

ECONOMIC DEVELOPMENT ELEMENT

Objective of Element

The primary purpose of this element is to present background information about the local economy and its relationship to the region. County, regional and state economic development programs are briefly reviewed to identify possible programs that the Town could take advantage of to encourage appropriate economic development. In any economic development effort, it is helpful to identify the strengths and weaknesses of the Town in attracting and retaining businesses and industries. This element also identifies businesses and industries that would be compatible with the Town. Finally, properties in the Town are analyzed to determine if any sites are contaminated and what could be done to encourage suitable reuse.

Exhibit H-1. Basic Objectives of the Economic Development Element

- Understand the economic base of the community and statewide trends affecting the community and region.
- Identify and describe economic development programs at the local and state level.
- Assess the community's strengths and weaknesses relative to attracting and retaining new economic growth.
- Identify desirable businesses and industries.
- Identify environmentally contaminated sites suitable for commercial and industrial uses.

Labor and Economic Characteristics

Labor Force

Since about 1992, the national economy has been expanding and has done extremely well until the last 2 years. The number of new jobs had been steadily growing and unemployment had been declining nationally. More recently, however, a mild recession has developed since the last quarter of 2001. Wisconsin typically has a lower unemployment rate than the nation and Dodge County typically has a slightly lower unemployment rate in comparison to the rest of the state. The unemployment rate for both Dodge County and Wisconsin has risen since 1999 (Table H-1). Since 1992, the civilian labor force has seen substantial expansion up until 1996 when the rate of increase declined somewhat and then posted an overall numeric decline in 1999. It is anticipated that the labor force may continue to grow in the coming years, but at a slower rate than in the past.

Table H-1. Civilian Labor Force and Unemployment Rate; Dodge County and Wisconsin: 1996-2001

Year	Dodge County			Wisconsin Unemployment Rate
	Civilian Labor Force	Percent Change From Previous Period	Unemployment Rate	
1996	47,400	n/a	2.8	3.5
1997	47,700	0.6	3.2	3.6
1998	48,000	0.6	2.8	3.3
1999	47,100	-1.8	2.5	3.0
2000	47,700	1.2	3.2	3.5
2001	48,400	1.4	5.3	4.5

Source: Wisconsin Department of Workforce Development

Based on the 2000 U.S. Census it is clear that a majority of the residents in the Town commuted to work alone. In the case of the town of Williamstown more than 90 percent of the residents either rode or drove to work. Because access to public transportation is limited and there is a lack of bike paths, trails and sidewalks, these are not viable options for the local residents. In the town of Williamstown there were only 24 residents, less than 7 percent of the total population, who worked at home.

Table H-2. Commuting Patterns; Town of Williamstown; 2000

Travel Type	Persons ¹	Percent ²
Worked at home	24	6.5
Car, truck, van drove alone	316	85.2
Car, truck, van-carpoled	19	5.1
Public transportation	0	0.0
Walked	10	2.7
Other means	2	0.5
Total	371	100.0

Source: 2000 Census of Population and Housing (STF 3A)

Notes: 1. Only includes those workers 16 years and over.

2. The numbers in the percent column may not add up to 100 due to rounding.

Economic Base

Table H-3 shows employment statistics for Town residents 16 years and over by industry in 2000.

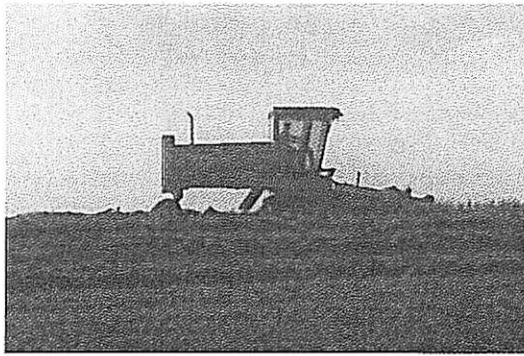
When compared to the state employment data, the percentage of Town residents was higher in agriculture, forestry and fisheries, construction, and manufacturing. At the same time, there were significantly fewer residents in retail trade, arts, entertainment, food service and recreation, finance, educational, health and social services and other professional services by comparison to the statewide percentages.

Table H-3. Employment by Industry; Town of Williamstown and Wisconsin: 2000

Employment Category	2000	2000	2000
	Town Persons ¹	Percent ¹	Wisconsin Percent ²
Agriculture, forestry and fisheries	22	5.8	2.8
Construction	33	8.6	5.9
Manufacturing	155	40.6	22.2
Transportation, warehousing, utilities, communications and information	25	6.5	6.7
Wholesale trade	9	2.4	3.2
Retail Trade	28	7.3	11.6
Finance, insurance and real estate	13	3.4	6.1
Arts, personal, entertainment, food services and recreation	12	3.1	7.3
Educational, health and social services	54	14.1	20.0
Other professional and related services	22	5.8	10.7
Public administration	9	2.4	3.5
Total	382	100.0	100.0

Source: 1990 and 2000 Census of Population and Housing (STF 3A)

Notes 1. Only includes employed persons 16 years and older



As shown in Table H-4, the average annual wage of people working in Dodge County increased 20 percent between 1995 and 2000 across all industries. Those sectors where the annual wages rose substantially faster than all the sectors included the following: wholesale trade, services, construction and retail trade. Of these, wholesale trade and other services demonstrated the largest

increase over this 5-year period with increases of 46.1 and 27.0 percents, respectively. From 1999 to 2000, the largest single year increase was in the wholesale trade sector, while the lowest gain in the average annual wage was in the finance, insurance and real estate sector. In 2000, workers in Dodge County on average received \$1,356 a year, or \$26 a week, less than did the average worker in the state. Workers in the finance, insurance and real estate sector saw the largest differential of \$15,945 per year or \$306 per week less in comparison to others throughout the state. Workers in the transportation and public utilities sector received only 76 percent of what their counterparts throughout the State were paid, followed by those in the services sector who received only 79 percent of what their counterparts throughout the state earned.

Table H-4. Average Annual Wage by Industry Division; Dodge County and Wisconsin: 2000

Industry	Dodge County	Wisconsin	Percent of State Average	1 year % change	5-year % change
All Industries	\$29,566	\$30,922	95.6	1.5	20.0
Agriculture, Forestry and Fishing	\$25,070	\$22,565	111.1	0.4	17.2
Construction	\$44,962	\$39,011	115.3	2.8	25.3
Manufacturing	\$35,955	\$39,739	90.5	0.9	15.2
Transportation and Public Utilities	\$27,962	\$36,639	76.3	0.1	14.3
Wholesale Trade	\$32,405	\$40,521	80.0	3.2	46.1
Retail Trade	\$13,652	\$14,596	93.5	4.3	20.5
Finance, Insurance and Real Estate	\$24,988	\$40,933	61.0	5.1	11.6
Services	\$22,769	\$28,775	79.1	4.8	27.0
Total Government	\$30,724	\$33,785	90.9	0.5	22.1

Source: Wisconsin Department of Workforce Development

Notes: Data is for the second quarter (April, May and June) for each year.

Table H-5 shows the top ten employers in Dodge County in 2000 based on employment data maintained by the Wisconsin Department of Workforce Development, Bureau of Workforce Information. As listed, Quad/Graphics, Inc., the Department of Corrections, and the County of Dodge are the predominant employers in the county.

Table H-5. The 10 Largest Employers In Dodge County: 2000

Company	Product or Service	Number of Employees
Quad/Graphics, Inc	Commercial Printing	1,000+
Department of Corrections	Incarceration and Community Corrections	1,000+
County of Dodge	Local Government	1,000+
Deere & Company	Lawn & garden equipment Manufacturer	500-999
Beaver Dam Community Hospitals, Inc	Health care	500-999
Metalcraft of Mayville, Inc.	Precision metal fabrication	500-999
Grande Cheese Company	Cheese manufacturing	500-999
Watertown Memorial Hospital	Health care	500-999
Mayville Engineering Company, Inc.	Metal and tool fabrication	500-999
Beaver Dam Public Schools	Public education	500-999

Source: Wisconsin Department of Workforce Development, Bureau of Workforce Information

Within these top ten employers there is a strong manufacturing influence in the County. Several of these employers are actually located within fifteen miles of each other. Experience demonstrates that such groupings encourage the development of a sophisticated manufacturing workforce. A high school relocated from the Jefferson County side of Watertown to the Dodge County side, contributing heavily to growth in educational services employment in Dodge County without creating as many new jobs. Also, the strong presence of the Department of Corrections, operating facilities that remain overcrowded, will not afford additional job growth in the future.

