

INTRODUCTION

Town Profile

The Town of York is located in the northeast corner of Dane County. While it is near the urbanized communities of Sun Prairie, Columbus, Waterloo and Marshall, very



little urbanization has occurred within the Town and the Town has remained rural in character. The Town is fortunate to contain very productive soils and agriculture is the predominant land use in the Town.

In addition to exceptional farmland, the landscape of the Town is interspersed with elongated hills known as drumlins. Formed during glacial times, the drumlins illustrate the northeast to southwest direction that the glacier moved. Another dominant feature of the Town is the Deansville Marsh

located in the southwest corner of the Town. Much of this area is now owned by the Wisconsin Department of Natural Resources, and is used primarily as a hunting ground.

Planning History

Efforts to study land use and growth in the Town of York began in 1977 when a planning committee was established at the annual town meeting. In 1979, the Town of York created and appointed a Plan Commission to create and adopt a Master Plan for the future development of the Town and to facilitate implementation of the Farmland Preservation Act.

To meet the requirements of the state's new comprehensive planning law, the Town undertook the task of updating and expanding their Master Plan. With the assistance of Dane County Planning and Development, the Town gathered public input and crafted the goals, objectives and policies to guide the Town over the next twenty years. This comprehensive plan is intended to aid the Plan Commission and Town Board in matters related to the growth and development of the Town.

Plan Updates

As per Wisconsin's comprehensive planning legislation, the Town will review and update the *Comprehensive Plan* at least every ten years. Changing conditions and experiences in the Town will be noted and adjustments will be made to the *Plan* text and maps.

CHAPTER 1: ISSUES AND OPPORTUNITIES

Background and Existing Conditions

Population Trends and Projections

The Town of York experienced losses in population from 1970-1990. However, from 1990-2000, the Town saw an 8.3% increase in population (Table A). While the Town has not rebounded fully to its 1970 population, population as calculated by the Wisconsin Department of Administration, is projected to slowly increase over the next twenty years (Table B).

Table A: Population

Municipality	1970	1980	1990	2000
Town of York	778	714	649	703
Town of Medina	961	1,019	1,124	1,235
Town of Bristol	1,491	1,723	1,835	2,698

Source: DCRPC Regional Trends Report, 2002

Table B: Population Projections

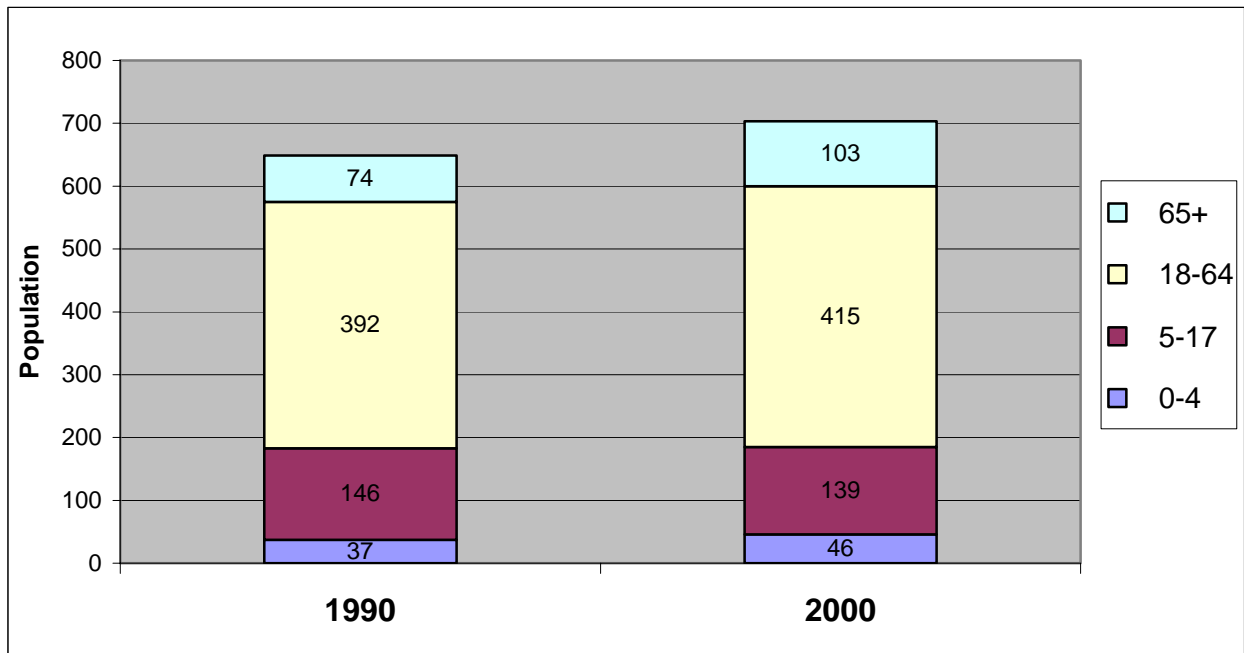
Municipality	2005	2010	2015	2020	2025
Town of York	717	724	728	737	749
Town of Medina	1,292	1,336	1,374	1,419	1,471
Town of Bristol	3,090	3,446	3,782	4,129	4,496

Source: The Applied Population Lab, Department of Rural Sociology, U. of Wisconsin, Madison, 2004

Demographic Trends

The median age in the Town has increased over the last decade from 35.2 in 1990 to 39.0 in 2000. The median age of Dane County has increased less dramatically during the last ten years from 30.7 to 33.2 years old. As the population of the Town ages, housing and services to meet older citizens' needs will see a rise. Chart 1 shows the changes in population from 1990 to 2000 according to age groups in the Town.

Chart 1: Age Group as Proportion of Population, 1990-2000

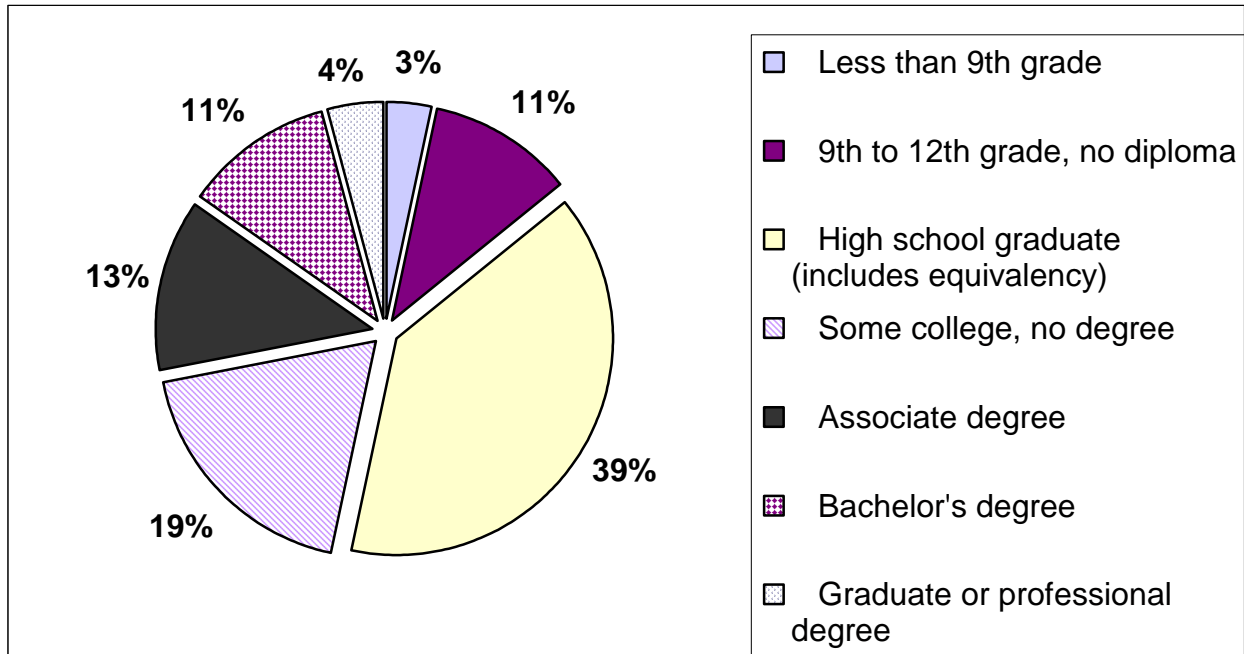


Source: *The Applied Population Lab, Department of Rural Sociology, U. of Wisconsin, Madison, 2004*

According to the Census, the Town's racial minority population is extremely small and comprises only .02% of the total population. Of the Town's 13 racial and ethnic minority citizens, the largest group is Hispanic or Latino.

Educational attainment figures for the Town are similar to Dane County as a whole. 86% of Town residents, age 25 or older, hold a high school diploma or higher (Chart 2). Dane County reports 92% of residents with at least a high school diploma.

