

Report

Town of Calamus Year 2030 Comprehensive Plan

Project I.D.: 07C005

Prepared For the Town of Calamus
Dodge County, Wisconsin

October 2007



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October 19, 2007

TO: Overlapping and Adjacent Units of Government and the Wisconsin Department of Administration

FROM: The Town of Calamus

RE: Town of Calamus Adopted Comprehensive Plan

Attached, please find a copy of the adopted Comprehensive Plan for the Town of Calamus. This plan is being forwarded in the spirit of intergovernmental cooperation and to meet the plan distribution requirements set forth in Wisconsin's Comprehensive Planning Law, Section 66.1001(4), Wisconsin Statutes. The comprehensive plan is a policy document that will assist town officials in making decisions regarding conservation and development over the next 20 to 25 years. The plan identifies goals, objectives, policies, and programs to address the following nine elements:

1. Issues and Opportunities
2. Housing
3. Transportation
4. Utilities and Community Facilities
5. Agricultural, Natural and Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

The Town Board adopted this plan by ordinance after holding a public hearing on the recommended plan. Please retain this copy of the Town of Calamus comprehensive plan for your files and reference. Feel free to contact Marge Beilke, Town Clerk, at (920) 623-3692 with any questions.

Town of Calamus Year 2030 Comprehensive Plan

Distribution

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1	Columbus School District
1	Fall River School District
1	Randolph School District
1	Beaver Dam Library
10	Calamus Plan Commission and Town Board

Town of Calamus Year 2030 Comprehensive Plan

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Public Participation Plan and Adoption Documents

Appendix A



Town of Calamus Year 2030 Comprehensive Plan

Executive Summary

The *Town of Calamus Year 2030 Comprehensive Plan* will guide community decision making in the Town of Calamus for the next 20 to 25 years. The town's comprehensive plan addresses nine comprehensive planning elements as established by Wisconsin's Comprehensive Planning law:

1. Issues and Opportunities
2. Population and Housing
3. Transportation
4. Utilities and Community Facilities
5. Agricultural, Natural, and Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

The Town of Calamus is an unincorporated rural town in west-central Dodge County. It is situated to the southwest of the City of Beaver Dam. The town's landscape has been primarily influenced by the locations of wetlands, prime agricultural soils, major transportation corridors, and the surrounding incorporated communities. Within the rolling topography, wetlands are found in the valleys, while the upland areas supply some of the most productive farmland in the state. US Highway 151 transects the town from northeast to southwest, State Highway 73 runs along the town's western border, and the Union Pacific railroad cuts through the northeast corner of the town. Predominant water features found in Calamus include Lost Lake – a 245 acre lake in the town's northwest quadrant – and Beaver Dam Lake, which just reaches into the town's northeast corner.

Most development in Calamus is found along its major transportation corridors. Small clusters of more concentrated development are found along the town's western edge and in the northeast quadrant as influenced by the communities of Beaver Dam, Fall River, and Columbus, located just beyond the town's boundaries. Modest rates of population and housing growth are expected over the next 20 to 25 years. Projections to the year 2030 indicate likely increases of three persons per year and two to three new housing units per year.

Public participation during the planning process identified the town's primary areas of concern and areas to be addressed by the comprehensive plan. Top issues identified by the planning committee include controlling residential development, clarifying the process for allowing an additional residence for farm family members or employees, preservation of farmland and open space, and zoning enforcement issues. Top opportunities include planning future development, maintaining the town's rural atmosphere, maintaining a low density of housing, making use of the town's close proximity to major highway corridors, preserving recreational opportunities, and preserving the right-to-farm. The town's vision for the future further clarifies the community's priorities and speaks primarily to the importance of the town's agricultural heritage, landscape, and economy. Development will be limited in order to prevent negative impacts to these agricultural resources.

The *Town of Calamus Year 2030 Comprehensive Plan* sets the stage to successfully address the town's issues and opportunities and to achieve the town's vision for the future. This will be accomplished by creating an improved system in which development takes place. This will involve working with Dodge County to update county land use strategies as well as maintaining and updating town ordinances and other land use implementation tools. Paramount in the plan is the careful placement of residential development with regard to the community's agricultural and natural resources. The plan recommends protecting the vast majority of the town's landscape for continued agricultural production while also allowing for limited development at low densities. Key implementation tools include development density management, development site planning, maximum lot sizes, and voluntary land conservation programs.

List of Abbreviations, Acronyms, and Symbols

The Nine Elements

IO	Issues and Opportunities
H	Population and Housing
T	Transportation
UCF	Utilities and Community Facilities
ANC	Agricultural, Natural, and Cultural Resources
ED	Economic Development
IC	Intergovernmental Cooperation
LU	Land Use
I	Implementation

State Agencies

WDNR	Wisconsin Department of Natural Resources
WDOT	Wisconsin Department of Transportation
WDOA	Wisconsin Department of Administration

Highway Names

CTH	County Trunk Highway
STH	State Trunk Highway
USH	US Highway

1 Issues and Opportunities



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1 Introduction

1.1 Introduction

The Town of Calamus is defined by the people who live and work there, the houses and businesses, the parks and natural features, its past, its present, and its future. No matter the location, change is the one certainty that visits all places. No community is immune to its effects. How a community changes, how that change is perceived, and how change is managed are the subjects of community comprehensive planning. An understanding of both the town's history and its vision for the future are essential to making sound decisions. The foundation of comprehensive planning relies on a balance between the past, present, and future by addressing four fundamental questions:

1. Where is the community now?
2. How did the community get here?
3. Where does the community want to be in the future?
4. How does the community get to where it wants to be?

The *Town of Calamus Year 2030 Comprehensive Plan* will guide community decision making in the Town of Calamus for the next 20 to 25 years. The town's comprehensive plan addresses nine comprehensive planning elements as chapters one through nine:

1. Issues and Opportunities
2. Population and Housing
3. Transportation
4. Utilities and Community Facilities
5. Agricultural, Natural, and Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

The *Town of Calamus Year 2030 Comprehensive Plan* meets the requirements of Wisconsin's Comprehensive Planning law, Wisconsin Statutes 66.1001. This law requires all municipalities (counties, cities, towns, and villages) to adopt a comprehensive plan by the year 2010 if they wish to make certain land use decisions. After the year 2010, any municipality that regulates land use must make their zoning, land division, shoreland and floodplain zoning, and official mapping decisions in a manner that is consistent with the community's comprehensive plan.

The Town of Calamus developed this comprehensive plan in response to the issues it must address and the opportunities it wishes to pursue. The *Issues and Opportunities* element of the comprehensive plan provides perspective on the planning process, public participation, and the overall goals of the community.

1.2 Plan Summary

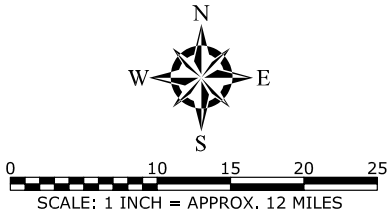
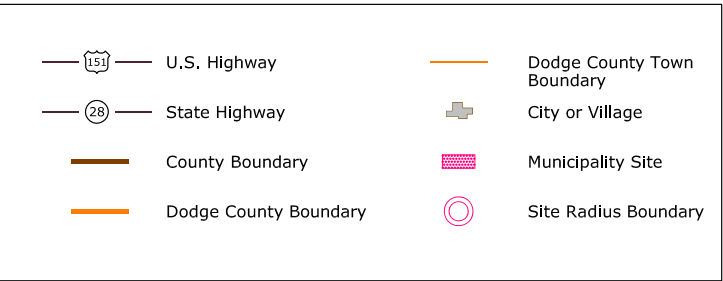
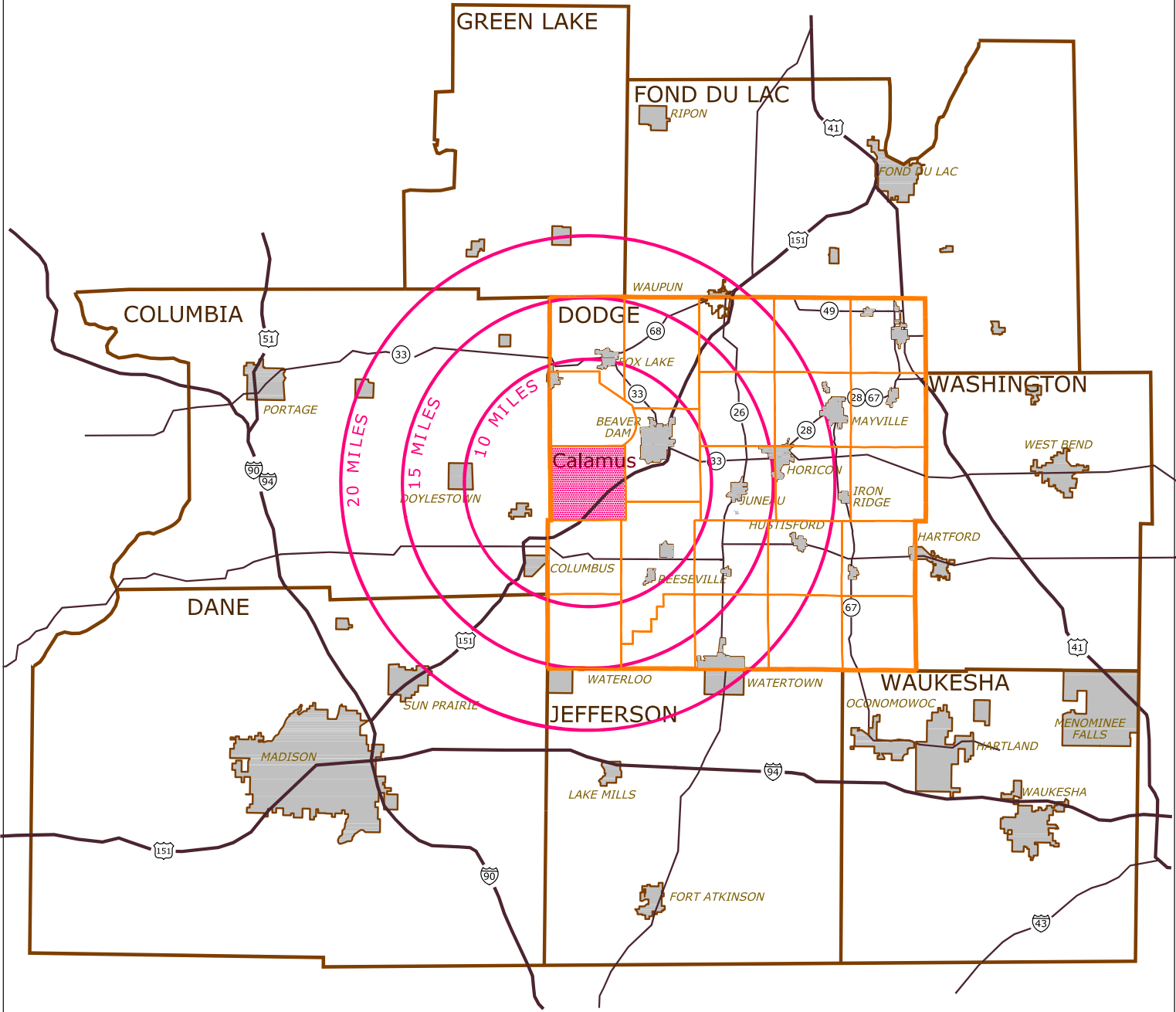
The Town of Calamus is an unincorporated rural town in west-central Dodge County (refer to Map 1-1, Regional Setting). It is situated to the southwest of the City of Beaver Dam. The town's landscape has been primarily influenced by the locations of wetlands, prime agricultural soils, major transportation corridors, and the surrounding incorporated communities. The influence of glacial activity has produced the pattern of farmlands interspersed with wetlands characteristic of the south-central region of Wisconsin. Within the rolling topography, wetlands are found in the valleys, while the upland areas supply some of the most productive farmland in the state. US Highway 151 transects the town from northeast to southwest, State Highway 73 runs along the town's western border, and the Union Pacific railroad cuts through the northeast corner of the town. The railroad and these highways provide arterial connections to the surrounding region. Predominant water features found in Calamus include Lost Lake – a 245 acre lake in the town's northwest quadrant – and Beaver Dam Lake, which just reaches into the town's northeast corner.

Most development in Calamus is found along its major transportation corridors. Small clusters of more concentrated development are found along the town's western edge and in the northeast quadrant as influenced by the communities of Beaver Dam, Fall River, and Columbus, located just beyond the town's boundaries. Clusters of residential development are found around Beaver Dam Lake, on the south shore of Lost Lake, along Canary Road, and around intersection of STH 73 and CTH D. A cluster of residential, commercial, and light industrial development is found around the intersection of US Highway 151, County Highway DE, and Klatt Road.

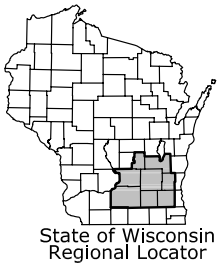
Public participation during the planning process identified the town's primary concerns and areas to be addressed by the comprehensive plan. Top issues identified by the planning committee include controlling residential development, clarifying the process for allowing an additional residence for farm family members or farm employees, preservation of farmland and open space, and zoning enforcement issues. Top opportunities include planning future development, maintaining the town's rural atmosphere, maintaining a low density of housing, making use of the town's close proximity to major highway corridors, preserving recreational opportunities, and preserving the right-to-farm. The town's vision for the future further clarifies the community's priorities and speaks primarily to the importance of the town's agricultural heritage, landscape, and economy. Development will be limited in order to prevent negative impacts to these highly valued agricultural resources.

The *Town of Calamus Year 2030 Comprehensive Plan* sets the stage to successfully address the town's issues and opportunities and to achieve the town's vision for the future. This will be accomplished by creating an improved system in which development takes place. This will involve working with Dodge County to update county land use strategies as well as maintaining and updating town ordinances and other land use implementation tools. Paramount in the plan is the careful placement of residential development with regard to the community's agricultural and natural resources. The plan recommends protecting the vast majority of the town's landscape for continued agricultural production while also allowing for limited development at low densities. Key implementation tools include development density management, development site planning, maximum lot sizes, and voluntary land conservation programs.

Map 1-1 Regional Setting Town of Calamus, Dodge County, Wisconsin



Dodge County
Land Resources and Parks
Department



Source: Dodge County Land Resources and Parks Department, January 2007

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1.3 Town of Calamus 2030 Vision

The Town of Calamus adopted a vision statement as part of the process to develop its 1998 Land Use Plan. The vision statement was reviewed in the development of this plan and renewed as the town's vision statement. It was affirmed that the following vision continues to express the town's core values and ideal future state.

Into the 21st century, the Town of Calamus continues its strong family farming tradition through preservation of its most valuable resource: prime agricultural farmland. The town's rolling landscape will continue to support well maintained productive farms with interspersed wetlands and wooded open space areas. The Town of Calamus promotes its farmland preservation ethic as a means to protect food, fiber, and livestock production in the town as a realistic option for future farmers. Limited residential and business development will be located in a manner that will minimize the conversion of prime agricultural lands to non-farm use and minimize the impact on the operation of adjoining farms. Enforceable land use regulations will provide equitable and responsive governance by the town and county to its property owners.

The town boasts its safe, quiet, peaceful, country style environment as a special place to raise a family today, tomorrow, and beyond.

The Town of Calamus' vision for the future is also expressed in its goal statements for each of the comprehensive planning elements. The town's planning goals are broad statements of community values and public preferences for the long term (20 years or more). Implementation of this comprehensive plan will result in the achievement of these goals by the year 2030. For further detail on these goals, including related objectives, refer to the respective element of this comprehensive plan.

1.3.1 Housing Goals

Goal: Provide for housing development that maintains the attractiveness and rural character of the town.

Goal: Support the maintenance and rehabilitation of the community's existing housing stock.

1.3.2 Transportation Goals

Goal: Provide a safe, efficient, and cost effective transportation system for the movement of people and goods.

Goal: Develop a transportation system that effectively serves existing land uses and meets anticipated demand.

1.3.3 Utilities and Community Facilities Goals

- Goal: Maintain and improve the quality and efficiency of town government, facilities, services, and utilities.
- Goal: Promote a variety of recreational opportunities within the community.
- Goal: Ensure proper disposal of wastewater to protect groundwater and surface water resources.
- Goal: Ensure that roads, structures, and other improvements are reasonably protected from flooding.

1.3.4 Agricultural, Natural, and Cultural Resources Goals

- Goal: Maintain the viability, operational efficiency, and productivity of the town's agricultural resources for current and future generations.
- Goal: Balance future development with the protection of natural resources.
- Goal: Preserve open space areas and woodlands for the purpose of protecting related natural resources including wildlife habitat, wetlands, and water quality.
- Goal: Preserve rural character as defined by scenic beauty, a variety of landscapes, attractive design of buildings and landscaping, undeveloped lands, farms, small businesses, and quiet enjoyment of these surroundings.

1.3.5 Economic Development Goals

- Goal: Maintain, enhance, and diversify the economy consistent with other community goals and objectives in order to provide a stable economic base.

1.3.6 Intergovernmental Cooperation Goals

- Goal: Foster the growth of mutually beneficial intergovernmental relations with other units of government.

1.3.7 Land Use Goals

- Goal: Plan for land use in order to achieve the town's desired future.

1.3.8 Implementation Goals

- Goal: Promote consistent integration of the comprehensive plan policies and recommendations with the ordinances and implementation tools that affect the town.
- Goal: Balance appropriate land use regulations and individual property rights with community interests and goals.

1.4 Comprehensive Plan Development Process and Public Participation

The Wisconsin Comprehensive Planning legislation specifies that the governing body for a unit of government must prepare and adopt written procedures to foster public participation in the comprehensive planning process. This includes open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. Public participation includes wide distribution of proposed drafts, plan alternatives, and proposed amendments of the comprehensive plan. Public participation includes opportunities for members of the public to send written comments on the plan to the applicable governing body, and a process for the governing body to respond. The Town of Calamus has adopted a *Public Participation Plan* in order to comply with the requirements of Section 66.1001(4)(a) of the Wisconsin Statutes. The town's adopted *Public Participation Plan* is found in Appendix A.

The *Town of Calamus Year 2030 Comprehensive Plan* included several public participation activities. These included two public informational meetings, Plan Commission and Town Board action, a public hearing, and the distribution of recommended and final plan documents.

1.4.1 Public Informational Meetings

On April 18, 2007, a public informational meeting was held to gather initial input on the comprehensive plan. The meeting was well attended with approximately 30 residents in attendance. Work accomplished to date was presented including issues and opportunities, the draft vision statement, and the draft goals and objectives. Citizens in attendance generally expressed support for what they saw.

A second public informational meeting was held on August 29, 2007 regarding the draft *Town of Calamus Year 2030 Comprehensive Plan*. About 25 town residents and property owners attended. The draft plan was presented with key components highlighted including the map of future land use, the future land use classifications, and the policies and recommendations for implementation. This meeting provided an opportunity for citizens to explore how the plan might specifically affect their properties or other locations in which they had interest. A short questionnaire highlighting the key policies and recommendations was provided along with a general public comment form. The questionnaires and comment forms expressed overwhelming support for the recommended plan. A few points of constructive criticism were raised, and the town responded by adding and revising several plan policies.

1.4.2 Plan Commission and Town Board Action

On August 20, 2007, the Town of Calamus Plan Commission discussed the draft comprehensive plan and passed resolution number 3-2007 recommending approval of the plan to the Town Board. After completion of the public hearing, the Town of Calamus Town Board discussed and adopted the comprehensive plan by passing ordinance number 2-2007 on October 9, 2007.

1.4.3 Public Hearing

On September 26, 2007, a public hearing was held on the recommended *Town of Calamus Year 2030 Comprehensive Plan* at the town hall. The hearing was preceded by Class 1 notice and public comments were accepted for 30 days prior to the hearing. Two town citizens and a representative of the City of Beaver Dam attended the hearing. The citizens were in favor of the plan and the City of Beaver Dam had no objections to the plan. The steep drop in attendance in comparison to the public informational meetings along with the positive comments received to date were good indicators that peoples' questions had been answered earlier in the process and that they are in favor of the town's comprehensive plan. Several minor changes to the plan were finalized based on public comments received since the public informational meeting.

1.4.4 Distribution of Plan Documents

Both the recommended and final plan documents were provided to adjacent and overlapping units of government, the local library, and the Wisconsin Department of Administration in accordance with the *Public Participation Plan* found in Appendix A.

1.5 Town of Calamus Issues and Opportunities

The initial direction for the comprehensive planning process was set by identifying community issues and opportunities. Issues were defined as challenges, conflicts, or problems that a community is currently facing or is likely to face in the future. Opportunities were defined as the positive aspects of a community that residents are proud of and value about their community. These could either be current positive aspects of a community, or have the potential to be created in the future.

In the January 2007 meeting, Town of Calamus citizens and committee members identified issues and opportunities for the town. Participants took turns sharing the issues and opportunities that they felt were important in the community for the 20 year planning period. After the full list was developed, each participant voted on the statements to establish a sense of priority. The following issues and opportunities were identified. Included in parentheses is the number of votes each issue or opportunity received.

1.5.1 Issues

- ♦ Controlling residential development (11 votes)
- ♦ Land division for family members, needs further definition (6 votes)
- ♦ Farmland preservation continues to be a challenge (5 votes)
- ♦ County zoning, lack of enforcement (4 votes)
- ♦ Preservation of open spaces (4 votes)
- ♦ Cost of rescue services associated with Highway 151 (3 votes)
- ♦ Lack of public participation in town government (3 votes)
- ♦ Mega farm development in the future (3 votes)
- ♦ Mobile home parks are deteriorating, aesthetics (2 votes)
- ♦ Groundwater protection (1 vote)
- ♦ Mandates from state and federal governments (1 vote)
- ♦ WDNR farm/farmland purchases

- ♦ Loss of local school
- ♦ Noise, traffic, etc. from Hwy. 151
- ♦ Residential effects on farm operations
- ♦ Aging population, effects on land ownership and town government
- ♦ Dumping trash, animals, etc.
- ♦ Managing commercial development along Hwy. 151
- ♦ Annexation from City of Beaver Dam
- ♦ Economic impacts (national, state, and regional)

1.5.2 Opportunities

- ♦ Controlled development (11 votes)
- ♦ Rural atmosphere (9 votes)
- ♦ Low housing density (6 votes)
- ♦ Proximity to Hwy. 151, STH 73, and STH 33 corridors (5 votes)
- ♦ Recreational opportunities – lake, hunting, and snowmobiling (3 votes)
- ♦ Right-to-farm influence (3 votes)
- ♦ Good schools (2 votes)
- ♦ Close proximity to two new hospitals (2 votes)
- ♦ Good town government (2 votes)
- ♦ Diverse agricultural background, economically diverse (1 vote)
- ♦ Easy access to metropolitan areas – Madison and Fox Cities (1 vote)
- ♦ Rural infrastructure is in good shape
- ♦ Railroad access within town
- ♦ Low taxes
- ♦ Local historical society
- ♦ Housing mostly owner occupied
- ♦ Quiet neighborly atmosphere
- ♦ Abundance of wildlife – habitat

1.6 Issues and Opportunities Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses to the issues that the town is concerned about. Policies and recommendations become primary tools the town can use in making land use decisions. Many of the policies and recommendations cross element boundaries and work together toward overall implementation strategies. Refer to Section 9.5 for an explanation of the strategies cited as sources for many of the policies and recommendations.

Policies identify the way in which activities are conducted in order to fulfill the goals and objectives. Policies that direct action using the word “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 words “will” or “should” are advisory and intended to serve as a guide. “Will” statements are considered to be strong guidelines, while “should” statements are considered loose guidelines. The town’s policies are stated in the form of position statements

(Town Position), directives to the town (Town Directive), or as criteria for the review of proposed development (Development Review Criteria).

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

Policies: Town Directive

- IO1 The town shall conduct all business related to land use decision making by utilizing an open public process and by giving due consideration to its comprehensive plan.
- IO2 Public participation shall continue to be encouraged for all aspects of town governance.

Recommendations

- ♦ Work with a local FFA Chapter or other Farmland Preservation Group to develop town signage which proudly displays the towns rural and farmland preservation ethic.
- ♦ Utilize postcards to residents to promote important meetings in the town regarding the comprehensive plan and other aspects of town government where public participation and involvement will assist in overall implementation or education.

1.7 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 primary responsibility of the Demographic Services Center 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 their web-site.

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 website. 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 Population and Housing



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2 Population and Housing

2.1 Population and Housing Plan

Population and housing are two key indicators that will help the Town of Calamus plan ahead for future growth and change. Because they are key indicators of potential future conditions, this element of the comprehensive plan provides population and housing data along with projections for the future.

The Town of Calamus' plan for population and housing reflects its limited housing options and a desire to retain the rural character of the town as modest rates of population and housing growth continue into the future. Due to its rural nature, the town anticipates that single family, owner-occupied homes will continue to dominate the housing stock. As the aging segment of the population grows, it is expected that many of these individuals will desire to live closer to larger urban centers with more accessible medical services and urban amenities. The Town of Calamus does not expect that municipal sewer, water, or other urban services required to support a full range of housing choices will be provided within its borders over the next 20 to 25 years. Accomplishing some of the town's housing goals and objectives will rely on the surrounding region and incorporated communities like Beaver Dam, Columbus, and Fall River.

The town's plan for population and housing is focused on protecting agricultural and natural resources as housing growth takes place. Top housing issues and opportunities identified during the planning process (refer to the *Issues and Opportunities* element) include controlling residential development and maintaining a low density of housing. Therefore, opportunities for future housing growth will be provided by protecting the town's agricultural lands from high density development and by carefully placing new housing development relative to the locations of agricultural and natural resources. Preventing land use conflicts between intensive agriculture and housing development is a primary concern. These issues are addressed in detail by other elements of this plan, and key implementation tools include the management of development density and the use of site planning guidelines.

The town's plan for population and housing is also focused on the quality and ongoing maintenance of mobile and manufactured homes. Dilapidated mobile homes are a problem in the town, and it is the town's goal that these will eventually be replaced by site built homes or other more durable structures. Lack of mobile home maintenance was a key issue identified during the planning process, and the town has existing ordinances in place that attempt to deal with some of the related issues. The town's housing policies and recommendations provide guidance for improving these ordinances.

2.2 Population Characteristics

2.2.1 2000 Census

A significant amount of information, particularly with regard to population, housing, and economic development, was obtained from the U.S. Bureau of the Census. There are two methodologies for data collection employed by the Census, STF-1 (short form) and STF-3 (long form). STF-1 data were collected through a household by household census and represent

responses from every household in the country. To get more detailed information, the U.S. Census Bureau also randomly distributes a long form questionnaire to one in six households throughout the nation. Tables that use these sample data are indicated as STF-3 data. It should be noted that STF-1 and STF-3 data may differ for similar statistics, due to survey limitations, non-response, or other attributes unique to each form of data collection.

2.2.2 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. Table 2-1 displays population trends from 1960 to 2000 for all municipalities in Dodge County.

From 1960 to 2000, the Town of Calamus population increased from 908 residents to 1,005, representing a net increase of 97 persons or 11%. The town reached its highest population in the 1980s, but has experienced a decrease in population from 1980 to 2000. This trend is expected to reverse as shown by the 2006 population estimate.

