

Town of Albion

Dane County, Wisconsin

Comprehensive Plan: 2005 to 2024

Adopted Plan

May 2006

Note: This Plan is subject to revision. Please
verify that you have all updates.

Amendments To Comprehensive Plan

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The Comprehensive Plan may be amended from time to time. This table is for the purpose of noting amendments adopted to the Plan. If you are referring to the Plan, please contact the Town Clerk of the Town of Albion to determine whether there are updates.

Date	Amendment to Chapter(s)

Acknowledgements

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Town Board

Roger Olson, Chair
Dave Anderson, Supervisor
Jill Barkow, Supervisor
Thad Andrews, Supervisor
Bruce Hudson, Supervisor

Plan Commission

Don Jackson, Chair
Jim Kostinek
Claude Radermacher
Jon Staff
Eric Stokstad

Smart Growth Planning Committee

Thad Andrews, Chair
Eric Baker
Jill Barkow
Don Jackson
Claude Radermacher
Jon Staff
Bob Venske

Other Town Officials

Julie Hanewall, Town Clerk/Treasurer
Mark Hazelbaker, Legal Counsel

Dane County

Majid Allen, Senior Planner
Aaron Krebs, Land Information Office

Funding

This plan was prepared with funding from the Town and a multi-jurisdictional planning grant the Town received from the Wisconsin Land Council along with the following jurisdictions: towns of Blooming Grove, Deerfield, Dunkirk, Pleasant Springs, and Rutland; Village of Brooklyn; and City of Edgerton.

Vierbicher Associates, Inc.; Madison, Wisconsin

Tim Schwecke, AICP; Project Manager
Annalee Garletz, Associate Planner
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Ken Maly, Economic Analyst
Dan Carpiaux, GIS Analyst

Mapping Data

The Town of Albion and Vierbicher Associates, Inc., gratefully acknowledge the mapping data provided by Dane County.

ORDINANCE NO. _____

TOWN OF ALBION
DANE COUNTY, WISCONSIN

AN ORDINANCE TO ADOPT A COMPREHENSIVE PLAN

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

Whereas 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.

Whereas, the Town Board established an advisory committee to develop a draft comprehensive plan, which consists of two document: the background report and policy document.

Whereas, the plan commission has reviewed the draft comprehensive plan and has, by a majority vote of the entire commission recorded in its official minutes, 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.

Whereas, 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.

Now therefore, the Town Board does hereby ordain as follows:

1. The Plan Commission's Resolution and the Comprehensive Plan are hereby adopted pursuant to §66.1001(4)(c) of the Wisconsin Statutes.
2. The Comprehensive Plan is, pursuant to statute, adopted as the Master Plan of the Town of Albion pursuant to sec. 62.23, Wis. Stats.
3. This ordinance shall take effect upon posting as required by law.
4. The Town Clerk is directed to send a copy of the adopted comprehensive plan to the following, along with an explanatory cover letter:
 - a. Edgerton Public Library,
 - b. clerk of each adjoining jurisdiction,
 - c. County Clerk for Dane County,
 - d. Wisconsin Land Council, and
 - e. Department of Administration.
5. Dane County is hereby requested to incorporate this adopted comprehensive plan into the Dane County Farmland Preservation Plan.

Adopted this _____th day of May 2006.

Roger Olson, Town Chair

(Posted): _____, 2006

Attested: _____
Julie Hanewall, Town Clerk

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Introduction

Forward

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 for each 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, joined together to work with a single consultant. The other five towns -- Albion, Blooming Grove, Dunkirk, Pleasant Springs, and Rutland -- hired Vierbicher Associates to help them work on their comprehensive plans.

What Is a Comprehensive Plan?

A comprehensive plan is a document that describes a long-term vision that a community wants to achieve. It is a broad brush look at the entire community in terms of where it is now and where it would like to be in the coming years. It looks at the many parts of the community, how the community functions, and its role in the region.

The future vision is depicted with maps showing future conditions and with goals, objectives, and policies. Tasks and activities are also identified that need to be achieved to help implement the plan. By law, this comprehensive plan must look out at least 20 years.

Having described what a comprehensive plan is, it's also appropriate to describe what a comprehensive plan is not. Because a comprehensive plan is strategic in scope, it does not focus on physical design elements. It does not design a park for example, although the plan may identify a need for the park and prescribe some parameters for creating one. Neither is a comprehensive plan an engineering document intended to fix safety problems at a particular road intersection, for

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example. The fine details of design and engineering and many others will flow from the basic direction described in the plan.

How Will This Plan Be Used?

Prior to the passage of the comprehensive planning legislation in 1999, most comprehensive plans in Wisconsin were not used as intended. In practice, many communities used their plans sporadically and

inconsistently. Other plans were forgotten following adoption.

After January 1, 2010, land use decisions including zoning, subdivision regulations, and official mapping will have to be consistent with this plan (Exhibit 1-1). This means that land use regulations of these types must be revised or prepared so as to implement the vision articulated in this plan. Not only do the regulations have to be

consistent with the plan, all individual decisions affecting land use must be consistent with the plan.

Each rezoning after 2010, by law, has to be consistent with the community's comprehensive plan, including the future land use map.

Exhibit 1-1. Governmental Actions that Must be Consistent with a Municipality's Adopted Comprehensive Plan

- ☞ official maps
- ☞ zoning of shorelands or wetlands in shorelands
- ☞ local subdivision regulations
- ☞ zoning regulations

Source: §66.1001(3), Wis. Stats.

Public Participation and Adoption Process

Prior to starting the planning process, the town board adopted a public participation plan, consistent with state requirements (§66.1001(4)a, Wis. Stats), to document the ways town residents would be involved in the preparation, review, and approval of the plan.

Preparation and adoption of this plan occurred over a 16-month period. The town board established an advisory planning committee and gave it the responsibility of developing the first draft of the plan. After the committee finished its work, it submitted a draft plan to the town's plan commission, which by statute must adopt a resolution recommending it to the town board. The plan commission reviewed the draft as prepared by the committee and made minor changes prior to sending it to the town board with its recommendation. The town board adopted the plan by ordinance, a copy of which is included as Appendix A. Following plan adoption, a copy of the adopted plan was mailed to the surrounding governmental entities, Wisconsin Land Council, and others as required by state law.

Organization of Plan Document

The comprehensive plan for Albion, Blooming Grove, Dunkirk, Pleasant Springs, and Rutland consists of two documents. The first document is the background report, which is common to all five jurisdictions. It contains a lot of good information that describes what is and what has been. It is organized into the following chapters:

- ▶ Housing
- ▶ Transportation

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

The second document is referred to as the policy document. It focuses on future conditions and is therefore unique to each of the five towns.

Collectively, the background document and policy document constitute the comprehensive plan.

Plan Monitoring & Amendment

From time to time, it will become necessary to amend this plan. The specific details regarding the amendment process are outlined in the last chapter.

Community Survey

A written questionnaire was sent to every household in the town during November, 2003, in an effort 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 900 surveys that were mailed out, 240 were returned for a response rate of 27 percent. Survey results were used to fashion this plan's long-term vision. A copy of the summary report is on file with the town clerk.

Previous Local Planning Efforts

In recent years, a number of plans have been prepared specifically for the town of Albion.

- ▶ Town of Albion Land Use Plan (1998)
- ▶ Town of Albion Land Use Plan (1979)

Statewide and Regional Plans

A number of statewide policy plans have also been prepared (Exhibit 1-2). Each of these were reviewed as part of this planning effort. These will be discussed in more detail in the remainder of the plan when appropriate.

the temptation to grow substantially and, in fact, its population has been very stable since 1970. By contrast, the other three towns, which are members of the CKSD, have grown explosively, some tripling their populations in the same timeframe. Albion simply elected a different strategy.

The comprehensive plan set forth in this booklet reflects the conscious decision by the Town to pursue some growth, but at a measured and deliberate pace lower than that of Dane County, but higher than its historical norms. The Town believes that it is necessary

Exhibit 1-2. 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>State Rail Plan</i>	Department of Transportation	Pending
<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

The Town Of Albion's Development Philosophy

The Town of Albion is a transitional area in which gently rolling topography gives way to the Rock River Valley and Lake Koshkonong on the south and east respectively. It has significant wetland resources and has been successfully farmed for a century and a half.

Albion has remained predominantly agriculture despite circumstances that have led to explosive growth in many other communities. In the 1960's, Interstate 90 was built right through the Town. That highway made Madison and Janesville accessible by car in just minutes. In the mid-1970's, the Consolidated Koshkonong Sanitary District sewer plant came on line, a sewer plant of which the Town of Albion is one-fourth owner under a unique partnership aimed at protecting the water quality of Lake Koshkonong. Thus, by 1975, the Town of Albion had its own sewer plant and was located on a very busy Interstate highway. Despite that fact, the Town resisted

to do so for several reasons.

First, the Town's housing stock and commercial base has gradually declined, and there are dilapidated buildings, depressed land prices, and other conditions, which have held the Town back economically. The introduction of use value assessments on farmland in the 1990's has had a substantially limiting effect on the Town, reducing the Town's available tax base by a very large amount.

Further, unlike the situation found in Madison and other county school districts, the Edgerton Community School District has been losing enrollment, and desperately wishes to increase its pupil count to maintain its program at historic levels. The District has encouraged all communities, including Albion, to pursue residential growth, which will bring more pupils into the District.

All of these trends have led the Town to conclude that it is time to use the sewer services available to it as a way of encouraging a limited and reasonable amount of

commercial and sewered residential growth. The plan identifies areas within which the Town will be receptive to specific proposals for residential development. It should be noted, however, that the areas of potential interest are much larger than the amount of development land, which will actually eventually be approved. The plan itself calls for 137 additional housing units to be built in the Town outside of the existing Hamlet. The areas identified for growth are expansive because the situation is fluid in terms of owner interest and initiative.

The Town's plan identifies the manner in which it will seek to direct and encourage growth to appropriate areas within the Town, and apply policies contained in this document to assure that the growth occurs in a fashion, which is consistent with the public interest.

Community Vision and Plan Implementation

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Introduction

As most travelers know, it's a good thing to know where you're going and generally how to get there. 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.

*Healthy communities don't just happen
- it takes commitment and hard work to
develop and sustain them.*

And it all starts with a clear vision.

This part of the plan provides a vision that will help to avoid the tyranny of small decisions. The town's vision as shown in the inset box is a description of what the town will be like in 20 years. The goals, objectives, and policies listed in the next section build off of the vision statement.

The information provided in this chapter will help to guide decisions and decision-makers in the coming years. It will guide development occurring in the private

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sector. It will guide capital expenditures made by the Town Board and the various town departments.

It will also help give direction to a wide range of non-governmental organizations providing services within the community. It will guide the formation (or revision) of land development regulations, including zoning regulations.

Goals, Objectives, Policies, and Plan Implementation

Goals, objectives, and policies help to put the vision statement into bite-sized pieces and provide additional guidance for decision-makers. A goal is a long-term target that may or may not be achieved, but describes a desired outcome. Objectives are slightly different than goals. Objectives for the most part are measurable and therefore achievable. When an objective is achieved, one can see or sense a difference – something has changed.

A Vision for Albion

In 2023, the town of Albion is a place where...

- Residents enjoy a balanced community with opportunities for commercial businesses, along with residences and agriculture.
- Rural character is predominant.
- Recreational opportunities are abundant. The town has ample bicycle and hiking trails.
- Residential growth is concentrated in the southeast corner. Growth occurs in a slow and orderly manner that is regulated by town government.
- The town's important historical resources are protected and preserved.
- Natural resources are abundant and protected; water quality is good.
- The town enters into fair cooperative agreements with neighboring governments.

In contrast, a policy is a statement describing a predetermined position on a particular issue or opportunity. These policy statements are designed to help achieve one or more objectives. Achieving an objective, in whole or in part, will help achieve a stated goal.

Implementation actions are identified here as specific things that should be done to achieve these goals, objectives, and policies.

The town has a lot to do with the quality of life in the community. It however cannot or should not try to do it all alone. Many other local entities also can contribute to achieve the overall vision for the town. Churches, civic organizations, the school district, and community leaders, for example, can and do affect the quality of life for town residents. Given the limited resources these entities have, it will become very important for each of these to look for public/private partnerships whenever they can.

A comprehensive plan is intended to provide a rational basis for making local land use decisions and to serve as a blueprint for community-wide effort to achieve its vision.

It should be noted that preparation of this plan, and especially the future transportation, facilities, and land use maps, implement a number of the goals, objectives, and policies outlined below.

Some of the goals and objectives contained in this chapter can be mapped. The future land use map identifies in broad terms how development should occur in the future and is included in Chapter 5. Once adopted, this map will form the basis for more specific land development regulations. The future transportation map, included in Chapter 6, identifies how the transportation

network should 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 7.

Taken together, these individual parts will help avoid the "tyranny of small decisions" which occurs when decisions are made without a view toward the future or without a desired end goal.

This comprehensive plan has been drafted as an integrated whole so that all of the parts are consistent *with and support each other and the town's overall vision*. As discussed in chapter 4, much of the plan centers on the anticipated change in the town's population base. The growth rate and the number of additional housing units certainly have direct implications for the housing stock and also for land use. The future land use map has been fashioned to identify those areas where additional development could occur.

Environmental constraints such as wetlands, floodplains, and other environmentally sensitive resources dictate what areas should be left undeveloped or perhaps used in such a way as to preserve the integrity of the resource. In turn, the transportation plan along with the goals, objectives, and policies all support housing and future land use considerations. The same holds true for community facilities and utilities. The presence or absence of certain facilities/services can help to define those areas best suited for development. Economic development strategies recognize the town's position in the regional economy and accommodate the growing population. Because all of the goals, objectives, and policies are contained in this one chapter, it is possible to ensure consistency by reviewing just a few pages out of the entire plan.