Chart 2: Educational Attainment, 2000



Source: The Applied Population Lab, Department of Rural Sociology, U. of Wisconsin, Madison, 2004

Income

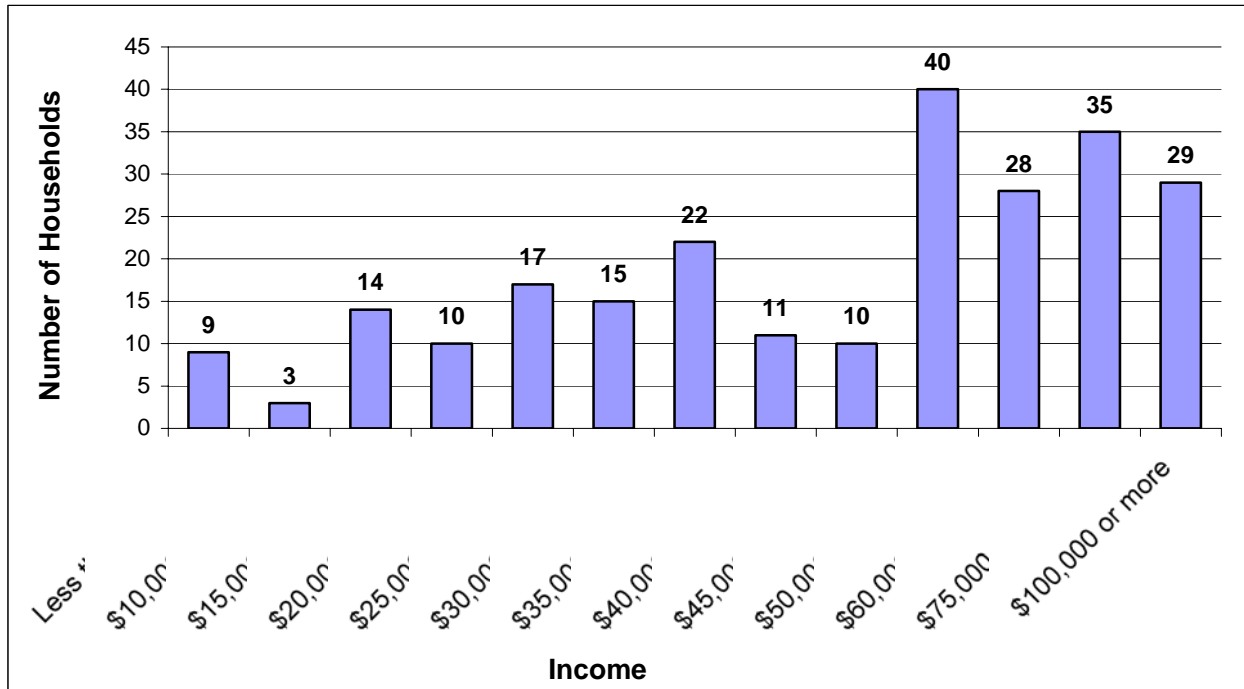
Income levels in the Town are comparable to other similar towns in Dane County. The Town of York’s median household income in 1999 was \$52,019 (Table C). Chart 3 further depicts the Town’s household income dispersal. Income levels are a major determinant in the type of housing a household selects.

Table C: Median Household Income, 1999

Municipality	Median Household Income
Town of York	\$52,019
Town of Medina	\$65,250
Town of Bristol	\$70,439
Dane County	\$49,223

Source: Dane County Regional Planning Commission, 2002

Chart 3: Household Income, 2000



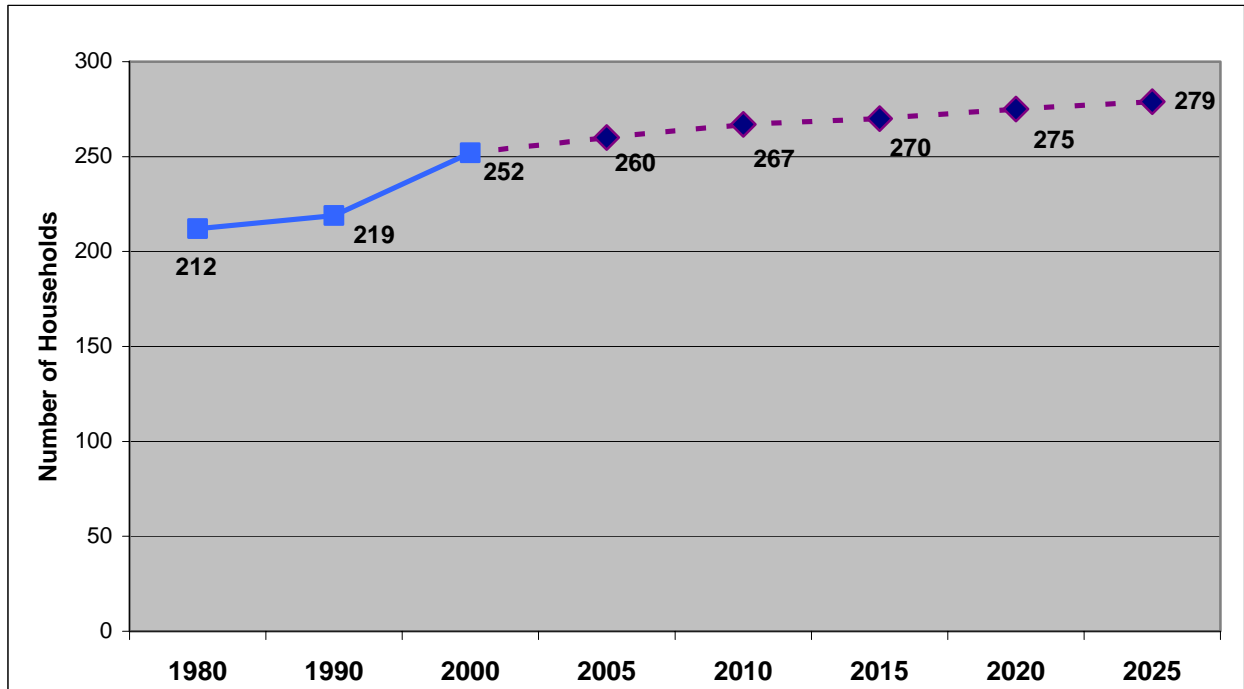
Source: The Applied Population Lab, Department of Rural Sociology, U. of Wisconsin, Madison, 2004

Housing and Household Trends

The number of households in the Town increased from 219 in 1990 to 252 in 2000, a 15.1% increase. Conversely, the average household size in the Town decreased from 2.96 persons per household in 1990 to 2.67 in 2000. The trend toward smaller household sizes is mirrored nationwide and is due in part to increases in divorce, decreases in the birth rate, and a larger proportion of the population age 65 and older.

The projected number of households in the Town is expected to increase by 10.7% to 279 total households by 2025, according to the Wisconsin Department of Administration (Chart 4). Household projections are useful in planning for future housing development.

Chart 4: Number of Households, 1980-2025



Source: *The Applied Population Lab, Department of Rural Sociology, U. of Wisconsin, Madison, 2004,*
and Department of Administration, 2004.

Labor Force and Employment Trends

The Town’s labor force is comprised of residents who are employed or available for work. This includes those over the age of 16 who are in the armed forces, employed, unemployed, or actively seeking employment. Therefore, the total labor force in the Town equals 360 people. Of the Town’s total labor force, 4.4% were unemployed at the time of the 2000 Census. This is an increase from the Town’s 1990 unemployment rate of 4.1%. In comparison, the Dane County average town unemployment rate was 2.6% in 2000.

During the 1990 to 2000 period, the Town experienced a significant loss of employment in the “Farming, Fishing and Forestry” sector (Table D). Over the same period, however, increases occurred in most other sectors, with the “Management, Professional, and Related” sector seeing the largest gain in jobs. The Town is not unique in its employment losses in the “Farming, Fishing and Forestry” sector, this trend is reflected in the county and state data as well.

With an anticipated population growth of only 32 additional people by 2025, and planned limited non-agricultural development, the employment forecast for the town is expected to remain similar to what is shown in Table D. Those occupying the new housing are expected to fall into the management, professional and service fields, as they commute into surrounding communities such as the cities of Madison and Sun Prairie.

Table D: Occupation

Occupation	1990	2000	% Change
Management, professional, and related occupations	59	111	88.1
Service occupations	7	19	171.4
Sales and office	60	63	5.0
Farming, fishing, and forestry	92	20	-78.3
Construction, extraction, and maintenance	52	56	7.7
Production, transportation, and material moving	78	75	-3.8
Total Labor Force	78	75	-1.1

Source: *The Applied Population Lab, Department of Rural Sociology, U. of Wisconsin, Madison, 2004*

Key Planning Issues and Overall Goals

Public Participation Process

At the very beginning of the planning process, the town adopted a public participation plan (see Appendix A). This plan included development of a plan steering committee, and various methods of ensuring participation, including a newsletter, website, community survey, an open house and a public hearing.

The survey generated useful input into the comprehensive planning effort. All town residents received a survey and the response rate was extremely impressive. Of 230 surveys, 178 (77%) were returned. Plus, a considerable amount of those that responded took the time to provide written comments. Survey results are presented in Appendix B.

The overall impression from the survey results is that the town is going in the right direction. The current town plan has served the town well, and feedback provided suggests that there is no need to make any drastic changes to the land use element of the comprehensive plan. Response to the survey reinforces preservation of agriculture and modest development over the next twenty years.



Overall Goals

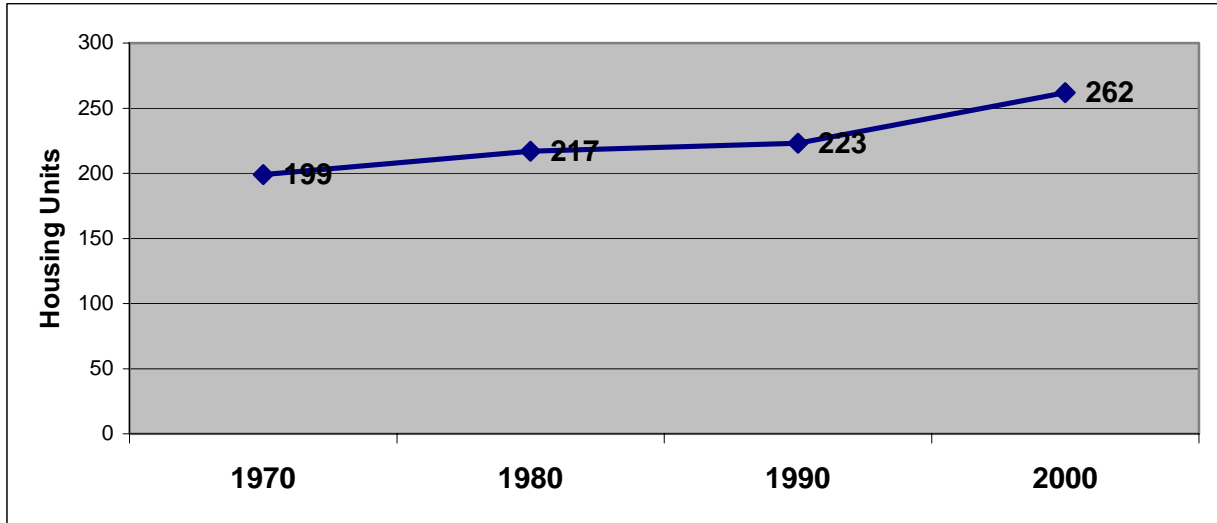
- Encourage land uses that are consistent with and contribute to the Town's agricultural and rural character.
- Promote the long-term preservation of farmland within the Town.
- Preserve the Town's unique and sensitive natural resources to ensure a high-quality environment for the benefit of future generations.