Table 2-1
Population Trends, Dodge County, 1960-2000

	1960	1970	1980	1990	2000
T. Ashippun	1,376	1,500	1,929	1,783	2,308
T. Beaver Dam	1,509	1,933	3,030	3,097	3,440
T. Burnett	899	875	917	915	919
T. Calamus	908	934	1,077	1,009	1,005
T. Chester	933	1,060	981	797	960
T. Clyman	852	889	815	742	849
T. Elba	928	960	1,028	964	1,086
T. Emmet	969	1,050	1,089	1,014	1,221
T. Fox Lake	793	1,501	1,674	1,928	2,402
T. Herman	1,145	1,215	1,131	1,127	1,207
T. Hubbard	1,079	1,301	1,508	1,390	1,643
T. Hustisford	891	1,034	1,262	1,209	1,379
T. Lebanon	1,212	1,278	1,518	1,630	1,664
T. Leroy	1,086	1,146	1,110	1,025	1,116
T. Lomira	1,242	1,247	1,391	1,280	1,228
T. Lowell	1,205	1,254	1,205	1,134	1,169
T. Oak Grove	1,543	1,326	1,333	1,200	1,126
T. Portland	879	915	976	994	1,106
T. Rubicon	1,355	1,564	1,759	1,709	2,005
T. Shields	625	602	584	500	554
T. Theresa	1,092	1,174	1,152	1,083	1,080
T. Trenton	1,221	1,406	1,319	1,299	1,301
T. Westford	890	1,006	1,203	1,248	1,400
T. Williamstown	659	659	657	692	646
V. Brownsville	276	374	433	415	570
V. Clyman	259	328	317	370	388
V. Hustisford	708	789	874	979	1,135
V. Iron Ridge	419	480	766	887	998
V. Kekoskee	247	233	224	218	169
V. Lomira	807	1,084	1,446	1,542	2,233
V. Lowell	341	322	326	312	366
V. Neosho	345	400	575	658	593
V. Randolph*	978	1,089	1,206	1,227	1,346
V. Reeseville	491	566	649	673	703
V. Theresa	570	611	766	771	1,252
C. Beaver Dam	13,118	14,265	14,149	14,196	15,169
C. Columbus*	0	0	0	10	36
C. Fox Lake	1,181	1,242	1,373	1,279	1,454
C. Hartford*	0	0	0	9	10
C. Horicon	2,996	3,356	3,584	3,873	3,775
C. Juneau	1,718	2,043	2,045	2,157	2,485
C. Mayville	3,607	4,139	4,333	4,374	4,902
C. Watertown*	3,968	4,373	5,911	6,754	8,063
C. Waupun*	5,849	5,481	5,439	6,086	7,436
Dodge County	63,170	69,004	75,064	76,559	85,897
Wisconsin	3,951,777	4,417,731	4,705,642	4,891,769	5,363,675

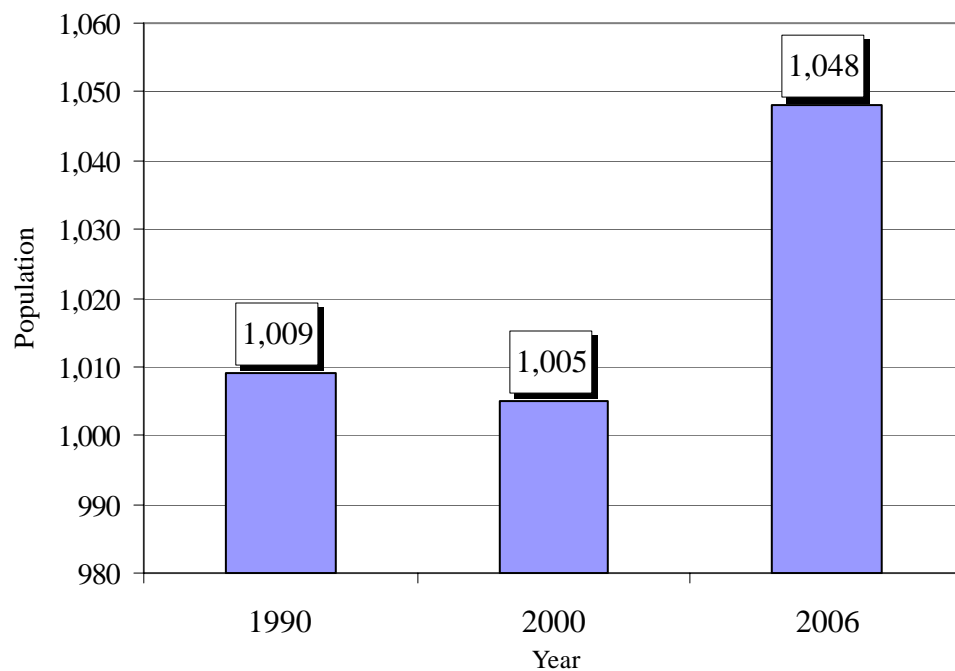
*Municipality crosses county line, only includes portion in Dodge County.

Source: Wisconsin Department of Administration, 1960, 1970, and 1980. U.S. Bureau of the Census, 1990 and 2000 (STF-1).

2.2.3 Population Estimates

The Wisconsin Department of Administration (WDOA), Demographic Services Center annually develops population estimates for every municipality and county in the state. The 2006 population estimate for the Town of Calamus was 1,048 residents, an increase of 4.3% from 2000. The 2006 estimate for Dodge County was 89,063 residents, an increase of 3.7% from 2000. Population estimates from the Wisconsin Department of Administration should be utilized as the primary source for population information until the release of the 2010 Census. Figure 2-1 displays the 1990 and 2000 Census counts for the town as well as the 2006 population estimate.

Figure 2-1
Population Trends, Town of Calamus, 1990, 2000, and 2006



Source: U.S. Bureau of the Census, 1990 and 2000 (STF-1). Wisconsin Department of Administration, Demographic Services Center, January 1, 2006 Final Population Estimates.

2.2.4 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-boom” 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 locally and to determine how to address the impacts on the town.

Table 2-2 displays the population by age cohort for the Town of Calamus and Dodge County.

Table 2-2
Population by Age Cohort, Town of Calamus and Dodge County,
2000

	Town of Calamus		Dodge County	
	Number	% of Total	Number	% of Total
Under 5	70	7%	5,098	5.9%
5 to 14	110	11%	12,095	14.1%
15 to 24	130	13%	11,174	13.0%
25 to 34	120	12%	11,746	13.7%
35 to 44	179	18%	15,018	17.5%
45 to 54	153	15%	11,341	13.2%
55 to 64	116	12%	7,439	8.7%
65+	127	13%	11,986	14.0%
Total	1,005	100%	85,897	100.0%
Median Age	39.4		37.0	

Source: U.S. Bureau of the Census, 2000 (STF-1).

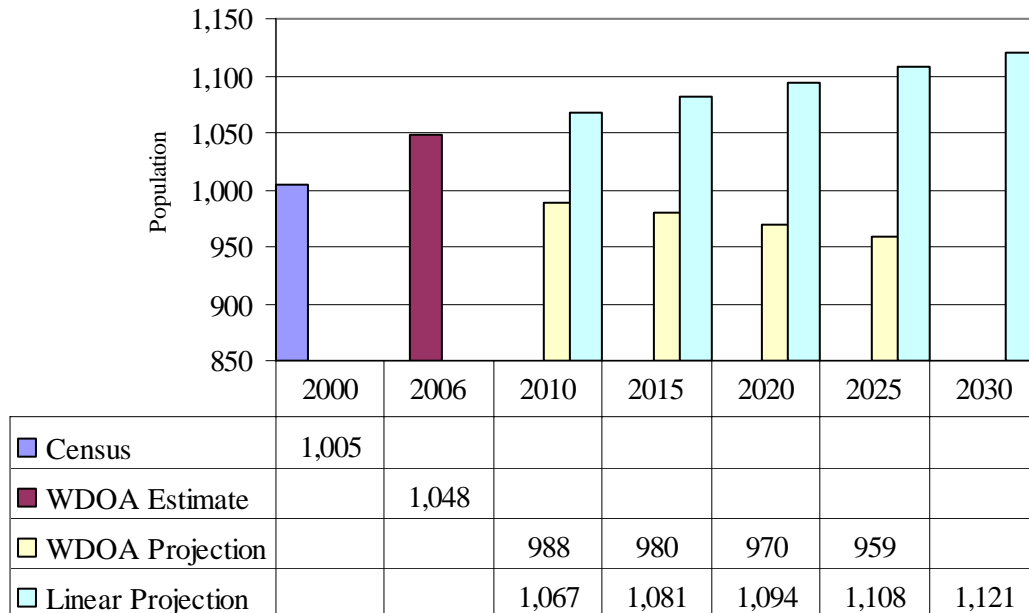
The largest percentage (18%) of Town of Calamus residents is between the ages of 35 to 44, the next largest age cohort is ages 45 to 54. The largest percentage of Dodge County's residents is in the 35 to 44 age category, 17.5%. The Town of Calamus' median age is 39.4, which is slightly higher than Dodge County's median age of 37.

2.3 Population Projections

Population forecasts are based on past and current population trends. They are not predictions, but rather they extend past trends into the future, and their reliability depends on the continuation of these 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 future needs in the Town of Calamus.

Two sources have been utilized to provide population projections. The first projection was produced by the Wisconsin Department of Administration (which is the official state projection through 2025). The second projection is a linear trend based on census data going back to 1960. Figure 2-2 displays the two population projections along with the 2000 census population and the 2006 estimated population.

Figure 2-2
Comparative Population Projections, Town of Calamus, 2000-2030



Source: U.S. Bureau of the Census, 2000 (STF-1). Wisconsin Department of Administration, Demographic Services Center, January 1, 2006 Final Population Estimates. Wisconsin Department of Administration, Demographic Services Center, Final Population Projections for Wisconsin Municipalities: 2000-2025, January 2004. Foth linear projections 2010-2030.

According to the WDOA, the Town of Calamus is projected to have a population of 959 in 2025, representing a decrease of 89 people from the 2006 population estimate. The linear projection for the town forecasts a population 1,121 in 2030, representing an increase of 73 people from 2006 or an average of three additional people per year over a 24 year period. Local opinion supports the Linear projection as the most likely scenario. Reasons cited in support of the linear trend include the net increase in population from 1960 to 2000 and the population increase represented by the 2006 WDOA estimate.

2.4 Housing Characteristics

Table 2-3 displays the number of housing units found in the Town of Calamus and Dodge County for 1990 and 2000. 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 2-3
Housing Supply, Occupancy, and Tenure, Town of Calamus
and Dodge County, 1990-2000

Town of Calamus

	1990	Percent of Total	2000	Percent of Total	# Change 1990-00	% Change 1990-00
Total housing units	370	100.0%	396	100.0%	26	7.0%
Occupied housing units	352	95.1%	379	95.7%	27	7.7%
Owner-occupied	264	71.4%	313	79.0%	49	18.6%
Renter-occupied	88	23.8%	66	16.7%	-22	-25.0%
Vacant housing units	18	4.9%	17	4.3%	-1	-5.6%
Seasonal units	2	0.5%	0	0.0%	-2	-100.0%

Source: U.S. Bureau of the Census, 2000 (STF-1).

Dodge County

	1990	Percent of Total	2000	Percent of Total	# Change 1990-00	% Change 1990-00
Total housing units	28,720	100.0%	33,672	100.0%	4,952	17.2%
Occupied housing units	26,853	93.5%	31,417	93.3%	4,564	17.0%
Owner-occupied	19,632	68.4%	23,067	68.5%	3,435	17.5%
Renter-occupied	7,221	25.1%	8,350	24.8%	1,129	15.6%
Vacant housing units	1,867	6.5%	2,255	6.7%	388	20.8%
Seasonal units	950	3.3%	815	2.4%	-135	-14.2%

Source: U.S. Bureau of the Census, 2000 (STF-1).

In 2000, the Town of Calamus had 396 housing units, a 7.0% increase from 1990. In 2000, approximately 95.7% of the community's housing units were occupied. Vacant units accounted for 4.3% of the total housing supply. Compared to the town, housing units grew faster and a greater variety of occupancy and tenure exists in Dodge County as a whole.

2.4.1 Units in Structure

Table 2-4 displays the number of units in structure for the Town of Calamus and Dodge County for 2000. 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 2-4
Units in Structure, Town of Calamus and Dodge County, 2000

	Town of Calamus		Dodge County	
	Number	% of Total	Number	% of Total
1-unit detached	318	84.4%	23,983	71.2%
1-unit attached	2	0.5%	676	2.0%
2 units	4	1.1%	2,598	7.7%
3 or 4 units	0	0.0%	930	2.8%
5 to 9 units	0	0.0%	1,539	4.6%
10 to 19 units	0	0.0%	1,245	3.7%
20 to 49 units	0	0.0%	598	1.8%
50 or more units	0	0.0%	504	1.5%
Mobile home	53	14.1%	1,567	4.7%
Boat, RV, van, etc.	0	0.0%	32	0.1%
Total	377	100.0%	33,672	100.0%

Source: U.S. Bureau of the Census, 2000 (STF-3).

The housing supply in the Town of Calamus is very homogeneous. The predominant housing structure in both the Town of Calamus and Dodge County is the one-unit detached structure, making up 84.4% and 71.2% of all housing structures, respectively. For the town, mobile homes came in a distant second comprising 14.1% of housing structures. A lack of multiple unit housing is common in rural areas that do not provide municipal sewer and water or other urban services.

2.4.2 Age of Housing Units

An examination of the age of the community's housing stock will provide an indication of its overall condition. If there is a significant amount of older housing units within the housing supply they will most likely need to be rehabilitated or replaced with new development within the planning period. Allowing for a newer housing supply requires planning for infrastructure, land availability, utilities, community services, and transportation routes.

Table 2-5 details the year that structures were built in the Town of Calamus and Dodge County according to the 2000 Census.

Table 2-5
Year Structures Built, Town of Calamus and Dodge County, 2000

	Town of Calamus		Dodge County	
	Number	% of Total	Number	% of Total
Built 1995 to March 2000	48	12.7%	3,587	10.7%
Built 1990 to 1994	21	5.6%	2,289	6.8%
Built 1980 to 1989	23	6.1%	2,707	8.0%
Built 1970 to 1979	65	17.2%	5,023	14.9%
Built 1960 to 1969	26	6.9%	3,129	9.3%
Built 1940 to 1959	31	8.2%	5,249	15.6%
Built 1939 or earlier	163	43.2%	11,688	34.7%
Total	377	100.0%	33,672	100.0%

Source: U.S. Bureau of the Census, 2000 (STF-3).

Taking into account the area's settlement history, it is not surprising that the greatest percentage of both Calamus' and Dodge County's existing housing units were built prior to 1940. Both the town and the county experienced building spurts during the 1970s. More recently, Calamus added 12.7% of its current housing stock during the period 1995 to 2000, while Dodge County added 10.7% from 1995 to 2000.

2.4.3 Housing Value and Affordability

Housing value is a key indicator for measuring the affordability of housing. 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. 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 2-6 provides housing values of specified owner-occupied units for 2000. 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 respondent's 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 2-6
Housing Value for Specified Owner-Occupied Units, Town of
Calamus and Dodge County, 2000

	Town of Calamus		Dodge County	
	Number	% of Total	Number	% of Total
Less than \$50,000	3	2.2%	519	2.9%
\$50,000 to \$99,999	26	18.8%	7,538	42.5%
\$100,000 to \$149,999	66	47.8%	6,230	35.1%
\$150,000 to \$199,999	32	23.2%	2,308	13.0%
\$200,000 to \$299,999	11	8.0%	988	5.6%
\$300,000 or more	0	0.0%	174	1.0%
Total	138	100.0%	17,757	100.0%
Median value	\$119,600		\$105,800	

Source: U.S. Bureau of the Census, 2000 (STF-3).

The Town of Calamus had the greatest percentage (47.8%) of homes valued between \$100,000 to \$149,999, whereas Dodge County had the greatest percentage (42.5%) of its homes valued between \$50,000 and \$99,999.

The housing stock in rural Wisconsin communities typically has a high proportion of single-family homes, with few other housing types available. While a range of housing costs can be found in single-family homes, larger communities are generally relied upon to provide a greater variety of housing types and a larger range of costs. It is a benefit to a community to have a housing stock that matches the ability of residents to afford the associated costs. This is the fundamental issue when determining housing affordability and the ability to provide a variety of housing types for various income levels.

The Department of Housing and Urban Development (HUD) defines housing affordability by comparing income levels to housing costs. According to HUD, housing is affordable when it costs no more than 30% of total household income. For renters, HUD defined housing costs include utilities paid by the tenant.

According to the U.S. Census, housing in the Town of Calamus appears to be affordable on the average. The median household income in the town in 1999 was \$50,000 per year, or \$4,167 per month. The median monthly owner cost for a mortgaged housing unit in the town was \$1,082, and the median monthly gross rent in the town was \$538. The term “gross rent” includes the average estimated monthly cost of utilities paid by the renter. According to the HUD definition of affordable housing, the average home owner and renter in the Town of Calamus spends less than 15% of household income on housing costs, and therefore has affordable housing. It should be noted, however, that this does not rule out individual cases where households do not have

affordable housing. In fact, in 1999, 23.2% of homeowners in the Town of Calamus paid 30% or more of their household income on housing costs.

The Town of Calamus has addressed the issue of housing for all income levels. Refer to the following *Housing* element objective for the town's approach to this issue.

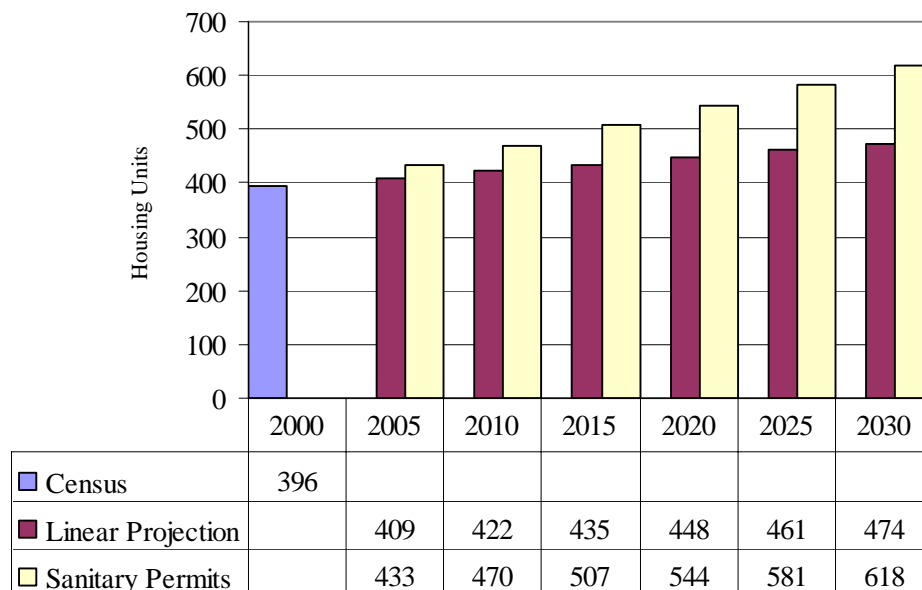
- ♦ Objective H1b

2.5 Housing Projections

Housing unit projections are an important indicator of potential future growth, especially in rural towns where residential development is the primary form of expected growth. Specifically, they are used as a guide to estimate the amount of land required to accommodate future residential development and to prepare for future demands that growth may have on public facilities and services over the long term. 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.

Figure 2-3 displays two housing forecasts for the Town of Calamus. The Linear projection assumes a continuation of housing growth trends since 1990 based on census data. Census housing unit counts from 1990 and 2000 were utilized to create a linear trend by extending forward to 2030 the percent change between the census counts. The Sanitary Permits projection is a linear projection based on information from the last ten years. For the last ten years, the town has averaged 7.4 new sanitary permits per year.

Figure 2-3
Comparative Housing Projections, Town of Calamus, 2000-2030



Source: Foth Linear Housing Projection and Sanitary Permit Projection. Dodge County Planning Department.

The two projections both forecast an increase in housing units and range from an increase of 78 to 222 new homes. This is in contrast with the population projections, one of which forecasts a possible decrease in population. Assuming that the Linear projection is the best estimate of future population, the Linear housing unit projection then becomes the most likely housing projection based on the number of persons per housing unit. In 2000, the ratio of persons per housing unit was 2.5. In conjunction with the Linear population projection, the Linear and Sanitary Permit housing unit projections would result in 2025 ratios of 2.1 and 1.9 respectively. While statewide trends show decreasing numbers of persons per household, the steep drop indicated by the Sanitary Permit projection is unlikely. A ratio of 2.1 resulting from the Linear housing unit projection seems to be within reason.

2.6 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. Regardless of age, many of these issues are also 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 includes long-time residents with a desire to remain in the area during their retirement years.

The Town of Calamus has not specifically addressed the issue of housing for all age groups and persons with special needs with the goals, objectives, policies, or recommendations of this plan, but should monitor local and regional housing availability trends over the planning period. Should this become an increasingly important issue for the community in the future, the town may consider addressing it in more detail in an update of this plan.

2.7 Land for 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. One way to accomplish this is to plan for an adequate supply of land that will be zoned for housing at higher densities or for multi-family housing. Another option is to adopt housing policies requiring that a proportion of units in new housing developments or lots in new subdivisions meet a standard for affordability. Two elements of comprehensive planning are important in this equation. In the *Housing* element, a community can set its goals, objectives, and policies for affordable housing. In the *Land Use* element, a community can identify potential development and redevelopment areas.

The Town of Calamus' plan for future land use provides for some availability of land for the development of low- to moderate-income housing. Such housing could be accommodated as infill development or redevelopment of areas classified as Single Family Residential on the Future Land Use map (Map 8-3). These areas of the town allow for the highest density of residential development. Such development can also be accommodated in areas classified as Agriculture, as the town has adopted policies and recommendations to implement a maximum lot size. While densities will be low in these areas, a maximum lot size requirement can help keep

the price of rural residential lots at affordable levels. The town's future land use classifications do not specifically provide for multi-family residential development, as such development would not be in character with the town's rural and agricultural nature. Also refer to the following policies and recommendations for the town's approach to the issue of availability of land for the development and redevelopment of low- to moderate-income housing.

- ♦ Policy LU4
- ♦ *Housing* element recommendations

2.8 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 without sacrificing land to new development. To manage housing stock maintenance and rehabilitation, a community can monitor characteristics including price, aesthetics, safety, cleanliness, and overall suitability with community character. The goal of ongoing monitoring is to preserve the quality of the current housing supply with the hope of reducing the need for new development, which has far greater impacts on community resources.

The Town of Calamus has addressed the issue of housing stock maintenance and rehabilitation. Refer to the following goals, objectives, policies, and recommendations for the town's approach to this issue.

- ♦ Goal H2 and related objectives
- ♦ Policy H3
- ♦ *Housing* element recommendations

2.9 Population and Housing Goals and Objectives

Community goals are broad, value-based statements expressing public preferences for the long term (20 years or more). They specifically address key issues, opportunities, and problems that affect the community. Objectives are more specific than goals and are more measurable statements usually attainable through direct action and implementation of plan recommendations. The accomplishment of objectives contributes to fulfillment of the goal.

Goal 1 Provide for housing development that maintains the attractiveness and rural character of the town.

Objectives

- 1.a. Direct residential subdivision development to planned growth areas in order to prevent conflicts between residential development and productive land uses like agriculture.
- 1.b. Support the development of low to moderate-income housing that is consistent in quality, character, and location with the town's comprehensive plan.
- 1.c. Encourage the use of creative development designs that preserve rural character, agricultural lands, productive forests, and natural resources.

Goal 2 Support the maintenance and rehabilitation of the community’s existing housing stock.

Objectives

- 2.a. Support efforts to enforce zoning, nuisance abatement, and building code requirements on blighted residential properties.
- 2.b. Encourage the preservation, maintenance, and rehabilitation of historically significant homes.

2.10 Population and Housing Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses to the issues that the town is concerned about. Policies and recommendations become primary tools the town can use in making land use decisions. Many of the policies and recommendations cross element boundaries and work together toward overall implementation strategies. Refer to Section 9.5 for an explanation of the strategies cited as sources for many of the policies and recommendations.

Policies identify the way in which activities are conducted in order to fulfill the goals and objectives. Policies that direct action using the word “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 words “will” or “should” are advisory and intended to serve as a guide. “Will” statements are considered to be strong guidelines, while “should” statements are considered loose guidelines. The town’s policies are stated in the form of position statements (Town Position), directives to the town (Town Directive), or as criteria for the review of proposed development (Development Review Criteria).

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

Policies: Development Review Criteria

- H1 Future residential development should be directed toward non-productive farmland, and be limited to lot sizes of one to two acres to minimize the conversion of agricultural land to non-farm use (Source: Strategy ANC1, ANC2, ANC3, ANC5, LU2).
- H2 Housing shall be maintained at a low density and located in a manner that preserves the rural character and the countryside atmosphere of the town (Source: Strategy ANC1, ANC5, LU1, LU4).
- H3 Manufactured homes should feature designs similar to “stick-built” homes (Source: Strategy H3).

Recommendations

- ♦ Require the completion of buildings, structures, and landscaping within one year of the issuance of a building permit. Alternatives for implementing this recommendation include working with Dodge County Zoning to improve enforcement of related county requirements, or to develop a local building code ordinance that includes such provisions to be enforced locally (Source: Strategy H2, ED3).
- ♦ Annually assess the availability of land for residential development (Source: Strategy H2).
- ♦ Modify applicable zoning and land division ordinances to implement community policies for manufactured homes, and maintain the mobile home ordinance to address mobile homes and mobile home parks (Source: Strategy H2, H3).

2.11 Population and 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. 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. For further information contact WHEDA.

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.

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3

Transportation



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3 Transportation

3.1 Transportation Plan

The land use patterns of the Town of Calamus, Dodge County, and the surrounding region are tied together by the transportation system, including roadways, railroads, and trails. Households, businesses, farms, industries, schools, government, and many others all rely on a dependable transportation system to function and to provide linkages to areas beyond their immediate locations. The Town of Calamus' transportation network plays a major role in the efficiency, safety, and overall desirability of the area as a place to live and work.

While the Town of Calamus does not anticipate a great deal of change to its existing transportation system over the next 20 years, its plan is to maintain the existing system and to be prepared for potential development proposals. The town's plan for transportation is to ensure that future expansion of the local road system is cost-effective, to preserve the mobility and connectivity of local roads, and to ensure that developed properties have safe emergency vehicle access. In order to achieve this, the town will continue to administer its driveway ordinance, update its land division ordinance, develop a five-year plan for road improvements, and develop a set of town road construction specifications. The policies and recommendations of this plan provide guidance on how these tools should be used.

As the town implements its plan, a key dilemma will be balancing the rural character and mobility of existing roads with the maximum use of existing road infrastructure. On one hand, existing roads are already present, new roads are costly, and new development can be more cost effective if it utilizes existing roads. On the other hand, extensive placement of new development in highly visible locations along existing roads will forever change the character and appearance of the town. This may lead to a loss of rural character. Adding access points to serve new development also reduces the mobility of a road. This plan includes a policy that directs new development to use existing roads and infrastructure (policy LU1). However, this plan also includes policies that require new development to be designed in a fashion that does not harm rural character, agricultural lands, or natural resources (policies ANC3, 4, and 5), which may be better served by the construction of new roads or private access drives in some cases.

In order to balance these competing interests, the town will require the coordinated planning of adjacent development sites by limiting the use of cul-de-sacs and by requiring the use of Area Development Plans. The town will require that potential traffic and road damage impacts are assessed by developers. When new roads are necessary, the town will require that developers bear the cost of constructing new roads to town standards before they are accepted by the town.

