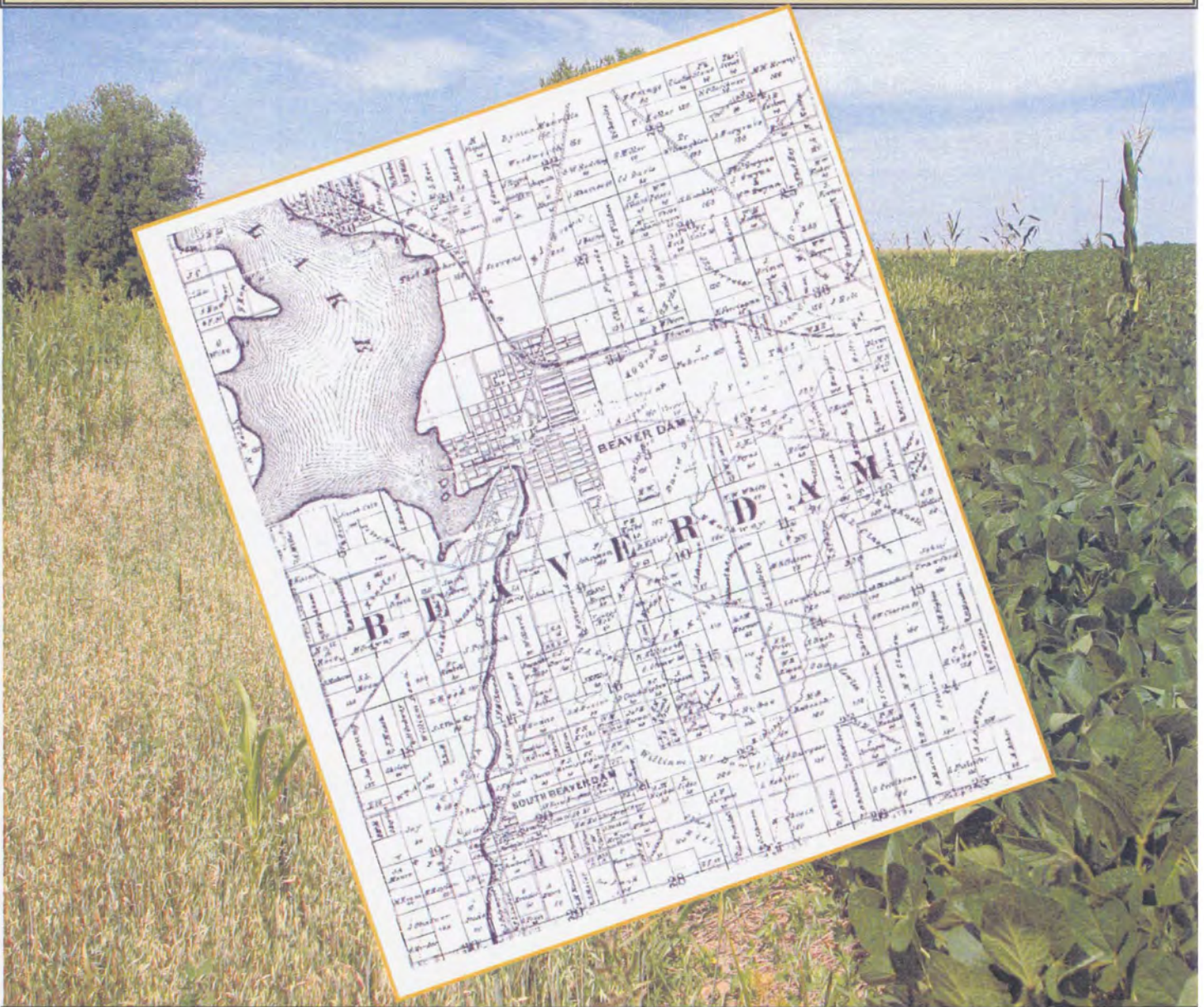


Town of Beaver Dam Comprehensive Plan



2012

TOWN OF BEAVER DAM DODGE COUNTY, WISCONSIN

COMPREHENSIVE PLAN

Adopted March 13, 2012

Town Board

Neal Stippich, Chair

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This plan was prepared for the Town of Beaver Dam under the Community Services Planning Program of the Dodge County Land Resources and Parks Department

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RESOLUTION NO. 2011-2

A Resolution identifying public participation methods for updating the Town of Beaver Dam Comprehensive Plan.

TO THE HONORABLE TOWN BOARD OF THE TOWN OF BEAVER DAM, DODGE COUNTY, WISCONSIN

Members:

WHEREAS, the Wisconsin Legislature has established a "Comprehensive Planning Law" which requires a local governmental unit to update their comprehensive plan in accordance with Chapter 66.1001 of the Wisconsin State Statutes; and

WHEREAS, the governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation in every stage of the comprehensive plan update; and

WHEREAS, the Town Board of the Town of Beaver Dam has delegated the responsibility to update the existing comprehensive plan in accordance with the requirements specified by law to the Town of Beaver Dam Comprehensive Plan Committee;

SO, NOW, THEREFORE, BE IT RESOLVED, that public participation in the update of the comprehensive plan shall include, but not be limited to the following activities: public input meetings, news releases, Committee meetings, legal notices, posting of meeting notices at public places, and open meetings for which the public is entitled to have advanced notice. Additionally, all informational items used and produced by the Committee shall be made available for public review at the Town Hall. Written comments on all subjects pertaining to the development of this plan shall be encouraged. An address to forward written comments shall be provided in meeting notices and news releases. The Committee shall respond to written comments at public meetings. Owners of nonmetallic mining sites or persons with leasehold interest in the operation shall be notified in writing of any proposed, alternative, or amended comprehensive plan elements in which the allowable use or intensity of use of the property is changed by the comprehensive plan.

All of which is respectfully submitted this 12 day of July, 2011.

Alan Matuszeski
Alan Matuszeski, Comprehensive Plan Committee Chair

Adopted this 12 day of July, 2011.

Neal Stippich
Neal Stippich, Town Board Chair

ATTEST:

Cheryl Goodrich
Cheryl Goodrich, Town Clerk

Town of Beaver Dam Comprehensive Plan

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1.0 Issues and Opportunities

1.1 Introduction

The general purpose of the Comprehensive Plan is to guide and accomplish coordinated, adjusted, harmonious development within the Town of Beaver Dam. The Town of Beaver Dam *Comprehensive Plan* positions the community to guide future land development over the next 20 plus years in a way that preserves the character of the community, protects natural resources, enhances economic and housing opportunities, and provides for efficient service delivery. More specifically, this document recommends how lands within the community should be used. The plan recommendations in this document are based on public input and involvement. Community goals, objectives, and policies are also based on and consistent with the recommendations. The recommendations should be used for specific actions and development decisions in the community. Wisconsin Statutes, Section 66.1001, further defines a comprehensive plan and a local unit of government's responsibilities. This legislation requires that a community that engages in land use regulations develop and adopt a comprehensive plan. The plan must contain nine elements as specified in the statutes. It also requires that all land use decisions be consistent with the comprehensive plan. This document will meet the requirements of Wisconsin's comprehensive planning law, Wisconsin Statutes 66.1001.

The Town of Beaver Dam is located in the west central portion of Dodge County and adjacent to the City of Beaver Dam. The City of Columbus is seven miles to the southwest, the City of Juneau is three miles to the east, and the City of Waupun is approximately eight miles to the north. US Highway 151 provides a direct route to the southwest and the northeast through the Town, STH 33 provides a direct route to northwest and east, and multiple county highways provide routes to the north, east, south, and west. Map 1-1, Regional Setting, shows the location of the Town of Beaver Dam.

1.2 Planning Process

On April 25, 2011, the Town of Beaver Dam signed a Memorandum of Agreement with the Dodge County Land Resources and Parks Department to assist with the updating of the Town of Beaver Dam Comprehensive Plan. The agreement outlined the process and terms for updating the 2001 Comprehensive Plan document. The comprehensive planning project began in the summer of 2011.

Goals, Objectives, Policies and Recommendations stated in this document reflect the deliberations of the Town Comprehensive Plan Committee and Town Board, based on the comments and opinions expressed by the people within the Town of Beaver Dam. References made to specific state, county, and other governmental programs do not imply endorsement of such programs, but are presented for background and reference only.

1.3 Public Participation Efforts

The Town of Beaver Dam adopted a Public Participation Plan at the beginning of the comprehensive planning process. The following core efforts were identified to foster public participation above and beyond the statutory requirements of Wisconsin's Smart Growth law:

- ♦ All meetings will be open to the public;
- ♦ Notices and press releases will be sent to local media outlets identifying the time and location for any public informational meetings and any public hearings;
- ♦ Information about meetings, the Comprehensive Plan, and related materials are available at the Town Hall for review by local residents and interested persons.

In addition, an address to forward written comments shall be provided in meeting notices and news releases. The Committee and/or Town Board shall respond to written comments at public meetings.

1.4 Population Characteristics

Population Counts

Population change is the primary component in tracking a community's past growth as well as predicting future population trends. Population characteristics relate directly to the community's housing, educational, utility, community, and recreational facility needs, as well as its future economic development. Tables 1-1 and 1-2 display population trends and changes from 1960 to 2010 for the Town of Beaver Dam.

Table 1-1
Population Trends, Town of Beaver Dam, 1960-2010

	1960	1970	1980	1990	2000	2010
Population	1,509	1,933	3,030	3,097	3,440	3,962

Source: Wisconsin Department of Administration, 1960, 1970, and 1980. U.S. Bureau of the Census, 1990, 2000, and 2010.

Table 1-2
Population Change, Town of Beaver Dam, 1960-2010

	1960 - 1970	1970 -1980	1980 -1990	1990 - 2000	2000 - 2010	Total Change 1960 - 2010
Population Change	424	1,097	67	343	522	2,453

Source: Wisconsin Department of Administration, 1970 and 1980. U.S. Bureau of the Census, 1990, 2000 and 2010.

From 1960-2010, the Town of Beaver Dam's population increased by 2,453 residents; 1,509 residents in 1960 to 3,962 in 2010. The rate of population growth has not been steady the past 50 years. Each of the past decades has experienced a different growth rate. The most notable decade of population growth was from 1970 to 1980, the Town experienced a 56.7 percent increase in population. The slowest growth rate was from 1980 to 1990, the Town only grew by 2.2 percent. This slower growth rate could be attributed to a down economy or annexations by the City of Beaver Dam.

Age Distribution

A shifting age structure can affect a variety of services and needs within the community. A shifting age structure is a national trend that is also prevalent in Wisconsin. The baby-boomer generation, which is the largest segment of the overall population, is nearing retirement age. As this age group gets older the demand for services such as health care will increase and a younger workforce will need to take the place of retirees. It will become increasingly important to recognize if these trends are taking place and to determine how to deal with the effects.

Table 1-3 displays the population by age cohort for the Town of Beaver Dam and Dodge County.

Table 1-3
Population by Age Cohort,
Town of Beaver Dam and Dodge County, 2010

	Town of Beaver Dam		Dodge County	
	Number	% of Total	Number	% of Total
Under 5	172	4.3	5,020	5.7
5 to 14	601	15.2	10,986	12.4
15 to 24	401	10.1	10,404	11.7
25 to 34	301	7.6	11,432	12.9
35 to 44	552	13.9	12,151	13.7
45 to 54	729	18.4	14,830	16.7
55 to 64	654	16.5	10,685	12.0
65+	552	13.9	13,251	14.9
Total	3,962	99.9	88,759	100
Median Age	44.3		40.7	

*Percentages may not add up to 100%, due to rounding.

Source: U.S. Bureau of the Census, 2010.

The largest percentage of Town of Beaver Dam residents is between the ages of 45 to 54 (18.4 percent) and the next largest age cohort is ages 55 to 64 (16.5 percent). The largest percentage of Dodge County's residents is in the 45 to 54 age category (16.7 percent). The Town of Beaver Dam is similar since 18.4 percent of its residents are in the same age category. Also, 15.2 percent of the Town's population is 5 to 14 years of age, which is higher than the county's percentage of 12.4 percent. The Town of Beaver Dam's median age is 44.3, which is higher than Dodge County's median age of 40.7.

Educational Attainment

Table 1-4 displays the most recent educational attainment information for the Town of Beaver Dam as reported by the US Census Bureau, 2005 – 2009 American Community Survey. The American Community Survey information is a sample of the Town and is subject to sampling variability. However, the survey provides the most recent data available and provides necessary background information.

Table 1-4
Educational Attainment
Town of Beaver Dam

Attainment Level	Town of Beaver Dam	
	Number	Percent of Total
Less than 9th grade	57	2.2
9th grade to 12th grade, no diploma	331	13.0
High school graduate (includes equivalency)	929	36.6
Some college, no degree	518	20.4
Associate degree	291	11.5
Bachelor's degree	286	11.3
Graduate or professional degree	129	5.1
Total Persons 25 and over	2,541	100.1

*Percentages may not add up to 100%, due to rounding.

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Approximately 84.9 percent of Beaver Dam's residents have attained a high school level education. The second largest percentage (20.4 percent) of education attainment in the Town is some college, no degree. The Town of Beaver Dam has 11.3 percent of its residents obtaining a bachelor's degree. The Town of Beaver Dam has a large percentage (15.2 percent) of residents with 12th grade education or less.

Household Income

Table 1-5 displays the most recent household income and median household income information for the Town of Beaver Dam as reported by the US Census Bureau, 2005 – 2009 American Community Survey. American Community Survey information is a sample of the Town and is subject to sampling variability. However, the survey provides the most recent data available and provides necessary background information.

Table 1-5
Household Income
Town of Beaver Dam

	T. Beaver Dam	
	Number	% of Total
Less than \$10,000	33	2.2
\$10,000 to \$14,999	53	3.5
\$15,000 to \$24,999	130	8.6
\$25,000 to \$34,999	131	8.7
\$35,000 to 49,999	248	16.4
\$50,000 to \$74,999	418	27.6
\$75,000 to \$99,999	186	12.3
\$100,000 to \$149,999	218	14.4
\$150,000 or More	97	6.4
Total	1,514	100.1
Median Household Income	\$58,077	

*Percentages may not add up to 100%, due to rounding.

Source: U.S. Census Bureau, 2005-2009 American Community Survey

The highest percentage (27.6 percent) of residents in the Town of Beaver Dam had a household income between \$50,000 to \$74,999. The next largest percentage (16.4 percent) of household income was \$35,000 to \$49,999. Approximately 20.8 percent of the households in the Town of Beaver Dam had a household income of \$100,000 or greater. The median household income for the Town of Beaver Dam was \$58,077.

Population Projections

Population projections are based on past and current population trends and are not predictions, rather they extend past growth trends into the future and their reliability depends on the continuation of these past growth trends. Projections are therefore most accurate in periods of relative socio-economic and cultural stability. Projections should be considered as one of many tools used to help anticipate and predict change within the community.

Table 1-6 displays the population trends in the Town of Beaver Dam, Dodge County, and Wisconsin for 1999 through 2010.

Table 1-6
Population Trends
Town of Beaver Dam, Dodge County, and Wisconsin 1999-2010

Year	Town of Beaver Dam		Dodge County		Wisconsin	
	Population	% Change	Population	% Change	Population	% Change
1999	3,378		84,312		5,274,827	
2000	3,440	1.8	85,897	1.9	5,363,675	1.7
2001	3,487	1.3	86,476	0.7	5,400,004	0.7
2002	3,538	1.7	87,083	0.7	5,453,896	1.0
2003	3,589	1.4	87,599	0.6	5,490,718	0.7
2004	3,665	2.1	88,285	0.8	5,532,955	0.8
2005	3,726	1.7	88,748	0.5	5,580,757	0.9
2006	3,790	1.7	89,063	0.4	5,617,744	0.7
2007	3,855	1.7	89,225	0.2	5,648,124	0.5
2008	3,918	1.6	89,810	0.7	5,675,156	0.5
2009	3,943	0.6	90,022	0.2	5,688,040	0.2
2010	3,962	0.5	88,759	(1.4)	5,686,986	(0.01)
Total Change	552	16.3	4,447	5.2	412,159	7.8

Source: Official Population Estimates, Demographic Services Center, Wisconsin Department of Administration and 2010 Census

In the year's 2000 and 2010 the Town of Beaver Dam's population was verified by a census, the other years listed are estimates by the Wisconsin Department of Administration. In 2010, the Town of Beaver Dam's population increased from the 2009 estimate, whereas Dodge County and Wisconsin's 2010 population was lower than the 2009 population estimate. Overall, the Town of Beaver Dam has had an increase in its population from 1999 to 2010. Compared to Dodge County and the state of Wisconsin, the Town of Beaver Dam has had a higher percentage change in its population during the referenced time frame.

Wisconsin Department of Administration, Population Projections

The Wisconsin Department of Administration (WDOA) Demographic Services Center prepared baseline population projections to the year 2030 for the communities and counties of Wisconsin. The WDOA utilized a projection formula that calculates the annual population change over three varying time spans. From this formula, the average annual numerical population change is calculated, which was used to give communities preliminary population projections for a future date. Table 1-7 shows the WDOA population projections for the Town of Beaver Dam.

Table 1-7
WDOA Population Projections, Town of Beaver Dam, 2010-2030

2010 Population	2015	2020	2025	2030	% Change 2010-2030	Total New Persons 2010-2030
3,962	4,144	4,356	4,553	4,723	19.2	761

Source: Wisconsin Department of Administration, Demographics Services Center, Population Projections for Wisconsin Municipalities: 2010-2035

The Town of Beaver Dam is estimated to have a 19.2% increase in population from 2010 to 2030. According to the WDOA Population Projection, the Town of Beaver Dam will have a population of 4,723 by 2030. The WDOA projects the Town will gain 761 new persons by 2030.

Census/Population Estimate Projections

Projections were created by using the 1990, 2000 and 2010 census population data and increasing or decreasing population counts by the annual percentage rate of increase or decrease. Therefore, the projections are based directly on historical population trends. Table 1-8 displays the resulting projections from the 2010 population to the 2035 projection.

Table 1-8
Census Projection, Town of Beaver Dam, 2015-2035

2010 Population	2015	2020	2025	2030	2035	% Change 2010-2035	Total New Persons 2010-2035
3,962	4,232	4,521	4,830	5,160	5,512	39.1	1,550

Source: Dodge County Land Resources and Parks Staff

The Dodge County Land Resources and Parks Staff used the Town of Beaver Dam yearly growth percentages from 1990 to 2010 to determine the Town's future population. The Town of Beaver Dam had an estimated 1.33 percent annual increase from 1990 to 2010. According to the average yearly growth rate, the Town of Beaver Dam will have 5,512 residents by 2035. This projection shows the Town will gain 1,550 new persons by 2035.

1.5 Housing Characteristics

Table 1-9 displays the number of housing units found in the Town of Beaver Dam for 2000 and 2010. The table also includes the number of occupied and vacant homes.

The U.S. Census Bureau classifies housing units as a house, apartment, mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants

live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

Table 1-9
Housing Supply, Occupancy and Tenure,
Town of Beaver Dam, 2000-2010

Town of Beaver Dam						
	2000	Percent of Total	2010	Percent of Total	# Change 2000-10	% Change 2000-10
Total housing units	1,375	-	1,711	-	336	24.4
Occupied housing units	1,301	94.6	1,551	90.6	250	19.2
- Owner-occupied	1,184	91.0	1,405	90.6	221	18.7
- Renter-occupied	117	9.0	146	9.4	29	24.8
Vacant housing units	74	5.4	160	9.4	86	116.2
- Seasonal units	29	2.1	47	2.7	18	62.0

Source: U.S. Bureau of the Census, 2000 and 2010.

In 2010, the Town of Beaver Dam had 1,711 housing units, a 24.4 percent increase from 2000. In 2010, approximately 90.6 percent of the community's housing units were occupied. Of this figure, approximately 90.6 percent were occupied by owners and 9.4 percent were occupied by individuals renting the housing unit. Vacant units accounted for 9.4 percent of the total housing supply. Only 2.7 percent of the housing units within the community were for seasonal, recreational, or occasional use.

Average Household Size

The average size of households have decreased from years ago, families are having fewer children than the large traditional families. In 2000 the average household size in the Town of Beaver Dam was 2.64, whereas the 2010 average household size in the Town was 2.55. In 2010, the Town of Beaver Dam had a higher average household size than Dodge County (2.44 persons).

Housing Unit Projections

Housing unit projections are an important element in preparing the comprehensive plan for a community. Specifically, they are used as a guide to estimate required acreage to accommodate future residential development, as well as prepare for future demands growth may have on public facilities and services throughout the planning period. Similar to population projections, it is important to note that housing projections are based on past and current trends, and therefore should only be used as a guide for planning.

Please refer to Table 2-5 for housing unit projections.

1.6 Employment Characteristics

Employment by industry within an area illustrates the structure of the economy. Historically, Dodge County has had a high concentration of employment in the manufacturing and agricultural sectors of the economy. Recent state and national trends indicate a decreasing concentration of employment in the manufacturing sector while employment within the services sector is increasing. This trend is partly attributed to the aging of the population.

Table 1-11 displays the number and percent of employed persons by industry group in the Town of Beaver Dam as reported by the US Census Bureau, 2005 – 2009 American Community Survey. The American Community Survey information is a sample of the Town and is subject to sampling variability. However, the survey provides the most recent data available and provides necessary background information.

Table 1-11
Employment by Industrial Sector,
Town of Beaver Dam

Industry	Town of Beaver Dam	
	Number	Percent of Total
Agriculture, forestry, fishing and hunting, and mining	73	4.0
Construction	97	5.3
Manufacturing	453	24.8
Wholesale trade	76	4.2
Retail trade	207	11.4
Transportation and warehousing, and utilities	96	5.3
Information	31	1.7
Finance, insurance, real estate, and rental and leasing	107	5.9
Professional, scientific, management, administrative, and waste management services	48	2.6
Educational, health, and social services	338	18.5
Arts, entertainment, recreation, accommodation, and food services	111	6.0
Other services (except public administration)	82	4.5
Public administration	104	5.7
Total	1,823	99.9

*Percentages may not add up to 100%, due to rounding.

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Similar to Dodge County and the State of Wisconsin, the Town of Beaver Dam has a high number of residents in the manufacturing sector. The manufacturing sector supplied the most jobs in the Town of Beaver Dam, accounting for 24.8 percent. The second highest employment

sector is the educational, health and social services sector, which provided 18.5 percent of the jobs in the Town. Also, the agricultural sector only provided four percent of the jobs in the Town; this sector may be decreasing in the Town due to agricultural areas being developed for non-farm purposes.

1.7 Issues and Opportunities Trends

Identified below are some of the population and demographic trends that can be anticipated over the next 10 to 20 years in the Town of Beaver Dam:

- ♦ The Town of Beaver population is projected to raise steadily according to the population projections;
- ♦ School attainment percentages will gradually change, with more of the population attaining education beyond high school;
- ♦ The number of births will continue to support the rise in population, and deaths will rise due to the aging baby boomers generation;
- ♦ The 65-plus population will grow dramatically as the baby boomers join the ranks of the elderly;

1.8 Smart Growth Local Comprehensive Planning Goals

Wisconsin's comprehensive planning law (smart growth) established 14 local comprehensive planning goals to guide state land use actions and local planning efforts. Specifically, local units of government and state agencies are encouraged to design their programs, policies, infrastructure, and investments to strike a balance between their individual missions and the local comprehensive planning goals. The following 14 local comprehensive planning goals were considered throughout the planning process.

1. Promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
2. Encourage neighborhood designs that support a range of transportation choices.
3. Protect natural areas, including wetlands, wildlife habitats, lakes and woodlands, open spaces, and groundwater resources.
4. Protect economically productive areas, including farmland and forests.
5. Encourage land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state government, and utility costs.
6. Preserve cultural, historic, and archaeological sites.
7. Encourage coordination and cooperation among nearby units of government.
8. Build community identity by revitalizing main streets and enforcing design standards.
9. Provide an adequate supply of affordable housing for all income levels throughout each community.
10. Provide adequate infrastructure and public services and a supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.

11. Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local levels.
12. Balance individual property rights with community interests and goals.
13. Plan and develop land uses that create or preserve varied and unique urban and rural communities.
14. Provide an integrated, efficient, and economical transportation system that provides mobility, convenience, and safety and meets the needs of all citizens including transit-dependent and disabled.

1.9 Town of Beaver Dam Comprehensive Plan Goals

As part of the planning process, the Town of Beaver Dam generated the following goals to guide the process. Community goals are broad, value-based statements expressing public preferences for the long term (20 years or more).

Issues and Opportunities Goals

Goal: Achieve a balance between the appropriate land use regulation and the rights of the property owners focusing on the best interests of the town as a whole.

Goal: Maintain, preserve, and enhance the town's rural atmosphere, natural resources and open spaces, and protect the town's overall sense of community.

Housing Goals

Goal: Provide a full range of housing opportunities for current and future residents of the town.

Goal: Provide for planned and orderly housing development.

Transportation Goal

Goal: Provide a safe and well-maintained transportation network.

Utilities and Community Facilities Goals

Goal: Maintain and improve Town services (solid waste & recycling; fire, police & rescue; snow plowing of town roads; storm water management, etc.)

Goal: Make sure public facilities meet the needs of the town residents. (Schools; libraries; cemeteries; hospitals; town hall, etc.)

Goal: Make sure modern and adequate utilities are provided for residential and commercial use. (gas; electrical; phone; cable; sewer & water)

Goal: Encourage adequate park and recreational opportunities.

Goal: Promote a unified approach involving the town, city, county, state and private entities for utilities, facilities and services development to meet the needs for future commercial, industrial and residential expansion.

Agriculture, Natural and Cultural Resources Goals

Goal: Maintain, preserve, and enhance the town's rural atmosphere, scenic views, and unique natural features which contribute to the town's quality of life.

Goal: Maintain, preserve, and enhance the town's agricultural, natural, and cultural resources.

Economic Development Goals

Goal: Promote a strong local economy.

Intergovernmental Cooperation Goals

Goal: Maintain communications with neighboring communications, Dodge County, and state and federal agencies relative to land use issues, services, and programs.

Goal: Establish mutually beneficial intergovernmental relations with other units of government.

Land Use Goals

Goal: Minimize conflicts between residential, commercial, industrial, and agricultural land uses.

Goal: Encourage planned growth that enhances the local economy, while protecting natural resources, recreational opportunities, and the rural character of the town.

Implementation Goal

Goal: Promote consistency between plan recommendations, ordinances, and other land use regulations.

1.10 Issues and Opportunities Goals and Objectives

Wisconsin Statutes 66.1001 requires a statement of overall goals and objectives of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. The following are the goals and objectives developed by the Town of Beaver Dam with regard to the Issues and Opportunities element.

Goal: Maintain, preserve, and enhance the town's rural atmosphere, natural resources and open spaces, and protect the town's overall sense of community.

Objectives

1. Preserve the majority of rural areas including prime agricultural lands, on which nonfarm development would be discouraged, by focusing new areas of growth close or adjacent existing areas of development and community services.
2. Utilize the town's comprehensive plan as a tool to guide future development and guide town decision making.
3. Periodically review the adopted *Town of Beaver Dam Comprehensive Plan* and associated ordinances relative to meeting town goals and amend/revise where appropriate.

Goal: Achieve a balance between the appropriate land use regulation and the rights of the property owners focusing on the best interests of the town as a whole.

Objectives

1. Continue to provide opportunities for citizen participation throughout all stages of plan and ordinance development, amendment, and implementation.
2. Encourage citizen participation and input in the decision-making process for new development and parks.
3. Utilize the town's village powers to maintain and develop ordinances which promote the town's vision and protect the health, safety, and welfare of residents.
4. Continue to support the Wisconsin Towns Association and be active in local, district, and state meetings.

1.11 Issues and Opportunities Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses and actions to the goals and objectives. Policies and recommendations become the tools that the community should use to aid in making land use decisions. Policies that direct action using the words "will" or "shall" are advised to be mandatory and regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies that direct action using the word "should" are advisory and intended to serve as a guide.

Policies

1. The comprehensive plan shall be utilized as a tool to guide Town decision-making in accordance with state statutes.
2. Public participation shall be required prior to the development and/or amendment to any Town plans, ordinances, or programs.
3. Review of the comprehensive plan will be done in committee format with public involvement including citizens, landowners, town officials and staff to evaluate the plan in an un-biased manner.
4. All future town policies, ordinances, programs, and actions will be developed and implemented in a manner that is consistent and accommodating to the goals and objectives identified within the comprehensive plan.

Recommendations

Recommendations are specific actions or projects that the community should be prepared to complete. The completion of these actions and projects are consistent with the community's policies, and therefore will help fulfill the comprehensive plan goals and objectives.

1. Utilize postcards, newspapers, newsletters, web-site etc. as a means to inform citizens on activities in the Town and encourage public participation.
2. Encourage relationships between the public, non-profit, and public sector to meet the long term goals of the Town.
3. Create a system to review potential grant and loan programs available to the Town, such a system would help the Town obtain its Comprehensive Plan Goals, Objectives and Policies.
4. Develop creative opportunities for increased public involvement in town government through means such as special public meetings, informational flyers, newsletters, and web-site announcements.

1.12 Issues and Opportunities Programs

The following programs are currently utilized by the community or are available for use by the community to implement the goals, objectives, policies, and recommendations identified.

Wisconsin Department of Administration, Demographic Services Center

The Demographic Services Center primary responsibility is to develop annual total population estimates for all Wisconsin towns, villages, and cities. It also makes annual estimates of the voting age population for all municipalities and total population estimates for Zip Code Areas. In addition, the Demographic Services Center develops population projections by age and sex for the counties, population projections of total population for all municipalities, and estimates of total housing units and households for all counties. For further information on the Service Center contact the WDOA or visit its web-site at www.doa.state.wi.us.

Wisconsin Department of Administration, Division of Intergovernmental Relations

The Division of Intergovernmental Relations coordinates and provides information with regard to Wisconsin's comprehensive planning statute. The division also administers the grant program that assists local governments in developing comprehensive plans. For further information on the division and their programs contact the WDOA or visit their web-site at www.doa.state.wi.us. Their website contains a variety of information including fact sheets, grant information, model ordinances, guides for developing the elements of comprehensive plans, and links to a variety of other sources of information for comprehensive planning.

2.0 Housing

2.1 Introduction

Housing is very important for Wisconsin and its communities. Housing costs are the single largest expenditure for most Wisconsin residents. For homeowners, their home is likely their most valuable asset and largest investment. Housing also plays a critical role in state and local economies. The housing in a community may be its largest asset. The construction industry and other occupations that support housing are a major portion of the economy. Residential development is also a major source of revenue for local communities in the form of property taxes. Beyond the financial aspects of housing, there are also social effects that are not so easily measured. People develop a sense a pride in their homes, which in turn creates a sense of community and a likely increase in participation in community activities.

Wisconsin's comprehensive planning law requires that a comprehensive plan include a housing element. The comprehensive planning process necessitates that each community analyze the impact of the local, state, and federal policies and regulations on the development of various types of housing. The analysis is intended to take into account the current and projected housing needs in the community. The analysis should result in policies that provide opportunities for the development of the types and amounts of housing expected to be needed for the next 20 years and beyond.

2.2 Housing Characteristics

Housing Supply

The U.S. Census Bureau classifies housing units as a house, apartment, mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

Table 2-1 displays the number of housing units found in the Town of Beaver Dam for 2000 and 2010. The table also includes the number of occupied and vacant homes.

Table 2-1
Housing Supply, Occupancy and Tenure,
Town of Beaver Dam, 2000-2010

Town of Beaver Dam						
	2000	Percent of Total	2010	Percent of Total	# Change 2000-10	% Change 2000-10
Total housing units	1,375	-	1,711	-	336	24.4
Occupied housing units	1,301	94.6	1,551	90.6	250	19.2
- Owner-occupied	1,184	91.0	1,405	90.6	221	18.7
- Renter-occupied	117	9.0	146	9.4	29	24.8
Vacant housing units	74	5.4	160	9.4	86	116.2
- Seasonal units	29	2.1	47	2.7	18	62.0

Source: U.S. Bureau of the Census, 2000 and 2010.

In 2010, the Town of Beaver Dam had 1,711 housing units, a 24.4 percent increase from 2000. In 2010, approximately 90.4 percent of the community's housing units were occupied. Of this figure, approximately 90.4 percent were occupied by owners and 9.4 percent were occupied by individuals renting the housing unit. Vacant units accounted for 9.4 percent of the total housing supply. Only 2.7 percent of the housing units within the community were for seasonal, recreational, or occasional use (as reported by census).

Units in Structure

Table 2-2 displays the most recent number of units within structure for the Town of Beaver Dam as reported by the US Census Bureau, 2005 – 2009 American Community Survey. The American Community Survey information is a sample of the Town and is subject to sampling variability. However, the survey provides the most recent data available and provides necessary background information.

Detached housing units are defined as one-unit structures detached from any other house, with open space on four sides. Structures are considered detached even if they have an attached garage or contain a business unit.

Table 2-2
Units in Structure, Town of Beaver Dam

	Town of Beaver Dam	
	Number	% of Total
1-unit detached	1,197	75.3
1-unit attached	39	2.5
2 units	25	1.6
3 or 4 units	22	1.4
5 to 9 units	0	0.0
10 to 19 units	0	0.0
20 to 49 units	0	0.0
50 or more units	0	0.0
Mobile home	307	19.3
Boat, RV, van, etc.	0	0.0
Total	1,590	100.1

*Percentages may not add up to 100%, due to rounding.

Source: U.S. Census Bureau, 2005-2009 American Community Survey

The majority of the housing structures in the Town of Beaver Dam are the one-unit detached structure, making up 75.3 percent of all housing structures. Mobile home structures come in a distant second, comprising of 19.3 percent of the housing structures in the Town of Beaver Dam.

Age of Housing Units

An examination of the age of the community's housing stock will provide an indication of its overall condition. The age of the housing stock is an important element to be analyzed when planning for a future housing supply. If there is a significant amount of older housing units within the housing supply they will most likely need to be replaced, rehabilitated, or abandoned for new development within the planning period. Allowing for a newer housing supply also requires planning regarding infrastructure, land availability, community utilities, transportation routes, and a variety of other things which are affected by new housing development.

Table 2-3 displays the most recent information for the year structures were built in the Town of Beaver Dam as reported by the US Census Bureau, 2005 – 2009 American Community Survey. The American Community Survey information is a sample of the Town and is subject to sampling variability. However, the survey provides the most recent data available and provides necessary background information.

Table 2-3
Year Structures Built, Town of Beaver Dam

	Town of Beaver Dam	
	Number	% of Total
Built 2005 or later	46	2.9
Built 2000 to 2004	160	10.0
Built 1990 to 1999	177	11.1
Built 1980 to 1989	224	14.0
Built 1970 to 1979	389	24.5
Built 1960 to 1969	156	9.8
Built 1950 to 1959	83	5.2
Built 1940 to 1949	49	3.1
Built 1939 or earlier	306	19.2
Total	1,590	99.8
Median year	1975	

*Percentages may not add up to 100%, due to rounding.

Source: U.S. Census Bureau, 2005-2009 American Community Survey

The greatest percentage of the Town of Beaver Dam's existing housing units was built from 1970 through 1979. Also, taking into account the area's settlement history, it is not surprising that the second greatest percentage of the Town of Beaver Dam's existing housing units were built prior to 1940. The Town has had a steady increase in homes built since 1980, the 1980's, 1990's and first half of the 2000's were steady building years. The median year of structures built is 1975 for the Town of Beaver Dam, which further supports the substantial building in the 1970's.

Housing Value

Housing costs are typically the single largest expenditure for individuals. It is therefore assumed that a home is the single most valuable asset for homeowners. While many people in Wisconsin enjoy a good housing situation, many are struggling. According to the State of Wisconsin's *2000 Consolidated Plan: For the State's Housing and Community Development Needs*, households in the low-income range have great difficulty finding adequate housing within their means that can accommodate their needs. A lack of affordable housing not only affects these individuals, but also has effects on population and migration patterns, economic development, and the local tax base.

Table 2-4 displays the most recent information for housing values of specified owner-occupied units for 2010 in the Town of Beaver Dam as reported by the US Census Bureau, 2005 – 2009 American Community Survey. The American Community Survey information is a sample of the Town and is subject to sampling variability. However, the survey provides the most recent data available and provides necessary background information. A housing unit is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. The U.S. Bureau of the Census determines value by the respondents estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale.

Table 2-4
Housing Value for Specified Owner-Occupied Units,
Town of Beaver Dam

	Town of Beaver Dam	
	Number	% of Total
Less than \$49,999	220	15.6
\$50,000 to \$69,999	36	2.5
\$70,000 to \$89,999	93	6.6
\$90,000 to \$99,999	7	0.5
\$100,000 to \$124,999	74	5.2
\$125,000 to \$149,999	157	11.1
\$150,000 to \$199,999	295	20.9
\$200,000 to \$299,999	309	21.9
\$300,000 or more	223	15.8
Total	1,414	100.1
Median value	\$177,800	

*Percentages may not add up to 100%, due to rounding.

Source: U.S. Census Bureau, 2005-2009 American Community Survey

The Town of Beaver Dam has a large percentage of homes that are valued at \$150,000 or higher, this is further shown by the median home value of \$177,800. The Town's largest percentage of home values is in the \$200,000 to 299,999 value range, it represents 21.9 percent of the Town's owner occupied homes. Also, the Town of Beaver Dam has a large percentage (15.8 percent) of homes valued at \$300,000 or more.

2.3 Housing Unit Projections

Housing unit projections are an important element in preparing the comprehensive plan for a community. Specifically, they are used as a guide to estimate required acreage to accommodate future residential development, as well as to prepare for future demands growth may have on public facilities and services throughout the planning period. Similar to population projections, it is important to note that housing projections are based on past and current trends, and therefore should only be used as a guide for planning.

Housing Unit Projection

In 2005, the Wisconsin Department of Administration developed housing unit projections for communities throughout Wisconsin. The housing unit projections were developed with known population data and population projections. The housing unit projections are intended to be used as a guide to future housing needs in the community. Table 2-5 displays the projections from 2010 through 2030.

Table 2-5
Housing Unit Projection, Town of Beaver Dam, 2010-2030

2010 Housing Units (Census)	2015	2020	2025	2030	Percent Change 2010-2030	Total New Units 2010-2030
1,711	1,669	1,776	1,878	1,968	15.0	257

Source: Wisconsin Department of Administration, Demographics Services Center, Household Projections for Wisconsin Municipalities: 2005-2030

According to the housing unit projection, the Town of Beaver Dam will have 257 new housing units by 2030, a 15 percent increase in housing units from 2010 to 2030.