Agriculture is also a part of the local economy and an important part of the employment sector (albeit a relatively small role). Agriculture at the national and state levels has been experiencing a number of shifts and trends. In large part, agriculture in this area has followed these trends.

In 1997 there were 1,807 active farms in Dodge County. Of these, 1,650 or 91.3 percent were less than 500 acres in size, in comparison to the emerging trend, which is toward larger farms and fewer operators. There are many reasons for this trend including a move toward greater efficiencies due to lower market prices, the move away from small dairy operations that were once quite common and the aging of farm operators.

Table H-6 shows the change in agriculture in Dodge County as represented by a limited number of dimensions. Between 1992 and 1997, the number of farms, the number of acres in farmland and the number of acres in cropland all experienced a decline. Given the economics of farming, an increasing number of farm operators must now rely on income earned off the farm to help keep the farming operation viable. Between 1992 and 1997, there was a decline of 19.0 percent in those who reported farming as their principal occupation. In

Table H-6. Farming Characteristics; Dodge County: 1992 and 1997

	1992	1997	Percent Change
Farms	2004	1,807	-9.8
Acres in Farms	414,240	391,959	-5.4
Acres in Cropland	352,875	330,516	-6.3
Operators Who Also Work Off the Farm	757	789	4.2
Farming As Principal Occupation	1,468	1,189	-19.0
Farming As Secondary Occupation	536	618	15.3

Source: 1997 Census of Agriculture

Dodge County the number of farm operators who worked a portion of their time off the farm increased by slightly more than 15 percent over this five-year period. In the 2000 U.S. Census, only 22 individuals, approximately 5.8 percent of all those over the age of 16, reported working in the agriculture, forestry and fishing industry in Dodge County. Throughout the state and country, fewer young people are entering farming which also reinforces the continued trend of larger farms and a potential conversion of this valuable land to non-farm uses.

Review of Economic Development Programs

This section is intended to provide a brief overview of some of the local and state programs that are available for economic development efforts.

State Programs

At the state level there are a wide range of programs to assist business retention, expansion and relocation (Exhibit H-2). The Department of Commerce (DOC) is the lead economic development agency in the state and administers a number of programs. The Department of Transportation (WisDOT) plays a much smaller, but important, role as well.

Forward Wisconsin is a nonprofit organization created as a public-private partnership to attract new businesses, jobs and increased economic activity to the state. The group focuses on six target industries (computer & data processing services, plastics, business services, forest products, biotechnology and production machinery & equipment) and one primary back-up target (customer service centers).

Exhibit H-2. Summary of Selected Economic Development Programs for Communities and Businesses

- **The Community Development Block Grant-Public Facilities for Economic Development (CDBG-PFED) Program** is a federally funded program administered by the Wisconsin Department of Commerce. A CDBG-PFED grant is designed to assist communities that want to expand or upgrade their infrastructure to accommodate businesses that will create new jobs. A local unit of government is limited to \$1,000,000 per calendar year and no more than \$750,000 can be used to benefit a single business or a group of related businesses.
- **The Community Development Block Grant-Economic Development (CDBG-ED) Program** is a federally funded program administered by the Wisconsin Department of Commerce. It is designed to assist businesses that will invest private funds and create jobs as they expand or relocate to Wisconsin. The Department of Commerce awards funds to a local unit of government as a grant, which then loans the funds to a business that commits to create jobs for low and moderate-income residents. When the business repays the loan, the community retains the funds to start a local revolving loan fund. This fund can then be used to finance additional economic development projects within the community.
- **Community Development Block Grant- Blight Elimination and Brownfield Development Program (CDBG-BEBR)** is a federally funded program administered by the Wisconsin Department of Commerce. It is designed to help communities with assessing or remediating environmental contamination of an abandoned, idle or underused industrial or commercial facility or site in a blighted area, or that qualifies as blighted.
- **Enterprise Development Zone (EDZ) Program** is a tax credit program for major business startups or expansions that are located in one of the designated areas of the state that suffers from high unemployment, declining incomes and property values and other indicators of economic distress. Tax credits are only available on income generated within the zone and the total of tax credits within each zone is capped at \$3 million.
- **Community Development Zones** are specially designated areas in the state. Once created they exist for 20 years with a potential for extending the zone for another 5 years. The zones range from small rural areas to large metropolitan areas. A certified employer in a zone can earn a tax credit against a Wisconsin income tax liability for job creation and for environmental remediation.
- **Rural Economic Development (RED) Early Planning Grant Program** is designed to assist rural business with 25 employees or less. Grants may only be used for professional services such as preparation of a feasibility study, market study or business plan.
- **Wisconsin Development Fund – Technology Development Fund (WDF)** helps finance product research and development and commercialization.
- **Wisconsin Development Fund-Major Economic Development Program (MED)** provides financial assistance for business startups or expansions that can create or retain a significant number of jobs and to leverage private capital investment.
- **Transportation Facilities Economic Assistance and Development Program** funds transportation facilities improvements (road, rail, harbor and airport) that are part of an economic development project.

Local Programs

The local Town Board and residents of the town of Williamstown play an important role in determining the strategic directions for future economic development of the area. Within the boundaries of the Town future considerations should focus on the preservation of the Town's land holdings and the pursuit of compatible land development initiatives. The Town must utilize its vacant non-agricultural land by focusing on those land parcels that are adjacent to existing capital assets. In addition, the potential economic advantages gained from the preservation of open space and recreational lands may produce further local opportunities. Any proposed land annexations from communities within and surrounding the town of Williamstown must be cautiously deliberated to ensure planned growth that is responsible.

Environmentally Contaminated Sites

The Department of Natural Resources has not been notified of any environmentally contaminated sites in the town of Williamstown.

■ Goals, Objectives, Policies, and Recommendations

The goals, objectives, policies and recommendations for this element are found in Chapter B.

INTERGOVERNMENTAL COOPERATION ELEMENT

General Overview

Coordination and cooperation among the many units of government at all levels is a very important goal. Yet, there are instances where the actions of one governmental unit can possibly negatively affect another unit as in the case of annexation or certain transportation improvement projects, to name just a few. In such instances, it is important for the various units of government to strive for consensus to the mutual benefit of all involved. In the absence of this, financial and human resources can be wasted with little result. More importantly, intergovernmental conflict can foster a negative attitude toward all governmental units. Even where conflict does not exist, cooperation between local units of government can often provide more or different services at a lower cost to taxpayers.

Objective of Element

The intent of this element is to briefly identify those governmental units the Town may affect or interact with relative to this Comprehensive Plan and its implementation (Exhibit I-1). Also, existing intergovernmental agreements, if any, are identified and briefly described. Finally, this element is intended to identify existing or potential conflicts with other governmental units. All of this is intended to lay the foundation for goals and objectives that will maintain existing relationships and foster more cooperation in the coming years.

Exhibit I-1. Basic Objectives of the Intergovernmental Cooperation Element

- Identify and describe the roles of other governmental units.
- Identify problems and opportunities.
- Develop goals and objectives that will continue existing intergovernmental coordination and cooperation and create new areas for cooperation.

Review of Other Governmental Units

County Government

The town of Williamstown is located in Dodge County. The County was created in 1836 and named in honor of Henry Dodge, then territorial governor of Wisconsin. The town of Victory was chosen as the County Seat. The town of Victory was later renamed the city of Juneau after Paul Juneau, the son of Solomon Juneau, founder of Milwaukee. The Dodge County Board of Supervisors consists of 37 members. The town of Williamstown is located in the 28th district and is represented by 1 supervisor.

Cities and Villages

The town of Williamstown is one of 24 towns entirely located in Dodge County. In addition there are 11 villages within the County. There are also 5 cities entirely located within Dodge County. These include Beaver Dam, Fox Lake, Horicon, Juneau and Mayville. There are parts of Columbus, Hartford, Watertown and Waupun also located in Dodge County.