State and federal highways play an important role in the town's transportation system and were the subject of both issues and opportunities identified during the planning process (refer to the *Issues and Opportunities* element). US Highway 151 in particular is a dilemma for the town. While it provides an arterial connection to the surrounding region and represents a source of economic development potential, it also represents a cost to the town in terms of emergency medical and rescue services. The town will need to work closely with the Wisconsin Department of Transportation to manage land use, access, and road improvements along these vital corridors.

3.2 State and Regional Transportation Plans

There are no state or regional transportation plans directly applicable to the Town of Calamus. According to the WDOT web-page, there are no ongoing plans or studies that would affect Calamus in the planning period. While the WDOT Six Year Highway Improvement Program for 2006-2011 does include improvement to USH 151 near Beaver Dam, these improvements only include pavement replacement. These improvements are planned between 2009 and 2011. Dodge County is not served by a Regional Planning Commission.

The status of USH 151 is of concern to the town, and it is the town's desire that all future planning for this highway be approached in a cooperative manner. It is the town's position that this highway should not become a controlled access freeway. The ability to access and cross this highway is directly connected to the efficient operation of farms that include land on both sides of the highway. For this reason, the town prefers USH 151 to remain at its current designation in support of the local and regional agricultural economy. If safety becomes an issue due to speeds of travel, the town would be in support of reducing the speed limit.

3.3 Functional Classification of Highways

Vehicular travel on the public highway system is the transportation mode of choice for the vast majority of trips by Town of Calamus residents. Road and highway transportation systems serve two primary 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) which are described below. Map 3-1 shows the location of local, collector, and arterial roadways in the town.

3.3.1 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. Forest Road, Salem Road, Ridge Road, and CTH DE are all examples of local roads in the Town of Calamus.

3.3.2 Collector Roads

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

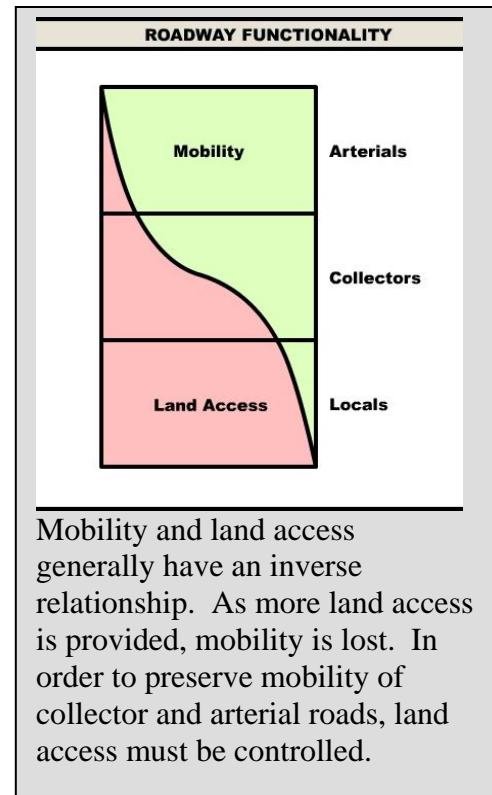
3.3.3 Arterial Highways

Arterial highways primarily serve 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. USH 151 and STH 73 are both arterial roadways.

3.4 Traffic Volumes

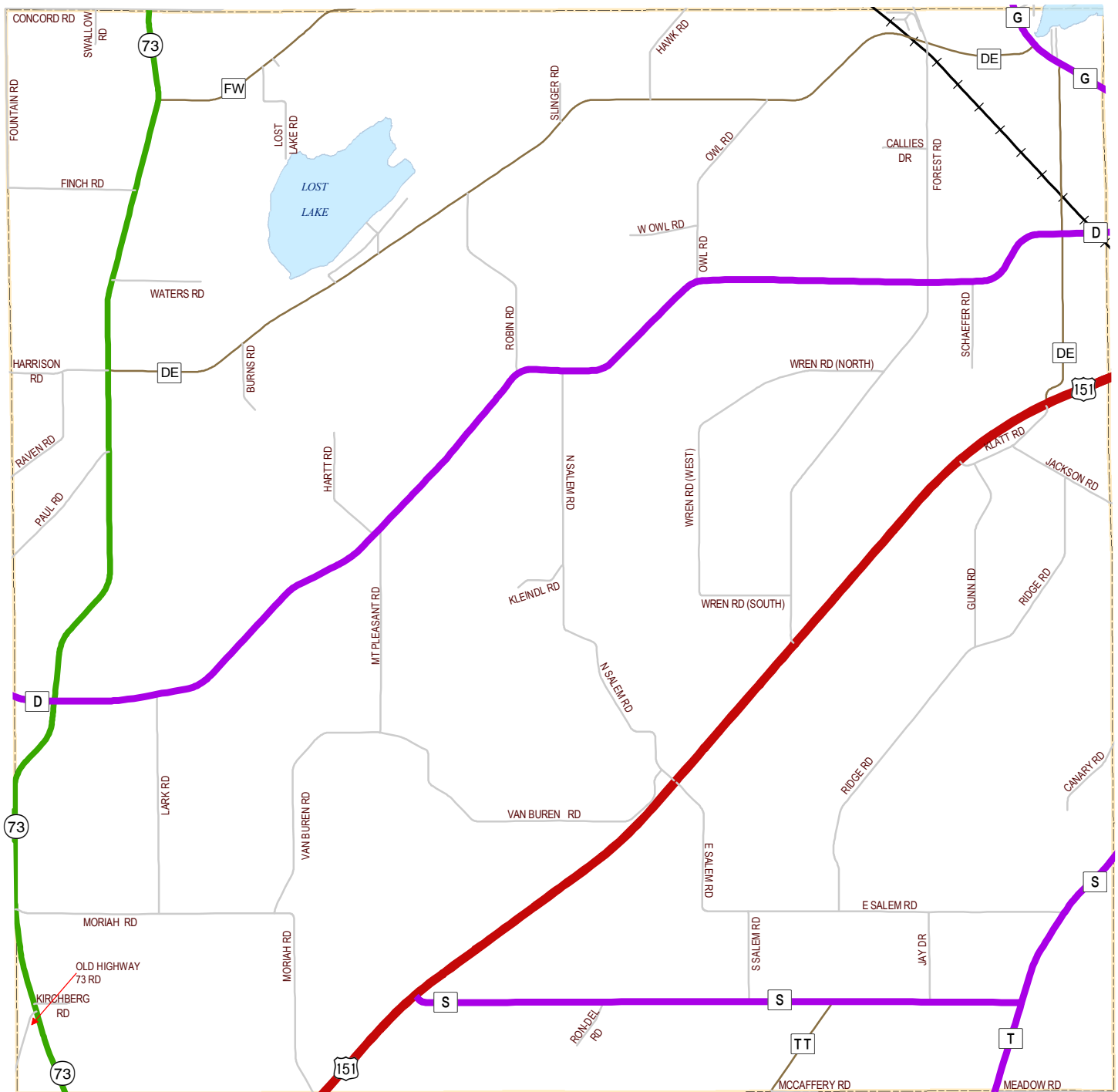
Traffic volume is also an important consideration for land use planning. The volume of traffic on a particular roadway and the associated noise, fumes, safety level, and other such concerns are considerations that need to be addressed in deciding how land should be used. Map 3-2 shows the average daily traffic volume of major traffic corridors in the town.

Traffic volumes vary considerably on the different roadways within the town. USH 151, being the major thoroughfare in the town, carries the largest volume of traffic. STH 73 also carries considerable traffic.



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Map 3-1, Functional Classification of Highways & Location of Railroads and Airports Town of Calamus, Dodge County, Wisconsin



Legend

Functional Roadway Classification

- Principal Arterials
- Minor Arterials
- Major Collectors
- Minor Collectors
- Local

- Railroads
- Airport
- Town Boundaries
- Municipalities
- Lake

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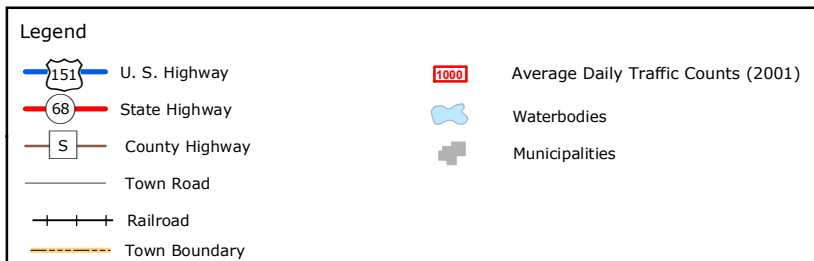
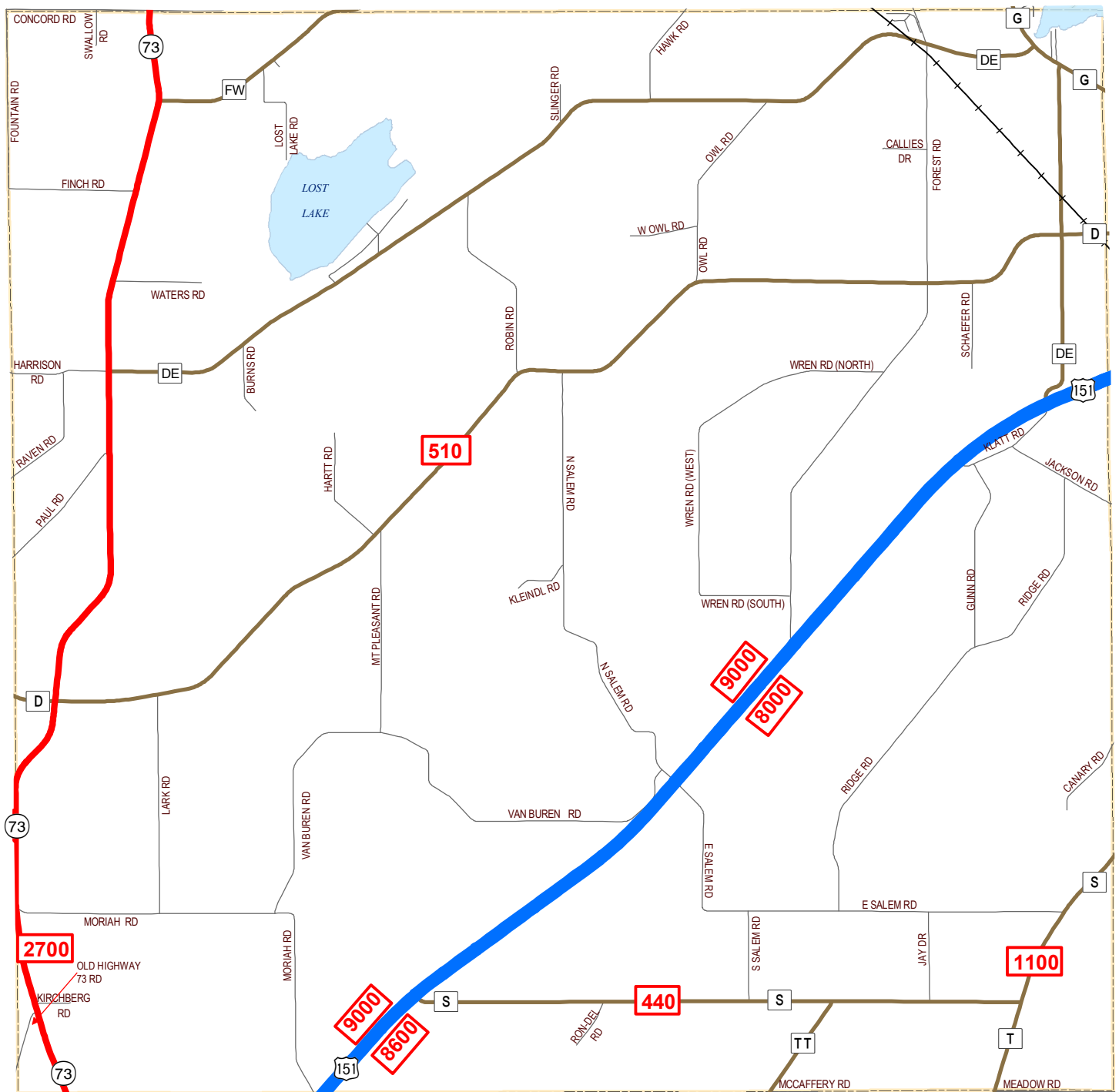
Town of Calamus

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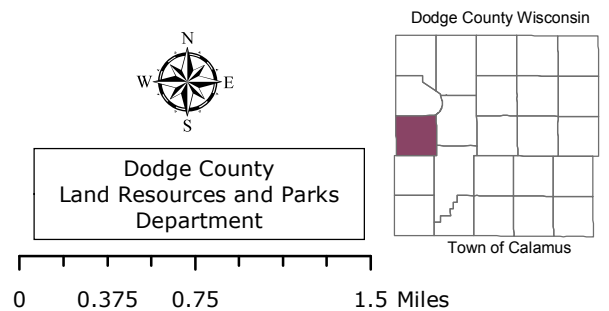
Source: Dodge County Land Resources and Parks Department, May 2007

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Map 3-2, Average Daily Traffic Counts Town of Calamus, Dodge County, Wisconsin



Source: Dodge County Land Resources and Parks Department, January 2007
2004 DOT data



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3.5 Additional Modes of Transportation

3.5.1 Water Transportation

There are no water transportation options in the Town of Calamus. The town's waterways are primarily used for recreational and agricultural purposes. The nearest international seaport is the Port of Milwaukee.

3.5.2 Airports

Air transportation is not offered within the Town of Calamus. The nearest general airport is the Juneau Airport in central Dodge County. Dane County Regional Airport in Madison provides commercial aviation services. General Mitchell Field in Milwaukee also offers commercial airline service, and is also an international airport.

3.5.3 Railroads

The Union Pacific Railroad travels through the northeast corner of the town and is used by the United Cooperative. The rail link is a key transportation component of the local and regional agricultural economy.

3.5.4 Trucking

Trucking on the highway system is the preferred method of transporting freight, particularly for short hauls. According to the WDOT Truck Operators Map, STH 73 and US Highway 151 are officially designated highways for trucking.

3.5.5 Public Transit

Public transit is not available in the Town of Calamus. The nearest bus services are provided by Greyhound in Madison. The nearest private taxi service exists in the City of Beaver Dam.

3.5.6 Bicycles

Bicycle traffic is quite limited in the Town of Calamus. 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 more unsafe or undesirable.

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 in Dodge County.

3.5.7 Pedestrian Transportation

No pedestrian transportation system exists in the Town of Calamus. 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.

3.5.8 Transportation for the Disabled

The Dodge County Human Services Department provides transportation for the disabled in the Town of Calamus. 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 can provide service to disabled residents of the town.

3.6 Planned Transportation Improvements

The Town of Calamus maintains a plan for road or other transportation facility improvements. It is a recommendation of this plan that the five-year road improvement plan continue to be updated annually.

3.7 Transportation Goals and Objectives

Community goals are broad, value-based statements expressing public preferences for the long term (20 years or more). They specifically address key issues, opportunities, and problems that affect the community. Objectives are more specific than goals and are more measurable statements usually attainable through direct action and implementation of plan recommendations. The accomplishment of objectives contributes to fulfillment of the goal.

Goal 1 Provide a safe, efficient, and cost effective transportation system for the movement of people and goods.

Objectives

- 1.a. Balance competing community desires (i.e., scenic beauty, abundant wildlife, direct highway access, etc.) with the need to provide for safe roads, intersections, interchanges, rail crossings, and other transportation features.
- 1.b. Manage driveway access location and design to ensure traffic safety, provide adequate emergency vehicle access, and prevent damage to roadways and ditches.
- 1.c. Require developers to bear the costs for the improvement or construction of roads needed to serve new development.
- 1.d. Guide new growth to existing road systems so that new development does not financially burden the community or make inefficient use of tax dollars.
- 1.e. Monitor the effectiveness of existing, and opportunities for new, shared service agreements for providing local road maintenance.

Goal 2 Develop a transportation system that effectively serves existing land uses and meets anticipated demand.

Objectives

- 2.a. Work to achieve a traffic circulation network that conforms to the planned functional classification of roadways.
- 2.b. Direct future residential, commercial, and industrial development to roadways capable of accommodating resulting traffic.
- 2.c. Allow for bicycling and walking to be viable, convenient, and safe transportation choices in the community.

3.8 Transportation Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses to the issues that the town is concerned about. Policies and recommendations become primary tools the town can use in making land use decisions. Many of the policies and recommendations cross element boundaries and work together toward overall implementation strategies. Refer to Section 9.5 for an explanation of the strategies cited as sources for many of the policies and recommendations.

Policies identify the way in which activities are conducted in order to fulfill the goals and objectives. Policies that direct action using the word “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 words “will” or “should” are advisory and intended to serve as a guide. “Will” statements are considered to be strong guidelines, while “should” statements are considered loose guidelines. The town’s policies are stated in the form of position statements (Town Position), directives to the town (Town Directive), or as criteria for the review of proposed development (Development Review Criteria).

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

Policies: Town Position

- T1 Roads that provide access to multiple improved properties shall be built to town standards as a condition of approval for new development (Source: Strategy T1).
- T2 Developers shall bear the cost of constructing new roads to town standards before they are accepted as town roads (Source: Strategy T1).
- T3 The development of new or improved access points to local roads should meet town standards found in the Driveway Ordinance (Source: Strategy T2).

Policies: Town Directive

- T4 A five-year road improvement plan should be maintained and annually updated to identify and prioritize road improvement projects as well as identify potential funding sources (Source: Strategy T5).

Policies: Development Review Criteria

- T5 Development proposals should provide the town with an analysis of the potential transportation impacts including, but not necessarily limited to, potential road damage and potential traffic impacts. The depth of analysis required by the community will be appropriate for the intensity of the proposed development (Source: Strategy T1).

Recommendations

- ♦ Actively pursue all available funding, especially federal and state sources, for needed transportation facilities (Source: Strategy T1).
- ♦ Create a standard development agreement that includes provisions for financial assurance, construction warranties, construction inspections, and completion of construction by the town under failure to do so by the developer (Source: Strategy T1).
- ♦ Create a set of town road construction specifications to include modern requirements for road base, surfacing, and drainage construction (Source: Strategy T1).
- ♦ Require commercial and industrial developments and major subdivisions to submit area development plans (Source: Strategy T2).
- ♦ Utilize the PASER system to create and update the road improvement plan (Source: Strategy T5).

3.9 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.

PASER Program

The PASER (Pavement Surface Evaluation and Rating) Program is a system for communities to evaluate and schedule road maintenance on local roads. The program requires town officials to evaluate the condition of town roads 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. This plan should be referenced for Dodge County projects that may affect the town.

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 town 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.

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.

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4 Utilities and Community Facilities



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4 Utilities and Community Facilities

4.1 Utilities and Community Facilities Plan

Efficient provision of high quality community facilities and services impacts property values, taxes, and economic opportunities, and contributes to the quality of life in the Town of Calamus. Local features such as parks, schools, utilities, and protective services help define a community. These facilities and services require substantial investment as supported by the local tax base, user fees, and impact fees. As a result, their availability is determined both by public demand for those facilities and services, and by a community's ability to pay for them. Therefore, potential impacts on the cost and quality of utilities and community facilities need to be considered when making decisions concerning the future conservation and development of the Town of Calamus.

The Town of Calamus' plan for utilities and community facilities is to maintain the limited local services and facilities that it provides, and to continue to rely on the surrounding region for other essential services (such as police, fire, and ambulance protection, parks, libraries, etc.). Like all communities, the town's primary challenge in this area is to maintain the existing level of services and facilities without creating undue burden on local taxpayers. No major upgrades to community facilities and services are presently anticipated. If future growth does warrant the need for other new or expanded facilities, the policies and recommendations of this plan are intended to help ensure that the town has time to develop a planned response to the demand for such needs.

4.2 Existing Status and Planned Improvements

Comprehensive planning includes identifying the need for expansion, construction, or rehabilitation of utilities and community facilities. In addition to infrastructure needs, there are also service level needs that may arise in the community. For example, additional police service, the need for a building inspector, or additional park and recreation services may become necessary.

The Town of Calamus has evaluated existing utilities, facilities, and services and determined whether a need for expansion, construction, rehabilitation, or other improvement is anticipated over the planning period. Refer to Map 4-9 for the locations of existing community facilities. In most cases, existing utilities, facilities, and services have been determined to be adequate. Where projects are identified, they are deemed as either short-term (1-5 year) or long-term (6-20 year) needs.

4.2.1 Administrative Facilities and Services

The town hall and administrative facilities are located at W9820 County Road D. A garage facility is connected to the town hall and provides storage for road equipment. There is also a salt shed located at the town hall site. The town does not own any other buildings.

Town employees include a part-time clerk, a driveway inspector, and a mobile home park inspector. The town contracts with a private provider for assessment services.

The Town of Calamus is governed by a three-member Town Board. During the planning process, a Plan Commission was established. Prior to the creation of a Plan Commission, a Planning Committee was utilized by the town for planning related issues and needs. The town has no other active committees, commission, or boards.

No short term or long term needs have been identified in the area of administrative facilities and services. Existing administrative facilities and services are anticipated to be adequate to meet the needs of the town over the planning period.

4.2.2 Police Services

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 provides the police dispatching services. In addition to the police dispatching, this division also dispatches emergency medical services and fire departments.

No short-term or long-term needs have been identified by the town in the area of police services. Existing facilities and services are anticipated to be adequate to meet the needs of the town over the planning period. It is expected that the Dodge County Sheriff's Department will continue to plan accordingly for needed improvements.

4.2.3 Fire Protection and Emergency Medical Services

The Town of Calamus is served by the Beaver Dam Fire Department and the Columbus Fire Department for fire protection. The Beaver Dam Fire Department also provides emergency medical services to the town. Emergency medical services are also provided by Heartline Medics from Columbus. Refer to Map 4-1 for the service areas of fire departments and Map 4-2 for the service areas of emergency medical service providers.

The Beaver Dam Fire Department serves the City of Beaver Dam and Town of Beaver Dam and portions of the Towns of Calamus, Lowell, Trenton and Westford. Department apparatus includes three ambulances, three pumpers, a pumper/tanker, an aerial unit, and various other apparatus including a boat and pick-up trucks. In 2005, the department responded to a total of 221 fire calls, 65 of which were rural calls. The department is a combination department served by 16 full-time members and approximately 30 part-time members.

The Columbus Fire Department is made up of approximately 40 volunteer members. The department serves the City of Columbus as well as 280 square miles of rural territory. Apparatus includes three pumpers, an aerial unit, tanker, heavy rescue vehicle, and a grass fire truck.

No short-term or long-term needs have been identified by the town in the area of fire protection or emergency medical services. Existing facilities and services are anticipated to be adequate to meet the needs of the town over the planning period. It is expected that the Fire Departments will continue to plan accordingly for needed improvements.

4.2.4 School Facilities

The Town of Calamus is served by four school districts – the Beaver Dam School District, the Columbus School District, Randolph School District, and the Fall River School District. Refer to Map 4-3 for school district boundaries.

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 2005-2006 school year, the Beaver Dam School District had a total enrollment of 3,393 students.

The Columbus School District contains Columbus Elementary, Columbus Middle School, and Columbus High School. As of the 2005-2006 school year, the Columbus School District had a total enrollment of 1,143 students.

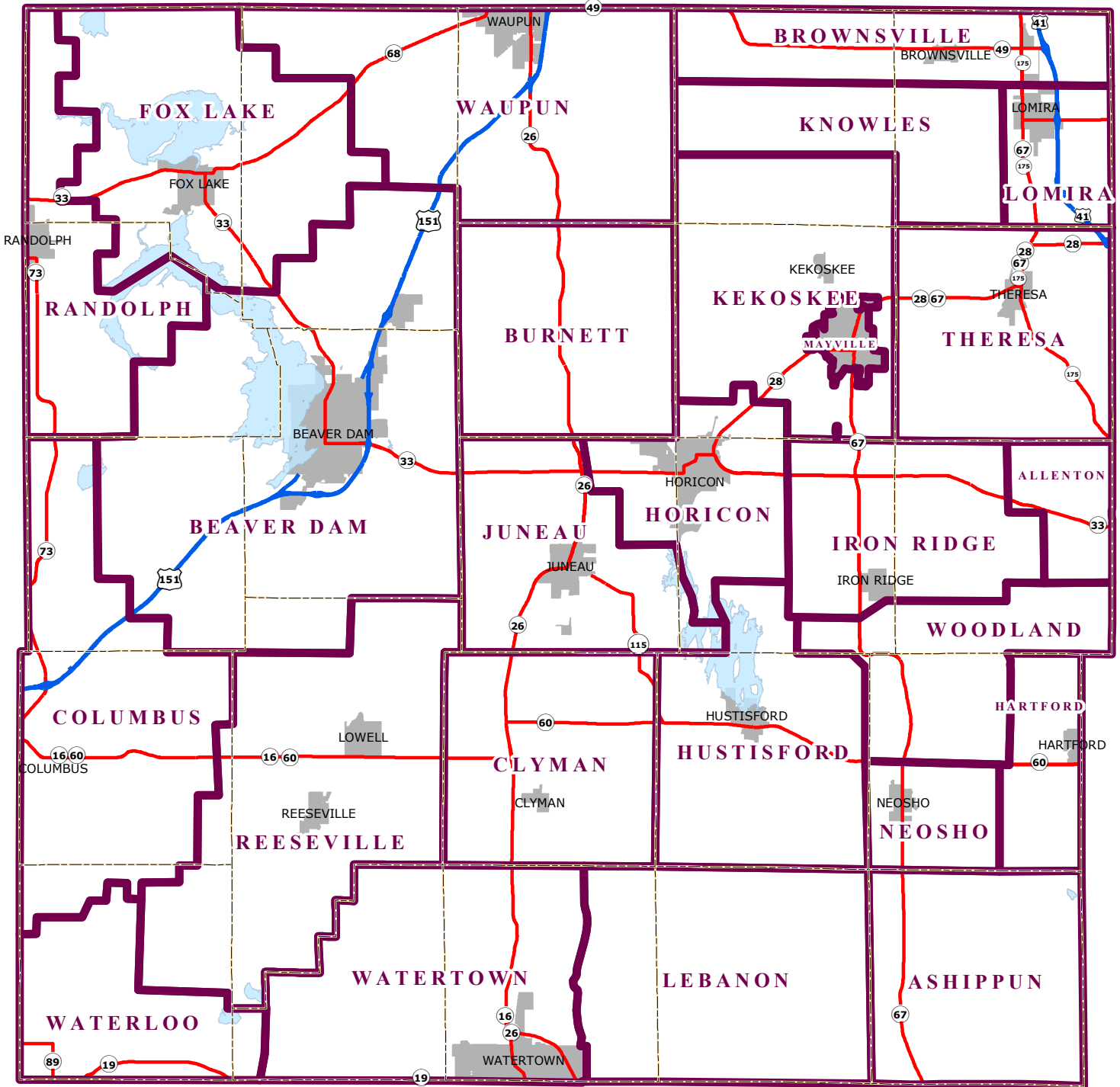
The Randolph School District contains the Randolph Elementary School and the Randolph High School. As of the 2005-2006 school year, the district had a total enrollment of 524 students.

The Fall River School District contains the Fall River Elementary School and the Fall River High School. As of the 2005-2006 school year, the district had a total enrollment of 471 students.