Goal 1		Agriculture				
Maintain the rural lifestyle and character of the Town of Albion.						
Objectives						
<ol style="list-style-type: none"> 1. Preserve existing farm operations. 2. Maintain the eligibility of farmers in the Town of Albion to receive Wisconsin Agricultural Preservation Tax Credits. 3. Protect and preserve the soils and other natural resources of the Town for future generations. 						
Policies						
<ol style="list-style-type: none"> 1. Allow only agricultural and agricultural related land uses within the Agricultural Preservation District (along with other uses by conditional use permit). 2. Parcels within the Agricultural Preservation District must be a minimum of 35 acres, or in accordance with the smaller lot option. Under the small lot option, a landowner may create one or more single-family residential lots no less than one (1) acre in size providing that for each lot created, a minimum of 35 acres is deed restricted or otherwise protected to prevent future nonagricultural development. 3. Encourage Dane County to develop mechanisms for tracking land divisions so that restrictions on future land divisions shall run with the land, shall be cumulative, and shall apply to those persons or entities owning land and their grantees, heirs, successors and assigns. 						
		Schedule				
		2005	2010	2015	2020	
		to	to	to	to	
Implementation Action Items		2009	2011	2019	2024	Responsible Entity
1. Work with Dane County to maintain the Farmland Preservation Plan and Exclusive Ag Zoning.		X				Plan Commission

Goal 2		Housing				
Develop a housing stock to meet the diverse needs of current and future residents.						
Objectives						
<ol style="list-style-type: none"> 1. Provide a variety of housing opportunities consistent with a rural setting. 2. Increase the supply of independent and assisted housing facilities for special populations in the region (elderly, developmentally disabled, etc.). 3. Decrease the number of housing units in need of substantial repair. 4. Maintain a vacancy rate in the range of 1 to 3 percent for owner-occupied units and 4 to 6 percent for rental units. 						
Policies						
<ol style="list-style-type: none"> 1. Support and promote state and county-level housing assistance programs available to residents. 2. Locate residential areas and especially higher density development in close proximity to services, schools, and other community facilities. 3. Allow duplex units in some single-family residential areas. 4. Encourage residential development that establishes a variety of lot sizes, dwelling types, densities and price points. 5. The housing projections contained in this plan are only intended for planning purposes and shall not be deemed to limit the number of dwelling units that could be developed. 						
		Schedule				
		2005	2010	2015	2020	
		to	to	to	to	
Implementation Action Items		2009	2014	2019	2024	Responsible Entity
1. Review the Town's/County's land development regulations to ensure that policies contained in this part are implemented.		X	X	X	X	Plan Commission
2. Annually review the amount of land available for residential development to determine if it meets the anticipated growth.			Ongoing			Plan Commission

Goal 3 Transportation Network						
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						
<ol style="list-style-type: none"> Roads or private driveways should be designed and located so that they will have a minimum impact on existing or potential future farming practices. Reduce the potential for traffic accidents and provide for safe transportation throughout the Town. Increase the number of transportation options available in the region. Coordinate land use and transportation facilities so they support one another. Minimize the negative impacts of future transportation projects to the greatest extent possible. Reduce the amount of non-local traffic passing through residential subdivisions. Reduce traffic volume and congestion on the major highways radiating from Madison. 						
Policies						
<ol style="list-style-type: none"> Roads and private drives should consume as little tillable farmland as feasible. Roads and private driveways should be located along existing fence lines or along the edges of tillable fields as much as feasible. Roads and private driveways should not divide farm fields in such a manner that it would be difficult or costly to till adjacent farmland using modern farming equipment. Roads and private driveways shall meet all other Town of Albion and Dane County standards and requirements. Ensure that local road improvement projects are implemented consistent with Wisconsin's transportation plan. Develop new portions of the transportation system and highway improvements to be compatible with existing and future land use patterns. Locate and design transportation projects to minimize negative impacts on agricultural, natural, cultural, and historic resources and neighborhoods. Identify locations where traffic calming could be developed. Limit the number of access points onto major roadways while providing appropriate levels of access to private property. Install/upgrade bicycle and pedestrian paths in conjunction with road improvement projects. Promote multi-modal transportation systems in the region. Plan commercial land uses at Park & Ride lots and transit stations. Aim for efficient, compatible development, well-targeted to local demand (reducing regional shopping trips). Coordinate land use and transportation facilities so they support one another. Plan highway improvements concurrently with land use planning and growth management. Coordinate trail systems within the context of broad transportation planning. 						
		Schedule				
		2005	2010	2015	2020	
		to	to	to	to	
		2009	2014	2019	2024	Responsible Entity
Implementation Action Items						
1.	Adopt a Driveway Control Ordinance to regulate the location of all driveway entrances on Town roads.	X				Town Board
2.	Continue to use an official map to identify existing and planned roads, highways, historic districts, and parks.	X	X	X	X	Plan Commission, Town Board
3.	Plan for and budget for new roads as may be identified in the comprehensive plan.	X	X	X	X	Town Board
4.	Conduct an annual review of the Town's streets using the PASER system as required by state law and use the results in developing a work program for improving the Town's roads.	X	X	X	X	Road department

Goal 4 Railroad Transportation					
Support the maintenance/development of a safe and efficient rail transportation network that serves the community's economic and transportation needs.					
Objectives					
<ol style="list-style-type: none"> Maintain the viability of rail service to and through the Town. Minimize the negative effects of the rail line through the community. Increase safety at rail crossings. Maintain the number of rail spurs serving local business and increase the number as opportunities arise. Reduce the amount of time drivers are stopped at railroad crossings. 					
Policies					
<ol style="list-style-type: none"> Work cooperatively with local jurisdictions, businesses, and railroad operators to protect rail spurs from abandonment that currently serve businesses or have the potential to serve freight rail uses. Not endorse any activities that would diminish existing rail service to the Town and the surrounding area. Endorse the abandonment of any rail lines only after the corridor has been considered for conversion to trails through the Federal "Rails to Trails" program or similar program. Support efforts to maintain or increase freight rail activity by encouraging expanded use by agricultural and commercial interests. 					
Schedule					
Implementation Action Items	2005	2010	2015	2020	Responsible Entity
	to	to	to	to	
Implementation Action Items	2009	2014	2019	2024	Responsible Entity
1. Review the Town's land development regulations to ensure that businesses that use rail are permitted uses, and allowed to locate near the railroad.	X				Plan Commission

Goal 5 Pedestrian and Bicycle Travel					
Develop a complete network of pedestrian and bike ways throughout the Town and with other areas in the region.					
Objectives					
<ol style="list-style-type: none"> Increase opportunities for pedestrian and bike travel within the Town. Increase pedestrian and bicycle safety. Increase the number of miles of trails within the Town. 					
Policies					
<ol style="list-style-type: none"> Advocate the addition of bike lanes on state and county roads where appropriate. Support county, public, and quasi-public transportation programs that meet the special needs of the elderly, children, and disabled persons. Work to encourage bike paths in appropriate areas. Explore opportunities to connect Town bike paths with those in the region. Ensure that all new sidewalks are handicapped accessible and that existing inaccessible sidewalks are retrofitted in the coming years. 					
Schedule					
Implementation Action Items	2005	2010	2015	2020	Responsible Entity
	to	to	to	to	
Implementation Action Items	2009	2014	2019	2024	Responsible Entity
1. Develop bike/pedestrian trail/lanes plan and funding sources for the implementation and maintenance of such.	X				Plan Commission, Town Board, Citizen Advisory Group
2. Make recommendations to the county and state Department of Transportation regarding bike lanes on state and county roads.	X	X	X	X	Town Board
3. Review zoning map/ future land use map to ensure that land development patterns provide opportunities for bike and pedestrian transportation.	X	X	X	X	Plan Commission

Goal 6 Stormwater Management																							
Alleviate the impacts of stormwater runoff on the Town.																							
Objectives																							
<ol style="list-style-type: none"> 1. Reduce the amount of flooding that occurs as a result of impervious surface/stormwater runoff from Edgerton. 2. Eliminate damage to public infrastructure and private property resulting from stormwater events. 																							
Policies																							
<ol style="list-style-type: none"> 1. Work with Edgerton to ensure that development that occurs there does not contribute to stormwater runoff problems in the Town. 2. Runoff and modifications of the drainage patterns resulting from non-farm development should not increase the amount of flow or pattern of drainage on adjoining agricultural land. 3. Require the use of on-site stormwater management facilities when needed to control stormwater runoff. 																							
Schedule																							
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<table border="1"> <tbody> <tr> <td>1. Work with Edgerton to develop stormwater management regulations for new and existing development.</td> <td style="text-align: center;">X</td> <td></td> <td></td> <td></td> <td>Town Board</td> </tr> </tbody> </table>						1. Work with Edgerton to develop stormwater management regulations for new and existing development.	X				Town Board												
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Goal 7 Solid Waste and Recycling																							
Ensure that residents have cost-effective solid waste and recycling services.																							
Objectives																							
<ol style="list-style-type: none"> 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																							
<ol style="list-style-type: none"> 1. Continue to support waste reduction and recycling efforts. 2. <i>Support the county's "Clean Sweep Program" to collect and safely dispose of household hazardous waste.</i> 3. Encourage Town residents to reduce the amount of household waste they generate, recycle more of their household waste and yard waste, and properly dispose of household hazardous waste. 																							
Schedule																							
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	to	to	to	to																			
Implementation Action Items	2009	2014	2019	2024	Responsible Entity																		
<table border="1"> <tbody> <tr> <td>1. <i>Periodically include information in the Town's newsletter about waste reduction, recycling, and proper disposal methods for household hazardous waste.</i></td> <td style="text-align: center;">X</td> <td style="text-align: center;">X</td> <td style="text-align: center;">X</td> <td style="text-align: center;">X</td> <td>Town Clerk</td> </tr> </tbody> </table>						1. <i>Periodically include information in the Town's newsletter about waste reduction, recycling, and proper disposal methods for household hazardous waste.</i>	X	X	X	X	Town Clerk												
1. <i>Periodically include information in the Town's newsletter about waste reduction, recycling, and proper disposal methods for household hazardous waste.</i>	X	X	X	X	Town Clerk																		

Goal 8 Wastewater Facilities					
Provide an efficient wastewater system that meets existing and projected demand, promotes orderly growth and development, and protects the public health.					
Objectives					
<ol style="list-style-type: none"> 1. Reduce existing threats to the Town's ground water. 2. Maximize the return on investment by promoting infill development and compact development in the areas served by sanitary sewer. 					
Policies					
<ol style="list-style-type: none"> 1. Work with the sanitary district to design new public infrastructure with enough capacity to serve the land uses identified on the future land use map. 2. Maintain enough capacity in the wastewater treatment facility for at least 4 to 5 years into the future. 3. Locate public wastewater infrastructure to promote the efficient provision of services, minimize the cost of construction and maintenance, and minimize the impact on the natural environment. 4. Protect the area's ground water from pollution. 					
Implementation Action Items	Schedule				
	2005 to 2009	2010 to 2014	2015 to 2019	2020 to 2024	Responsible Entity
1. The Town Board shall develop a written policy for allocating the remaining capacity in the Albion Limited Service Area and the Koshkonong Limited Service Area.	X				Plan Commission, Town Board
2. Work with the sanitary district to periodically project the anticipated future demand on the wastewater treatment facility.	X	X	X	X	Town Board
3. Meet with Edgerton, and adjoining towns to discuss the need for agreements on future services and cooperative annexation.	X				Plan Commission, Town Board
4. Refer to the future land use map and community facilities maps when planning for new public facilities and facility upgrades.		On going			Plan Commission, Town Board
5. Work with the sanitary district to monitor the condition of the existing water and wastewater systems to identify deficiencies and those areas in need of reconstruction/rehabilitation.	X	X	X	X	Town Board

Goal 9 Land Use																							
Create an orderly development pattern that will be economical and efficient to provide with public services.																							
Objectives																							
1. Minimize the negative effects of incompatible land uses.																							
Policies																							
1. Ensure that new development occurs in areas and in a manner that can be efficiently served by Town services and the sanitary sewer district.																							
2. Use parks and open space areas as buffers between incompatible land uses, to protect environmentally sensitive lands, or to compliment other land development.																							
3. New commercial development adjacent to residential developments shall provide adequate buffers and screening.																							
4. Promote land uses, densities and regulations that result in the protection of valued resources and recognize existing physical limitations (e.g., slope, woodlands, water).																							
5. Locate schools, churches, libraries, parks, and other community facilities in strategic locations that provide safe and convenient access to town residents.																							
6. Avoid linear strip commercial development.																							
7. Promote compact development patterns in residential and commercial areas.																							
8. Preserve lands identified as environmental corridors.																							
9. Work to preserve lands that help to create a distinct open space corridor between the Town and Edgerton.																							
10. Rezoning proposals shall be consistent with this plan.																							
11. The cost of land development shall be the responsibility of the developer.																							
12. Require buffers between incompatible land uses to minimize potential negative effects.																							
13. <i>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.</i>																							
Schedule																							
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	to	to	to	to																			
Implementation Action Items	2009	2014	2019	2024	Responsible Entity																		
1. Work with Dane County to ensure that the County's current land development regulations implement relevant policies contained in this plan.	X				Town Board																		
2. Work with Dane County to adopt guidelines that encourage compact development patterns.	X				Town Board																		
3. For each rezoning proposal, ensure that it is consistent with the future land use map contained in this plan.	X	X	X	X	Plan Commission																		