Surrounding Towns

The town of Williamstown is bordered on the west by the Horicon National Wildlife Refuge and the state of Wisconsin Horicon Marsh Wildlife Area. The 4 towns surrounding Williamstown are Burnett, Leroy, Theresa and Hubbard. The village of Lomira is located further to the east of the Town and the village of Brownsville to the north. The village of Iron Ridge is to the south and the city of Horicon to the southwest of the town of Williamstown. In addition, the Town completely surrounds the village of Kekoskee and the city of Mayville.

Regional Planning Commission

Within Wisconsin there are 9 Regional Planning Commissions (RPCs), which are formed by executive order of the Governor. All but 5 counties in the state are served by a RPC. Dodge County is one of the 5 counties not served by a RPC. The County does, however, have the Dodge County Planning and Development Department whose purpose is to promote the orderly and sound development of Dodge County. It is responsible for providing the Board of Supervisors, its committees and County Departments with consultation and recommendations on planning matters and for carrying out plans and enforcing ordinances adopted by the Board. The Department also has the responsibility for economic development, tourism development and the maintenance and development of the County Park and Trail System.

School District

The school districts of Mayville and Horicon serve the children of the town of Williamstown. These school districts are also located in the Cooperative Educational Services Agency (CESA) District # 6 that serves 42 school districts in central and eastern Wisconsin Counties. Funding for programs is determined through cooperative sharing among the member school districts and from categorical funding for special education grants obtained by CESA personnel from state, federal and private endowments. The CESA office is located in Oshkosh.

Wisconsin Department of Transportation

The Wisconsin Department of Transportation (WisDOT) is geographically organized into 8 district offices throughout the state. Dodge County is located in District 1, along with Columbia, Dane, Lafayette, Grant, Green, Iowa, Jefferson, Rock and Sauk counties. Its offices are located in Madison.

As noted in the Transportation Element, WisDOT has recently completed or is nearing completion on a number of statewide transportation planning projects. These documents were reviewed to understand how these efforts would directly or indirectly affect the provision of transportation services in the region and to the Village. In addition, WisDOT programmatic budgets were reviewed to identify what projects, if any, have been programmed that might increase existing transportation capacity, efficiency and/or safety in the area.

Wisconsin Department of Natural Resources

The Wisconsin Department of Natural Resources (DNR) is organized into 5 geographic regions. Dodge County is located in the South Central Region, along with 10 other counties.

The DNR has been very successful over the years in working with local governments to establish recreational trails throughout the state. The *State Recreational Trails Network Plan* (draft) was reviewed to identify existing and proposed trails in the region.

Intergovernmental Cooperation

Existing Areas of Cooperation

At the present time the town of Williamstown, with the exception of 3 sections in the southern part of the Town, receives its Emergency Medical Response Services under a contractual agreement with the city of Mayville. It receives fire protection and response under a contractual agreement with the village of Kekoskee. The 3 sections in the southern area of the Town receive both their EMS and fire protection and responses under a contractual agreement with the city of Horicon. All police and law enforcement responses are provided to the town of Williamstown by the Dodge County Sheriff's Department.

Cooperative Boundary Agreements (Section 66.023)

The town of Williamstown is currently not party to a cooperative boundary agreement adopted pursuant to state statutes (§66.023).

Areas to Explore for Additional Cooperation

The local Town Board and residents of the town of Williamstown throughout the years have had some reservations about the establishment of a boundary agreement with the city of Mayville. This continues to be an area that merits further consideration and one that could result in benefits for both communities. Continued dialogue in this regard should be encouraged. There may also be advantages to exploring the extent to which services such as road maintenance might be addressed in a more cooperative manner with the City and Village.

Existing or Potential Areas of Intergovernmental Conflict

There are certainly areas representing potential conflicts as well as the opportunity for change and business improvements, depending upon how the issues are approached. The challenges facing the town of Williamstown include: the annexation of Town land by the cities of Horicon, Mayville and the village of Kekoskee, the potential for expansion of the landfill, the utilization of the city of Mayville Sewage Treatment Plant, the disposal and potential environmental impact of waste from the canning company on land in the town of Williamstown, and the possible exploitation of the amenities of the Horicon Marsh and Wildlife Area by the city of Mayville. Good planning and the involvement of all interested parties in arriving at best solutions to these difficult circumstances will serve the needs of all residents in the Town and this area of Dodge County in the most responsible way.

Goals, Objectives, Policies and Recommendations

Goals, objectives, policies and recommendations for this element are found in Chapter B.

LAND USE ELEMENT

General Overview

The character of any community is comprised of many interrelated factors. Among these, the character of established land uses often stands out as very significant. Aside from affecting the visual character of a community, land use patterns can affect many other aspects of our daily lives. Just a few examples will help to illustrate. The proximity of schools to residential areas affects how many children can safely walk or bike to and from school and how much is spent on busing. The mix of land use types directly affects local property taxes. Along with population levels, land use densities help to influence the number and types of businesses a community can support. Land use patterns can also affect the cost of providing public services and the cost of housing within a community. How a community grows can affect the viability and desirability of established commercial centers and residential areas. The way in which residential areas and neighborhoods develop can affect the type of relationships we have with our neighbors. Taken together, land use patterns can significantly affect people's perception of a community. Consequently, existing and future land use patterns are very critical components of this plan.

Objective of Element

The intent of this element is to provide background information to develop a future land use plan for the town of Williamstown (Exhibit J-1). Existing conditions are also examined, including the following: land use patterns, the presence of waste disposal sites and contaminated sites, land use conflicts and local real estate forces.

Based on the projections for the population and the number of housing units over the next 20 years, the acreage requirements for residential growth are presented along with land requirements for commercial and industrial land uses. Based on the land use projections, different land development scenarios are presented and analyzed. The end product of this element is the preparation of a future land use plan, which is intended to guide new development and redevelopment over the next 20 years.

Exhibit J-1. Basic Objectives of the Land Use Element

- Identify changes, if any, in the municipal boundary due to annexation or detachment.
- Prepare an inventory of existing land uses.
- Identify if there are any places that have been used to dispose of wastes or that have been contaminated with an environmental pollutant.
- Assess local real estate forces.
- Project how much land will be needed to accommodate anticipated growth over the next 20 years.
- Prepare a future land use map based on these projections and on information contained in the Agricultural, Natural and Cultural Resources Element.
- Develop goals, objectives and policies that will accommodate the needs of current and future residents.

Current Land Use

For the purposes of this plan, existing land uses were grouped into general categories for review and analysis. Individual properties were placed into one or more categories based on information obtained from the town of Williamstown. Map J-1 shows the existing land uses in the Town and Table J-1 describes the various categories and shows the number of acres in each category and as a percent of the total area.

The corporate limits of the town of Williamstown encompass slightly more than 21,193 acres. A significant amount (46.7 percent) remains undeveloped and is predominantly in agricultural use. In addition, there are approximately 9,817 acres, or 46.3 percent of the total land area currently associated with the Horicon Marsh and Wildlife Refuge. Together, these agricultural and undeveloped lands comprise 93 percent of the available acreage in the town of Williamstown.

Residential uses represent only 4 percent of the land use in the Town. The primary residential areas are not concentrated in any one area. They are generally scattered throughout the Town with a greater number of them in the southern area of the Town boundary.

There is very limited commercial development in the town of Williamstown and the amount of it has been decreasing. There is virtually no industry in the Town.

On Map J-1 the current land agriculture and the Horicon Marsh dominate uses within the town of Williamstown boundary.

Page reserved for Existing Land Use -- Map J-1.