No short-term or long-term needs have been identified by the town in the area of school facilities or services. Existing facilities and services are anticipated to be adequate to meet the needs of the town over the planning period. It is expected that the School Districts will continue to plan accordingly for needed improvements.

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



Legend

-  U.S. Highway
-  State Highway
-  Town Boundaries
-  Municipalities
-  Fire Dispatch Regions
-  Horicon Marsh
-  Lake

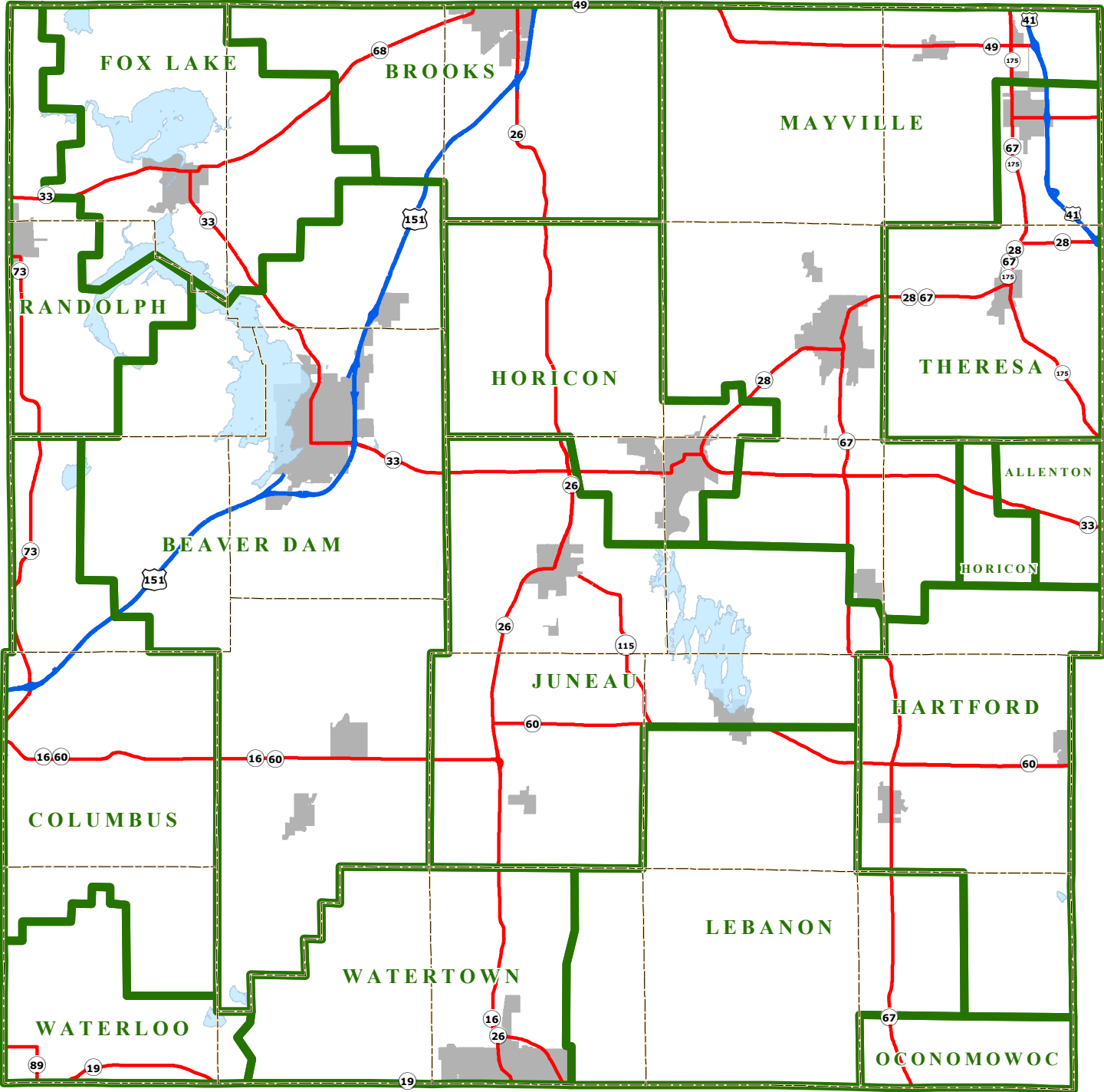


Dodge County
Land Resources and Parks
Department



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Map 4-2, Emergency Medical Service Areas Dodge County, Wisconsin



Legend

- U.S. Highway
- State Highway
- Town Boundaries
- Municipalities
- EMS Dispatch Regions
- Horicon Marsh
- Lake

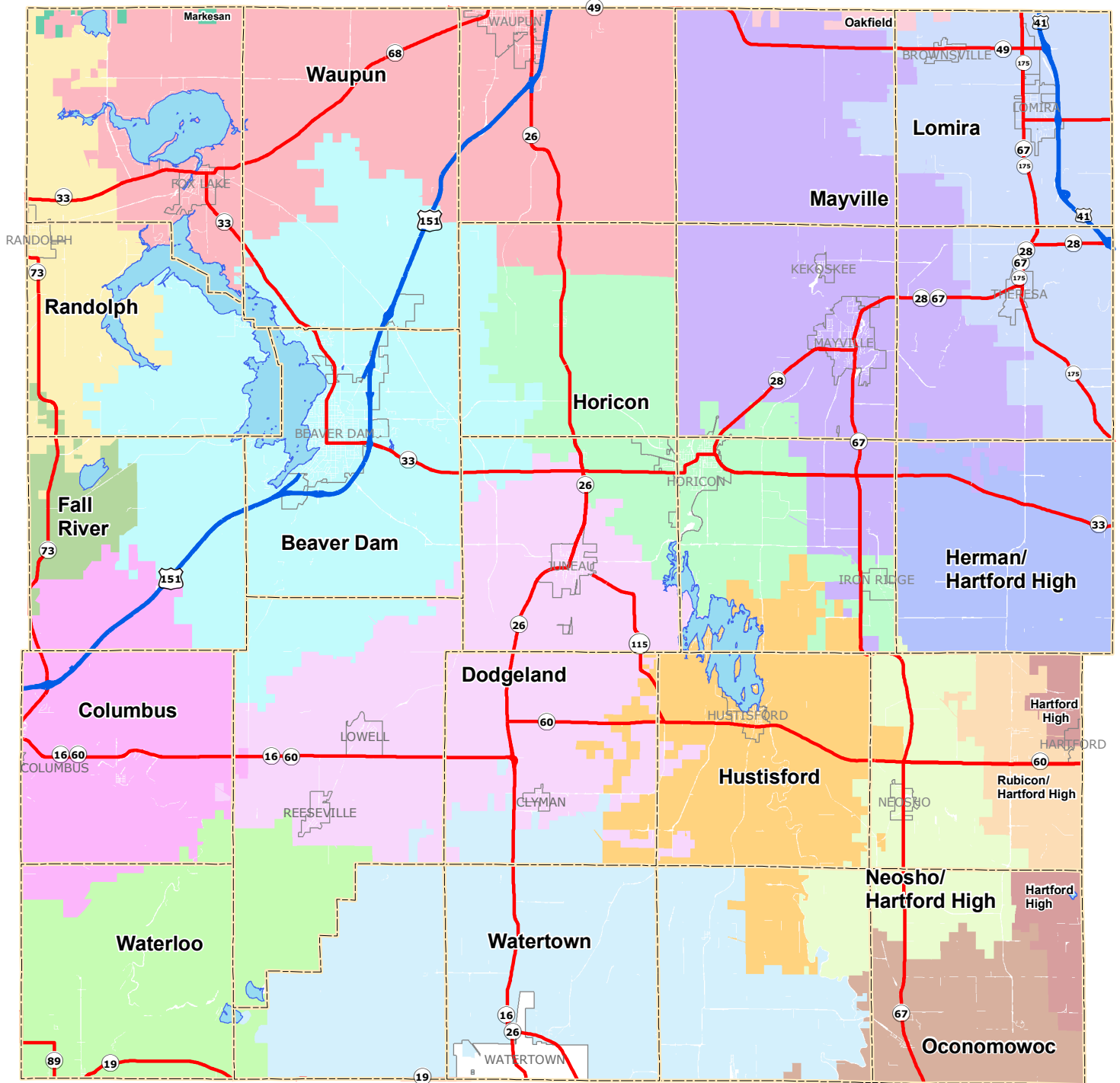
Source: Dodge County Land Resources and Parks Department, January 2007
Dodge County Sheriff's Department

Dodge County
Land Resources and Parks
Department

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Map 4-3, School District Boundaries
Dodge County, Wisconsin



Legend	
	U.S. Highway
	State Highway
	Town Boundaries
	Municipalities
	Horicon Marsh
	Lake
School Districts	
	Beaver Dam
	Columbus
	Fall River
	Hartford High
	Herman/Hartford High
	Horicon
	Hustisford
	Dodgeland
	Lomira
	Neosho/Hartford High
	Oconomowoc
	Randolph
	Rubicon/Hartford High
	Watertown
	Waterloo
	Waupun

Dodge County
Land Resources and Parks
Department

Source: Dodge County Land Resources and Parks Department, January 2007

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4.2.5 Libraries, Churches, Cemeteries, and Other Quasi Public Facilities

There are no libraries located in the Town of Calamus. Residents primarily utilize the library found in the City of Beaver Dam or the City of Columbus. The Beaver Dam Community Library is located at 311 North Spring Street in Beaver Dam. The Columbus Public Library is located at 223 West James Street in Columbus.

There are no churches located in the Town of Calamus. There are a total of six cemeteries located in the town including Bethany, Salem, Calamus, Wanderers Rest, St. Mary's, and an unnamed cemetery.

No short-term or long-term needs have been identified by the town in the area of quasi-public facilities or services. Existing facilities and services are anticipated to be adequate to meet the needs of the town over the planning period. It is expected that the operators of such facilities will continue to plan accordingly for needed improvements.

4.2.6 Post Offices

There are no post offices located in the town. Post office facilities are available in the Cities of Beaver Dam and Columbus. No short-term or long-term needs have been identified by the town in the area of post offices. Existing facilities and services are anticipated to be adequate to meet the needs of the town over the planning period. It is expected that post offices will continue to plan accordingly for needed improvements.

4.2.7 Civic Organizations and Other Clubs

There are several civic and other clubs available in the town including the Randolph-Lost Lake Historical Society, 4-H Club, Lost Lake Preservation Association, and the Beaver Dam Conservationists. No short-term or long-term needs have been identified by the town in the area of civic organizations or other clubs. Existing facilities and services are anticipated to be adequate to meet the needs of the town over the planning period. It is expected that the operators of such facilities will continue to plan accordingly for needed improvements.

4.2.8 Parks, Recreation, and Open Space

There are two boat launches located in the town and maintained by the town. Both launches are located on Lost Lake, one on the north side of the lake and one on the south. The north site is called the North Lost Lake Park and also includes picnic tables, grills, a handicap pier, and a shelter available for rental. Wisconsin Department of Natural Resources owns several locations in the town that are reserved for open hunting. Refer to Map 4-4 for the locations of county, state, and federal recreational areas.

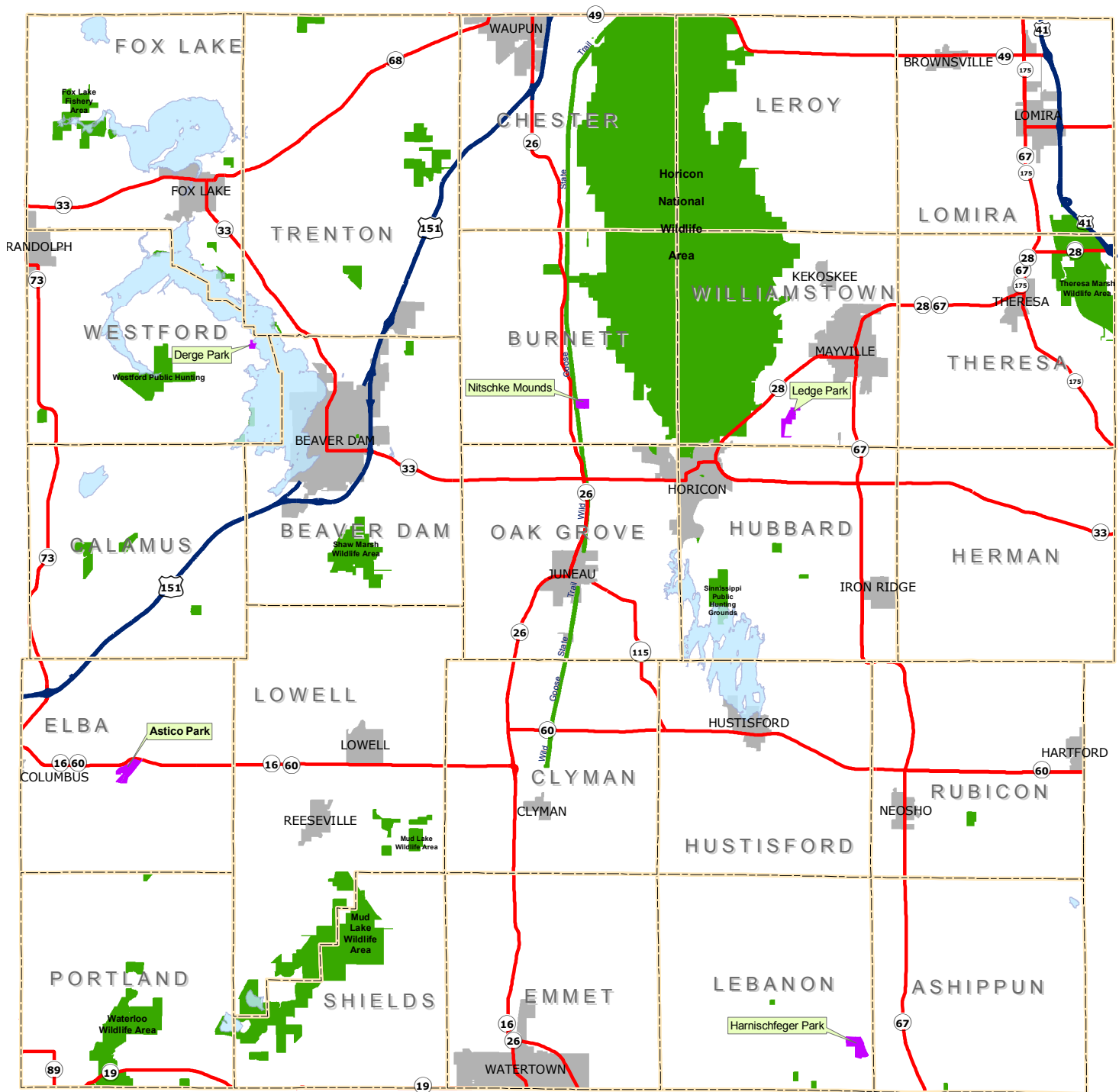
The following improvement to parks, recreation, and open space is recommended:

Long Term

- ♦ Improve town owned lands on the south side Lost Lake as an outdoor recreational site.

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Map 4-4, County, State, & Federal Recreation Areas Dodge County, Wisconsin



Legend

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



Dodge County
Land Resources and Parks
Department



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4.2.9 Solid Waste Management and Recycling

The Town of Calamus contracts with Badger Disposal, located in Columbus, for solid waste and recycling services. Residents who desire curb-side pick up must contract individually with a provider. No short-term or long-term needs have been identified by the town in the area of solid waste management and recycling. Existing services are anticipated to be adequate to meet the needs of the town over the planning period.

4.2.10 Communication and Power Facilities

AT&T and CenturyTel provide telephone service to the town. Alliant Energy provides natural gas service exclusively to the town. Alliant Energy, Wisconsin Electric Power Co., and Adams/Columbia Rural Electric Cooperative provide electric service to the town. There is one electric substation located in Section 18 of the town. There are also several communication towers in the town, located in Sections 13, 23, and 32. There is also one radio tower located in Section 13. See Map 4-5, for telephone service providers, Map 4-6 for electric utilities and cooperatives, and Map 4-7 for natural gas facilities.

No short-term or long-term needs have been identified by the town in the area of communication and power facilities. Existing services and facilities are anticipated to be adequate to meet the needs of the town over the planning period. It is expected that the operators of such facilities will continue to plan accordingly for needed improvements.

4.2.11 Sanitary Sewer Service

Public sanitary sewer service is not available in the Town of Calamus. Refer to Map 4-8 for the service areas of public sewer systems. All residents rely on private onsite wastewater treatment systems for sanitary services. No short-term or long-term needs have been identified by the town in the area of sanitary sewer service. It is not anticipated that the need for public sanitary sewer service will become an issue for the town over the planning period.

4.2.12 Private Onsite Wastewater Treatment Systems (POWTS)

Private onsite wastewater treatment systems, or POWTS, are systems that receive domestic quality wastewater and either retain it in a holding tank, or treat it and discharge it into the soil, beneath the ground surface. The Wisconsin Department of Commerce has administrative rules, Comm 83, for building plumbing and non-municipal 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.

All residents of the town rely on POWTS for wastewater service, and Dodge County provides administration of the related codes and ordinances in the town. No short-term or long-term needs have been identified by the town in the area of POWTS. Existing services provided by Dodge County are anticipated to be adequate to meet the needs of the town over the planning period.

4.2.13 Public Water Supply

There are no publicly operated water supply facilities located in the town. Residents rely upon private wells for water. Refer to Map 4-8 for the service areas of public water systems. No short-term or long-term needs have been identified by the town in the area of public water. It is not anticipated that the need for public water service will become an issue for the town over the planning period.

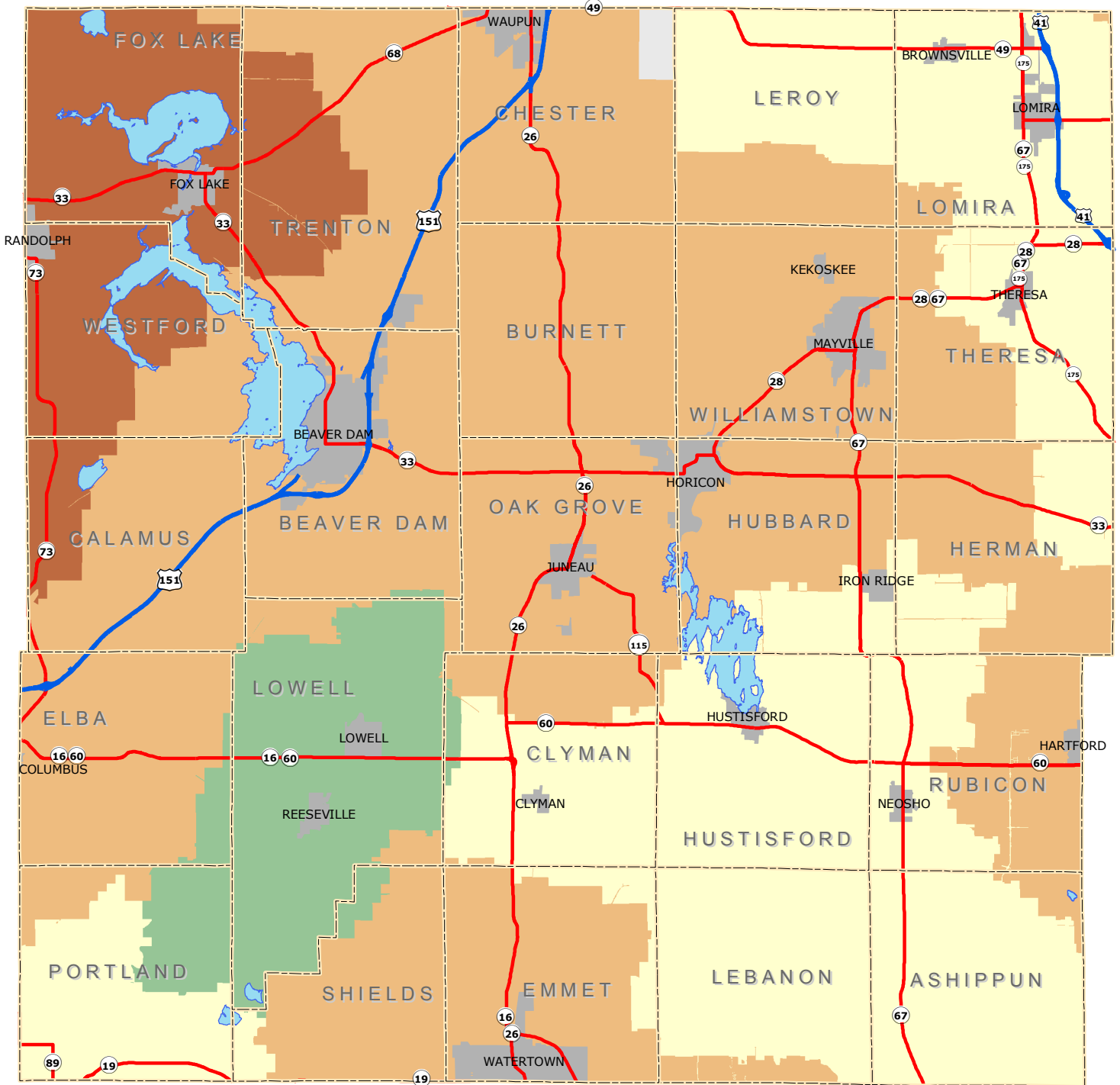
4.2.14 Stormwater Management

There are no storm sewers located in the town. The primary method of stormwater management is through culverts and ditches. No short-term or long-term needs have been identified by the town in the area of stormwater management. Existing services and facilities are anticipated to be adequate to meet the needs of the town over the planning period.

4.2.15 Health and Child Care Facilities

A full range of medical services are available in the Cities of Beaver Dam and Columbus. Regional medical services are available in the City of Madison. There are no commercial day care facilities located in the town. No short-term or long-term needs have been identified by the town in the area of health and day care facilities. Existing services and facilities are anticipated to be adequate to meet the needs of the town over the planning period.

Map 4-5, Telephone Service Providers Dodge County, Wisconsin



Legend

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



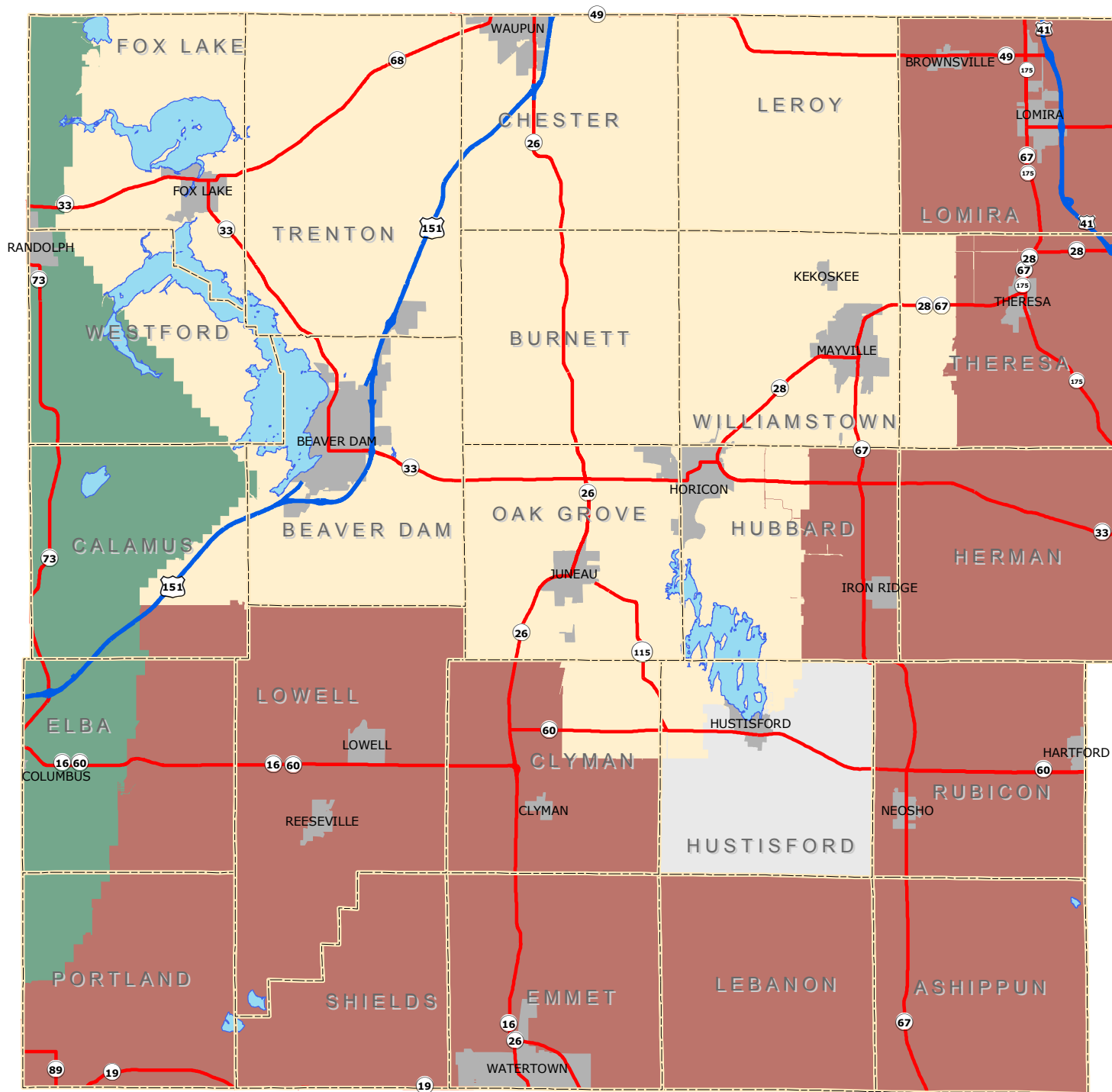
Dodge County
Land Resources and Parks
Department



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Map 4-6, Electric Utilities and Cooperatives
Dodge County, Wisconsin



Legend

-
- Legend:
- U.S. Highway (Blue line with shield icon)
 - State Highway (Red line with shield icon)
 - Town Boundaries (Yellow dashed line)
 - Municipalities (Grey square)
 - Lake (Blue wavy shape)
 - Columbus Rural Electric Cooperative (Green square)
 - Municipalities (serving beyond corporate limits) (Light grey square)
 - Wisconsin Electric Power Co. (private) (Dark red square)
 - Alliant Energy (Yellow square)