**SEE ALSO
REVISED
CHAPT. 5**

Goal 10 Residential Development Patterns																			
<i>Establish new residential development that protects the Town's rural character and natural resources.</i>																			
Objectives																			
<ol style="list-style-type: none"> Maintain the quiet nature of residential areas. Reduce the amount of agricultural land and open space consumed by new residential development. 																			
Policies																			
<ol style="list-style-type: none"> Prevent the incursion of incompatible non-residential land uses into residential areas. Support the development of conservation or cluster subdivisions. 																			
Schedule																			
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	to	to	to	to															
Implementation Action Items	2009	2014	2019	2024	Responsible Entity														
1. <i>Work with Dane County to ensure that the County's land development code does not allow incompatible uses to be established in residential neighborhoods.</i>	X				Plan Commission														
2. <i>Work with Dane County to establish a conservation subdivision ordinance.</i>	X				Plan Commission														

Goal 11 Annexation																			
Reduce the threat of annexation from Edgerton.																			
Objectives																			
<ol style="list-style-type: none"> Minimize the potential negative impact of annexation on Town residents. Stabilize the boundaries and tax base of the Town so that the Town government will be able to plan for and provide public services. 																			
Policies																			
<ol style="list-style-type: none"> Work with Edgerton in a spirit of cooperation to ensure the Town retains as much land as possible, while allowing Edgerton to meet the projected need for commercial, industrial, and residential use. Encourage Edgerton to develop its vacant and underdeveloped land prior to annexation. 																			
Schedule																			
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	to	to	to	to															
Implementation Action Items	2009	2014	2019	2024	Responsible Entity														
1. <i>Develop a mutually beneficial boundary agreement with Edgerton.</i>	X				Town Board														

Goal 12		Economic Development																					
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																							
<ol style="list-style-type: none"> Maintain farming as a viable source of income. Increase the number of full-time jobs. Increase coordination and integration of regional economic development activities. 																							
Policies																							
<ol style="list-style-type: none"> Support additional recreation-oriented businesses. Encourage development of small to medium-sized businesses. Promote the growth and expansion of existing businesses (business retention). Maintain and provide appropriate "traditional" municipal infrastructure. Promote the remediation of brownfields and contaminated properties. Allow home occupations in residential areas provided they fit into the character of the neighborhood or rural setting. Promote economic development and redevelopment opportunities that fit into the community's vision. Locate complimentary land uses together to maximize overall economic function. 																							
Schedule																							
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	to	to	to	to																			
Implementation Action Items	2009	2014	2019	2024	Responsible Entity																		
1.	Work with Dane County to ensure that the County's land development regulations allow home-based businesses in residential and agricultural districts where appropriate.				Plan Commission																		

Goal 13		Community Design																					
Create a visually appealing community.																							
Objectives																							
<ol style="list-style-type: none"> Maintain the attractiveness and aesthetic quality of the Town. Promote the independence and identity of the Town as a distinct community. Improve the appearance and design of commercial and residential projects. 																							
Policies																							
<ol style="list-style-type: none"> Incorporate amenities such as bike racks, public art, benches, and fountains into larger commercial projects whenever possible. Locate loading areas out of the public view and the view of adjacent properties. Use appropriate screening when needed. Require screening (e.g., fences, hedges, landscape planting) between parcels with incompatible land uses. Continue to enforce the Town's building code. Encourage the adaptive reuse of older structures. Continue to enforce the Town's junk ordinance and other ordinances relating to the appearance of properties. Use signs, monuments, and interpretive displays to acknowledge features unique to the region. Preserve and enhance important views and landmarks in order to maintain visual character and reinforce civic identity. 																							
Schedule																							
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	to	to	to	to																			
Implementation Action Items	2009	2014	2019	2024	Responsible Entity																		
1.	Work with Dane County to ensure that the County zoning code and other regulations promote the policies listed in this section.				Plan Commission																		
2.	Work with Dane County to adopt and enforce a building maintenance code to ensure that existing buildings and properties meet minimum standards to promote public health, safety, and welfare.				Plan Commission																		

Goal 14		Natural Environment				
Protect natural resources and environmentally sensitive land from inappropriate use and/or development.						
Objectives						
1. Minimize disruption to environmentally sensitive lands (e.g., wetlands, floodplains, riparian habitat, woodlots and other natural areas) for aesthetic, recreational, and wildlife habitat values.						
2. Protect surface and groundwater quality.						
Policies						
1. Restrict development along stream corridors to protect riparian habitat, water quality, and aesthetics.						
2. Restrict development within floodplains.						
3. Protect rare and endangered species and maintain their habitat.						
4. Protect wetlands from development for their ecological and hydrological functions.						
5. Support the efforts of landowners to keep natural areas from being developed by using conservation easements or other means.						
Schedule						
2005 2010 2015 2020						
to to to to						
Implementation Action Items						
2009 2014 2019 2024 Responsible Entity						
1.	Maintain a map of environmentally sensitive areas.	X				Plan Commission
2.	Work with Dane County to adopt development restrictions for environmentally sensitive areas.	X				Town Board, Plan Commission

Goal 15		Historic Preservation				
Protect, preserve, and capitalize on the Town's historic and archaeological resources.						
Objectives						
1. Increase the number of historic sites in the Town which are listed on the National Register of Historic Places and/or on the State Register of Historic Places.						
2. Increase the awareness for and protection of historic and archaeological resources.						
Policies						
1. Encourage the preservation, rehabilitation, and adaptive reuse of historic buildings.						
2. Coordinate closely with and support state and federal agencies working to protect historic resources.						
3. Support the identification and designation of eligible national, state, and local historic properties.						
4. Interpret and highlight the early cultural heritage of the region with signs, interpretive monuments, and use of historic place names.						
5. Educate the public about historic places and archaeological sites.						
6. Support the state's Sesquicentennial and Century Farm and Home program and encourage those who qualify in the Town to apply.						
Schedule						
2005 2010 2015 2020						
to to to to						
Implementation Action Items						
2009 2014 2019 2024 Responsible Entity						
1.	Develop an awards program to honor outstanding historic preservation efforts at the local level.	X				Plan Commission
2.	Develop a plan identifying cultural and historic resources that should be highlighted with signs, monuments, and other forms of recognition.	X				Plan Commission, Albion Academy
3.	Work with the state and local historical societies to identify historic properties.	X				Plan Commission

Goal 16		Parks and Recreation				
Develop a range of park facilities and programs to meet the current and anticipated needs of Town residents.						
Objectives						
<ol style="list-style-type: none"> Increase opportunities for passive recreational opportunities such as bike trails. Increase use of existing facilities and new ones that may be developed in the future. 						
Policies						
<ol style="list-style-type: none"> New community/neighborhood parks should front on at least one public road to increase visibility, accessibility, and safety. Residents should be involved in the design and management of public park areas. Before new parks, trails, and open spaces are created ensure that existing facilities are properly maintained. 						
		Schedule				
		2005	2010	2015	2020	
		to	to	to	to	
Implementation Action Items		2009	2014	2019	2024	Responsible Entity
1. Prepare an annual conditions report to identify maintenance needs for the Town's parks.		X	X	X	X	Park Committee
2. Develop a park, trail, and open space maintenance schedule.		X				Park Committee
3. Plan and budget for needed park facilities.		X	X	X	X	Town Board

Goal 17		Community Involvement				
Encourage every household to be involved in the affairs of the community.						
Objectives						
<ol style="list-style-type: none"> Increase the number of families and individuals who volunteer their time within this community. Increase citizen involvement and interest in the functions of Town government. 						
Policies						
<ol style="list-style-type: none"> Seek out and use the skills and expertise of residents to serve on volunteer committees. Provide opportunities for resident involvement in the functions and operation of the Town. Encourage residents to get out and vote. Provide residents with the opportunity to review draft plans, propose plan amendments, and participate in the development of rules and regulations. Encourage each household to become involved in their community. Support the creation of programs in area schools to promote volunteerism among school children and mentoring by adults, especially the elderly. Support the creation of programs in area schools that foster pride in the community (e.g., school vegetable garden, park clean up, environmental monitoring). 						
		Schedule				
		2005	2010	2015	2020	
		to	to	to	to	
Implementation Action Items		2009	2014	2019	2024	Responsible Entity
1. Develop a newsletter that will be sent to every household in the Town.		X	X	X	X	Town Clerk
2. Create a website as a means of communicating with residents, visitors, business owners, and others.		X				Town Clerk and Town Board
3. Periodically conduct citizen academies as a tool for two-way communication between residents and Town officials.		X	X	X	X	Town Board
4. Create a program to annually recognize the contributions of individuals and groups who help make the Town of Albion a great place to live.		X				Town Board

Goal 18		Governmental Operations				
Provide exemplary service to Town residents.						
Objectives						
1. Provide cost-effective and exceptional government services. 2. Increase efficiencies in providing governmental services.						
Policies						
1. Town employees and officials will promptly respond to citizen inquiries and requests. 2. Support innovative ways of doing business that foster efficiency, communication with residents, and open government. 3. Evaluate Town services to ensure efficiency and attain targeted objectives.						
		Schedule				
		2005	2010	2015	2020	
		to	to	to	to	
Implementation Action Items		2009	2014	2019	2024	Responsible Entity
1. Provide all employees and public officials with training to help them meet citizen's needs.		X	X	X	X	All Town employees and officials
2. Research innovative ways of doing business that fosters communication between residents and Town government.			On going			All employees, officials, and committees

Goal 19		Intergovernmental Cooperation				
Achieve a high level of intergovernmental cooperation.						
Objectives						
1. Improve 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.						
		Schedule				
		2005	2010	2015	2020	
		to	to	to	To	
Implementation Action Items		2010	2015	2020	2024	Responsible Entity
1. Develop and maintain a listing of all active and terminated intergovernmental agreements.		X				Plan Commission
2. Send a letter to the Plan Commissions of the adjoining jurisdictions to propose periodic meetings to talk about issues of common concern and develop an overall strategy for development in the area.		X				Plan Commission
3. Maintain regular contacts with nearby municipalities, the school district, special districts, and other governmental entities.		X	X	X	X	Town Board

Goal 20 Plan Monitoring and Evaluation					
Keep this comprehensive plan relevant, useable, and timely.					
Objectives					
1. Keep the plan up-to-date.					
Policies					
1. Conduct a formal review of the plan at least once every 5 years consistent with state requirements.					
2. Prepare annual reviews of the plan.					
3. Amend the plan in a timely fashion.					
4. If actual growth and development is significantly below the forecasts contained in this plan, amend this plan as appropriate to account for lower than expected growth and/or adjust those factors that may be inhibiting growth.					
5. If actual growth and development exceeds the forecasts contained in this plan, adopt appropriate growth management strategies to bring growth in line with the desired growth rate or amend this plan to account for the additional growth.					
Implementation Action Items	Schedule				Responsible Entity
	2005 to 2009	2010 to 2014	2015 to 2019	2020 to 2024	
1. Every 12 months, prepare and present a report to the Town Board summarizing: <ul style="list-style-type: none"> ⊖ How the plan was used to direct major spending, regulatory, and construction decisions; ⊖ How development and redevelopment did or did not coincide with the guidelines of this plan; ⊖ How the Town has changed in ways that may call for amendments to the plan. 	X	X	X	X	Plan Commission
2. Review the adopted comprehensive plan and revise as necessary (minimum once every 5 years following adoption).	X	X	X	X	Plan Commission
3. Plan for and anticipate costs for amending this plan.	X	X	X	X	Town Board
4. Monitor the rate of growth on a yearly basis, and submit this information to the Town Board in a timely manner.	X	X	X	X	Plan Commission
5. Annually review the capital expenditure budget to ensure that infrastructure will meet the anticipated growth.	X	X	X	X	Finance Committee
6. Periodically review the amount of developable land available to determine if it meets the anticipated growth.	X	X	X	X	Plan Commission

Issues and Opportunities

.....

Introduction

This chapter documents the issues that were considered in the preparation of this policy document. The importance of issues can not be overstated. This whole planning exercise and the resultant plan was issue driven.

Issues can be emerging concerns or old unresolved problems. Issues could be addressed one time, never to reemerge for a long time. Or, an issue could never really go away, always needing attention.

Issues could range from localized concerns to those that are more global and affect many communities throughout the state and nation. Although the town has limited control over global, national, or statewide events, they are included here to ensure that they are considered and factored in the preparation of this plan to the extent appropriate.

The success of this plan in part rests on identifying relevant issues, prioritizing them for action, and adopting appropriate goals, objectives, and policies to address each.

This chapter of the plan also identifies those types of businesses that are compatible with the town's long-term vision.

Identification of Issues and Opportunities

Exhibit 3-1 lists the issues and opportunities that this plan is intended to address. Each was ranked using a 10-point scale to help determine the relative importance of each. Also, each issues was evaluated to determine if the issue is becoming more important or less important, or whether it is stable with little movement anticipated in the five years.

Chapter Contents

- Introduction
- Identification of Issues and Opportunities
 - Strengths, Weaknesses, Opportunities, and Threats
 - Community Survey
 - Public Meetings
 - Comparative Analysis
- Economic Development Approach
 - Desirable Businesses
 - Assessment of Strengths and Weaknesses

The issues and opportunities listed in this chapter were derived over the course of the planning process and were generated in a number of ways.

→ Strengths, Weaknesses, Opportunities, and Threats

On November 11, 2003 a public meeting for both Albion and Rutland was conducted. During this 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 in Appendix B.

→ 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 some of the issues identified in the SWOT analysis and were worded to gauge support for or opposition to various options.

The survey results were compiled and summarized in a separate document. Input from that survey is

incorporated here and elsewhere in this plan as appropriate.

→ *Public Meetings*

Over the course of the planning project, a number of public meetings were held to help identify and clarify the list of issues relevant to this plan. A draft list of issues was presented at a public forum held on February 19, 2004. Following that event, the list of issues was refined based on the public input.

→ *Comparative Analysis*

The planning process used to prepare this plan was conducted concurrently with the efforts of the other four towns. Each identified issues that were important in their circumstances. While each town had some unique issues, many issues were common to all five towns. 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 3-2). This analysis was done to potentially identify areas of common concern that could be addressed in a cooperative fashion.