CHAPTER 2: HOUSING

Existing Housing Conditions

- *Housing Stock Characteristics:* The number of housing units in the Town has increased 32% during the 1970-2000 period (Chart 6). The county as a whole has seen a 95% rise in the number of housing units over the same period, with the bulk of increases occurring in villages and cities.

Chart 5: Number of Housing Units in York, 1970-2000



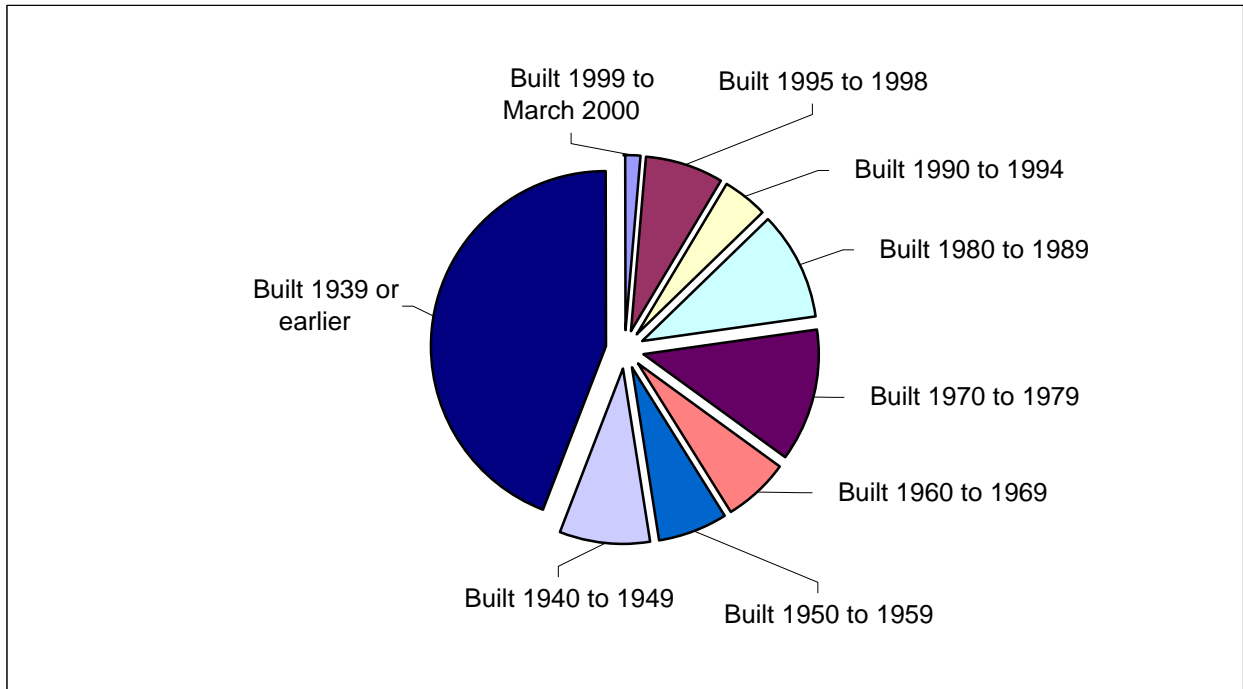
Source: *The Applied Population Lab, Department of Rural Sociology, U. of Wisconsin, Madison, 2004*

Overwhelmingly, the housing stock in the Town is dominated by single-family homes. There has been some diversification in housing type during recent history. In 1990 the Town contained 6 two-family units, 0 multi-family units, and 8 mobile homes. Increases were seen in all categories in 2000 to 8 two-family units, 5 multi-family units, and 11 mobile homes.



More than half of the houses in the Town were built before 1949 (Chart 7). In comparison, the county overall reports that one-third of its housing was built more than 40 years ago. Since most of the housing stock in York is more than fifty years old, much of the Town's housing will need repairs and upgrading in the coming years.

Chart 6: Age of Housing Stock, 2000



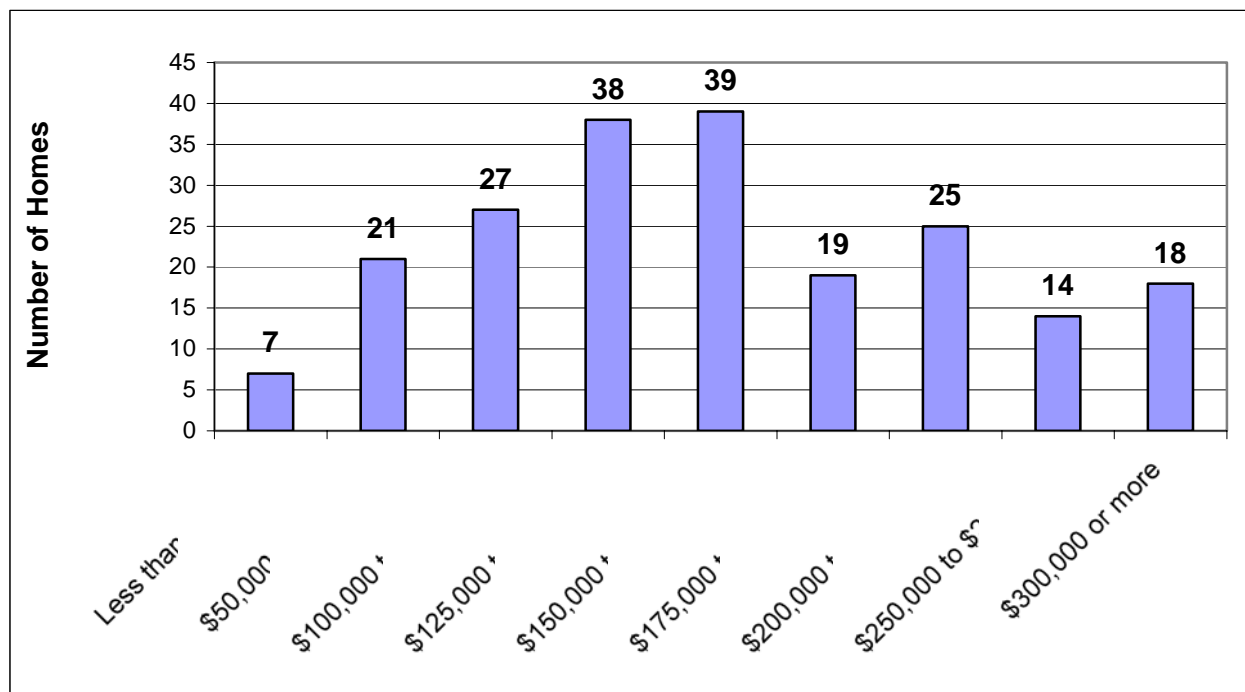
Source: *The Applied Population Lab, Department of Rural Sociology, U. of Wisconsin, Madison, 2004*

- **Occupancy Characteristics:** Renter households comprised about 20% of York's total households in 1990. This percentage decreased to 17% over the last decade. The vacancy rate in the Town is very low at .04% in 2000. According to HUD, a healthy owner-occupied vacancy rate is around 1.5% because it allows residents adequate housing choice.

- **Value Characteristics:** The majority of home values in the Town fall within the \$125,000 to \$175,000 range (Chart 8). This is similar to the rest of Dane County, which has an average home value of \$146,900 (Applied Research Lab, 2004). The 2004 median sales price of a home in Dane County was \$208,615 (South Central Wisconsin MLS, 2004).



Chart 7: Housing Values, 2000



Source: The Applied Population Lab, Department of Rural Sociology, U. of Wisconsin, Madison, 2004

Housing Programs

- **Rural Development- USDA:** A federal program with state offices that provides a variety of housing and community development programs for rural areas. Some programs cover, support for rental housing development, direct and guaranteed mortgage loans for home buyers, and support for self-help and cooperative housing development. (<http://www.rurdev.usda.gov/wi/index.htm>)
- **Wisconsin Housing and Economic Development Authority (WHEDA):** Provides mortgage financing for first-time homebuyers, grants for home repair, and financing for multifamily housing. Specific programs change with the needs and demands of the housing market. (<http://www.wheda.com/index.asp>)
- **Community Development Block Grant Program:** Dane County receives CDBG funds on an annual basis for housing, economic development and community service initiatives that benefit people with low to moderate incomes. Approximately \$1 million in CDBG funds are available annually for eligible projects. (<http://www.co.dane.wi.us/plandev/cdbg/index.htm>)
- **Project Home:** Organization committed to improving the quality and affordability of housing for low- to moderate-income individuals and families in Dane County. Weatherization, minor home repair, and a home loan program are services offered to income eligible customers. (<http://www.projecthomewi.org/>)

Housing Goals, Objectives and Policies:

Goals:

- Assure a variety of quality housing opportunities for town residents.

Objectives:

- Consider a balanced variety of housing types and encourage upkeep of existing housing stock.
- Avoid future land use conflicts by carefully siting new residential development.

Policies and Programs:

- Follow town density policy as outlined in the *Land Use Goals, Objectives and Policies*. See page 30.
- Educate town residents about housing rehabilitation programs available through Dane County.