2.4 Housing for All Income Levels

Traditionally, most towns, villages and small cities have a high percentage of single-family homes, with few other housing types available. Larger communities generally can support and provide a greater variety of housing types, particularly for different income levels. Every community in Dodge County should assess if the cost of housing in the community matches the ability of residents to pay for it. This is the fundamental question to answer when determining housing affordability and the ability to provide a variety of housing types for various income levels.

Although there are many ways to answer this question, the Department of Housing and Urban Development (HUD) offers a common technique, which involves comparing income to housing costs. According to HUD, housing is considered affordable when it costs no more than 30% of total household income (including utilities). Per HUD standards, people should have the choice of having decent and safe housing for no more than 30% of their household income.

The Town of Beaver Dam has and will continue to provide a variety of housing types that support all income levels. The Town has also recognized that the aging of the population will require a variety of housing types to allow current residents to remain in the community. Housing in the Town will continue to include single family homes, duplexes, multi-family units, and mobile homes; which should accommodate all Town residents. If a Town resident cannot find adequate housing in the Town, the City of Beaver Dam is adjacent to the Town and has a variety of housing options. Refer to the Future Land Use Map and associated text for further information on the Town's plans for accommodating housing for all income levels in the community.

2.5 Housing for All Age Groups and Persons with Special Needs

As the general population ages, affordability, security, accessibility, proximity to services, transportation, and medical facilities will all become increasingly important. Many of these issues are already important to those with disabilities or other special needs. As new residents move into the area and the population ages, other types of housing must be considered to meet all resident needs. This is particularly true in communities where a large proportion of the

population has been long-time residents, where there is a desire for these residents to remain in the area during their retirement years.

The age structure of Dodge County and the Town of Beaver Dam is shifting to older age groups. For the Town of Beaver Dam the majority of the population was in the 45 to 54 age group followed by the 55 to 64 age group in 2010. It is anticipated that there will be a shift for the 45 to 54 age group to the next and older age group in the near future, requiring the community to further assess its ability of providing housing for all age groups and persons with special needs. Due to the aging population it is anticipated that there will be a need for more specialized living facilities in the future. The Town should work on this up coming issue with the City of Beaver Dam, as the aging population will have an affect on the both the Town and City. Overall, the Town intends on providing housing for all age groups by providing a variety of housing types.

2.6 Promoting Availability of Land for Development/Redevelopment of Low-Income and Moderate-Income Housing

Promoting the availability of underdeveloped or underused land is one way to meet the needs of low and moderate income individuals. The community needs to ensure there is an adequate supply of land that is planned or zoned for housing at higher density or for multi-family housing should demand warrant the need for such housing in the future. The community should also use this plan in coordination with developed goals, objectives, and policies to promote the availability of such housing if a need is present.

2.7 Maintaining and Rehabilitating the Existing Housing Stock

The maintenance and rehabilitation of the existing housing stock within the community is one of the most effective ways to ensure safe and generally affordable housing while not sacrificing land to development. Over the course of the planning period, the Town should continually monitor local housing stock characteristics including, but not limited to, price, aesthetics, safety, cleanliness, and overall suitability with community character. The monitoring process will become important to ensure that steps are taken to preserve the current housing supply before allowing for new development, which has far greater impacts on community resources.

2.8 Housing Trends

There were a number of changes in the State of Wisconsin, Dodge County, and the Town of Beaver Dam with regard to housing from 2000 to 2010. Housing trends that need to be considered as part of the planning process are identified below:

- ♦ Increased pressure to convert farmland to residential use;
- ♦ Increased need to remodel and rehabilitate the older housing stock in the town;
- ♦ Increased demand to build housing in rural areas;
- ♦ Demographic trends and an aging population will increase the need for more choices relative to elderly housing, rental units, and starter homes;

- ♦ Highway improvements will make commuting easier and increase rural development pressures.

2.9 Housing Goals and Objectives

Wisconsin Statutes 66.1001 requires a statement of overall goals and objectives of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. The following are the goals and objectives developed by the Town of Beaver Dam with regard to the Housing element.

Goal: Provide a full range of housing opportunities for current and future residents of the town.

Objectives

1. Promote single-family homes as the preferred type of housing supply in the town.
2. Encourage the use of cluster design for rural residential development in those rural areas suitable for limited residential development to minimize impacts on agricultural and natural areas.
3. Encourage multi-family and group housing to locate in urban areas where public utilities will be available.
4. Encourage a unified approach involving the town, city, county, state and private entities to meet the needs for future housing.

Goal: Provide for planned and orderly housing development.

Objectives

1. Encourage rehabilitation and proper maintenance of older homes.
2. Encourage in fill of vacant lots in existing subdivisions.
3. Limit the number of duplexes and multi-unit housing.
4. Limit and control the use of mobile homes and the development of additional mobile home parks.
5. Encourage subdivision design without cul-de-sacs.
6. Encourage conservation design residential development in appropriate areas.

2.10 Housing Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses and actions to the goals and objectives. Policies and recommendations become the tools that the community should use to aid in making land use decisions. Policies that direct action using the words “will” or “shall” are advised to be mandatory and regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies that direct action using the word “should” are advisory and intended to serve as a guide.

Policies

1. An inventory of historically significant structures should be developed to ensure that these structures are accurately identified and to promote and target preservation and/or rehabilitation efforts.
2. Cluster residential development will be promoted to minimize land use impacts while accommodating development and greenspace.
3. New housing in rural areas should be placed on the landscape in a fashion that reduces the impacts to natural vegetation, preserves quality farmland, reduces farmland fragmentation, preserves drainage patterns, and does not block potential road extensions.
4. New single-family and multi-family residential development should be limited to designated areas on the Comprehensive Plan Future Land Use Map.
5. The Town will encourage affordable housing opportunities and the conservation of land in the community by promoting the use of Conservation Design subdivisions.
6. Local land use controls and related administration (e.g. fees) shall consider the impact on affordable housing.
7. Residential in-fill development shall be given priority over the development of areas currently not occupied by residential structures.
8. Residential development should be pursued on lands adjacent to existing developed areas.
9. The Town should promote affordable housing to attract young families with children.
10. The Town should review the potential impact of new residential developments to ensure adequate services can be provided to the development.
11. New residential developments shall provide adequate public amenities (such as open spaces, streetscape features and amenities, sidewalks, terraces, street lights, signage, etc) that contribute to the positive character of the neighborhood.

Recommendations

1. Work with Dodge County or a consultant to apply for the Community Development Block Grant (CDBG) – Housing Program.
2. The Town Land Use Administrator should work with Dodge County staff to develop a database of all platted subdivision parcels that are vacant. The vacant parcel information should be documented and subsequently mapped. The information would be used to promote infill development and utilize land available for development. The vacant parcel information should be made available to all private and public agencies that have an interest in the Town's housing market.

2.11 Housing Programs

The following programs are currently utilized by the community or are available for use by the community to implement the goals, objectives, policies, and recommendations identified.

Community Development Block Grant (CDBG) – Housing Program

The Wisconsin Community Development Block Grant (CDBG) program for housing, administered by the Wisconsin Department of Commerce, provides grants to general purpose units of local government for housing programs which principally benefit low- and moderate-

income (LMI) households. The CDBG program is a federally funded program through the Department of Housing and Urban Development's Small Cities CDBG Program. CDBG funds can be used for various housing and neighborhood revitalization activities including housing rehabilitation, acquisition, relocation, demolition of dilapidated structures, and handicap accessibility improvements. The maximum grant to an applicant is \$650,000. Approximately 15 communities are awarded funds yearly in Wisconsin. For more information on this program contact the Wisconsin Department of Commerce, Bureau of Housing.

Wisconsin Housing and Economic Development Authority (WHEDA)

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing, small business, and agribusiness. Visit the web-page at www.wheda.com for further information.

Community Options Program (COP)

Community Options helps people who need long term care to stay in their own homes and communities. Its purpose is to provide cost-effective alternatives to expensive care in institutions and nursing homes. Elderly people and people with serious long-term disabilities receive funds and assistance to find services they are not able to get through other programs. Contact the Wisconsin Department of Health and Family Services for further information.

Local Housing Organization Grants (LHOG)

LHOGs enable community-based organizations and public housing authorities to provide affordable housing opportunities. The program is funded from state general purpose revenue funds. It is administered by the Wisconsin Division of Housing and Intergovernmental Relations (DHIR) and is distributed statewide in response to RFPs on a competitive basis.

Habitat for Humanity

The goal of this program is to eliminate inadequate housing and poverty housing throughout the world. Local affiliates, including dozens in Wisconsin, are responsible for raising funds, recruiting volunteers, identifying project sites, and constructing owner-occupied housing for the benefit of participating low-income families. Visit www.habitat.org.

Wisconsin Home Energy Assistance Program (WHEAP/LIHEAP)

The Energy Services Bureau oversees Wisconsin's Home Energy Assistance Program. This includes the federally funded Low Income Home Energy Assistance Program (LIHEAP) and other related programs. Households with income at or below 150% of the federal poverty level may be eligible for assistance. Many households with income from farms, offices, factories, and other work places receive LIHEAP assistance. Visit the web-site for further information, <http://www.homeenergyplus.wi.gov/>.

Historic Home Owner's Tax Credits

A 25% Wisconsin investment tax credit is available for people who rehabilitate historic non-income producing, personal residences, and who apply for and receive project approval before beginning physical work on their projects. For more information contact the Wisconsin Historical Society.

3.0 Transportation

3.1 Introduction

The transportation system which serves the Town of Beaver Dam provides for the transport of goods and people into, out of, and within the community. A community relies on its transportation system daily to transport people and goods effectively and efficiently. It should also have the ability to link the community to neighboring communities and beyond. Additionally, the system should be able to accommodate a variety of transportation modes.

Roads and highways account for the majority of a transportation system and are probably the most common paths, however, are not the only component. Therefore rail lines, waterways, airways, and trails are all additional opportunities that contribute to the entire transportation system. Taken together, these individual transportation options create a community's transportation system.

3.2 Local Transportation Programs

PASER Program

The PASER (Pavement Surface Evaluation and Rating) Program is a system for communities to evaluate and schedule road maintenance on local streets. The program requires Town officials to evaluate the condition of streets based on observing characteristics of the road such as the texture of the road surface or the spacing of cracks. The officials then assign a rating on a scale of 1 to 10. These ratings, along with information on traffic volumes, are used to schedule the maintenance and reconstruction of Town roads.

Dodge County Capital Improvement Program

Dodge County annually updates a Capital Improvement Program. The program prioritizes the allocation of financial resources for various projects over a five year time frame. No projects are planned for the Town of Beaver Dam at this time.

Town of Beaver Dam Subdivision Ordinance

This ordinance regulates the division of land within the Town. It also provides standards for the construction of new roads such as road width and grade requirements. Under the Town's Subdivision Ordinance roads within Beaver Dam are classified and have a recommended design standard. The Town of Beaver Dam has ranging pavement widths for the new construction of the roads. Additional road construction standards are included within the ordinance.

3.3 State and Regional Transportation Plans

State and regional transportation plans that affect the Town of Beaver Dam are the responsibility of the Wisconsin Department of Transportation. The DOT has highway improvement plans for

each county in the state. The 2011 – 2016 Highway Improvement Plan does indicate that there are highway improvements planned in the Town of Beaver Dam. According to the DOT's plan, in 2011 the intersection of US Hwy 151 and CTH D will be reconfigured to a diamond interchange. Also in 2011, 3.3 miles of US Hwy 151 southbound lane will be resurfaced in the Town.

Dodge County is not served by a Regional Planning Commission.

3.4 Functional Classification of Highways

Vehicular travel on the public street system is the transportation mode for the vast majority of trips by Town residents. Road and highway transportation systems primarily serve two basic functions, - to provide access to adjacent properties and to provide for the movement of vehicular traffic. Roads and highways are grouped into three functional classes (local, collector, and arterial streets) which are described below. Map 3-1, located in the appendix shows the location of local, collector, and arterial streets in the Town of Beaver Dam.

Local Roads

Local roads primarily provide access to adjacent properties and only secondarily provide for the movement of vehicular traffic. Since access is their primary function, through traffic should be discouraged. Traffic volume is expected to be light and should not interfere with the access function of these streets. Crystal Lake Road is an example of a local road in the Town of Beaver Dam.

Collector Roads

Collector roads and highways carry vehicular traffic into and out of residential neighborhoods and commercial and industrial areas. These roads gather traffic from the local roads and funnel it to arterial streets. Access to adjacent properties is a secondary function of collector roads. Collector roads are further divided into major or minor collectors depending on the amount of traffic they carry. CTH A and CTH S are examples of major collector roads in the Town of Beaver Dam.

Arterial Highways

Arterial highways serve primarily to move through traffic. Traffic volumes are generally heavy and traffic speeds are generally high. Arterial highways are further divided into principal or minor arterials depending on the traffic volume and the amount of access provided. US Hwy 151 in the Town of Beaver Dam is considered a major arterial highway, while STH 33 north of the City of Beaver Dam is considered a minor arterial highway.

3.5 Traffic Safety

Traffic safety at particular intersections can be a concern within the Town of Beaver Dam. No particular intersection was listed on the Dodge County Accident Listings; however a total of 573

accidents occurred within the Town between January 2006 and December of 2010. Over that five year period, there was an average of 114.6 automobile accidents per year. The Town should work with the Town Police Department, Dodge County Highway Department, and Sheriff officials to improve road and intersection safety. Also, the Town may want to increase the level of speed limit enforcement.

Traffic safety and efficiency in the Town can also be improved by discouraging the creation of new parcels that require access to County Trunk Highways or Town roads where sight distance is limited. This practice restricts the access points to these roadways, thereby reducing accident potential and the need to reduce speed limits to improve safety. New parcels should be encouraged only where access can be provided by an existing Town road or where a new Town road will be constructed by the subdivider.

Safety concerns on heavily traveled highways in the Town can also be addressed by examining the role the particular highway plays in the transportation network of the County.

3.6 Town Road and County Highway Standards

Subsection 7.6.3 of the Dodge County Land Use Code shows the street design standards for roadways in the County. The design standards vary among roadways, as different roads serve different functions within the transportation system. These standards are outlined in Table 3-1.

TABLE 3-1
Dodge County Minimum Street Design Standards

Street Type	Right-of-Way Minimum Width	Minimum Pavement Width
Arterial or Highway	120 feet	Dual 24 feet, two 5-foot outside shoulders, 4-foot inside shoulders (20-foot median)
Collector	80 feet	24 feet, two 5-foot outside shoulders
Minor (local)	66 feet	24 feet, two 4-foot outside shoulders

The minimum street design standards, outlined in Table 3-2 below, are those set forth by Wisconsin State Statute 86.26 (1).

TABLE 3-2
State of Wisconsin Minimum Street Design Standards

Street Type	Right-of-Way Minimum Width	Minimum Pavement Width
Arterial or Highway	66 feet	24 feet, two 5-foot outside shoulders
Collector	66 feet	22 feet, two 4-foot outside shoulders
Minor (local)	49.5 feet	16 feet, two 4-foot outside shoulders

The Town of Beaver Dam's minimum street design standards for local roads (town roads), shown below in Table 3-3, are set forth in Section 8.03-1-71 of the Town's Subdivision Ordinance.

TABLE 3-3
Town of Beaver Dam's Minimum Street Design Standards

Street Type	Right-of-Way Minimum Width	Minimum Pavement Width
Local (Town Roads)	66 feet	24 feet, two 3-foot outside shoulders (unless curb & gutter is required)

3.7 Town Road and County Highway Deficiencies

The Town of Beaver Dam used the PASER program to evaluate which roads are in need of repairs in the Town. The roadways in the Town were given a number between 1 to 10, with 1 needing the most repairs and 10 being a new road. Each number rating has specific criteria the road must meet to be assigned that rating. Roads with a rating of 1 to 4 are in need of major repairs and reconstruction, compared to roads rated 5 or higher. Below is a list of roads in the Town that qualify for ratings 1 through 4.

Roads assigned a rating of 1 are roads in that have failed and have severe loss of surface integrity. There are no road sections that have been assigned a rating of 1 in the Town of Beaver Dam.

Deteriorated roads that are in need of being reconstructed are assigned a rating of 2. The following is a list of roads, with segments that have been assigned a rating of 2 in the Town of Beaver Dam:

- ♦ Rosendale Street

Roads that are rated as a 3 will need structural improvements. The following are roads with segments that were rated 3 in the Town of Beaver Dam:

- ♦ Hickory Spring Road
- ♦ Jackson Road
- ♦ Kay Drive
- ♦ North Crystal Lake Road
- ♦ Parker Road
- ♦ Shaw Hill Road
- ♦ Thompson Road

Roads that receive the rating of 4 are showing signs of needing strengthening. The following is a list of roads, with segments with a rating of 4 in the Town of Beaver Dam:

- ♦ Beaverland Parkway
- ♦ Hemlock Road
- ♦ Hubert Drive
- ♦ Gossfeld Lane
- ♦ Parker Road
- ♦ Pine Road
- ♦ South Black Bird Road
- ♦ South Crystal Lake Road

Substandard Roadways

Town road and County highway standards are designed to require that roadways be constructed to minimum standards that will provide adequate levels of service based on current transportation needs. The level of service needed on a particular type of road is based on the amount of traffic the road receives as well as other issues. However, many of the existing Town roads and County highways were developed at an earlier time when the levels of service requirements were not as great as today. As a result many roadways within the Town have some form of deficiency when compared to the State of Wisconsin's minimum street design standards.

One standard that is used to identify deficiencies is right-of-way width. The Wisconsin State Statutes list minimum right-of-way widths of 49.5 feet for local roads, and 66 feet for collector roads. Where it is practical, acquisition of additional right-of-way should be done. It should be noted that it may not always be practical or desirable to attempt to widen the right-of-way of some of the substandard roadways within the Town. All new roads and highways should be required to meet current right-of-way width standards before they are accepted by the Town.

Another standard that can be easily used to identify deficiencies in roadways is pavement width. The Wisconsin State Statutes establish minimum pavement widths of 16 feet for local roads, and 22 feet for collector roads. Where it is practical, road pavement should be widened to the required standard as they are reconstructed. However, it may not be practical or desirable to widen the pavement on all of the roadways. Likewise, the damage done to existing developed areas by widening the pavement would destroy the character of the area. Furthermore, all new

Town Roads and County Highways should be required to meet the current minimum pavement width before they are accepted by the Town.

Shoulder width is a third standard used for identifying roadway deficiencies. The Wisconsin State Statutes list minimum shoulder widths of two 4-foot outside shoulders for local roads and collector roads. Road shoulders should be widened to the required standard as they are reconstructed when it is a practical option. However, it may not be practical or desirable to widen the shoulder area on all of the roadways. Likewise, the damage done to existing developed areas by widening the shoulders of the existing road would destroy the character of the area. It should be required that all new Town Roads and County Highways meet the current minimum shoulder width before they are accepted by the Town.

3.8 The Transportation System

The transportation system which serves the Town of Beaver Dam provides for the transport of goods and people into, out of, and within the community. Many elements of the system are not located in the Town itself. While the Town has little direct influence on transportation links outside its boundaries, it may be in its best interest to influence the improvement of these links to better serve the residents of the Town of Beaver Dam. The transportation system operates in the air and on land and water. Land based transport includes pedestrian, bicycles, and rail as well as highway.

Seaports

Water born transport of goods is efficient, but the Town does not have a waterway suitable for commercial transportation. The nearest international seaport is the Port of Milwaukee, approximately 60 miles from the Town of Beaver Dam.

Airports

Air transportation for both goods and people is very fast. Its use is substantial and increasing. Convenient access to at least a general airport is critical to many businesses. The nearest general airport is the Dodge County Airport, located about three miles from the Town. The Dane County Regional Airport in Madison provides commercial aviation services. It is approximately 45 miles south west of the Town. General Mitchell Field in Milwaukee also offers commercial airline service, but is also an international airport. It is located about 60 miles southeast of the Town.

Railroads

Rail transportation is an efficient and inexpensive method of transporting goods long distances. Many manufacturers favor railroad access for their plants. There are two active railroads in the Town of Beaver Dam, one owned by Union Pacific Railway and another owned by Wisconsin Southern Railroad.

There is one rail siding in the Town of Beaver Dam, it serves the United Cooperative facility in unincorporated area of South Beaver Dam. Most of the rail corridor extends through agricultural areas. There are large areas of land along the railroad that may be suitable for industrial or heavy commercial development.

A number of at-grade railroad crossings interrupt traffic on roads in the Town. The most important of these is the crossing at US Hwy 151, adjacent to the east edge of the City of Beaver Dam. A grade separation at this location should be considered.

Appendix, Map 3-1, shows the location of railroads in the Town of Beaver Dam.

Trucking

Trucking on the highway system is the preferred method of transporting freight, particularly for short hauls. Several trucking companies are located in the area.

Public Transit

There is no public transportation service in the Town or City of Beaver Dam. However, there is a private taxi service in the City of Beaver Dam. This service is utilized by some Town residents. However, this service is not very cost effective for Town residents because the taxi service charges vary per mile outside the city limits.

Bicycles

Bicycle traffic is quite limited in the Town of Beaver Dam. Shoulder areas on Town roads are usually narrow and unpaved making bicycle travel difficult. County highways in the Town tend to have wider shoulders, but traffic levels on these roads make bicycle traffic unsafe or undesirable. The Wild Goose State Trail is approximately 3.5 miles east of the Town and is the closest bicycle transportation facility in Dodge County. The Town of Beaver Dam could also designate bike routes throughout the Town on lightly traveled roads. Once designated, shoulder areas on these roads could be widened as the roads are periodically reconstructed.

The *Dodge County Bike and Pedestrian Plan* was designed to promote and improve conditions for bicycling and walking throughout Dodge County. The intention of the Bike and Pedestrian Plan is to increase transportation safety for pedestrians, bicyclists, and motorists. Infrastructure improvements such as designated bikeways, bike lanes, paved shoulders, improved crosswalks, and traffic and informational signs are among the type of facilities being recommended to improve conditions for bicyclists, walkers, and motorists alike.

There are various roads in the Town of Beaver Dam that are identified as potential bike routes, see the *Dodge County Bike and Pedestrian Plan* for specific bike route recommendations.

Pedestrian Transportation

No pedestrian transportation system exists in the Town of Beaver Dam. The dispersed nature of the Town prohibits the development of an effective pedestrian transportation system. However, the *Dodge County Bike and Pedestrian Plan* does suggest pedestrian friendly design standards for creating a walkable Dodge County.

Transportation for the Disabled

The Dodge County Human Services Department provides transportation for the disabled in the Town of Beaver Dam. This department has volunteer drivers who use their own cars, as well as county employed drivers in county owned wheelchair accessible vans that provide transportation to the disabled. These drivers also provide transportation to people who are unable to drive due to a medical condition, are in nursing homes, or receive W-2. In addition, private taxi services in the City of Beaver Dam provide service to disabled residents of the Town. However, the disabled are unlikely to use this service due to its high cost outside the city limits.

3.9 Planned Transportation Improvements

State and County transportation facilities that affect the Town of Beaver Dam are the responsibility of the Dodge County Highway Department and Wisconsin Department of Transportation (DOT).

The DOT has highway improvement plans for each county in the state. The 2011 – 2016 Highway Improvement Plan does indicate that there are plans to have work done on US Hwy 151 in 2011. The Town will need to work with the DOT to provide safe alternative detours while the US Hwy 151 construction is being done.

Also, the Town of Beaver Dam will continue to use its PASER program to plan transportation improvements for locally maintained facilities.

3.10 Highway Access Management

Access management has been defined by the WDOT as “the process that provides (or manages) access to land development, while simultaneously preserving the flow of traffic on the surrounding road system in terms of safety, capacity, and speed.” This process is achieved through managing the design and location of driveways, median openings, and points of access to the state highway system. The level of highway access control is based on the importance of the highway to regional and statewide travel as determined through a functional classification system.

The Wisconsin Department of Transportation and the Dodge County Highway Department regulate access to county, state and US highways around the Town. Access to Town roads is controlled by the Town.

3.11 Coordination with Existing Transportation Plans

The Town of Beaver Dam has reviewed applicable state, regional, county, and local plans regarding transportation. This plan is currently consistent with existing transportation plans. As the Town’s transportation system changes over time and as new transportation plans are created, the Town should periodically review its comprehensive plan for continued consistency.

3.12 Incorporation of State, Regional, and Other Transportation Plans

All applicable state, regional, county and local transportation plans have been incorporated in the development of the *Town of Beaver Dam Comprehensive Plan*.

3.13 Transportation Trends

The future transportation system will be affected by a number of factors including demographics, the economy, and overall development patterns. The following are anticipated trends that can affect the transportation system in the Town of Beaver Dam over the planning period:

- ♦ Reduced funding for transportation projects is anticipated due to county, state, and federal budget constraints;
- ♦ As vehicle ownership continues to increase and trips become longer, congestion on major roadways is anticipated to increase;
- ♦ There will be continued demand for quality trucking routes as manufacturing continues to be a major sector of the economy;
- ♦ Routes through the Town that lead to the City of Beaver Dam are likely to continue to grow in traffic volume;
- ♦ Highway intersections that are adjacent to the City of Beaver Dam will continue to be target locations for new commercial and industrial development;
- ♦ Conflicts between automobiles and slower farm equipment are likely to increase.

3.14 Transportation Goals and Objectives

Wisconsin Statutes 66.1001 requires a statement of overall goals and objectives of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. The following are the goals and objectives developed by the Town of Beaver Dam with regarding transportation.

Goal: Provide a safe and well-maintained transportation network.

Objectives

1. Consider bicycle and pedestrian safety needs when new roads are proposed or when major roadway improvements are made.
2. Consider multi-use trails where appropriate.
3. When reviewing development proposals, consider future road connections, setbacks, access points, and other traffic impacts that the proposal may have on the existing transportation network.
4. Implement and preserve access controls along all town roadways.
5. Require Driveway Access Permits from the appropriate jurisdiction prior to considering any land division letter of intent, issuance of a Conditional Use Permit, or issuance of a Land Use Permit.

6. Maintain adequate town road standards and require developers to build any new town roads or access roads to those standards.
7. Ensure that major subdivision streets can connect to future streets on abutting properties wherever practical to do so.
8. Encourage the Wisconsin Department of Transportation to improve existing highways to include passing and turning lanes where appropriate and necessary.

3.15 Transportation Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses and actions to the goals and objectives. Policies and recommendations become the tools that the community should use to aid in making land use decisions. Policies that direct action using the words “will” or “shall” are advised to be mandatory and regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies that direct action using the word “should” are advisory and intended to serve as a guide.

Policies

1. Developers shall bear an equitable share of the costs for improvements and extensions to the existing transportation network.
2. The Town shall actively pursue all available funding, especially federal and state sources, for needed transportation improvements.
3. Proper ditch location, grading practices, and shape will be pursued to ensure road runoff is adequately given an outlet.
4. Bicycle and pedestrian safety needs should be considered when new roads are proposed, or when major roadway improvements are made by doing site reviews of these projects. Consider widening roadways to accommodate safe zones for bicycles and pedestrians.
5. When reviewing development proposals, the town may require the submittal of an area development plan in order to consider future road connections, setbacks, access points, and other traffic impacts that the proposal may have on the existing transportation network.
6. Dead end roads and cul-de-sacs should be avoided whenever possible.
7. Transportation issues that have effects on neighboring jurisdictions should be jointly discussed and evaluated with that jurisdiction and the Wisconsin Department of Transportation if necessary.
8. The construction and modification of driveways shall be reviewed to ensure adequate emergency vehicle access, to maintain safe travel on town roads, to maintain safe entrance onto town roads, and to prevent damage to town roads caused by drainage impacts.

Recommendations

Recommendations are specific actions or projects that the community should be prepared to complete. The completion of these actions and projects are consistent with the Town's policies, and therefore will help fulfill the comprehensive plan goals and objectives.

1. Develop standards for driveway spacing and driveway length/width on local town roads. Local emergency agencies should be consulted to help develop standards that maximize road safety and accommodate emergency vehicle needs (driveway length/width).
2. Create and maintain an open communication with the DOT to address the future of the USH 151 corridor and work to mitigate any problematic intersections.
3. Utilize the PASER system to develop a Capital Improvement Plan that identifies funding for future transportation improvements, the plan should span five years and be annually updated after the annual PASER evaluation and completed transportation projects.

3.16 Transportation Programs

The following programs are currently utilized by the community or are available for use by the community to implement the goals, objectives, policies, and recommendations identified.

Local Roads Improvement Program (LRIP)

Established in 1991, the Local Roads Improvement Program (LRIP) assists local governments in improving seriously deteriorating county highways, town roads, and city and village streets. A reimbursement program, LRIP pays up to 50% of total eligible costs with local governments providing the balance. The program has three basic components: County Highway Improvement (CHIP); Town Road Improvement (TRIP); and Municipal Street Improvement (MSIP). Three additional discretionary programs (CHIP-D, TRIP-D and MSIP-D) allow municipalities to apply for additional funds for high-cost road projects. For more information contact the WDOT.

Pavement Surface Evaluation and Rating (PASER)

PASER is a simple method of rating asphalt and concrete roads on a scale of 1 to 10 and gravel roads on a scale of 1 to 5, based on visual inspection. PASER manuals and a video explain how and why roads deteriorate, and describe proper repair and replacement techniques. PASER ratings can be put into PASERWARE, easy to use pavement management software. PASERWARE helps to inventory roads and keep track of their PASER ratings and maintenance histories. It also helps to prioritize road maintenance and improvement needs, calculate project costs, evaluate the consequences of alternative budgets and project selection strategies, and communicate those consequences to the public and local officials. Both PASER and PASERWARE are available from the University of Wisconsin's Transportation Information Center at no charge. The Center also offers free training courses.

Transportation Economic Assistance (TEA) Program

The Transportation Economic Assistance program provides 50% state grants to governing bodies, private businesses, and consortiums for road, rail, harbor and airport projects that help attract employers to Wisconsin, or encourage business and industry to remain and expand in the

state. Grants of up to \$1 million are available for transportation improvements that are essential for an economic development project. It must be scheduled to begin within three years, have the local government's endorsement, and benefit the public. For more information about this program, contact the Wisconsin Department of Transportation, Division of Transportation Investment Management.

Freight Railroad Programs

The Wisconsin Department of Transportation offers two programs to help preserve and improve Wisconsin's freight rail service: The Freight Railroad Preservation Program (FRPP) and the Freight Railroad Infrastructure Improvement Program (FRIIP). These programs provide local units of government, industries, and railroads with the assistance they need to preserve essential rail lines and encourage improvements to existing rail lines. Typical projects include track rehabilitation, spur construction, track acquisition and storage facility construction. For further information contact the Bureau of Railroads and Harbors of the WDOT.

4.0 Utilities and Community Facilities

4.1 Introduction

Addressing community service needs is becoming even more challenging for local governments. In this age of budget deficits and shrinking revenues, municipal governments are constantly looking for ways to provide needed and expected services with fewer resources. In order to facilitate wise decisions and policies, it is valuable to estimate the future utility and community facility needs of the community.

Not only do service provisions need to meet resident demands, the type and cost of community facilities and services affect property values and taxes and contribute to many aspects of the quality of life within a community. Quality of life is further attributed to local features such as parks, schools, utilities, and protective services. These services require substantial investment supported by local tax bases or user fees. The level of service is generally influenced by the users' ability or interest in paying for the service.

This element includes a summary of existing facilities and services and details future needs for services and facilities. Goals, objectives, policies, recommendations, and programs are also provided.

4.2 Administrative Facilities and Services

The Town Hall and administrative facilities are located at W 8540 County Highway W. The Town Board consists of five elected supervisors. All terms are for a two year period with staggering terms. Town employees include a building inspector, land use administrator and maintenance personnel that handle mowing, plowing, recycling, and general cleaning and maintenance.

Committees, Commissions, and Boards

The Town of Beaver Dam has a Zoning Board of Appeals, Plan Commission, and Comprehensive Plan Steering Committee.

Public Buildings

The Town of Beaver Dam also maintains a Town Hall and Garage. This facility is used for Town meetings and to house the Town's snow plows and road maintenance equipment. The office for the Town Police Department is also located within the Town Hall

4.3 Protective Services

Police Services

Town of Beaver Dam Police

The Town of Beaver Dam has five part-time police officers. An office in the Town Hall serves as the police department's center of operations. Additional population growth may require the addition of full or part-time officers during the 20 year planning period. However, the community opinion survey from 2001 indicated that Town residents were not in favor of a full-time police officer.

Dodge County Sheriff

The Dodge County Sheriff's Department serves as the primary law enforcement agency to many communities in the county and also operates the County Jail in Juneau. There are several major divisions of the department including the administration division, criminal investigation division, jail division, radio communications division, snowmobile patrol, and traffic division.

The Sheriff's Department provides 24-hour service to all communities in the county that do not have their own police department. The Sheriff also provides service to communities that do have their own department when requested. The radio communications division dispatches all squads and police personnel within the county with the exception of the City of Waupun, City of Watertown, and the City of Beaver Dam, who have their own full time personnel. In the absence of a dispatcher in the remaining communities, this division would provide the police dispatching services. In addition to the police dispatching, this division also dispatches emergency medical services and fire departments.

Fire Protection and Emergency Medical Services

Fire and Rescue services are provided in the Town through a rural fire association with the City of Beaver Dam Fire Department. The Town will continue to work with the City for fire protection. Map 4-1, Appendix, displays fire emergency and emergency medical service areas in Dodge County.

4.4 School Facilities

There are two school districts in the Town of Beaver Dam, the Beaver Dam School District and the Dodge County School District. Map 4-2, Appendix, shows the school district boundaries in Dodge County.

Beaver Dam School District

The Beaver Dam School District contains Jefferson Elementary, Lincoln Elementary, Prairie View Elementary, South Beaver Dam Elementary, Trenton Elementary, Washington Elementary, Wilson Elementary, the Beaver Dam Middle School, the Beaver Dam Charter School, and the Beaver Dam High School. As of the 2010-2011 school year, the Beaver Dam School District had a total of 3,365 students, with 1,615 students enrolled in the elementary schools, 750 students enrolled in the middle school, and 1000 students enrolled in the high school.

Dodgeland School District

The Dodgeland School District is located in the City of Juneau; it houses K – 12 grade levels in one school facility. As of the 2010-2011 school year, the Dodgeland School District had a total of 845 students enrolled. Map 4-3, located in the appendix, shows the school district boundaries in Dodge County.

4.5 Quasi Public Facilities

Libraries

The nearest library is located in the City of Beaver Dam.

Churches and Cemeteries

There are three churches in the Town of Beaver Dam; the Harvest Church, Jehovah Witness, and New Life Pentecostal. Also, five cemeteries are located in the Town of Beaver Dam. They range in size from the 60 acre Oakwood Cemetery at the intersection of STH 33 and USH 151 to small rural cemeteries such as the one located off CTH SS in section 24 of the Town.

Campgrounds

There are two county owned campgrounds near the Town of Beaver Dam. The Astico County Park is located five miles southwest of Beaver Dam, along the Crawfish River. Derge County Park is less than a mile from the Town of Beaver Dam, it is located along the west edge of the Beaver Dam Lake, in the Town of Westford.

Post Offices

Mail delivery services are provided by post offices located in Beaver Dam and Juneau.

Civic Organizations and Other Clubs

Local clubs include a 4-H Club and the Beaver Dam Lake Improvement District.

4.6 Parks, Recreation, and Open Space

There are five parks/recreation areas in the Town of Beaver Dam. There are two state owned recreation areas, the Shaw Marsh Wildlife Area and the State Wildlife Area. Both areas provide town residents with hunting and hiking opportunities. The Edgewater Park is a Town park that provides residents a boat landing, for access to Beaver Dam Lake. Lastly, Bayside Park and Crystal Lake Parks provide residents open space recreation areas. Bayside Park is located along the south edge of Beaver Dam Lake and has fishing opportunities. Crystal Lake Park provides a swimming area and a disc golf course. Map 4-3, Appendix, shows the county and state recreation areas in and near the Town of Beaver Dam.

4.7 Solid Waste Management and Recycling

The Town of Beaver Dam contracts with private waste management agencies to provide solid waste and recyclable collection and disposal. Solid waste and recycling services are provided on a weekly basis.

4.8 Communication and Power Facilities

AT & T provides telephone service in the town. There is one cellular tower located in the town, along the south edge of County Highway E in section 35. Alliant provides both natural gas and electric service to the town. See Map 4-4, Appendix, for telephone service providers, Map 4-5, Appendix, for electric utilities and cooperatives, and Map 4-6, Appendix, natural gas providers.

4.9 Sanitary Sewer Service

The Town of Beaver Dam does not provide Sanitary Sewer Service. However, two trailer courts and a small subdivision in the Town are connected to the City of Beaver Dam's sanitary sewer system. These connections are primarily the result of the City agreeing to serve these areas due to failing on-site sanitary systems. It has generally been the policy of the City not to extend sanitary sewer without annexation.

The City of Beaver Dam has developed a Sanitary Sewer Service Area Plan. The purpose of the plan is to determine areas to be served by the city's sanitary sewer service and therefore areas for city growth. This process has been conducted with input from Town officials.

4.10 Private Onsite Wastewater Treatment Systems (POWTS)

Private onsite wastewater treatment systems, or POWTS, are systems that receive domestic quality wastewater and either retains it in a holding tank, or treats it and discharges it into the soil, beneath the ground surface. The Wisconsin Department of Commerce has administrative rules, Comm 83, for building plumbing and nonmunicipal sewer lines, and for private onsite wastewater treatment systems. Any system with a final discharge exposing treated wastewater upon the ground surface, or discharging directly into surface waters of the state, is subject to DNR regulation. Additionally, certain POWTS are subject to both Department of Commerce and Department of Natural Resources review and regulation.

The Dodge County Land Resources and Parks Department administers the Dodge County Sanitary Ordinance in the Town of Beaver Dam. The Sanitary Ordinance regulates the location, construction, installation, alteration, design, maintenance and use of all Private Onsite Wastewater Treatment Systems (POWTS). The Sanitary Ordinance helps protect the public's health, assure safety from disease and pestilence, to prevent and control further pollution of surface and subsurface waters, and to further the appropriate use and conservation of lands and water resources.

4.11 Public Water Supply

There are no publicly operated water supply facilities located in the Town. Residents must rely upon private wells for water.

4.12 Storm Water Management

Storm water management has been handled on a case-by-case basis. There are no storm sewers located in the town. The primary method of storm water management is through culverts, ditches, and retention ponds.