Exhibit 3-1. Issues and Opportunities: 2004

Governance / Citizen Involvement	Importance										Trend	
	Low									High		
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	●	●										▲
Through traffic in residential areas	●											▲

Continued

Exhibit 3-1. Issues and Opportunities: 2004 - continued

Utilities and Community Facilities	Importance								Trend
	Low							High	
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	●	●	●	●	●	●	●	●	-
Intergovernmental Cooperation									
Annexation	●	●	●	●	●	●	●		-
Competition for tax base growth with other jurisdictions in region	●	●	●	●	●	●	●	●	▲
Opportunities for intergovernmental cooperation	●	●	●	●	●	●	●		▲

continued

Exhibit 3-1. Issues and Opportunities: 2004 - continued

Land Use	Importance										Trend	
	Low					High						
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 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 3-2. 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 ▲
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 ▲

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.

Economic Development Approach

This section documents in general terms the town's general approach to economic development. It should be emphasized that this section has a limited scope. It certainly doesn't substitute for a detailed economic development plan or strategic plan. It looks at economic development primarily from the perspective of its relationship to land use. It focuses on what types of economic activity are compatible with the town's long-term vision. It then identifies the town's strengths in attracting and keeping those types of businesses and weaknesses that may be working to keep those types of businesses from coming to the town.

→ Desirable Businesses

As part of the planning process, we asked the question: "What types of economic activities are consistent with the town's vision?" The types are shown in Exhibit 3-3, which range from very specific businesses to broad classes of businesses. As depicted, many of the businesses build on the town's agricultural base and proximity to the interstate.

→ Assessment of Strengths and Weaknesses

Having identified the types of economic activity that are part of the town's vision, two questions arise. First, "What will draw them here?" And secondly, "What is keeping them from coming?" The results are shown in Exhibit 3-4.

Exhibit 3-3. Desirable Businesses: 2004

☞ Hotel / motel	☞ Ethanol plant
☞ Fast food restaurant	☞ Grain elevator
☞ Truck wash	☞ Home based businesses
☞ Supper club	☞ Contractor yards
☞ Assisted living facility (for seniors)	☞ Campground
☞ Agricultural support businesses (fertilizer store, implement dealer, etc.)	

Exhibit 3-4. Economic Strengths and Weaknesses: 2004

What will draw / keep the identified desirable businesses here?	What is keeping the identified desirable businesses from coming?
☞ Location midway between Janesville and Madison	☞ Dane County policies that encourage growth in urban areas, restrict growth in rural areas
☞ Location along the Interstate	☞ Edgerton 1.5 mile extraterritorial zone
☞ Transportation access – 2 interchanges in the Town	☞ High land price
☞ Lake Koshkonong	☞ Lack of sewer service
☞ Agricultural base	☞
☞	☞

Plan-Based Forecasts

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Introduction

This chapter presents each of the four 20-year forecasts that are fundamental to the preparation of this plan. The smart growth legislation requires that the plan be based on population forecasts over the 20-year planning horizon¹. 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. This same section of the legislation also requires a set of 20-year forecasts for employment.

The final set of forecasts relate to future land use and arise out of the foregoing forecasts². The future land use plan must show additional land for development to accommodate the anticipated number of new households and to facilitate the addition of new employment opportunities.

Table 4-1 presents the four sets of forecasts. The following sections in this chapter present background information about each of the forecasts and describe in more detail how they were prepared.

Chapter Contents

→ Introduction
→ Population Forecasts
→ Housing Forecasts
→ Employment Forecasts
→ Land Use Forecasts

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 any number of actions, including infrastructure improvement and creation of incentives, for example. 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 certain policies to limit new development.

Table 4-1. Plan-Based Forecasts: 2005 to 2024

	2005 to 2009	2010 to 2014	2015 to 2019	2020 to 2024	2005 to 2024
Additional population ¹	40	40	40	40	160
Additional households	27	28	29	30	114
Additional housing units	45	45	45	45	180
Additional land (acres) ²					
Commercial	50	50	60	60	220
Residential	45	45	45	45	180
Agriculture	0	0	0	0	0
Additional employment (jobs)	40	40	40	40	160

Notes:

1. The total population includes those living in an institutional setting and those living in households.
2. The amount of land needed for each of these uses includes public infrastructure. A factor was also applied to increase the supply of land to account for consumer choice.

¹ Wis. Stats. 66.1001(2)(a)

² Wis. Stats. 66.1001(2)(h)

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. Obviously, a community needs to be realistic in preparing population forecasts because it affects many parts of the comprehensive plan. If a community uses unrealistic population forecasts, the plan will be flawed (although it can be adjusted by amendment).

Within any given housing market, a community can promote or discourage new growth through the policies it adopts and actions it takes.

According to the Bureau of the Census, the Town's population declined from 1990 to 2000. However, this apparent decline is due to a counting error in the 1990 census when students from Oaklawn Academy were inadvertently included. They were not included in the 2000 census which consequently showed a declining population for the Town.

Over the last decade, an average of seven new dwelling units have been built in the Town resulting in an increase of 17 residents each year.

Recognizing that Albion can influence the rate of population growth in the coming years and is not strictly bound by historical trends, the community evaluated a number of growth rates and looked at the potential consequences of each. An annual average growth rate of 0.4 percent was selected and is used throughout this plan. This is the same rate of growth the Town is currently experiencing. This growth rate is consistent with the town's long-term vision as articulated in Chapter 2 and is a realistic assessment.

Table 4-3 shows the year-end 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, 160 new residents are anticipated.

Because a certain percentage of the population may be living in an institutional setting (e.g., nursing home,

Table 4-2. Population: 2005 to 2024

Time Period	Total Resident Population ¹	Population In Households
2004	1,879	1,879
2005	1,887	1,887
2006	1,895	1,895
2007	1,903	1,903
2008	1,911	1,911
2009	1,919	1,919
2010	1,927	1,927
2011	1,935	1,935
2012	1,943	1,943
2013	1,951	1,951
2014	1,959	1,959
2015	1,967	1,967
2016	1,975	1,975
2017	1,983	1,983
2017	1,991	1,991
2019	1,999	1,999
2020	2,007	2,007
2021	2,015	2,015
2022	2,023	2,023
2023	2,031	2,031
2024	2,039	2,039
Number Added During Period		
2005 - 2009	40	40
2010 - 2014	40	40
2015 - 2019	40	40
2020 - 2024	40	40
2005 - 2024	160	160

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

group home), forecasts were also prepared showing the population living in a household setting (Table 4-2). This step is needed to accurately estimate the number acres needed for residential purposes. For the purpose of this plan, it is assumed that all of the residents will be living in a household over the next 20-year period.

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. This trend is also evident throughout much of Wisconsin and in Albion. From 1990 to 2000, the average household size in the town declined from 2.7 to 2.5. It is anticipated this trend will continue throughout the planning period, but at a slower rate of decline. By 2024, the average household size is anticipated to be 2.3.

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.

Table 4-3 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 number of households that will be living 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, it is for rent or for sale, or it is simply not occupied. For the purpose of this plan, it is assumed that 84 percent of the housing units will be occupied at any point in time. The majority of the unoccupied units are seasonal homes around the lake. The calculated number of housing units is also shown in Table 4-3.

Over the planning period, it is estimated that 187 new dwelling units will be needed to accommodate at least 114 new households. Of the 114 households, 53 will form because of the declining household size.

Employment Forecasts

As shown on the future land use map, land is allocated to accommodate new commercial and industrial enterprises. Using employment ratios based on acreage, the number of potential new jobs by type was calculated (Table 4-5). During the first five-year increment, it is anticipated that the land designated for commercial and industrial land uses could support 160 additional jobs.

Table 4-3. Housing: 2005 to 2024

Year	Households	Housing Units
2004	757	906
2005	762	912
2006	768	919
2007	773	925
2008	779	932
2009	784	938
2010	790	946
2011	795	952
2012	801	959
2013	807	966
2014	812	972
2015	818	979
2016	824	986
2017	829	992
2018	835	999
2019	841	1,007
2020	847	1,014
2021	853	1,021
2022	859	1,028
2023	865	1,035
2024	871	1,043
5-year increments		
2005 – 2009	27	45
2010 – 2014	28	45
2015 – 2019	29	45
2020 - 2024	30	52
2005 - 2024	114	187

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

Table 4-5. Anticipated Number of New Jobs: 2005 to 2024

	2005 to 2009	2010 to 2014	2015 to 2019	2020 to 2024	2005 to 2024
Commercial	30	30	30	30	120
Light industrial	10	10	10	10	40
Total	40	40	40	40	160

Notes:

1. The amount of land needed for each of these uses includes public infrastructure. A factor was also applied to increase the supply of land to account for consumer choice.

Land Use Forecasts

For the purpose of this plan, it is assumed that the majority of the new housing units will be built in areas of the Town designated for higher density (Table 4-6).

The land area requirements for each of these housing types were calculated by applying an average density. These values were then adjusted upward to account for infrastructure (e.g., roads, smaller community parks). Each of these values were then adjusted upward to allow consumers a choice between different competing housing developments. Table 4-8 shows the number of acres needed for each of the housing types for each of the five-year increments. A total of 180 acres should be shown on the future land use map for residential purposes intended to occur over the next 20 years.

It should be noted that these data are intended for planning purposes only. It is important to keep tabs on actual development levels and update these forecasts based on more current information and to account for actual development activity and shifts in the housing market.

Table 4-6. Housing Types: 2005 to 2024

	Percent Of Total
Single-Family Medium Density	70
Single-Family Low Density	30

Table 4-7. Additional Dwelling Units by Housing Type: 2005 to 2024

	2005 to 2009	2010 to 2014	2015 to 2019	2020 to 2024	2005 to 2024
Single-Family Medium Density	20	20	20	20	80
Single-Family Low Density	14	14	14	15	57
Total	34	34	34	35	137*

Table 4-8. Land Area Requirements by Housing Type: 2005 to 2024

	2005 to 2009	2010 to 2014	2015 to 2019	2020 to 2024	2005 to 2024
Single-Family Medium Density	30	30	30	30	120
Single-Family Low Density	15	15	15	15	60
Total	45	45	45	45	180

*Does not include infill lots in the Hamlet of Albion. There are 50.

Future Land Use

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Overview

Development Factors

Natural Features

Man-made Features, Historical Development, Services

Future Land Use Plan

Planned Land Use Categories

Planning Areas & Policies

Agricultural Preservation Area

Albion Hamlet

Lakeshore Residential Neighborhood

North Interchange Area

Inter-Community Planning Area

Maps

Map 5-1 [5-10] Development Factors 2004
(Aug 10, 2004, by Vierbicher Assoc.)

Map 5-2 (Corrected) Future Land Use Plan
(May 8, 2007, by Mayo Corporation)

Exhibits

Exhibit 5-1 Policy on Parcel Divisions (Splits)

Overview

Among the most effective tools that a community possesses to influence its future environment and quality of life is the ability to control and direct future growth patterns. This can be accomplished in a variety of ways, but is most commonly achieved through planning and zoning and land development ordinances. Through the zoning powers exercised by Dane County, the Town has the opportunity to guide future growth in a manner that enhances its residents' quality of life and is consistent with its long-term vision.

Misguided or inappropriate use of these tools can lead to undesirable results such as land uses which are incompatible with neighboring uses, inefficient public services, loss of agricultural lands, and degradation of natural areas and resources.

The Town crafted its long-term vision and land use plan in May 2006, after an extensive evaluation of natural resources, discussions of development goals and objectives, and review of alternative development scenarios.

As the Town began to implement the policies and programs in its plan, several inconsistencies in the 2006 Land Use Plan Map and its supporting text became apparent. The 2007 Edition of the Land Use Plan has been prepared to correct the initial edition of the Land Use Plan, and to reconcile, clarify and illustrate the policies that are articulated in the *Comprehensive Plan – Policy Document (May 2006)*.

Since planning is a process which needs to be responsive to changing conditions and ideologies, periodic updates and revisions are to be expected and anticipated.

The 2007 Edition of the Future Land Use Plan, Map 5-2, illustrates a 20-year vision for growth and development of the Town of Albion. The Future Land Use Plan is intended to serve as a guide for the Plan Commission and Town Board when making land use, zoning, and infrastructure related decisions. The Plan will also provide direction for private sector property owners and potential developers when making decisions about the future of their property.

Development Factors

There is a wide range of factors that affect future land use in the Town. Many of these factors are summarized in this chapter and elsewhere in the Plan. These factors include the vision and goal statements presented in Chapter 2, the forecasts of the amount land needed to meet demand for residential and economic development discussed in Chapter 4, man-made features reflected in historic development patterns and transportation facilities, and the natural characteristics and landscape of the Town.

Natural Features

Map 5-1 illustrates a compilation of several key characteristics and conditions which directly affect land development in the Town, including:

Wetlands and Hydric Soils. Wetlands and floodplains are found throughout the Town. Some of these areas are less than five acres; others exceed several hundred acres in size. In addition, hydric soils are found in many other areas in the Town. Hydric soils are defined as soils that are formed under conditions of saturation, flooding or ponding, which persist long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile. The presence of hydric soils is one of three criteria used for delineating wetlands.

Topography and Erosive Soils. Although the topography of the Town is rather flat, there several small areas where slopes exceed 12.5 percent. Development in these areas will require special design and construction techniques to properly manage erosion and assure stable foundations and road grades.

Soil Productivity. Soils are classified by the U.S. Department of Agriculture - Natural Resources Conservation Service according to the soil suitability for growing most kinds of field crops. Soils are grouped into 8 different classes. Soils in classes I, II, and III are considered to be prime farmland. The majority of the Town's land area is prime farmland.