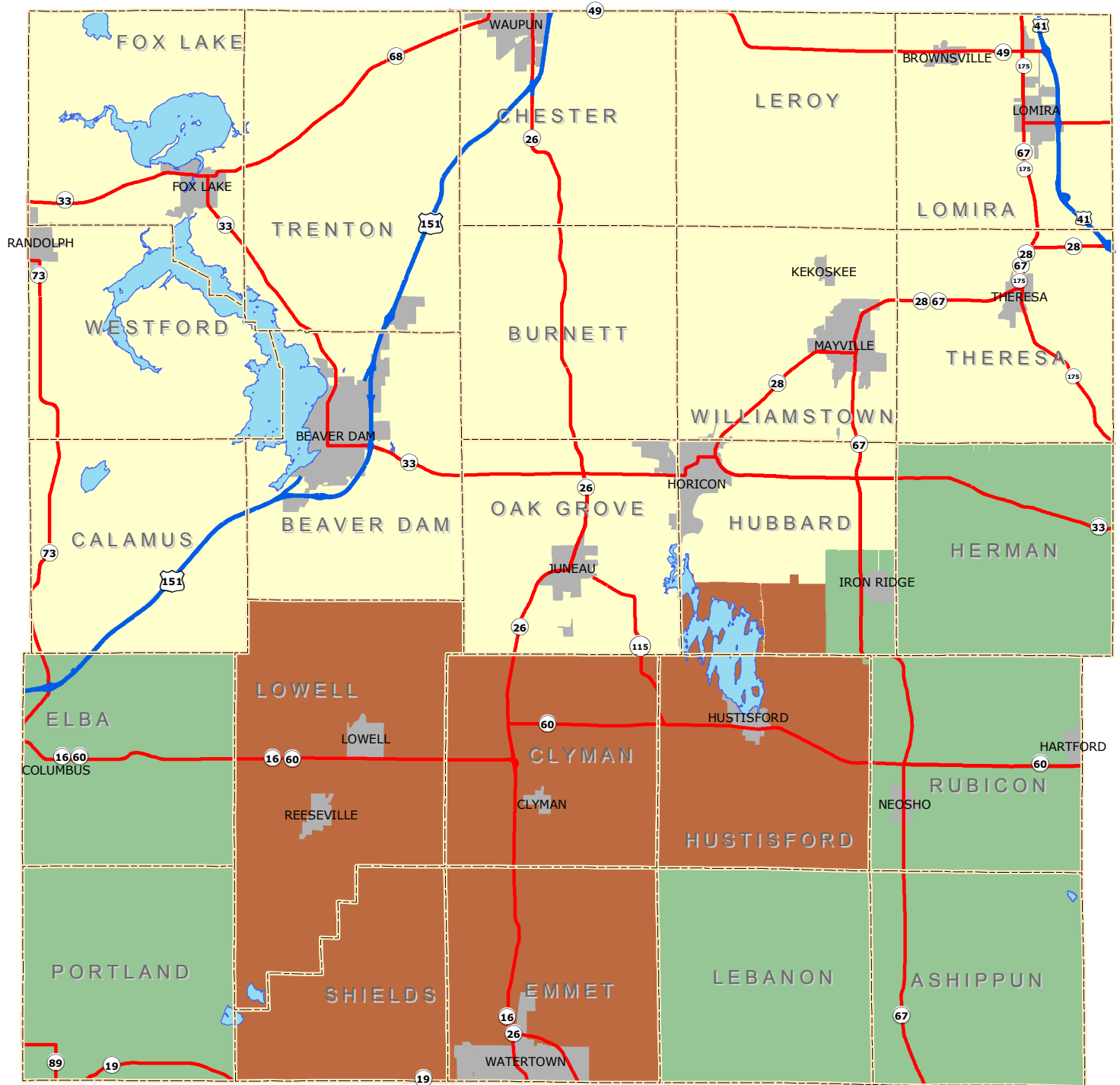
Dodge County
Land Resources and Parks
Department



Source: Dodge County Land Resources and Parks Department, January 2007
Derived from Wisconsin Department of Administration maps dated June 2002

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Map 4-7, Natural Gas Service Providers
Dodge County, Wisconsin



Legend

- | | |
|-----------------|--------------------------------------|
| U.S. Highway | Wisconsin Power and Electric Company |
| State Highway | Wisconsin Gas Company |
| Town Boundaries | Alliant Energy |
| Municipalities | |
| Lake | |



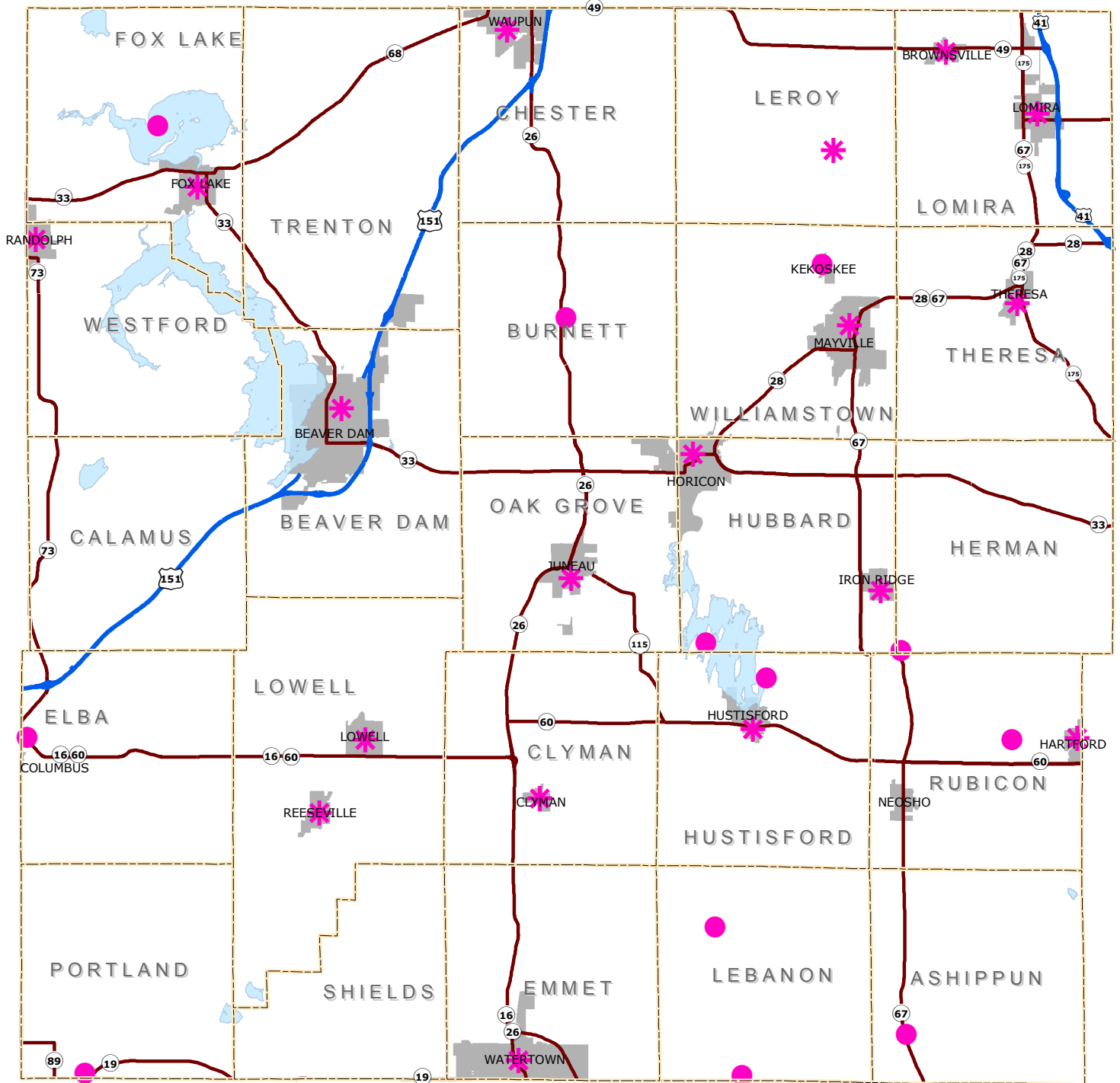
Dodge County
Land Resources and Parks
Department



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Map 4-8 , Public Sewer and Water Facilities
Dodge County, Wisconsin



Legend

- U.S. Highway
- State Highway
- Town Boundaries
- Municipalities
- Public Sewer and Public Water Service
- Sanitary Districts with Public Sewer Service
- Horicon Marsh
- Lake



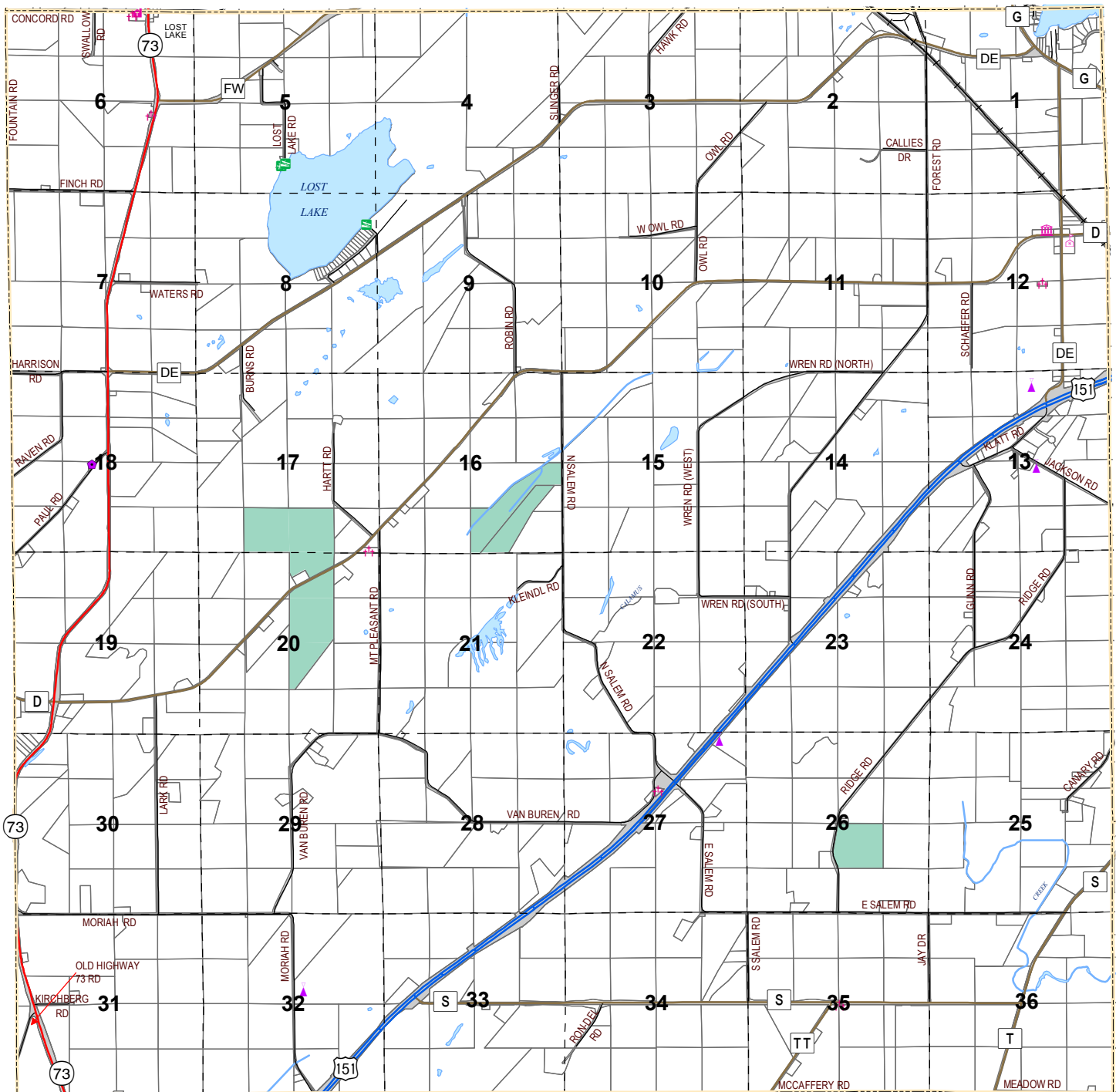
Dodge County
Land Resources and Parks
Department



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Map 4-9, Utilities and Community Facilities Town of Calamus, Dodge County, Wisconsin



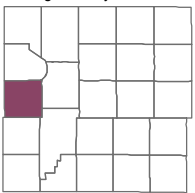
Legend

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



Dodge County
Land Resources and Parks
Department

Dodge County Wisconsin



Town of Calamus

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4.3 Utilities and Community Facilities Goals and Objectives

Community goals are broad, value-based statements expressing public preferences for the long term (20 years or more). They specifically address key issues, opportunities, and problems that affect the community. Objectives are more specific than goals and are more measurable statements usually attainable through direct action and implementation of plan recommendations. The accomplishment of objectives contributes to fulfillment of the goal.

Goal 1 Maintain and improve the quality and efficiency of town government, facilities, services, and utilities.

Objectives

- 1.a. Monitor the adequacy of public utilities to accommodate anticipated future growth and desired economic development.
- 1.b. Consider the potential impacts of development proposals on the cost and quality of community facilities and services, and balance the need for community growth with the cost of providing services.
- 1.c. Improve the efficiency of the delivery of community services and operation of community facilities.
- 1.d. Ensure that fire and emergency service levels are appropriate for the existing and future needs and demands of the town and its land uses.
- 1.e. Seek increased levels of police and other law enforcement in the town as needed.
- 1.f. Explore opportunities to provide or improve town facilities, equipment, and services cooperatively with neighboring communities.

Goal 2 Promote a variety of recreational opportunities within the community.

Objectives

- 2.a. Monitor the adequacy of park and recreational facilities to accommodate existing residents and anticipated future growth.
- 2.b. Maintain and improve existing public access to waterways.
- 2.c. Consider the continued viability and quality of recreational pursuits when reviewing development proposals and making land use decisions.
- 2.d. Support efforts to acquire additional public recreational lands and create additional public recreational trails when they are consistent with the town's comprehensive plan.

Goal 3 Ensure proper disposal of wastewater to protect groundwater and surface water resources.

Objectives

- 3.a. Consider the capacity of the soil to treat wastewater and the potential impacts to groundwater when reviewing a proposed development.
- 3.b. Explore alternative wastewater treatment options (i.e., new technologies, group sanitary systems, public sewer, etc.) where appropriate.

Goal 4 Ensure that roads, structures, and other improvements are reasonably protected from flooding.

Objectives

- 4.a. Support the preservation of natural open spaces that minimize flooding such as wetlands and floodplains.
- 4.b. Consider the potential impacts of development proposals on the adequacy of existing and proposed stormwater management features including stormwater storage areas, culverts, ditches, and bridges.
- 4.c. Prevent increased runoff from new developments to reduce potential flooding and flood damage.
- 4.d. Encourage the use of stormwater management practices to abate non-point source pollution and address water quality.

4.4 Utilities and Community Facilities Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses to the issues that the town is concerned about. Policies and recommendations become primary tools the town can use in making land use decisions. Many of the policies and recommendations cross element boundaries and work together toward overall implementation strategies. Refer to Section 9.5 for an explanation of the strategies cited as sources for many of the policies and recommendations.

Policies identify the way in which activities are conducted in order to fulfill the goals and objectives. Policies that direct action using the word “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 words “will” or “should” are advisory and intended to serve as a guide. “Will” statements are considered to be strong guidelines, while “should” statements are considered loose guidelines. The town’s policies are stated in the form of position statements (Town Position), directives to the town (Town Directive), or as criteria for the review of proposed development (Development Review Criteria).

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

Policies: Town Position

UCF1 A high level of town services such as local roads, police, fire, and emergency rescue shall be maintained (Source: Strategy UCF4).

UCF2 A proportional share of the cost of improvement, extension, or construction of public facilities shall be borne by those whose land development and redevelopment actions made such improvement, extension, or construction necessary (Source: Strategy UCF1).

UCF3 New utility systems should be required to locate in existing rights-of-way whenever possible (Source: Strategy UCF1, ANC5).

UCF4 Telecommunication, wind energy, and other utility towers should be designed to be as visually unobtrusive as possible, support multi-use and reuse, and be safe to adjacent properties (Source: Strategy UCF8).

UCF5 Planned utilities, public facilities, and roads should be designed to limit the potential negative impacts to agricultural operations (Source: Strategy ANC2).

Policies: Development Review Criteria

UCF6 Substantial development proposals should provide an assessment of potential impacts to the cost of providing community facilities and services (Source: Strategy UCF1, ED3).

UCF7 Development occurring within or near recreational resources should incorporate those resources into the development rather than harm or destroy them (Source: Strategy UCF6, LU2).

UCF8 All unsewered subdivisions should be designed to protect the immediate groundwater supply through the proper placement and operation of private wells and onsite wastewater treatment systems (Source: Strategy ANC4).

UCF9 In order to encourage their proper maintenance and function for agriculture, drainage ways should remain with the working agriculture lands when lands are divided for the purpose of development. They should not be included with the development parcel. (Source: Strategy UCF8, ANC2)

Recommendations

- ♦ Investigate the possibility of expanded passive recreational facilities as needed with future development (Source: Strategy UCF6).
- ♦ Create a standard development agreement that includes provisions for financial assurance, construction warranties, construction inspections, and completion of construction by the town under failure to do so by the developer (Source: Strategy UCF1).
- ♦ Require major land divisions, conditional uses, and other substantial development projects to submit an assessment of potential impacts to the cost of providing community facilities and services (Source: Strategy UCF1, ED3).
- ♦ Modify existing land division and impact fee ordinances to comply with Wisconsin Act 477 regarding exactions for parks and recreational facilities (Source: Strategy UCF1).

- ♦ Assess capacity and needs with regard to administrative facilities and services and public buildings every five years (Source: Strategy UCF4).

4.5 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. The Wisconsin Department of Commerce, Bureau of Community Finance should be contacted for further information.

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.

5 Agricultural, Natural, and Cultural Resources



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5 Agricultural, Natural, and Cultural Resources

5.1 Agricultural, Natural, and Cultural Resources Plan

Land development patterns are directly linked to the agricultural, natural, and cultural resource base of a community. This resource base has limitations with respect to the potential impacts of development activities. Development should 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. If a balance is not maintained, the underlying resource base may deteriorate in quality. Therefore, these features need to be considered when making decisions concerning the future conservation and development of the Town of Calamus.

The *Agricultural, Natural, and Cultural Resources* element may be the most important element in the *Town of Calamus Year 2030 Comprehensive Plan*. The town's vision statement and many of the issues and opportunities identified by the town during the planning process (refer to the *Issues and Opportunities* element) are related to these resources. The town is concerned with protecting the future of agriculture and the right-to-farm, protecting surface water and groundwater, preserving rural character, and preserving wooded and open spaces.

The town's primary focus is to protect agricultural lands and the right-to-farm while also allowing for reasonable and well-planned development. Higher density residential development is planned in limited locations while lower density development would be allowed in some of the town's agricultural areas with the use of careful site planning. Key components of the town's approach include establishing a maximum residential lot size, establishing a system for site plan review, and maintaining an overall low density of development. Under site planning, the placement of homes and businesses on a particular parcel would be evaluated against the town's natural and agricultural resource protection policies. The town also plans to explore the creation of a transfer or purchase of development rights program. Many of the same tools that will be used to protect agriculture will also be used to protect natural and cultural resources.

5.2 Agricultural and Natural Resources Inventory

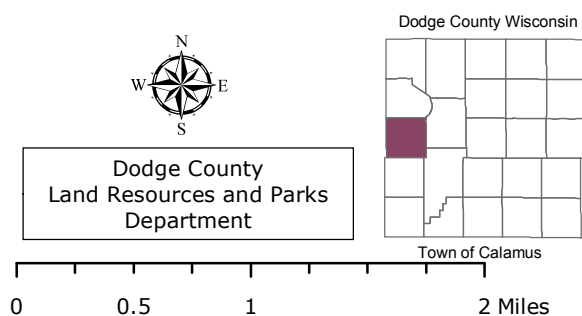
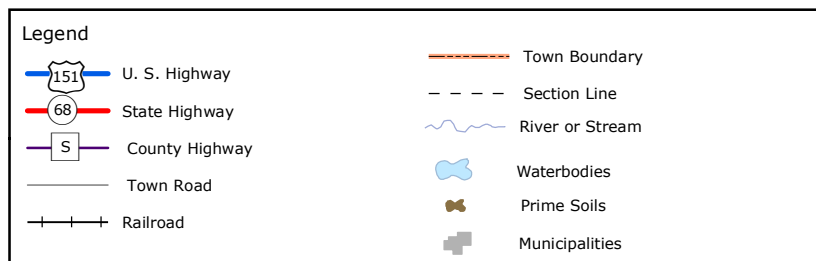
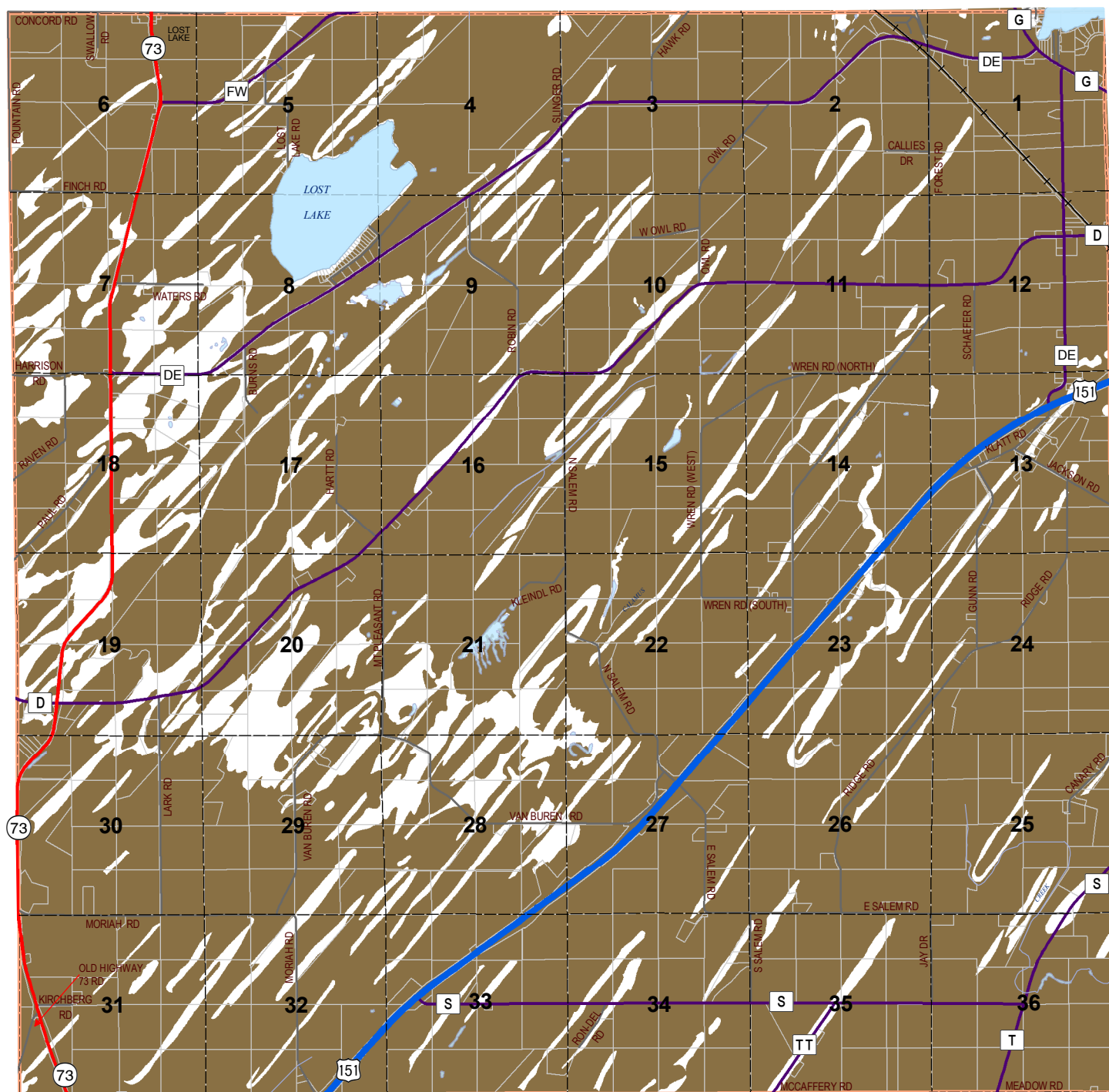
5.2.1 Prime Agricultural Soils

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.

The vast majority of the Town of Calamus landscape is designated as prime agricultural soil as shown on Map 5-1.

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



Source: Dodge County Land Resources and Parks Department, May 2007
Derived from US Department of Agriculture, Soil Conservation Service files, August 1998

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5.2.2 Forests

According to the Existing Land Use map (Map 8-1), there are 1,074 acres of woodlands in the Town of Calamus. The primary value of these woodlands as landscape features is tied to outdoor recreation, aesthetics, and environmental benefits. There is limited economic potential from the standpoint of harvesting pulp or timber, since the town's remaining woodlots tend to be small and widely scattered. Many contain residential development or are located in public recreation or wetland areas. Refer to Map 5-2 for the locations of woodlots in the town.

5.2.3 Metallic and Non-metallic Mineral Resources

There are currently no metallic or non-metallic mines in the Town of Calamus.

Wisconsin Administrative Code NR 135 requires that all counties adopt and enforce a Non-metallic Mining Reclamation Ordinance that establishes performance standards for the reclamation of active and future non-metallic 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 Non-metallic Mining Reclamation Overlay District as part of its adopted Land Use Code. The purpose of this overlay district is to establish a local program to ensure the effective reclamation of non-metallic mining sites in Dodge County.

5.2.4 Wetlands

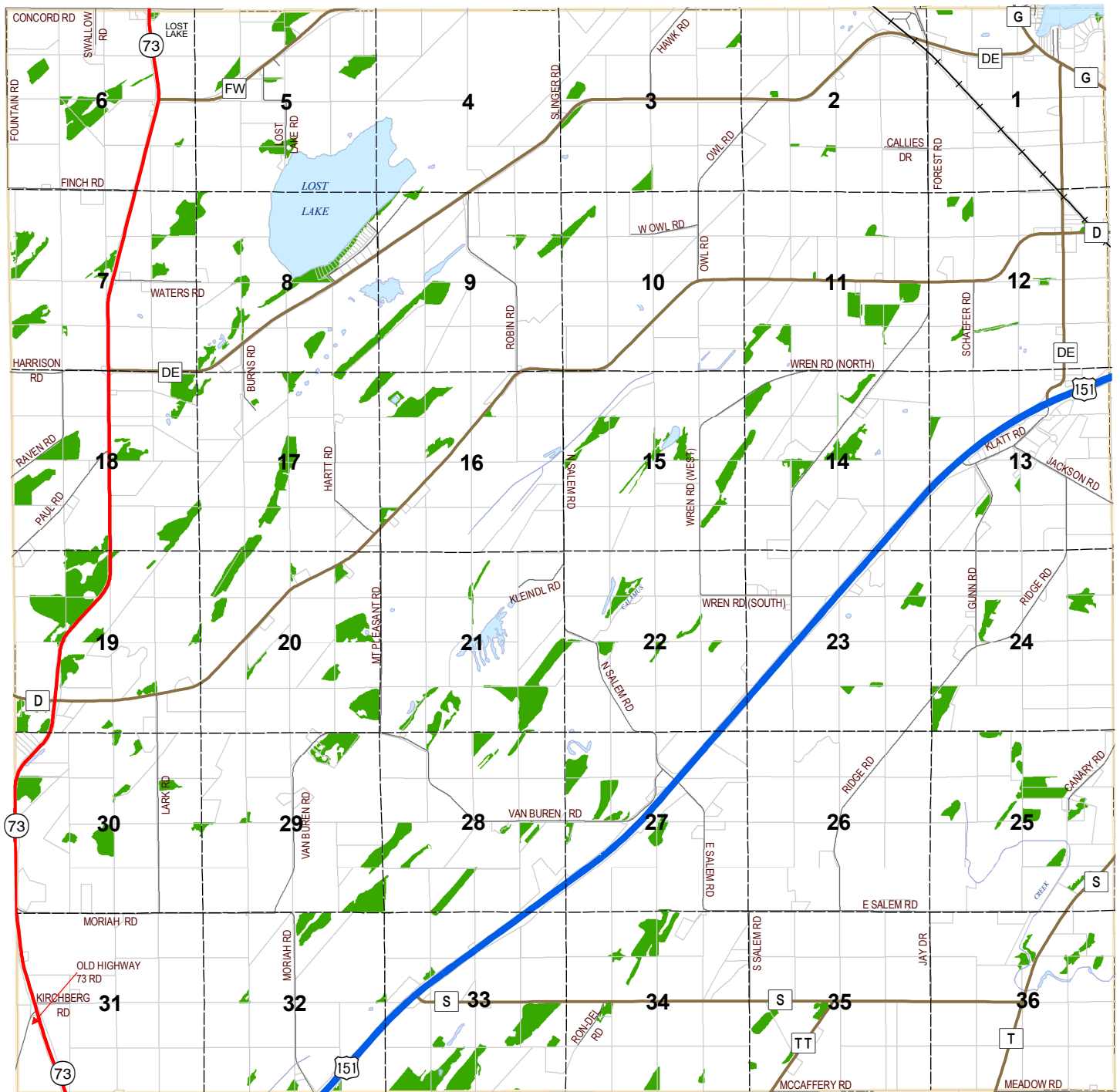
According to the United States Environmental Protection Agency, wetlands are areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods of time during the year, including during the growing season. Water saturation (hydrology) largely determines 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 promotes 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. The wetland inventory map should be consulted whenever development proposals are reviewed in order to identify wetlands and to ensure their protection from development.