4.13 Health Care Facilities

There are no health care facilities located in the Town. The closest facilities are located in the City of Beaver Dam where a full range of medical services are available including several health care clinics and a hospital. Regional medical services are available in the City of Fond Du Lac and Madison.

4.14 Day Care Facilities

No commercial child care facilities exist in the Town. The closest facilities are located in the City of Beaver Dam where approximately 14 child care facilities exist. Child care appears to be adequate for the 20 year planning timeframe.

Map 4-7, Appendix, displays utilities and community facilities located in the Town of Beaver Dam.

4.15 Utilities and Community Facilities Trends

The following trends need to be anticipated with regard to planning for future utilities and community facilities in the Town of Beaver Dam.

- ♦ Local government budget constraints will drive the need for intergovernmental cooperation for services and programs;
- ♦ There will be an increased need for communities and other jurisdictions to coordinate the development of various recreational facilities;
- ♦ Increased development in the Town will create the need for more police and other governmental services;
- ♦ Increasing residential development may cause the need for more school transportation resources, such as more buses and bus drivers.

4.16 Expansion or Rehabilitation of Existing Utilities and Community Facilities Timetable

Wisconsin comprehensive planning statutes require that the utilities and community facilities element of a comprehensive plan identify the need for the expansion, construction, or rehabilitation of existing utilities and facilities.

The Town of Beaver Dam has identified various utilities and facilities that will need expansion, construction, or rehabilitation over the planning period. Projects are listed below and are identified as short-term (1-5 years) and long-term (6-20 years).

Public Buildings and Administrative Facilities and Services

Short Term

- ◆ No Recommendation.

Long Term

- ◆ Evaluate the Town Hall facility on a regular basis to insure the facility is meeting the needs of the town.
- ◆ Continue maintenance of all town owned facilities.

Police Services

Short Term

- ◆ Continue to maintain the Town police force.

Long Term

- ◆ Evaluate police services on a regular basis to insure the needs of the town residents are being met.

Fire Protection and EMT/Rescue Services

Short Term

- ◆ Continue intergovernmental agreements with the City of Beaver Dam to provide fire protection and EMT services.

Long Term

- ◆ Continue intergovernmental agreements with the City of Beaver Dam to provide fire protection and EMT services.

Libraries, Cemeteries, and Other Quasi Public Facilities

Short Term

- ◆ No recommendations.

Long Term

- ◆ No recommendations.

Parks and Recreation

Short Term

- ◆ Require developers to provide and maintain park/open space in new residential subdivisions.

Long Term

- ◆ Encourage the Department of Natural Resources to keep and expand the existing recreation land currently owned in the Town.

Solid Waste and Recycling

Short Term

- ◆ Maintain the existing services currently offered to all residents.

Long Term

- ◆ No recommendations.

Sanitary Sewer Service

Short Term

- ◆ No recommendations.

Long Term

- ◆ No recommendations.

Private Onsite Wastewater Treatment Systems (POWTS)

Short Term

- ◆ New development requires sanitary permits from the Dodge County Land Resources and Parks Department.
- ◆ Work with the Dodge County Land Resources and Parks Department to identify POWTS requirements and information that could be passed on to existing and potential Town residents.

Long Term

- ◆ No recommendations.

Public Water

Short Term

- ◆ No recommendations.

Long Term

- ◆ No recommendations.

Stormwater Management

Short Term

- ◆ Continue current maintenance and inspection of ditches, culverts, and retention ponds. Work with Dodge County to address stormwater management concerns and problematic areas.

Long Term

- ◆ Consider the development of a local stormwater management plan.

Health Care and Child Care Facilities

Short Term

- ◆ No recommendation beyond what private enterprise has provided.

Long Term

- ◆ No recommendations beyond what private enterprise has provided.

Local Roads and Bridges

Short Term

- ◆ Continue the use of PASER evaluation rating system for road maintenance and project budgeting.
- ◆ Encourage the use of one main entrance with private driveways off of a main drive (cluster homes).

Long Term

- ◆ Update roads and bridges as needed and replace worn equipment as needed.

Additional Facilities, Programs, or Operations

Short Term

- ◆ Continue to upgrade and utilize the town's web site to inform residents about town events, plans, regulations, and general information.

Long Term

- ◆ Monitor based on growth of the community.

4.17 Future Needs for Government Services

While the previous section detailed infrastructure needs the community will deal with during the planning period, there are also service level needs that may arise in the community. For example, additional police service, unforeseen zoning administration needs, or additional park and recreation services.

The Town has not identified any immediate needs for additional government services. However, continuing upgrades of computer hardware and software will be required for the town to conduct its daily business. In addition, web site upgrades will be required periodically to ensure information and notices are available to the public in an efficient manner.

4.18 Utilities and Community Facilities Goals and Objectives

Wisconsin Statutes 66.1001 requires a statement of overall goals and objectives of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. The following are the goals and objectives developed by the Town of Beaver Dam with regarding utilities and community facilities.

Goal: Maintain and improve Town services (solid waste & recycling; fire, police & rescue; snow plowing of town roads; storm water management, etc.).

Objectives

1. Encourage public services to be provided according to current needs and according to planned growth and development needs and in proper locations with adequate space for the future.
2. Coordinate the provision of public services with other units of government.
3. Direct public services into areas planned for development.
4. Study response time of fire protection services and equipment performance.
5. Develop a storm-water management plan for the town.

Goal: Make sure public facilities meet the needs of the town residents (Schools; libraries; cemeteries; hospitals; town hall, etc.).

Objectives

1. Ensure adequate public facilities for planned growth and development in proper locations with adequate space for the future.
2. Coordinate the provision of public facilities with other units of government.
3. Encourage the school board to change membership of the board from members at large to members' representative of designated areas.
4. Coordinate efforts between the Town of Beaver Dam Plan Committee and Beaver Dam School District to make sure schools meet the needs of town residents.

Goal: Make sure modern and adequate utilities are provided for residential and commercial use (gas; electrical; phone; cable; sewer & water).

Objectives

1. Encourage public utilities to be provided according to long-range needs and in proper locations with adequate space for the future.
2. Coordinate the provision of public utilities with other units of government.
3. Ensure planned developments include adequate utilities.
4. Encourage private and/or public sanitary sewer districts where appropriate.

Goal: Encourage adequate park and recreational opportunities.

Objectives

1. Explore the need and feasibility of additional:
 - snowmobile trails
 - bike trails
 - cross-country ski trails
 - sledding
 - boat launches
 - picnic areas
 - parks
 - nature preserve for hunting
2. Encourage the State Department of Natural Resources to acquire additional wetlands and buffer areas adjacent to the Shaw Marsh and other water bodies in the Town.

Goal: Promote a unified approach involving the town, city, county, state and private entities for utilities, facilities and services development to meet the needs for future commercial, industrial and residential expansion.

Objectives

1. Regularly meet with city and county officials to coordinate development plans.
2. Seek input of appropriate property owners in areas of development plans.
3. Meet with State officials as needed.
4. Meet with school board as needed.

4.19 Utilities and Community Facilities Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses and actions to the goals and objectives. Policies and recommendations become the tools that the community should use to aid in making land use decisions. Policies that direct action using the words “will” or “shall” are advised to be mandatory and regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies that direct action using the word “should” are advisory and intended to serve as a guide.

Policies

1. All unsewered subdivisions shall be designed to protect the immediate groundwater supply through the proper placement and operation of private wells and on-site wastewater treatment systems or a public wastewater collection and treatment system.
2. Abandonment of existing private wells shall be in accordance with state regulations.
3. The town shall address stormwater management as a requirement of all development proposal reviews.
4. New development shall use best management practices for construction site erosion control.
5. The town shall pursue, when appropriate, opportunities to provide more cost-effective solid waste and recycling services.
6. Public infrastructure (e.g., utilities, roads, etc.) should be located and constructed to prevent negative impacts on agriculture such as limiting or interfering with access to fields or the effectiveness and efficiency of the farmer and farm equipment. Utilities serving new development should be placed underground whenever possible.
7. The provision of necessary improvements should be provided concurrent with the development of the proposed project. Developments with requirements beyond existing levels of service related to police and fire protection, schools, roads, and utilities should not be allowed until such services can be adequately provided and maintained.

Recommendations

Recommendations are specific actions or projects that the community should be prepared to complete. The completion of these actions and projects are consistent with the community's policies, and therefore will help fulfill the comprehensive plan goals and objectives. For a complete list of recommendations refer to section 4.16 of this chapter.

4.20 Utilities and Community Facilities Programs

The following programs are currently utilized by the community or are available for use by the community to implement the goals, objectives, policies, and recommendations identified.

Community Development Block Grant for Public Facilities (CDBG-PF)

The Wisconsin CDBG Public Facilities Program is designed to assist economically distressed smaller communities with public facility improvements. Eligible activities include, but are not limited to, publicly-owned utility system improvements, streets and sidewalk improvements, development of community centers. Federal grant funds are available annually. The maximum grant for any single applicant is \$750,000. Grants are only available up to the amount that is adequately justified and documented with engineering or vendor estimates. For more information on this program contact the Wisconsin Department of Commerce, Division of Community Development.

Community Development Block Grant Public Facilities for Economic Development (CDBG-PFED)

The CDBG Public Facilities for Economic Development Program helps underwrite the cost of municipal infrastructure necessary for business development that retains or creates employment opportunities. Eligible activities are improvements to public facilities such as water systems, sewerage systems, and roads that are owned by a general or special purpose unit of government, and which will principally benefit businesses, and which as a result will induce businesses to create jobs and invest in the community. The Wisconsin Department of Commerce, Bureau of Community Finance should be contacted for further information.

Public Service Commission of Wisconsin

The Public Service Commission of Wisconsin (PSC) is an independent regulatory agency dedicated to serving the public interest. The agency is responsible for the regulation of Wisconsin public utilities, including those that are municipally-owned. The Public Service Commission of Wisconsin is divided into several divisions and offers consumer information and technical assistance. The PSC can continue to provide the town with information and assistance in dealing with wind energy facility development in the area.

Town Road Improvement Program (TRIP)

The Local Roads Improvement Program (LRIP) was established in 1991 to assist local units of government in improving seriously deteriorating county highways, municipal streets in cities and villages, and town roads. The program has three entitlement components that provide funding for road improvements, towns are eligible for funding through the Town Road Improvement Program (TRIP). The LRIP is a reimbursement program, which may pay up to 50% of total eligible project costs, with the balance of funding matched by the local unit of government. All applicable projects are locally let and reimbursed by WisDOT upon project completion. Only work on existing town roads under the authority of the local unit of government are eligible for funding. Eligible projects include the following categories: Reconstruction, Resurfacing, Reconditioning, and Structure projects. Eligible project costs are the costs eligible to be reimbursed by the department for an eligible LRIP project, and may include feasibility studies, design, right-of-way acquisition, any items that are an integral part of street and road reconstruction, and related engineering costs.

5.0 Agricultural, Natural, and Cultural Resources

5.1 Introduction

The natural resources of a community offer a clean and abundant supply of groundwater and surface water, assure safe air to breathe, and provide a natural landscape of terrestrial and aquatic habitats such as forest, prairies, and wetlands. Natural resources include the parks, trails, scenic areas, and other outdoor places people rely on for recreation. Natural resources are essential to a vibrant economy – measured in tourism revenues, enhanced property values, sustainable agriculture and wood products, low cost raw materials (such as sand, gravel, and stone), available water for manufacturing processes, etc.

There are many state and some federal regulations designated to protect Wisconsin's natural resources. Some state laws, including those for floodplains, shorelands, and wetlands, establish minimum use and protection standards that must be adopted and administered by local governments. But not all natural resources are protected by state law. Local governments throughout the state have the flexibility to plan for and develop their own local ordinances to deal with the unique land use issues/conflicts in their communities and to protect the natural resources they value most.

Development must be carefully adjusted to coincide with the ability of the agricultural, natural, and cultural resource base to support the various forms of urban and rural development. This balance must be maintained to prevent the deterioration of that underlying and sustaining base, because these resources make each community unique. These features promote civic pride and often create a sense of place.

This element provides an inventory and assessment of the agricultural, natural, and cultural resources for the Town of Beaver Dam, as well as goals, objectives, policies, recommendations, and programs.

5.2 Soils

Soil is composed of varying proportions of sand, gravel, silt, clay, and organic material. The composition of a soil must be evaluated prior to any development, as varying limitations exist for each soil. Dodge County soils are products of the deposits left after the glacier receded about 12,000 years ago. These deposits consisted of sand, gravel, large rocks, clay, limestone fragments, and igneous and metamorphic rocks. The deposits have prompted mineral and sand and gravel extraction throughout some of the communities in Dodge County.

The majority of soils in the Town of Beaver Dam are upland silt loam considered good for agricultural uses. Topsoil generally ranges between 10 and 14 inches in depth. The seven general soil associations found in the Town include Fox-Casco-Rodman, McHenry-Pella, Plano-

Mendota, Houghton-Pella, St. Charles-LeRoy-Lomira, Theresa-Lamartine-Hochheim, and St. Charles-Miami-Elburn.

5.3 Prime Agricultural Soils

The soils in Dodge County are classified by the United States Department of Agriculture to represent different levels of agricultural use. Class I, II, or III soils are all considered good soils for agricultural production. This classification system is based on criteria of production potential, soil conditions, and other basic production related criteria. All the soils classified as Class I and Class II are identified as prime agricultural soils. Whereas only some of the Class III soils are considered prime agricultural soils and the remaining soil is considered farmland of statewide importance. Map 5-1, Appendix shows the prime agricultural soils in the Town of Beaver Dam.

5.4 Forests

The Town of Beaver Dam is covered by approximately 913 acres of wooded area. Wooded areas have been cleared in the Town to make room for agricultural fields and residential uses. Only about four percent of the Town's surface area is in woodland use. Map 5-2, Appendix shows the woodlots in the Town of Beaver Dam.

There is limited economic potential from the remaining woodlots since they tend to be small and widely scattered. Many contain residential development or are located in public parks and recreation areas.

5.5 Metallic and Nonmetallic Mineral Resources

Wisconsin Administrative Code NR 135 requires that all counties adopt and enforce a Nonmetallic Mining Reclamation Ordinance that establishes performance standards for the reclamation of active and future nonmetallic mining sites. It is intended that NR 135 will contribute to environmental protection, stable non-eroding sites, productive end land use, and the potential to enhance habitat, and increase land values and tax revenues.

Dodge County has a Nonmetallic Mining Reclamation Overlay District as part of its adopted Land Use Code. The purpose of this overlay district is to comply with NR 135 and ensure the effective reclamation of nonmetallic mining sites in Dodge County. The Dodge County Nonmetallic Mining Reclamation Overlay District is enforced in all Dodge County towns, including the Town of Beaver Dam. Though the nonmetallic mining overlay district is enforced in the Town of Beaver Dam, the Town still has zoning control over mining operations.

The Town of Beaver Dam currently has one active nonmetallic mine site covering approximately 67 acres. Map 4-7, Appendix illustrates the nonmetallic mines in the Town of Beaver Dam.

5.6 Wetlands

According to the United States Environmental Protection Agency, wetlands are areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods of time during the year, including during the growing season. Water saturation (hydrology) largely determines how the soil develops and the types of plant and animal communities living in and on the soil. Wetlands may support both aquatic and terrestrial species. The prolonged presence of water creates conditions that favor the growth of specially adapted plants (hydrophytes) and promote the development of characteristic wetland (hydric) soils.

Wetlands may be seasonal or permanent and are commonly referred to as swamps, marshes, fens, or bogs. Wetland plants and soils have the capacity to store and filter pollutants ranging from pesticides to animal wastes. Wetlands can make lakes, rivers, and streams cleaner, and drinking water safer. Wetlands also provide valuable habitat for fish, plants, and animals. In addition, some wetlands can also replenish groundwater supplies. Groundwater discharge from wetlands is common and can be important in maintaining stream flows, especially during dry months.

Local, state, and federal regulations place limitations on the development and use of wetlands and shorelands. The Wisconsin Department of Natural Resources (WDNR) has inventory maps for each community that identify wetlands two acres and larger. According to the wetland inventory map, the Town of Beaver Dam has 2,681 acres of wetland. The wetland inventory map should be consulted whenever development proposals are reviewed in order to identify wetlands and to ensure their protection from development. Map 5-3, Appendix displays wetlands, watersheds, streams, and surface water in the Town.

5.7 Floodplains

For planning and regulatory purposes, the floodplain is defined as land which has or may be covered by flood water during the regional flood. The regional flood is a flood event (commonly referred to as a 100 year flood) with a one percent chance of being equaled or exceeded in any given year. The floodplain includes the floodway and the floodfringe, and may include other designated floodplain areas for regulatory purposes. The floodway includes the channel of a river or stream and those portions of the floodplain adjoining the channel that are required to carry the regional flood discharge. The floodfringe is that portion of the floodplain outside of the floodway which is covered by floodwaters during the regional flood and is associated with standing water rather than flowing water. As shown on the floodplain map, Floodplain Zone “A” are those areas shown on the Official Floodplain Zoning Map which would be inundated by the regional flood, where the base flood elevation for the site has not been determined. Floodplain Zone “AE” are those areas shown on the Official Floodplain Zoning Map which would be inundated by the regional flood, where the base flood elevation for the site has been determined.

Uncontrolled development and use of the floodplains would impair the health, safety and general welfare of the public and therefore, development within a floodplain should be discouraged if

there is any practicable alternative to locate the activity, use or structure outside of the floodplain.

The Dodge County Land Resources and Parks Department enforces the Floodplain Zoning Ordinance in the Town of Beaver Dam, as authorized by state statute. Mapped floodplains in the Town of Beaver Dam are shown on Map 5-4, Appendix.

5.8 Watersheds and Drainage

The Town of Beaver Dam is located in the Upper Rock River Basin. This basin includes 13 surface watersheds. The Upper Rock River Basin encompasses about 1,890 square miles. The Rock River Basin covers 3,700 square miles.

A report from the Wisconsin Department of Natural Resources titled *The State of the Rock River Basin* was completed in April of 2002. According to the report, the most serious challenges facing the Basin include:

- ♦ Water quality impacts and increased runoff quantity from agriculture and urban land uses, such that many of the rivers and streams are not meeting water quality standards.
- ♦ Loss of agricultural lands impacts wildlife habitat, recreational usages, the rural landowners, and the economy because it changes the nature of the basin.
- ♦ Loss of critical, sensitive habitat and connection between habitats.
- ♦ Significant groundwater contamination in areas of the Basin.
- ♦ Lower urban groundwater levels due to increased use and decreased groundwater infiltration as impervious land increases.

Map 5-3, located in the appendix, displays the watersheds, streams and surface water in the Town of Beaver Dam.

5.9 Surface Water Features

There are approximately 2,298 acres of surface water in the Town of Beaver Dam, including five named waterways and lakes. The following is a description of Beaver Dam Lake, which is the most prominent water body in the Town of Beaver Dam.

Beaver Dam Lake

Beaver Dam Lake is the largest lake in Dodge County and the 16th largest in Wisconsin. It was formed in 1842 when a 10 foot dam was constructed on the Beaver Dam River to provide water power. The City of Beaver Dam is located on the southeast shore. The lake experienced problems when carp were introduced at the turn of the century. None of the procedures used to reduce the carp population have been entirely successful. Today the lake experiences problems

of pollution due to agricultural and urban runoff including industrial cooling water discharge and storm water discharge from the City of Beaver Dam. The shallow depth and resulting turbidity contribute to problems or rough fish, winter fish kills, and shoreline erosion. The fishery consists primarily of buffalo fish, crappie, bullheads, walleye, northern pike and carp. Despite its problems, the lake is valuable for boating and has many boat launching and parking facilities. Area parks provide shore fishing and picnic areas. Additionally, the lake provides hunting opportunities for waterfowl during the fall migration. Winter uses include snowmobiling, ice fishing, and ice skating. However, open water is a hazard in some locations due to aerators.

Rivers, Streams, and Creeks

There are a limited number of rivers/streams/creeks in the Town of Beaver Dam. The three major rivers/streams/creeks within the Town of Beaver Dam are Beaver Dam River, Crystal Creek, and Shaw Brook. There are also intermittent streams and unnamed creeks scattered throughout the Town.

The Beaver Dam river is the major river in the Town, it drains the west central portion of Dodge County. From its start at Beaver Dam Lake, it flows southward 31 miles before flowing into the Crawfish River at Mud Lake. According to the Department of Natural Resources, the river is severely affected by polluted runoff from barn yards and soil erosion, leading to degraded water quality and higher populations of rough fish. Designating parkland and environmentally sensitive lands in the City of Beaver Dam along the river, in conjunction with other efforts, could better protect the river and provide recreational access to it.

Waterway Classification

The Dodge County Planning and Development Department completed a waterway classification project in 2003. The goal of the waterway classification project was to provide the County with a method of categorizing or classifying each lake, river, and stream by their unique characteristics. The classification of lakes, rivers, and streams was based on criteria developed by the Wisconsin Department of Natural Resources (WDNR). The Existing Development Criterion was used with the Total Lake or Stream Sensitivity Criteria to develop the final classification of Class 1, 2, or 3 for each waterway. Using this method, a lake, river, or stream's level of existing development is given the same importance or weight as its sensitivity to future development, based on physical characteristics.

A Class 1 waterway is the most sensitive to future development and has a lower level of existing development. A Class 3 waterway is the least sensitive to future development and has a higher level of existing development. The following listing contains the Town of Beaver Dam waterways that were classified and their final classification:

Beaver Dam Lake – Class 3
Crystal Lake – Class 2
Beaver Dam River – Class 3
Crystal Creek – Class 3
Shaw Brook – Class 2

5.10 Groundwater Resources

The source of all groundwater is precipitation, which percolates down through the soil until it reaches the saturated zone called an aquifer, where it is then contained. Water in an aquifer travels from its source to a discharge point such as a well, wetland, spring, or lake. During periods of increased precipitation or thaw, this vast resource is replenished with water moving by gravity through permeable soils which is called a water table system. In some instances, groundwater moves because of pressure created by a confining layer of impervious rock which is called an artesian system. The availability of groundwater within the county varies locally and should be investigated before any development occurs.

Most groundwater contamination is related to poorly sited land uses and land use activities. For example, agricultural manure, petroleum, and salt storage in areas of high groundwater tables or fractured bedrock are all potential sources of groundwater pollution. Contamination of groundwater reserves can also result from such sources as percolation of water through improperly placed or maintained landfill sites, private waste disposal (septic effluent), runoff from livestock yards and urban areas, improper application of agricultural pesticide or fertilizers, excessive lawn and garden fertilizers and pesticides, leaks from sewer pipes, and seepage from mining operations. Runoff from leaking petroleum storage tanks and spills can also add organic and chemical contaminants in locations where the water table is near the surface. Once groundwater contamination has occurred, successful remediation is expensive and can take years, or may never occur, depending upon the pollutant. Therefore, when considering specific land uses for an area, it is vital to consider the physical characteristics of the area and the relationships between the land and the proposed/actual use in order to ensure that groundwater contamination does not occur.

Groundwater Terms

Precipitation percolates through the soil and bedrock where it eventually reaches a saturated zone known as an aquifer. It is from these aquifers that wells draw their water.

The process of precipitation moving through the soil and bedrock and into an aquifer is known as groundwater recharge. Groundwater recharge maintains the quantity of water in an aquifer.

The natural process of recharge can be altered by land use and development. Impervious surfaces, or surfaces that prevent precipitation from soaking into the ground like buildings and pavement, affect the rate of recharge and quantity of available groundwater. Certain human uses of the land can carry harmful substances to a groundwater aquifer leading to groundwater contamination. There are many potential sources of contamination including manure, yard and agricultural fertilizers, road salt, failing septic systems, leaking underground storage tanks, and vehicle emissions.

Within Dodge County there are areas that have natural occurring and human influenced well contamination. According to studies performed by University of Wisconsin-Extension offices, there are multiple types of contamination in Dodge County. One major contamination is nitrates, which are mainly human influenced and a major concern in parts of Dodge County. Currently, areas north of the City of Beaver Dam have higher than average nitrate levels. Also, the land north of the City of Beaver Dam has noticeably higher chloride levels. These two types of contamination may be linked to agricultural practices, shallow bedrock, or uncontrolled

spreading of contaminants. Another contamination that raises concern is the higher number of positive bacteria samples in the area. Some of these contaminations can be linked to unique bedrock or groundwater features, or current or past land use practices in the area. To help control future well contaminations, individual communities should conduct testing to identify contaminated areas and reduce development in those areas.

5.11 Air Quality

Air quality, especially good air quality, is often taken for granted. The eastern portion of Wisconsin experiences high concentrations of ground-level ozone. Ground-level ozone, or smog, forms when pollutants emitted from vehicle exhaust, power plants, factories, and other combustion sources combine in the hot summer sun. In addition, warm weather causes an increase in air conditioner usage, which can increase harmful emissions from these sources.

To manage the state's air quality, the DNR uses both a network of air quality monitors and a series of air pollution control rules that limit emissions from air pollution sources based on various criteria. There is one air monitoring site in Dodge County, located in the City of Mayville.

5.12 Environmental Corridors/Sensitive Areas

Environmental corridors are continuous systems of open space that often include environmentally sensitive lands including woodlands, wetlands, floodplains, natural areas, steep sloped areas, and recreational areas. Environmental corridors serve multiple functions; hence they require protection from disturbance and development. Protection and preservation of environmental corridors contribute to water quality through reduction of nonpoint source pollution and protection of natural drainage systems. Environmental corridors can protect a community's sensitive natural habitat areas, as well as provide a buffer between natural undeveloped areas and developed areas. Map 5-5, Appendix identifies environmental corridors and natural limitations for building site development in the Town of Beaver Dam.

5.13 Threatened and Endangered Species

The Wisconsin Department of Natural Resources (WDNR) lists species as "endangered" when the continued existence of that species as a viable component of the state's wild animals or wild plants is determined to be in jeopardy on the basis of scientific evidence. "Threatened" species are listed when it appears likely based on scientific evidence that the species may become endangered within the foreseeable future. The WDNR also lists species of "special concern" of which some problem of abundance or distribution is suspected but not yet proved; the intent of this classification is to focus attention on certain species before becoming endangered or threatened. Table 5-1 shows the rare, threatened, and endangered species that may be found in or near the Town of Beaver Dam and Dodge County.

Table 5-1
Rare, Threatened, and Endangered Species,
Town of Beaver Dam and Dodge County

	Wisconsin Status	Taxa
Plants		
Lesser Fringed Gentian	Special Concern	
Richardson Sedge	Special Concern	
Showy Lady's-Slipper	Special Concern	
Slim-Stem Small-Reedgrass	Special Concern	
Small White Lady's-Slipper	Threatened	
Wafer-Ash	Special Concern	
Yellow Gentian	Threatened	
Animals		
Cantrall's Bog Beetle	Special Concern	Beetle
Giant Carrion Beetle	Endangered	Beetle
Barn Owl	Endangered	Bird
Black-Crowned Night-Heron	Special Concern	Bird
Forster's Tern	Endangered	Bird
Great Egret	Threatened	Bird
Red-Shouldered Hawk	Threatened	Bird
Gorgone Checker Spot	Special Concern	Butterfly
Side-Swimmer	Special Concern	Crustacean
American Eel	Special Concern	Fish
Banded Killfish	Special Concern	Fish
Least Darter	Special Concern	Fish
Pugnose Minnow	Special Concern	Fish
Redfin Shiner	Threatened	Fish
River Redhorse	Threatened	Fish
Slender Madtom	Endangered	Fish
Striped Shiner	Endangered	Fish
Week Shiner	Special Concern	Fish
Blanchard's Cricket Frog	Endangered	Frog
Arctic Shrew	Special Concern	Mammal
Franklin's Ground Squirrel	Special Concern	Mammal
Pigmy Shrew	Special Concern	Mammal
Prairie Vole	Special Concern	Mammal
Ellipse	Threatened	Mussel
Blanding's Turtle	Threatened	Turtle

Source: Wisconsin Department of Natural Resources.

5.14 Wildlife Habitat and Recreational Areas

Wildlife habitat can be simply defined as the presence of enough food, cover, and water to sustain a species. The wetland areas of the Town of Beaver Dam are accommodating to many types of waterfowl, such as geese, ducks, herons, egrets, and swans. The Town of Beaver Dam also has upland habitat areas suited for pheasants. The Town of Beaver Dam is also home to a variety of song birds and the typical upland animals of southern Wisconsin, including deer, rabbit, fox, raccoon, squirrel, and muskrat.

The Wisconsin Department of Natural Resources identifies State Natural Areas, which are defined as tracts of land in a natural or near natural state and which are managed to serve several purposes including scientific research, teaching of resource management, and preservation of rare native plants and ecological communities. There are no State Natural Areas in the Town of Beaver Dam.

5.15 Historic Places

State and National Register of Historic Places

The National Register of Historic Places recognizes properties of local, state, and national significance. Properties are listed in the National Register because of their associations with significant persons or events, because they contain important information about our history or prehistory, or because of their architectural or engineering significance. The National Register also lists important groupings of properties as historic districts. In addition, the National Park Service highlights properties that have significance to the nation as a whole by conferring on them the status of National Historic Landmark.

The Wisconsin State Register of Historic Places parallels the National Register. However, it is designed to enable state-level historic preservation protection and benefits. Most of the properties in Wisconsin listed in the National Register are also listed in the State Register.

There are no sites in the Town of Beaver Dam that are listed on the State or National Register

Wisconsin Architecture & History Inventory

The Wisconsin Architecture & History Inventory (AHI) provided by the Wisconsin Historical Society lists historical and architectural information on properties in Wisconsin. The AHI contains data on buildings, structures, and objects that illustrate Wisconsin's unique history. The majority of properties listed are privately owned. Listed properties convey no special status, rights, or benefits. These sites should be periodically reviewed for possible designation on state or national registers.

According to the AHI, the Town of Beaver Dam has 22 sites on the Wisconsin Architecture & History Inventory. To get a description of the AHI sites in the Town of Beaver Dam, see the AHI website: www.wisconsinhistory.org/index.html. Map 5-6, located in the appendix,

display's historical, cultural, and archaeological resources near the Town of Beaver Dam and Dodge County.

5.16 Cultural Resources

Cultural Facilities

Cultural amenities enhance the quality of life, encourage residential development and attract tourism. Such amenities are limited in the Town of Beaver Dam since it lacks the support populations needed for diverse cultural opportunities. There are no cultural facilities such as libraries, museums or historical markers in the Town of Beaver Dam. However, the City of Beaver Dam does have various cultural facilities that are available to Town of Beaver Dam residents.

5.17 Community Design

The Town of Beaver Dam is located in the northwest portion of Dodge County. The Town is approximately 36 square miles in size and is adjacent to the City of Beaver Dam. There are large tracts of agricultural land and open space, as well as various residential developments. Also, the Town has a considerable amount of waterfront areas along Beaver Dam Lake.

5.18 Agricultural, Natural, and Cultural Resources Trends

The following are anticipated trends in regard to agricultural, natural, and cultural resources in the Town of Beaver Dam for the planning period:

- ♦ The size of the average farm will continue to show moderate increases;
- ♦ Pressure to convert farmland to other uses will increase;
- ♦ The number of large “commercial” type farms will increase, especially dairy;
- ♦ Interest in cash cropping and specialty farming will increase;
- ♦ The Town’s woodlands and highland areas will be desired as residential building sites;
- ♦ Challenges to groundwater resources will grow including increasing quantity of withdrawal and increasing of potential contamination sources;
- ♦ Highway expansion and increased traffic will have a negative impact on adjacent lands, traffic congestion, noise, and air quality.

5.19 Agricultural, Natural, and Cultural Resources Goals and Objectives

Wisconsin Statutes 66.1001 requires a statement of overall goals and objectives of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. The following are the goals and objectives developed by the Town of Beaver Dam with regard to agricultural, natural, and cultural resources.

Goal: Maintain, preserve, and enhance the town’s agricultural, natural, and cultural resources.

Objectives

1. Direct new growth to areas that will not adversely impact prime agricultural areas of the town. Review new proposals for scattered rural development for potential impacts on scenic views, agriculture, and open space and allow it only within areas considered appropriate for rural development.
2. Discourage land subdivisions or rezoning in agricultural areas.
3. Support the purchase of development rights on farmland to be preserved through non-profit conservation organizations.

Goal: Maintain, preserve, and enhance the town’s rural atmosphere, scenic views, and unique natural features which contribute to the town’s quality of life.

Objectives

1. Maintain appropriate land use patterns which protect and restore natural resources and open spaces, and protect the town’s overall sense of community.
2. Support the efforts of volunteer organizations which have as their goal, the protection of natural resources within the Rock River Basin.
3. Encourage development which promotes open space through site design and which fits within the character of the town as well as the specific location in which the development is proposed.
4. Support stormwater management plans and erosion control efforts to protect the surface and groundwater resources.
5. Encourage the use of cluster design for rural residential development in those areas not suitable for farming.

5.20 Agricultural, Natural, and Cultural Resources Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses and actions to the goals and objectives. Policies and recommendations become the tools that the community should use to aid in making land use decisions. Policies that direct action using the words “will” or “shall” are advised to be mandatory and regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies that direct action using the word “should” are advisory and intended to serve as a guide.

Policies

1. New, non-farm residential development in areas not served by central water/sewer systems should be directed away from existing agricultural operations on large tracts of

- undeveloped land and directed toward those areas that have existing non-farm development.
2. New development should not be allowed on productive agricultural land or on large contiguous forest tracts whenever feasible.
 3. Manure storage facilities should be sited as far away from neighboring residents as possible.
 4. The Town should consider utilizing the Farmland Preservation Program to further the protection of agricultural/open space land in the Town.

Recommendations

Recommendations are specific actions or projects that the community should be prepared to complete. The completion of these actions and projects are consistent with the community's policies, and therefore will help fulfill the comprehensive plan goals and objectives.

1. Update the Town Zoning Ordinance to comply with the Livestock Siting Law and certify the Town Zoning Ordinance with the Department of Agriculture, Trade, and Consumer Protection (DATCP).
2. Hold at least one public informational meeting annually (at the Annual Meeting) on the status of nonfarm residential development in the Town, specifically reviewing any problematic areas.
3. New non-farm, residential development should be subject to a "nuisance disclaimer", stringent deed restrictions, or other mutual agreement intended to protect the "right-to-farm" of existing and future agricultural operations.
4. Work with Dodge County staff to apply for a Farmland Preservation Agricultural Enterprise Area.

5.21 Agricultural, Natural, and Cultural Resources Programs

The following programs are currently utilized by the community or are available for use by the community to implement the goals, objectives, policies, and recommendations identified.

Wisconsin Historical Society, Office of Preservation Planning (OPP)

Whether you need information concerning state or federal laws and regulations that may be applicable in your case, whether you need information on grassroots strategies for preserving and protecting historic properties, or whether you need information on how you may protect and preserve your own historic property the Office of Preservation Planning of the Wisconsin Historical Society can assist.

Wisconsin Glacial Habitat Program

This program focuses on establishing a patchwork of restored wetlands and grasslands in combination with croplands to provide all of the elements necessary for the life cycle of waterfowl, wild pheasants, and non-game songbirds. The goals of the program are to establish 38,600 acres of permanent grassland nesting cover and to restore 11,000 acres of wetlands within Columbia, Dodge, Fond du Lac, and Winnebago Counties. In order to achieve these goals, the DNR is purchasing, as well as securing perpetual easements on, properties ranging in size from 10 acres up to a few hundred acres. Only those properties purchased by the state become public

property and are open to public hunting. For more information, contact the local Department of Natural Resources office.

The Dodge County Farmland Preservation Plan contains a comprehensive list of available agricultural programs; see the Farmland Preservation Plan for an extensive list of agricultural related resources.

The following conservation programs are administered by Dodge County, for more information contact the Dodge County Land Resources and Parks Department or the Dodge County Land Conservation Department.

County Programs

Farmland Preservation Program

The purpose of this program is to help preserve farmland and promote soil and water conservation practices. Landowners that participate in the program are eligible for state tax credits. In order to be eligible for the program, land must be located in a certified farmland preservation zoning district or in a designated agricultural enterprise area. For more information, contact the Dodge County Land Resources and Parks Department, Dodge County Land Conservation Department, or the Wisconsin Department of Agriculture, Trade, Consumer Protection.

Land & Water Resource Management Plan Implementation

The purpose of this program is to control soil erosion and reduce nonpoint source water pollution. The program provides a cost share and technical assistance to landowners to install soil and water conservation practices. The following agricultural conservation practices may be utilized; grass waterways, diversions, critical area stabilization, terraces, grade stabilization structure, sediment basin, barnyard runoff control practices, rural well abandonment, manure storage abandonment and roof runoff system. For more information, contact the Dodge County Land Conservation Department.

Tree Sales and Tree Planting

The Dodge County Land Conservation Office administers an annual tree sale program. Various deciduous and evergreen trees are sold in packets of 25. Two tree planters are available to landowners that are planting a large volume of trees.

Wisconsin Nonpoint Runoff Rule Implementation

This program provides technical and financial assistance to landowners that do not meet nonpoint pollution control rules. Farms are evaluated to determine if they are compliant with the rules. If they are found to be out of compliance, technical and financial assistance may be available.

The following are state and federal conservation programs, for more information contact the USDA Natural Resources Conservation Service or Farm Service Agency, or the County Land Conservation Department.

State and Federal Conservation Programs

Managed Forest Law (MFL)

The purpose of this program is to promote good forest management; property tax incentives/reduction is available to participating landowners. In order to participate, a landowner must follow and approved management plan (plan is free) and must own 10 contiguous acres (80% must be capable of producing merchantable timber).

Conservation Reserve Program (CRP) and Conservation Reserve Enhancement Program (CREP)

The purpose of these programs is to reduce erosion, increase wildlife habitat, improve water quality, and increase forestland. Landowners that set aside agricultural land to conduct program practices are eligible for annual land rental payments. Program practices may include tree planting, grass cover, small wetland restoration and prairie/oak savannah restoration.

Conservation Security Program (CSP)

The purpose of this program is to promote good land stewardship and implement conservation practices. Agricultural operations in select watersheds are eligible to receive payments for program participation. Payments to agricultural operations are based on the amount of participation and enhancements.

Environmental Quality Incentives Program (EQIP)

The purpose of EQIP is to provide technical and financial help to landowners that install or implement structural and management practices on agricultural lands. Landowners that participate in the program may be eligible for cost sharing.