CHAPTER 3: TRANSPORTATION

Existing Transportation Network

- *Roadways: **Principal Arterials:*** U.S. Highway 151 cuts across the northwest corner of the Town and moves traffic southwest to Sun Prairie and Madison, and northeast to Columbia County. ***Minor Arterials:*** State Highway 73 bisects the Town and runs north-south through the Town Center. Continuing south on 73 leads to the Village of Marshall, and north to Columbia County. ***Collectors:*** State Highway 89 is classified as a major rural collector, and runs north-south through the northeast section of the Town serving the City of Columbus to the north and Dodge County to the south. County Highways V and TT function as minor, rural collector roads for the Town. Highway V runs east-west across the northern part of the Town, and intersects with Highways 151, 73, and 89. Highway TT serves as a collector road for Highway 73 in the southern half of the Town.
- *Bicycles and Pedestrians:* The Town does not contain any specified bicycle trails, but roads on which bicycles are easily accommodated have been identified on the Bicycle Trails and Shoulder Elevations map.
- *Rail:* The Town is currently not served by rail transport.
- *Transit and Services for the Disabled:* Because of its low population density, there are no transit services in the Town. Madison Metro in the City of Madison provides the closest public transportation services. The Dane County Health & Human Services Department supports a number of specialized transit services that are available countywide.
- *Trucking and Water Transportation:* Truck traffic utilizes the many highways that run through the Town. Because no significant water bodies exist in the Town, water transportation is not available.
- *Airports:* There are two small landing strips in the Town. Schwartzwald Field is located in the southeast corner of the Town, and Mathaire Field is located just off Highway 73, north of the Town Hall. Both landing strips are primarily used by small, privately owned planes.

Applicable State and Regional Plans

- *Dane County Land Use and Transportation Plan (1997):* Developed to provide an integrated all-mode approach to transportation in Dane County. A planning horizon until 2020 is considered in the plan. While the plan focuses on the more urbanized areas of the county, mention of plans and goals for



neighboring areas may be useful when the Town considers transportation issues.

- *Dane County Bicycle Plan (2000)*: Recommends bicycle facility improvements for Dane County. State Highway 89, which runs through the Town, is slated for on-road bicycle facility improvements. This will provide a bicycle route between Waterloo and Columbus.
- *Transportation Improvement Program (TIP) (2005)*: Although the town of York does not fall entirely within the metropolitan planning boundary, this 5-year transportation system improvement plan developed by the Madison Metropolitan Planning Organization (MPO), will indirectly impact the town as it includes improvements for the systems in the cities of Madison and Sun Prairie.
- *The Dane County Comprehensive Plan (currently in progress)*: This plan will contain goals, objectives and policies for transportation countywide.
- *Wisconsin State Highway Plan (currently being updated)*: This plan will include state highway facilities located in the town (US 151, and state highways 73 & 89).
- *Dane County Regional Airport Master Plan*: This plan shows planned changes to the airport and preservation of the surrounding area.
- *State Rail Plan*: The Wisconsin Department of Transportation is currently in the process of updating the State Rail Plan.

Transportation Goals, Objectives and Policies

Goals:

- Ensure safe and efficient transportation.

Objectives:

- Ensure adequate town road capacities and condition to accommodate traffic.

Policies and Programs:

- Continue ongoing maintenance of town roads.
- Evaluate traffic impacts all development projects and require road improvements where appropriate.
- Recognize all applicable state and regional transportation plans.
- Recognize all transportation policies and programs defined in the Dane County Comprehensive Plan.

CHAPTER 4: UTILITIES AND COMMUNITY FACILITIES

Existing Utilities and Community Facilities

- *Water Supply:* Residents in the Town receive their water from private wells. Currently, the Town does not offer municipal water service, and does not anticipate offering water service over the 20-year planning period.
- *On-Site Wastewater Treatment:* Disposal of residential and commercial wastewater is handled through on-site wastewater treatment techniques, which include conventional, mound, pressure distribution, at-grade, holding tank, and sand filter system. The Town's Soil Suitability for On-Site Waste Disposal Systems map delineates areas most and least suitable for on-site waste disposal systems. Because of the low population density in the Town, there is no municipal sewer service. The Town believes this will continue to be the case over the next twenty years.
- *Solid Waste Disposal/Recycling Facilities:* York contracts with Waste Management for residential refuse and recycling collection. There is one solid waste disposal site located approximately one mile east of the Town Hall. The town is currently in the process of relocating the recycling facility to a more central location near the Town Hall. It is expected that this new location will increase recycling in the town. In addition, alternate yard waste and compost sites, (accepting non-woody materials), operated by the Dane County Department of Public Works are open to all Dane County municipalities and residents.
- *Stormwater Management:* The Town follows Dane County's Erosion Control and Stormwater Management Ordinance (Chapter 14 Dane County Code of Ordinances). The Ordinance sets standards for the quality and quantity of runoff from areas under construction in urban, rural and farm areas where alterations in the landscape may result in changes in the amount and quality of water running off a site.
- *Town Hall:* The Town Hall is located in the center of the Town at the intersection of Highway 73 and York Center Road.
- *Law Enforcement:* The Town falls within the North 1 Dane County Sheriff District.
- *Fire Protection and Emergency Medical Service:* The Columbus Fire District primarily serves the northern half of the Town, while the Marshall Fire District serves the southern half.
- *Cemeteries:* There are five cemeteries located throughout the Town.



- *Libraries:* As is standard in Towns, no libraries exist in York. However, Town residents have access to the Marshall, Sun Prairie, and Columbus libraries.
- *Schools:* The Town is served by four school districts: Columbus, Waterloo, Marshall, and Sun Prairie.
- *Parks and Recreational Facilities:* The Wisconsin Department of Natural Resource (DNR) land provides a substantial amount of park and open space land in the town. The DNR owns over 1,000 acres of land surrounding Deansville marsh. At this time, no county parks are located in the Town. The Town has one hiking trail that runs along the Maunasha River in the southwest corner of the Town.
- *Health Care Facilities:* The Town does not contain any health care facilities. The nearest hospital is located in the City of Columbus. Also, there are two nursing homes in Sun Prairie and one in Columbus.
- *Child Care Facilities:* At this time there are no childcare centers in the Town. Small, in-home childcare services may exist from time to time.
- *Telecommunications Facilities:* There are two telecommunication towers located in the northwest corner of the Town.
- *Power Plants and Transmission Lines:* There are no power plants located in the town. A major transmission line (345kV single circuit) runs north/south along Marshall Rd./Hwy 73 through the town. Dane County imports a significant amount of power (70%) from outside the county, primarily from a plant located in Columbia County, north of the town of York. Although current and anticipated needs are met for York, needs for the county as a whole has resulted in four major projects planned for Dane County between 2011 and 2015, none of which are located in the town.
- *Forecasted needs for utilities and community facilities:* Because the population projections for York anticipate flat growth, Town residents will not require increased utility or community facility capacity over the next twenty years.

Utilities and Community Facilities Goals, Objectives and Policies

Goals:

- Provide effective and efficient governmental facilities and services for town residents.

Objectives:

- Provide convenient solid waste and recycling facilities.
- Provide recreational facilities that are in demand by town residents.
- Cooperate with other municipalities and governmental agencies to maximize cost-efficient delivery of services.
- Recognize objective of the Dane County Comprehensive Plan for utilities and community facilities, including those for sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technology, recycling facilities, parks, telecommunication facilities, power plants

and transmission lines, cemeteries, health care facilities, child care facilities, police, fire, rescue, libraries, schools and other governmental facilities.

Policies and Programs:

- Limit development of residential and commercial/industrial uses at densities that are cost-effective to serve.
- Recognize policies and programs of the Dane County Comprehensive Plan for utilities and community facilities, including those for sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technology, recycling facilities, parks, telecommunication facilities, power plants and transmission lines, cemeteries, health care facilities, child care facilities, police, fire, rescue, libraries, schools and other governmental facilities.

CHAPTER 5: AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

Agricultural Resource Inventory

- *Historical Trends:* The Town of York has a strong agricultural history and the rural character of the Town persists. The Town's abundance of excellent soils and flat terrain classify this area as some of the most productive agricultural land in the nation.
- *Farming Today:* Over 75% of the Town's land is agricultural. This includes row crops, pastures, and idle farmland. Because farming is the Town's primary activity, land uses that are not compatible with farming operations will be discouraged in agricultural areas. Experience has shown that routine agricultural activities often cause noises, dust, odors and hazards which are objectionable to persons who do not live on farms or who are not engaged in agricultural activities.
- *Farm Size, Scale, and Type:* Commodity crops such as corn and soybeans, along with dairy, predominate the Town's agricultural landscape. According to county level data provided by the USDA Census of Agriculture, a small decrease in the number of farms and the number of acres of farmland in Dane County occurred from 1997-2002 (Table F). Unfortunately, Town level farm summary data is not calculated. However, because the agricultural sector is regionally dependent, the status of agriculture in the county is useful information for making Town level decisions.



Table E: Dane County Farm Summary, 1997-2002

	1997	2002	Percent Change
Number of Farms	3,179	2,887	-9.2%
Land in Farms (acres)	559,476	515,475	-7.9%
Average Farm Size (acres)	176	179	+1.7%

Source: USDA Census of Agriculture, 2002

- Number of Town Dairy Farms (source: DATCP): 1989= 29
1997= 22
2002= 18

- Acres of farmland on tax rolls, 1990 (including improvements)= 21,140 (source: local assessor)
- Acres of farmland on tax rolls, 1997 (including improvements)= 19,953
- Acres of farmland sold, 1990-1997= 4,454 (source: WI Dept of Revenue- only tracks sales of 35 acres or more)
- Number of farmland sales, 1990-1997= 47
- Acres of farmland sold converted to non-ag uses, 1990-1997= 76
- *Future Prospects:* Because of the Town's strong density policy, agricultural practices will likely continue over the next twenty years. National and regional market factors may affect the type of farming in the Town.