There are approximately 4,828 acres of wetlands in the Town of Calamus. The general locations of wetlands two acres and larger are shown on Map 5-3.

Map 5-2, Woodlots Town of Calamus, Dodge County, Wisconsin



Legend

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

Dodge County
Land Resources and Parks
Department

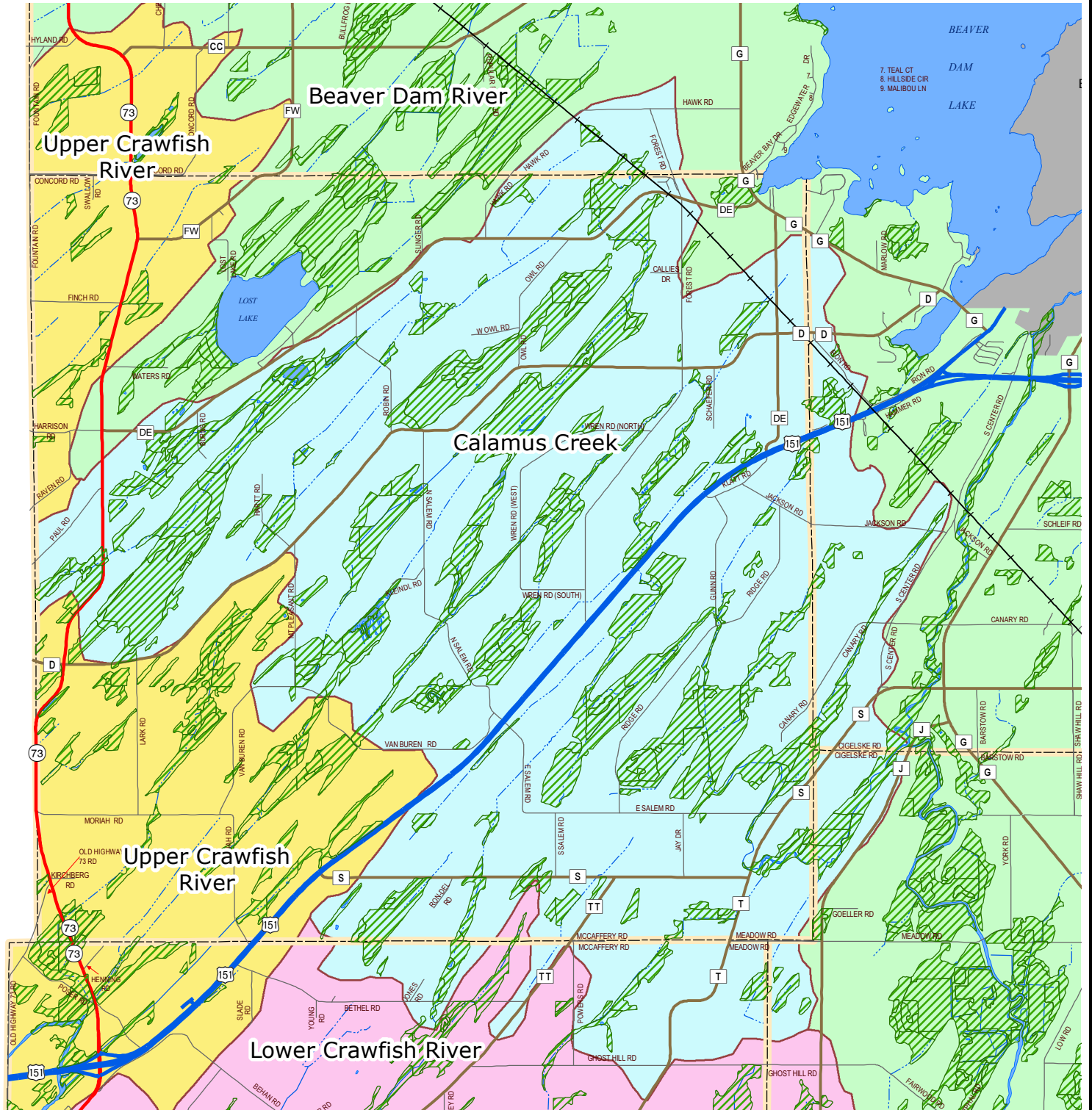
Dodge County Wisconsin

Town of Calamus

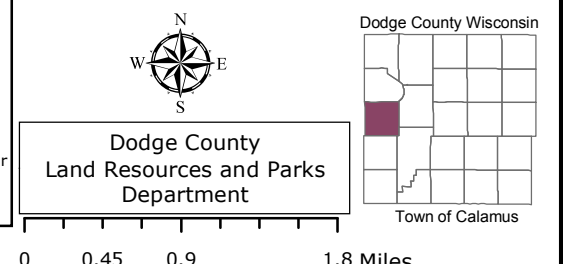
0 0.45 0.9 1.8 Miles

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



Legend		Watersheds	
	U.S. Highway		Ashippun River
	State Highway		Beaver Dam River
	County Highway		Calamus Creek
	Town Road		East Branch Rock River
	Railroad		East and West Branches Milwaukee River
	Town Boundary		Lower Crawfish River
	Wetlands		Lower Grand River
	Lakes and Ponds		Mauneshia River
	Rivers and Streams		Middle Rock River
	Streams		Oconomowoc River
	Intermittent Streams		Rubicon River
	Horicon Marsh		Sinissippi Lake
	Municipalities		Upper Crawfish River
			Upper Rock River



Source: Dodge County Land Resources and Parks Department, May 2007
Watersheds from DNR, Hydrology derived from USGS topographic maps.

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5.2.5 Floodplains

For planning and regulatory purposes, the floodplain is normally defined as those areas, excluding the stream channel, that are subject to inundation by the 100-year recurrence interval flood event. This event has a one percent chance of occurring in any given year. Because of this chance of flooding, development in floodplains should be discouraged, and the development of park and open space in these areas encouraged. The floodplain includes the floodway and flood fringe. The floodway is the portion of the floodplain that carries flood water or flood flows, while the flood fringe is the portion of the floodplain outside the floodway, which is covered by waters during a flood event. The flood fringe is generally associated with standing water rather than rapidly flowing water.

Wisconsin Statute 87.30 requires counties, cities, and villages to implement floodplain zoning. In addition, the Federal Emergency Management Agency (FEMA) has developed flood hazard data. The floodplain areas are near most of the wetland areas in the town. The floodplain areas in the Town of Calamus are shown on Map 5-4.

5.2.6 Watersheds and Drainage

The Town of Calamus 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.

There are four watersheds in the town including the Calamus Creek, Beaver Dam River, Lower Crawfish River, and Upper Crawfish River watersheds. See Map 5-3 for the locations of these watersheds in the town.

5.2.7 Surface Water Features

There are approximately 351 acres of surface water in the Town of Calamus. The most prominent water feature is Lost Lake located in the northwest portion of the town. According to the WDNR Lake Book, Lost Lake is approximately 245 acres and has a maximum depth of eight feet. Pan fish are typically the only fish species found in the lake. A small portion of Beaver Dam Lake enters the northeast corner of the town. The most prominent local streams include Calamus Creek and Lost Creek. There are many other unnamed and intermittent streams located in the town's valleys and wetland areas.

5.2.8 Groundwater Resources

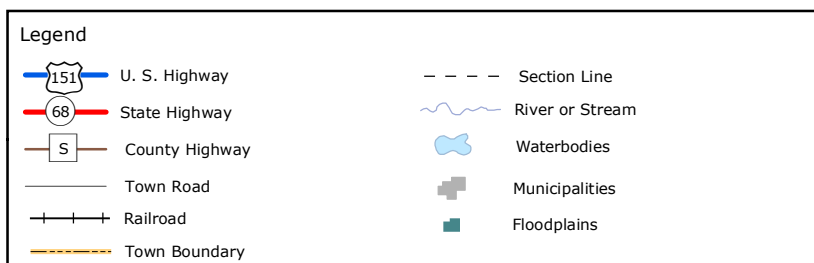
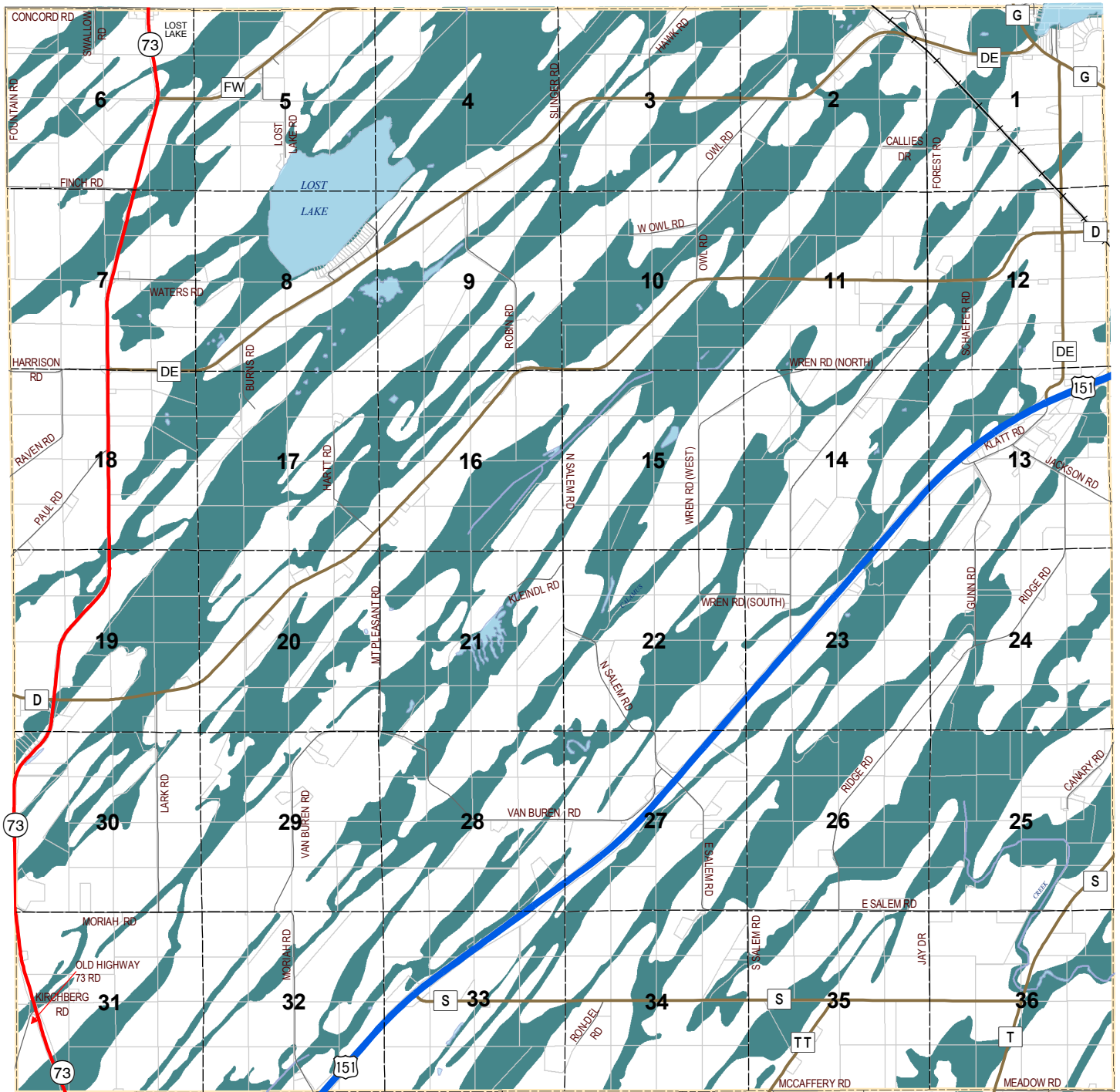
The source of all groundwater is precipitation, which percolates down through the soil until it reaches the saturated zone called an aquifer, where it is then contained. Water in an aquifer travels from its source to a discharge point such as a well, wetland, spring, or lake. During periods of increased 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 Town of Calamus should be investigated before any development occurs.

Within Dodge County there are areas that have natural occurring and human influenced well contaminations. According to studies performed by University of Wisconsin-Extension offices, there are multiple types of contamination in Dodge County. One major source of contamination is nitrate. The town should work with Dodge County to continually monitor the quality and quantity of groundwater in the town.

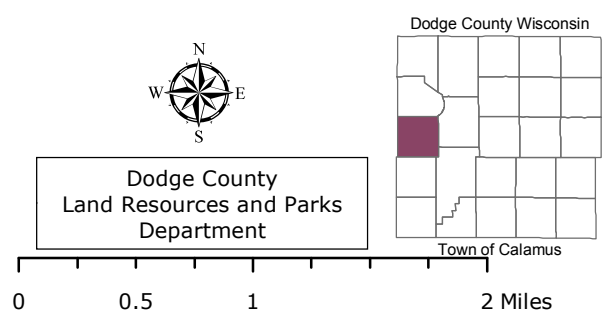
5.2.9 Environmental Corridors/Sensitive Areas

Environmental corridors are continuous systems of open space that often include environmentally sensitive lands including woodlands, wetlands and habitat areas, natural and cultural resources requiring protection from disturbance and development, and lands needed for open space and recreational use. Environmental corridors serve multiple functions. 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 also protect and preserve sensitive natural resource areas, such as wetlands, floodplains, woodlands, steep slopes, native grasslands, prairies, prairie savannas, groundwater recharge areas, and other areas that would impair habitat and surface or groundwater quality if disturbed or developed. Map 5-5 identifies environmental corridors and natural limitations for building site development in the Town of Calamus.

Map 5-4, Floodplains Town of Calamus, Dodge County, Wisconsin

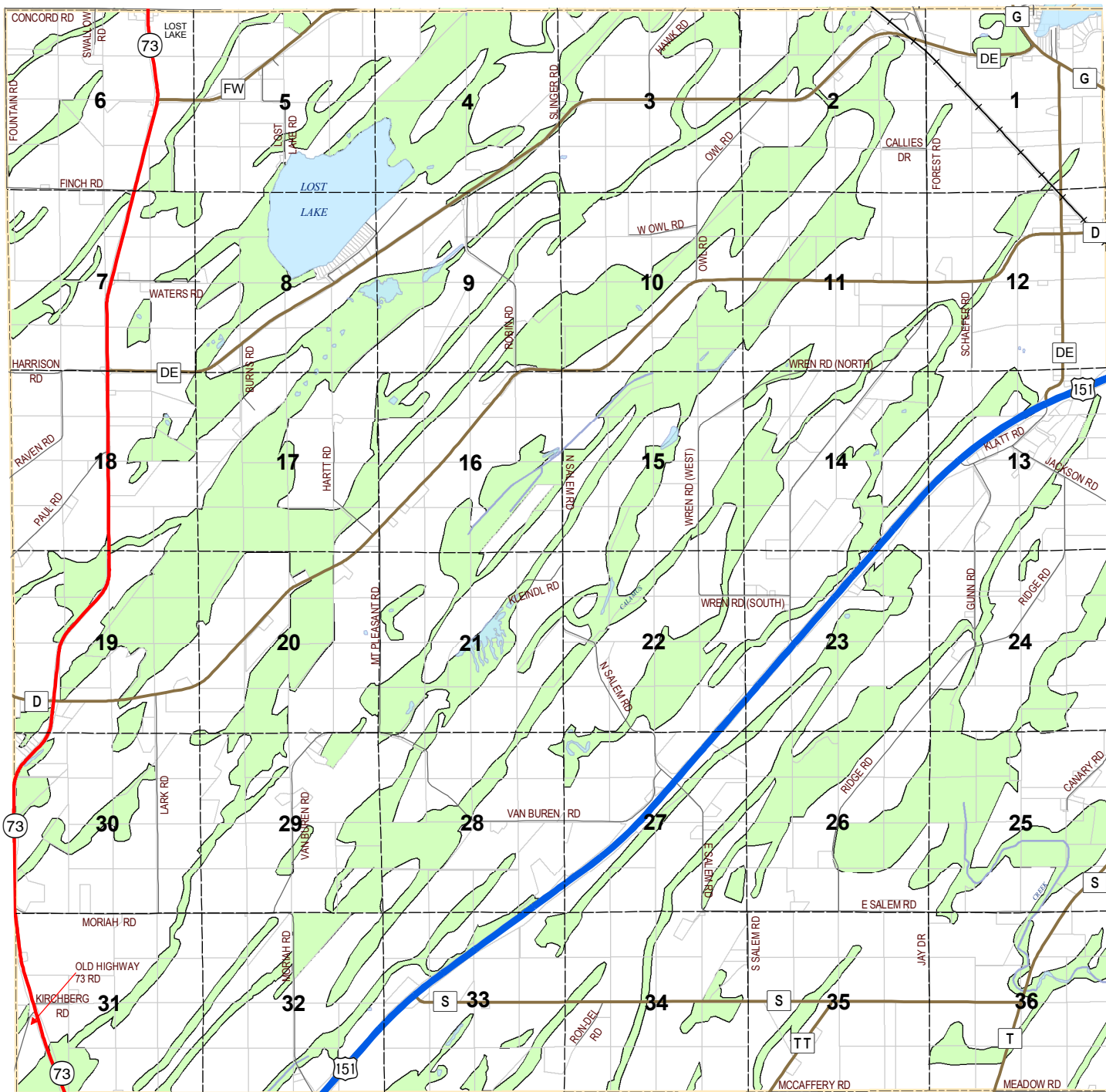


Source: Dodge County Land Resources and Parks Department, May 2007
Created from Flood Insurance Rate Map














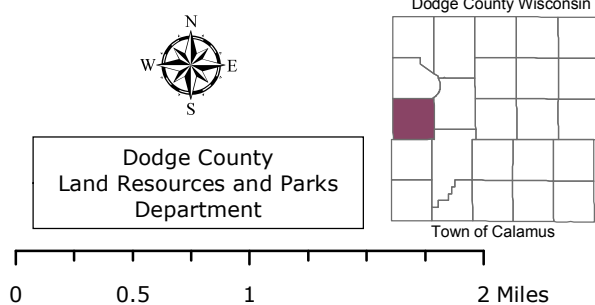
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Map 5-5, Environmental Corridors
Town of Calamus, Dodge County, Wisconsin



Legend

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



Source: Dodge County Land Resources and Parks Department, May 2007

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5.2.10 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 Calamus are particularly accommodating to many types of waterfowl, such as geese, ducks, herons, egrets, and swans. The Town of Calamus is also home to 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 Calamus.

5.2.11 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 the Town of Calamus and/or Dodge County.

Table 5-1
Rare, Threatened, and Endangered Species, 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.

5.3 Cultural Resources Inventory

Cultural resources include historic places, archeological sites, museums and other community resources, and other places that might be of local cultural significance. Refer to Map 5-6 for the locations of cultural resources in Dodge County.

5.3.1 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 Calamus that are listed on the State or National Register.

5.3.2 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 Calamus had five sites on the Wisconsin Architecture & History Inventory. One site, the depot building located along railroad tracks, was recently razed, leaving four sites. Although limited information is available, the sites are identified as follows.

- ♦ St. Mary's Church located in the unincorporated area of Lost Lake. Construction date estimated as 1908.
- ♦ Brick house located on the east side of STH 73 and less than a mile south of CTH FW.
- ♦ Brick house located on the east side of Wren Road, 0.25 miles north of turn in the road.
- ♦ Brick house located at the northwest corner of CTH S at end of CTH T.

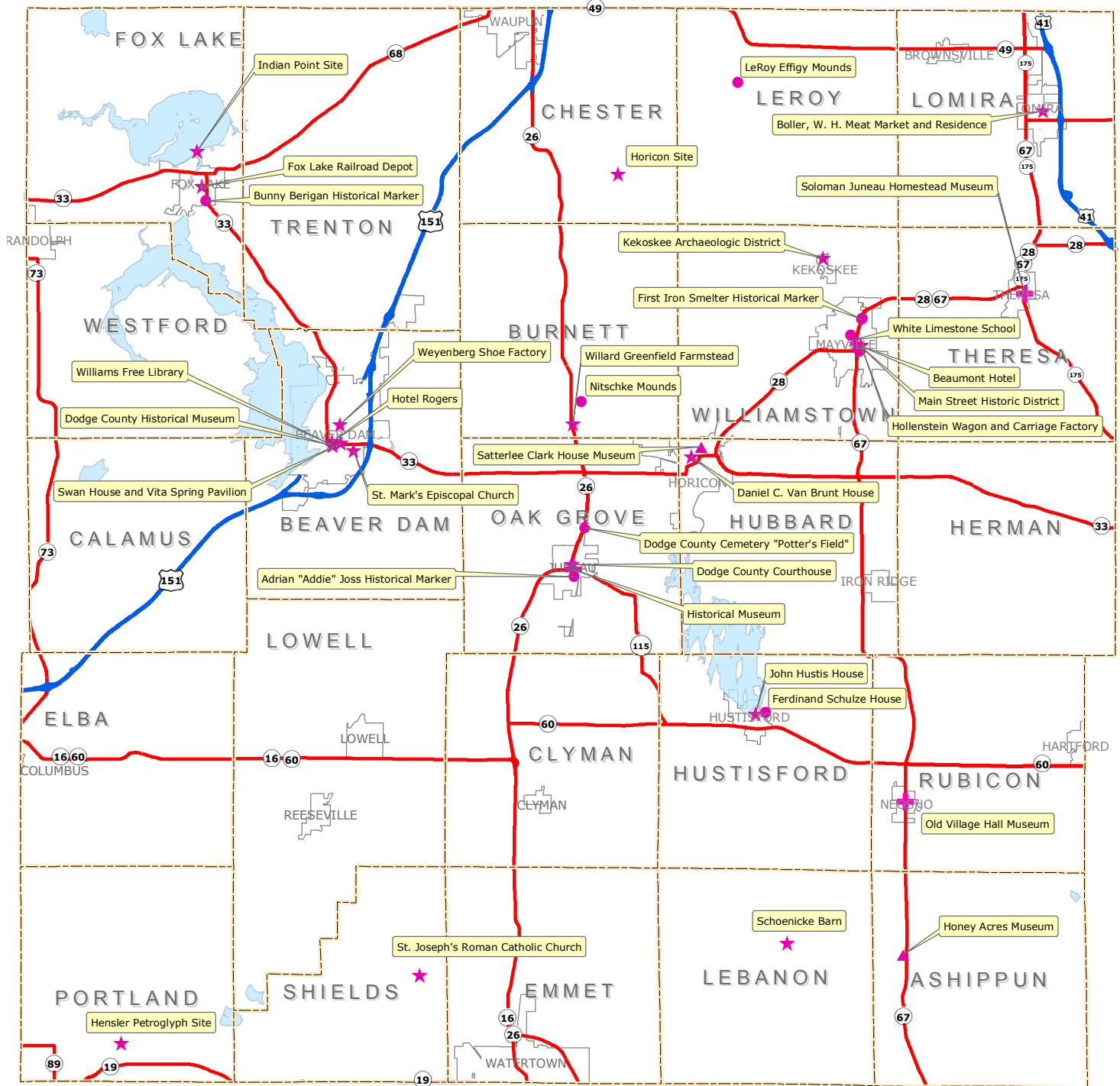
5.3.3 Community Design

Community design as a cultural resource helps explain the origins and history of how a given community looks, feels, and functions in the present day. Components of the origin of community design include historic settlement patterns, resource use (like mining, farming, and forestry) in rural areas, the industries and businesses that influenced urban areas, transportation

features and traffic flow patterns, natural features like rivers, lakes, and wetlands, and the heritage and values of the people who lived in a community in the past and who live there today. These factors might be expressed through street layout, building architecture, landscaping, preservation of natural features, development density, and other components of development design. The design of a community as seen today might also be influenced by community decisions including the use of zoning and subdivision controls, the establishment of parks and other community facilities, the use of historic preservation, and in some cases, the use of land use planning.

Citizens of Dodge County tend to describe the present design of their communities as being tied to “rural character” or “small town atmosphere.” Generally, Dodge County’s towns identify with the concept of rural character, while the villages and cities tend to identify more with the concept of small town atmosphere. With a focus on the positive aspects of community design, Dodge County further defines rural character to include scenic beauty, a variety of landscapes, curved roads, attractive design of buildings and landscaping, undeveloped lands, farms, small businesses, and quiet enjoyment of these surroundings. Dodge County further defines small town atmosphere to include attractive community entrances, vital downtowns, community culture and events, and the aspects of rural character which surround its small cities and villages.

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



Dodge County
Land Resources and Parks
Department



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5.4 Agricultural, Natural, and Cultural Resources Goals and Objectives

Community goals are broad, value-based statements expressing public preferences for the long term (20 years or more). They specifically address key issues, opportunities, and problems that affect the community. Objectives are more specific than goals and are more measurable statements usually attainable through direct action and implementation of plan recommendations. The accomplishment of objectives contributes to fulfillment of the goal.

Goal 1 Maintain the viability, operational efficiency, and productivity of the town's agricultural resources for current and future generations.

Objectives

- 1.a. Protect productive farmland from fragmentation and conflicts with non-agricultural uses.
- 1.b. Protect the investments made, in both public infrastructure (roads) and private lands and improvements, that support the agricultural industry.
- 1.c. Allow for the opportunity to accommodate creative and unique forms of agriculture.
- 1.d. Increase awareness relative to the importance of protecting the viability of the local agricultural industry.
- 1.e. Strive to reduce the rate of productive farmland being converted to non-agricultural development.

Goal 2 Balance future development with the protection of natural resources.

Objectives

- 2.a. Consider the potential impacts of development proposals on groundwater quality and quantity, surface water quality, open space, wildlife habitat, and woodlands.
- 2.b. Direct future growth away from wetlands, floodplains, steep slopes, and areas of exposed bedrock.
- 2.c. Promote the utilization of public and non-profit resource conservation and protection programs such as Managed Forest Law (MFL), Conservation Reserve Program (CRP) and conservation easements.
- 2.d. Decrease sources of non-point source water pollution.
- 2.e. Encourage the preservation of natural buffers and building setbacks between intensive land uses and surface water features.