6.0 Economic Development

6.1 Introduction

Economic development planning is the process by which a community organizes, analyzes, plans, and then applies its energies to the tasks of improving the economic well-being and quality of life for those in the community. This can be done by addressing issues such as enhancing a community's competitiveness, establishing industrial policy, encouraging sustainable development, creating jobs, increasing wages and enhancing worker training, and improving overall quality of life. All of these issues affect residents within a community and are addressed directly or indirectly in the comprehensive plan.

The reason to plan for economic development is straight-forward - economic development helps pay the bills. It requires working together to maintain a strong economy by creating and retaining desirable jobs, which provide a good standard of living for individuals. Increased personal income and wealth increases the tax base, so a community, county, or state can provide the level of services residents expect. A balanced, healthy economy is essential for community well-being. Economic development expenditures are a community investment. They leverage new growth and redevelopment to improve the area. Influencing and investing in the process of economic development allows community members to determine future direction and guide appropriate types of development according to their values.

Successful plans for economic development acknowledge the importance of:

1. Knowing your region's economic function in the global economy
2. Creating a skilled and educated workforce
3. Investing in an infrastructure for innovation
4. Creating a great quality of life
5. Fostering an innovative business climate
6. Increased use of technology to increase government efficiency
7. Taking regional governance and collaboration seriously

This section contains an inventory of economic characteristics found in the Town of Beaver Dam. Analysis and inventory information contained within this section will help in identifying deficiencies and opportunities for economic development within the community. This element also provides a summary of economic characteristics of the village, provides further detail about future economic development, and identifies goals, objectives, policies, recommendations, and programs with regard to economic development.

6.2 Labor Force and Employment Status

Civilian Labor Force

The labor force, according to the Wisconsin Department of Workforce Development definition, includes those who are either working or looking for work, but does not include individuals who

have made a choice to not work. This may include retirees, homemakers, and students. The labor force does not include institutional residents, military personnel, or discouraged job seekers.

Table: 6-1
Civilian Labor Force Annual Averages, Dodge County and Wisconsin,
2007-2010

	2007	2008	2009	2010	# Change 2007-10	% Change 2007-10
Dodge County						
Labor Force	47,090	47,145	47,286	46,134	(956)	(2.0%)
Employment	44,752	44,762	42,651	42,016	(2,736)	(6.1%)
Unemployment	2,338	2,383	4,635	4,118	1,780	76.1%
Unemployment Rate	5.0	5.1	9.8	8.9	3.9	78.0%
Wisconsin						
Labor Force	3,099,456	3,087,331	3,100,503	3,062,636	(36,820)	(1.2%)
Employment	2,951,001	2,936,749	2,829,348	2,807,301	(143,700)	(4.7%)
Unemployment	148,455	150,582	271,155	255,335	106,880	72.0%
Unemployment Rate	4.8	4.9	8.7	8.3	3.5	72.9%

Source: Wisconsin Department of Workforce Development, Bureau of Workforce Information, Local Area Unemployment Statistics, 2007-2010.

The labor force of Dodge County has decreased by two percent (956 persons) since 2007, likewise Wisconsin's labor force decreased by 1.2 percent (36,820). The decrease in labor force may be due to fewer people working and fewer people actively looking for employment. Similar to the labor force figures, employment figures decreased from 2007 to 2010 for Dodge County and Wisconsin, 6.1 percent and 4.7 percent respectively.

Due to the economic recession unemployment rates are up across the country, in Dodge County the unemployment rate rose to 8.9 percent in 2010, a 3.9 percent increase from 2007 (5.0 percent). Since 2007, unemployment has increased by 1,780 persons in Dodge County and 106,880 in Wisconsin. Although, the 2010 unemployment figures are lower than the 2009 figures, which could be a sign of an economic recovery. The number of unemployed in the county includes not only those who are receiving unemployment benefits, but also any resident who actively looked for a job and did not find one.

Income

Table 6-2 displays the most recent household income and median household income information for the Town of Beaver Dam as reported by the US Census Bureau, 2005 – 2009 American Community Survey. American Community Survey information is a sample of the Town and is subject to sampling variability. However, the survey provides the most recent data available and provides necessary background information.

Table 6-2
Household Income
Town of Beaver Dam

	T. Beaver Dam	
	Number	% of Total
Less than \$10,000	33	2.2
\$10,000 to \$14,999	53	3.5
\$15,000 to \$24,999	130	8.6
\$25,000 to \$34,999	131	8.7
\$35,000 to \$49,999	248	16.4
\$50,000 to \$74,999	418	27.6
\$75,000 to \$99,999	186	12.3
\$100,000 to \$149,999	218	14.4
\$150,000 or More	97	6.4
Total	1,514	100.1
Median Household Income	\$58,077	

*Percentages may not add up to 100%, due to rounding.

Source: U.S. Census Bureau, 2005-2009 American Community Survey

The highest percentage (27.6 percent) of residents in the Town of Beaver Dam had a household income between \$50,000 to \$74,999. The next largest percentage (16.4 percent) of household income was \$35,000 to \$49,999. Approximately 20.8 percent of the households in the Town of Beaver Dam had a household income of \$100,000 or greater. The median household income for the Town of Beaver Dam was \$58,077.

Travel Time to Work

For most of the general population, the location of their home depends on the location of their work. Knowing the amount of time people are willing to travel to work can serve as an indicator for the future location of housing and economic development. Travel time to work is also an indicator of what residents are willing to sacrifice for location. Individuals are often willing to allow for longer commute times to live in a particular area.

Table 6-3 displays the most recent travel time to work information for the Town of Beaver Dam as reported by the US Census Bureau, 2005 – 2009 American Community Survey. American Community Survey information is a sample of the Town and is subject to sampling variability. However, the survey provides the most recent data available and provides necessary background information.

Table 6-3
Travel Time to Work
Town of Beaver Dam

	Town of Beaver Dam	
	Number	% of Total
Less than 10 minutes	410	24.5
10 to 14 minutes	328	19.6
15 to 19 minutes	297	17.8
20 to 24 minutes	117	7.0
25 to 29 minutes	63	3.8
30 to 34 minutes	108	6.5
35 to 44 minutes	119	7.1
45 to 59 minutes	149	8.9
60 or more minutes	80	4.8
Total	1,671	100

Source: U.S. Bureau of the Census, 2005 -2009 American Community Survey.

Of those traveling to work in the Town of Beaver Dam, majority of the residents had a commute time less than 10 minutes, 24.5 percent. Also, 19.6 percent of residents traveled 10 to 14 minutes to work and 17.8 percent of residents traveled 15 to 19 minutes to work. It is anticipated that commute time to work will shift to higher travel times as people continue to move out in to the rural areas and further from their place of work.

6.3 Economic Base Analysis

Employment by Industrial Sector

Employment by industry within an area illustrates the structure of the economy. Historically, Dodge County has had a high concentration of employment in the manufacturing and agricultural sectors of the economy. Recent state and national trends indicate a decreasing concentration of employment in the manufacturing sector while employment within the services sector is increasing. This trend is partly attributed to the aging of the population.

Table 6-4 displays the number and percent of employed persons by industry group in the Town of Beaver Dam as reported by the US Census Bureau, 2005 – 2009 American Community Survey. The American Community Survey information is a sample of the Town and is subject to sampling variability. However, the survey provides the most recent data available and provides necessary background information.

Table 6-4
Employment by Industrial Sector,
Town of Beaver Dam

Industry	Town of Beaver Dam	
	Number	Percent of Total
Agriculture, forestry, fishing and hunting, and mining	73	4.0
Construction	97	5.3
Manufacturing	453	24.8
Wholesale trade	76	4.2
Retail trade	207	11.4
Transportation and warehousing, and utilities	96	5.3
Information	31	1.7
Finance, insurance, real estate, and rental and leasing	107	5.9
Professional, scientific, management, administrative, and waste management services	48	2.6
Educational, health, and social services	338	18.5
Arts, entertainment, recreation, accommodation, and food services	111	6.0
Other services (except public administration)	82	4.5
Public administration	104	5.7
Total	1,823	99.9

*Percentages may not add up to 100%, due to rounding.

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Similar to Dodge County and the State of Wisconsin, the Town of Beaver Dam has a high number of residents in the manufacturing sector. The manufacturing sector supplied the most jobs in the Town of Beaver Dam, accounting for 24.8 percent. The second highest employment sector is the educational, health and social services sector, which provided 18.5 percent of the jobs in the Town. Also, the agricultural sector only provided four percent of the jobs in the Town; this sector may be decreasing in the Town due to agricultural areas being developed for non-farm purposes.

Employment by Occupation

The previous section, Employment by Industry, described employment by the type of business or industry, or sector, of commerce. What people do, or what their occupation is within those sectors, can also reveal factors that influence incomes and overall employment.

Table 6-5 displays the number and percent of employed persons by occupation in the Town of Beaver Dam as reported by the US Census Bureau, 2005 – 2009 American Community Survey. The American Community Survey information is a sample of the Town and is subject to

sampling variability. However, the survey provides the most recent data available and provides necessary background information.

Table 6-5
Employment by Occupation
Town of Beaver Dam

Occupation	Town of Beaver Dam	
	Number	Percent of Total
Management, professional, and related occupations	558	30.6
Service occupations	299	16.4
Sales and office occupations	443	24.3
Farming, fishing, and forestry occupations	16	0.9
Construction, extraction, and maintenance occupations	190	10.4
Production, transportation, and material moving occupations	317	17.4
Total	1,823	100

Source: U.S. Census Bureau, 2005-2009 American Community Survey

The management, professional, and related occupations category accounted for 30.6 percent of employment by occupation in the Town of Beaver Dam, which is over one-quarter of the employment occupations in the Town. That category's high percentage is probably due to the Beaver Dam Hospital and associated health facilities in the City of Beaver Dam. The sales and office occupations accounted for the second highest percentage of employment with 24.3 percent.

Environmentally Contaminated Sites for Commercial or Industrial Use

The Environmental Protection Agency (EPA) and the Wisconsin Department of Natural Resources (WDNR) encourage the clean-up and use of environmentally contaminated sites for commercial and industrial use. The WDNR has created the Bureau for Remediation and Redevelopment Tracking System (BRRTS) which identifies environmentally contaminated sites for communities in Wisconsin. The most commonly listed types of sites are the following:

- ♦ Spills, a discharge of a hazardous substances that may adversely impact, or threaten to adversely impact, public health, welfare, or the environment. Spills are usually cleaned up quickly.
- ♦ LUST, a Leaking Underground Storage Tank that has contaminated soil and/or groundwater with petroleum. Some LUST cleanups are reviewed by the DNR and some are reviewed by the Dept. of Commerce.

- ♦ ERP, Environmental Repair Program sites are sites other than LUSTs that have contaminated soil and/or groundwater. Often, these are old historic releases to the environment.
- ♦ VPLE, Voluntary Property Liability Exemptions apply to sites in which property owners conduct an environmental investigation and cleanup of an entire property and then receives limits on their future liability.
- ♦ Superfund, a federal program created by Congress in 1980 to finance cleanup of the nation's worst hazardous waste sites. 39 sites are currently found in Wisconsin

According to the BRRTS database, there are 1,028 environmentally contaminated sites in Dodge County. Of the 1,028 sites, 652 are closed. Closed sites have completed all clean up requirements and have received a case closure letter from the DNR. Approximately 229 sites are open sites or conditionally closed sites. These sites are in need of clean up or clean up is underway. Therefore, those sites could have potential for commercial or industrial use. However, some sites will be more adequately suited than others. Of the 229 open or conditionally closed sites, 167 are reported spill sites, 25 are LUST sites, 35 are ERP sites, and 2 are VPLE sites. For the most up to date information on environmentally contaminated sites in the Town of Beaver Dam, see the DNR's BRRTS database at: <http://www.dnr.state.wi.us/org/aw/rr/brrts/index.htm>.

6.4 Employment Forecast

An important feature of determining the economic health and future of Dodge County and its communities is to determine the amounts and types of jobs currently available as well as to make predictions. Dodge County has unique economic features as well as similarities to the region in which it is located. The county not only has ties locally, but statewide and nationwide. Trends that occur in the United State or internationally affect the State of Wisconsin and eventually trickle down to local level economies.

In December of 2006, the Wisconsin Department of Workforce Development (WDWD) released a report titled *Wisconsin Projections 2004-2014: Employment in Industries and Occupations*, which examined jobs in over 90 industries and 793 occupations. Many of the projections and estimates provided in the report will affect local and/or Dodge County economies.

Overall, the number of jobs in Wisconsin is expected to grow by 12%. While employment in Wisconsin's manufacturing sector has shrunk in the past few years. Some sub sectors of the manufacturing sector are anticipated to gain back some of the jobs lost. The manufacturing industries projected to add the most jobs are transportation equipment, plastics and rubber products, wood products, food products, and fabricated metal products.

The services sector will be the job growth leader, spurred on by the aging of Wisconsin's population, technological innovations in health services and computer services, and continued outsourcing of business functions. Most of new jobs in the services sector will be educational services, ambulatory health care services, and administrative and support services. Another

sector expected to add numerous jobs is retail trade. This increase is expected due to population and tourism growth, and the likelihood that people will continue to prepare fewer meals at home.

6.5 Desired Business and Industry

Similar to most communities in Dodge County, the Town of Beaver Dam would welcome most economic opportunities that do not sacrifice community character or require a disproportionate level of community services per taxes gained. The categories or particular types of new businesses and industries that are desired by the community are generally described in the goals, objectives, and policies.

The Town desires to maintain its small community character, but also desires more business in industrial and commercial zoned areas. Additional industrial and commercial development would also be desired to support the local tax base assuming development is consistent with other goals and objectives and general community character. Refer to the Town's Future Land Use Map for desired future locations of business and industry in the Town of Beaver Dam.

6.6 Strengths and Weaknesses

A determination of the strengths and weaknesses of Dodge County and the Town of Beaver Dam and its economy provide the basic planning steps for future economic development. Strengths should continue to be promoted and new development which fits well with these features should be encouraged. Weaknesses should be improved or further analyzed and new development which displays aspects similar to identified weaknesses should be discouraged. The economic strengths and weaknesses of the Town of Beaver Dam are as follows:

Strengths

- ♦ Small town quality of life;
- ♦ Adjacent to established infrastructure and existing commercial and industrial facilities in the City of Beaver Dam;
- ♦ Location with access to regional market locations such as Beaver Dam, Columbus, Fox Valley region, Madison, and Waupun;
- ♦ Affordable housing opportunities;
- ♦ Land available for economic growth;
- ♦ Strong established agricultural base;
- ♦ Large amount of productive agricultural land;
- ♦ Good access to a major four lane highway, state highway, and railroad.

Weaknesses

- ♦ Susceptible to land annexations and losing businesses adjacent to the City of Beaver Dam;
- ♦ Tax burden and need for low cost tax base;
- ♦ Lack of county-wide economic development entity and staff;
- ♦ Overall lack of economic diversity;

- ♦ Brain drain, graduates leaving the Town and county;
- ♦ Limited revenue and financing options for development of new infrastructure to support economic development;
- ♦ Lack of private and public partnership for promoting economic development;
- ♦ Agricultural economy – historically low prices of agricultural products limits expansion potential.

6.7 Sites for Business and Industrial Development

Sites for business and industrial development within the Town of Beaver Dam are detailed on the Future Land Use Map (Map 8-2). Most commercial and industrial areas are adjacent the City of Beaver Dam and/or located along USH 151 or STH 33.

6.8 Economic Development Trends

Agriculture dominated the Dodge County and Town of Beaver Dam economy until the mid-20th century, at which point, manufacturing became a major source of employment and income. Trade and services have begun to emerge as major economic components. These trends formed the base of the current local economy. Over the next 20 - 30 years a number of economic trends are anticipated that will affect the existing economic base:

- ♦ The composition of the labor force will change due to continued decreases in family size and the aging of the population.
- ♦ Beaver Dam will likely continue to depend heavily on the manufacturing sector of the economy. International and national economic trends will continue to affect the manufacturers found in Dodge County and the town.
- ♦ Increases in automation and technology in manufacturing will change the existing manufacturing base and affect the labor force.
- ♦ The Town of Beaver Dam will continue to be a desirable place to live, and transportation improvements will increase the ability of individuals to work outside the county resulting in increased population.
- ♦ The service-based sector of the economy will continue to grow, particularly health-related services, as the population ages.

6.9 Economic Development Goals and Objectives

Wisconsin Statutes 66.1001 requires a statement of overall goals and objectives of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. The following are the goals and objectives developed by the Town of Beaver Dam regarding economic development.

Goal: Promote a strong local economy.

Objectives

1. Accommodate home-based businesses that do not significantly increase noise, traffic, odor, or lighting or would otherwise negatively impact the surrounding area.
2. Assist in promoting and attracting agricultural services and related industries to help keep agricultural production a viable business.
3. Promote ongoing dialogue between Dodge County planning staff and economic development groups to ensure that economic development projects are consistent with plan goals and objectives.
4. Encourage clustered commercial and light industrial development in planned areas.
5. Encourage participation in state tax incentive programs that help to make farming more economically viable.

6.10 Economic Development Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses and actions to the goals and objectives. Policies and recommendations become the tools that the community should use to aid in making land use decisions. Policies that direct action using the words “will” or “shall” are advised to be mandatory and regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies that direct action using the word “should” are advisory and intended to serve as a guide.

Policies

1. Commercial and industrial development shall be steered to designated areas consistent with the Future Land Use Plan Map and associated recommendations.
2. Future commercial and industrial development in the Town shall be reviewed for potential financial, service, and visual impacts to surrounding landowners.
3. Future economic development should be located in and/or directed toward areas within which adequate public facilities and services already exist, are programmed for expansion, or will be provided concurrent with development.
4. Home-based businesses that have outward characteristics of a business should be allowed only when consideration (e.g., limitations on outdoor advertising, screening of operations) is made for the rural character of the surrounding neighborhood.
5. Encourage clustering of commercial uses in compact areas to maximize consumer safety and convenience, improve traffic safety and enhance economic viability, where appropriate.

Recommendation

Recommendations are specific actions or projects that the community should be prepared to complete. The completion of these actions and projects are consistent with the community’s policies, and therefore will help fulfill the comprehensive plan goals and objectives.

1. Work with the Dodge County U.W.-Extension office to recognize and address economic issues in the Town.

6.11 Economic Development Programs

The following programs are currently utilized by the community or are available for use by the community to implement the goals, objectives, policies, and recommendations identified.

University of Wisconsin Extension – Dodge County

The purpose of the Community Resource Development Program (CRD), within the Dodge County UW-Extension, is to strengthen the ability of citizens, community and business leaders, and local government officials to identify and resolve crucial community needs and issues in three broad interrelated areas--communities, natural resources, and economic development. For more information about Extension services visit www.uwex.edu/ces/cty/dodge.

Dodge County Economic Development Revolving Loan Program

The Dodge County Planning and Development Department operates a revolving loan program for local businesses and industry. The Revolving Loan Fund program provides low-interest loans for proposed projects that will create new jobs, help businesses maintain or expand existing operations, and advance the county's economic development goals and objectives. The Fund is intended to provide financial incentive for business and industries to invest in their own growth by providing "leverage". The funds, therefore, are meant to serve an important, secondary role to the private financing available. For further information contact the Dodge County Land Resources and Parks Department.

Wisconsin Agricultural Development Zone Program

An Agricultural Development Zone has been established in five south central Wisconsin counties, including Dodge County. Agricultural related businesses are eligible for tax credits that can be applied against their state income tax liability. These credits are based on the number of new jobs that you create, the wage level, and the benefit package that you offer. Businesses may also be eligible for a 3% capital investment credit for real and personal property and a credit equal to 50% of your eligible environmental remediation costs. For more information contact the Wisconsin Department of Commerce.

Community Development Block Grant for Economic Development (CDBG-ED)

The CDBG-ED program was designed to assist businesses that will invest private funds and create jobs as they expand or relocate to Wisconsin. The Wisconsin Department of Commerce awards the funds to a general-purpose unit of government (community) which then loans the funds to a business. When the business repays the loan, the community may retain the funds to capitalize a local revolving loan fund. This fund can then be utilized to finance additional economic development projects within the community. For more information contact the Wisconsin Department of Commerce.

7.0 Intergovernmental Cooperation

7.1 Introduction

This element identifies planning activities in and around the Town of Beaver Dam, and provides a description of Wisconsin's statutes associated with intergovernmental cooperation. The Intergovernmental Cooperation element will also provide information regarding existing plans or agreements, opportunities for the future, existing and potential conflicts, and identify goals, objectives, policies, recommendations, and programs for intergovernmental cooperation.

In general terms, intergovernmental cooperation is any arrangement by which officials of two or more jurisdictions coordinate plans, policies, and programs to address and resolve issues of mutual interest. It can be as simple as communicating and sharing information, or it can involve entering into formal intergovernmental agreements and sharing resources such as equipment, buildings, staff, and revenue. It can even involve consolidating services, jurisdictions, or transferring territory.

Many issues cross jurisdictional boundaries, affecting more than one community. For example, air, water, and wildlife pass over the landscape regardless of boundaries so that one jurisdiction's activities with regard to air, water, and wildlife impact other jurisdictions downwind or downstream.

Today, increased communication technologies and personal mobility mean that people, money, and resources also move across jurisdictions, as quickly and freely as air and water. Persons traveling along roadways use a network of transportation routes, moving between jurisdictions without even realizing it.

Frequently, the action of one governmental unit impacts others. Increasingly, we have come to the realization that many vital issues are regional in nature. Watersheds, economic conditions, commuter patterns, housing, media markets, and effects from growth and change are all issues that spill over municipal boundaries and impact the region as a whole.

Dodge County has 44 units of government, and special purpose districts defined as follows:

- ♦ 24 Towns
- ♦ 9 Cities
- ♦ 11 Villages
- ♦ 19 School districts
- ♦ 10 Sanitary districts
- ♦ 36 Drainage districts
- ♦ 2 Lake Protection districts

Having so many governmental units allows for very local representation and means that Dodge County and Town residents have numerous opportunities to participate in local decision-making. However, the number of governmental units with overlapping decision-making authority presents challenges. More governmental units can make communication, coordination, and effective action more difficult, creating a greater potential for conflict. Instead of communicating ideas within one jurisdiction, communication needs to move across multiple jurisdictions and involve multiple boards, commissions, committees, executives, administrators, and citizens. Goals between communities may differ and present challenges. More

governmental units may also mean unwanted and wasteful duplication in the delivery of community services. Cooperation can help avoid this.

Intergovernmental Cooperation Benefits

There are many reasons intergovernmental cooperation makes sense. The following are some examples:

- ♦ Cost savings – Cooperation can save money by increasing efficiency and avoiding unnecessary duplication. Cooperation can enable some communities to provide their residents with services that would otherwise be too costly.
- ♦ Address regional issues – By communicating and coordinating their actions, and working with county, regional and state jurisdictions, local communities are able to address and resolve issues which are regional in nature.
- ♦ Early identification of issues – Cooperation enables jurisdictions to identify and resolve potential conflicts at an early stage, before affected interests have established rigid positions, before the political stakes have been raised, and before issues have become conflicts or crises.
- ♦ Reduced litigation – Communities that cooperate are able to resolve issues before they become mired in litigation. Reducing the possibility of costly litigation can save a community money, as well as the disappointment and frustration of unwanted outcomes.
- ♦ Consistency – Cooperation can lead to consistency of the goals, objectives, plans, policies, and actions of neighboring communities and other jurisdictions.
- ♦ Predictability – Jurisdictions that cooperate provide greater predictability to residents, developers, businesses, and others. Lack of predictability can result in lost time, money, and opportunity.
- ♦ Understanding – As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another's needs and priorities. They can better anticipate problems and work to avoid them.
- ♦ Trust – Cooperation can lead to positive experiences and results that build trust between jurisdictions.
- ♦ History of success – When jurisdictions cooperate successfully in one area, the success creates positive feelings and an expectation that other intergovernmental issues can be resolved as well.
- ♦ Service to citizens – The biggest beneficiaries of intergovernmental cooperation are citizens for whom government was created in the first place. They may not understand, or even care about, the intricacies of particular intergovernmental issues, but all county residents can appreciate their benefits, such as costs savings, provision of needed services, a healthy environment, and a strong economy.

7.2 Wisconsin Intergovernmental Agreement Statutes

Intergovernmental Cooperation

Wisconsin Statute, 66.0301 permits local agreements between the state, cities, villages, towns, counties, regional planning commissions, and certain special districts, including school districts, public library systems, public inland lake protection and rehabilitation districts, sanitary districts, farm drainage districts, metropolitan sewerage districts, sewer utility districts, Indian tribes or bands, and others.

Intergovernmental agreements prepared in accordance with s. 66.0301, are the most common form of agreement and have been used by communities for years, often in the context of sharing public services such as police, fire, or rescue. This type of agreement can also be used to provide for revenue sharing, determine future land use within a subject area, and to set temporary municipal boundaries. However, the statute does not require planning as a component of any agreement and boundary changes have to be accomplished through the normal annexation process.

Boundary Agreements Pursuant to Approved Cooperative Plan

Under 66.0307, Wisconsin Statutes, combinations of municipalities may prepare cooperative boundary plans or agreements. Each city, village, or town that intends to participate in the preparation of a cooperative plan must adopt a resolution authorizing its participation in the planning process.

Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative plan must include a plan for the physical development of the territory covered by the plan, a schedule for changes to the boundary, plans for the delivery of services, an evaluation of environmental features, and a description of any adverse environmental consequences that may result from the implementation of the plan. It must also address the need for safe and affordable housing. The participating communities must hold a public hearing prior to its adoption. Once adopted, the plan must be submitted to the Wisconsin Department of Commerce for State approval. Upon approval, the cooperative plan has the force and effect of a contract.

Creation, Organization, Powers, and Duties of a Regional Planning Commission

Wisconsin Statute 66.0309 permits local governments to petition the governor to create a regional planning commission (RPC). If local support for a commission is unanimous, the governor may create it by executive order. The governor may also create a commission if local governments representing over 50% of the population or assessed valuation of the proposed region consent to the creation. Commission members are appointed by either local governments or the governor. State Statutes require the RPC to perform three major functions:

- ♦ Make and adopt a comprehensive plan for the physical development of the region.

- ♦ If requested by a local unit, report recommendations to that local unit on the location or acquisition of land for any of the items or facilities which are included in the adopted regional comprehensive plan.
- ♦ Make an annual report of its activities to the legislative bodies of the local governmental units within the region.

RPCs are also authorized to perform several other functions, however, by law, they serve a strictly advisory role. Dodge, Columbia, Jefferson, Rock, and Sauk Counties are the only counties in the state that are not part of a Regional Planning Commission.

Municipal Revenue Sharing

Wisconsin Statute, 66.0305, Municipal Revenue Sharing, gives authority to cities, villages, and towns to enter into agreements to share revenue from taxes and special charges with each other. The agreements may also address other matters, including agreements regarding services to be provided or the location of municipal boundaries.

Boundaries of the shared revenue area must be specified in the agreement and the term of the agreement must be for at least 10 years. The formula or other means for sharing revenue, the date of payment of revenues, and the means by which the agreement was made may be invalidated after the minimum 10-year period.

Annexation

Wisconsin Statute, 66.021, Annexation of Territory, provides three petition methods by which annexation may occur. Annexation involves the transfer of one or more tax parcels from a town to a city or village. Cities and villages cannot annex property without the consent of landowners as required by the following petition procedures:

1. Unanimous approval - A petition is signed by all of the electors residing in the territory and the owners of all of the real property included within the petition.
2. Notice of intent to circulate petition (direct petition for annexation) - The petition must be signed by a majority of electors in the territory and the owners of one-half of the real property either in value or in land area. If no electors reside in the territory, then only the landowners need sign the petition.
3. Annexation by referendum - A petition requesting a referendum election on the question of annexation may be filed with the city or village when signed by at least 20% of the electors in the territory.

Incorporation

Wisconsin Statutes, 66.0201, Incorporation of Villages and Cities; Purpose and Definitions, and 66.0211, Incorporation Referendum Procedure, regulate the process of creating new villages and cities from town territory. Wisconsin Statute, 66.0207, identifies the criteria that have to be met prior to approval of incorporation.

The incorporation process requires filing an incorporation petition with circuit court. Then, the incorporation must meet certain statutory criteria reviewed by the Municipal Boundary Review Section of the Wisconsin Department of Administration. These criteria include:

- ♦ Minimum standards of homogeneity and compactness, and the presence of a “well developed community center;”
- ♦ Minimum density and assessed valuation standards for territory beyond the core;
- ♦ A review of the budget and tax base in order to determine whether or not the area proposed for incorporation could support itself financially;
- ♦ An analysis of the adequacy of government services compared to those available from neighboring jurisdictions;
- ♦ An analysis of the impact incorporation of a portion of the town would have on the remainder, financially or otherwise; and
- ♦ An analysis of the impact the incorporation would have on the metropolitan region.

Extraterritorial Zoning

Wisconsin Statute, 62.23(7a), Extraterritorial Zoning, allows a city with a population of 10,000 or more to adopt zoning in town territory, three miles beyond a city’s corporate limits. A city or village with a population less than 10,000 may adopt zoning 1.5 miles beyond its corporate limits. If the extraterritorial area of two municipalities overlaps, jurisdiction is divided between them as provided under s. 66.0105.

Under extraterritorial zoning authority, a city or village may enact an interim zoning ordinance that freezes existing zoning, or, if there is no zoning, existing uses while a plan and regulations are developed. The statute provides that the interim ordinance may be for two years.

A joint extraterritorial zoning committee must be established consisting of three city or village plan commission members and three town members. The city or village plan commission works with the joint committee in preparing the plan and regulations. The joint committee must approve the plan and regulations by a majority vote before they take effect.

The City of Beaver Dam does not utilize its extraterritorial zoning jurisdiction in the Town of Beaver Dam.

Extraterritorial Plat Review

Wisconsin Statute, 236.10, allows a city or village to exercise its extraterritorial plat review authority in the same geographic area as defined within the extraterritorial zoning statute. However, extraterritorial zoning requires town approval of the zoning ordinance, while extraterritorial plat approval applies automatically if the city or village adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the city or village. The city or village may waive its extraterritorial plat approval authority if it does not wish to use it. The purpose of extraterritorial plat approval jurisdiction is to help cities and villages influence the development pattern of areas outside their boundaries that will likely be annexed to the city or village. Overlapping authority by incorporated municipalities is prohibited. This situation is handled by drawing a line of equal distance from the boundaries of the city and/or village so that not more than one ordinance will apply.

The City of Beaver Dam does exercise extraterritorial plat review in the Town of Beaver Dam. The area subject to extraterritorial plat review is shown on Map 7-1.

7.3 Inventory of Existing Intergovernmental Agreements

Mutual aid agreements exist between communities throughout the county to address police, fire, and ambulance services. Mutual aid agreements allow communities to share equipment and resources.

Various informal and formal agreements exist between communities throughout the county to address sharing services and facilities such as parks, road maintenance, snowplowing, and library funding.

The Town of Beaver Dam has three formal agreements established with the City of Beaver Dam and adjacent towns. They are as follows:

1. Agreement with the City of Beaver Dam to provide fire protection and EMT services.
2. Road maintenance agreements with the Towns of Trenton for road repairs and snowplowing.
3. A road maintenance agreement with the City of Beaver Dam for road repairs and snow plowing on certain roads.

7.4 Analysis of the Town of Beaver Dam Relationship with School Districts, Local Governmental Units, Other Jurisdictions, Neighboring Counties, Region, and State

Adjacent Governmental Units

The Town of Beaver Dam shares borders with the Towns of: Burnett and Oak Grove to the east, Lowell to the south, and Calamus, Westford to the west. The City of Beaver Dam is located in the north central portion of the Town.

Relationship

The Town of Beaver Dam's relationship with the adjacent towns can be characterized as one of mutual respect. Towns are not incorporated and cannot annex land. Therefore, the borders between the Town of Beaver Dam and adjacent towns are fixed and boundary disputes are virtually nonexistent. The providing of public services such as snow plowing or road maintenance are conducted individually by each Town, however, some cooperation does exist at the borders between towns.

The Town of Beaver Dam's relationship with the City of Beaver Dam is more challenging. In particular, the relationship with the City of Beaver Dam has been strained somewhat by annexations in the Town and City's desire to expand in the Town of Beaver Dam.

Sitting and Building Public Facilities

The Town of Beaver Dam does not currently share any public facilities with other governmental units. Likewise no plans exists to jointly site any public facility with another governmental unit.

Sharing Public Services

Fire service protection as well as emergency medical services are provided by the Beaver Dam Fire Department. The Town of Beaver Dam cooperates with the Towns of Calamus, Lowell, Trenton and Westford for these emergency services. Additionally, the Town has mutual assistance for police protection between the Dodge County Sheriffs Department, Town of Beaver Dam Police Department and the City of Beaver Dam Police Department.

The County Highway Department maintains the County highway system, a public service all County citizens utilize. The County Highway Department also installs driveway culverts and road name signs for those towns that choose to pay for such an additional service.

County Departments such as the Land Resources and Parks Department can offer services for assistance beyond the required level of service. The Land Resources and Parks Department provides planning services for a fee to any municipality. Many communities have taken advantage of this service over the years.

School Districts

The Town of Beaver Dam is located within two school districts, the Beaver Dam School District and the Dodgeand School District.

Relationship

The Town of Beaver Dam's relationship with the school districts can be characterized as limited. The school districts tend to operate rather independently and interaction with the Town tends to be minimal.

Siting School Facilities

The siting of new school facilities is mainly conducted by the school districts. The Town has historically had little input into the location of new school facilities.

Sharing School Facilities

No formal agreement between the School Districts and the Town exists for the shared use of school facilities. The schools outdoor recreational facilities also provide opportunities to residents of the Town.

Region

The Town of Beaver Dam is located in the south-central region of the State of Wisconsin. The Town of Beaver Dam is located in the west central portion of Dodge County. Dodge County and the Town of Beaver Dam are not part of a regional planning commission. Therefore, the Town's relationship with the region is quite limited as there is no regional entity for the Town to be involved with.

State

The Town of Beaver Dam's relationship with the State of Wisconsin mainly involves state aids for local roads and the administering of various state mandates to Towns.

In addition to the usual state aids and state mandated programs, the state owns two properties in the Town of Beaver Dam. The Shaw Marsh is approximately 920 acres and is located in the south central portion of the Town and a 48 acre property (unnamed) is located in the northeast portion of the Town. These wildlife areas provide citizens with hunting, trapping, hiking, and nature observation opportunities.

7.5 Opportunities for Shared Services and Intergovernmental Agreements

Siting and Building Public Facilities

A community's public facilities and infrastructure is a major community asset that is not only a major financial commitment, but an influence on overall community design, land uses, and attractiveness to residents and businesses. In many cases a community requires facilities to meet the needs of its own residents. There are opportunities however in which facilities have excess capacity or could be more cost effectively utilized or constructed if shared with other communities. Facilities where this may occur include wastewater treatment facilities, parks, libraries, municipal buildings, and water storage to name a few.

The Town of Beaver Dam does not currently share any public facilities with other governmental units. No plans exist to jointly own any public facility with another governmental unit.

Sharing Public Services and Equipment

Similar to public infrastructure and facilities, public services and equipment can be shared to increase cost effectiveness or efficiency. For example, a community may have an administrative or public works employee who is employed full time, but can not be fully utilized and kept busy full-time. The excess capacity of that position could be contracted via an intergovernmental agreement or other mechanism to be used by a neighboring community who may not be able to employ a similar position full-time. A similar strategy could also be applied to equipment owned by a community. Finding these opportunities requires communication between neighboring communities and a commitment to finding unique solutions.

Currently the Town has fire and emergency medical services provided by the City of Beaver Dam and the County Sheriffs Department provides additional police protection.

School Districts

The Town of Beaver Dam is served by the Beaver Dam School District and the Dodge Land School District. Potential opportunities for cooperation include working with the school districts to anticipate future growth, facility, and busing needs. In addition, school districts often provide recreational facilities for field or court sports.

7.6 Existing Opportunities and Potential Conflicts with Other Governmental Units and Strategies for Conflict Resolution

Opportunities

Numerous opportunities for service or program administration exist for cooperation with other units of government. Some opportunities are described as follows:

<u>Opportunity</u>	<u>Other Governmental Unit Assistance</u>
1. Regularly review and amend the Town comprehensive plan and land use ordinances to ensure Town goals are being met.	Dodge County Land Resources and Parks Department
2. Assistance in rating and posting local roads or PASER implementation.	Dodge County Highway Department
3. Coordinated service, building, or equipment sharing.	City of Beaver Dam and Dodge County
4. Growth area development and planning through boundary agreement.	City of Beaver Dam, Dodge County Land Resources and Parks Department
5. Provide local police protection in cooperation with surrounding towns and/or City of Beaver Dam.	Adjacent Towns and City of Beaver Dam

Potential Conflicts and Resolutions

Several potential conflicts may develop through the course of the planning period. Potential conflicts can be most effectively addressed in a pro-active fashion. In other words, pursuing opportunities will often avoid future conflicts. Thus, several of the potential conflicts identified may be similar to the opportunities discussed earlier. Potential conflicts and the process to resolve the conflicts are summarized as follows:

<u>Potential Conflict</u>	<u>Process to Resolve</u>
1. Concern over too much intervention by Dodge County and the state relative to local control of land use issues.	Town maintains and uses a comprehensive plan. Town maintains and regularly updates local ordinances and programs. Maintain communication with the Dodge County Land Resources and Parks Department on land use issues. Town provides ample opportunities for public involvement during land use planning and ordinance development efforts.
2. Annexation of Town land by the City of Beaver Dam.	Develop a cooperative boundary agreement with the City of Beaver Dam.
3. Concern over conflict between agricultural operations and new nonfarm residences	Town amends zoning and subdivision ordinance to reduce nonfarm development in agricultural areas. The Town should also review the use of other local ordinances to minimize potential land use conflicts.

7.7 Intergovernmental Cooperation Trends

The following intergovernmental trends are anticipated during the planning period in the Town:

- ♦ Intergovernmental cooperation will increase as state, county, and local governments strive to spend less money more efficiently.
- ♦ Comprehensive planning will help communities share information and identify opportunities for shared services and facilities.
- ♦ The City of Beaver Dam is going to continue to grow, therefore annexation and other land use conflicts may occur between the Town and the City.
- ♦ Demand for public services will increase.

7.8 Intergovernmental Cooperation Goals and Objectives

Wisconsin Statutes 66.1001 requires a statement of overall goals and objectives of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. The following are the goals and objectives developed by the Town of Beaver Dam regarding intergovernmental cooperation.

Goal: Establish mutually beneficial intergovernmental relations with other units of government.