Natural Resources Inventory

- *Environmentally Sensitive Areas:* In the southwest corner of the Town, a combination of natural features converge to delineate this area as an environmentally sensitive area that requires protection by an open space corridor. Open space corridors also exist around the other rivers and streams in the Town. In addition, these corridors overlap with floodplains for 100-year storms. The state limits development in designated 100-year floodplains. The Town's environmental corridors and floodplains are clearly outlined on the corresponding maps.
- *Soils:* The majority of land in the Town is classified by the Soil and Water Conservation Society as Type I, II, or III soils. Type I and II soils correspond closely with the U.S. Conservation Service's "Prime Farmland" designation, and Type III soils to the "Farmland of Statewide Importance" designation. The Town is fortunate to contain some of the best farmland in the nation and is committed to preserving this valuable resource for the benefit of future Town residents.
- *Stream Corridors:* The stream corridors in the Town are classified as environmentally sensitive areas. Floodplains to accommodate 100-year storms have been identified around the streams in the Town.
- *Wetlands:* A number of small wetlands are located in the Town. The Town's most prominent wetland is the Deansville Marsh, which is drained by the Maunasha River. Wetlands play an integral role in stormwater management and water filtering. Protection of the Town's wetlands is an important piece in protecting the Town's lakes and streams, as well as those downstream.
- *Groundwater:* In Dane County, groundwater supplies nearly all the water for domestic, commercial and industrial uses. Therefore it is extremely important to protect the quality of our groundwater. Excessive use of road salts, fertilizers, and pesticides and poor maintenance of some animal waste and septic systems can hurt groundwater quality.



- *Wildlife and Endangered Species:* The Wisconsin DNR inventories endangered species and records data on their Natural Heritage Inventory website. The DNR has classified the Western Harvest Mouse and Wet-Mesic Prairie species as sensitive elements in the northeast corner of Dane County. In general, the Town's wetland and woodland features are important habitats for area

wildlife. Careful planning to protect these natural areas will be used.

- *Woodlands:* Pockets of woodland are scattered throughout the Town. For the most part wooded areas are small, however, a couple medium-sized wooded areas are located in the northern half of the Town.
- *Metallic/ Non-Metallic Mineral Resources:* There are no mineral resource deposits in the Town.

Cultural Resources Inventory

- *Historic Sites:* According to the Wisconsin State Historical Society, there are no historic sites on the state or national register of historic sites. The town does have five cemeteries that are of historic/cultural value. Three one-room school houses are located in the town, all of which have been substantially altered, in all cases to residential use. These are all that remain of the twelve that originally existed in the town.
- *Community Design:* The town incorporates general community design guidelines. When reviewing development proposals, the Town and property owners will consider the following objectives of the Town:
 - Minimize disturbance of productive agricultural land
 - Minimize disturbance of sensitive natural areas



- Minimize number and length of driveways
- Preserve scenic views in the Town
- *Open Space and Recreational Resources:* The majority of the Town's open space is clustered in the southwest corner of the Town. The Maunasha River runs through the middle of this section and a hiking trail follows the river for a little over a mile.

Agricultural Goals, Objectives and Policies:

- See land use goals, objective and policies (pp. 28 – 35)

Natural Resource Goals, Objectives and Policies:

- See land use goals, objectives and policies (pp. 28, 35 & 36)

Cultural Resource Goals, Objectives and Policies:

Goals:

- Maintain the Town of York's cultural resources and rural character.

Objectives:

- Preserve the town's agricultural, cultural, historic, and archeological resources of the community's pre-settlement and early settlement periods.
- Identify and protect cultural, historic and archeological resources.
- Encourage the preservation of historically or architecturally significant structures in the Town of York.

Policies and Programs:

- Cooperate with the State Historical Society, Dane County, and other surrounding communities if and when a comprehensive survey of historic and archeological resources is conducted in the town.
- Support local festivals, farm tours, farm breakfasts, and markets that celebrate the town's farming heritage and rural way of life.

CHAPTER 6: ECONOMIC DEVELOPMENT

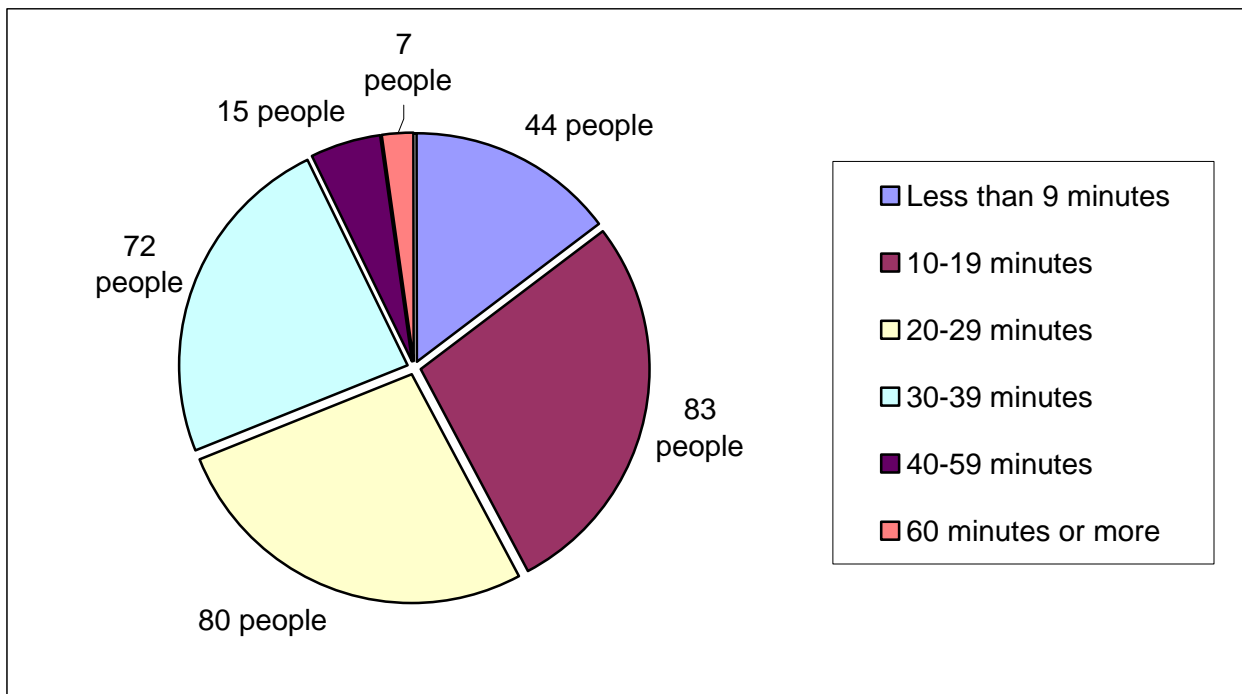
Economic Base

- *Major Industries and Occupations:* Most York residents are employed in the “Management, Professional and Related Occupations” sector according to the 2000 Census. However, over the past ten years, the “Service” sector has also seen growth. Table E, page 6 shows further breakdown by occupation of Town residents.

As shown on the Town’s Employment Points map, there are very few businesses located within the Town’s boundaries. Of the thirteen businesses in the Town, all of them employ ten employees or less.

For the most part, Town residents travel to the nearby cities of Columbus and Sun Prairie for work. Almost three-quarters of the Town’s residents travel less than 30 minutes to work (Chart 5). In comparison, the mean travel time to work averaged for the whole county is 19.9 minutes.

Chart 8: Commute Time to Work, 2000



Source: *The Applied Population Lab, Department of Rural Sociology, U. of Wisconsin, Madison, 2004*

- *Economic Vitality:* The unemployment rate in the Town grew from 4.1% in 1990 to 4.4% in 2000. In 1999, 7.7% of individuals in the Town were below the poverty level. Compared to the other towns in Dane County, the Town of York’s percentage of residents below the poverty level is the third highest.

Environmentally Contaminated Sites

Currently there are no environmentally contaminated sites in the Town. If sites arise in the future, the Town will promote the use of the sites for commercial or industrial uses.

Types of Business Desired by Town

Town residents identified small stores and restaurants serving local residents, recreational and tourism-related commercial development, and businesses related to farming, as types of commercial development residents would like to see in the future.



Strengths and Weaknesses for Economic Development

Because agriculture is the most important economic activity in the town, the many challenges facing modern agriculture could be

considered a weakness for economic development. However, the level of agricultural land preservation the town has achieved over the years is an economic strength by keeping agriculture viable in the town.

Applicable Economic Development Programs

- *Tax Increment Financing (TIF)*: Recently made available to towns, TIF is a tool for financing local economic development projects. As outlined in Wis. Act 231, town governments may utilize TIF to encourage agricultural, forestry, manufacturing, or tourism projects within their jurisdictions. Details about the specific requirements of the law can be found at: <http://www.dor.state.wi.us/slf/tif.html>.
- *Dane County Community Development Block Grant Program*: This program provides funds for eligible economic development projects such as business counseling, education for small business owners, and loans. (<http://www.co.dane.wi.us/plandev/cdbg/index.htm>)
- *Community-Based Economic Development Program (CBED)*: Provides assistance to local governments in the form of grants for incubator projects, economic development plans, and revolving loan programs. Funds are available through a competitive application process on an annual basis. (<http://commerce.wi.gov/CD/CD-bcf-cbed.html>)

Economic Development Goals, Objectives and Policies

Goals:

- Encourage economic development opportunities appropriate to the resources, character, and service levels in the town.

Objectives:

- Focus economic development efforts on farming and farm-related businesses.
- Discourage unplanned, continuous strip development along major roadways.

Policies and Programs:

- Support the economic health of production agriculture in the town to the extent possible.
- Support home-based businesses in farming areas where there will be no impact on surrounding properties.

CHAPTER 7: INTERGOVERNMENTAL COOPERATION

Regional Context

- *Adjacent Towns:* Since the Town of York lies in the northeast corner of Dane County, the Town shares borders with the Town of Bristol and the Town of Medina in Dane County, and the Town of Columbus in Columbia County, and the Town of Portland in Dodge County.
- *Adjacent Cities and Villages:* The Village of Marshall, located south of the Town, has grown 47% in population from 1990 to 2000. A quick ride down Highway 151 brings Town residents to the rapidly growing City of Sun Prairie. Town residents often commute to Sun Prairie for shopping, jobs, and entertainment. Access to similar uses is also available in the City of Madison. The City of Columbus, north of the Town in Columbia County, also serves the city needs of Town of York residents. Adjacent to the southeast corner of the Town is the Village of Waterloo in Dodge County.
- *Dane County:* The Town relies on a number of Dane County ordinances to regulate land use in the Town. Currently, the Town uses Dane County's zoning ordinance, floodplain zoning ordinance, land division ordinance, subdivision ordinance, erosion control and stormwater management ordinance, and shoreland/wetland zoning ordinance. The Town continues to maintain a good relationship with Dane County departments.
- *School Districts:* The Town is served primarily by the Columbus School District in the north, the Waterloo District in the east, and the Marshall District in the south. The Sun Prairie School District serves a small, western area of the Town.
- *Relevant State Agencies:* The town works with the DNR for the recycling program and the Department of Agriculture, Trade and Consumer Protection (DCAP) for farmland preservation.