Table J-1. Land Use Summary: 2003

Category	Typical Uses	Acres	Percent of Total
Single-Family Residential	single-family detached homes on a single lot	585.56	2.76
Farm House with Buildings	single family home and farm buildings on a single lot regardless of ownership status	219.34	1.03
Multi-Family Residential	any building containing three or more dwelling units regardless of ownership status (includes triplexes, four-plexes, apartments, townhouses and condominiums)	0	0
Manufactured Homes	manufactured homes on a single lot or part of a mobile home park	40.29	0.19
Group quarters	group homes and nursing homes	0	0
Manufacturing	manufacturing/processing plants of all types, quarries and gravel/sand pits, extractive mining operations	284.64	1.34
Wholesaling & Open Storage	mini-storage, wholesale and open storage operations	6.67	0.03
Retail	retail stores	0	0
Commercial Services	offices	48.55	0.23
Educational	schools both public and private	0	0
Governmental	municipal buildings, fire stations, community centers, libraries and post offices	4.04	0.02
Other Public & Semi-Public Services	hospitals, medical clinics, nursing homes, churches, auditoriums and sports assembly	0	0
Transportation and Utilities	public and private infrastructure such as roads, railroads, utility plants and communication infrastructure, includes road rights-of-way	216.76	1.02
Parks	public recreational areas, dedicated open space areas and golf courses, whether public or private	61.76	0.29
Agriculture/Forest	agricultural operations (farms raising traditional or specialty crops and animals, sod farms, tree farms and nurseries), forestland and other rural land	9907.07	46.74
Environmental/Open	not developed and non-agricultural/forest, the Horicon Marsh Area	9817.21	46.32
Surface Water	lakes, ponds	0	0
Roads	public roads	0	0
Total		21193.89	99.98

Data: Town of Williamstown

Note: The percent total column may not add up to 100 due to rounding.

Waste Disposal Sites and Contaminated Sites

Throughout the state, properties have become contaminated from accidental spills or improper storage or disposal of solid and hazardous wastes. Likewise, there are many sites that have

been used to dispose of solid and/or hazardous wastes. The presence of a contaminated site or a waste disposal site in or near a community may have implications for the continued and future use of the site and for adjoining properties.

To determine if any of these sites are located in or near the town of Williamstown, existing sources of information were reviewed. Table J-2 lists various state registries along with a description of each. In addition, the number of sites located within the Town or any in the surrounding planning area* including Kekoskee, Mayville, Horicon, Leroy, Theresa and Iron Ridge are also represented in these lists. It should be noted these registries only contain those sites that have been identified – others may exist that have not been identified. Likewise, these registries are constantly being updated as new sites are added and cleaned-up sites are removed.

Table J-2. Known Waste Disposal Sites and Contaminated Sites: 2003

Name and Description of List or Registry	Sites within the Town	Other Sites within the Planning Area*
<p>Registry of Waste Disposal Sites in Wisconsin. A listing of 4,299 sites where solid or hazardous wastes have been or may have been disposed. Inclusion of a site on this list does not suggest that environmental problems have occurred, are occurring or will occur sometime in the future. (The number indicates both active and closed sites.)</p>	4	8
<p>Bureau of Remediation and Redevelopment Tracking System. This database includes all of the contaminated sites in the state. (The number indicates active sites that have not been reported as closed. Often sites have been closed but not reported as such.) Included here are those sites identified as LUST (leaking underground storage tanks) and ERP (environmental repair) sites.</p>	1	56
<p>Superfund Sites in Wisconsin – Wisconsin Sites on the National Priorities List (NPL) This registry identifies those sites that are eligible for clean up under the federal Superfund program. (The number indicates active sites only.)</p>	1	0

As listed in Table J-2 there are four known waste disposal sites, one contaminated site (ERP), and one Superfund Site (the Land and Gas Reclamation (Hechimovich) Landfill) within the town of Williamstown.

Since it is always possible a site may be identified in the future, it will be necessary to periodically review these lists.

Land Use Conflicts

Land use conflicts can arise when different types of land uses are located, or potentially located, in close proximity to one another. People, individually or collectively, may view one of them as incompatible with the other. Localized concerns about the compatibility of certain land uses can vary widely from community to community. The nature of a conflict depends on localized circumstances and the character of the affected individuals or constituents. Conflicts can also develop or subside as demographic characteristics of an area or community change over time.

Regardless of the cause or nature of land use conflicts, they can have significant implications for the residents' quality of life and localized real estate market forces. In addition, the presence of land use conflicts in a community can affect options for future land development patterns. It is therefore appropriate to assess the nature or extent of existing land use conflicts within the community.

In the town of Williamstown current land use conflicts involve the Onyx Glacier Ridge Landfill, the use of spray irrigation and farm-non-farm uses. The problem with the landfill is that it generates a significant amount of traffic attributable to the large number of trucks making trips to the site. The spray irrigation pollutes surface water and ground water and also attracts flies that are a nuisance to nearby residents. In the future, the Town needs to be vigilant to not create new conflicts. An ever-present potential conflict is the interaction between non-farm urban development and agricultural uses. Both uses have the potential to negatively impact the other.

Designated Redevelopment Areas

State law (§ 66.46 Wis. Stat.) allows the creation of tax increment financing (TIF) districts as a means to foster redevelopment of property. The Town, by law, is not eligible and therefore does not currently have a TIF District. However, towns can form a Community Development Authority to initiate actions of blight removal.

Local Real Estate Forces

The real estate market in the area is generally quite homogeneous. Given the income of most Town residents as reported in the community survey the, demand for lower-cost housing is moderate. During 2002, there were a number of residential properties on the market (Table J-3) that were sold.

Historically, demand for industrial and commercial land has been very limited. Currently, demand remains relatively low. However, it is anticipated that if an interest in economic development is envisioned as part of this plan, real estate demand may increase in these categories. In addition, there may be a demand for commercial and industrial land with good access.

Table J-3. Real Estate Activity: 2002

	Number of Sales	Total Value \$
	2002	2002
Single Family Residential	10	\$1,499,000
Multi-family Residential	0	0
Commercial	0	0
Industrial / Manufacturing	0	0
Other – Vacant Land	0	0
Total	10	\$1,499,000

Source: Town of Williamstown

Development Factors

Opportunities for new development and redevelopment over the next 20 years will be directly influenced by any number of factors that currently exist and/or may develop over time. This section is intended to briefly highlight the most important development factors, which have been discussed in more detail elsewhere in this or other elements.

Below are listed some of the significant development factors that have been identified. Many of these are graphically depicted on Map J-2.

- **Environment** – The town of Williamstown has a number of unique natural resources, which provide aesthetic beauty but also pose significant development limitations. The entire Horicon Marsh area within the Town is classified as an environmental corridor, in

addition to similarly classified areas adjacent to the Rock River. These areas are unavailable for development. There are also significant topography areas, which are also not suitable for building and are recognized as scattered wetlands. These are found in the southeastern portion of the Town. Over 80 % of the land area, excluding the Horicon Marsh, is classified as prime farmland. Many of the soils have poor to severely limited potential for future development.

- **Blighted conditions** – The 2 major blighted conditions in the Town are the Onyx Glacier Ridge Landfill and the spray irrigation system. Some housing units are in blighted condition. The Town as a whole is not blighted.
- **Age/condition of housing stock** – The housing in the Town is dominated by single-family homes and 85% of the existing homes are owner-occupied. Almost half of the homes in the town of Williamstown were constructed prior to 1940. A visual inspection of the Town's housing stock confirms the fact that the majority of the homes are in good repair. More recently there were 29 new homes added to the housing stock in the Town between 1998 and 2002.
- **Proximity to significant metropolitan areas** – The closest major metropolitan areas within 55-60 miles of the town of Williamstown are the city of Madison to the south and the city of Milwaukee to the southeast. Neither of these cities represents a dominant force to the Town economically, socially or politically. The largest city in Dodge County that is in proximity to the town of Williamstown is Beaver Dam. This city also does not generally impact the daily operations of the Town. The cities of Mayville, Horicon, Waupun and Watertown have significant population concentrations and effective intra-governmental working relationships should be encouraged for responsible future planning and growth.
- **Groundwater** – Groundwater in the Town is generally of good quality for domestic, commercial and agricultural uses. There are some wells in localized areas that contain elevated levels of nitrates. Agricultural activities and septic tank effluent are likely sources. Within the boundaries of the Town there are a number of designated atrazine prohibition areas due to the presence of atrazine in some groundwater.
- **Brownfield sites** – There are currently no known sites in the town of Williamstown.
- **Infrastructure capacity** – Residents receive their water from individual well systems maintained on their properties. All wastewater is treated by individual septic systems or mound systems that exist at the residences. Results from the recent 2003 Community Survey indicate that 47.6 percent use below ground drain fields, 36.4 percent use mound drain fields, 9.1 percent use holding tanks and 7.0 percent indicated that they use some "other" system or did not know what they use. Given the low density of most development in the Town, the construction of a central water and wastewater collection system has not been economically warranted.
- **Agricultural preservation** – The town of Williamstown has a large amount of prime farmland, which is of great value for farming purposes. Farmland is receiving some protection through the use of the Dodge County Agricultural Preservation Plan. People who live in the Town want to see agriculture preserved.
- **Land use conflicts** –
The Onyx Glacier Ridge Landfill, spray irrigation system and the non-farm residents contribute to the land use conflicts in the Town. The landfill is changing the landscape and generates a significant level of truck traffic through the Town. The impact of the spray irrigation is detrimental to the natural and human environment. As Williamstown is primarily an agricultural town, occasionally there are conflicts between farm operations and non-farm dwellings and their occupants.
- **Cultural resources** – The town of Williamstown is located in an area of the state where Indian mounds are quite common. Numerous burial grounds are found in and around the town of Williamstown area.