Objectives

1. Continue to the cooperative working relationships the town has established with neighboring communities and the county.
2. Increase cooperation with neighboring communities and Dodge County to provide efficient and effective emergency services, road maintenance, and other services when appropriate.
4. Utilize county technical assistance to support town planning efforts.

Goal: Maintain communications with neighboring communities, Dodge County, and state and federal agencies relative to land use issues, services, and programs.

Objectives

1. Coordinate ordinances and review procedures to be as consistent as possible with the county to minimize confusion on land use policies and regulatory practices.
2. Utilize information and assistance from the county to assist the Town with ordinance administration.
3. Promote cooperation and coordination between adjacent communities and the county with respect to long-range planning and land use regulations.

7.9 Intergovernmental Cooperation Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses and actions to the goals and objectives. Policies and recommendations become the tools that the community should use to aid in making land use decisions. Policies that direct action using the words “will” or “shall” are advised to be mandatory and regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies that direct action using the word “should” are advisory and intended to serve as a guide.

Policies

1. The town should work with neighboring communities to match land use plans and policies along municipal boundaries to promote consistency and minimize potential conflicts.
2. Any and all intergovernmental agreements or arrangements shall be in writing and the statutory authority for such agreements will be identified.

3. In order to provide services more efficiently, the town should increase communication efforts and cooperative planning efforts with neighboring communities, the county, and other appropriate jurisdictions.
4. Before the purchase of new town facilities or equipment, or the reinstatement of service agreements, the town should pursue options for trading, renting, sharing, or contracting such items from neighboring jurisdictions in order to provide services efficiently and save taxpayers' money.
5. The Town should develop a cooperative boundary agreement with the City of Beaver Dam.
6. When annexations do take place, work towards including annexations that reach to the centerline of roadways, rather than stopping at property lines adjacent to road right-of-ways.

Recommendations

Recommendations are specific actions or projects that the community should be prepared to complete. The completion of these actions and projects are consistent with the community's policies, and therefore will help fulfill the comprehensive plan goals and objectives.

1. Create an advisory committee to establish clear goals, objectives, and expectations for the purpose of negotiating a cooperative boundary agreement.
2. Pursue cooperative boundary agreement with the City of Beaver Dam to address future growth areas, time frame for annexations, expansion of public sewer and water services, and opportunity for shared services. The cooperative boundary agreement should address issues that are pertinent to each community, such as:
 - a) Identify the City's long range planning area and the areas that are intended to be annexed in to the City of Beaver Dam, as well as an approximate timeframe for such annexations.
 - b) The period for which the plan will remain in effect and intervals in which either or both communities can call for the agreement to be amended or re-negotiated.
 - c) Describe how development or other Town actions will not impede the logical expansion of the City's urban expansion to areas appropriate for such growth and development.
 - d) Create criteria/standards on which to base annexation decisions. The criteria/standards should address economic impacts, social impacts, and environmental impacts.
 - e) Identify an appropriate extraterritorial plat jurisdiction area and land division standards for that area, as it relates to the City's use of extraterritorial plat review in the Town.
3. Utilize staff from the Dodge County Land Resources and Parks Department in intergovernmental discussions and cooperative boundary agreement planning.

7.10 Intergovernmental Cooperation Programs

The following programs are currently utilized by the community or are available for use by the community to implement the goals, objectives, policies, and recommendations identified.

UW-Extension Local Government Center

The mission of the Local Government Center is to provide focus, coordination, and leadership to UW System educational programs for local government, and to expand the research and knowledge base for local government education. The Center conducts and coordinates educational programming in general local government, local government finance, growth management, and community planning and design. A variety of resources regarding intergovernmental cooperation are available through the Local Government Center. For further information visit its web-site at www.uwex.edu/lgc/.

Office of Land Information Services, Municipal Boundary Review

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

Wisconsin Towns Association (WTA)

Wisconsin Towns Association (WTA) is a non-profit, non-partisan, statewide organization created under s. 60.23(14) of the Wisconsin Statutes to protect the interests of the state's 1,264 towns and to improve town government. In 2002, WTA celebrated it's 55th year of service to town governments and the state's 1.6 million town residents. The association is organized into six districts and is headquartered in Shawano. WTA relies on regular district meetings, an annual statewide convention, publications, participation in cooperative training programs, and other means to support the goal of keeping grassroots government strong and efficient in Wisconsin. For further information on the WTA, visit its website at www.wisctowns.com.

8.0 Land Use

8.1 Introduction

Land use is a means of broadly classifying how land is used and how it could be used in the future. Each type of use has its own characteristic that can determine compatibility, location, and preference to other land uses. The maps, especially existing land use, are used to analyze the current pattern of development, and serve as the framework for formulating how land will be used in the future. Land use regulations, private market demands, ownership patterns, and resource management programs all contribute to the character of the community as it is known today.

A primary function of this land use element is to help guide future land use in a way that is compatible, desirable, and accepted by the local community. This requires the consideration of a range of ideas and opinions relative to land use, property rights, and community values. The community can effectively manage land use through sensible land use controls and policies. Because land use is a people-oriented process, personal opinions, desires, and attitudes, and legal and political considerations all have land use impacts.

8.2 Existing Land Use

Land use is a means of broadly classifying different types of activities relating to how land is used. The type, location, density, and geographic extent of developed and undeveloped lands influence community character, quality of life, public service needs (e.g., roads, utilities, parks, emergency services), tax base, and availability of jobs throughout the Town.

The land use pattern in Beaver Dam consists mostly of agricultural land and scattered residential development. The western and northern portion of the Town, which is closer to the City of Beaver Dam and Beaver Dam Lake, has a greater amount of residential development. The existing land uses in the Town of Beaver Dam are shown on Map 8-1, Appendix.

Table 8-1
Existing Land Use, Town of Beaver Dam

Land Use Category	Acreage	% of Total
Single Family Residential	1,375	6.0
Two Family Residential	0	0.0
Multi-Family Residential (including mobile home parks)	97	0.4
Commercial	218	1.0
Industrial	252	1.1
Public & Quasi-Public	146	0.6
Transportation	1,630	7.1
Parks & Recreation	1,479	6.5
Communication & Utilities	5	0.0
Water Features	2,298	10.0
Agricultural & Other Resource Land	15,361	67.2
Total	22,861	99.9

*Percentages may not add up to 100%, due to rounding.

Source: Dodge County Land Resources and Parks Department.

Agricultural and Other Resource Land

By far the largest of the land use categories is the combined total for agriculture and other resource land, which is a reflection of the large amount of agricultural land in the Town. Agriculture and other resource land accounts for 15,361 acres of land or 67.2 percent of the Town of Beaver Dam's 22,861 acres. The question of how much land is converted to urban type uses and where this conversion takes place is a key element of the land use planning process.

Residential

Residential development in Beaver Dam consists almost exclusively of single family housing, including farmsteads. Residential development is mostly scattered throughout the Town, and generally follows transportation corridors. However, greater concentrations of residential development can be found along Beaver Dam Lake and adjacent to the City of Beaver Dam. Residential land uses account for 1,472 acres of land or 6.4 percent of the land area in the Town.

Commercial

Commercial uses cover only 218 acres of land in the Town. There are several commercial operations located along USH 151 and STH 33.

Industrial

Industrial development uses make up only 1.1 percent of the total land area or 252 acres of land in the Town. Similar to commercial land uses, industrial areas are located near the major transportation routes in the Town. Also, one nonmetallic mine site is also located in the Town.

Public and Quasi-Public

Public and Quasi-Public land uses occupy 146 acres or 0.6 percent of the land area in the Town. Public and Quasi-Public land uses perform a support function to the people living and working in both urban and rural environments. Land uses within this classification can include, but are not limited to: hospitals, schools, cemeteries, and churches, along with government offices, prisons, and public buildings. The amount of land devoted to these uses is not large in comparison to the other land use categories, but these facilities provide critical support and employment opportunities to the residents of the Town.

Parks and Recreation

The Town of Beaver Dam has 1,475 acres of land that are dedicated for use as parks and recreational land. Beaver Dam has three town parks, while the remaining recreational land is owned by the state. The effects of a growing population, growing interest in outdoor activities, and increased mobility will place greater demands on recreational facilities in the Town. The preservation of public recreational areas as the Town continues to grow is a key element in maintaining the quality of life in the Town of Beaver Dam.

Transportation

Transportation related land use features include local roads, county and state highways, and railroad corridors. In the Town of Beaver Dam, transportation related land uses occupy 1,630 acres of land or 7.1 percent of the total land area.

Communication and Utilities

Communication and utilities land use features include power lines, electrical substations, wastewater treatment plants, water towers, recycling centers and telecommunication towers. In the Town of Beaver Dam, communication and utility land uses occupy only 5 acres of land.

8.3 Supply, Demand, and Price Trends of Land

Table 8-2 displays information on agricultural land sales in Dodge County from 2006 to 2009.

Table 8-2
Agricultural Land Sales, Dodge County, 2006-2009

	2006	2007	2008	2009	# Change 2006-09	% Change 2006-09
Ag Land Continuing in Ag Use						
Number of Transactions	19	25	29	32	13	68.4%
Acres Sold	1,216	1,641	1,892	2,130	914	75.1%
Dollars per Acre	\$4,231	\$4,162	\$5,000	\$4,467	\$236	5.5%
Ag Land Being Diverted to Other Uses						
Number of Transactions	1	3	3	1	0	0.0%
Acres Sold	46	307	96	32	(14)	(30.4%)
Dollars per Acre	\$9,000	\$5,751	\$5,522	\$6,100	(\$2,900)	(32.2%)
Total of all Ag Land						
Number of Transactions	20	28	32	33	13	65.0%
Acres Sold	1,262	1,948	1,988	2,162	900	71.3%
Dollars per Acre	\$4,405	\$4,413	\$5,025	\$4,491	\$86	1.9%

Source: Wisconsin Agricultural Statistics Service, Agricultural Land Sales, 2006-2009.

As indicated in Table 8-2, the amount of agricultural land sold in Dodge County has been increasing since 2006. Also, the value of the acres sold has been increasing. In 2009, the value of agricultural land that is sold for other uses is valued higher than agricultural land that continues in agricultural use. However, the value of agricultural land continuing in agricultural use increased by 5.5% from 2006-2009, while the value of land diverted to other uses decreased 32.2%. This decrease was probably due to an abnormality, especially since there was relatively few transactions. The conversion of agricultural land to other uses affects towns and incorporated municipalities, such as the Town of Beaver Dam. When a community annexes land into its borders, the annexed land and surrounding land's price per acre and land uses are affected.

Supply of Land

The supply of land in the Town of Beaver Dam is fixed. Unincorporated municipalities such as Towns do not have the power to annex land. However, the City of Beaver Dam does have the power to annex land from the Town. Therefore, the supply of land within the Town may be reduced as development occurs close to that portion of the Town. It should be noted, the Town does have a large amount of undeveloped land that is currently being used for agricultural purposes. Additionally, there are many undeveloped residential lots in platted subdivisions and rural areas of the Town.

Demand for Land

Demand for land in the Town of Beaver Dam can be high. The Town's location near the City of Beaver Dam and a quiet rural setting make the Town a desirable place to locate a residence. In addition, industrial growth near the highway intersections may result in a significant increase in the demand for residential use. New workers that the industrial growth will bring may be looking for rural home sites near their places of employment. Demand for commercial land may also increase in an effort to provide services to new residential development. Demand for industrial land in the Town is likely to increase significantly due to the Wal-Mart distribution center. Other industrial type or commercial uses could also develop along the USH 151 corridor. However, it is likely that any new industrial or commercial land would be annexed into the City of Beaver Dam.

Furthermore, the demand for agricultural land will depend on the price farmers receive for their crops. High prices will lead to high demand for farmland; low prices will lead to more farmland being offered for other uses.

Price of Land

There is a moderate demand for rural lots in the Town of Beaver Dam and the rest of Dodge County as well. Unimproved rural lots usually range between one to three acres in size and do not have public services such as sewer or water. Generally, these unimproved vacant lots have selling prices ranging between \$25,000 and \$40,000 in the Beaver Dam area. In addition, agricultural property in the Beaver Dam area has seen increased competition among agricultural interests in the area. Recently, agricultural land has been selling for approximately \$4,500 an acre.

Opportunities for Redevelopment

Opportunities for redevelopment of land in the Town of Beaver Dam are limited. Little developed land exists that is not currently being utilized in some manner. No significant areas of land are in need of redevelopment in the Town.

8.4 Existing and Potential Land Use Conflicts

The following list represents existing and potential land use conflicts in the Town of Beaver Dam:

- ♦ Increasing pressure to convert rural farmland to nonfarm residential land uses.
- ♦ Annexation conflicts and boundary disputes between the Town and the City of Beaver Dam.
- ♦ An increase in the number of large animal confinement operations may have a negative impact on nearby non-farm residences.
- ♦ Intervention by the County and the State relative to local land use issues.

Resolutions to existing and potential land use conflicts are discussed throughout Chapter 9, the Implementation element.

8.5 Land Use Trends

Changes in land use are related to changes in population, housing, transportation, community services, agriculture, natural resources, and economic development. The following land use trends are anticipated in Beaver Dam over the next 20 to 25 years.

- ♦ Beaver Dam's population and the number of housing units will increase.
- ♦ The number of persons per household will continue to decrease requiring more housing units and more land to accommodate the Town's growing population.
- ♦ The Town's lake frontage, woodlands, and highland areas will be desired for residential development.
- ♦ A major four lane highway corridor, USH 151, passes through the Town. The interchanges on this highway will have a strong influence on nearby development patterns.
- ♦ Industrial and commercial development near the intersections with USH 151 will impact existing residential development and will increase the demand for housing throughout the Town.
- ♦ Agriculture will maintain a strong presence in Beaver Dam. There will likely be a decreasing number of total farms, but an increasing number of large farms.

8.6 Regulatory Tools

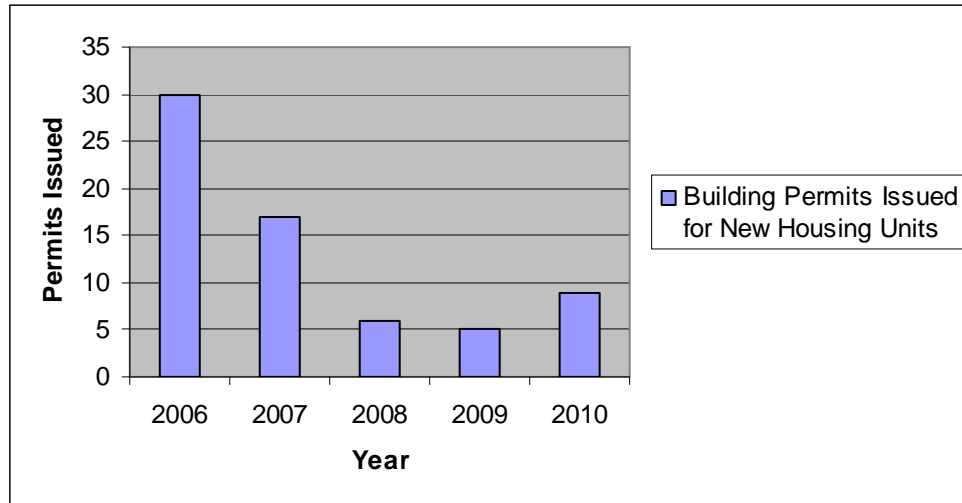
Land development and building activity in the Town of Beaver Dam is subject to both Town and County regulations. The Town and County regulatory tools are described in more detail below.

Town of Beaver Dam Zoning Ordinance

The Town of Beaver Dam Zoning Ordinance was adopted August 21, 1979. The ordinance establishes seven zoning districts, which include the A-1 Prime Agricultural District, A-2 General Agricultural District, R-1 Single Family Residential District, R-2 Two-Family and Multi-Family Residential District, C-1 Commercial District, I-1 Industrial District, and the CO Conservancy District. The A-1 Prime Agricultural, A-2 General Agricultural, R-1 Single Family Residential, and CO Conservancy zoning districts comprise the largest zoning districts found in the Town. The Town of Beaver Dam's zoning map is in the appendix, Map 9-1.

Under the Town Zoning Ordinance, land development and building activity require the issuance of a Land Use Permit. The application can be filed with the Town of Beaver Dam Land Use Administrator. Figure 8-1 shows the Land Use Permit activity for new homes in the Town of Beaver Dam from 2006 to 2010. The chart clearly shows the economic recession over 2008, 2009, and 2010. Over those three years the Town had a lot fewer homes constructed, compared to 2006 and 2007.

Figure 8-1
Land Use Permits for New Housing Units
Town of Beaver Dam, 2006-2010



Source: Town of Beaver Dam and Dodge County Land Resources and Parks Department Staff.

Town of Beaver Dam Subdivision Ordinance

The Town of Beaver Dam administers its own Subdivision Ordinance. The ordinance regulates the division of land to promote the public health, safety, morals, prosperity, aesthetics and general welfare within the Town. Furthermore, the Town of Beaver Dam Subdivision Ordinance helps to facilitate the provision of public services, and to restrict building sites in environmentally sensitive areas or on lands poorly suited for development.

The minor subdivision process, for the creation of less than five parcels, begins with the filing of a Letter of Intent and a sketch map of the proposal. The Town Plan Commission reviews the proposal for conformance with the Town's ordinances, and then gives its recommendation to the Town Board. The Town Board decides whether to approve or deny the proposal. As a condition of approval the Town may require the recording of an approved certified survey map with the Dodge County Register of Deeds.

Major subdivisions resulting in five or more new parcels are also regulated under the Town of Beaver Dam Subdivision Ordinance. A preliminary plat of the proposed lots as well as a final plat must be reviewed and approved by both the Town Plan Commission and the Town Board. The final plat is then recorded with the Dodge County Register of Deeds.

Dodge County Floodplain Zoning Ordinance

The Floodplain Zoning Ordinance was originally adopted as the Floodplain Zoning Ordinance by the Dodge County Board in 1981 in response to a mandate by the state. On January 19, 2010 the ordinance was amended to meet new state standards and implement a new floodplain map. The

Floodplain Zoning Ordinance is in effect within the floodplain area as identified on the Dodge County Floodplain map. The Floodplain map was developed by the Federal Emergency Management Agency, through the use of aerial mapping, topography information, and previous flood data. The Floodplain Zoning Ordinance sets up guidelines, restrictions, and criteria for development within the floodplain area.

Dodge County Shoreland Protection Ordinance

The County Shoreland-Wetland Overlay District was originally adopted as the Shoreland-Wetland Ordinance by the Dodge County Board in 1984, and in response to a state mandate. On June 21, 2011 the overlay district was amended to meet new state standards, the new ordinance has been renamed the Dodge County Shoreland Protection Ordinance. The new Shoreland Protection Ordinance standards will go in to affect on February 1, 2012. The Shoreland Ordinance will be enforced in unincorporated areas within 1,000 feet of a navigable lake/pond/flowage, within 300 feet of a navigable river or stream, within a wetland area, or within a floodplain. Wetlands documented in the Wisconsin Wetland Inventory of 1994 and located within a shoreland area are protected, with few exceptions, from draining, filling, and grading under the Shoreland Protection Ordinance.

Dodge County Sanitary Facilities Overlay District

The Sanitary Facilities Overlay District assists in guiding development to lands with appropriate soil conditions. The Sanitary Facilities Overlay District was originally adopted as the County Sanitary Ordinance in 1968 and is a state mandate in effect on all lands within Dodge County. This Overlay District regulates the location, construction, installation, alteration, design and use of all private sewage disposal systems.

Dodge County Subdivision Design and Improvement Regulations

The Subdivision Design and Improvement Regulations were originally adopted as the Subdivision Control Ordinance by the Dodge County Board in 1968 and were revised in 1973. These regulations control the divisions of land within unincorporated areas for the purpose of facilitating provision of public services, facilitating orderly divisions and developments, and restricting building sites in environmentally sensitive areas or on lands poorly suited for development.

Under these regulations, the County requires the recording of approved certified survey maps for minor subdivisions which create less than five parcels. Minor subdivision approval begins with the filing of a letter of intent. Upon approval of a letter of intent, a certified survey map is submitted for final approval and recorded. Table 8-2 shows the land divisions for the past five years in the Town of Beaver Dam.

TABLE 8-2
Letters of Intent and Certified Survey Maps
Town of Beaver Dam, 2006-2010

Year	Letters of Intent	Certified Survey Maps
2006	9	7
2007	9	3
2008	6	5
2009	4	5
2010	1	0
Total	29	20

Source: Dodge County Land Resources and Parks Department

Since 2006, there have been a total of 29 letters of intent, an average of 5.8 per year. A total of 20 certified survey maps have been approved since 2006, an average of 4 approvals per year.

Chapter 236 of the Wisconsin Statutes requires platting when there are five or more lots of 1.5 acres or less. The County Subdivision Design and Improvement Regulations within the Land Use Code go beyond the requirements of Chapter 236 in requiring platting when five or more lots are created regardless of their size. However, the additional platting requirements can be waived. Since 2006, there have been a total of 11 plats submitted and 6 plats approved. A total of 33 lots in platted subdivisions have been approved 2006. Also, 20 condo units have been approved in the same time.

Land and Resource Management

Land and resource management takes place under both private and public land ownership. Public and private land and resource management programs are important in preserving the county's rural character and natural resource base. There are three voluntary management programs, Managed Forest Law (MFL), Conservation Reserve Program (CRP), and the Farmland Preservation Program which occur throughout Dodge County.

Managed Forest Law (MFL)

The MFL program is administered by the WDNR. The purpose of the Managed Forest Law is to promote sound forestry management practices by providing property tax reduction incentives to landowners. Wooded parcels at least 10 acres in size are eligible to be enrolled in the program. At least 80% of the land must be productive forest land in order to be eligible for the program. Lands may be enrolled for either 25 or 50-year periods. This requires a long-term commitment from the property owners, but also provides long term protection from property tax escalations.

Preparation of an approved forestry management plan is required, which can be prepared by a WDNR forester at no charge. Practices identified in the plan must be carried out for the duration of the contract period. Mandatory management activities required by the law include cutting mature timber, thinning plantations and natural stands, pine releases, planting, post harvest treatments, and soil conservation practices. Landowners have the right to close up to 80 acres of

their land to the public, otherwise the land is classified as open, and public access is permitted for hunting, fishing, cross-county skiing, sight seeing, and hiking.

Conservation Reserve Program (CRP)

The CRP is the Federal Government's largest environmental protection program in existence. Administered by the United States Department of Agriculture (USDA), the purpose of the program is to provide wildlife benefits, tree planting benefits, water quality benefits, and economic benefits. CRP is a voluntary approach to improving the environment using partnerships between government and private landowners. The program provides incentives to farmers for establishing conservation practices, which benefit resources both on and off the farm. Incentives are in the form of annual rental payments and cost-share assistance in return for establishing long-term, resource conserving measures on eligible lands. Rental payments are based on the agricultural rental value of the land, and cost-share assistance is provided in the amount up to 50% of the participant's costs to establish approved practices. The contract duration is from 10-15 years.

Farmland Preservation Program

The Farmland Preservation Program is available to landowners who live in a Town that has adopted Farmland Preservation Zoning or are located within an Agricultural Enterprise Area (Farmland Preservation Agreement). Landowners that participate by zoning or an agreement can collect a tax credit for program participation. Land subject to Farmland Preservation Zoning must remain zoned for Farmland Preservation and cropland must be farmed to comply with an approved water and soil conservation plan. Landowners that are within an Agricultural Enterprise Area are eligible for a 15 year Farmland Preservation Agreement. Land that is entered in to a Farmland Preservation Agreement must comply with an approved water and soil conservation plan. Also, all eligible landowners must have \$6,000 of gross farm profits from the land per year. The Farmland Preservation Program is administered by the Dodge County Land Conservation Department and the Land Resources and Parks Department.

8.7 Projected Supply and Demand of Land Use During the Planning Period

Table 8-3 displays estimates for the total acreage that will be utilized by residential, commercial/industrial, institutional, and agricultural land uses for five year increments through the year 2035 in the Town of Beaver Dam. These future land use demand estimates are largely dependent on population increases and should only be utilized for planning purposes in combination with other indicators of land use demand.

Table 8-3
Projected Land Use Demand (acres)
Town of Beaver Dam, 2015-2035

Year	Residential	Commercial/Industrial	Institutional	Agricultural
2015	1,572	502	5,937	14,850
2020	1,680	536	6,342	14,303
2025	1,794	573	6,776	13,718
2030	1,917	612	7,239	13,093
2035	2,048	654	7,732	12,427

Residential includes single family, two family, multi-family, and mobile home parks.

Commercial/Industrial includes commercial, industrial, and quarries.

Institutional includes public & quasi-public, parks & recreation, ROW, and communication & utilities.

Agricultural includes agriculture and other resource land.

The projected land use acreage calculations were developed from population projections and the current land use acreages. Projected demand for residential, commercial/industrial, and institutional land use assume that the ratio of the community's 2010 population to current land area in each use will remain the same in the future. In other words, each person will require the same amount of land for each particular land use as they do today.

Table 8-3 indicates that residential, commercial/industrial, and institutional land use needs will show modest increases during the planning period. It is anticipated that demand for residential, commercial, industrial, and institutional land will increase due to development pressure from the City of Beaver Dam and other relatively close metropolitan markets. The growth will come at the loss of some agricultural land. The projected decline in the agricultural land base is determined by the increase in residential, commercial/industrial, and institutional land base.

8.8 Future Land Use Plan (Classifications)

The future land use map is the primary component of the comprehensive plan that will be used as a guide for Town officials when considering future development within the community. The map is long-range and will need to be reevaluated periodically to ensure that it remains consistent with changing trends and conditions.

Pursuant to the "smart growth" comprehensive planning law, Section 66.1001 Wis. Stats., the Land Use element must specify the general location of future land uses by net density or other

categories. To address this requirement, the Future Land Use Map and the land use categories described below were developed to allow the Town officials the opportunity and flexibility to promote a desired pattern and density of land use in their communities and throughout the Town consistent with the Town's ordinances.

The Future Land Use Map categories are simply designated areas of consistent character, use, and density that share similar goals and objectives for future use, preservation and/or development. The Future Land Use Map will be used as a general guide to assist Town officials when making decisions regarding the protection and preservation of the Town's agricultural and natural resources and when considering specific development proposals. Decision and actions to allow specific types of development will be further guided by specific Town ordinance provisions established to further define and implement the general goals, objectives, policies, and recommendations of the comprehensive plan. The Town of Beaver Dam Future Land Use Map (Map 8-2) is located in the appendix.

Conservancy (Dark Green)

Intent and Description

These mapped areas include wetlands as designated by the WDNR. Agricultural activities such as crop harvesting and pasturing are recognized as acceptable activities in the Conservancy category. Development should not encroach on these areas other than for recreational purposes as allowed under applicable regulations.

Uses identified as either an allowed use or a conditional use within the CO Conservancy Zoning District of the Town of Beaver Dam Zoning Ordinance is considered to be consistent with the Conservancy land use category.

Agriculture (Light Green)

Intent and Description

This category represents those areas where agricultural type uses such as dairy and crop farming are the anticipated predominant land use in the area. The Agriculture category could include a limited amount of residential development, but the predominant land use would be agricultural in nature. Housing for a farm operator or the son or daughter of the farm operator would be acceptable. A minimal amount of other non-farm land uses, e.g. wind energy systems, wireless communication facilities, dog kennels, veterinary clinics, mineral extraction, farmers markets, and wildlife ponds, etc., may also occur in areas planned for agriculture.

Uses identified as either an allowed use or a conditional use within the A-1 Prime Agricultural or A-2 General Agricultural Zoning Districts of the Town of Beaver Dam Zoning Ordinance are considered to be consistent with the Agriculture land use category.

Preservation of the Town's agricultural areas, natural resources, surface waters, and open spaces was identified by the town officials and residents to be a priority issue. Several strategies for achieving this goal have been identified and outlined in this plan. These strategies primarily include strengthening agricultural preservation methods and directing future development into surrounding areas that are served by sanitary sewer systems. Major subdivisions (those

proposing to create five or more lots) and other similar large scale developments are prohibited in these areas.

Recreation (Dark Blue)

Intent and Description

This category includes existing and future park and recreation land. Local, county, state, and federal recreation areas as well as privately owned recreation areas (golf courses, gun clubs, etc.) are included in this category. Wetlands that are located within a public or private recreation area will be placed in the Recreation category.

Public parks, golf courses, gun clubs, fairgrounds and their accessory uses as well as uses identified as either an allowed use or a conditional use within the CO Conservancy Zoning District of the Town of Beaver Dam Zoning Ordinance are considered to be consistent with the Recreation land use category.

Single-Family Residential (Yellow)

Intent and Description

This category represents those areas where single-family residential land uses already exist, or, where such uses are planned to be the predominant land use. The density of residential development may vary depending on applicable zoning and land division regulations, but only single-family housing is included in this category. Mobile home parks, attached condominiums, and other multi-family residential uses would not be categorized as single-family residential but as General Residential (see description below). Where agricultural uses occur in these mapped areas, it is anticipated that these areas will become predominantly single-family residential over time.

Uses identified as either an allowed use or a conditional use within the R-1 Single Family Residential Zoning District of the Town of Beaver Dam Zoning Ordinance are considered to be consistent with the Single Family Residential land use category.

General Residential (Orange)

Intent and Description

These areas include all types of residential uses, other than single-family residential. Multi-family structures including duplexes, attached condominiums, mobile home parks, and group living facilities are included in this category.

Uses identified as either an allowed use or a conditional use within the R-2 Residential Zoning District of the Town of Beaver Dam Zoning Ordinance are considered to be consistent with the General Residential land use category.

Commercial (Red)

Intent and Description

These mapped areas represent where commercial type land uses are anticipated in the future. Examples of uses found in this category include retail sales and services, eating and drinking establishments, financial institutions, professional offices, service and repair businesses, visitor accommodations, entertainment businesses, parking lots and day care facilities.

Uses identified as either an allowed use or a conditional use within the C-1 Commercial Zoning District of the Town of Beaver Dam Zoning Ordinance are considered to be consistent with the Commercial land use category.

Industrial (Purple)

Intent and Description

These mapped areas represent where industrial type land uses are anticipated. Manufacturing and production facilities, resource extraction and processing, warehousing, transportation terminals, feed mills, and wholesale establishments are some of the examples of uses included in this category.

Uses identified as either an allowed use or a conditional use within the I-1 Industrial Zoning District of the Town of Beaver Dam Zoning Ordinance are considered to be consistent with the Industrial land use category.

Utilities and Community Services (Brown)

Intent and Description

This category includes all public and private utility facilities as well as those uses which provide a service to the community except parks. Land uses such as churches, cemeteries, post offices, libraries, nursing homes, assisted living facilities, prisons, airports, hospitals, town halls, police and fire stations, museums, and schools are some examples of community services. Utilities would include uses such as electrical substations, water wells, water towers, natural gas regulator stations, and waste water treatment facilities.

8.9 Designation of Smart Growth Areas

A Smart Growth Area is defined as “An area that will enable the development and redevelopment of lands with existing infrastructure and municipal, state and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development at densities which have relatively low municipal, state governmental and utility costs.”

The arrangement of incorporated municipalities scattered throughout Dodge County’s rural landscape creates the perfect situation to practice “Smart Growth” (Directing growth into areas served with adequate utility and service infrastructures.) *The Town of Beaver Dam*

Comprehensive Plan is based on the following six principles as identified by the American Planning Association:

Principle 1: Efficient Use of Land Resources

Smart development supports the preservation of land and natural resources. The Conservancy classification was designed to meet this goal, to preserve land and natural resources. Within these designations: residential development is limited; environmentally sensitive areas such as wetlands and floodplains are protected.

Principle 2: Full Use of Urban Services

Smart development means creating neighborhoods where more people will use existing services like water lines and sewers, roads, emergency services, and schools. The planning process has identified areas within the Town to accommodate growth and development. Urban services will be available through the City of Beaver Dam. The support function of the city as a service center to the Town's rural area supports this principle.

Principle 3: Mix of Uses

Compact neighborhoods that contain a mix of residential, commercial, and recreation spaces within walking distance of each other promote a reduction in auto use, community identity, a variety of housing types and a safe environment for all age groups.

Dodge County's cities and villages contain a well-balanced mix of residential, commercial, and industrial development. A greater challenge for Dodge County communities is the promotion of growth in an attempt to create jobs through new industry and businesses. Populations residing in adjacent rural towns are also partners in supporting a variety of mixed uses within cities and villages.

Principle 4: Transportation Options

A well designed transportation network promotes safety, alternative modes of transport, and less traffic congestion and air pollution.

Beaver Dam's rural nature does not contain the density to support a wide variety of specialized alternative modes of transportation such as public busing. However, Beaver Dam has a number of major highways that pass through the Town that create an effective road transportation network. In addition, Beaver Dam's rural landscape supports miles of snowmobile trails, which although are used primarily for recreational, do provide alternative forms of travel for local rural residents.

Principle 5: Detailed, Human Scale Design

In human-scale neighborhoods, a wide mix of housing types are clustered around one or more well-defined neighborhood centers which support jobs, commercial activity, and a range of services.

This principle was of limited importance in the Town of Beaver Dam planning process due to the smaller size of Beaver Dam and its rural and agricultural nature. However, this principle can be utilized when creating small areas of clustered residential development.

Principle 6: Implementation

A community's ability to adopt smart development principles will, of necessity, require intergovernmental cooperation to apply the principles. This plan has worked to avoid the duplication of services and the creation of additional layers of government by coordinating the development of its comprehensive plan and administration of various ordinances.

This plan recommends continued discussions and cooperation relative to land use planning between Dodge County and the Town of Beaver Dam. In addition, this plan recommends creating a cooperative boundary agreement with the City of Beaver Dam.

8.10 Land Use Goals and Objectives

Wisconsin Statutes 66.1001 requires a statement of overall goals and objectives of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. The following are the goals and objectives developed by the Town of Beaver Dam regarding land use.

Goal: Encourage planned growth that enhances the local economy, while protecting natural resources, recreational opportunities, and the rural character of the town.

Objectives

1. Encourage an efficient development pattern that utilizes the existing road network.
3. Explore the use of impact fees and other capital cost recovery mechanisms to assure that the cost of new development is not borne by the existing taxpayers.

Goal: Minimize conflicts between residential, commercial, industrial, and agricultural land uses.

Objectives

1. Utilize design guidelines and specific development standards for commercial, industrial, and public structures in order to direct development's appearance and function including the landscaping, open space, building scale, and building materials and adopt these standards and guidelines as part of the Town zoning ordinance.
2. Plan for growth within areas of the town where growth impacts are appropriate and expected. These impacts can include the addition of services necessary to support the growth, changes to local character, and impacts on transportation systems.
3. Encourage commercial, industrial, agricultural, and residential developments to fit within the character of the area in their site designs, building character, scale, and long-term economic feasibility.

4. Encourage new residential development to be buffered substantially from surrounding agricultural land.
5. Locate new (non-established) animal confinement facilities in areas which do not conflict with other forms of development.
6. Balance appropriate land use regulation and the rights of the property owners which focus on the best interests of the town as a whole.

8.11 Land Use Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses and actions to the goals and objectives. Policies and recommendations become the tools that the community should use to aid in making land use decisions. Policies that direct action using the words “will” or “shall” are advised to be mandatory and regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies that direct action using the word “should” are advisory and intended to serve as a guide.

Policies

1. Requests for amendments to the Town Zoning Ordinance should not be approved if such request is not consistent with the Comprehensive Plan.
2. The current rural nature of the town should be maintained to the maximum extent possible, particularly by maintaining the agricultural land base.
3. All development proposals shall meet the intent of the Future Land Use Plan classifications as described in the Land Use element.
4. The Town should consider adopting the State of Wisconsin model conservation subdivision design ordinance and other similar existing models, within the Subdivision Ordinance.
5. Commercial and industrial development should be limited to those established areas shown on the Future Land use Map.
6. The Town should encourage residential infill within the established residential areas over the construction of new residential areas or divisions of land in other areas of the town.

Recommendations

Recommendations are specific actions or projects that the community should be prepared to complete. The completion of these actions and projects are consistent with the community’s policies, and therefore will help fulfill the comprehensive plan goals and objectives. Recommendations with regard to land use are detailed in future land use classifications as well as in the Implementation element, Chapter 9.

1. Provide informational handouts clearly explain the zoning and subdivision regulation processes and provide checklists for information which needs to be submitted.
2. The Town should develop a review process that objectively examines the quality of proposed developments and the potential long-term positive and negative impacts on the town.

8.12 Land Use Programs

The following programs are currently utilized by the community or are available for use by the community to implement the goals, objectives, policies, and recommendations identified.

In addition to the programs listed below, see the Agricultural, Natural and Cultural Resources element and the Dodge County Farmland Preservation Plan for additional land use programs.

Office of Land Information Services (OLIS), Wisconsin Department of Administration

OLIS provides staff support to the Wisconsin Land Council, and it administers the Wisconsin Land Information Program in conjunction with the Wisconsin Land Information Board. It also houses Plat Review and Municipal Boundary Review, both of which have statutory authority for approval of specific land use related requests, and the GIS Services, dedicated to the efficient use of geographic information systems. For further information about OLIS visit its web-site via the WDOA web-site at: www.doa.state.wi.us.

UW-Extension Center for Land Use Education

The Center for Land Use Education (CLUE) uses a team-based approach to accomplish its dual missions in campus based undergraduate and graduate education and Extension outreach teaching related to: land use planning, plan and ordinance administration, project impact and regional trends analysis, and public involvement in local land use policy development. For more information on the Center for Land Use Education visit its web-site at www.uwsp.edu/cnr/landcenter/.

9.0 Implementation

9.1 Introduction

Just as the comprehensive plan does not work independently of other community documents, the implementation element does not work independently of the other elements in the plan. In fact, the implementation element is one of the best ways to demonstrate the integration of all the elements. Through implementation, the connectivity among community issues and opportunities, housing, transportation, utilities and community facilities, agricultural, natural, and cultural resources, economic development, intergovernmental cooperation, and land use is realized. Decisions should be made based on the knowledge that one decision can affect all the elements involved and there are direct and indirect effects of all actions.

Primary Implementation Strategy

- ♦ Update the Town of Beaver Dam Zoning and Subdivision Ordinance for consistency with the comprehensive plan.
- ♦ Maintain communication with the City of Beaver Dam on desired future land uses and density adjacent to the City.
- ♦ Evaluate the use of a cooperative boundary agreement with the City of Beaver Dam to mitigate future annexations and developments.
- ♦ Pursue the use of local tools to maintain the Town's rural land base.