Environmental Corridors. Within sewer service areas, Environmental Corridors have been delineated by the Community Analysis and Planning Division of the Dane County Development Department of Planning and Development (CAPD). Environmental Corridors delineate areas of open space that include environmentally sensitive lands and natural resources that require protection from development and other land disturbing activities. Relatively small areas within the Albion Limited Service Area and the Lake Koshkonong Urban Service Area have been designated as Environmental Corridors.

Man-made Features, Historical Development Patterns, and Services

Transportation Network. Clearly the most notable component of the transportation network in the Town is Interstate 39-90. This route provides convenient access for Town residents to travel to commercial and employment centers in Madison (30 minutes to the North) and Janesville (15 minutes to the South). It also provides convenient access to the Town from these and other metropolitan areas in the Upper Midwest. Of the two interstate highway interchanges located in the Town, Exit 160 (Hwy 73 and US 51), in section 27, is the most attractive business location since it has complete access from all directions within the Town. Due to the location of wetlands, Exit 156 (US 51), in section 4, has only limited accessibility – primarily to/from the northwest quadrant of the Town.

The Wisconsin Department of Transportation is currently preparing plans to renovate and possibly reconfigure the Exit 160 interchange. The Town Board and Plan Commission will be closely involved with this planning process.

Historical Development. Albion Hamlet was a prominent settlement in early Wisconsin history and was the home of the Albion Academy, one of the first educational institutions in the State. Albion Hamlet continues today as the Town's social and service center; though not in as significant a role as in the past. The Lake Koshkonong area in the southeastern portion of the Town was a very active summer recreational area which developed in the early 1900s. Recently, this area has seen a resurgence as a year-round residential neighborhood rather than summer cottages.

Services. Albion is one of only a handful of Towns in Dane County that have the facilities and capability to provide sanitary sewer services. Wastewater treatment is provided by the Consolidated Koshkonong Sanitary District (CKSD) which operates a treatment plant in Rock County. The CKSD was created by the Town of Albion, and the Towns of Fulton and Milton in Rock County. There are two sanitary sewer service areas in the Town. One provides service to the residential neighborhood along the western shore of Lake Koshkonong, and the other serves residential and business development in Albion Hamlet and the area around Exit 160.

Future Land Use Plan

Map 5-2 is the 2007 Edition of the Future Land Use Plan. It illustrates the land use and general development sequence that is envisioned for the Town during the next 20 year planning period. For purposes of managing this anticipated and desired development, the Town is divided into five Planning Areas:

- the **Agricultural Preservation Area**, which encompasses the majority of the Town, and the following development related planning areas:
- **Albion Hamlet**,
- the **Lakeshore Neighborhood**,
- the **North Interstate Interchange**, and
- the **Inter-Community Area**

Each of these Planning Areas has distinct features and/or facilities relating to development and the Town's overall vision. Consequently, the Town has established, and will promote and follow specific objectives and policies relating to development within each area.

Planned Land Use Categories

Note: Regarding areas planned for Residential and Commercial development, the Future Land Use Map illustrates areas for both "Near Term" and "Future" development. This distinction relates to the anticipated phasing or sequence of development. *Near Term* areas are approved developments or are lands likely to be developed by 2010, and generally have supporting utilities and facilities already in-place or near-by. Areas illustrated as Commercial Reserve are *Future* development areas in the vicinity of both interstate highway interchanges. In these two areas, the Town does not want to foreclose development opportunities, but recognizes that there would be significant public and/or private investment to extend supporting infra-structure. Development in these areas would therefore not be realized until after the *Near Term* areas are improved.

- *Agriculture and Rural Land Uses.* This category includes: cultivation and husbandry activities, farmsteads, and, on non-prime farmland (when feasible as determined by the Town), uses such as: agricultural related businesses directly supporting and serving farms in the Town, commercial outdoor recreational uses (golf courses, campgrounds and resorts), specifically approved non-metallic (and metallic) mineral extraction and processing (quarries, cement batch plants and asphalt plants), and scattered-site rural, non-farm residential uses. The creation of parcels for non-farm residential uses are subject to the Town's Policy on Parcel Divisions for the Agricultural Preservation Area. See Exhibit 5-1.
- *Rural Non-Farm Residential Development.* This category designates lands that the Town considers suitable for large lot residential subdivisions that:
 - Are not serviceable by public sanitary sewer,
 - Are located such that development will have minimal negative impacts on environmental resources and farm operations, and
 - Are located where the Town will be able to effectively provide municipal services other than sanitary sewer.

These residential developments typically would have a minimum lot size of 1 acre per dwelling unit.

- *Residential.* The residential land use planning category designates areas for residential development that are currently served, or that could be served, by public sanitary sewer. Net Residential Density in these areas is planned to average between 2 and 3 dwelling units per acre.

In order to achieve and maintain the desired character for these neighborhoods as quiet, comfortable, and family-oriented, with ample yards for gardens and play areas, the Town has set the following guidelines for new residential development in these areas:

- Minimum lot size for single family detached homes: 19,000 square feet

- Minimum lot size for multi-family units: 10,000 square feet per unit (duplexes, 3-plexes, and 4-plexes)
- Maximum dwelling units per structure: 4
- Unit mix: In any new residential development, dwelling units in multi-unit structures shall not exceed 30% of the total units in the development

The Town Plan Commission and Town Board may consider justified exceptions to these guidelines for supporting bona fide “senior housing” and/or “affordable housing” projects.

187 new residential units are forecast to be built in the Town by 2024, exclusive of “farm-splits”. The Town intends that a majority of these 187 units will be located in the Albion Hamlet and Lakeshore neighborhoods, and served by public sanitary sewer, rather than in the rural areas of the Town.

- *Commercial*. This category includes all types of commercial and service uses (except for outdoor storage of equipment and material). In the Agricultural Preservation Area, these uses must be agri-business uses and/or directly relating to the support of farm operations in the Town.
- *Commercial Outdoor Recreation or Resorts*. This category designates private outdoor recreation and resort properties.
- *Manufacturing or Warehousing*. This category includes manufacturing uses, warehouse uses, distribution centers, contractor storage yards, and material processing.
- *Transportation, Communication, and Utilities*. This category encompasses uses such as airports, rail yards, truck terminals, telecommunications towers, gas pipeline pressure regulating stations, and electric transmission lines and distribution stations.
- *Institutional*. This category includes Governmental uses (offices, garages, solid waste management and recycling centers, and prisons), public and private schools, museums, and religious uses (cemeteries and churches).
- *Public Park*. All publicly owned lands that are developed for active and passive recreational activities.
- *Public and Private Permanent Open Space*. This category designates publicly and privately owned lands which are permanently managed as open space, wildlife habitat conservancies, or hunting and fishing preserves. In the case of the Eastman Hunting Club tract, located between I-39/90 and Lake Koshkonong, the Town may decide to pursue funding to acquire the land or some easement on the land, in order to keep the property as permanent open space.
- *Environmentally Sensitive Areas*. Significant portions of the Town are marshy, encompass seasonal lakes, have steep slopes, contain significant stands of mature woodlands, are ground water recharge areas, or are otherwise unsuitable for development or un-regulated land use

activities. Within these areas, the Town has a policy of rejecting any development proposal or any regulated land disturbing activity, unless the petitioner is able to satisfactorily demonstrate to the Town Board and Town Plan Commission that they have the capability and commitment to follow the most stringent management practices to protect these areas from degradation.

- *Environmental Corridor.* Environmentally sensitive lands designated by Dane County 's Community Analysis and Planning Division (CAPD) that are within a Limited Service Area (LSA) or Urban Service Area (USA).

Planning Area Policies, Objectives, Guidelines, Tasks

Agricultural Preservation Area

The Town of Albion has worked steadfastly to maintain the rural character of the Town. The Town implemented exclusive agricultural zoning soon after the State law was enacted and has stayed very true to the policy and purpose of the law by restricting residential lot development with "*the one-per-35-acre rule*", and by approving of the rezoning of parcels only when a proposed residence(s) are not located on farmland. As a result, the Town has remained predominantly a agricultural area, with only limited scattered-site rural housing and non-farm related land uses outside of the four "development related" planning areas.

Within the Agricultural Preservation Area:

1. New development shall abide by the Town's policy on Parcel Divisions (Splits) in the Agricultural Preservation Area included in this Chapter as Exhibit 5-1.
2. No residential lots may be created on prime agricultural land (such as Class #1 land) as defined by the Plan Commission.
3. New residential lots outside of the Albion Hamlet or Lakeshore Neighborhood Planning Areas may be created only in woodland or sub-prime farmland.
4. At any time that a new lot is divided or split from a farm parcel that contains wetlands or other environmentally sensitive areas (ESA), the Town will require, as a condition of the lot split, that the Owner record a conservancy easement which protects the environmentally sensitive areas and preserves a 75-foot buffer around the wetlands. The conservancy easement should not prevent farming or other activities permitted under applicable rules, but will preclude residential or commercial use of the ESA.
5. In order to provide farmers in the agricultural area with a market for development potential of their land, the Town will allow farmers to transfer "Splits" to other lands within the Agricultural Preservation Area in accordance with the parcel division policy, provided the Town Board and Plan Commission determine that the following standards are satisfied.

A split transfer must:

- a. Further the Town's farmland preservation goals.
 - b. Result in development which will be compatible with the Town's rural character.
 - c. Be accompanied by appropriate documentation, including deed restrictions preventing further development on the transferring parcel(s), and/or indicating the number of remaining splits.
6. Farmers may also transfer splits to the Lakeshore Development Area. Splits will be exchanged in accordance with the parcel division policy, with the transferring parcel(s) subject to a deed restriction preventing non-farm development. The Town may adopt additional details for regulating transfer of splits, such as a Transfer of Development Rights (TDR) program, including possible density bonuses that allow for additional development in order to create a market for transferred development rights from the Agricultural Preservation Area.
 7. Non-residential development is permitted in limited locations within the Agricultural Preservation Area, provided that the Town Board and Plan Commission are satisfied that such land use is related to and directly supports farming activities in the Town (such as agri-businesses, and farm service uses), that such uses will not conflict with or be detrimental to farming operations, and that such uses will not be detrimental to the natural environment and surface and ground water resources in the Town.
 8. Encourage development of commercial outdoor recreational businesses along the easterly side of Albion Road between the North Interchange Planning Area and Albion Hamlet. These new uses are expected to be similar, in terms of activities and impacts, to the existing campgrounds and golf operations in this area.
 9. Within Environmentally Sensitive Areas (ESAs), all proposals for land disturbing activities, including development, shall satisfy the Town Board and Town Plan Commission that the development or land disturbing operation will be operated in accordance with the most stringent management practices practicable, in order to protect ESAs from degradation.

Albion Hamlet

The Albion Hamlet Planning area encompasses the historic Albion settlement and the area around the interchange of Highways 51 and 73 and Interstate 39-90 (Exit 160). Sanitary sewer service is provided in this area by Albion Sanitary District #4.

The Hamlet of Albion is a historic, unincorporated village which has had a substantial concentration of residential and, historically, neighborhood commercial development for many years. Although the Hamlet never incorporated, it is actually larger in area and population than several of the smaller incorporated villages in Dane County.

Through discussion during the planning process, the Town concluded that it should proactively pursue a modest amount of residential and business development. Advocating well planned development is essential in order to generate reinvestment in the housing stock and support the cost

of public services to maintain a quality of life for Town residents. The Albion Hamlet Planning Area is designated as the location for this development based on its historical role as a town center, its location with respect to the transportation network, and its existing infrastructure.

The classic layout of this neighborhood, with a “central commons”, together with its convenient access makes it a very attractive location for neighborhood residential development and re-development. The Town supports a modest expansion of residential opportunities with a variety of housing types (single family homes, duplexes, small scale multi-family, and senior housing) in this neighborhood.

Businesses that generate substantial commerce from the interstate highway traffic are envisioned to potentially locate in the vicinity of Exit 160, including lodging, vehicle services, restaurants, factory outlet malls, and other businesses which draw from and serve a regional market. Additionally, since the Exit 160 location is a major node in transportation network serving Dane, Rock and Jefferson County residents, this exit is also a viable and convenient location for a local or neighborhood scale retail center serving the area’s residents.

Within the Albion Hamlet Planning Area:

1. Actively seek and support the amendment of the Town’s sewer service area to include all land within the boundaries of the Albion Sanitary District No. 4 so that lands that are serviceable by the recently completed sanitary sewer facilities can be platted and eventually developed. This amendment is expected to enable the development 50-60 new residential units in the Hamlet. These residences, and their residents, will provide much needed revenues to defray the construction and operations cost of the sewer system, will generate additional tax base for the Town, and may generate additional pupils for the Edgerton School District.
2. If deemed appropriate by the Town Board after the lots for the projected 50-60 residential units have been created, the Town Board and Plan Commission may undertake a planning process to consider adding additional lands to the Albion Service Area for residential development.
3. Actively seek to promote the location of a neighborhood oriented retail development that would provide convenience goods and services to current and future residents in the Hamlet Area. The vicinity of Exit 160 is a viable location for this type of use as it is easily accessible by Hamlet Area residents as well as by consumers from the surrounding area and interstate highway traffic.
4. Adopt and impose a park amenities fee for new lots within the Hamlet to generate funds for capital improvements to the Albion Commons.
5. Adopt and enforce a design review ordinance to assure that new commercial development is built in a fashion which compliments, rather than detracts from, the community.

6. Refrain from recruiting or encouraging any existing businesses in Edgerton to relocate to the interchange.
7. Encourage the development of businesses which are primarily oriented toward interstate highway traffic.
8. Use strict design review and site control to assure that structures built at the interchange are aesthetically pleasing and have a design theme that is consistent.
9. Become involved in the Dane County BUILD program, Community Development Block Grant program, and other sources of assistance to facilitate redevelopment of existing commercial properties.
10. Phase in expansion of the Albion Service Area for non-residential uses by supporting the creation of development parcels in close proximity to the Exit 160 interchange before progressing further out along Highways 73 and 51, and Albion Road, but without precluding the Town Board and Plan Commission from responding to any viable business development prospect that may be seeking to locate outside of the initial phase area.
11. Require the dedication of additional right-of-way along Goede Road and Old Highway 73 in order to support the commercial development of adjoining properties.