- **Archaeological resources** – The entire twelve-mile eastern border of the Horicon Marsh area contains groups of prehistoric earthworks along the ancient and formerly heavily traveled trail. Approximately 300 mounds of all kinds have been surveyed and recorded along this route and a large number remain unrecorded. A group of five Indian rock art paintings, most likely the first to be found in Wisconsin, were discovered in the extreme northeast corner of the NE quarter of Section 33, T12N, R16E, in the Town. There are 12 archaeological sites identified and catalogued in the town of Williamstown. According to the State Historical Society there are also numerous effigy and mound burial sites in the Williamstown area.
- **Historic resources** – According to the Architecture & History Inventory (AHI) maintained by the State Historical Society, there are 14 structures in the Town with some historical significance. Of these, there are 8 houses, 2 truss bridges, 2 utilitarian buildings, a small animal building and a bathhouse.
- **Land use patterns** – Land use in the Town is dominated by agriculture and agricultural uses. The commercial development is almost non-existent and there is little industry in the Town. The Town prefers to maintain its separate identity as a rural community dominated by agricultural and rural residential subdivisions.
- **Existing commercial centers** – There is little commercial development in the Town and the amount of it has been declining.
- **Traffic patterns** – State Trunk Highway (STH) 28 provides the major east-west arterial for transportation in the town of Williamstown, running between Horicon and Theresa. It is the most heavily trafficked highway in the Town. The STH 67 provides the major arterial for north-south movement (south of Mayville) and east-west movement east of Mayville. The STH 33 is also a major east west arterial that is actually located to the south of the Town boundary.
- **Transportation corridors** – There are a number of freight railroads operating in the Region. The Wisconsin & Southern Railroad Company, Northern Division, operates 147 miles of former Milwaukee Road branch lines from Horicon to Cambria, Mayville, and Milwaukee. The Wisconsin & Southern provides direct access to shippers via the Chicago, Illinois gateway. Lumber and fertilizer are commonly shipped on this line. Amtrak provides passenger service between Minneapolis-St. Paul and Milwaukee and points beyond. The 2 closest Amtrak stations available to the town of Williamstown residents are located in Columbus and Milwaukee.
- **Geologic formations** – The most unique and prominent geologic feature in the town of Williamstown area is the Niagara Escarpment, locally known as the “Ledge.” The escarpment hugs the eastern edge of the Horicon Marsh and extends further south to the town of Iron Ridge, the Neda mines, and beyond. The Niagara Escarpment is a layer of bedrock made up of limestone cliffs and talus slopes appearing like a giant saucer with the western edge in Wisconsin and the eastern edge in New York.

page reserved for map J-2 development factors

Future Land Use

Overview

Recognizing the population of the Town may only grow to a limited degree in the future, it is still important to determine how much land should be allocated to accommodate the growth and where the growth should occur and when. The goals and objectives contained in this plan were reviewed for guidance in preparing the future land use map. This map will be used to manage growth in the short- and long-term and will form the basis for zoning regulations and other types of development regulations.

Projections of Population and Households

The effective management of community growth also requires the development of projections that identify the anticipated growth in the number of residents and the resulting number of households. Based on the assumption that the growth rate for the town of Williamstown during the next twenty years will be .6 percent, it is possible to derive projections for the number of households, the number of persons in the households and the number of housing units (Table J-4). In addition to the growth rate it is also assumed that the average household size remains constant at 2.75 from 2004 – 2023 and that the occupancy rate remains at 96 percent.

Table J-4: Population Summary and Projections; Town of Williamstown: 2000 - 2023

	2000	2004	2008	2014	2018	2023
Persons in Household	646	655	671	695	711	731
Households	235	238	244	251	259	266
Housing Units	243	245	254	261	270	277

Assumptions: Average household size remains constant at 2.75 from 2004-2023. Occupancy rate remains constant at 96 percent from 2004-2023.

Projections for Acreage Requirements

The amount of land needed to accommodate growth can vary widely depending on how a community wants to grow, the preferred development pattern and the number of vacant parcels within the municipal boundary suitable for various types of projects. Land acreage allocations for the Town were calculated as described below.

Step 1. As the first step, population projections were prepared for the next 20 years based on a preferred growth rate of .6 percent (Table J-4).

Step 2. Next, the number of households was calculated by applying an average household size of 2.75 to the projected population levels (Table J-4).

Step 3. Based on the projected number of households, the number of housing units required was calculated by applying a vacancy rate of 4 percent (Table J-4).

Step 4. Next, the preferred housing mix as a percentage of the total was determined. Table J-5 shows the percent of the total number of housing units that will occur in each land use district where housing units are allowed. As

Table J-5. Housing Mix: 2004 to 2023

Land Use District	Percent of Total	Housing Units
Scattered Residential on Certified Surveys	99.0	31
Conservation Sub-division	1.0	1
Total	100.0	32

indicated, 95 percent of the households will be sub-division residential (single family) units.

Step 5. In this step, the number of housing units is converted to lots, which also include those lots that are purchased and not developed (Table J-6).

Table J-6. Additional Dwelling Units & Lots Required by Time Period: 2004 to 2023

Land Use District	2004	2008	2013	2018	Total
	to 2007	to 2012	to 2017	to 2023	
Scattered Residential on Certified Surveys	7	8	9	10	34
Conservation Sub-division	0	0	0	1	1
Total	7	8	9	11	35

Step 5. An inventory was then conducted to determine how many vacant lots there were in each of the residential districts. Because these lots are theoretically available to accommodate additional households that will form in the future, they were subtracted from the number of housing units needed in each district.

Step 6. As the last step, the number of lots was converted to acres by applying an average lot size in each of the residential districts. Lot sizes are all one acre as shown in Table J-7. The total land area requirements based on the type of residential development are shown in Table J-8. In addition to these lot sizes the total acres needed also includes additional acreage for drainage ways, open space and roads.

Table J-7. Average Lot Sizes by Land Use District

Land Use District	Average Lot Size In acres
Scattered Residential	1
Conservation Subdivision	1

Table J-8 Acres Needed to Accommodate Residential Growth by Time Period: 2004 to 2023

Land Use District	2003	2008	2013	2018	Total
	to 2007	to 2012	to 2017	to 2023	
Scattered Residential on Certified Surveys	7	8	9	10	34
Conservation Sub-division	0	0	0	1	1
Total	7	8	9	11	35

Residential growth, except for one dwelling unit, will occur on certified surveys or minor subdivisions. It will not occur in subdivisions as defined by the Dodge County subdivision regulations or the town of Williamstown subdivision regulations, whichever is more restrictive. Acreage requirements for commercial and industrial land uses were calculated with the use of a ratio based on the 2000 population and the number of acres in each land use category.

Table J-9 summarizes the number of acres that need to be designated for future land uses in each of the 5-year increments during the planning period. As shown, a total of 35 acres are needed to accommodate residential growth, 4 acres for commercial and 4 acres for

Table J-9. Acres Needed to Accommodate New Commercial, Industrial, and Residential Growth by Time Period: 2004 to 2023

Land Use District	2004	2008	2013	2018	Total
	to 2007	to 2012	to 2017	to 2023	
Residential	7	8	9	11	35
Commercial	1	1	1	1	4
Industrial	1	1	1	1	4
Total	9	10	11	13	43

industrial growth over the next twenty years.