The Implementation element includes a compilation of programs and specific actions to be completed in a stated sequence. These programs and specific actions will be used to implement the goals, objectives, policies, and recommendations contained within the earlier elements of this plan.

The Implementation element also includes a section on mechanisms to measure progress that will allow the community to determine if it is successfully implementing its comprehensive plan. In addition, this element also describes how all of the plan elements will be integrated and made consistent, as well as amendment and comprehensive plan update procedures.

Coordination of Land use Regulations

The Town of Beaver Dam has chosen to exercise their local control authority upon which the comprehensive plan and the implementation strategy were developed. The primary regulatory tools proposed for plan implementation are coordinated application of Town administered zoning and subdivision ordinances. Most of the regulatory options that town assessed for plan implementation are in the form of local ordinances. The Town realizes local control of land use and planning requires town investment of both cost and staff time, which is why the town chose to plan for its future. The costs are worth local control, and will be initially experienced through ordinance modifications, additions to town codes, and coordination with development review with Dodge County.

Land development and building activity in the Town of Beaver Dam is subject to both Town and County regulations. Land use and land divisions within the Town are regulated by the *Town of Beaver Dam Zoning Ordinance and Subdivision Ordinance*; both are administered by the Town of Beaver Dam. Also, Dodge County regulates land divisions in the Town of Beaver Dam, through the Dodge County Land Use Code. In addition to land divisions, Dodge County has regulatory authority for land use activities located in floodplain and shoreland/wetland areas; as well as for on-site sanitary facilities and nonmetallic mine reclamation. Overall, both the Town and the County potentially have jurisdiction or approval authority depending on the type of land use and/or the location of the property in question.

Due to the amount of shared jurisdictional responsibility, the information you read in this chapter has been coordinated in concept between Dodge County and the Town of Beaver Dam during the planning process to discuss the potential impact of the Town's proposed implementation strategies.

The Town and County land use regulations, both existing and proposed, are described in more detail below. The coordination of regulations between the Town of Beaver Dam and Dodge County is very important to limit duplication of services and streamline the development review procedures that typically accompany local ordinance administration.

9.2 Proposed Updates to Existing Ordinances

The following sections detail proposed updates and recommendations to existing ordinances affecting the community. A brief description of the ordinance is provided as well as a description of its applicability to Dodge County.

9.3 Regulatory Land Use Management Tools

Regulatory tools stem from local government's responsibility and authority to protect public health, safety, and welfare. Most regulatory tools are in the form of ordinances. The following regulatory tools were reviewed and discussed as part of the comprehensive plan process:

Conventional Zoning

Under Wisconsin Statutes, counties, cities, villages, and towns with village powers are authorized to adopt zoning ordinances. Zoning is one method of implementing or carrying out the comprehensive plan. Zoning regulates the use of land, lot size, density, and the height and size of structures. A conventional zoning ordinance is probably the most commonly used land use implementation tool. Under conventional zoning, districts (defined areas of consistent use and density) are established which typically follow parcel boundaries and legal descriptions. Each district or zoning category contains a list of permitted and conditional uses which define "rights" within the district. In Wisconsin, towns are either "under" their respective county's zoning ordinance, administer their own zoning ordinance, or do not administer zoning.

Town of Beaver Dam Status and Recommendations (s)

Status: The Town of Beaver Dam has adopted its own zoning ordinance. The Town adopted its zoning ordinance in 1979. Map 9-1, located in the appendix, details existing zoning for the Town.

Recommendation(s): Review the Town zoning ordinance to ensure it is consistent with the Comprehensive Plan and address any new land use issues that have risen as a result of the Comprehensive Plan update.

Timeline: Within two years of adoption of the Comprehensive Plan.

Subdivision Ordinance

Achieving the goals, objectives, and policies of the comprehensive plan will be significantly influenced by how land will be divided and developed in the future. Pursuant to Section 236 of the Wisconsin Statutes, a community, by ordinance, could review the subdivision of land within its corporate limits. A subdivision ordinance is a tool to control how, when, and if rural farmland, woodlands, and open spaces will be divided and developed while protecting the needs and welfare of the community. It also regulates how new lots will be made ready for future development, such as providing for adequate access (required roads, driveways), wastewater treatment, and water supply.

The impact of subdivision regulations is more permanent than zoning (which regulates the type of development that takes place on a parcel) because once land is divided into lots and streets are laid out, development patterns are set. Local review and regulation of future divisions of land can therefore be effective tools to realize plan goals of maintaining agriculture as a strong part of the local economy, protecting natural resources, and retaining rural character.

A community can require a new land division be in conformance with its comprehensive plan as a basis of approval. The key to implementing this objective is twofold. First, the ordinance should clearly state that consistency with the community's comprehensive plan is a criterion of approval. Secondly, the ordinance should contain a provision requiring the proponent for a land division to submit a clear and concise letter of intent as part of the land division application. The letter of intent submitted as part of the application record can be used to decide if the lot proposed to be created will adequately accommodate the future use of the property.

Development of a local subdivision ordinance could also incorporate "conservation design guidelines and standards" to help implement the plan goals, objectives, and policies supporting protection of the community's agricultural lands and open spaces. Conservation subdivisions are intended to be an alternative approach to the conventional lot-by-lot division of land in rural areas which spreads development evenly throughout a tract of land without regard to the natural features of the area.

The development and ultimate success of a local subdivision ordinance in plan implementation will require the community to address regulatory, administrative, and intergovernmental considerations. Adoption of the local subdivision ordinance must be consistent with state

statutes and will require local administration (e.g., application review, fee collection, public hearings, inspection, enforcement, etc.).

Many rural “unzoned” communities which do not want to pursue traditional zoning often adopt a land division ordinance as a baseline need to manage future uses. However, communities must remember a land division ordinance only affects new development, which requires a land division. New uses on existing parcels remain unregulated.

Town of Beaver Dam Status/Recommendation(s)

Status: The Town of Beaver Dam has adopted its own Subdivision Ordinance. The county subdivision regulations also apply within the town. Also, the City of Beaver Dam has the ability to review land divisions that fall within the City’s extraterritorial jurisdiction.

Recommendation(s): Review, and if applicable amend the subdivision regulations to be compatible with any zoning ordinance amendments. Also, consider developing specific land division application procedures and submittal standards.

Timeline: Within two years of adoption of the Comprehensive Plan.

Extraterritorial Zoning

Any city or village that has a plan commission may exercise extraterritorial zoning power in the unincorporated areas surrounding the city or village. The extraterritorial zoning power may be exercised in the unincorporated areas located within three miles of the corporate limits of a first, second, or third class city, or within one and one-half miles of a fourth class city or village. Extraterritorial zoning may be initiated by a city or village adopting a resolution and providing notice of the extraterritorial area to be zoned. The city or village may unilaterally adopt an interim zoning ordinance to preserve existing zones or uses for up to two years while a comprehensive zoning plan is being prepared. A joint committee, consisting of three city or village plan commission members and three town members must approve of the plan and regulations by majority vote. Extraterritorial zoning is not commonly used in the State of Wisconsin.

Town of Beaver Dam Status/Recommendation(s)

Status: The Town of Beaver Dam and the City of Beaver Dam do not exercise extraterritorial zoning.

Recommendation(s): Although not perceived as an immediate need, the use of extraterritorial zoning is not beyond the realm of possibilities between the Town and City of Beaver Dam. Extraterritorial zoning maybe a solution if incompatible development occurs along town/village borders. However, the Town should encourage the development of a cooperative boundary agreement as it could resolve the same issue, without giving up local control.

Timeline: Whenever extraterritorial zoning is proposed by the City of Beaver Dam.

Extraterritorial Plat Review

Cities and villages that have adopted a subdivision ordinance or official map can exercise extraterritorial plat approval jurisdiction for three miles beyond the corporate limits of a first, second, or third class city and one and one-half miles beyond the limits of a fourth class city or village. Specifics relative to Extraterritorial Plat Review can be found under Wis. Stats. S.236.

Town of Beaver Dam Status/Recommendation(s)

Status: The City of Beaver Dam exercises extraterritorial plat review in the Town of Beaver Dam.

Recommendation(s): Work with the City of Beaver Dam to reduce the extraterritorial plat review area and develop land division regulations that are favorable to the City and the Town for those areas subject to extraterritorial plat review. This opportunity could be reviewed during discussions to develop a cooperative boundary agreement.

Timeline: Within two years of adoption of the Comprehensive Plan.

Driveway Ordinance

Driveway ordinances are developed to establish standards for driveways that will provide for safe and adequate access from private development to public right-of-ways, and also to maintain appropriate access spacing, access-point design, and total number of access points to public roads. In addition, a driveway ordinance provides an opportunity for local review to ensure that the driveway is providing proper access for such uses as a single-family residence which is consistent with the community's comprehensive plan. The term "driveway" is generally defined to mean private driveway, road, field road, or other means of travel through any part of a private parcel of land which connects or will connect with any public roadway. The ordinance typically only impacts new driveways or driveways which serve major land use modifications. Use of a driveway or "access" ordinance to regulate land use is limited but a significant number of towns throughout the state, due to the requirement to service existing development for emergency purposes (i.e., fire, ambulance), have adopted driveway ordinances.

Town of Beaver Dam Status/Recommendation(s)

Status: The Town Zoning Ordinance contains some provisions that regulate driveways.

Recommendation(s): Driveway provisions should be assessed when the zoning ordinance is updated and should consider adding minimum driveway construction and design standards.

Timeline: Within two years of adoption of the Comprehensive Plan.

Cooperative Boundary Agreement

Cooperative boundary agreements can reduce some of the conflict regarding boundary issues, including annexation, that often arise between towns and their incorporated neighbors (cities and villages). The Legislature has provided express enabling authority for these agreements. The communities involved in such agreements undertake cooperative preparation of a plan for the areas concerned. The plan for changing or maintaining boundaries, and for controlling land use

and services is sent to the Department of Administration. If the plan is approved, a contract binding the parties to it is put into effect.

Town of Beaver Dam Status/Recommendation(s)

Status: The Town of Beaver Dam does not have a cooperative boundary agreement with the City of Beaver Dam.

Recommendation(s): Develop a cooperative boundary agreement with the City of Beaver Dam.

Timeline: Develop an agreement with the City of Beaver Dam within one to two years of adoption of the Plan

Official Map

Cities, villages, and towns may adopt official maps. These maps, adopted by ordinance or resolution, may show existing and planned streets, highways, historic districts, parkways, parks, playgrounds, railroad rights of way, waterways and public transit facilities. The map also may include a waterway only if it is included in a comprehensive surface water drainage plan. No building permit may be issued to construct or enlarge any building within the limits of these mapped areas except pursuant to conditions identified in the law. Counties have limited official mapping powers. Counties may adopt highway-width maps showing the location and width of proposed streets or highways and the widths of any existing streets or highways which are planned to be expanded. The municipality affected by the street or highway must approve the map. Counties may also prepare plans for the future platting of lands, or for the future location of streets, highways, or parkways in the unincorporated areas of the county. These plans do not apply to the extraterritorial plat approval jurisdiction of a city or village unless the city or village consents.

Official maps are not used frequently because few communities plan anything but major thoroughfares and parks in detail in advance of the imminent development of a neighborhood.

Town of Beaver Dam Status/Recommendation(s)

Status: The Town of Beaver Dam has not adopted an official map. However, the Beaver Dam Future Land Use Map shows the location of future roadways and parks.

Recommendations: No recommendation

Timeline: N/A

Annexation

Cities and villages have the power to annex given to them by the state. The power to extend municipal boundaries into adjacent unincorporated (town) lands allows a community to control development on its periphery.

Contrary to popular belief, annexation occurs at the request of town residents, not at the request of the incorporated municipality. Petitions for annexation are filed by the town landowners and the city or village acts upon the annexation petition.

Additionally, annexation law requires cities and villages to make payments for five years to towns that lose territory due to annexations. Cities and villages will have to pay to the town from which the land is annexed the amount of the town tax for the annexed property. However, city/village are exempt from this payment if they have a boundary agreement with the town.

Town of Beaver Dam Status/Recommendation(s)

Status: The Town of Beaver Dam is subject to annexations from the City of Beaver Dam.

Recommendation(s): The town should enter into negotiations with the City of Beaver Dam in an effort to secure a cooperative boundary agreement. Execution of a boundary agreement with the city will avoid annexation issues in the future.

Timeline: On-going

Specialized Ordinances

Given specific issues and needs within a particular community, a number of “specialized” ordinances may be required to locally regulate public health and safety concerns, protect private property, and avoid public nuisances. The following ordinances have received increased attention due to local issues.

Right-To-Farm Ordinance

Right-to-farm laws are designed to accomplish one or both of the following objectives: 1) to strengthen the legal position of farmers when neighbors sue them for a private nuisance; and 2) to protect farmers from anti-nuisance ordinances and unreasonable controls on farming operations. Most laws include a number of additional protections. Right-to-farm provisions may also be included in state zoning enabling laws, and farmers with land enrolled in an agricultural district may have stronger right-to-farm protection than other farmers. A growing number of counties and towns are passing their own right-to-farm legislation to supplement the protection provided by state law.

The common law of nuisances forbids individuals from using their property in a way that causes harm to others. A private nuisance refers to an activity that interferes with an individual's reasonable use or enjoyment of his or her property. A public nuisance is an activity that threatens the public health, safety or welfare, or damages community resources, such as public roads, parks, and water supplies.

Right-to-farm laws are intended to discourage neighbors from suing farmers. They help established farmers who use good management practices prevail in private nuisance lawsuits. They document the importance of farming to the state or locality and put non-farm rural residents on notice that generally accepted agricultural practices are reasonable activities to expect in farming areas. Some of these laws also limit the ability of newcomers to change the

local rules that govern farming. Local right-to-farm laws often serve an additional purpose: They provide farm families with a psychological sense of security that farming is a valued and accepted activity in their town.

Town of Beaver Dam Status/Recommendation(s)

Status: The Town has adopted a right-to-farm ordinance.

Recommendation(s): No Recommendation

Timeline: N/A

Telecommunications Ordinance

Ordinances can be used to minimize the visual effects of towers, maximize the capacity of existing towers and reduce impacts to adjacent properties. Local governments cannot unilaterally prohibit cell towers by ordinance, zoning or any other means. However, local governments can enact ordinances to prohibit towers from certain specially identified areas, regulate tower height, specify minimum setbacks, require collocation strategies, and encourage landscaping and disguising techniques. An important benefit of having a telecommunications ordinance is that it provides decision-making consistency and decreases the chances of discrimination against a particular company. The ordinance provides a basis for conditional use provisions or denials. The Telecommunications Act of 1996 requires all denials to be in writing and supported by sufficient evidence. Telecommunication ordinances seek to balance business and industry needs with community character, aesthetics and resident needs.

Town of Beaver Dam Status/Recommendation(s)

Status: Town of Beaver Dam has adopted the County's Wireless Communication Facilities Overlay District.

Recommendation(s): Maintain administration through the County's overlay district. Monitor the need for a local ordinance.

Timeline: On-going

Nuisance Ordinance

A nuisance can generally be defined as an action, or lack thereof, which creates or permits a situation that annoys, injures, or endangers the peace, welfare, order, health, or safety of the public in their persons or property. Nuisance ordinances can be defined in many ways, depending what issues are present in the community. Possible nuisances include noxious weeds, storage of vehicles, odors, noise, signs, obstruction of streets, animals, fireworks, and any number of related type nuisances. Concisely defining nuisances as well as enforcement, abatement, and recovery of costs for abatement are very important in the creation of a nuisance ordinance. A nuisance ordinance provides landowners and residents with a mechanism for identifying and preventing non-compliant situations. Authority for a town to engage in action to recover damages or abate a public nuisance is granted under Chapter 823 of the Wis. Stats. Although a town may pursue action through the State Department of Justice to prosecute the

action, most Wisconsin municipalities pursue developing a local public nuisance ordinance because the statute does not specifically address all potential nuisance situations.

Further, there are some practical but nevertheless important reasons for developing a local ordinance. They include: 1) the ability to set a minimum and a maximum forfeiture amount; 2) the ability to decide a protocol for providing notice and the time to cure or abate the nuisance; and 3) the ordinance can state that the unpaid bill for the cost of abating the nuisance can be placed on the tax bill as a special charge. Most public nuisance ordinances cover five (5) broad areas. They include:

- ♦ Noxious weeds.
- ♦ Environmental health.
- ♦ Morality (sexually oriented businesses).
- ♦ Public safety and peace.
- ♦ Junk vehicle or equipment.

Town of Beaver Dam Status/Recommendation(s)

Status: The Town has adopted ordinances that regulate peace and good order, noxious weeds, and sexually oriented businesses. Also, inoperable vehicles are regulated through the town's zoning ordinance.

Recommendation(s): Nuisance ordinances should be evaluated when the Town is updating the zoning ordinance. Enforcement of such provisions typically is the key ingredient to having a useful ordinance. The Town should also evaluate the capacity to enforce local ordinance regulations and create the mechanism to enforce violations as necessary.

Timeline: Within two years of adoption of the Comprehensive Plan.

Sign Ordinances

A sign ordinance restricts the type, size, and location of signs within a community. It also often restricts the types of materials that can be used to construct signs. These ordinances can regulate signage to achieve a number of community values such as improved property values, public safety and glare control. Counties, towns, cities, and villages may all adopt sign ordinances and billboard regulations.

Town of Beaver Dam Status/Recommendation(s)

Status: Signs are regulated through the Town zoning ordinance.

Recommendation(s): No recommendation

Timeline: N/A

Historic Preservation Ordinances

The objectives of a comprehensive plan which note the need to preserve important historic structures and sites can be implemented through the adoption of a historic preservation ordinance. These ordinances are meant to protect historic buildings and districts. Counties,

towns, cities and villages have express authority to enact historic preservation ordinances. In addition, the Wisconsin Legislature has determined that historic preservation is such an important objective that all cities and villages that contain any property listed on either the national register of historic places or the state register of historic places must enact an historic preservation ordinance to regulate historic or archeological landmarks and historic districts in an effort to preserve those landmarks.

Town of Beaver Dam Status/Recommendation(s)

Status: The Town of Beaver Dam has not adopted a historic preservation ordinance

Recommendation(s): No recommendation.

Timeline: N/A

Design Review

Design review involves the review and regulation of the design of buildings and their sites. Design review standards are often included as part of zoning and subdivision ordinances. They seek to protect communities from multi-family, commercial, industrial, and institutional development which would detract from the appearance of the community and reduce property values. Such an ordinance is especially recommended for communities with buildings of historic or architectural importance and where tourism is a major economic activity.

Town of Beaver Dam Status/Recommendation(s)

Status: Design review standards are included as part of the Town's zoning and subdivision regulations.

Recommendation(s): Continue administering Town zoning and subdivision ordinance.

Timeline: On-going.

Other Ordinances

Wisconsin Towns Association also recommends that all towns, villages, and cities should strongly consider adopting the following "basic" ordinances. Most of these ordinances are considered nuisance type ordinances. They include:

1. An ordinance to regulate specific operations (e.g., nude dancing).
2. An ordinance to regulate mobile homes and mobile home parks.
3. An ordinance on town board/committee meeting procedures and town board administration of the community.
4. An ordinance regulating billboards.
5. An ordinance regulating events and large assemblages.
6. An ordinance to regulate fire control in fire regulation and reimbursement for fire costs.
7. An ordinance to regulate vehicle road weight limits, truck routes and other road uses.
8. An ordinance to regulate use of roadways by snowmobile, ATVs and horses.
9. An ordinance to regulate dogs running at large.

10. An ordinance to regulate unlicensed motor vehicles.
11. An ordinance to regulate land spreading of certain wastes.

Town of Beaver Dam Status/Recommendation(s)

Status: Beaver Dam has regulations in the zoning ordinance regarding mobile home parks and the Town has stand alone ordinances for meeting procedures, weight limits on town roads, and dogs running at large. Also, the Town has adopted the county land spreading overlay district, to regulate the land spreading of petroleum contaminated soils.

Recommendation(s): The Town should evaluate the need or additional ordinances, if any, in terms of ordinance administration and enforcement.

Timeline: On-going

Intergovernmental Agreements

Any municipality may contract with other municipalities to receive or furnish services or jointly exercise power or duties required or authorized by law. The term “municipality” is defined to include the state, counties, cities, villages, towns, school districts, sanitary districts, public library systems, regional planning commissions, and other governmental and quasi-governmental entities. The requirements and procedures set forth for intergovernmental agreements are minimal. Such arrangements can prove useful in the implementation of a plan by facilitating efficient provision of public facilities and services. In Dodge County, intergovernmental agreements have been used to execute cooperation between communities for services such as fire and emergency rescue.

Town of Beaver Dam Status/Recommendation(s)

Status: Mutual aid agreements exist between the Town and the City of Beaver Dam to address fire/ambulance service, road repairs, and snow plowing. The Town also has a road maintenance agreement with the Town of Trenton for road repairs and snowplowing.

Recommendation(s): The Town should continuously pursue intergovernmental relationships and agreements that can allow the Town to provide quality and cost-effective services.

Timeline: Review agreements annually.

Building and Housing Codes

Cities, villages, towns, and counties may enact building and sanitary codes. Building codes are sets of regulations that set standards for the construction of buildings in a community. Building codes ensure that new and altered construction will be safe. These codes must conform to the state building, plumbing, and electrical codes. Housing codes define standards for how a dwelling unit is to be used and maintained after it is built. To enforce the codes, inspections are required by the local municipality. This code is concerned with keeping housing from falling into dilapidation and thus keeping neighborhoods from falling into blight.

Town of Beaver Dam Status/Recommendation(s)

Status: The Town of Beaver Dam is required by state statute to enforce the uniform dwelling code (UDC).

Recommendation(s): Maintain UDC enforcement.

Timeline: On-going

9.4 Non-Regulatory Land Use Management Tools

There are several non-regulatory options available to local municipalities to influence local land use. The following tools were considered as part of the planning process.

Land Acquisition

Communities and non-profit conservation organizations can acquire land for conservation purposes simply by purchasing it outright. This is recommended when public access to the property is required.

Town of Beaver Dam Status/Recommendation(s)

Status: The Town has not purchased land for conservation in the past.

Recommendation(s): No Recommendation.

Timeline: N/A

Conservation Easements

Conservation easements limit land to specific uses and thus protect it from development. These voluntary legal agreements are created between private landowners (grantors) and qualified land trusts, conservation organizations or government agencies (grantees). Conservation easements may be purchased but are frequently donated by conservation-minded landowners. Grantors can receive federal tax benefits as a result of donating easements. Grantees are responsible for monitoring the land and enforcing the terms of the easements. Easements can be tailored to the unique characteristics of the property and the interests of the landowner. Easements may apply to entire parcels of land or to specific parts of a property. The easement is recorded with the deed to the property to limit the future uses of the land as specified in the easement. Land protected by conservation easements remains on the tax roll and is privately owned and managed.

Town of Beaver Dam Status/Recommendation(s)

Status: The Wisconsin Department of Natural Resources and private land trusts can obtain conservation easements in the Town of Beaver Dam.

Recommendation(s): No recommendation. However, the Town should support conservation non-profit organizations in their acquisition of conservation easements from private landowners.

Timeline: N/A

Purchase of Development Rights (PDR)

The purchase of development rights is a land conservation tool that communities can use to protect important natural resources such as farmland, hillsides, and wetlands. Under a PDR program, a unit of government (city, village, town, county, or state) or a nonprofit conservation organization (such as a land trust) purchases a conservation easement that limits the use of the land to accomplish a certain purpose, including protecting the land from development. The rights purchased are recorded in a conservation easement. PDR programs are voluntary and participants retain ownership of their land. They can sell or transfer their property at any time; but, because of the easement, the land is permanently protected from certain types of development.

Town of Beaver Dam Status/Recommendation(s)

Status: The Town of Beaver Dam does not have a purchase of development rights program.

Recommendation(s): No recommendation.

Timeline: N/A

Capital Improvements Program (CIP)

The capital improvements program is a way of implementing issues related to capital facilities specified in a plan. Capital improvements are those projects which require the expenditure of public funds for the acquisition, construction, or replacement of various public buildings such as police and fire halls, schools, and city/village/town halls; roads and highways; water and sewer facilities; and parks and open space.

A capital improvements program is a listing of proposed public projects according to a schedule of priorities, usually over a five year programming period. A CIP allows local communities to plan for capital expenditures and minimize unplanned expenses. Sources of funding for capital improvements include impact fees, subdivision requirements, special assessments, and revenue or general obligation bonding.

The usefulness of the CIP depends upon the community properly budgeting for expenditures as part of the community's annual capital improvements budget.

Town of Beaver Dam Status/Recommendation(s)

Status: Beaver Dam does not prepare a capital improvement program.

Recommendation(s): The Town should consider the development of a CIP for the purposes of planning for short and long term capital improvements and aiding in the securing of grants to help fund projects. This effort should be coordinated with the results of PASER.

Timeline: On-going.

Impact Fees

Cities, villages, and towns may impose impact fees. Impact fees are financial contributions imposed on developers by a local government as a condition of development approval.

Impact fees are one response to the growing funding gap in infrastructure dollars between revenues and needs. Impact fees help shift a portion of the capital cost burden of new development to developers in an effort to make new development responsible for serving itself rather than raising taxes on existing development. Local governments can use impact fees to finance highways and other transportation facilities, sewage treatment facilities, storm and surface water handling facilities, water facilities, parks and other recreational facilities, solid waste and recycling facilities, fire and police facilities, emergency medical facilities, and libraries. Impact fees cannot be used to fund school facilities.

Town of Beaver Dam Status/Recommendation(s)

Status: The Town does not charge an impact fee for the creation of new lots.

Recommendation(s): Review the need to charge a Town impact fee.

Timeline: N/A

Tax Increment Financing Districts

Towns are able to use tax incremental financing authority to provide infrastructure for tourism, agriculture, and forestry projects in the town.

This tool helps site projects in towns across the state when special infrastructure needs such as all weather roads, power lines, improved rail connections are needed to create new or expanded tourism, agricultural, and forestry projects. An example of the type of project this tool could be used for is to provide a town highway that could carry heavy truck traffic to such a facility as an ethanol production plant or large livestock facility. A new or improved town highway could be constructed to allow the new facility to be located in more remote areas of the state, thus reducing potential land use conflicts with neighbors, yet avoiding placing the burden of the new improvement on the remainder of the town taxpayers.

Town of Beaver Dam Status/Recommendation(s)

Status: Beaver Dam has not established a Tax Increment Financing (TIF) District.

Recommendation(s): No Recommendation.

Timeline: N/A

9.5 Integration and Consistency of Comprehensive Plan Elements

Comprehensive planning legislation requires that the Implementation element describe how each of the nine elements of the comprehensive plan will be integrated and made consistent with the other elements of the plan. The planning process that was used to update the Town of Beaver Dam *Comprehensive Plan* required all elements of the plan to be revised in a simultaneous manner. No elements were created independently from the other elements of the plan, therefore eliminating the threat of inconsistency. There are no known inconsistencies within the plan or individual elements or between goals, objectives, policies, and recommendations.

Over time, the threat of inconsistency between the plan and existing conditions will increase, requiring amendments and/or updates to be made. Over time, additional plans regarding specific features within the community may also be developed (i.e., outdoor recreation plan). The process used to develop any further detailed plans should be consistent with this *Town of Beaver Dam Comprehensive Plan*.

9.6 Mechanisms to Measure Comprehensive Plan Progress

Comprehensive planning legislation requires that the implementation element provide a mechanism to measure community progress toward achieving all aspects of the comprehensive plan. One acceptable method to do this is to evaluate two primary components. The two components, policies and recommendations, are listed within each identified plan element (usually the last sections within each element).

To measure the effectiveness of an adopted policy, the community must determine if the policy has met the intended purpose. For example, the Town has listed a policy under element 7, The Intergovernmental Cooperation element, which states, “The Town should develop a cooperative boundary agreement with the City of Beaver Dam.”. To determine whether the policy is achieving the community’s intention a “measure” must be established. In the case of this policy, the measure is simply has the Town developed a cooperative boundary agreement with the City of Beaver Dam since the plan’s adoption. Each listed policy within each element should be reviewed periodically to determine the plan’s effectiveness.

Likewise, recommendations listed within each element can be measured. For recommendations, the ability to “measure” progress toward achievement is very straight forward in that the recommendations have either been implemented or not.

To ensure the plan is achieving intended results, periodic reviews should be conducted by the Plan Commission and results reported to the governing body and the public.

9.7 Comprehensive Plan Amendments

The Town of Beaver Dam should regularly evaluate its progress toward achieving the goals, objectives, policies, and recommendations within the comprehensive plan. It may be determined that amendments are needed to maintain the effectiveness and consistency established within the plan. Amendments are minor changes to the overall plan and should be done after careful evaluation to maintain the plan as a tool upon which decisions are based. This plan should only be amended a maximum of two times per year in order to prevent an excessive number of changes to the plan. An excessive number of changes or amendments to the plan may lead to undesirable development in the Town.

According to comprehensive planning legislation, the same process that was used to initially adopt the plan shall also be used when amendments are made. The Town should be aware that

as more compliant plans are developed the amendment procedure may be clarified or changed and should therefore be monitored.

9.8 Comprehensive Plan Updates

Comprehensive planning statutes require that the comprehensive plan be updated at least once every ten years. An update requires revisiting the entire planning document. Unlike an amendment, an update often includes a substantial re-write of the text, an updating of the inventory and tables and substantial changes to maps, if necessary. Plan updates should be planned for in a similar manner as was allowed for the initial creation of the Plan including similar time and funding allotments. State statutes should also be monitored for any changes and new or removed language.

9.9 Implementation Goals and Objectives

Wisconsin Statutes 66.1001 requires a statement of overall goals and objectives of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. The following are the goals and objectives developed by the Town of Beaver Dam regarding implementation.

Goal: Promote consistency between plan recommendations, ordinances, and other land use regulations.

Objectives

1. Maintain a town newsletter and maintain a web site to announce town meetings, activities, development projects, programs, and issues.
2. Provide educational materials to new town residents on town services and the responsibilities of rural lifestyles.
3. Utilize the talents of the town's citizenry such as private corporations, area businesses, local civic organizations, and groups to help coordinate community events and implement town/community projects.
4. Place as much of the town's comprehensive plan, ordinances, and code administration information as practical on the town's web site.
5. Maintain a positive relationship with local news media to create greater public awareness of land use related matters.
6. Utilize the County's Land Information Office and GIS system to provide town officials and individuals with accurate maps and data.

9.10 Implementation Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses and actions to the goals and objectives. Policies and recommendations become the tools that the community should use to aid in making land use decisions. Policies that direct

action using the words “will” or “shall” are advised to be mandatory and regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies that direct action using the word “should” are advisory and intended to serve as a guide.

Policies

1. The Town should provide written findings for each Town action involving a zoning and/or land division decision to show how the request is either consistent or not consistent with the Comprehensive Plan.
2. All proposed developments should be reviewed for consistency with the comprehensive plan.
3. New or amended land use controls shall be consistent with the Comprehensive Plan.
4. To ensure his/her knowledge of the comprehensive plan, areas of the plan which are likely to be disputed or litigated in the future should be reviewed by the town attorney, who can then offer suggestions to reduce conflict.
5. The Town should update the Town’s Zoning and Subdivision Ordinance to ensure it is consistent with the Comprehensive Plan.

Recommendations

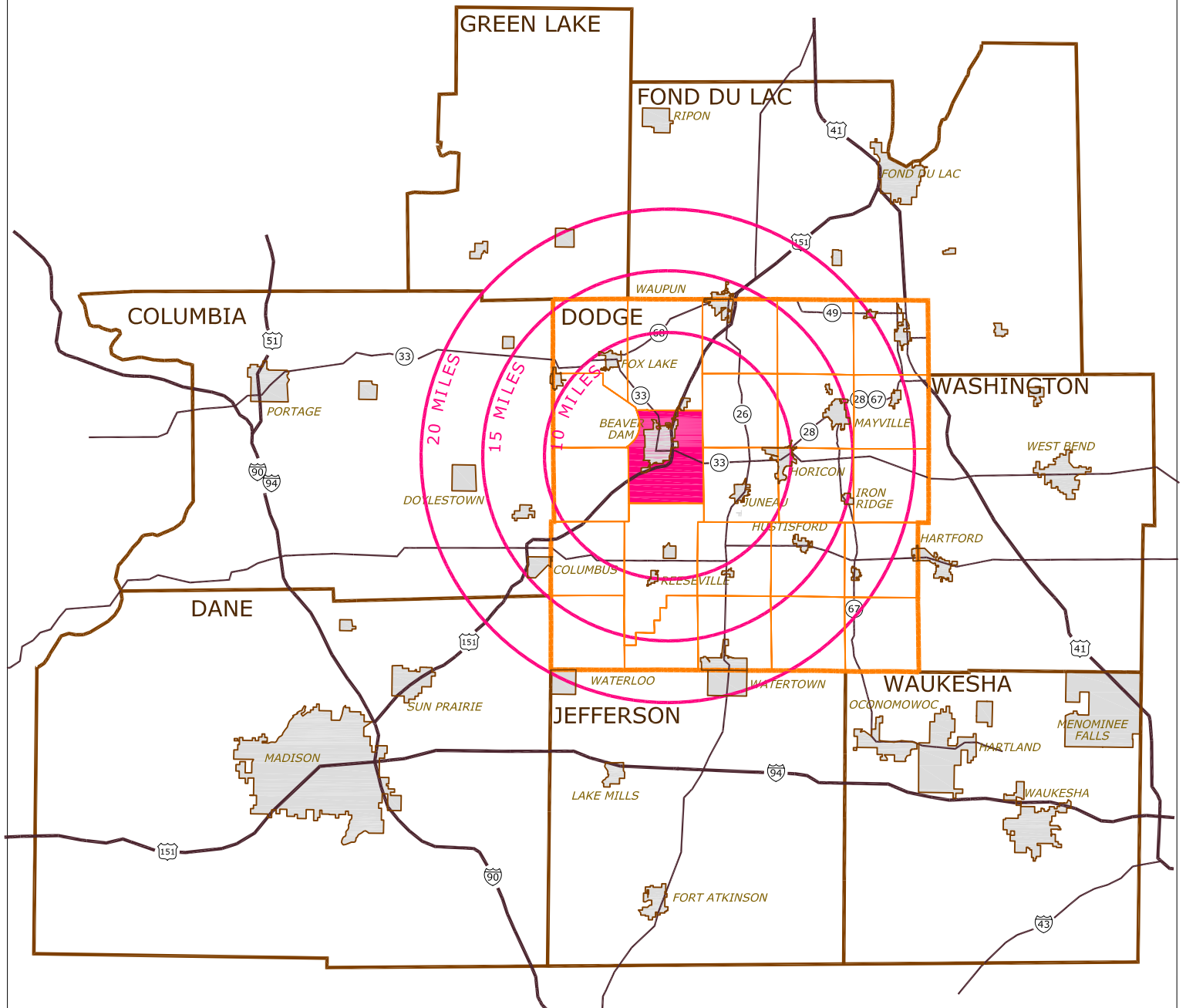
Recommendations are specific actions or projects that the community should be prepared to complete. The completion of these actions and projects are consistent with the community’s policies, and therefore will help fulfill the comprehensive plan goals and objectives.

1. Refer to prior Sections 9.2 and 9.3 of this report for specific recommendations.

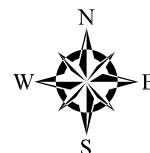
9.11 Implementation Programs

Various programs are listed throughout the Town of Beaver Dam’s Comprehensive Plan. These programs are available to implement the identified goals, objectives, policies, and recommendations. Additionally, programs are listed in Sections 9.2 and 9.3 to help implement the Town of Beaver Dam Comprehensive Plan.