Existing or Potential Conflicts: Other than the potential for increasing development pressure as the county and region experience overall growth, the town did not identify any particular conflicts.

Intergovernmental Cooperation Goals, Objectives and Policies:

Goals:

- Encourage opportunities for cooperation with adjoining municipalities.

Objectives:

- Maintain good working relationships with adjoining municipalities and other governmental jurisdictions.

Policies and Programs:

- Conduct ongoing communication with neighboring counties, towns and other governmental jurisdictions to review common issues/concerns when needed.

CHAPTER 8: LAND USE

Existing and Forecasted Land Use

Existing land uses are described below and listed in Table G:

- *Agriculture:* Cropland/Pasture is the dominant land use in the Town of York. More than 75% of the Town's land is used for agricultural purposes. Conventional farm practices are employed to raise corn, soybeans, and dairy as well as other livestock and crops.
- *Residential:* The Town continues to be sparsely populated, with only .8% of the Town's land occupied by residential use. Single-family residential is the prevalent housing type.
- *Commercial:* Commercial uses play a very small part of the Town's total land use, only .02%. At this time the Town contains a few limited commercial uses including landscaping, auto repair and sales and a few home-based businesses.
- *Other Public Uses:* The predominant public use is transportation infrastructure, which consumes 730 acres in the Town. Roadways account for the bulk of this land use.

Table F: York Land Use, 2000

Land Use	Number of Acres	Percent
Residential	189***	.8%
Industrial	0	0%
Transportation	730	3.2%
Communication/Utilities	14	.06%
Commercial-Retail	1	0%
Commercial-Services	4	.02%
Institutional and Government	6	.03%
Outdoor Recreation	0	0%
Total Developed Area	945	4.1%
Woodlands	1,141	4.9%
Other Open Lands	3,333	14.5%
Vacant, Unused Land	0	0%
Water	15	.07%
Cropland/Pasture	17,521	76.3%
Total Agriculture & Undeveloped	22,010	95.9%
Total Area	22,955	100%

***Dane County Regional Planning Commission adjusted how they calculated residential acreage in 2000. In previous years, entire parcel acreages were used rather than only the building site acreage.
 Source: *Dane County Regional Planning Commission, 2002*

Land Use Trends

The Town's land use pattern has stayed much the same over the past thirty years. Small increases in residential and transportation have occurred, as well as, slight increases in woodlands and open lands (Table H).

Table G: York Land Use Trends, 1970-1990

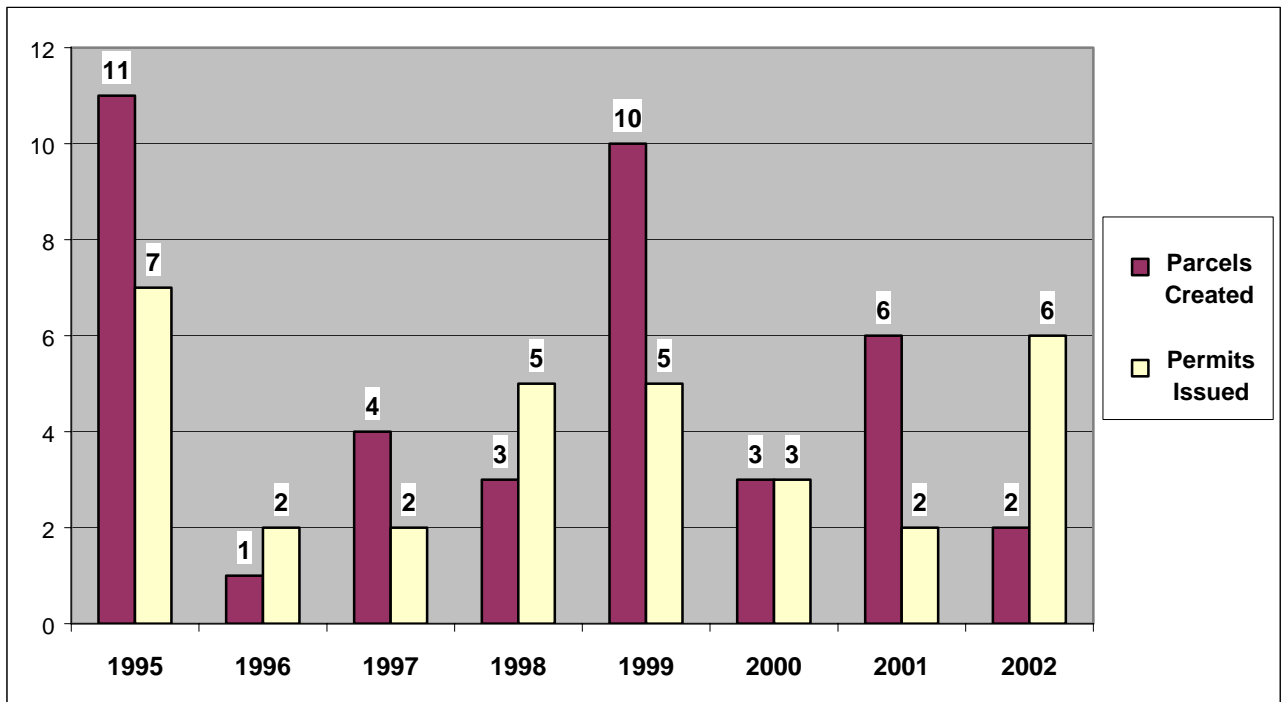
Land Use	1970		1980		1990	
	Number of Acres	Percent	Number of Acres	Percent	Number of Acres	Percent
Residential	381	1.7%	412	1.8%	450	2.0%
Industrial	0	0%	0	0%	1.3	0%
Transportation	NA	NA	553	2.4%	719	3.1%
Communication/Utilities	34	.2%	24	.1%	23	.1%
Commercial-Retail	.4	0%	.9	0%	1.1	0%
Commercial-Services	.5	0%	1.8	0%	2.1	0%
Institutional and Government	6.8	0%	5	0%	6.4	0%
Outdoor Recreation	341	1.5%	0	0%	0	0
Total Developed Area	1,271	4.1%	996	4.3%	1,202	5.2%
Woodlands	NA	NA	980	4.3%	1,129	4.9%
Other Open Lands	NA	NA	2,858	12.5%	2,357	10.3%
Vacant, Unused Land	NA	NA	0	0	0	0
Water	8	0%	15	0%	10	0%
Cropland/Pasture	NA	NA	18,058	78.8%	18,208	79.5%
Total Agriculture & Undeveloped	21,635	94.5%	21,910	95.7%	21,704	94.8%
Total Area	22,906	100%	22,906	100%	22,906	100%

Source: Dane County Regional Planning Commission, 2002

Supply, Demand and Price of Land

The number of parcels created each year determines the rate of development in the Town. The Town has a density policy that allows 1 split per 75 acres of contiguous land owned as of August 28, 1980. On average there are 5 parcels created each year in the Town. Creation of parcels has been by certified survey map, rather than subdivision. See Chart 9 for parcel creation during 1995-2002.

Chart 9: Parcel Creation and Housing Permits Issued, 1995-2002



Source: DCRPC Regional Trends Report, 2002

The number of parcels created and housing permits issued has remained relatively stable over the past decade (Chart 9). The statistics indicate that there is little non-agriculture related residential development pressure in the Town. Therefore, it is unnecessary for the Town to provide a full range of municipal services now or in the foreseeable future.

In 1979, the Town adopted exclusive agricultural zoning. Since that time, 366 acres have been rezoned from exclusive agricultural use; 193 of those acres were considered “prime soils”.

In Dane County, the average market value per acre of land and buildings has increased 71.7 percent from 1997 to 2002. In 2002 according to the Census of Agriculture, the average per acre in Dane County was \$3,264, which is up from \$1,901 in 1997.

Table H: Land Use Projections in 5-Year Increments

Land use acres	2010	2015	2020	2025
Agriculture (cropland/pasture)	18,200	18,188	18,176	18,164
Residential	514	530	546	562
Commercial	4.0	4.5	5.0	5.5
Industrial	1.5	2.0	2.5	3.0

Land Use Conflicts

Land use conflicts in the town usually involve new residential development located in close proximity to agricultural uses. Much of this has been alleviated through the adoption of the town driveway ordinance and other siting requirements. Most importantly, overall density of residential development is limited via the town density policy.

Opportunities for Redevelopment

Because only 4.1% of the Town's land is developed, opportunities for redevelopment are uncommon. If opportunities arise, steps toward redevelopment should be taken so as to preserve the Town's rich agricultural areas.

Land Use Goals, Objectives and Policies:

The Town of York is blessed with some of the best, most productive farmland in Dane County and its predominant land use is agriculture. Residents value the rural lifestyle and picturesque landscape dominated by farms, glacial features known as drumlins, and environmental resources such as the Deansville Marsh. As illustrated by the survey results, Town residents want to retain and enhance these characteristics long into the future.

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

General Land Use Goals

- a. Encourage land uses that are consistent with and contribute to the Town's agricultural and rural character.
- b. Promote the long-term preservation of farmland within the Town.
- c. Preserve the Town's unique and sensitive natural resources to ensure a high-quality environment for the benefit of future generations.

General Land Use Objectives:

- a. Ensure that new development and land use changes are compatible with the Town's agricultural and rural character.
- b. Direct new development to areas of existing development or to areas least likely to interfere with agricultural uses.
- c. Avoid any substantial expenditure of public funds and the incurrence of municipal debt for the construction or provision of municipal improvements and services usually associated with urban residential areas that are neither needed nor essential in agricultural areas.
- d. Recognize the environment as an integrated system of land, water and air resources, the destruction or disturbance of which can adversely affect the community by creating hazards, destroying important public resources, or wasting productive lands and renewable resources.