Goal 3 Preserve open space areas and woodlands for the purpose of protecting related natural resources including wildlife habitat, wetlands, and water quality.

Objectives

- 3.a. Manage growth to protect large, interconnected open space corridors.
- 3.b. Manage growth to protect small, isolated open spaces with aesthetic qualities that contribute to community character.

- 3.c. Conserve large contiguous wooded tracts in order to reduce forest fragmentation and maximize woodland interiors.

Goal 4 Preserve rural character as defined by scenic beauty, a variety of landscapes, attractive design of buildings and landscaping, undeveloped lands, farms, small businesses, and quiet enjoyment of these surroundings.

Objectives

- 4.a. Consider the potential impacts of development proposals on those features that the town values as a part of its character and identity.
- 4.b. Discourage rural blight including the accumulation of junk vehicles, poorly maintained properties, and roadside litter.
- 4.c. Encourage efforts that promote the history, culture, and heritage of the town.

5.5 Agricultural, Natural, and Cultural Resources Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses to the issues that the town is concerned about. Policies and recommendations become primary tools the town can use in making land use decisions. Many of the policies and recommendations cross element boundaries and work together toward overall implementation strategies. Refer to Section 9.5 for an explanation of the strategies cited as sources for many of the policies and recommendations.

Policies identify the way in which activities are conducted in order to fulfill the goals and objectives. Policies that direct action using the word “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 words “will” or “should” are advisory and intended to serve as a guide. “Will” statements are considered to be strong guidelines, while “should” statements are considered loose guidelines. The town’s policies are stated in the form of position statements (Town Position), directives to the town (Town Directive), or as criteria for the review of proposed development (Development Review Criteria).

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

Policies: Development Review Criteria

ANC1 The rezoning of property out of the A-1 Prime Agricultural District shall be discouraged (Source: Strategy ANC1).

ANC2 Major land divisions shall not be permitted in agricultural zoning districts (Source: Strategy ANC1, ANC2, LU1).

- ANC3 New non-farm residential development should be placed on the landscape in a fashion that preserves productive farmland, reduces farmland fragmentation, and prevents conflicts between agricultural and residential land uses (Source: Strategy ANC1, ANC2, ANC3, ANC5, LU2).
- ANC4 New non-farm residential development should not be placed on lands that are currently cropped, are enrolled CRP, or contain class I or II prime agricultural soils (Source: Strategy ANC1, ANC3, ANC5, LU2).
- ANC5 New non-farm residential development should not be located within 1,000 feet of active farms. The 1,000 foot setback for new development should be measured from existing barns, manure storage structures, feedlots, or feed storage structures. (Source: Strategy ANC1, ANC2, ANC3, ANC5, LU2)
- ANC6 New non-farm residential development should not be located more than 1,000 feet from a public roadway. (Source: Strategy ANC1, ANC4, LU2)
- ANC7 New development should be placed on the landscape in a fashion that minimizes potential negative impacts to natural resources and rural character such as shoreline areas, farmlands, locally significant landmarks, historical sites, wetlands, floodplains, wildlife habitat, woodlands, existing vegetation, aesthetically pleasing landscapes, and existing topography (Source: Strategy ANC4, ANC5, LU2).
- ANC8 Development occurring within or near natural resources should incorporate those resources into the development rather than harm or destroy them (Source: Strategy ANC4, ANC5, LU2).

Recommendations

- ♦ Continue to use the right-to-farm statement on land divisions (Source: Strategy ANC2).
- ♦ Encourage the enrollment of private lands into local, state, and federal resource protection programs (Source: Strategy ANC4).
- ♦ Work with Dodge County to modify county zoning and land division ordinances to better protect the right to farm (Source: Strategy ANC2).
- ♦ Utilize site planning, limits of disturbance regulations, and a maximum residential lot size to preserve agricultural lands (Source: Strategy ANC1, LU2).
- ♦ Conduct a community survey of historical and archeological resources at least once every 20 years (Source: Strategy ANC8).

5.6 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 Act 307 – Notification to Non-metallic Resource Owners

This Act amends portions of the Wisconsin Comprehensive Planning Law to increase communication and notification of local planning with owners of non-metallic mineral sites. Public participation procedures must now include written procedures describing the methods the local government will use to distribute proposed, alternative, or amended elements of a plan to owners of property, or to persons who have a leasehold interest in property, which may extract non-metallic mineral resources on the property. This is only required if the comprehensive plan changes the allowable use or intensity of use of the given property. Wisconsin Act 307 also added provisions to the Comprehensive Planning Law detailing that prior to a public hearing, written notice shall be provided to property owners or operators with an interest in non-metallic mineral resources.

Wisconsin Historical Society, Office of Preservation Planning (OPP)

The Office of Preservation Planning of the Wisconsin Historical Society assists with information concerning state or federal laws and regulations that may be applicable, information on grassroots preservation and protection strategies, and information on protecting and preserving historic property.

Wisconsin Farmland Preservation Program

The purpose of the program is to help preserve farmland through local planning and zoning, promote soil and water conservation, and provides tax relief to participating farmers. Farmers qualify if their land is zoned or if they sign an agreement to use their land exclusively for agricultural purposes. Contact: County Land Conservation Department, Wisconsin Department of Agriculture, or Dodge County Planning and Development Department.

Conservation Reserve Program (CRP)

Purpose is to reduce erosion, increase wildlife habitat, improve water quality, and increase forest land. Landowner sets aside cropland with annual rental payments based on amount bid. Practices include tree planting, grass cover, small wetland restoration, prairie and oak savannah restoration, and others. Eligibility varies by soil type and crop history. Land is accepted into program if bid qualifies. Continuous sign up open for buffers, waterways and environmental practices. Periodic sign ups announced throughout the year for other practices. Ten year or 15 year contract if planting hardwood trees is required and it is transferable with change in ownership. Public access not required. Contact: USDA Natural Resources Conservation Service or Farm Service Agency, or County Land Conservation Department.

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 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.

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6

Economic Development



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6 Economic Development

6.1 Economic Development Plan

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. Potential issues and opportunities in the Town of Calamus related to economic development include enhancing the community's competitiveness for attracting and retaining businesses, establishing commercial and industrial development policies, encouraging long term thinking and investing, creating jobs, increasing wages, enhancing worker training, and improving overall quality of life. All of these issues affect residents of the Town of Calamus and are addressed directly or indirectly in the comprehensive plan.

The reason to plan for economic development is straight forward. Economic development provides income for individuals, households, farms, businesses, and units of government. It requires working together to maintain a strong economy by creating and retaining desirable jobs that provide a good standard of living for individuals. Increased personal income and wealth increases the tax base, so a community can provide the level of services residents expect. A balanced, healthy economy is essential for community well-being. Well planned 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:

- ♦ Knowing the region's economic function in the global economy
- ♦ Creating a skilled and educated workforce
- ♦ Investing in an infrastructure for innovation
- ♦ Creating a great quality of life
- ♦ Fostering an innovative business climate
- ♦ Increased use of technology and cooperation to increase government efficiency
- ♦ Taking regional governance and collaboration seriously

The Town of Calamus' plan for economic development reflects the desire to preserve its agricultural base. The town plays a critical role in the agricultural economy by providing the land base to support efficient agricultural production and a critical mass of farms to support the array of local agricultural support businesses and institutions. These support businesses and institutions include implement dealers, feed and seed suppliers, equipment suppliers, financial institutions, livestock breeders, business consultants, milk processors, vegetable processors, trucking and rail transport, educational institutions, and many others. This combination of factors makes agriculture a basic industry in the local and regional economy, meaning that dollars produced directly by farms have a multiplier effect benefiting many other related businesses and industries.

Non-farm employment, business development, and other economic opportunities are primarily provided by the surrounding urban areas. The town recognizes that almost half of its residents are employed in either manufacturing, retail trade, and education, health, and social services. While the bulk of these jobs are located outside of the town, the town can serve a critical role in providing quality, affordable places to live, which is a critical component of regional economic development.

As economic development takes place, it is the town's desire to retain its rural character and quality of life. A primary concern in this area is that any new business development utilize high quality building and site design that preserve the aesthetics and rural character of the town. The town's *Economic Development* policies and recommendations provide guidance for creating a system of site and architectural design review for this purpose.

6.2 Economic Characteristics

6.2.1 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 6-1 displays the number and percent of employed persons by industry group in the Town of Calamus and Dodge County for 2000.

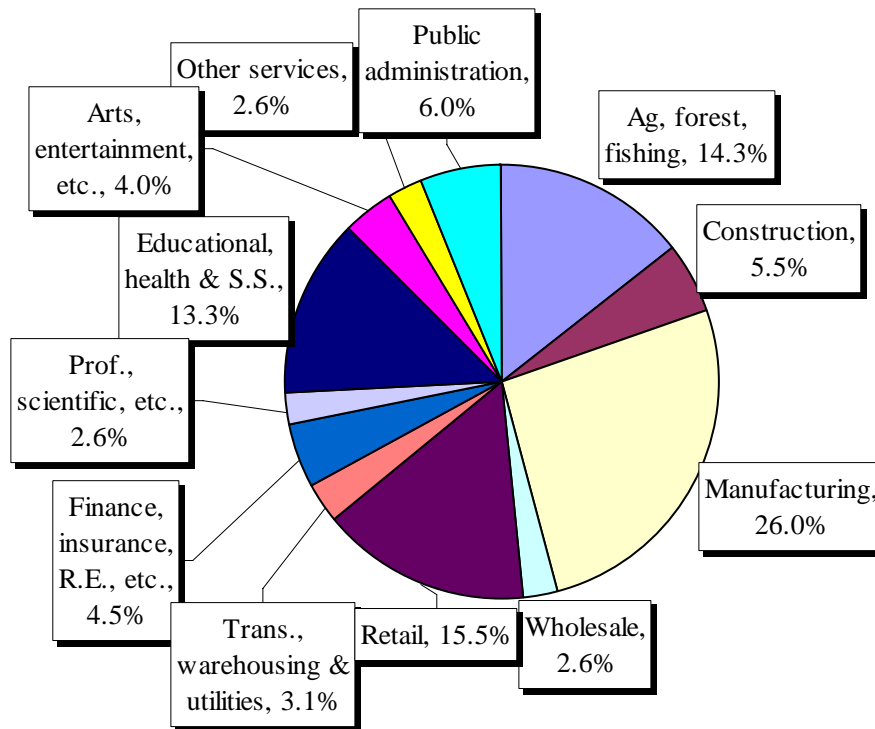
Table 6-1
Employment by Industrial Sector, Town of Calamus
and Dodge County, 2000

Industry	Town of Calamus		Dodge County	
	Number	Percent of Total	Number	Percent of Total
Agriculture, forestry, fishing and hunting, and mining	83	14.3%	2,148	5.0%
Construction	32	5.5%	2,840	6.6%
Manufacturing	151	26.0%	14,359	33.2%
Wholesale trade	15	2.6%	1,142	2.6%
Retail trade	90	15.5%	4,668	10.8%
Transportation and warehousing, and utilities	18	3.1%	1,584	3.7%
Information	0	0.0%	792	1.8%
Finance, insurance, real estate, and rental and leasing	26	4.5%	1,523	3.5%
Professional, scientific, management, administrative, and waste management services	15	2.6%	1,691	3.9%
Educational, health and social services	77	13.3%	6,929	16.0%
Arts, entertainment, recreation, accommodation and food services	23	4.0%	2,235	5.2%
Other services (except public administration)	15	2.6%	1,555	3.6%
Public administration	35	6.0%	1,731	4.0%
Total	580	100.0%	43,197	100.0%

Source: U.S. Bureau of the Census, 2000 (STF-3).

The manufacturing sector supplied the most jobs (26.0%) and retail trade provided the second most jobs (15.5%) in the Town of Calamus. The greatest percentage of employment for the county was also in the manufacturing sector (33.2%), followed by the educational, health, and social services (16.0%). The agricultural, forestry, fishing and hunting, and mining sector provided 5.0% of the employment by industry in the county. However, in the Town of Calamus this sector claimed 14.3% of employment reflecting the strong local presence, influence, and importance of the agricultural economy. Figure 6-1 also displays employment by industry for the Town of Calamus in 2000.

Figure 6-1
Employment by Industry, Town of Calamus, 2000



Source: U.S. Bureau of the Census, 2000 (STF-3).

6.2.2 Employment by Occupation

The previous section, Employment by Industry, described employment by the type of business, 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 6-2 displays the number and percent of employed persons by occupation in the Town of Calamus and Dodge County for 2000.

Table 6-2
Employment by Occupation, Town of Calamus
and Dodge County, 2000

Occupation	Town of Calamus		Dodge County	
	Number	Percent of Total	Number	Percent of Total
Management, professional, and related occupations	183	31.6%	10,911	25.3%
Service occupations	49	8.4%	5,979	13.8%
Sales and office occupations	143	24.7%	9,298	21.5%
Farming, fishing, and forestry occupations	22	3.8%	660	1.5%
Construction, extraction, and maintenance occupations	51	8.8%	4,158	9.6%
Production, transportation, and material moving occupations	132	22.8%	12,191	28.2%
Total	580	100.0%	43,197	100.0%

Source: U.S. Bureau of the Census, 2000 (STF-3).

Management, professional, and related occupations accounted for 31.6% of the employment by occupation in the Town of Calamus. The occupation with the greatest percentage of employment in Dodge County was in production, transportation, and material moving occupations, accounting for 28.2% of total employment. In the Town of Calamus, sales and office occupations contained the second greatest percentage with 24.7% of employment by occupation for the town. The county had approximately one-quarter of its residents employed in the management, professional, and related occupations. A likely cause of the town's higher concentration on professional, sales, and office occupations is its proximity to Beaver Dam, one of the county's larger centers of population and commerce. This is also supported by the town's median income and educational attainment, which are both higher in comparison with the county as a whole.

6.2.3 Income

Table 6-3 displays the 1999 household income and median household income for the Town of Calamus and Dodge County as reported by the 2000 Census.

Table 6-3

Household Income, Town of Calamus and Dodge County, 1999

	Town of Calamus		Dodge County	
	Number	% of Total	Number	% of Total
Less than \$10,000	18	4.8%	1,659	5.3%
\$10,000 to \$14,999	12	3.2%	1,627	5.2%
\$15,000 to \$24,999	24	6.4%	3,579	11.4%
\$25,000 to \$34,999	47	12.5%	4,434	14.1%
\$35,000 to 49,999	87	23.1%	6,420	20.4%
\$50,000 to \$74,999	118	31.4%	8,326	26.4%
\$75,000 to \$99,999	46	12.2%	3,305	10.5%
\$100,000 to \$149,999	22	5.9%	1,605	5.1%
\$150,000 or More	2	0.5%	558	1.8%
Total	376	100.0%	31,513	100.0%
Median Household Income	\$50,000		\$45,190	

Source: U.S. Bureau of the Census, 2000 (STF-3).

The highest percentage (31.4%) of residents in the Town of Calamus had a household income between \$50,000 to \$74,999. The next largest percentage (23.1%) of household income was \$35,000 to \$49,999. Approximately 6.4% of the households in the town had a household income of \$100,000 or greater; this is slightly lower than the county's rate of 6.9%. The median household income for the Town of Calamus was \$50,000. The median income for Dodge County was lower at \$45,190.

6.2.4 Educational Attainment

Table 6-4 indicates the education levels for the Town of Calamus and Dodge County.

Table 6-4

Educational Attainment, Town of Calamus and Dodge County, 2000

Attainment Level	Town of Calamus		Dodge County	
	Number	Percent of Total	Number	Percent of Total
Less than 9th grade	45	6.7%	4,025	7.0%
9th grade to 12th grade, no diploma	55	8.2%	6,128	10.7%
High school graduate (includes equivalency)	338	50.7%	25,031	43.6%
Some college, no degree	98	14.7%	10,588	18.4%
Associate degree	53	7.9%	4,079	7.1%
Bachelor's degree	64	9.6%	5,476	9.5%
Graduate or professional degree	14	2.1%	2,126	3.7%
Total Persons 25 and over	667	100.0%	57,453	100.0%

Source: U.S. Bureau of the Census, 2000 (STF-3).

Approximately 50.7% of Calamus residents have attained a high school level education, comparable to the 43.6% in Dodge County with the same education level. The second largest percentage (14.7%) of education attainment in the Town of Calamus is some college, no degree. The Town of Calamus has 9.6% of its residents obtaining a bachelor's degree, which is similar to the county's percentage of 9.5%.

6.3 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 States or internationally affect the State of Wisconsin and eventually trickle down to local level economies.

In November of 2003, the Wisconsin Department of Workforce Development (WDWD) released a report titled *Wisconsin Projections 2000-2010: Employment in Industries and Occupations*, which examined jobs in over 70 industries and 750 occupations. Many of the projections and estimates provided in the report will affect the local and county economies.

Overall, the number of jobs in Wisconsin is expected to grow by 9.6%. While employment in Wisconsin's manufacturing sector has shrunk in the past few years, this sector is anticipated to gain back some of the jobs lost since 2000. The manufacturing industries projected to add the most jobs are lumber and wood products, furniture and fixtures, and food and kindred products. The manufacturing industries expected to lose the most jobs are industrial machinery and equipment, primary metal, and electronic and other electrical equipment.

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. Over 70% of the new jobs in the services sector will be in health, business, educational, or social 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.

6.4 Strengths and Weaknesses Analysis

A determination of the strengths and weaknesses of the Town of Calamus and its economy provide some initial direction for future economic development planning. Strengths should be promoted, and new development that fits well with these features should be encouraged. Weaknesses should be improved upon or further analyzed, and new development that would exacerbate weaknesses should be discouraged. The economic strengths and weaknesses of the town are as follows:

6.4.1 Strengths

- ♦ Controlled development
- ♦ Rural atmosphere
- ♦ Proximity to US Highway 151, STH 73, and STH 33 corridors
- ♦ Recreational opportunities and natural resources
- ♦ Good local schools
- ♦ Close proximity to two new hospitals
- ♦ Good town government
- ♦ Diverse agricultural background, economically diverse
- ♦ Easy access to metropolitan areas – Madison and Fox Cities
- ♦ Rural infrastructure is in good shape
- ♦ Railroad access within town
- ♦ Low taxes
- ♦ Regional airport
- ♦ WI Department of Commerce programs
- ♦ WI Department of Transportation programs
- ♦ Regional financial institutions
- ♦ Strong county manufacturing industry
- ♦ Tourism industry
- ♦ Dairy industry

6.4.2 Weaknesses

- ♦ County zoning, lack of enforcement
- ♦ Mandates from state and federal governments effect on town
- ♦ Loss of local school
- ♦ Noise, traffic, etc. from US Highway 151
- ♦ Residential effects on farm operations
- ♦ Aging population, effects on land ownership and town government
- ♦ Managing commercial development along US Highway 151
- ♦ Annexation from City of Beaver Dam
- ♦ Lack of business diversity
- ♦ Lack of capital/financial network for entrepreneurs
- ♦ Perception of tax climate
- ♦ Lack of available employment opportunities for college graduates
- ♦ Aging workforce

6.5 Desired Business and Industry

Similar to most communities, the Town of Calamus 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, and more specifically in the following list. Desired types of business and industry in the Town of Calamus include, but are not necessarily limited to:

- ♦ Business and industry that retain the rural character of the community.
- ♦ Business and industry that utilize high quality and attractive building and landscape design.
- ♦ Home-based businesses that blend in with residential land use and do not harm the surrounding neighborhood.
- ♦ Business and industry that fill a unique niche in the town and complement the rural nature.
- ♦ Business and industry that capitalize on community strengths.
- ♦ Business and industry that do not exacerbate community weaknesses.

6.6 Sites for Business and Industrial Development

Sites for business and industrial development are detailed on the Future Land Use map (Map 8-3) for the Town of Calamus. It is the town's desire that most future business development be directed to areas designated as Commercial or Industrial on the Future Land Use map. This includes about 35 undeveloped acres of the town, which is anticipated to be adequate to meet the demand for such land uses over the course of the planning period. For further detail on the supply and demand of commercial and industrial land, refer to Section 8.3 of the *Land Use* element.

6.6.1 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.

According to the BRRTS database, there are 308 environmentally contaminated sites in Dodge County which are in need of further clean-up or where clean-up is in process. Only two sites were identified in the Town of Calamus. Both sites are identified as not needing any action or further environmental clean-up. For more information on the BRRTS database visit the WDNR website under the Remediation and Redevelopment Program.

6.7 Economic Development Goals and Objectives

Community goals are broad, value-based statements expressing public preferences for the long term (20 years or more). They specifically address key issues, opportunities, and problems that affect the community. Objectives are more specific than goals and are more measurable statements usually attainable through direct action and implementation of plan recommendations. The accomplishment of objectives contributes to fulfillment of the goal.

Goal 1 Maintain, enhance, and diversify the economy consistent with other community goals and objectives in order to provide a stable economic base.

- 1.a. Maintain and support agriculture, tourism, and related support services as strong components of the local economy.

- 1.b. Accommodate home-based businesses that do not significantly increase noise, traffic, odors, lighting, or would otherwise negatively impact the surrounding area.
- 1.c. Encourage efforts that distinguish and promote features unique to the town.
- 1.d. Support business retention, expansion, and recruitment efforts that are consistent with the town's comprehensive plan.
- 1.e. Support local employment of area citizens.

6.8 Economic Development Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses to the issues that the town is concerned about. Policies and recommendations become primary tools the town can use in making land use decisions. Many of the policies and recommendations cross element boundaries and work together toward overall implementation strategies. Refer to Section 9.5 for an explanation of the strategies cited as sources for many of the policies and recommendations.

Policies identify the way in which activities are conducted in order to fulfill the goals and objectives. Policies that direct action using the word “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 words “will” or “should” are advisory and intended to serve as a guide. “Will” statements are considered to be strong guidelines, while “should” statements are considered loose guidelines. The town's policies are stated in the form of position statements (Town Position), directives to the town (Town Directive), or as criteria for the review of proposed development (Development Review Criteria).

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

Policies: Town Position

ED1 Agriculture shall be the preferred economic base of the town (Source: Strategy ANC2).

Policies: Town Directive

ED2 The town should pursue the development of a more detailed plan for land use, infrastructure, and economic development along the US Highway 151 corridor as dictated by growth in the future (Source: Strategy T5).

Policies: Development Review Criteria

ED3 Large, bulky, box-like commercial structures should be avoided (Source: Strategy ED3).

ED4 New commercial and industrial development should employ site and building designs that include:

- ♦ Attractive signage and building architecture
- ♦ Shared highway access points
- ♦ Screened parking and loading areas
- ♦ Screened mechanicals
- ♦ Landscaping, including trees to break up large parking lots
- ♦ Lighting that does not spill over to adjacent properties
- ♦ Efficient traffic and pedestrian flow (Source: Strategy ED3)

Recommendations

- ♦ Establish requirements for site plan and design review approval of proposed commercial, industrial, and multi-family residential developments (Source: Strategy ED3).
- ♦ Create a site and architectural design review ordinance that protects and enhances the visual quality of the town and establishes the desired characteristics of building layout and architecture, parking areas, green space and landscaping, lighting, signage, grading, driveway access, and internal traffic circulation. Seek public input on the establishment of these desired characteristics (Source: Strategy ED3).

6.9 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 contact the Dodge County Extension office.

Dodge County Economic Development Revolving Loan Program

The Dodge County Land Resources and Parks 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.

Dodge County Business Retention Program

The Dodge County Land Resources and Parks Department assists businesses in obtaining grant funding for business expansion and development. Activities that the grant money may be spent on include: feasibility studies, market research, attorney and accountant fees, business planning, engineering studies, developing training programs, and other required services.

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.

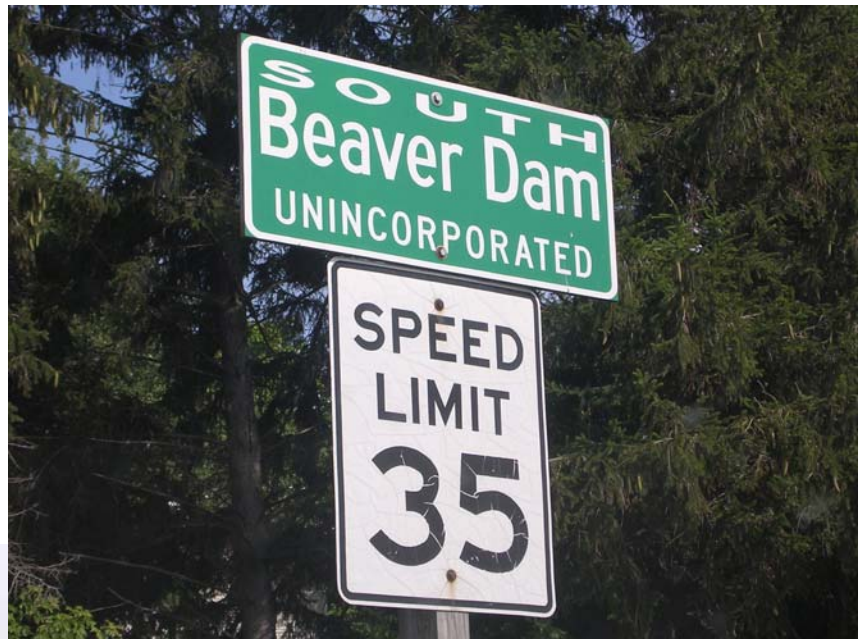
Community Development Block Grant for Economic Development (CDBG-ED)

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.

USDA, Wisconsin Rural Development Programs

The Wisconsin Rural Development Program has many services that are available to rural communities and their residents. Some programs and services available include: community development programs, business and community programs, rural housing and utilities services, and community facility programs. For more information contact Wisconsin Rural Development.

7 Intergovernmental Cooperation



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7 Intergovernmental Cooperation

7.1 Intergovernmental Cooperation Plan

From cooperative road maintenance to fire protection service districts, Dodge County and its communities have a long history of intergovernmental cooperation. As social, economic, and geographic pressures affect change in the Town of Calamus, the community will increasingly look to cooperative strategies for creative and cost-effective solutions to the problems of providing public services and facilities.

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 to share resources such as equipment, buildings, staff, and revenue. Intergovernmental cooperation can even involve consolidating services, consolidating jurisdictions, modifying community boundaries, or transferring territory.

The Town of Calamus' plan for intergovernmental cooperation is to continue to communicate with neighboring units of government and to continue to utilize cooperative relationships for the provision of community facilities and services. Since the town provides so few services directly to its residents, the continued use of cooperative solutions will be essential in achieving its overall strategy of providing high quality services while managing the tax burden on town property owners. The town plans to maintain its existing intergovernmental agreements and to regularly evaluate their effectiveness.

The town maintains working relationships with a variety of other units of government. The town's relationship with the City of Beaver Dam is generally good and has not been complicated by boundary issues. Annexation by the city has not been a concern. In contrast, the town's relationship with Dodge County has been strained, and the lack of enforcement of county ordinances was identified as a top issue during the planning process (refer to the *Issues and Opportunities* element). Implementation of the town's plan depends in part on Dodge County, so the town will continue to work toward improving this relationship.

7.2 Inventory of Existing Intergovernmental Agreements

The following intergovernmental agreements apply to the town.

- ♦ The town maintains a fire protection agreement with the Beaver Dam Fire Department and Columbus Fire Department. An agreement is also in place with Hartland Medics from Columbus and the Beaver Dam Fire Department for emergency medical services in the town.
- ♦ Dodge County provides administration of the towns State Voter Registration System (SVRS) through an agreement with the town.