Map 1-1 Regional Setting Town of Beaver Dam, Dodge County, Wisconsin



- | | |
|-----------------------|----------------------------|
| U.S. Highway | Dodge County Town Boundary |
| State Highway | City or Village |
| County Boundary | Municipality Site |
| Dodge County Boundary | Site Radius Boundary |

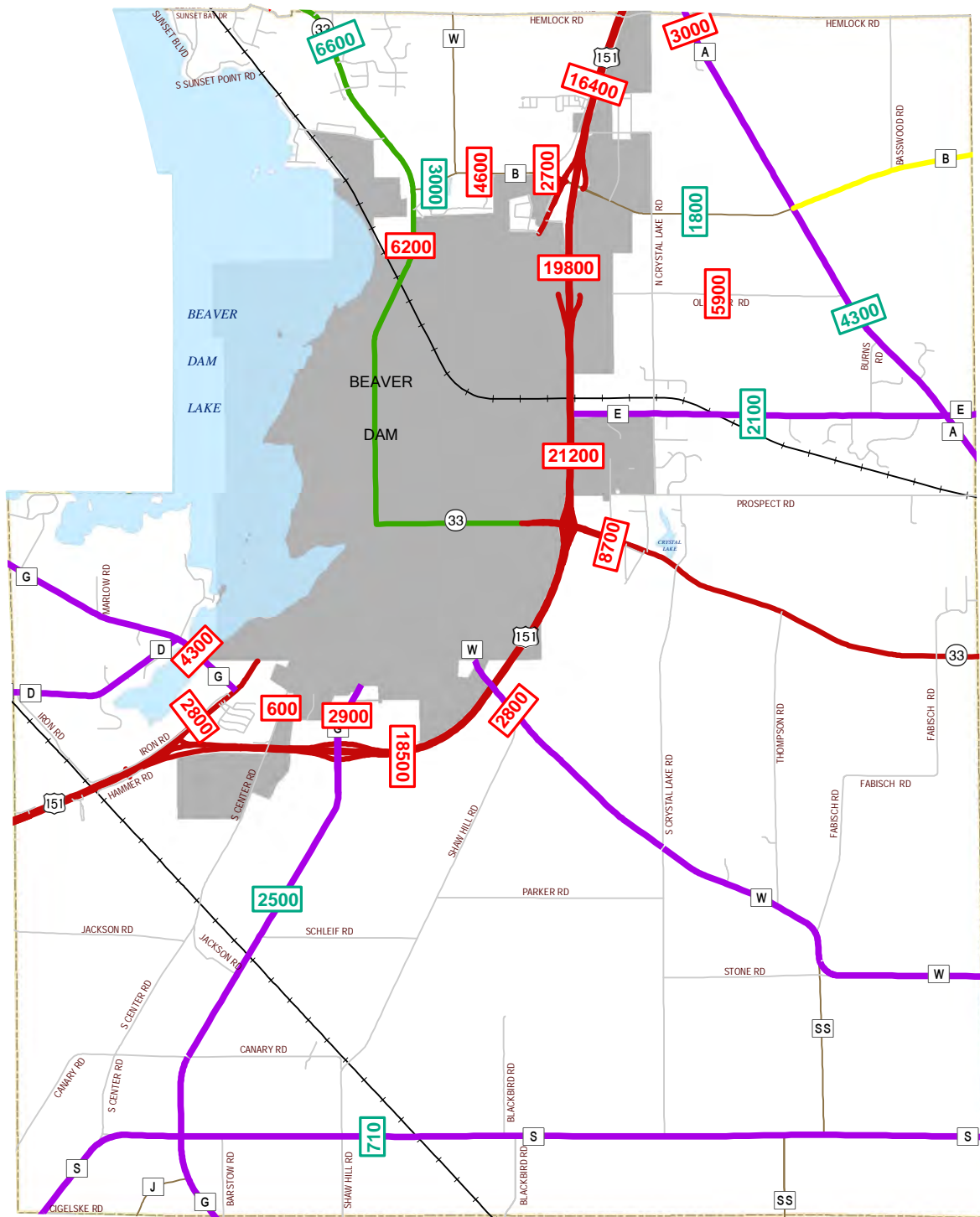


0 10 15 20 25
SCALE: 1 INCH = APPROX. 12 MILES

Dodge County
Land Resources and Parks
Department



Map 3-1, Functional Classification of Highways, Location of Railroads, and Average Daily Traffic Counts
Town of Beaver Dam, Dodge County, Wisconsin



Legend	
Functional Roadway Classification	Average Daily Traffic Counts 2008
— Principal Arterials	1000 Average Daily Traffic Counts 2008
— Minor Arterials	1000 Average Daily Traffic Counts 2004
— Major Collectors	Waterbodies
— Minor Collectors	Municipalities
Railroad	U. S. Highway
Local	State Highway
Town Boundary	County Highway

Dodge County
Land Resources and Parks
Department

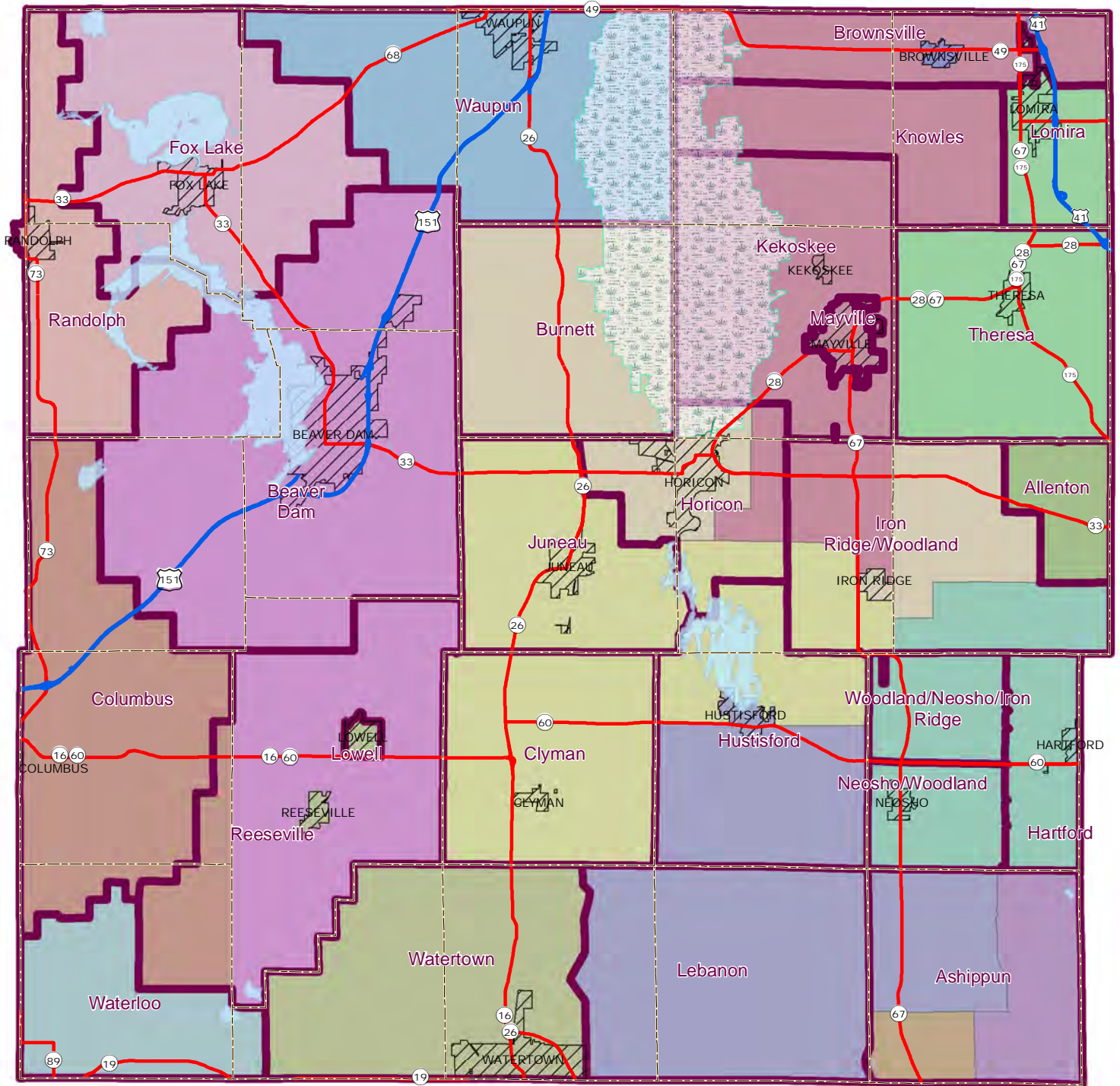
Dodge County Wisconsin

Town of Beaver Dam

0 0.45 0.9 1.8 Miles

Source: Dodge County Land Resources and Parks Department, May 2011
2010 DOT data

Map 4-1, Fire Emergency and Medical Emergency Service Areas Dodge County, Wisconsin



Legend			
	U.S. Highway		Fire Emergency Service Area
	State Highway		Medical Emergency Service Area
	Town Boundaries		Fox Lake
	Municipalities		Hartford
	Horicon Marsh		Allenton
	Lake		Beaver Dam
			Brooks
			Columbus/Lifestar
			Fond du Lac
			Horicon
			Juneau
			Lebanon
			Mayville
			Oconomowoc
			Randolph
			Stone Bank
			Theresa
			Waterloo
			Watertown

Source: Dodge County Land Resources and Parks Department, May 2011
Dodge County Sheriff's Department, May 2011

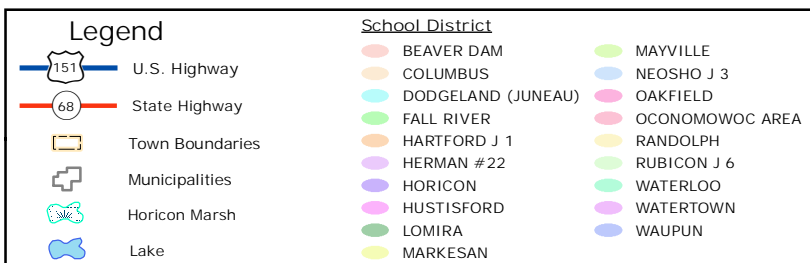
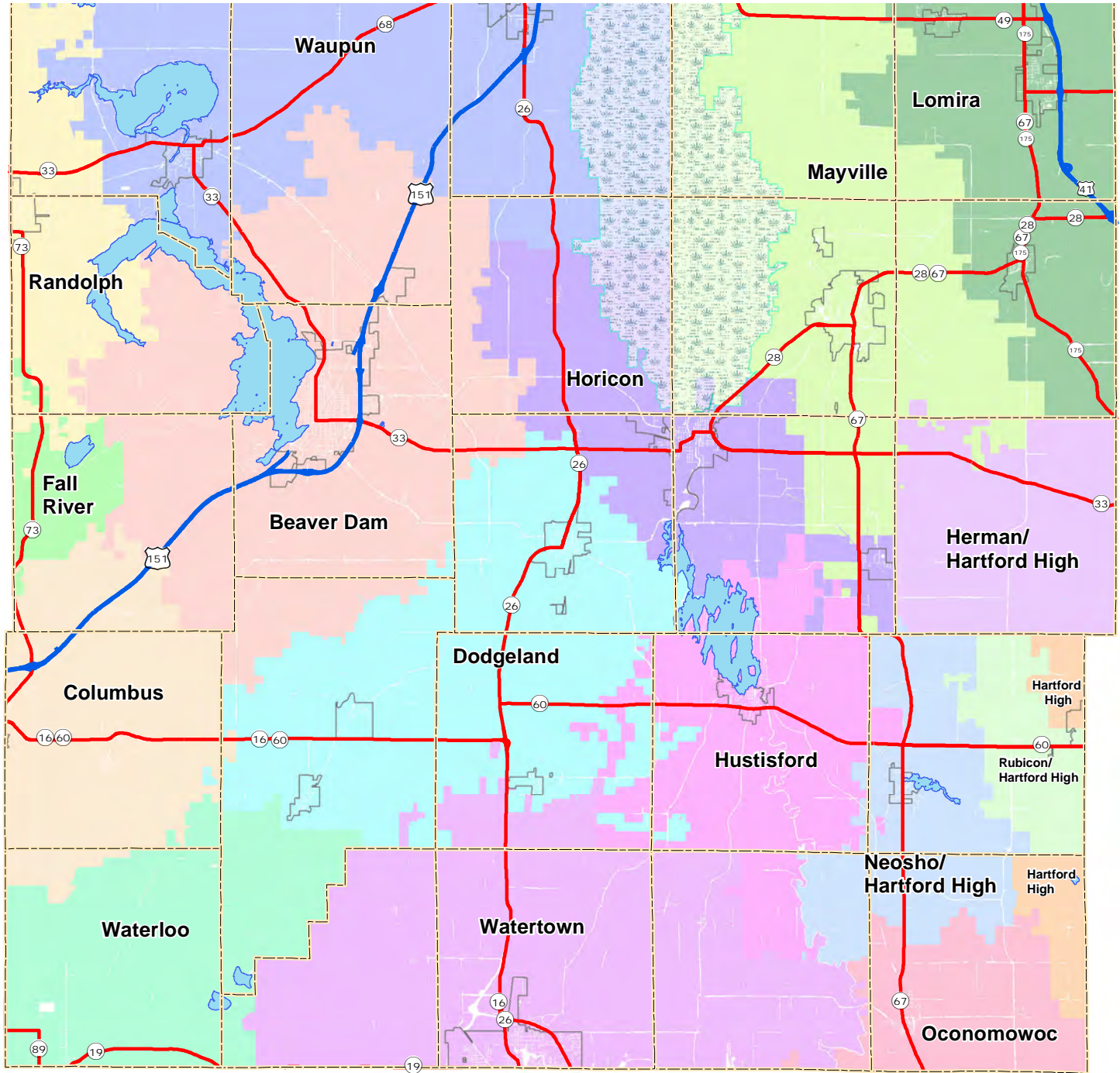


Dodge County
Land Resources and Parks
Department



0 2 4 8 Miles

Map 4-2, School District Boundaries Dodge County, Wisconsin



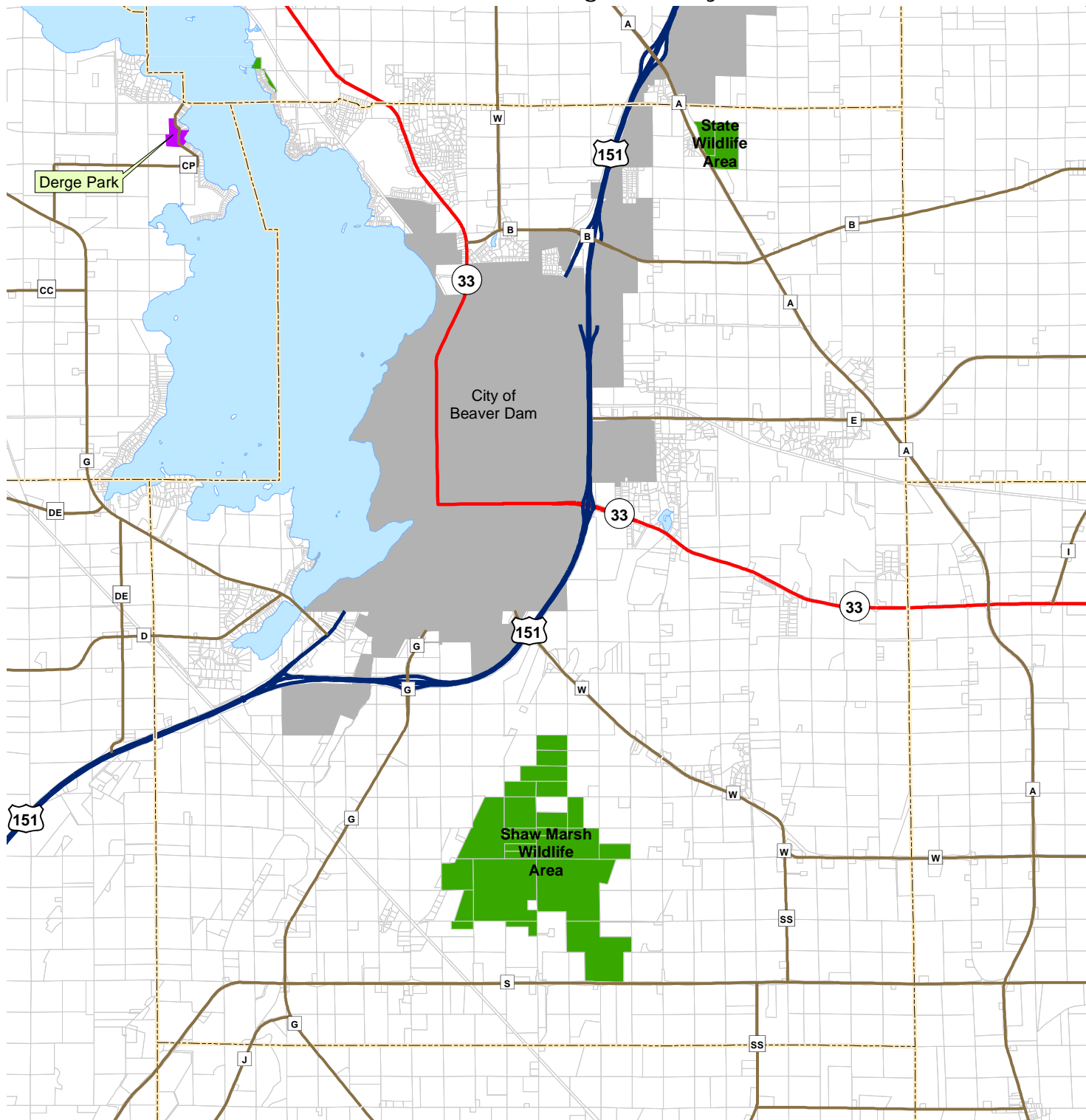
Dodge County
Land Resources and Parks
Department



Source: Dodge County Land Resources and Parks Department, May 2011

A horizontal number line representing distance in miles. It starts at 0 and ends at 8. Major tick marks are labeled at 0, 2, 4, and 8 Miles. There are also minor tick marks at every 1-mile interval (1, 3, 5, 7).

Map 4-3, County and State Recreation Areas
Town of Beaver Dam, Dodge County, Wisconsin



Legend

- | | | | |
|--|-----------------|--|------------------------------------|
| | U.S. Highway | | County Recreation Areas |
| | State Highway | | Federal and State Recreation Areas |
| | Town Boundaries | | Lake |
| | Municipalities | | |

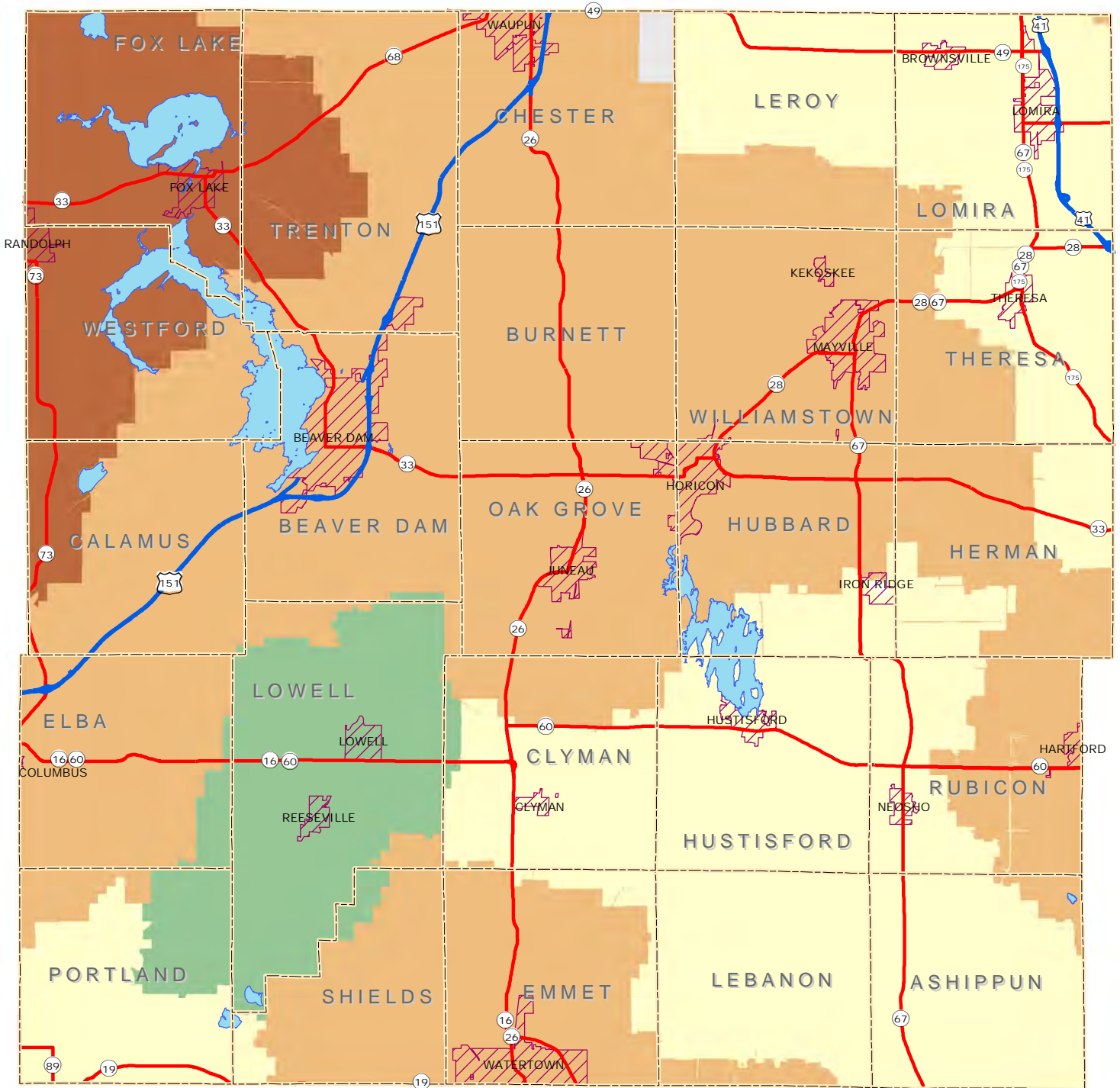


Dodge County
Land Resources and Parks
Department



0 0.5 1 2 Miles

Map 4-4, Telephone Service Providers
Dodge County, Wisconsin



Legend

- | | |
|-----------------|----------------------------------|
| U.S. Highway | Century Tel, Inc. |
| State Highway | AT&T |
| Town Boundaries | Telephone and Data Systems, Inc. |
| Municipalities | Unassigned Territory |
| Lake | Verizon North, Inc. |

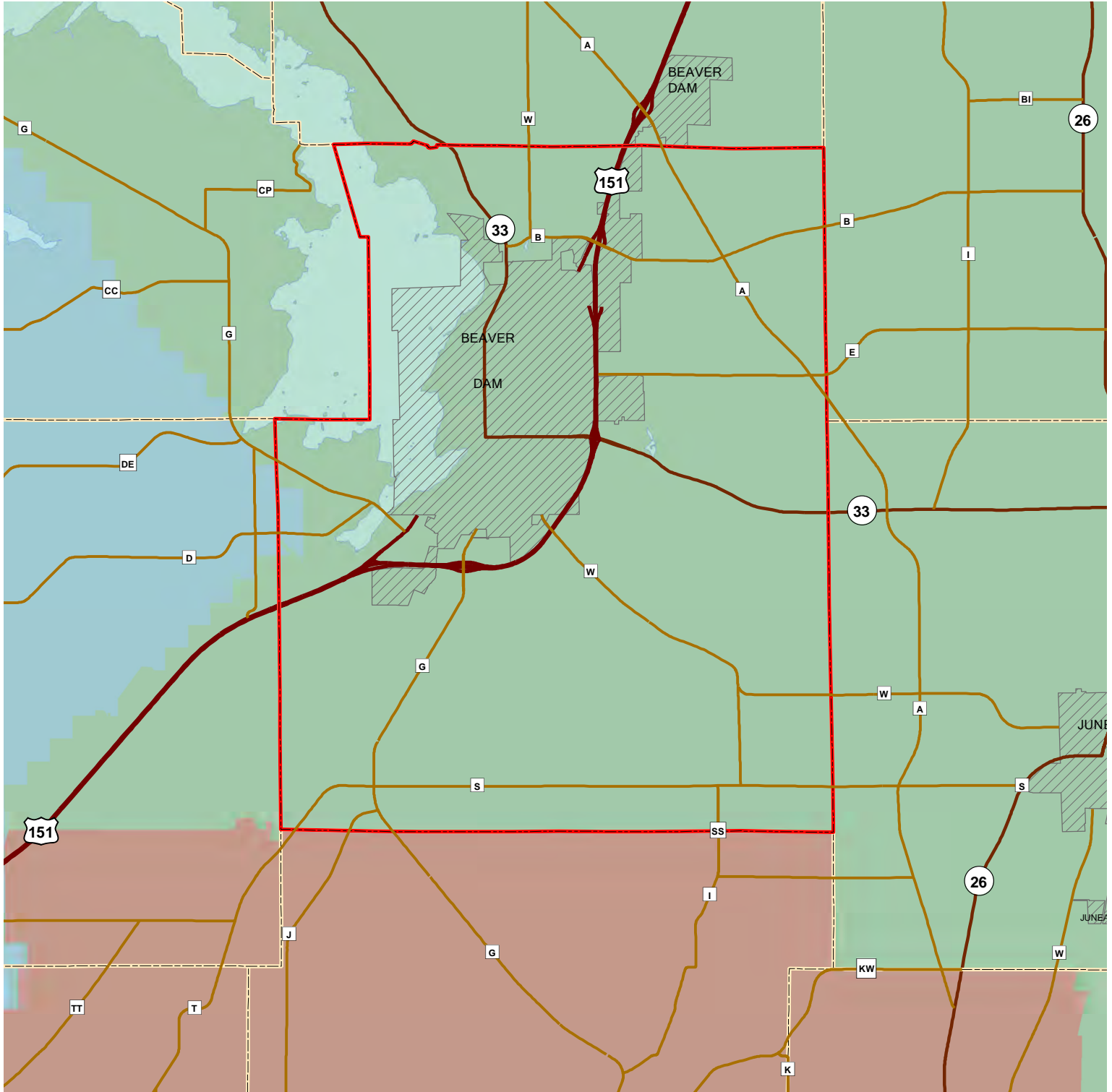


Dodge County
Land Resources and Parks
Department



0 2 4 8 Miles

Map 4-5, Electric Utilities Service Areas Town of Beaver Dam, Dodge County, Wisconsin



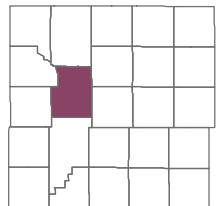
Legend

	U.S. Highway		Town of Beaver Dam		Alliant Energy
	State Highway		Town Boundary		Columbus Rural Electric Cooperative
	County Highway		City or Village		Hustisford Utilities
	Lake				WE Energies



Dodge County
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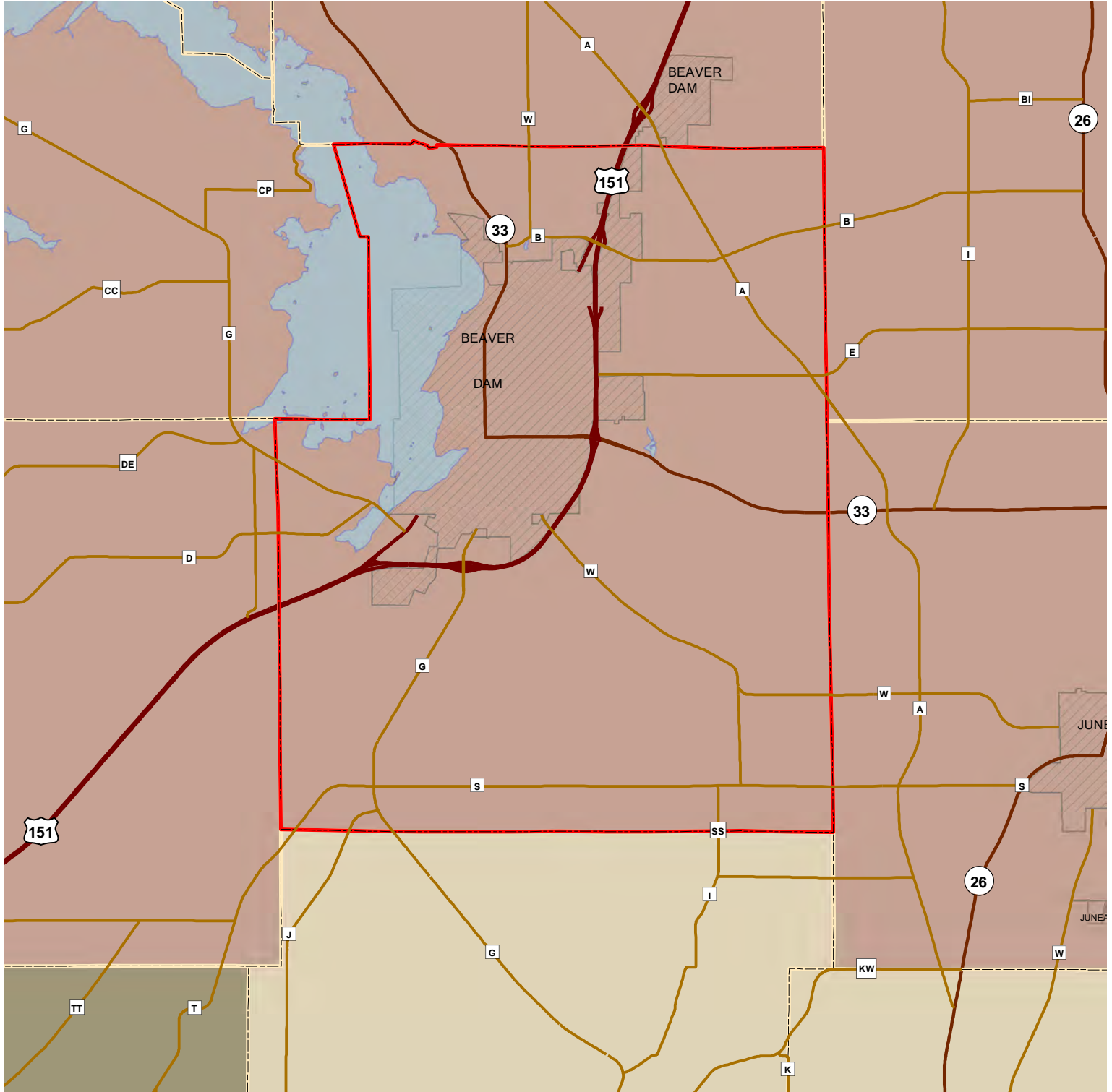


Town of Beaver Dam

Source: Dodge County Land Resources and Parks Department, May 2011
Derived from Wisconsin Department of Administration maps, Electric dated April 2010, Hustisford Utilities
provided data for their boundaries, December 2007

0 0.5 1 2 Miles

Map 4-6, Natural Gas Service Providers Town of Beaver Dam, Dodge County, Wisconsin



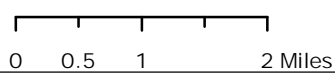
Legend			
	U.S. Highway	Municipal Areas	
	State Highway		
	County Highway		
	Lake		Town of Beaver Dam
			Town Boundary
			City or Village
		Natural Gas Service	
			Alliant Energy
			Wisconsin Electric Power Company
			Wisconsin Gas Company

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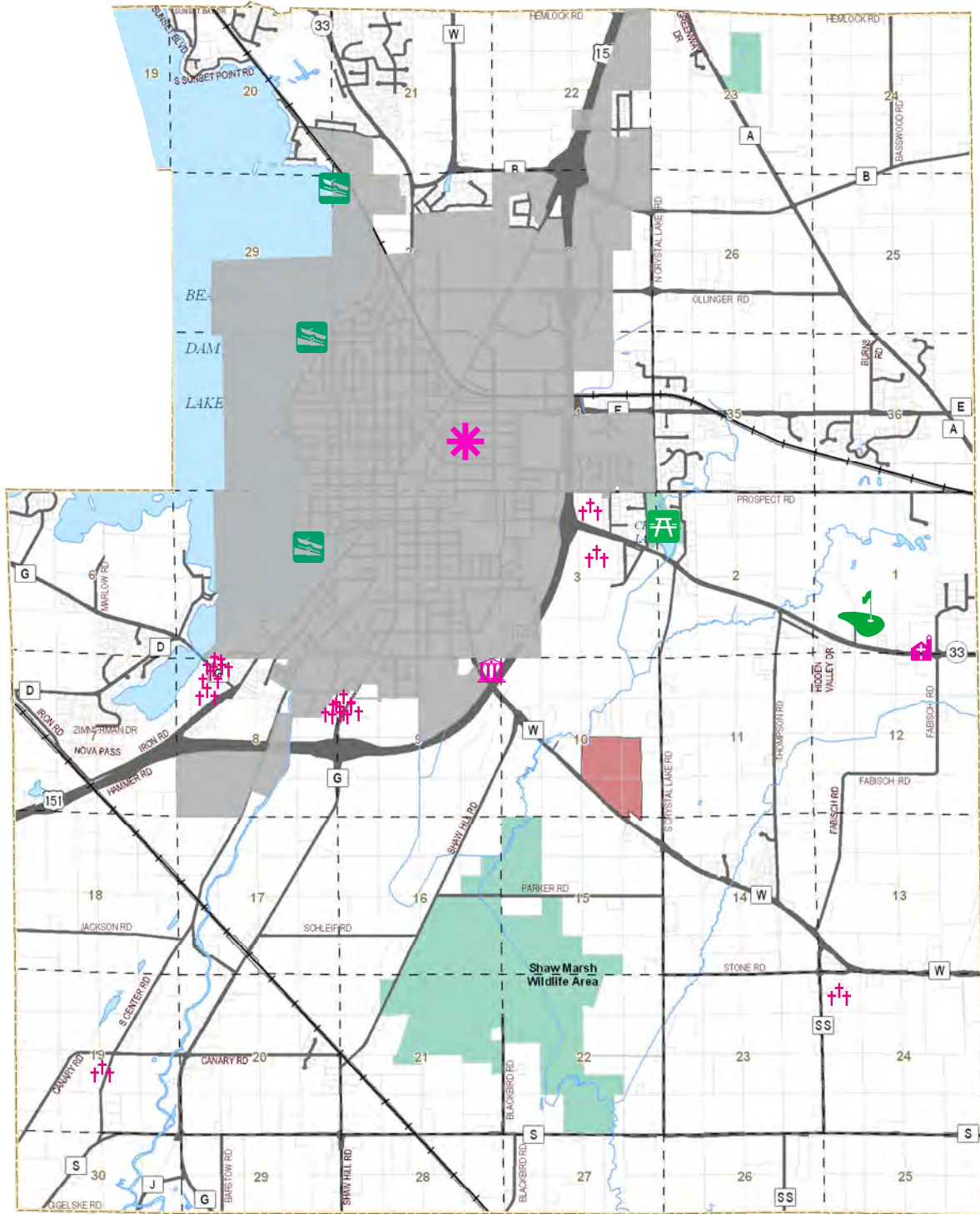
Dodge County

Town of Beaver Dam

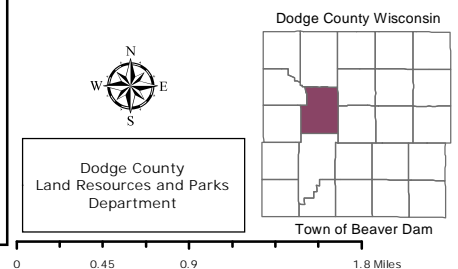
Source: Dodge County Land Resources and Parks Department, May 2011
Derived from Wisconsin Department of Administration maps



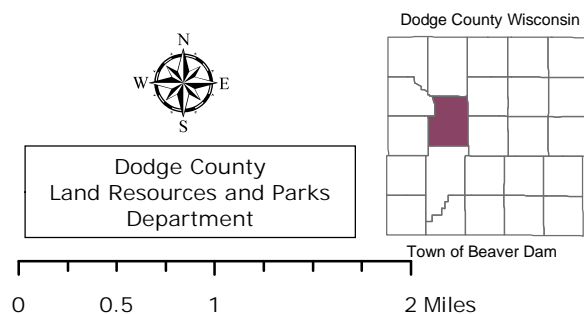
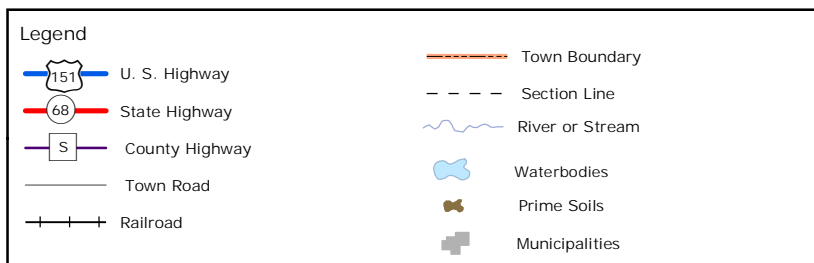
Map 4-7, Utilities and Community Facilities Town of Beaver Dam, Dodge County, Wisconsin



Legend			
	U. S. Highway		Town Boundary
	State Highway		Railroad
	County Highway		Section Line
	Town Road		Bike Trail
	Waterbody		City of Beaver Dam
	Rivers and Streams		Cemetery
			Church
			Correctional Facility
			Municipal Hall
			School
			Day Care
			Nursing Home/Elderly Housing
			Hospital or Clinic
			Airport or Air Strip
			Library
			Post Office
			Fire Station
			Police Station
			Wildlife Area
			Park Area
			County Park
			Park
			Boat Launch
			Golf Course
			Sportsman's Club
			Active Mine Area
			Public Sewer & Water Service Area
			Waste Treatment Plant
			Recycling-Utility Area
			Recycling
			Utility Station
			Communication Tower
			Water Tower

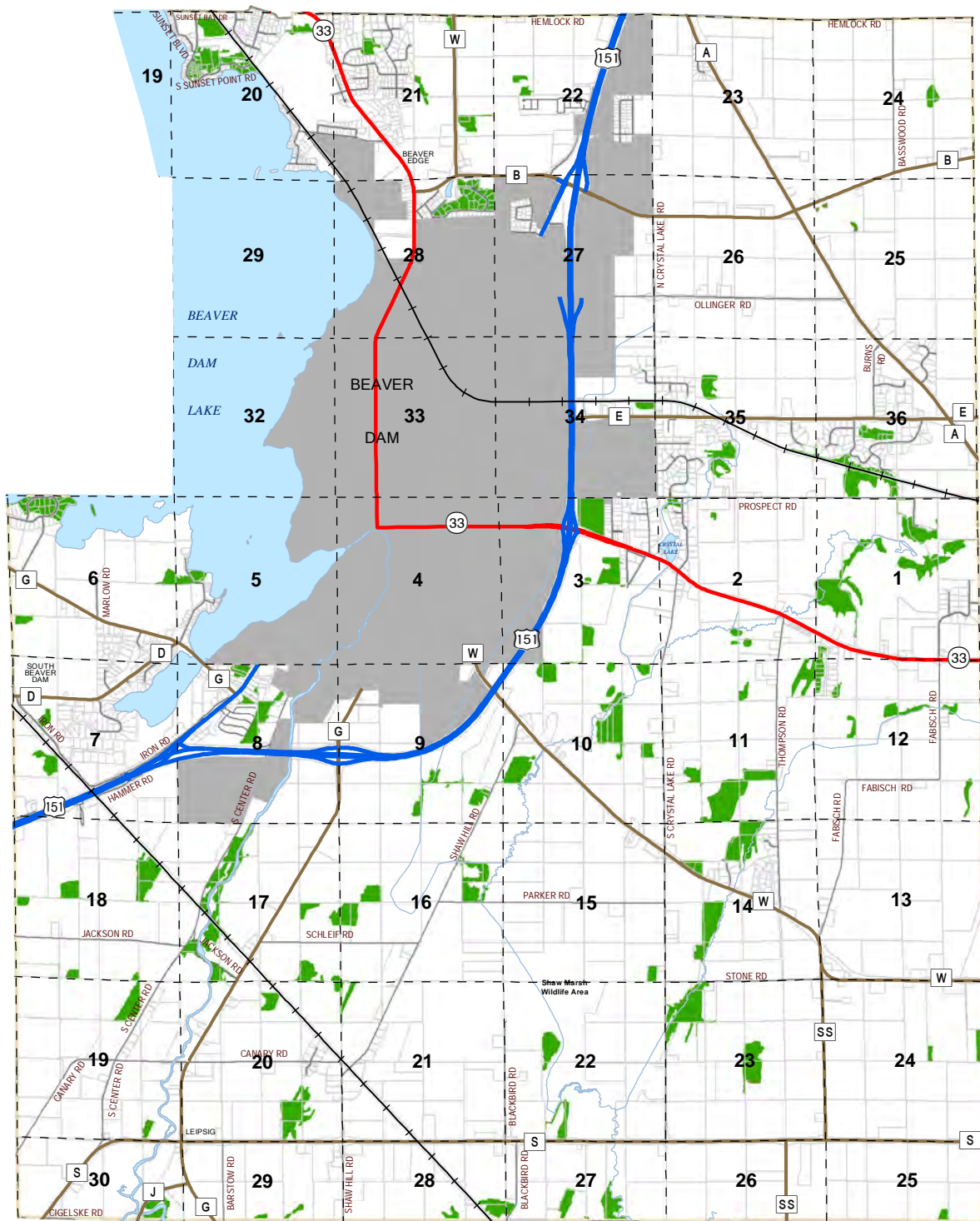


Map 5-1, Prime Agricultural Soils
Town of Beaver Dam, Dodge County, Wisconsin



Source: Dodge County Land Resources and Parks Department, May 2011
Derived from US Department of Agriculture, Soil Conservation Service files, August 1998