Lakeshore Residential Neighborhood

Almost a century ago, several hundred lots were platted along the west shore of Lake Koshkonong. Those lots were originally platted for the development of summer cottages and were extremely small. Over the years, individuals have purchased multiple lots, consolidated them, and built year-round houses on what had been cottage lots. By the 1960's, numerous septic tank failures and increased stormwater run-off from these and other plats around Lake Koshkonong prompted the area Towns to create the Consolidated Koshkonong Sanitary District and to build a sewage treatment plant. Sewer was extended to the Town of Albion's Lakeshore Residential Neighborhood in the 1970's, and continues to assure that groundwater and the lake water quality are protected.

More recently, a new wave of interest in this neighborhood has been observed. Principally driven by people looking to buy or build "weekend" houses, there appears to be a strong demand for these investment opportunities in this neighborhood.

Within the Lakeshore Residential Neighborhood:

1. Encourage continued redevelopment of existing houses and lots within the Indian Heights, Edgerton Beach, and Koshkonong subdivisions by reasonably supporting efforts by individual land owner to consolidate existing substandard or non-conforming platted parcels into appropriately sized building lots.
2. Rezone areas of land, which were inappropriately designated zoned commercial, residential, or conservancy, to zoning categories which are consistent with the Future Land Use Plan.

3. Approve residential subdivisions in quantity consistent with the Town's growth management policy as stated in Table 4-7, provided that all such subdivisions shall be served by public sewer and have easements allowing for later introduction of a public water system.
4. Require that all new development and redevelopment comply with Dane County's stormwater management requirements with the goals of increasing infiltration and improving the water quality of storm water run-off within the Lake Koshkonong watershed.
5. Before any substantial development outside of the existing subdivisions occurs, the Town Board and Plan Commission, at their sole discretion, may require that a neighborhood plan be prepared showing alignment of future streets and walkways, connection to public sewers, easements for future utilities, public access to the lake shore, utilization of existing public services, management of surface water run-off and protection of Lake Koshkonong water quality, and a Transfer of Development Rights provision that would enable splits to be transferred from the Agricultural Preservation Area.
6. At their sole discretion, the Town Board may consider the creation of an Assessor's Plat to address lingering problems with the plats of the three subdivisions; such as dedicated alleyways that are no longer in use, small lot sizes, inconsistencies in boundaries and platted lines, undeveloped streets that cannot be built out, and lots that have been platted but cannot be built upon. An Assessor's Plat will help to reconcile problems with property descriptions and titles and improve the viability of this neighborhood for new investment and re-investment.
7. Work with the various subdivision property owner associations and the Lake Koshkonong Association to identify the potential opportunities for the creation of public lake access sites within the Lakeshore Residential Area.

North Interchange Planning Area

The lands immediately to the west of the Interstate 39-90 and Hwy 51 interchange have significant potential for commercial development given the visibility and accessibility from the interstate. Since sanitary sewer services to this area appear to be economically impractical for the foreseeable future, development will need to be of relatively low intensity with significant open spaces. The Town envisions this location to be appropriate for a mix of highway oriented commercial uses and limited low density residential development, complementary to the existing golf course resort development.

Within the North Interchange Planning Area

1. Encourage the development of businesses, which are oriented toward highway traffic.
2. Develop and apply strict site and architectural design standards so that development in the area will be aesthetically pleasing and have a design theme that is consistent.

Inter-Community Area

Located south of the Albion Hamlet Planning Area and west of the interstate, this area encompasses approximately one and one-half square miles of territory around the northerly portion of the City of Edgerton (the portion located within Dane County). This is an area of transitional land use where plans and approvals, and public utility services, should be jointly prepared and coordinated between the City and the Town.

The most notable geographic feature in the area is the ridge line running east and west at Prestige Lane and US Hwy 51. Lands lying north of this ridge line generally drain northeasterly to the sanitary sewer system operated by the Town.

Development in the inter-community area is generally envisioned to be low intensity rural uses with septic drain fields, and where feasible along Old 73 and Goede Road, uses that will be served by Town's public sanitary sewer system. South of the ridge line (Prestige Lane extended east and west) future development is potentially serviceable by City of Edgerton utilities.

Within the Inter-Community Planning Area.

1. North of the ridge line that runs along a line extended east and west from Prestige Lane, establish a 660 foot wide community separation buffer. This would be a visually distinct area in which land uses would be limited to cultivation (cropped or orchard), pasture, open space, and limited low density rural residential uses. This buffer would extend from Interstate 39-90 west to the Saunders Creek floodplain. The concept of a community separation buffer is consistent with the City of Edgerton planning policy as the buffer serves to preserve the rural character of the Town and helps to maintain a visually distinguishable edge to the City.

Note: The rural residential development along Prestige Lane has been approved by both the Town and City.

2. Consider establishing periodic meetings to discuss and coordinate development plans within the Inter-Community Planning Area as well as the area of the Town that is within the City's one and one-half mile Extra-Territorial Jurisdiction (ETJ).

Insert

Map 5-1

Development Factors: 2004

Exhibit 5-1. Land Use Districts

Base Districts	General Description
Lakeshore Residential Area	This district is intended to accommodate residential uses at the specified densities. Public facilities such as parks, open space, and trails are also found here. It is anticipated that lots less than one acre in size will be served by central wastewater service. Larger lots outside the Sanitary District may be served by individual on-site septic systems.
Interchange Commercial District	Uses in this district are characteristically auto-oriented. Development is generally in a linear strip development pattern located adjacent to a main thoroughfare. They include auto sales and service, retail stores, restaurants, and offices of various types.
Commercial tourism	This district is intended to accommodate those commercial land uses that specifically cater to tourists and recreational visitors who come to the area for the day or to stay overnight. Such uses primarily include campgrounds, golf courses, visitor services, and the like.
Inter-Community Area	This district includes green space, parks and other open space designed to create a permanent buffer between Albion and Edgerton.
Hamlet of Albion	This district is intended to be a cluster of concentrated residential uses. It also includes parks, institutional uses, and may include some limited commercial uses, principally neighborhood businesses.
Agribusiness	This district is intended to include businesses that support and relate to the agricultural uses existing within the Town and region. Agribusiness generally includes commercial operations that relate to the production, transportation, or processing of agricultural crops. Some examples of the types of businesses that may be found within the district are grain elevators, farm implement dealers, and fertilizer sales.
Agricultural Preservation Area	This district is intended to protect the rural character. Non-agricultural development is limited and <i>land divisions are governed by the County's 1 per 35 rule and the policies contained in Exhibit 5-2.</i>
Recreational	This district includes a variety of different types of parks and open spaces ranging from public land developed for active recreational use to privately owned land that is intended to remain in an undeveloped state. Some of the uses within the district are state, county, or local parks, wildlife management areas, and private conservation lands.
Overlay Districts	General Description
Environmental corridor	This district is intended to depict the areas previously delineated by the Dane County Regional Plan Commission <i>within the town's limited service area and urban service area.</i>
Wetlands, floodplains	This overlay district includes those areas identified as a wetland and/or floodplain. These delineated areas are general in nature and field inspections may be needed to precisely define these areas. Development within this overlay district would need to comply with state and federal laws that may apply.

Exhibit 5-2. Agricultural Preservation Density Policies

The following policies will be used in interpreting the allocation and use of splits within the Agricultural Preservation district.

1. The density of non-farm development is limited to one lot or non-farm use per 35 contiguous acres held in single ownership as of June 29, 1979. For the purposes of this policy, single ownership is defined as contiguous parcels owned by one individual or by a married couple, partnership, or corporation including that individual. Please refer to the density determination procedure, below. Other forms of development may also count toward this density limitation. Please refer to policy #7, below.
 - A) The density standard of one lot or non-farm use per 35 acres within a farm unit means someone who owns 140 acres could create up to four lots if all other plan policies were met. There will be no rounding of splits. This policy is not meant to require or encourage 35-acre dwelling unit lots; rather landowners are encouraged to create smaller clustered dwelling unit lots on less productive soils.
 - B) Separation of residences built prior to June 29, 1979 shall not count as a split. All residences built after June 29, 1979 shall count as a split against the density policy. The burden of proof of identifying the construction date rests with the applicant/landowner.
 - C) *For proper tracking of splits from "original farmsteads" as of June 29, 1979, land sales* should be accompanied by an affidavit or agreement filed with the register of deeds indicating of the sale includes a split, and if so, how many according to the town of Albion policy. When no splits are available on a certain parcel this must be noted as a deed restriction filed with Dane County Register of Deeds.
 - D) Non-conforming parcels under 35 acres as of June 29, 1979
 - i. Vacant, legal non-conforming A-1EX zoned parcels between 2 and 35 acres in size in existence since June 29, 1979 are permitted to rezone to an appropriate district to allow one single-family home, provided that the property can meet the *Town's development siting criteria*.
 - ii. Non-conforming parcels with an existing residence are not permitted to divide for the purpose of additional residential development.
 - iii. Illegally created non-conforming parcels are not permitted to divide. Landowners may be required to obtain a written determination of the legal status of their property from the Dane County Land Division Review Officer.
 - iv. Illegally created parcels with an existing residence may be permitted to rezone to an appropriate district to bring the parcel into compliance, provided the parcel complies with all density and siting criteria of this plan.
 - E) Landowners proposing to divide land for residential or other development will be *required to obtain a "density analysis" from the Dane County Department of Planning and Development* to determine how many, if any, splits are available. This information will be used by the Town when reviewing development proposals. Any costs incurred in the process of determining possible density are the responsibility of the applicant.
2. **Subdivisions not Permitted.** *Subdivisions, as defined under Albion's Land Development Ordinance*, shall not be allowed, except in the Hamlet, Lakeshore residential and Interchange area, and then only after rezoning.
3. All residential lots shall be created by certified survey map and shall have frontage or easement access on a public road of at least 66 feet, except on cul-de-sacs. This needs to be a recorded between the property owners.
4. Landowners are encouraged to remove only as much from agricultural production as needed to provide a usable yard area and sufficient area for private septic systems and water supply with a minimum size of two acres.
5. **Roads and Driveways.** New public roads and private drives shall be located in such a manner so as not to divide farm fields or remove as little from agricultural production.
6. **Required notification.** All Certified Survey Maps or other instruments used to divide land in the Town of Albion shall contain the following notation:

"This land is located in a predominantly farming district and purchasers are put on notice that noises, smells, and nuisances associated with permitted traditional and normal farming practices such as animal husbandry, pesticide spraying, fertilization, and crop cultivation, and harvesting are likely to occur on nearby and adjacent parcels."

7. **Use of Splits.** The density policy also applies to certain other forms of development and land divisions. The following developments and land divisions shall be counted against the density policy of #1 above:
 - A) Communication towers created after the date of adoption of this plan amendment shall count against the density policy.
 - B) CSM lots (land divisions) for commercial uses created after the date of adoption of this plan amendment shall count against the density policy. (Zoning lots, not separate parcels, created for commercial used shall **not** count against the density policy. **Note that all residential lots and dwellings created after June 29, 1979 count against the density policy and must be created by certified survey on separate parcels.**)
 - C) Land sales and divisions or easements granted to public entities (e.g., Dane County Parks, US Fish & Wildlife, WIDNR) shall count against policy unless sufficient evidence is provided documenting that the sale, division or easement did not involve a density unit.
8. **Existing residences (including farm residences).** Any existing residence built before June 29, 1979 shall not count against this density policy. A replacement to such a residence shall not count against this policy either, provided that the preexisting residence will be demolished before or upon completion of the replacement residence. Aside from such a replacement residence, any new residence (including a residence or a landowner or family member earning substantial income from the farm operation) will be considered one dwelling unit for the purposes of the density policy (i.e. such houses will count against the one dwelling unit per 35 acres density policy).
9. **Two-Family Uses.** Duplexes shall count as two dwelling units for the purpose of this policy.
10. **Data sources.** The Dane County plat book for 1979 as published by Rockford Map Publishing shall be used to determine original farm acreage, but other evidence may be considered by the Plan Commission in its discretion.
11. **Parcel size.** The size of the parcel existing as of the effective date shall be expressed in whole numbers (no rounding) and is based on the gross parcel size.
12. **Transfer of split rights.** The Town Board may allow the transfer of splits to other parcels consistent with a formal policy as may be adopted. In the absence of such written policy, the Town Board may allow the transfer of splits on a case-by-case basis, provided the transfer shall be documented in a recorded conveyance.

Insert Map 5-1 Development Factors: 2004

Insert Map 5-2 Future Land Use: 2005 to 2024

Insert

Map 5-2 Future Land Use: 2005 to 2024

Exhibit 5-1

I Policy on Parcel Divisions (Splits) in the Agricultural Preservation Area

The following policies will be used in interpreting the allocation and use of splits within the Agricultural Preservation district.