General Land Use Policies and Programs:

- a. Provide a sufficient supply and mix of land uses to satisfy Town land use objectives.
- b. Promote and encourage the agricultural character and development of the Town while allowing the flexibility to divide or to develop limited amounts of land.
- c. Promote the redevelopment or improvement of properties in the area around York Center.
- d. Follow the recommendations and requirements of this Plan when making land use decisions.
- e. Prohibit the development of subdivisions (5 or more lots less than 35 acres within 5-year period), high-density residential land uses, or other commercial or industrial development usually associated with an urban land use pattern within the Town.
- f. Direct development away from productive agricultural lands, or those lands with a history of productive farming activity.
- g. Limit non-farm residential development to those areas that are not classified as prime farmland (as shown on Map #9).
- h. Require agencies and bodies responsible for the location of public improvements such as roadway corridors, pipelines, or power lines to recognize and comply with the agricultural land preservation objectives of the Town.
- i. Promote state and local programs that encourage farming, or investment in farming, within the Town.



Town Land Use Districts (Map # 2): The Town has adopted the following 3 proposed planning districts to meet the Town’s land use goals and objectives over the 20 year planning period:

- 1) **Agricultural Preservation District**
- 2) **Environmental & Resource Protection District**
- 3) **Public Lands District**

1. **Agricultural Preservation District**

Objective:

The Town has established the Agricultural Preservation District as a means of preserving agricultural lands and rural character throughout the Town while providing opportunities for limited non-farm development. This designation will also serve to promote continued investment in agricultural operations by ensuring that incompatible land uses are directed to areas that will minimize interference with farming activities. The primary land use policy within this district is the density policy, which limits the density of residential development to one dwelling unit per 75 acres. This district encompasses the most land within the town and includes productive farmlands, farm dwellings and other agricultural land uses, pastureland, woodlots, and scattered non-farm single-family dwellings. The policies for this district allow for a limited amount of non-farm residential and commercial development in keeping with the overall goals and objectives of the Town to preserve agriculture and rural character.

Policies & Programs:

Density Policy – Within the Agricultural Preservation District, the density policy will serve as the primary tool for meeting the town’s land use objectives to maintain rural character and preserve agricultural land. The density policy limits the amount of non-farm development and will be used to guide Town decisions when considering rezones out of the A-1EX district.

1. **Density limitation:** The density of non-farm development is limited to one non-farm use (also referred to herein as, “split” or “density unit”) per 75 contiguous acres held in single ownership as of August 28, 1980. The density limitation shall apply to residential development, and to other forms of development, including;
 - non-farm commercial development created after the date of adoption of this comprehensive plan, and;
 - sales of land or easements to public entities unless otherwise indicated in sales contracts, deeds, or recorded agreements.

Example: The density standard of one dwelling unit or non-farm use per 75 acres of land owned as of August 28, 1980 means that a 150

acre farm as of that date would be eligible for up to two new lots for non-farm development if all other plan policies were met.

This policy is not meant to require or encourage 75-acre dwelling unit lots; rather landowners are encouraged to create smaller clustered dwelling unit lots on less productive soils.

2. **Rounding:** The Town shall “round up” to the nearest whole number when a density calculation results in a remaining fraction over $\frac{1}{2}$ (50%). For example, an 8/28/1980 farm unit totaling 120 acres would be eligible for a total of 2 splits ($120 / 75 = 1.6$, rounded up to 2).
3. **Parcels between 40 and 75 acres as of 8/28/1980:** The owner of a parcel, or contiguous parcels totaling forty to seventy-five acres in size, inclusive, may create one residential lot.
4. **Determining original 8/28/1980 farm units:** The Town will utilize the 1979 Land Atlas and Plat Book for Dane County by Rockford Map Publishers, Inc., as a guide to determining original farm ownership and acreage as of 8/28/1980. Parcel size will be based on gross acreage, which includes road and other public rights of way. Landowners or applicants for rezoning proposals may submit more detailed information for consideration, such as historical tax records, or surveys.

An original farm unit or parcel is defined as contiguous lands in single ownership as of August 29, 1980. 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 “Contiguity” of parcels shall not be interrupted by roads, other public rights-of-way, or by navigable waterways. Parcels meeting at a single point shall be considered contiguous.

5. **Eligible lands:** When calculating original farm acreage and eligible density units, all contiguous property under single ownership within the Agricultural Preservation District shall be included. This includes land under water, within mapped wetlands, floodplains, or environmental corridors.
6. **Farm residences:** Separation of residences built prior to August 28, 1980 shall not count as a split. All residences built after August 28, 1980 shall count as a split against the density policy, except as provided below. This includes residences for farm owners or operators built in the A-1EX district under the “farm plan” provision of the Dane County Zoning Ordinance §10.123(2) sub (b) and (c), unless such residence was built as a replacement to a residence existing prior to August 28, 1980. The burden of proof of identifying the construction date rests with the

applicant/landowner. Replacement of a farm residence existing prior to August 28, 1980 shall not count toward the density limitation, provided the previous residence is destroyed or converted to non-residential use.

7. **Duplexes:** Duplexes constructed after the date of adoption of this Comprehensive Plan shall count as two density units toward the density limitation. Conversion of a single-family residence to a duplex shall count as one additional density unit toward the density limitation.
8. **Land transfers after August 28, 1980 and allocation of density units:** Land sales of over 35 acres occurring after August 28, 1980, do not result in new allotments of density units. When land sales of more than 35 acres occur after August 28, 1980 without *clear documentation* or agreement between buyer and seller, or subsequent/current owners, regarding any transfer of splits or density units, the Town shall utilize the following guidelines when considering allocation of any remaining density unit(s):
 - a. Landowners are encouraged to make clear in recorded documentation, such as a sales contract or warranty deed, that a density unit is being transferred or retained when selling tracts of land over 75 acres. The Town may request that any supporting documentation be included with development or rezone proposals. Supporting documents may include, but are not limited to, sales contracts, warranty deeds, affidavits, and written agreements.
 - b. Landowners who combine portions of different August 28, 1980 farm parcels in order to obtain over 75 acres are not entitled to a split.
 - c. Land annexed into a city or village after August 28, 1980 shall be removed from the original farm acreage when calculating eligible density units.
 - d. Proportional allocation: In the absence of clearly understood supporting documentation, any remaining splits will be allocated on a proportional basis among current owners of the 8/28/80 farm unit in keeping with the Town's 1 per 75 density policy. Under no circumstances shall the density standard be exceeded on the August 28, 1980 farm unit.
9. **Limited transfers of density units allowed:** Limited transfers of density units between original August 28, 1980 farm units may be considered if such a transfer would further the goal of preserving productive agricultural lands. Such transfers shall be considered on a case-by-case basis. A density analysis by Dane County Planning & Development shall be

required on both the sending and receiving parcels. The Town may require the recording of Deed Restrictions or Notice documents on “sending” and “receiving” parcels.

10. **Substandard A-1EX parcels under 35 acres as of August 28, 1980:**

(The following policies apply to parcels zoned A-1EX less than 35 acres in size)

- i. Pre-existing uses on substandard parcels less than 35 acres as of August 28, 1980 shall be permitted to continue as non-conforming uses. The Town may permit rezoning of such parcels to bring the pre-existing use into compliance with the county zoning ordinance, provided that such use is consistent with the overall goals and objectives of this Plan.
- ii. Vacant, legal, substandard (sometimes referred to as “non-conforming”) A-1EX zoned parcels between 2 and 35 acres in size in existence since 8/28/80 are permitted to rezone to an appropriate district to allow one single-family home, provided that the proposed development can satisfy the Town’s siting criteria.
- iii. Substandard parcels with an existing residence are not permitted to divide for the purpose of additional residential development.
- iv. Illegally created substandard 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.
- v. Illegally created substandard 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.

11. **When density units are exhausted:** When eligible density units for an original August 28, 1980 farm have been exhausted, the town shall require the recording of a deed restriction that prohibits further residential development on the balance of the property.

12. **Exceeding the density limitation:** The Town may or may not consider rezoning or development requests that would result in densities exceeding 1 split per 75 acres owned as of August 28, 1980. Because the Town changed its density policy from 1 split per 35 acres to 1 split per 75 acres in 1998, situations may exist requiring special consideration by the Town Plan Commission and Board regarding application of the current density policy.

13. **Commercial & Industrial Development:** The Town shall follow the following policies regarding proposed new, or expansion of existing, commercial and industrial development within the Agricultural Preservation District:
- i. To allow such commercial and industrial development as is needed to support existing agricultural activities where it will not result in environmental degradation or conflict with farming operations.
 - ii. To limit rezoning to that portion of land which is necessary for the commercial or industrial use contemplated.
 - iii. To avoid any substantial expenditure of public funds and the incurrence of municipal debt for the construction or provision of municipal improvements and services usually associated with commercial and industrial development.
 - iv. To avoid speculation and ensure compliance with previous policies, the applicant must request a specific use. Due to the permitted uses in the A-B Agri-Business and Commercial districts, the Town may require a condition on the rezoning to allow only the specific use as delineated on an approved site plan. This allows the Town to set specific limits and to review any expansion or new uses.
14. **Development siting standards & criteria:** The Town shall use the following siting standards and criteria when reviewing proposed non-farm rezones or development. There may be instances where proposed development conflicts with these standards and criteria, or with other applicable county, state, or federal laws. In instances where utilizing allotted density units for development is inappropriate, landowners may have the ability to transfer density units to a more appropriate location (i.e., receiving area), consistent with a future Transfer of Development Rights (TDR) program developed by the town.
- i. The minimum parcel size for proposed new lots shall be 1 acre. The Town encourages the creation of small lots ranging in size from 1 to 3 acres on less productive soils.
 - ii. Development shall be directed away from productive agricultural lands, or those lands with a history of productive farming activity.
 - iii. Development shall be located so that all land divisions or subdivision areas connect directly to existing public streets.
 - iv. The Town shall discourage the layout of streets or driveways across agricultural land in order to reach non-farm development.