Map 5-2, Woodlots Town of Beaver Dam, Dodge County, Wisconsin



Legend

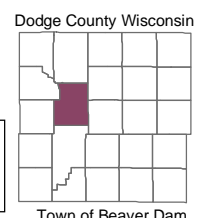
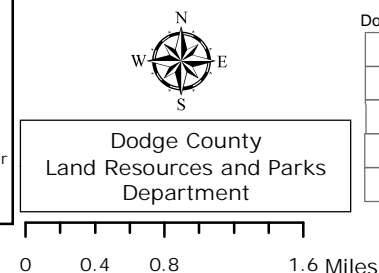
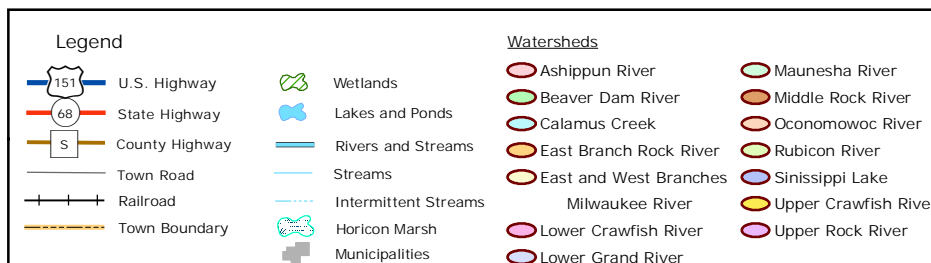
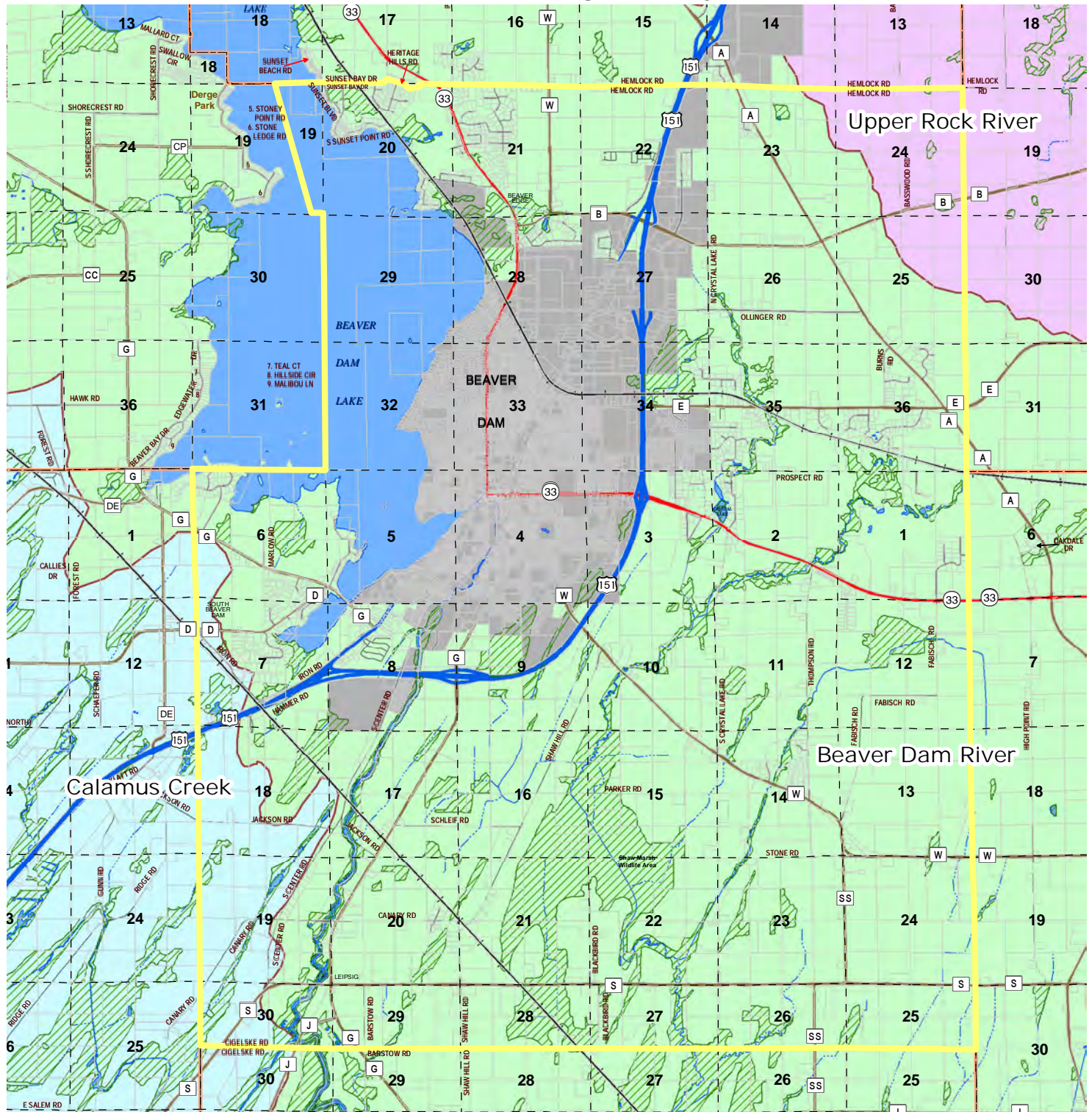
	U. S. Highway		Town Boundary
	State Highway		Section Line
	County Highway		River or Stream
	Town Road		Waterbodies
	Railroad		Woodlots
			Municipalities

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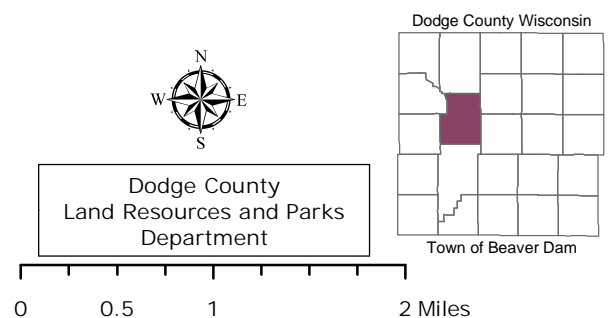
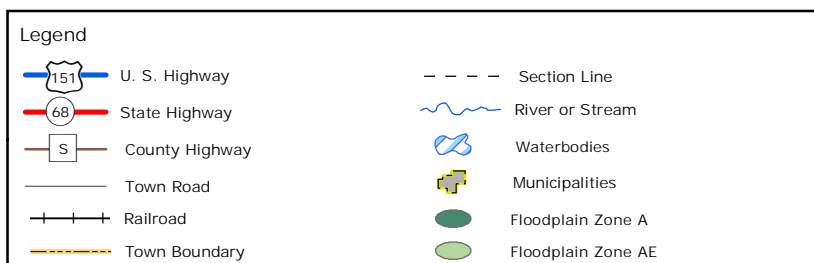
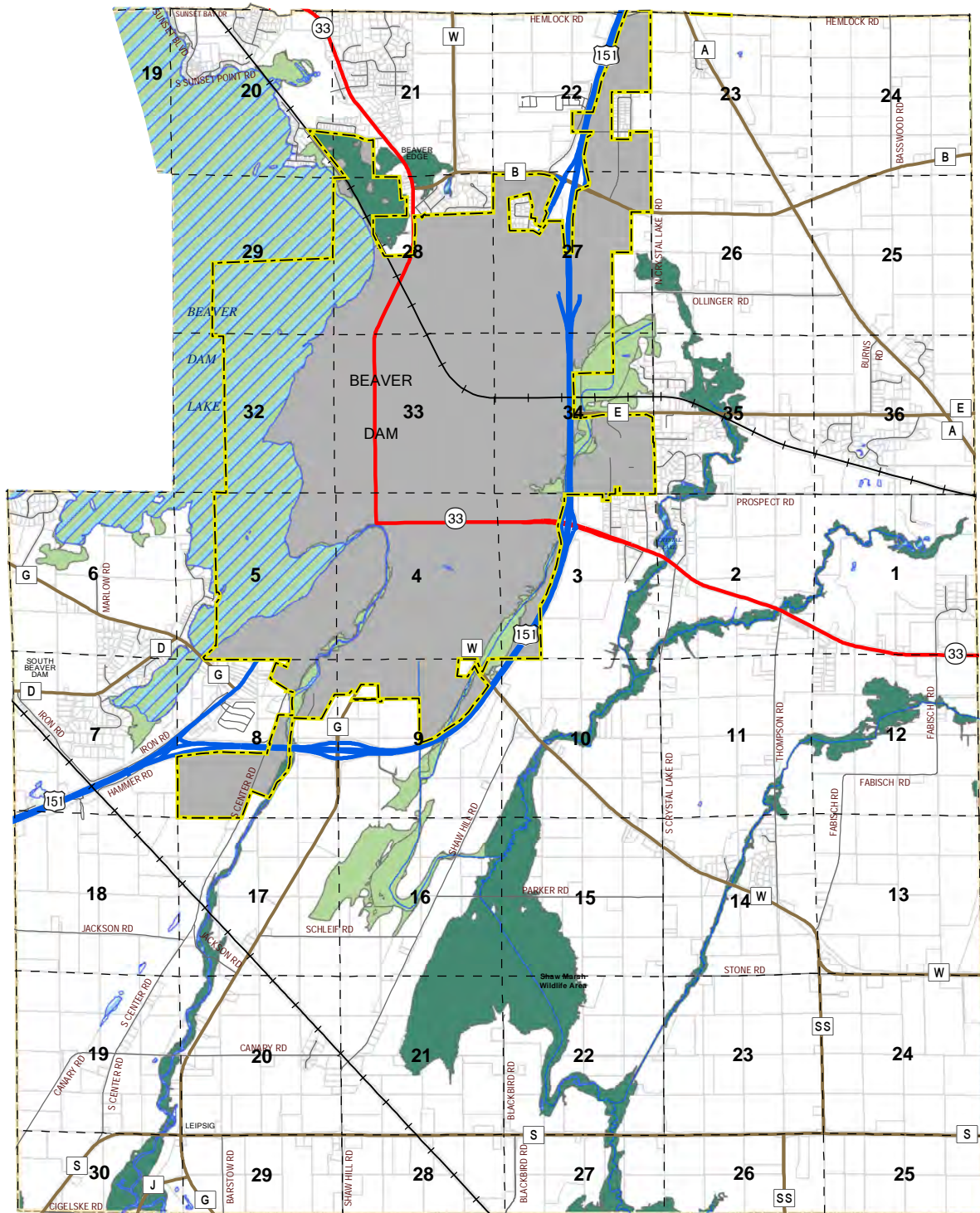
Town of Beaver Dam

Map 5-3, Wetlands, Watersheds, Streams and Surface Water
Town of Beaver Dam, Dodge County, Wisconsin



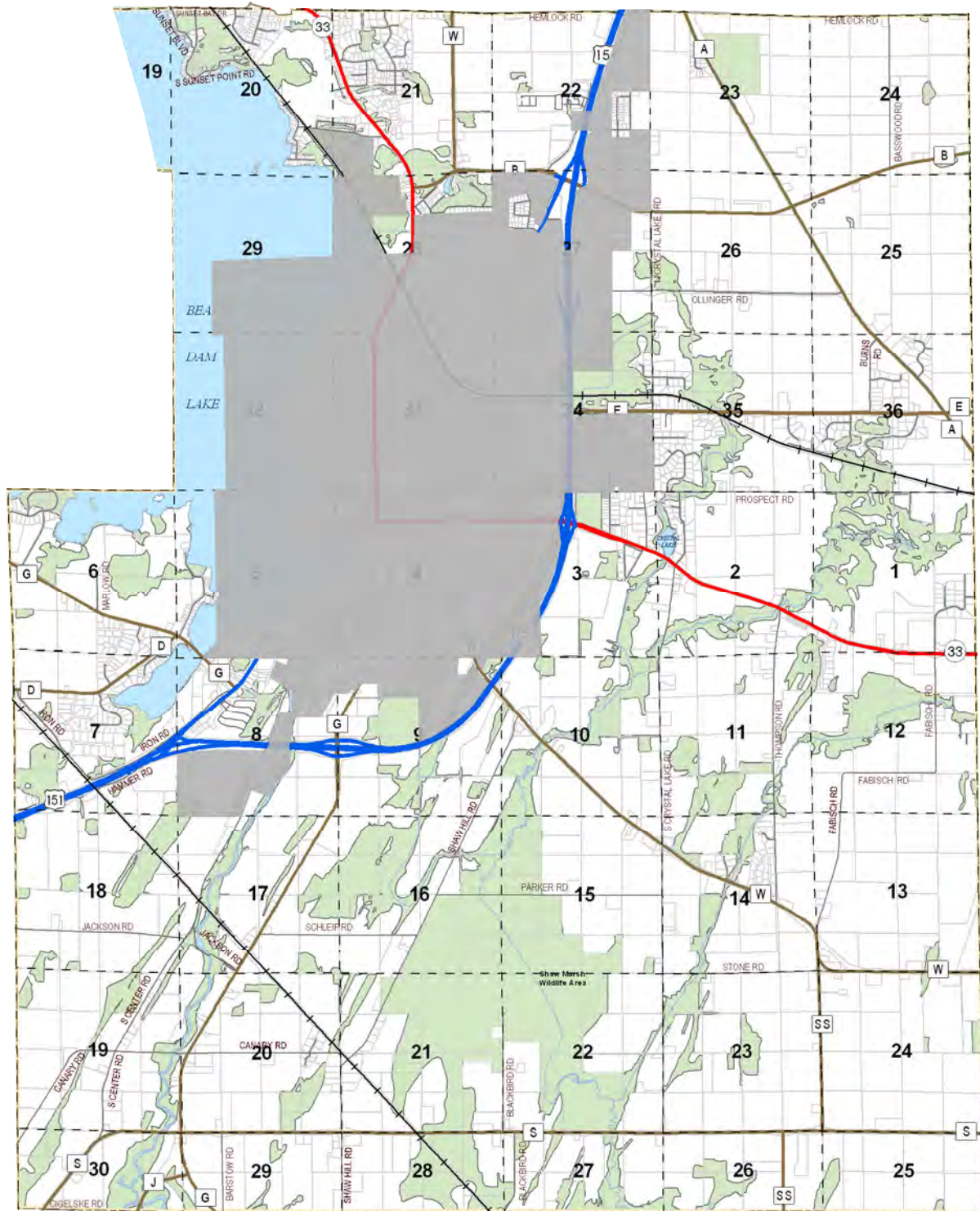
Source: Dodge County Land Resources and Parks Department, May 2011
Watersheds from DNR

Map 5-4, Floodplains
Town of Beaver Dam, Dodge County, Wisconsin



Source: Dodge County Land Resources and Parks Department, May 2011
FEMA Flood Insurance Rate Map April 2010

Map 5-5, Environmental Corridors Town of Beaver Dam, Dodge County, Wisconsin



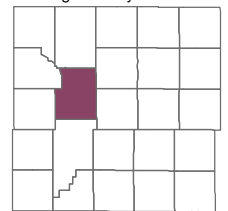
Legend

- | | | | |
|--|----------------|--|-------------------------|
| | U. S. Highway | | Town Boundary |
| | State Highway | | Section Line |
| | County Highway | | River or Stream |
| | Town Road | | Waterbodies |
| | Railroad | | Environmental Corridors |
| | | | City of Beaver Dam |



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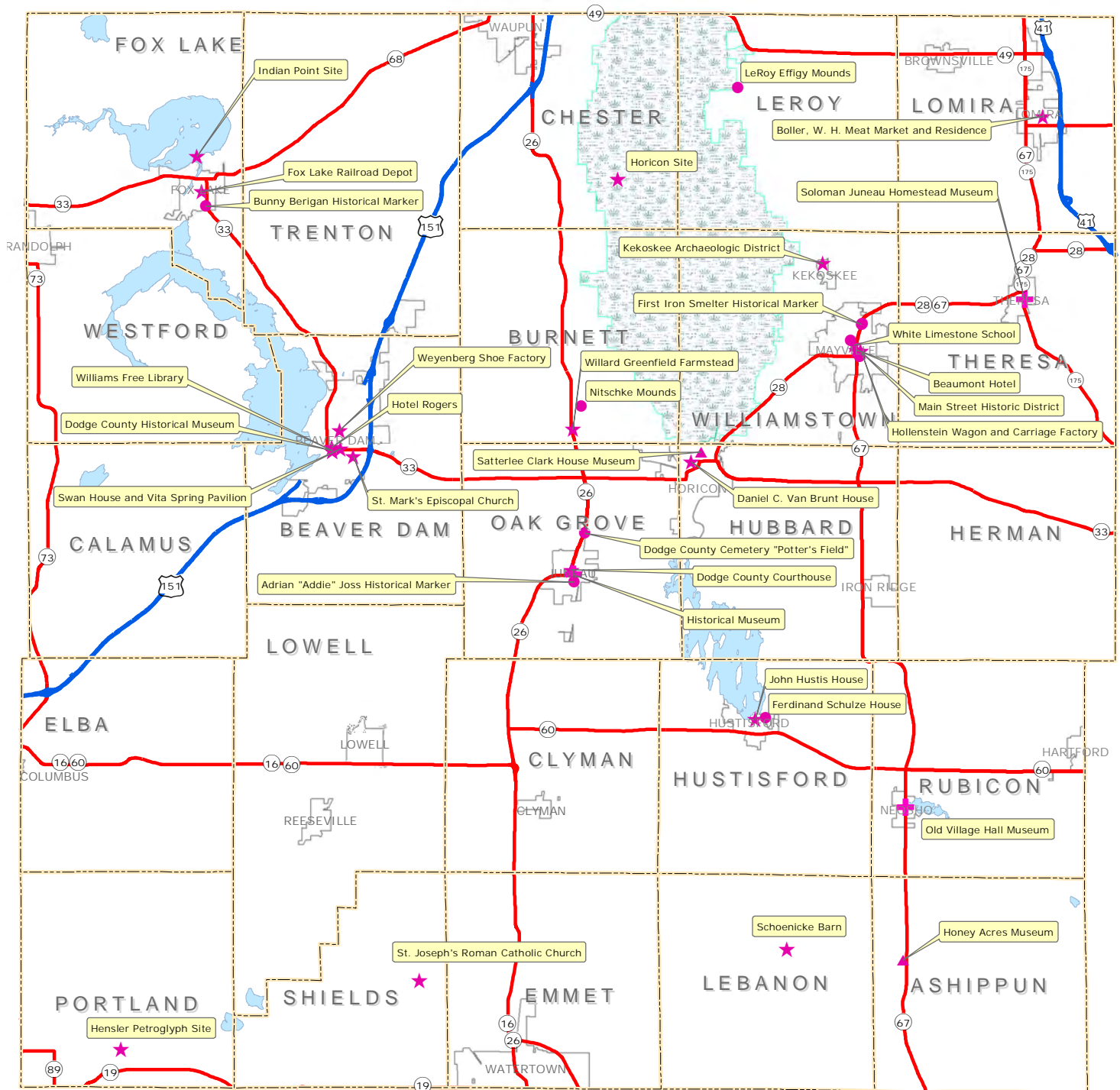
Dodge County Wisconsin



Town of Beaver Dam

0 0.5 1 2 Miles

Map 5-6, Historical, Cultural, and Archaeological Resources Dodge County, Wisconsin



Legend

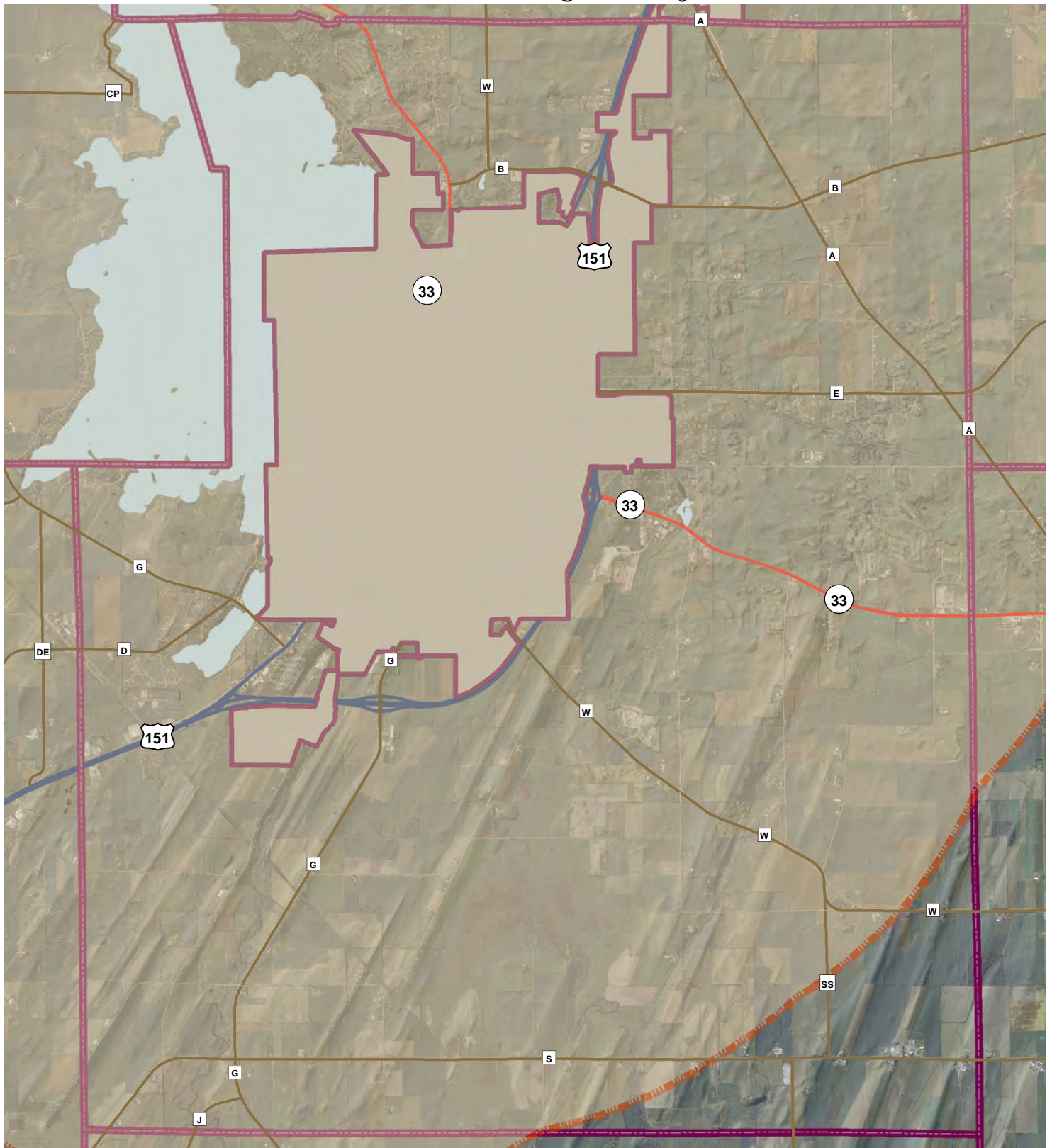
- | | | |
|--|-----------------|---------------------------------|
| | U.S. Highway | Resource |
| | State Highway | Cultural Site |
| | Town Boundaries | Museum |
| | Municipalities | Museum - Historical Society |
| | Horicon Marsh | State or National Register Site |
| | Lake | |
- Burials are not shown due to protection



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Map 7-1, Extraterritorial Jurisdiction Town of Beaver Dam, Dodge County, Wisconsin



Legend

- | | | | |
|--|----------------|--|--|
| | U.S. Highway | | Town Boundaries |
| | State Highway | | City of Beaver Dam |
| | County Highway | | Extraterritorial Jurisdiction Boundary |
| | | | Lake |

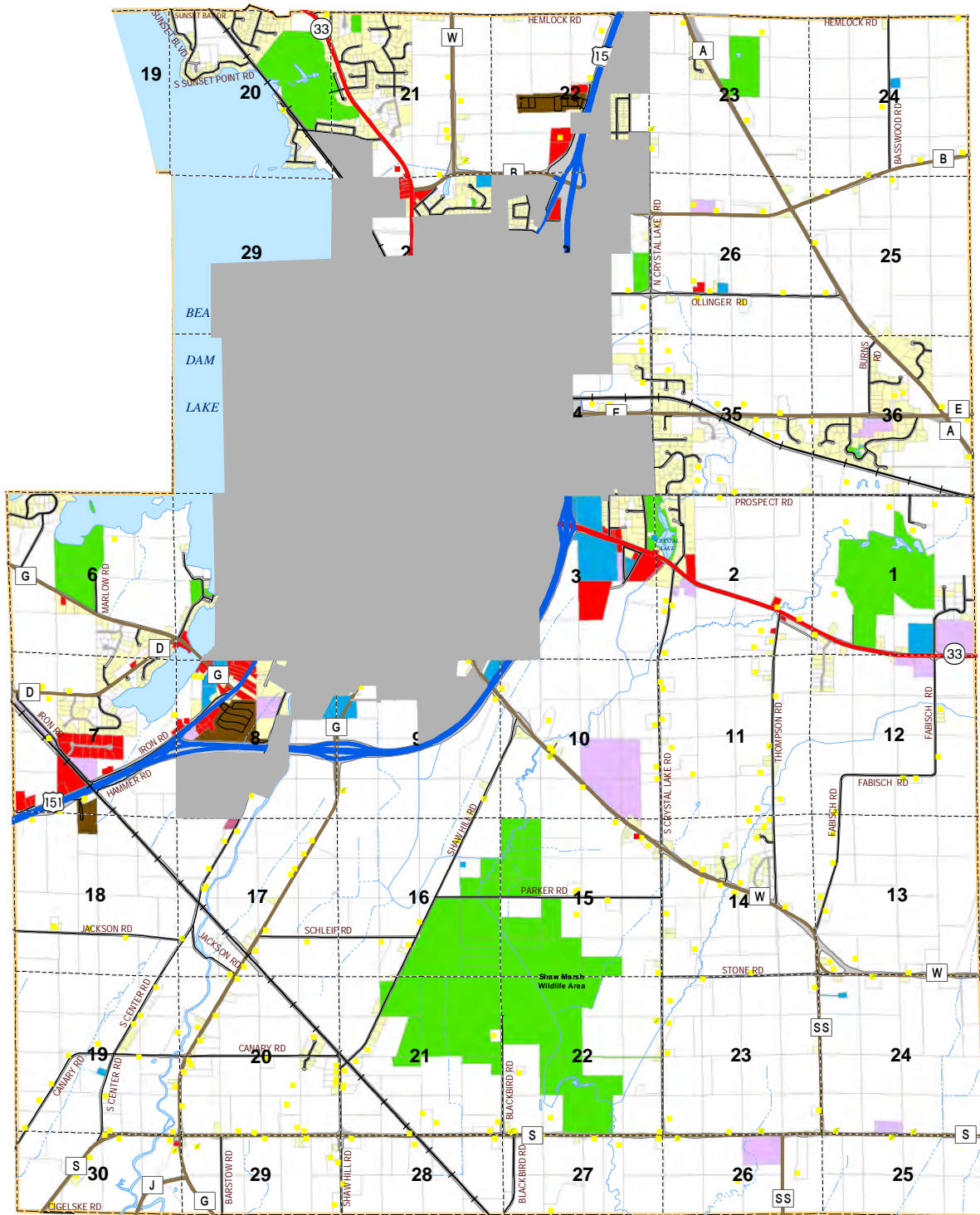


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0 0.45 0.9 1.8 Miles

Map 8-1, Existing Land Use
Town of Beaver Dam, Dodge County, Wisconsin



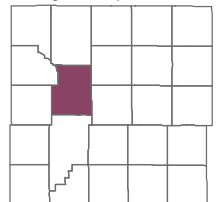
Legend

- | | | | |
|----------------|---------------------|---------------------------|----------------------------|
| U.S. Highway | Section Line | Single Family Residential | Public & Quasi-Public |
| State Highway | Tax Parcel Boundary | Farmstead | Transportation |
| County Highway | City of Beaver Dam | Two Family Residential | Parks & Recreation |
| Town Road | Waterbody | Multi-Family Residential | Agriculture-Other Resource |
| Railroad | Rivers and Streams | Mobile Home Park | Communication & Utilities |
| Town Boundary | Intermittent Stream | Commercial | Industrial |



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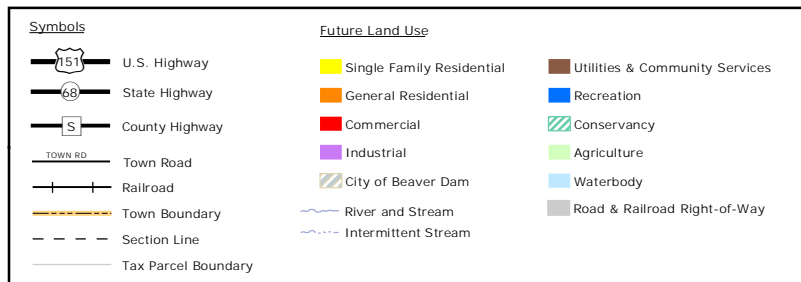
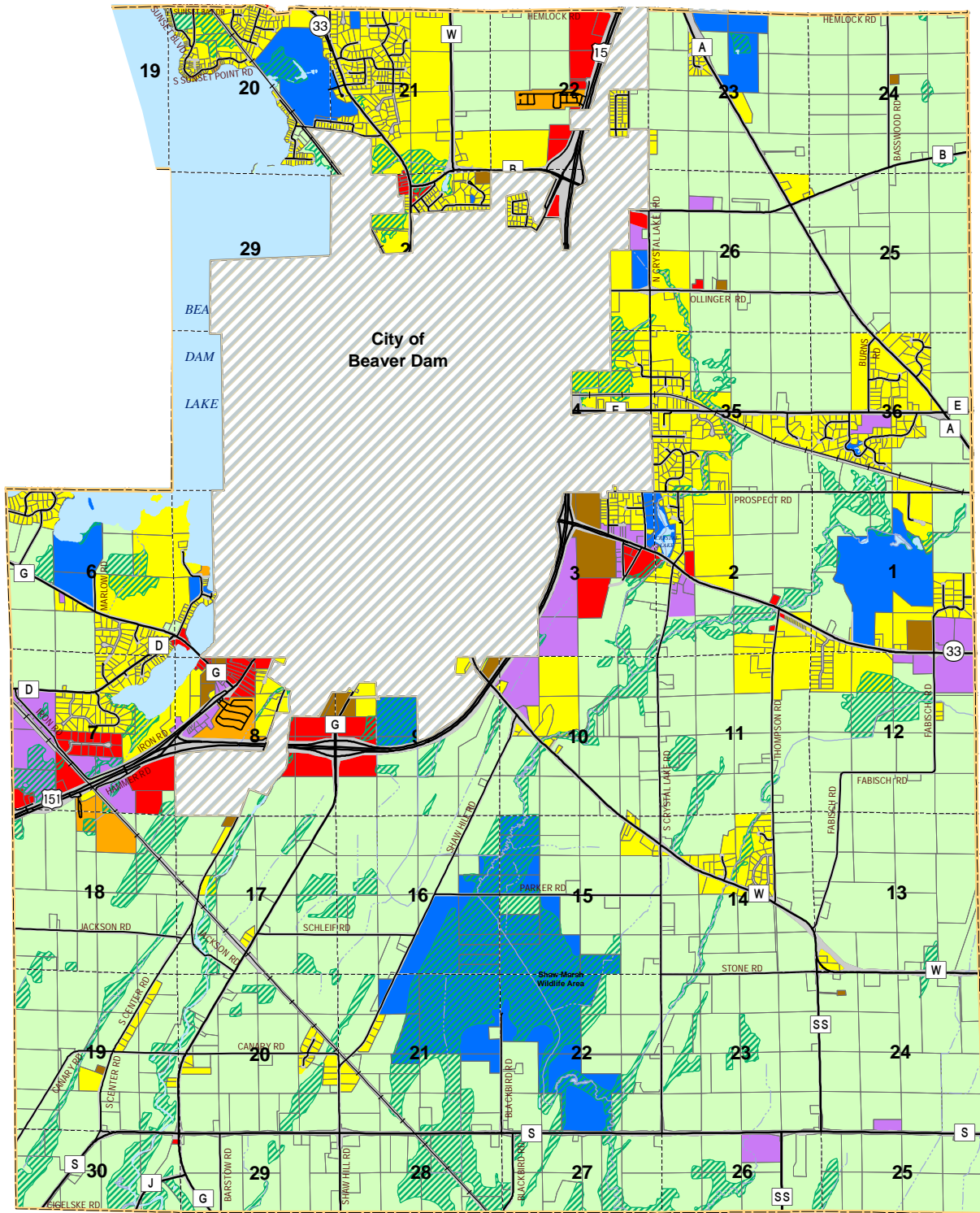


Town of Beaver Dam

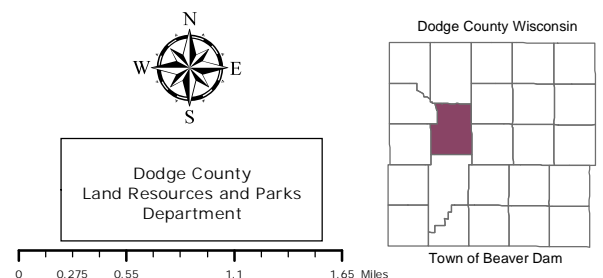
Source: Dodge County Land Resources and Parks Department, May 2011

0 0.45 0.9 1.8 Miles

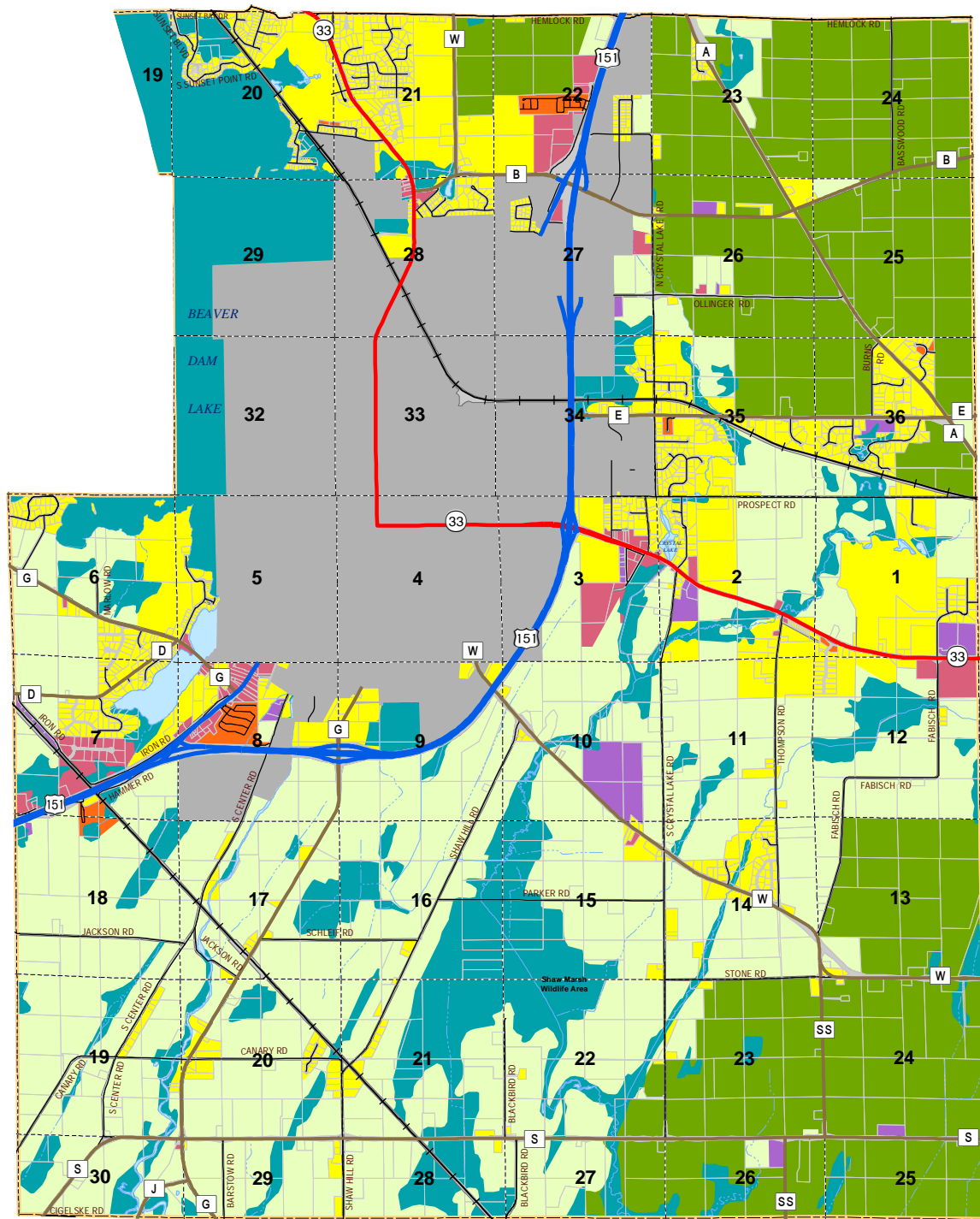
Map 8-2, Year 2030 Future Land Use Town of Beaver Dam, Dodge County, Wisconsin



Source: Dodge County Land Resources and Parks Department, October 2011.



Map 9-1, Existing Town Zoning
Town of Beaver Dam, Dodge County, Wisconsin



Legend		Zoning	
U.S. Highway	Section Line	A-1 Prime Agricultural	Right-Of-Way
State Highway	Tax Parcel Boundary	A-2 General Agricultural	City
County Highway	City of Beaver Dam	R-1 Single Family Residential	Waterbody
Town Road	Waterbody	R-2 Two and Multi Family Residential	
Railroad	Rivers and Streams	C-1 Commercial	
Town Boundary	Intermittent Stream	I Industrial	
		CO Conservancy	

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Town of Beaver Dam