Alternative Development Concepts

As part of the effort to prepare a future land use plan, conceptual development plans were prepared to help planning participants visualize and compare different development options. In all, three of these concept plans were prepared and reviewed. They are included as Appendix C to document the range of alternatives considered.

These development plans consisted of discrete development areas that varied in terms of use, size, configuration, location, development timing and relative location to other development areas.

Each of the concept plans had unique differences and relative advantages and disadvantages when compared with the others. In preparing the conceptual development plans the following guidelines, along with the goals and objectives of this plan, were used to delineate the various development areas:

1. minimize the amount of land taken out of agricultural production;
2. avoid environmentally sensitive land such as the Horicon Marsh, woodlots, steep slopes, important wildlife resources and floodplains;
3. locate new development in areas with public facilities or in areas that represent a logical extension of those facilities;
4. create a logical development pattern to avoid sprawl and leap-frog development; and
5. avoid or minimize land use conflicts;

Based on the goals and objectives of this plan, a preferred concept was developed and used to develop the Land Use Plan.

Future Land Use Plan

Based on this preferred development concept, a more detailed future land use map was prepared as shown on Map J-3.

Goals, Objectives, Policies and Recommendations

Goals, objectives, policies and recommendations for this element are found in Chapter B.

IMPLEMENTATION ELEMENT

Objective of Element

This element is intended to bring the many pieces together and outline the steps needed to implement this plan. Next, the ways in which the different elements of the plan are consistent with and support the other elements are described. Finally, the process and requirements for amending this plan are described.

Exhibit K-1. Basic Objectives of the Implementation Element

- Describe what actions will be needed to implement the goals, objectives, plans and programs identified in this plan.
- Describe how this plan is internally consistent.
- Describe how citizens and governmental leaders alike can measure the community's progress in achieving the intent of this plan.
- Identify the process and requirements for amending this plan.

Plan Implementation

Implementation of this plan is one of the last things to be done to ensure that the blueprint for community development can be achieved. Without implementation, a plan is worth little. It is implemented on a number of fronts, ranging from administrative changes, to adoption of new land development regulations, to revision of existing ones, to developing entirely new functions for the Town.

This section provides a listing of the specific actions that the Town will need to take. The action items are grouped into general categories for organizational purposes (Exhibit K-2). Given the constraints of time and resources, this plan is to be implemented over a number of years. Some activities are easily accomplished in a short period of time and others are not. Some require urgent action, while others are less urgent. For these reasons, completion dates are included where applicable to help prioritize resources and personnel. However, to be consistent with state statute (§ 66.0295(3)), all ordinances, plans and regulations that relate to land use shall be consistent with this plan beginning on January 1, 2010.

The Town Board and Plan Commission should review this section at least once every year and update it as necessary. This structured review will help to identify items that have been completed and help to devise an annual work plan for the Plan Commission and community members.

Exhibit K-2. Implementation Schedule

Timing	Primary Responsibility	Description
General		
▪ Upon adoption	Town Clerk	Consistent with state law (§66.1001 Wis. Stats.), send a copy of the adopted plan and adopting ordinance to the following: Wisconsin Land Council and the Dodge County Planning & Development Department.
▪ Upon adoption	Town Clerk	Consistent with state law (§66.1001 Wis. Stats.), send a copy of the adopted plan and adopting ordinance to the Mayville Public Library so that it can be included in the Library's collection for public review.
▪ Upon adoption	Town Clerk	Consistent with state law (§66.1001 Wis. Stats.), send a copy of the adopted plan and adopting ordinance to the clerks of the cities of Mayville and Horicon, village of Kekoskee, and the towns of Leroy, Theresa, Hubbard and Burnett.

continued on next page

Exhibit K-2. Implementation Schedule (continued)

Timing	Primary Responsibility	Description
▪ Annually	Town Board	Apply for Smart Growth dividends as appropriate.
▪ Annually	Plan Commission	Prepare and submit a report (preferably written) to the Town Board concerning the progress that has been made towards implementing the plan.
• Annually	Town Board	Include "Implementation of the Comprehensive Plan" on the Town Board's agenda at least once a year to review the Plan Commission's report and take other action as necessary.
▪ Annually	Plan Commission	Include "Implementation of the Comprehensive Plan" on the Plan Commission's regular agenda.
• Ongoing	Town Clerk	Incorporate general information about the comprehensive plan and efforts to implement it in newsletters that the Town may send to residents.
• 2004	Town Board	Create or join a community foundation to accept donations and deposit excess Town funds to help fund special projects undertaken in the Town including a water system.
▪ 2004	Town Clerk	Have copies of the Town's comprehensive plan available at the Town Hall for the public to review.
• 2005	Town Clerk	Create a website for a broad audience including: residents, developers, business people and adjoining jurisdictions.
Housing		
▪ Annually	Town Clerk	Utilize the Community Development Block Grants (CDBG) Housing Revolving Loan Fund to help finance housing rehabilitation.
•		
▪ 2004	Town Board	Adopt an existing building code to ensure that buildings in the Town do not become rundown or unsafe.
Transportation		
▪ Annually	Town Clerk	Prepare a road surface management inventory each year consistent with state law and use the findings to help prioritize capital expenditures for road improvement projects.
Utilities and Community Facilities		
▪ Ongoing	Town Board	Support Library improvements in Mayville and Horicon.
Agricultural Resources		
▪ 2005	Town Board	Adopt regulations for conservation subdivisions where a portion of the project is reserved for agricultural and conservation purposes into perpetuity.
Natural Resources		
▪ 2005	Plan Commission	Adopt development standards for future development on steep hillsides and on ridge tops.
Cultural Resources		
▪ 2005	Plan Commission	Using the State Historical Society's Archaeological Inventory as a basis, prepare an up-to-date inventory of archaeological sites.
▪ 2006	Town Board	Adopt an ordinance to protect important archaeological sites and burial sites.
Economic Development		
▪ Ongoing	Town Board	Be prepared to utilize the tax incremental financing (TIF) law.
▪ Ongoing	Town Clerk	Provide current and timely information to the Dodge County Planning & Development Department that will help it promote economic development in the Town.
• 2005	Town Board	Create an "Economic Development Committee" of the Town Board to support economic development and to periodically meet with businesses in the Town, either individually or collectively.
Intergovernmental Cooperation		
▪ Upon adoption	Town Board	Send a letter to the School Districts inviting a school representative to annually present a short report to the Board concerning issues important to the Districts.

•	Upon adoption	Town Board	Send a letter to the city of Mayville and village of Kekoskee that requests that they notify the Town of proposed subdivisions or zone changes within 1½ miles of the communities boundary.
•	2005	Town Board	Work with Mayville and Kekoskee to develop an intergovernmental agreement outlining future growth areas for the Town.
Land Use / Community Character			
•	2004	Town Board	Revise the existing zoning ordinance to implement and reflect the spirit and intent of this plan.
•	2004	Town Board	Revise the existing land division ordinance to implement and reflect the spirit and intent of this plan.
•	2010	Town Board	Adopt a conservation subdivision ordinance.
•	2004	Town Board	Revise the existing sign regulations to implement and reflect the spirit and intent of this plan.
•	2005	Town Board	Develop an official map consistent with state law (§62.23 (6)) that shows the location of various public facilities to be constructed in the coming years.
•	2005	Town Board	Authorize funding to install signage at major Town entries.
•	Ongoing	Town Clerk	Enforce building codes.
•	Ongoing	Town Board	Consult this plan when reviewing rezoning requests.
•	Ongoing	Town Board	Consult this plan when reviewing subdivision proposals.

Internal Consistency

When drafting a comprehensive plan for a community, the possibility exists that the individual pieces of the plan may not support other elements to the extent they should or, in the worst case, contradict other elements. As envisioned and crafted, the elements of this plan fit together into a cohesive direction for future decision making in the Town. The real danger comes in when amendments are made in the coming years to address a particular issue without regard to the rest of the plan.

One of the major determinants of this plan is the population projections. The population projections on which this plan is based were developed fairly early in the process and were used throughout this plan in the following areas: in projecting the number of housing units that will be added during the next 20 years, in projecting how much land to allocate for different land uses and in assessing the adequacy of transportation systems, utilities and community facilities.