- v. The maximum driveway length to serve nonfarm development is 500 feet. However, if the driveway is crossing tillable agricultural soils, the maximum driveway length will be 200 feet. (Note: The length shall be measured from the public road right-of-way to the garage or main parking area at the residence.) Any proposed driveway must comply with the Town's driveway ordinance.
- vi. To require any property owner or developer who divides or subdivides land to pay for and to install, to Town specification, public improvements such as streets, storm sewers, water supply systems, sidewalks, and ornamental street lights.
- vii. To require any property owner or developer who divides or subdivides land for residential purposes to provide adequate park, playground, recreation and open space to meet the needs create by and to be provided for their land division or subdivision.
- viii. Contractors shall be required to use erosion control measures and return lands to a near normal setting after completion of construction. The Town may require an erosion control and/or stormwater management plan meeting county ordinance standards as a condition of rezone approval.
- ix. A specific site plan may be required for proposed development, such as, but not limited to, proposed commercial development, or horse boarding facilities. The site plan should show the layout of the proposed lot(s), the location and use of proposed buildings, parking area(s), and driveway access. Additional criteria include the following:
 - 1. Driveway must provide for safe passage of emergency vehicles.
 - 2. All cuts, fills and erosion problems must be noted and an erosion control plan submitted before a driveway permit can be issued.
- x. Cluster development shall be encouraged if more than one lot is to be created in the rezoning-site plan process.
- xi. Land that may be considered for rezoning, subdivision, or development should satisfy all other applicable policies in this plan and:
 - 1. Be adjacent to existing roads and be located where there is little possibility of conflict with surrounding agricultural uses;
 - 2. Be located such that development is not likely to disturb or destroy any important natural features such as significant woodland areas, wetlands, steep slopes over 12% grade, and hedge rows.

Note: Nearly all potentially developable areas have direct connection to existing roads.

2. Environmental & Resource Protection District

Objective:

The Town has established the Environmental & Resource Protection District to preserve and enhance unique and sensitive natural resources within the Town. This district applies to lands within 100-year floodplains, wetlands, significant woodlands, and steep slopes exceeding 12% grade. Non-farm development within the Environmental & Resource Protection District is generally discouraged. Any proposed development in this district shall comply with the policies listed below, and with the siting standards and criteria of the Agricultural Preservation District.

Policies & Programs – Environmental & Resource Protection District

1. Guide the location and design of development in a manner that will minimize any adverse impact on the quality of surface waters, aquifers, wetlands, woodlands, and agriculture.
2. Encourage land use patterns and practices that will preserve the integrity of the hydrologic system and ecosystem.
3. Utilize natural drainage patterns and measures that minimize pollution of the hydrologic system and ecosystem.
4. Preserve wetlands and woodlands as essential components of the hydrologic system and as valuable wildlife habitat, and to restore degraded resources where possible.
5. Protect floodplain areas and emphasize their value to the community as potential focal points of natural beauty and recreation.
6. Locate development in areas where soil characteristics are compatible with the proposed development.
7. Designate and, where possible, preserve environmentally sensitive areas.
8. Establish procedures with public agencies seeking to acquire land within the Town that assure input from Town officials and citizens.
9. Discourage and, where possible, prevent the filling or developing of wetlands and floodplains.
10. Preserve natural landscape features such as woodlands, wetlands, floodplains, streams, lakes, steep slopes and prairies.
11. Encourage the management of woodlands in an effort to promote further value for timber and wildlife.
12. Identify buildings or sites of historic or scenic value and encourage their preservation.

3. Public Lands District

Objective:

The Town has established the Public Lands District to guide future decision-making with regard to lands owned by Public Agencies. The primary designation for this district is land owned by the Wisconsin Department of Natural Resources in the Southwest part of the Town of York. The policies for this district are designed to ensure town input on future land use decisions, acquisitions or dispensations of lands owned by public entities.

Policies & Programs – Public Lands District

1. Work with public agencies owning land in the Town and develop agreements on future use of existing public lands.
2. Develop procedures for future land acquisitions by public agencies that provide opportunities for adequate input from citizens and recognition of the goals, objectives, and policies of this Plan.
3. Encourage land uses that are compatible with natural resource preservation and protection.
4. Encourage public recreational opportunities for Town residents on publicly owned lands.

CHAPTER 9: IMPLEMENTATION

Implementation Tools

The Town of York will regulate land use through the following mechanisms:

- 1) **Dane County Zoning Ordinance:** Through zoning maps and text, the ordinance governs the use of publicly and privately owned land in the Town.
- 2) **Dane County Land Division Ordinance:** This ordinance applies to any division of land that creates a parcel of 35 acres or less in size. Approval of any plat or certified survey maps will require full compliance with the Ordinance and with the *Town of York Comprehensive Plan*.
- 3) **Dane County Subdivision Ordinance:** The Town falls under the Dane County subdivision ordinance (Chapter 75 of the Dane County Code of Ordinances) which outlines provisions for subdividing parcels of land into smaller parcels.
- 4) **Town of York General Ordinance:** Adopted in 1980, this ordinance contains rules for land division as well as other general development issues such as driveway length.
- 5) **Exclusive Agricultural Zoning:** The Town adopted the agricultural exclusive (A-1 EX) zoning district allowed by the Dane County Zoning Ordinance as part of the Dane County Farmland Preservation Plan. The Town will not approve of any zoning change that will enable land uses that are inconsistent or conflict with the objectives and policies of the *Comprehensive Plan* or the *Dane County Farmland Preservation Plan*.
- 6) **Dane County Erosion Control and Stormwater Management Ordinance:** To ensure environmental protection of natural resources and features, the Town has adopted the Dane County ordinance (Chapter 14 of the Dane County Code of Ordinances)
- 7) **Conservancy Zoning:** Conservancy zoning is contained within the Dane County Zoning Ordinance, Chapter 10 of the Dane County Code of Ordinances, (DCCO).
- 8) **Sign Regulations:** Conservancy zoning is contained within the Dane County Zoning Ordinance, Chapter 10 of the DCCO.
- 9) **Building and Mechanical Codes:** The town falls under the state Uniform Dwelling Code (UDC).
- 10) **Density Policy:** The Town's residential density policy limits the number of lots that may be created by certified survey to one parcel for each 75 acres, or portion thereof, owned as of August 28, 1980. To prevent the occurrence of multiple divisions by successive landowners, this limitation runs with the land; is cumulative; and applies to those persons owning land within the Town on August 28, 1980, and to their grantees, heirs, successors and assigns. For

further details, please refer to the Land Use policies found in Section 2 (page 30.)

- 11) **Driveway Policy:** The maximum driveway length to serve non-farm development is 500 feet. However, if the proposed driveway crosses prime agricultural soils as delineated by the Soil Productivity Map, the maximum driveway length will be 200 feet. Length will be measured from the public road right-of-way to the garage or main parking area at the residence. Each zoning application will be reviewed by Fire and Emergency Medical Services officials to ensure adequate access for emergency vehicles.
- 12) **Sanitary Codes:** The town is covered by the Dane County Private Sewage System Ordinance and Health Ordinance (Chapter 46 of the DCCO)

Adoption, Evaluation, Amendments and Updates

Following the requirements of Wisconsin's comprehensive planning legislation, the Town Board adopted the *Comprehensive Plan* by ordinance after receiving recommendation from the Town's Plan Commission and holding a formal public hearing. In addition, the *Town of York's Comprehensive Plan* was approved by the County for inclusion in the Dane County Farmland Preservation Plan.

Ongoing evaluation of the *Plan* will occur while being utilized by the Town. Progress toward goals will be reported, and changes in conditions that affect elements of the plan will be noted. When changing conditions in the town warrant minor modification of the *Plan* text or maps, an amendment shall be made to the *Plan*. Reasons for an amendment may include:

- Changes in state or federal law(s) affecting comprehensive planning,
- Changes to goals, objectives, policies, or recommendations in the *Plan*,
- Changes in community demographics,
- Instances where the *Plan* becomes inconsistent with other policy goals.

At least every ten years, the Town will perform an update of the *Comprehensive Plan*, in accordance with the State comprehensive planning law. Different than an amendment, an update may accommodate significant changes and modifications to the *Plan* text and maps.

Integration of Plan Elements

In accordance with the State's comprehensive planning law, each element of the *Plan* is integrated and consistent with the other elements of the *Plan*. Elements have been carefully prepared so as to collectively achieve the Town of York's vision and goals.

Implementation Timeline

In order to carry out the objectives of this *Plan*, a timetable for action was created (Table I). Each year progress toward achieving the recommendations listed below will be monitored and evaluated by the Town Plan Commission. As is evident from the table, most of the activities are, and will continue to be, ongoing.

Table I: Action Plan and Timeframe

ELEMENT	RECOMMENDATION	TIMEFRAME
Agricultural, Natural and Cultural Resources	Follow the plan's residential density policy in the Agricultural Preservation District.	Ongoing
	Continue to implement the town driveway ordinance.	Ongoing
	Work with the county in exploring programs to preserve farmland, such as purchase of development rights and transfer of development rights programs.	Ongoing
Housing & Economic Development	Encourage redevelopment of properties in the commercial/retail land use district.	Ongoing
	Follow the residential density policy contained in the Comprehensive Plan.	Ongoing
	Promote the careful placement of homesites in an effort to preserve farmland and protect natural features.	Ongoing
	Identify local need and interest in the Dane County Community Development Block Grant (CDBG) program for maintenance and rehabilitation of existing housing stock.	Ongoing
Transportation	Continue to maintain town local roads.	Ongoing
Utilities and Community Facilities	Relocate recycling facility to more centralized location in the town	2005-2007
Land Use	Follow the recommendations of the York comprehensive plan when considering all zoning petitions and land divisions. Review and update Town General Ordinance.	Ongoing 2006-2011
Intergovernmental Cooperation	Share information with neighboring towns and villages as comprehensive plans are developed and/or amended.	Ongoing