1. The density of non-farm development is limited to one lot or non-farm use per 35 contiguous acres held in single ownership as of June 29, 1979. For the purposes of this policy, single ownership is defined as contiguous parcels owned by one individual or by a married couple, partnership, or corporation including that individual. Please refer to the density determination procedure, below. Other forms of development may also count toward this density limitation. Please refer to policy #7, below.
 - A) The density standard of one lot or non-farm use per 35 acres within a farm unit means someone who owns 140 acres could create up to four lots if all other plan policies were met. There will be no rounding of splits. This policy is not meant to require or encourage 35-acre dwelling unit lots; rather, landowners are encouraged to create smaller clustered dwelling unit lots on less productive soils.
 - B) Separation of residences built prior to June 29, 1979 shall not count as a split. All residences built after June 29, 1979 shall count as a split against the density policy. The burden of proof of identifying the construction date rests with the applicant/landowner.
 - C) For proper tracking of splits from “original farmsteads” as of June 29, 1979, land sales should be accompanied by an affidavit or agreement filed with the register of deeds indicating of the sale includes a split, and if so, how many according to the town of Albion policy. When no splits are available on a certain parcel, this must be noted as a deed restriction filed with Dane County Register of Deeds.
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 - ii. Non-conforming parcels with an existing residence are not permitted to divide for the purpose of additional residential development.
 - iii. Illegally created non-conforming parcels are not permitted to divide. Landowners may be required to obtain a written determination of the legal status of their property from the Dane County Land Division Review Officer.
 - iv. Illegally created parcels with an existing residence may be permitted to rezone to an appropriate district to bring the parcel into compliance, provided the parcel complies with all density and siting criteria of this plan.
 - E) Landowners proposing to divide land for residential or other development will be required to obtain a “density analysis” from the Dane County Department of Planning and Development to determine how many, if any, splits are available. This information will be used by the Town when reviewing development proposals. Any costs incurred in the process of determining possible density are the responsibility of the applicant.

2. Subdivisions not Permitted. Subdivisions, as defined under Albion's Land Development Ordinance, shall not be allowed, except in the Hamlet, Lakeshore residential and Interchange area, and then only after rezoning.
3. All residential lots shall be created by certified survey map and shall have frontage or easement access on a public road of at least 66 feet, except on cul-de-sacs. This needs to be a recorded between the property owners.
4. Landowners are encouraged to remove only as much from agricultural production as needed to provide a usable yard area and sufficient area for private septic systems and water supply with a minimum size of two acres.
5. Roads and Driveways. New public roads and private drives shall be located in such a manner so as not to divide farm fields or remove as little from agricultural production.
6. Required notification. All Certified Survey Maps or other instruments used to divide land in the Town of Albion shall contain the following notation:

"This land is located in a predominantly farming district and purchasers are put on notice that noises, smells, and nuisances associated with permitted traditional and normal farming practices such as animal husbandry, pesticide spraying, fertilization, and crop cultivation, and harvesting are likely to occur on nearby and adjacent parcels."
7. Use of Splits. The density policy also applies to certain other forms of development and land divisions. The following developments and land divisions shall be counted against the density policy of #1 above:
 - A) Communication towers created after the date of adoption of this plan amendment shall count against the density policy.
 - B) CSM lots (land divisions) for commercial uses created after the date of adoption of this plan amendment shall count against the density policy. (Zoning lots, not separate parcels, created for commercial used shall not count against the density policy. Note that all residential lots and dwellings created after June 29, 1979 count against the density policy and must be created by certified survey on separate parcels.)
 - C) Land sales and divisions or easements granted to public entities (e.g., Dane County Parks, US Fish & Wildlife, WIDNR) shall count against policy unless sufficient evidence is provided documenting that the sale, division or easement did not involve a density unit.
8. Existing residences (including farm residences). Any existing residence built before June 29, 1979 shall not count against this density policy. A replacement to such a residence shall not count against this policy either, provided that the preexisting residence will be demolished before or upon completion of the replacement residence. Aside from such a replacement residence, any new residence (including a residence or a landowner or family member earning substantial income from the farm operation) will be considered one dwelling unit for the purposes of the density policy (i.e. such houses will count against the one dwelling unit per 35 acres density policy).

9. Two-Family Uses. Duplexes shall count as two dwelling units for the purpose of this policy.
10. Data sources. The Dane County plat book for 1979 as published by Rockford Map Publishing shall be used to determine original farm acreage, but other evidence may be considered by the Plan Commission in its discretion.
11. Parcel size. The size of the parcel existing as of the effective date shall be expressed in whole numbers (no rounding) and is based on the gross parcel size.

Transfer of split rights. The Town Board may allow the transfer of splits to other parcels consistent with a formal policy as may be adopted. In the absence of such written policy, the Town Board may allow the transfer of splits on a case-by-case basis, provided the transfer shall be documented in a recorded conveyance.

Future Transportation Systems



Introduction

For many years, transportation planning and land use planning were seen as independent activities. In recent years, however, there has been a growing recognition, especially at the state and federal levels that land use and transportation are linked in that a change in one will undoubtedly have consequences for the other.

As we drive around we can see this interplay between land use and transportation. 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.

It is also the case that as roads are improved through widening or other type of improvement, land use pressures on the adjoining parcels will likely change to take advantage of the increased exposure or accessibility.

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

Future Transportation Plan

The town currently has a road system that is in good shape. The majority of roads in the town are in good condition and those in poorer condition are slated for improvement.

Given the low level of new development contemplated in the future land use plan, no new major road improvements have been identified. Likewise, the functional classification of the roads in the town's boundary will not change either.

Map 6-1 shows the town's future transportation network. The need for additional pedestrian and bicycle facilities was identified in the planning process as a growing

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→ Introduction
→ Future Transportation Plan

need. The Town has identified the need to require dedication of wider than normal right-of-way as land is developed on Goede Road and Old 73 in order to facilitate expansion of those roads in the future. The proposed pedestrian facilities are based on and are consistent with those facilities identified by the Madison Metropolitan Planning Organization, and the Dane County Parks & Open Space Plan.

Future Utilities and Community Facilities

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Introduction

As the town's population increases in the coming years, it is important to consider what additional utilities and community facilities may be needed to accommodate the additional residents. Although a growing population is an important consideration, it is not the only factor that needs consideration. Other demographics should be considered as well. As documented elsewhere in this plan, the graying of America will have a profound impact on the types of public services that ought to be available. This chapter is intended to answer a basic question: What type of community facilities and services will be needed to accommodate a growing population and a changing population base?

This chapter is based on the population and housing forecasts presented in Chapter 4 and the future land use plan in Chapter 5.

Public Facilities Plan

Exhibit 7-1 identifies those public facilities/services either provided by the town or by other providers. The chart is set up to first identify the current adequacy of the facility/service. If the facility/service is currently inadequate or will become inadequate in the coming years, a recommendation is then made as to how to provide an appropriate level of service.

As shown, all of the facilities/services in the town are currently deemed adequate. In the coming years, child care will likely be a pressing need. While the town will not directly provide child care it should allow for this type of use in appropriate areas in the town. The town has considered the utilities that it provides, and does not anticipate making changes to the level of service throughout the planning period.

Utility Issues

The Town is one-fourth owner of a sewage treatment plant operated by the Consolidated Koshkonong Sanitary District. The Town currently has a large urban services area in which sewer service is provided to several hundred residences and businesses near Lake Koshkonong. There is also a limited services area, which has allowed installation of sewers to much of the area included in the Albion Sanitary District No. 4. The land in this Sanitary District includes the Hamlet of Albion and the area immediately to the south of the interchange of Interstate 90 and Highway 73. During the term of the Plan, the Town anticipates additional sewer service areas being created and installed as set forth herein.

Phase 1: Complete Sewer Service To Hamlet Of Albion.

When sewer service was extended to the Hamlet and the Interchange in 2002, the former Dane County Regional Planning Commission approved sewer service only for existing development. The DCRPC denied the Town's request to include the entire area encompassed by the Sanitary District. Subsequently, the DCRPC amended its policies on limited services areas such as this, and under the newer policies, more territory should be added.

The Town will pursue extension of sewer service to the entire area of Sanitary District # 4. That additional sewer service area will allow construction of additional residences, which will share the capital costs of the sewer interceptors and force mains already built.

This additional sewer service area will not require construction of additional sewer service interceptors or force mains. Laterals will need to be constructed at the expense of the property owners. The existing sewage treatment capacity of CKSD is sufficient to handle the anticipated additional flows from this development.

**Phase 2: Reconfigure Sewer Service Areas
In Lakeshore Area.**

The former DCRPC approved a large urban service area covering the residential subdivisions along Lake Koshkonong in the Town. The existing USA includes a substantial number of acres that cannot or will not be developed. Additionally, there are small areas adjacent to the lakeshore area, which should be developed on sewer.

In order to accomplish these changes, the following changes would be made:

1. Remove seminary and Whitten land (186 acres, more or less) and Diedrich (18) for a total of 204 acres, +/-.
2. Add residential area to USA
 - a. Rudisill – 73 acres
 - b. Feggestad – 20.2 acres

Total of 93 acres gross, leaves 107 acres to be redeployed.

3. Place 50 acres in reserve for future residential needs in the Lakeshore Residential area.

This additional sewer service area will not require construction of additional sewer service interceptors or force mains. Laterals will need to be constructed at the expense of the property owners. The existing sewage treatment capacity of CKSD is sufficient to handle the anticipated additional flows from this development.

**Phase 3: Add Commercial Sewer Area at
interchange**

Add 40 acres of additional sewer service area. The first priority would be to extend service to contiguous land already zoned commercial, and then, to the rest of the developable land around intersection.

This additional sewer service area may require construction of additional sewer service interceptors or force mains and laterals, all of which will need to be constructed at the expense of the property owners. The existing sewage treatment capacity of CKSD is sufficient

to handle the anticipated additional flows from this development.

Other Utility Issues

It is possible that commercial development at the interchange may require public fire protection and water service. Before such a commitment is made, however, the Town would retain a utility consultant to perform a complete study of the economics of such a system, balancing the benefits in job creation and tax base increases against the cost of building a water system. There is no issue with availability of adequate potable water, and private wells appear to be adequate to meet the needs of the growth anticipated at this time.

Stormwater Management

The Town does not own or operate stormwater management facilities and that given the low density of development it won't be necessary to develop new facilities.

Exhibit 7-1. 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
Municipal building	Adequate	-	-	-	-
Town garage	Adequate	-	-	-	-
Recreation facilities	Adequate	-	Upgrades to Town Parks	-	Upgrades to Town Parks
Library services	Adequate	-	-	-	-
Police services	Adequate	-	-	-	-
Fire protection	Adequate	-	-	-	-
EMS	Adequate	-	-	-	-
Stormwater	Adequate	-	-	-	-
Sewer	Inadequate	Expand area	Expand area	Expand area	Expand area
Facilities/Services by Others					
Solid waste and recycling	Adequate	-	-	-	-
Telecommunication	Adequate	-	-	-	-
Electrical service	Adequate	-	-	-	-
Natural gas service	Adequate	-	-	-	-
Schools	Adequate	-	-	-	-
Child care	Adequate	Develop additional capacity	Develop additional capacity	Develop additional capacity	Develop additional capacity
Health care	Adequate	-	-	-	-
Cemeteries	Adequate	-	-	-	-

General Provisions

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PART 1. GENERALLY

Section 1-1. Authority

This plan is enacted pursuant to and consistent with §66.1001, Wis. Stats.

Section 1-2. Applicability

1. *Jurisdictional Area.* The provisions of this plan shall be applicable throughout the Town, the boundary of which may change over time as the boundary of Edgerton changes through annexation or detachment.
2. *Conformance with Plan.* This plan shall be used as a guideline until such time as it is approved by Dane County. After that date, all Town programs and actions relating to zoning, subdivisions, and official mapping shall be consistent with this plan.

Section 1-3. Repeal of Prior Comprehensive Plan

All comprehensive plans previously adopted prior to the effective date of this plan are hereby repealed when this plan is approved by Dane County.

Section 1-4. 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.

Section 1-5. Effective Date

This plan shall be effective when adopted by the Town Board and notice of adoption has been posted, as provided for in §60.80(3), Wis. Stats., whichever occurs later.

Section 1-6. Development Expectations

As outlined in Part 3, this plan is subject to amendment and revision including the future land use map. As such, no special development rights are conferred upon any property by any designation or inclusion on the future land use map.

PART 2. INTERPRETATION

Section 2-1. Interpretation of Boundaries of Base Land Use Districts

1. *Boundary Line Interpretations.* Interpretations regarding base land use district boundaries and designations shall be made in accordance with the following rules:
 - a. *Political Boundaries.* District boundaries shown as following, or approximately following, any political boundary shall be construed as following such line.
 - b. *Property Lines.* District boundaries shown as following, or approximately following, any property line shall be construed as following such line.
 - c. *Section Lines.* District 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.* District 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.* District 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 a district boundary does not follow one of the lines or features listed above, the line shall be as drawn as provided for in subsection 2.
2. *Division of Parcels.* Where one or more district boundary line divides a parcel into 2 or more areas, the following interpretation of the boundary and designation shall apply:

- a. *Parcels of 5 Acres or Less.* For parcels of 5 acres or less, the designation of the largest area of the lot shall apply to the entire lot.
- b. *Parcels Larger than 5 Acres.* For parcels larger than 5 acres, the parcel shall be divided as depicted by the boundary.

Section 2-2. Interpretation of Goals, Objectives, and Policies

1. Recognizing that some of the goals, objectives and policies may advance or serve competing interests in varying degrees, this plan shall be interpreted so as to promote the public interest to the greatest extent.
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. *Tense.* Words in the present tense include the past and future tense and the future tense includes the present tense.
 - c. *Shall or Will.* The word "shall" or "will" is mandatory.
 - d. *May or Should.* The word "may" or "should" is permissive.
 - e. *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.

Section 2-3. Responsibility for Interpretation.

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 such interpretation and shall look to the overall intent of the comprehensive plan for guidance. The commission shall provide such interpretation in writing upon request and keep a permanent record of said interpretations.

PART 3. AMENDMENT

Section 3-1. Initiation

The following may submit an application for a plan amendment:

- a. Town board;
- b. Plan commission;
- c. any resident of the town;
- d. any person having title to land within the town;
- e. any person having a contractual interest in land to be affected by a proposed amendment; or
- f. an agent for any of the above.