Plan Monitoring

Monitoring of the adopted plan is another important ingredient for a successful planning process. Without a regular and objective evaluation, the adopted goals and objectives soon lose their weight and the plan becomes irrelevant as conditions change. Within two years of adoption, the Plan Commission should review this plan. Following that initial review, the Commission should annually conduct a review.

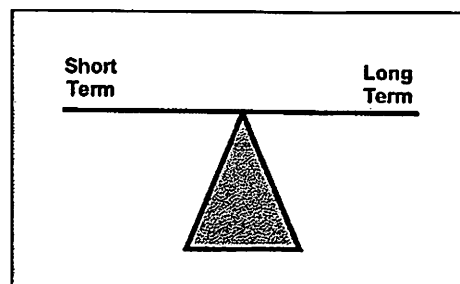
The purpose of these reviews is to update population projections, if necessary, and to identify those objectives that have been accomplished and those that are effective, ineffective or causing unintended results. Those objectives that are ineffective or are causing unintended negative results should be deleted or changed to produce the desired result. In addition, the review should include a critique of efforts to implement the action items outlined in the Implementation Element.

If monitoring shows that the plan contains the best available data and reflects the desired direction of the community, then it will not be necessary to initiate the amendment process. If the review shows that changes should be made, the amendment process would then be initiated. Only by monitoring this plan can citizens and governmental leaders alike measure the community's progress in achieving the intent of this plan.

Plan Amendments

As a result of the monitoring process, the plan should be amended in the future to incorporate new information and to address new challenges and opportunities facing the community¹. It is envisioned that minor amendments be made as needed, but not too often that this plan simply reflects what we may want today with little thought for the coming years. The struggle is to keep the plan focused with a long-term view and current to address new ideas and opportunities. All amendments must be made consistent with state statutes.

Exhibit K-3. Amendments Should Keep the Plan Current While Maintaining the Long-Term Perspective



It is recommended that amendments should be done no more than twice a year. Proposals for amendments can come from Town residents, the Plan Commission and from the Town Board. Although state statutes (§66.1001(2)(i)) require that this plan be updated no less than once every 10 years, it is recommended that the Plan Commission undertake a major review at least once every 5 years.

Rather than doing a complete revision all at one time, the Commission could revise one or two elements at a time on a regular cycle. In this way the costs to the Town could be spread out over a number of years rather than concentrated into a single budget cycle. Further, this type of approach will keep the purpose of this plan in the forefront of everyone's mind. However, if this type of amendment cycle is used, it is imperative that the whole plan remains internally consistent as changes are made to selected elements.

¹ The Town Clerk has a computer file of this document and can be used as a basis for future amendments.

■ Goals, Objectives, Policies and Recommendations

Goals, objectives, policies and recommendations for this element are found in Chapter B.

**AN ORDINANCE OF THE TOWN BOARD TO ADOPT A SMART GROWTH
COMPREHENSIVE PLAN FOR THE TOWN OF WILLIAMSTOWN, WISCONSIN**

WHEREAS, pursuant to Town ordinances and sections 62.23(2) and (3) of the Wisconsin Statutes, the Town is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, section 66.1001(3) of the Wisconsin Statutes requires that a municipality must have a comprehensive plan that meets the state's definition by January 1, 2010, if it wants to take any action that affects land use after that date; and

WHEREAS, the Town Board directed the Plan Commission to prepare such a comprehensive plan for its consideration; and

WHEREAS, the Plan Commission began working on such a comprehensive plan in 2003, with the assistance of a consultant; and

WHEREAS, the Plan Commission undertook relevant studies and surveys, including data collection and analysis; and

WHEREAS, the Town Board adopted a public participation plan to encourage public participation in the formation and review of the comprehensive plan; and

WHEREAS, the Plan Commission, held public meetings to involve citizens in the preparation and review of the comprehensive plan; and

WHEREAS, proper public notice was provided for each of those meetings; and

WHEREAS, the Plan Commission has completed a comprehensive plan consisting of text and maps that is entitled "Town of Williamstown Smart Growth Comprehensive Plan – 2004 to 2023"; and

WHEREAS, the Town Attorney has reviewed the above-mentioned plan and has determined that it meets the definition of a comprehensive plan as provided for in state statutes; and

WHEREAS, the Plan Commission by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the above-mentioned comprehensive plan, containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the Town Clerk, pursuant to section 66.1001(4)(b) of the Wisconsin Statutes, following passage of that resolution, mailed a copy of the above-mentioned comprehensive plan along with an explanatory cover letter to the following: Mayville Public Library, Wisconsin Land Council, Dodge County Planning and Development Department, the towns of Burnett, Leroy, Theresa, Hubbard, village of Kekoskee and the city of Mayville.

WHEREAS, the Town Board, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes, held a public hearing, with proper public notice, to receive public comment on the above-mentioned comprehensive plan; and

WHEREAS, approximately ___ people attended that hearing and individuals offered their comments on the above-mentioned comprehensive plan; and

WHEREAS, the Town Board received ___ letters from interested citizens concerning the above-mentioned comprehensive plan and the Town Board has responded in writing to those requesting a written response (a copy of which is on file with the Town Clerk); and

WHEREAS, the Town Board has reviewed the above-mentioned comprehensive plan and has considered the public input it has received; and

WHEREAS, the Town Board directed the Plan Commission to make certain changes to the plan; and

WHEREAS, the Plan Commission met and made changes and voted to recommend the revised plan to the Town Board; and

WHEREAS, the Town Board has revised the above-mentioned comprehensive plan; and

WHEREAS, the Town Board has determined that the above-mentioned comprehensive plan, as revised, is in the public interest and that it is needed for guiding and accomplishing the coordinated, adjusted and harmonious development of the Town which will in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the Town Board has determined that the requirements of the public participation plan have been satisfied.

NOW THEREFORE, the Town Board, by majority vote of the entire Board, adopts the above-mentioned comprehensive plan, as revised.

NOW THEREFORE, this ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and publication/posting as required by state statutes.

NOW THEREFORE, the Town Clerk consistent with section 66.1001(4)(b) of the Wisconsin Statutes, shall send a copy of this ordinance and a copy of the above-mentioned comprehensive plan, as revised, along with an explanatory cover letter to the following: Mayville Public Library, Wisconsin Land Council, Dodge County Planning and Development Department, the towns of Burnett, Leroy, Theresa, Hubbard, village of Kekoskee and the city of Mayville.

Adopted this ____ day of _____, 2005.

Town Chairman

Attest:

Town Clerk

Resolution No. _____

**A RESOLUTION OF THE PLAN COMMISSION FOR THE TOWN OF WILLIAMSTOWN
RECOMMENDING THAT THE TOWN BOARD ADOPT THE SMART GROWTH COMPREHENSIVE
PLAN AS PREPARED BY THE COMMISSION**

WHEREAS, sections 62.23(2) and (3) of the Wisconsin Statutes authorizes the Town to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, section 66.1001(3) of the Wisconsin Statutes requires that a municipality must have a comprehensive plan that meets the state's definition by January 1, 2010, if it wants to take any action that affects land use after that date; and

WHEREAS, the Town Board directed the Plan Commission to prepare such a comprehensive plan for its consideration; and

WHEREAS, the Plan Commission began working on such a comprehensive plan with the assistance of a consultant; and

WHEREAS, the Plan Commission undertook relevant studies and surveys, including data collection and analysis; and

WHEREAS, the Town Board adopted a public participation plan to encourage public participation in the formation and review of the comprehensive plan; and

WHEREAS, the Plan Commission held public meetings to involve citizens in the preparation and review of the comprehensive plan; and

WHEREAS, proper public notice was provided for each of those meetings; and

WHEREAS, the Plan Commission has completed a comprehensive plan consisting of text and maps that is entitled "Town of Williamstown Smart Growth Comprehensive Plan – 2004 to 2023"; and

WHEREAS, the Plan Commission conducted a public meeting on _____, 2005 to consider the above-mentioned plan; and

WHEREAS, the Plan Commission considered the public input that was offered at that and all other meetings; and

WHEREAS, the Plan Commission has determined that the above-mentioned comprehensive plan is in the public interest and that it is needed for guiding and accomplishing the coordinated, adjusted and harmonious development of the Town and its extraterritorial area which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the Plan Commission has determined that it has met those requirements of the public participation plan for which it is responsible.

NOW THEREFORE, the Plan Commission, by majority vote of the entire Commission, respectfully recommends to the Town Board the adoption of the above-mentioned comprehensive plan.

NOW THEREFORE, the Town Clerk, pursuant to section 66.1001(4)(b) of the Wisconsin Statutes, is directed to send a copy of the above-mentioned comprehensive plan along with an explanatory cover letter to the following: Mayville Public Library, Wisconsin Land Council, Dodge County Planning and Development Department, the towns of Burnett, Leroy, Theresa, Hubbard, village of Kekoskee and the city of Mayville.

Adopted this ___ day of _____, 2005.

Plan Commission Chair

Attest:

Reviewed as to form and content:

Town Clerk

Town Attorney

Mid-America Planning Services, Inc.

621 North Sherman Avenue

Madison, WI 53704

608-244-6277

Fax: 608-249-6615

MEMORANDUM

Date: June 24, 2003

To: Town of Williamstown

From: Gary L. Peterson, AICP

Regarding: Potentials and Assets

Following are a list of Potentials – Assets from the 1992 and 1999 Plans:

1. Town has desirable land for development, particularly residential - principally near the marsh.
2. Town has desirable land for annexation, particularly by Mayville.
3. Town has good recreation areas, particularly camping, exploring, hunting.
4. Town farmers use the land well.
5. Good agricultural land.
6. Town has some of the best agricultural land in the county.
7. Good tourism potential.
8. A lot of river frontage.
9. Good roads.
10. Many Indian artifacts and mounds.
11. Good woodlands.
12. Niagra Escarpment.
13. Location between several service/population areas.
14. Great scenery.
15. Variety of topographic features.
16. Good relations with adjoining towns.
17. Good air quality.
18. Good town government including good environmental ordinances which restrict sludge dumping and restrict clay extraction.
19. Good potential for hiking trails, particularly near the marsh.
20. Good fire department.

II. GOALS AND OBJECTIVES

Every community has certain characteristics which give it an unique identity. These characteristics may be positive or negative, geographical or social, physical or aesthetic. They are all reflected in the residents of that community and their attitudes about their home. The expression of these characteristics through the residents is what makes one community "open and friendly" and another one "close-knit and clannish."

The unique identity means that every community has different goals and objectives for the future of the community. Meetings with the residents in which they present what they feel are the positive and negative aspects of their town can help in establishing a community's basic goals. By letting residents express their views early in the information gathering process, the residents are better represented and can cooperate more fully in planning the community's future. The voicing of the good and the bad also helps to establish realistic goals for the community and to give the planner some direction in creating an individualized plan for this community.

The preparation of objectives is important in the early stages of the planning program because it can provide direction in analyzing major developmental trends of the area and orientation for establishing future development and problem solving techniques. In the long-term plan, many of the policy statements will continue to be valid even if some specific plan proposals are changed.

A. Problem Identification and Prioritization - 1992

To begin preparing goals and objectives, a meeting was held with seven (7) town officials present. After some general discussion, they were asked what the potentials of Williamstown were.

Potentials - Assets

1. Town has desirable land for development, particularly residential - principally near the marsh.
2. Town has desirable land for annexation, particularly by Mayville.
3. Town has good recreation areas, particularly camping, exploring, hunting.
4. Town farmers use the land well.
5. Good agricultural land.
6. Town has some of the best agricultural land in the county.
7. Good tourism potential.
8. A lot of river frontage.
9. Good roads.
10. Many Indian artifacts and mounds.
11. Good woodlands.
12. Niagra Escarpment.
13. Location between several service/population areas.
14. Great scenery.

15. Variety of topographic features.
16. Good relations with adjoining towns.
17. Good air quality.
18. Good town government including good environmental ordinances which restrict sludge dumping and restrict clay extraction.
19. Good potential for hiking trails, particularly near the marsh.
20. Good fire department.

The officials voted on these potentials and ranked the top four potentials in Williamstown. The potentials with the most votes are listed below, with the number of votes in parentheses after each potential.

1. Town has desirable land for development, particularly residential - principally near the marsh. (5)
3. Town has good recreation areas, particularly camping, exploring, hunting. (4)
5. Good agricultural land. (3)
2. Town has desirable land for annexation, particularly by Mayville (this area has residential development). (3)
11. Good woodlands. (2)
7. Good tourism potential. (2)
18. Good town government including good environmental ordinances which restrict sludge dumping and restrict clay extraction. (2)
13. Location between several service/population areas. (2)
15. Variety of topographic features. (2)
6. Town has some of the best agricultural land in the county. (1)
8. A lot of river frontage. (1)
19. Good potential for hiking trails, particularly near the marsh. (1)

Problems - Liabilities

The town officials were also asked to list the problems within the Town of Williamstown.

1. The landfill and its related problems including polluting of groundwater, location on the ledge, traffic, and need for clay which is taken from town lands.
2. Annexations by Mayville.
3. Extraterritorial zoning with Mayville.
4. Lack of local control of construction projects.
5. Department of Natural Resources and the U.S. Department of the Interior own large tracts of land and both are difficult to control and/or work with.
6. Canning company waste is spread on town lands that are tax exempt as disposal land.
7. Tourists use the roads, but town receives no benefits.
8. The town lacks a Sanitary Sewer District.
9. County sets laws that apply to town, but not to cities and villages.
10. Old landfill that is superfund site.
11. Town is being reduced in size (land area).

12. Strict controls on septic systems.
13. No county board representation by the Town.
14. Unequal road aid distribution.
15. Towns cannot fill wetlands, but cities can.

After listing the problems, the town officials voted on the top four problems. The liabilities with the most votes are given below, along with the number of votes each received.

1. The landfill and its related problems including polluting of groundwater, location on the ledge, traffic, and need for clay which is taken from town lands. (7)
2. Annexations by Mayville. (7)
3. Extraterritorial zoning with Mayville. (6)
9. County sets laws that apply to town, but not to cities and villages. (3)
11. Town is being reduced in size (land area). (2)
5. Department of Natural Resources and the U.S. Department of the Interior own large tracts of land and both are difficult to control and/or work with. (1)
14. Unequal road aid distribution. (1)
6. Canning company waste is spread on town lands that are tax exempt as disposal land. (1)
4. Lack of local control of construction projects. (1)

B. Analysis - 1992

The development of the lists of assets and constraints by those present at the public meeting developed a focus for problem solving and stimulated open discussion about possible objectives. It also illustrated the Town's willingness to deal with the problems facing it.

An analysis of the responses to the Town's assets and potentials shows a wide variety of potential within the Town that could be utilized for the benefit of all. When the time came to rank the assets, it became obvious that the natural resources and geography of the Town is its strong point.

Analysis of the problems in the Town identify several very real threats to the future of the Town. Its boundaries are threatened as are the natural assets, which comprise its beauty.

Town preservation requires a community to have a good idea of how the land is being used in and around the Town, and what future actions will provide the best use of the available land. Thus, a land use plan is the first step in developing a comprehensive plan for any community. All the assets and constraints identified must be dealt with in the framework of the Town limits. For the purpose of this plan, these assets and constraints will be approached with the land use plan in mind.

C. Goals, Objectives, and Policies for Williamstown - 1992 and revised in 1999

COMMERCIAL, INDUSTRIAL AND RESIDENTIAL

Goals and Objectives without a Boundary Agreement

Commercial

To limit neighborhood commercial uses to an appropriate scale and location to serve Town citizens:

- By allowing commercial development in areas that have a limited adverse impact on the Town's rural character.

To promote commercial and retail uses that would serve the Town and City citizens:

- By allowing major commercial development in areas that have a limited adverse impact on the Town's rural character.

Industrial

To develop areas that would be suitable for industrial development:

- By allowing industrial development in areas that have a limited adverse impact on the Town's rural character.
- By developing areas that have good highway and/or railroad access.

Residential

To provide areas that will not interfere with the farming community and is best suited for residential development in the Town:

- By allowing residential growth in areas that will have the least effect on farm operations.