Proposals to amend this plan shall be reviewed on a quarterly basis. Applications shall be submitted to the Town Clerk prior to the dates as specified:

- a. by December 1 to review during January
- b. by March 1 to review during April
- c. by June 1 to review during July
- d. by September 1 to review during October

Section 3-2. Burden of Proof

The person that proposes an amendment to the future land use map shall have the burden of proof to show that the proposed amendment is in the public interest and internally consistent with the remainder of the plan.

Section 3-3. Application and Review Procedure

1. *Submittal of Application.* The applicant shall submit a complete application to the Town Clerk along with the application fee if any (See Sections 3-4 and 3-6).
2. *Transmittal of Application to Plan Commission.* The Town Clerk shall forward one copy of the application to each member of the Plan Commission.
3. *Preliminary Review.* The Plan Commission shall review the application at one of its regular or special meetings. No decision shall be made at this time.
4. *Interdepartmental/Agency Review.* The Town Clerk shall forward one copy of the application to appropriate town personnel and department heads that could be directly affected by the proposed amendment.
5. *Plan Commission Meeting.* Allowing for proper public notice, the Plan Commission shall conduct a meeting to review the application.

6. *Plan Commission Recommendation.* The Plan Commission shall pass a resolution stating its recommendation to the Town Board to either:
- deny the proposed amendment; or
 - approve the proposed amendment without revision; or
 - approve the proposed amendment with those revisions it deems appropriate, provided such revisions are related to the proposed amendment.
- A resolution recommending the amendment of the plan shall be by majority vote of the entire commission. The vote shall be recorded in the official minutes of the Plan Commission.
7. *Notification of Resolution.* If the Plan Commission adopts a resolution to not amend the comprehensive plan, the commission shall send a copy of the resolution to the Town Board. This action terminates the amendment process. If the Plan Commission adopts a resolution recommending amendment of the plan, the secretary of the Plan Commission shall forward a copy of the resolution and those sections of the plan containing the recommended amendments, along with an explanatory cover letter, to each of the following:
- City Clerk for Edgerton,
 - Town Clerk of each adjoining town,
 - Dane County Planning and Development, and
 - other agencies deemed appropriate.
8. *Public Notice for Public Hearing.* The Town Clerk shall provide a class 1 public notice (under Chapter 985, Wis. Stats.) that is published at least 30 days before the date of the scheduled public hearing. At the discretion of the Town, other notice may be provided.
9. *Public Hearing.* The Town Board shall hold at least one public hearing to consider the recommended amendment.
10. *Town Board Decision.* After reviewing the application and the Plan Commission's recommendation, the Town Board shall make a decision to either:
- deny the recommended amendment; or
 - approve the recommended amendment without revision; or
 - approve the recommended amendment with those revisions it deems appropriate, provided

such revisions are limited to those matters considered in the public hearing.

An affirmative vote to amend the plan shall be by majority vote of the members elect (as defined in §59.001(2m) Wis. Stats.) of the Town Board.

11. *Interagency Notification of Decision.* 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 following:
- Edgerton Public Library,
 - City Clerk for Edgerton,
 - Town Clerk of each adjoining town,
 - County Clerk for Dane County,
 - Wisconsin Land Council,
 - Department of Administration, and
 - other agencies deemed appropriate.
- If the Town Board decides to not amend the plan, the Town Clerk shall send a letter, which states the Town Board's decision, to those entities listed in this part.
12. *Applicant Notification of Decision.* The Town Clerk shall mail the applicant, by regular U.S. mail, the original copy of the decision and notify the Plan Commission in writing of the Town Board's decision (if it is not the applicant). If the recommended amendment is denied, the notification shall indicate the reasons for the denial.
13. *Update History of Adoption and Amendment.* If the Town Board passes an ordinance to amend the plan, the Town Clerk shall update the table found in Section 3-7 of this chapter.

Section 3-4. Application Content.

1. *Landowner-Initiated Amendment to the Future Land Use Map.* An application submitted by a landowner to amend the future land use map shall include the following:
- a scaled drawing of the subject property;
 - a legal description for each of the parcels in the subject property;
 - a map of the existing land uses occurring on and around the subject property;
 - a written description of the proposed change;
 - a written statement outlining the reason(s) for the amendment; and
 - other supporting information the applicant deems appropriate.

2. *Other Amendments.* For all other types of amendments, the application shall include the following:
 - a. a written description of the proposed change;
 - b. a written statement outlining the reason(s) for the amendment; and
 - c. other supporting information the applicant deems appropriate.

Section 3-5. Limitations on Amending the Comprehensive Plan.

Amendments shall be made so as to preserve the internal consistency of the entire plan.

Section 3-6. Application Fees.

1. *Landowner-Initiated Amendments.* For all amendments to the future land use map that are initiated by the owner or another person having a contractual interest in land to be affected by the proposed amendment, an application fee, as set by the Town Board and on file at the Town Clerk's office, shall be submitted at the time of application.
2. *Other Amendments.* For all other types of amendments, no application fee shall be assessed.

Section 3-7. Historical Summary of Plan Adoption and Amendments

The table below provides an overview of Town Board action regarding this plan.

Date	Ordinance Number	Description of Action
____, 2005		Town board repeals the Town's comprehensive plan and adopts a new comprehensive plan to comply with Wisconsin's Smart Growth legislation.

Identification of Strengths, Weaknesses, Opportunities, and Threats

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On November 11, 2003, a public meeting was held with town officials and residents from the towns of Albion and Rutland to identify important issues facing each. The results from Albion are shown below and are grouped together in general categories.

	Strength	Weakness	Opportunity	Threat
Parks And Recreation	<ul style="list-style-type: none"> ☞ Many acres of public hunting ☞ DNR hunting ☞ Beautiful park 		<ul style="list-style-type: none"> ☞ Recreation areas zoned ☞ Lake district ☞ Development of new Silverwood Park County Park 	<ul style="list-style-type: none"> ☞ DNR taking our tax base ☞ Not a lot around for kids
Community Character	<ul style="list-style-type: none"> ☞ Rutland-strong rural character ☞ Rural atmosphere, good neighbors, beautiful park, low tax rate, two interchanges in Town ☞ Very little commercial development ☞ Relatively free of spot zoning ☞ Low crime rate 	<ul style="list-style-type: none"> ☞ Increasing differences and desires between farming and newly rural suburban residents ☞ No involvement by residents ☞ Lack of involvement in Town issues except when there's a NIMBY problem ☞ Difficulty in generating public interest in Town government ☞ Lack of community input unless issue pertains directly to them 	<ul style="list-style-type: none"> ☞ More housing ☞ Identification of possible locations for economic zone (small contractors, small scale operations) ☞ More cooperation among neighbors to reduce costs (i.e., neighboring towns and possible cities and villages) 	<ul style="list-style-type: none"> ☞ Increasing cost of fire/EMS/police/education making low cost housing hard to maintain ☞ People moving out from cities not understanding agricultural practices and rural way of life
Land Use	<ul style="list-style-type: none"> ☞ Consistency in plan fairness ☞ Rutland-good land use plan applied consistently since 1978 	<ul style="list-style-type: none"> ☞ Rutland-land use plan limits housing units-how will we handle inevitable growth? ☞ Predicting needs ☞ Rutland-land use only takes care of this generation of farmers. How will we keep ag economically viable for the next wave? 	<ul style="list-style-type: none"> ☞ Edgerton ☞ Annexation by city-large developer taking prime ag land ☞ Over development in A1 district ☞ Annexation ☞ Expanding beyond the present plan ☞ Regional planning commission ☞ Loss of land through annexation 	
Historic Preservation	<ul style="list-style-type: none"> ☞ Strong interest in preservation 			
Housing	<ul style="list-style-type: none"> ☞ Rutland-focus development in a less scattered fashion ☞ Growth at the lake area ☞ Development close to Madison ☞ New housing at the new sanitary district ☞ Possibility of employing TDR to consolidate new housing into conservation subdivision 			<ul style="list-style-type: none"> ☞ Fight for more housing than now allowable ☞ Rutland-booming Dane County growth and rising pressure to develop land for residential use ☞ Loss of rural character due to continued housing development ☞ Lake area development

<p>Transportation</p>	<ul style="list-style-type: none"> ◆ Roads ◆ Close to job opportunities ◆ 2 interchanges in town ◆ Easy access to cities and markets ◆ Town roads well maintained ◆ Major EW and NS roads (1 each) 	<ul style="list-style-type: none"> ☞ Safety 	<ul style="list-style-type: none"> ☞ Roads ☞ Possible safer road if new 14 is built ☞ I-90 system to go 4 lanes from IL to Madison 	<ul style="list-style-type: none"> ☞ Wal-Mart in Stoughton spurring traffic and growth along Rutland Dunn road ☞ Village annexation and development at 14/138, loss of 138 as through road ☞ Relocation of 14, Stoughton bypass 51 bypass location ☞ New roads taking our land (close Madison) ☞ Loss of transportation aid by State to cover other projects
<p>Economic Development</p>	<ul style="list-style-type: none"> ☞ More or less debt free ☞ Jobs close to Madison 	<ul style="list-style-type: none"> ☞ Lack of employment within Town beyond agriculture ☞ Tax base may not grow as fast as expenses ☞ Loss of tax base ☞ No local law protection 	<ul style="list-style-type: none"> ☞ New business due to sewer ☞ New business at the I interchange ☞ Building along interstate with small companies ☞ Rutland-figure out ways to keep farming viable ☞ Better internet service ☞ 2 interstate exchanges ☞ With new sewer in I-90 area, new business job opportunities central location to Janesville and Madison 	<ul style="list-style-type: none"> ☞ Annexation ☞ Loss of shared revenue ☞ Loss in recycle grants ☞ Big companies wanting to build by interstate
<p>Agricultural, Natural and Cultural Resources</p>	<ul style="list-style-type: none"> ☞ Agriculture ☞ Ag base-most farms still intact ☞ Rutland-fairly large protected tracts of natural resources land (DNR/FWS) ☞ Rural setting ☞ Diverse 	<ul style="list-style-type: none"> ☞ Long term viability of family farms 	<ul style="list-style-type: none"> ☞ Several wetland areas ☞ Rutland-outdoor recreation is a big economic driver-is there a way for the Town to benefit ☞ Restoration of Town historic site (cemetery and church) 	<ul style="list-style-type: none"> ☞ Loss of farm land to development ☞ Losing tax base ☞ Losing wooded/wetlands ☞ Loss of family farms (economic reasons) ☞ Losing farm land
<p>Utilities And Community Facilities</p>	<ul style="list-style-type: none"> ☞ Local government ☞ Growth ☞ Great road crew ☞ We have room for new business 	<ul style="list-style-type: none"> ☞ Can't provide sewer to water ☞ Not being able to see far enough ahead 		<ul style="list-style-type: none"> ☞ Not able to increase limited sewer area for development
<p>Misc.</p>	<ul style="list-style-type: none"> ☞ People ☞ Boundary agreement with Stoughton ☞ Corporates want to build by interstate 	<ul style="list-style-type: none"> ☞ Can't stop annexation ☞ Lack of community involvement in Town issues ☞ Lack of participation by most people ☞ Lack of working together ☞ Lack of involvement by public ☞ Loss of tax base by annexation ☞ Vulnerable to annexation 	<ul style="list-style-type: none"> ☞ New subdivisions going in ☞ Rutland-strong boundary agreements with surrounding cities/villages 	<ul style="list-style-type: none"> ☞ Village of Brooklyn ETZ ☞ Building schools cost ☞ Rutland-annexation by Stoughton and Oregon ☞ Rutland-Super Wal-Mart type commercial development near boundaries ☞ Loss of smart growth funds ☞ Big drop in corn price

Definitions

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Agricultural Preservation Area: Areas identified on the Town Land Use Plan as being most appropriate for preservation as long-term farm agricultural use based upon soil type, historical use, owner commitment, degree of investment, natural features, parcel size, and adjacent land uses.

Certified Survey Map: A map of land division (35 acres or less in size), not a subdivision, prepared in accordance with Section 236.34, Wisconsin Statutes, and the Dane County Land Division and Subdivision Regulations.

Edgerton Urban Service Area: Those areas identified on the Town Land Use Plan within and adjacent to the City of Edgerton determined to be most suitable for new or additional development at urban densities and provided with the full range of urban services.

Extraterritorial Jurisdiction: The unincorporated area within 1½ miles of the corporate limits of a Village or 4th Class City or 3 miles of a 3rd, 2nd, or 1st Class City.

Floodplain: The land adjacent to a body of water, which has been delineated by the Federal Emergency Management Administration (FEMA) as land within the 100-Year floodplain.

Lake Koshkonong Urban Service Area: Those predominantly residential areas identified on the Town Plan adjacent to Lake Koshkonong determined to be most appropriate for development with sanitary sewer.

Prime Farmland: Soils mapped by the Dane County Regional Planning Commission as the most productive agricultural soils using the Natural Resource Conservation Service definition. These soils classifications generally correspond to Agricultural Capability Class I and II soils.

Rural Nonfarm Areas: Those areas identified on the Town Plan as the location of new or additional residential areas at rural densities not to exceed one dwelling unit per two acres.

Sanitary District #4: Land in Sections 26 and 27 (Oasis Interchange Area), which is part of a sanitary district created by the Town of Albion in accordance with Wis. Stats, ss. 60.71.

Sanitary District #2 Urban Service Area: The commercially-zoned area within Sanitary District #2 proposed for service by sanitary sewers.

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.

Urban Service Areas: Areas planned for urban development and capable of being provided with urban services, including public sanitary sewers and public water supply.

Full Urban Service Areas: Areas planned for urban development and capable of being provided with a full range of services, including public sanitary sewers and public water supply.

Limited Urban Service Areas: Areas where only one urban service, such as sanitary sewer service, is intended to be provided to special or unique areas or to areas of existing development experiencing sewage disposal problems.

Wetland: An area where water is at, near or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions and delineated on the WDNR Wisconsin Wetland Inventory.