- ♦ Dodge County Planning and Zoning provides assistance to the town for review of major land development and staff reports as necessary due to the town's participation in county zoning.
- ♦ The town maintains informal agreements with neighboring towns for shared road plowing. These agreements are with the Towns of Beaver Dam, Lowell, Westford, and Fountain Prairie.

7.3 Analysis of Intergovernmental Relationships

7.3.1 Sitting and Building Public Facilities

The Town of Calamus 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.

7.3.2 Sharing Public Services

In addition to the arrangements described in Section 7.2, 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.

The Dodge County Sheriff's Department provides police protection to the Town of Calamus, as well as most other municipalities in the county.

7.3.3 Region

The Town of Calamus is located in the south-central region of the State of Wisconsin. The town is located in the west central portion of Dodge County. Dodge County and the Town of Calamus 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 with which the town may be involved.

7.3.4 State

The Town of Calamus' relationship with the State of Wisconsin mainly involves state aids for local roads and the administering of various state mandates to towns.

7.3.5 School Districts

The Town of Calamus is located within four school districts. Partnership between the town and local schools is limited, but there are opportunities for the use of school athletic facilities that are open for use by community members.

7.3.6 Adjacent Local Governments

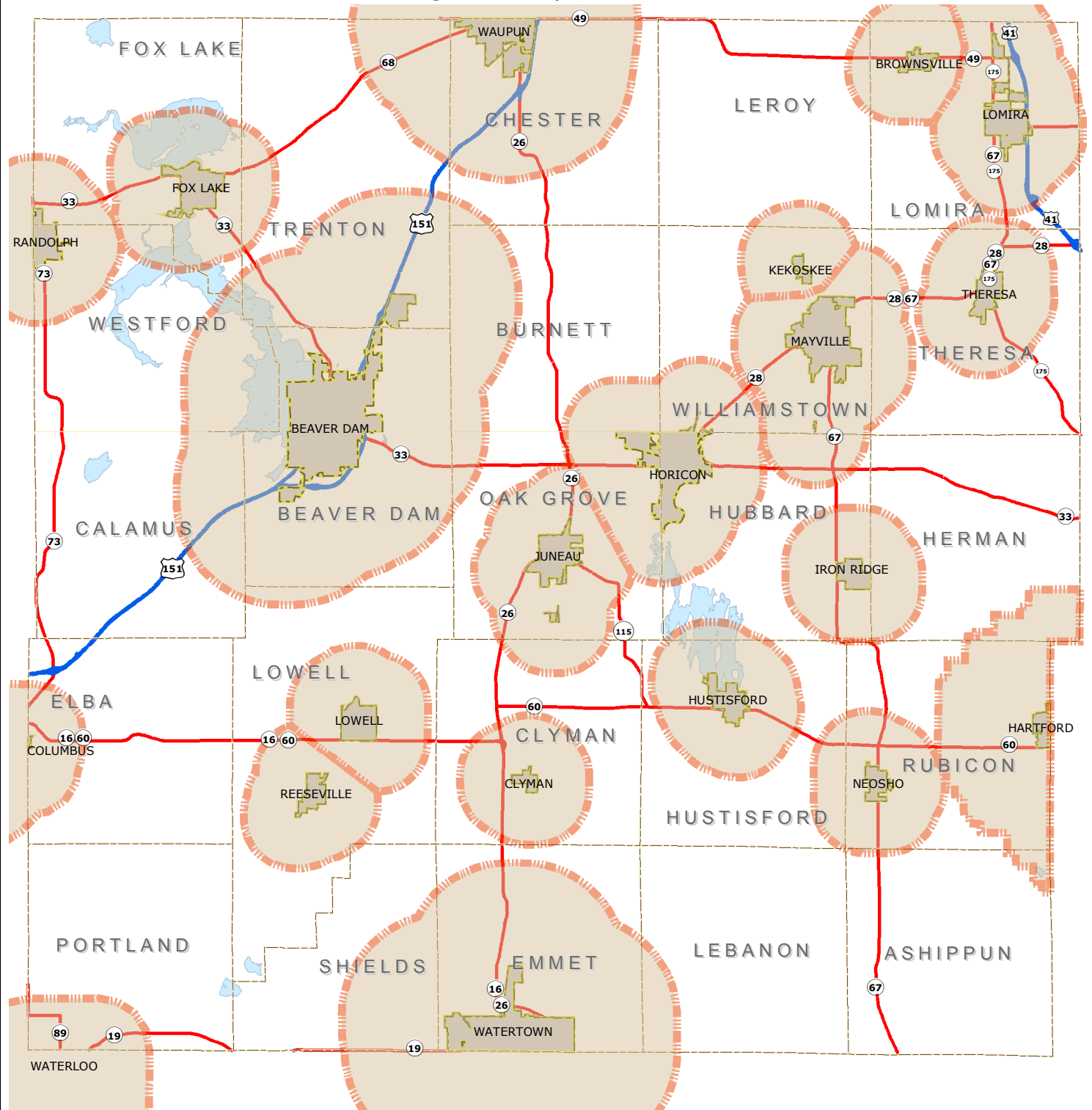
The Town of Calamus generally has good relationships with adjacent local governments. The town is involved in a variety of cooperative agreements in the areas of fire protection, road maintenance, and administrative services. Potential for conflict with the City of Beaver Dam is considered to be minimal at this time, and the cooperative relationship with the Beaver Dam Fire

Department bolsters this relationship. The city's extraterritorial jurisdiction extends into the town (refer to Map 7-1), but this has not been a source of conflict. Annexation potential into Calamus is limited, as sewer is not available west of Beaver Dam Lake.

Now that the Town of Calamus has completed its updated comprehensive plan, it should work to integrate its plan with that of the county and neighboring towns. Potential land use conflicts along town boundaries should be discussed. The potential density of residential development and possible conflict with agricultural use will be a key area of concern. Where potential conflicts exist, towns should work to establish buffer areas between areas of concentrated residential development and areas of intensive agriculture.

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Map 7-1, Extraterritorial Jurisdiction Dodge County, Wisconsin



Legend

- U.S. Highway
- State Highway
- Town Boundaries
- Municipalities
- Extraterritorial Jurisdiction Boundary
- Horicon Marsh
- Lake



Dodge County
Land Resources and Parks
Department



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7.4 Intergovernmental Opportunities, Conflicts, and Resolutions

The intent of identifying the intergovernmental opportunities and conflicts shown below is to stimulate creative thinking and problem solving over the long term. Not all of the opportunities shown are ready for immediate action, and not all of the conflicts shown are of immediate concern. Rather, these opportunities and conflicts may further develop over the course of the next 20 to 25 years, and this section is intended to provide community guidance at such time. The recommendation statements found in each element of this plan specify the projects and tasks that have been identified by the community as high priorities for action.

7.4.1 Opportunities

Opportunity	Potential Cooperating Units of Government
♦ Develop plan implementation ordinances and other tools simultaneously	Dodge County Town of Westford Town of Beaver Dam Town of Lowell Town of Elba
♦ Assistance in rating and posting local roads for road maintenance and road improvement planning	Dodge County
♦ Utilize a coordinated process to update and amend the comprehensive plan	Dodge County Town of Westford Town of Beaver Dam Town of Lowell Town of Elba
♦ Work with the school district to anticipate future growth, facility, and busing needs	Randolph School District Fall River School District Beaver Dam School District Columbus School District
♦ Share the use of community and school district recreational and athletic facilities	Randolph School District Fall River School District Beaver Dam School District Columbus School District Town of Westford Town of Beaver Dam Town of Lowell Town of Elba Town of Courtland Town of Fall River Town of Columbus City of Beaver Dam
♦ Share excess space at the town hall	Town of Westford Town of Beaver Dam Town of Lowell Town of Elba Town of Courtland Town of Fall River

Opportunity	Potential Cooperating Units of Government
♦ Share excess space at the town garage	Town of Westford Town of Beaver Dam Town of Lowell Town of Elba Town of Courtland Town of Fall River
♦ Share community staff	Town of Westford Town of Beaver Dam Town of Lowell Town of Elba Town of Courtland Town of Fall River
♦ Share office equipment	Town of Westford Town of Beaver Dam Town of Lowell Town of Elba Town of Courtland Town of Fall River City of Beaver Dam
♦ Share construction and maintenance equipment	Town of Westford Town of Beaver Dam Town of Lowell Town of Elba Town of Courtland Town of Fall River City of Beaver Dam
♦ Coordinate shared services or contracting for services such as police protection, solid waste and recycling, recreation programs, etc.	Town of Westford Town of Beaver Dam Town of Lowell Town of Elba Town of Courtland Town of Fall River City of Beaver Dam
♦ Reduce conflict over boundary issues through cooperative planning	City of Beaver Dam Town of Beaver Dam
♦ Develop a boundary agreement with the adjacent city or village	City of Beaver Dam
♦ Reduce development pressure on productive lands and rural character by directing growth to urban areas	City of Beaver Dam
♦ Improve the attractiveness of community entrance points	Dodge County City of Beaver Dam

7.4.2 Potential Conflicts and Resolutions

Potential Conflict	Process to Resolve
♦ Concern over too much intervention by Dodge County and the state relative to local control of land use issues.	<p>Adopt a local comprehensive plan</p> <p>Take responsibility to develop, update, and administer local land use ordinances and programs</p> <p>Maintain communication with Dodge County on land use issues</p> <p>Provide ample opportunities for public involvement during land use planning and ordinance development efforts</p>
♦ Residential development planned adjacent to Agriculture areas across a town boundary	<p>Distribution of plans and plan amendments to adjacent and overlapping governments</p> <p>Establishment of local Plan Commissions in every Dodge County community - joint community Plan Commission meetings</p> <p>Continued meetings of the County Advisory Committee with representation from every Dodge County community</p>
♦ Vastly different zoning and land division regulations from one town to the next	<p>Distribution of plans and plan amendments to adjacent and overlapping governments</p> <p>After plan adoption, a cooperative process to develop revisions to the county zoning and land division ordinances</p> <p>Continued meetings of the County Advisory Committee with representation from every Dodge County community</p>
♦ Low quality commercial or industrial building and site design along highway corridors, community entrance points, or other highly visible areas	<p>Establishment of local Plan Commissions in every Dodge County community - joint community Plan Commission meetings</p> <p>Continued meetings of the County Advisory Committee with representation from every Dodge County community</p> <p>Cooperative design review ordinance development and administration</p>
♦ Concern over poor communication between the town and the school districts	<p>Distribution of plans and plan amendments to adjacent and overlapping governments</p>

7.5 Intergovernmental Cooperation Goals and Objectives

Community goals are broad, value-based statements expressing public preferences for the long term (20 years or more). They specifically address key issues, opportunities, and problems that affect the community. Objectives are more specific than goals and are more measurable statements usually attainable through direct action and implementation of plan recommendations. The accomplishment of objectives contributes to fulfillment of the goal.

Goal 1 Foster the growth of mutually beneficial intergovernmental relations with other units of government.

Objectives

- 1.a. Continue communicating and meeting with other local governmental units to encourage discussion and action on shared issues and opportunities.
- 1.b. Work with surrounding communities in the comprehensive plan development, adoption, and amendment processes to encourage an orderly, efficient development pattern that preserves valued community features and minimizes conflicts between land uses along community boundaries.
- 1.c. Pursue opportunities for cooperative agreements with neighboring communities regarding annexation, expansion of public facilities, and sharing of services.
- 1.d. Seek mutually beneficial opportunities for joint equipment and facility ownership with neighboring communities.

7.6 Intergovernmental Cooperation Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses to the issues that the town is concerned about. Policies and recommendations become primary tools the town can use in making land use decisions. Many of the policies and recommendations cross element boundaries and work together toward overall implementation strategies. Refer to Section 9.5 for an explanation of the strategies cited as sources for many of the policies and recommendations.

Policies identify the way in which activities are conducted in order to fulfill the goals and objectives. Policies that direct action using the word “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 words “will” or “should” are advisory and intended to serve as a guide. “Will” statements are considered to be strong guidelines, while “should” statements are considered loose guidelines. The town’s policies are stated in the form of position statements (Town Position), directives to the town (Town Directive), or as criteria for the review of proposed development (Development Review Criteria).

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

Policies: Town Directive

- IC1 Transportation issues that affect the town and neighboring communities should be jointly discussed and evaluated with that community and with the Dodge County Highway Department and the Wisconsin Department of Transportation, if necessary (Source: Strategy T1, T5, IC1).
- IC2 The town should consider intergovernmental and other cooperative options before establishing, reinstating, expanding or rehabilitating community facilities, utilities or services (Source: Strategy UCF8, IC1).
- IC3 Educational efforts regarding planning, land use regulation, implementation, or resource management should be discussed as a joint effort with neighboring communities (Source: Strategy IC1).
- IC4 Before the purchase of new community 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 (Source: Strategy IC1).
- IC5 The town should work cooperatively with the City of Beaver Dam to address land use, building and site design, and development density in areas within the extraterritorial jurisdiction of the city, along highway corridors, and at community entrance points (Source: Strategy LU9).
- IC6 The town should support the consolidation or shared provision of community services where the desired level of service can be maintained, where the public supports such action, and where sustainable cost savings can be realized. (Source: Strategy IC1)

Recommendations

- ♦ Annually review intergovernmental agreements for their effectiveness and efficiency (Source: Strategy IC1).
- ♦ Evaluate and provide constructive feedback to Dodge County on services provided to the town (Source: Strategy IC1).

7.7 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. Additional programs are under development. Educational programs are delivered through the two-way audio Educational Telecommunications Network (ETN), satellite television, and state-wide and regional workshops. The Center supports the programming of county-based Extension faculty. A variety of resources regarding intergovernmental cooperation are available through the Local Government Center.

Wisconsin Towns Association (WTA)

Wisconsin Towns Association 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 towns and to improve town government. In 2002 WTA celebrated its 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 contact WTA.

8

Land Use



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8 Land Use

8.1 Introduction

Land use is central to the process of comprehensive planning and includes both an assessment of existing conditions and a plan for the future. Land use is integrated with all elements of the comprehensive planning process. Changes in land use are not isolated, but rather are often the end result of a change in another element. For example, development patterns evolve over time as a result of population growth, the development of new housing, the development of new commercial or industrial sites, the extension of utilities or services, or the construction of a new road.

This chapter of the comprehensive plan includes local information for both existing and planned land use, land supply and demand trends and projections, an assessment of existing and potential land use conflicts, and a discussion of redevelopment opportunities.

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 Town of Calamus is a typical six mile square (or 36 square mile) town including approximately 23,000 acres of land. The town's pattern of existing land use has been primarily influenced by the locations of wetlands, prime agricultural soils, major transportation corridors, and the surrounding incorporated communities. The influence of glacial activity has produced the pattern of farmlands interspersed with wetlands characteristic of this region of south-central Wisconsin. Within the rolling topography, wetlands are found in the valleys, while the upland areas supply some of the most productive farmland in the state. Most development in Calamus is found along its major transportation corridors including US Highway 151, State Highway 73, several county highways, and the Union Pacific railroad. Small clusters of more concentrated development are found along the town's western edge and in the northeast quadrant as influenced by the communities of Beaver Dam, Fall River, and Columbus, located just beyond the town's boundaries.

The town is largely undeveloped with agricultural and other resource lands as the predominant land uses. Excluding woodlands and wetlands, agriculture and other open lands compose about 15,600 acres, or 67% of the town. Wetlands comprise the second largest landscape feature at over 4,800 acres, or about 21% of the town. Other undeveloped land uses include surface water (lakes and streams) and designated public outdoor recreation areas. These resource lands form critical components of the town's economic base – agriculture and outdoor recreation.

Developed features account for 5.1% of the town's existing land use. Developed land uses are scattered throughout the town with small clusters of more concentrated development in a few locations. Single-family residential is the predominant developed land use at just under 300

aces. Also present are mobile home parks, commercial uses, industrial uses, institutional uses, and utilities. Clusters of developed land uses are found mainly in the northeast quadrant near the City of Beaver Dam and along the US Highway 151 corridor. Clusters of residential development are also found on the south shore of Lost Lake and along State Highway 73 on the town's western edge. A cluster of commercial and light industrial use is present near the convergence of US Highway 151, County Highway DE, Klatt Road, and Jackson Road.

In recent years, growth and development have been limited and consisted mainly of residential uses. New homes on isolated parcels have been the most common form of residential development, and multiple lot subdivision plats are rare occurrences. New commercial development has occurred mainly in the US Highway 151 cluster.

The existing land uses in the Town of Calamus are shown on Map 8-1. Table 8-1 details the existing land acreages in the town.

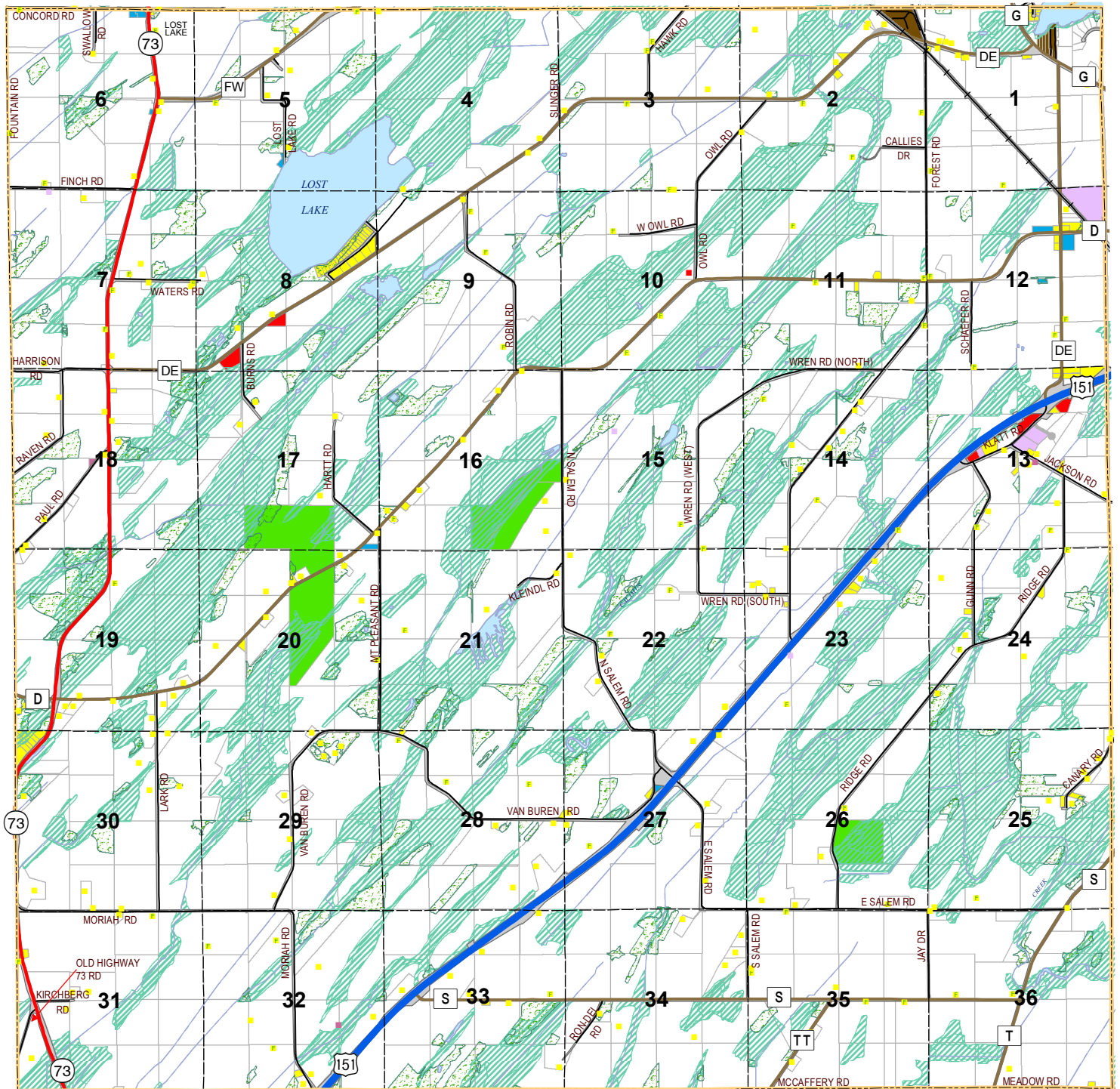
Table 8-1
Existing Land Use, Town of Calamus, 2005

Land Use	Acres	% of Total
Single Family Residential	292.5	1.3%
Two Family Residential	0.0	0.0%
Multi-Family Residential	0.0	0.0%
Mobile Home Parks	24.4	0.1%
Commercial	22.1	0.1%
Industrial and Quarries	40.1	0.2%
Public and Quasi Public	16.8	0.1%
Communication and Utilities	2.9	0.0%
Parks and Recreation	298.2	1.3%
Agricultural and Other Resource Land	21,503.0	92.1%
Woodlands	1,073.6	4.6%
Wetlands	4,827.5	20.7%
Transportation	807.1	3.5%
Water	351.2	1.5%
Total	23,358.1	100.0%

Note: Agricultural land does not include woodlands and wetlands. Woodland and wetlands have not been subtracted from other land uses.

Source: Dodge County Land Resources and Parks Department.

Map 8-1, Existing Land Use Town of Calamus, Dodge County, Wisconsin



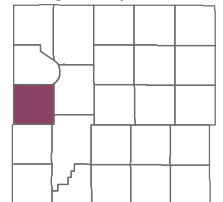
Legend

- | | | | |
|----------------|---------------------|---------------------------|----------------------------|
| U.S. Highway | Section Line | Single Family Residential | Public & Quasi-Public |
| State Highway | Tax Parcel Boundary | Farmstead | Transportation |
| County Highway | Municipalities | 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 | Wetland overlay |
| | | Industrial | Woodland overlay |



Dodge County
Land Resources and Parks
Department

Dodge County Wisconsin



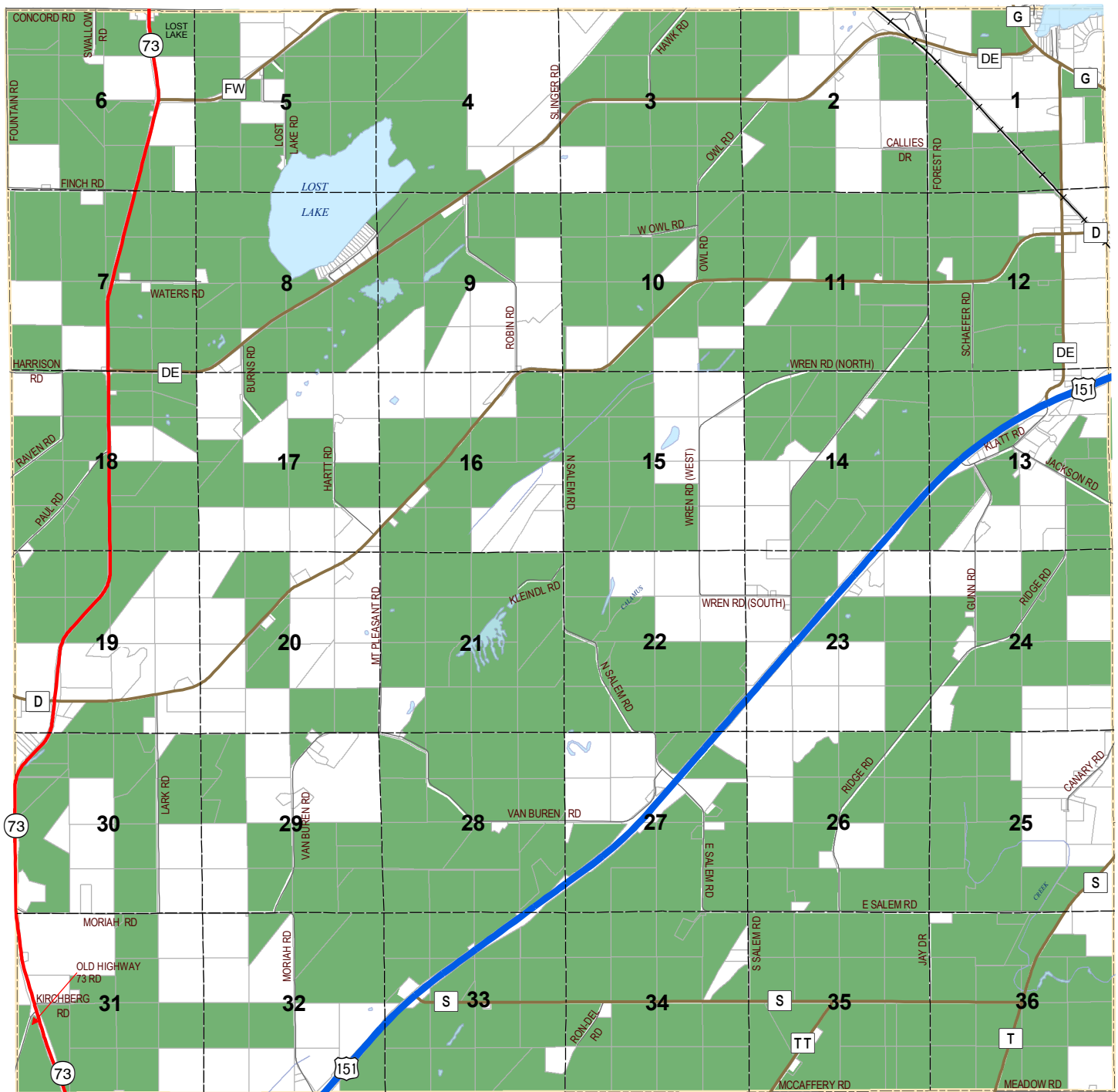
Town of Calamus

Source: Dodge County Land Resources and Parks Department, May 2007 (Survey June 2005)

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Map 8-2, Farmland Preservation Participants
Town of Calamus, Dodge County, Wisconsin



Legend

	U. S. Highway		Farmland Preservation Participants
	State Highway		Tax Parcel Boundary
	County Highway		Section Line
	Town Road		River or Stream
	Railroad		Waterbodies
	Town Boundary		Municipalities

Dodge County Wisconsin

**Dodge County
Land Resources and Parks
Department**

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8.3 Land Supply, Demand, and Price Trends

Table 8-2 displays information on agricultural land sales in Dodge County from 1999 to 2003.

Table 8-2
Agricultural Land Sales, Dodge County, 1999-2003

	1999	2000	2001	2002	2003	# Change 1999-03	% Change 1999-03
Ag Land Continuing in Ag Use							
Number of Transactions	65	46	39	43	67	2	3.1%
Acres Sold	5,633	4,171	2,917	3,748	5,815	182	3.2%
Dollars per Acre	\$2,165	\$2,112	\$2,665	\$2,665	\$3,135	\$970	44.8%
Ag Land Being Diverted to Other Uses							
Number of Transactions	16	27	17	12	18	2	12.5%
Acres Sold	749	1,404	624	503	776	27	3.6%
Dollars per Acre	\$2,822	\$3,389	\$3,358	\$3,804	\$4,167	\$1,345	47.7%
Total of all Ag Land							
Number of Transactions	81	73	56	55	85	4	4.9%
Acres Sold	6,382	5,575	3,541	4,251	6,591	209	3.3%
Dollars per Acre	\$2,242	\$2,434	\$2,788	\$2,863	\$3,257	\$1,015	45.3%

Source: Wisconsin Agricultural Statistics Service, Agricultural Land Sales, 1999-2003.

As indicated in Table 8-2, the amount of agricultural land sold in Dodge County has fluctuated from 1999 to 2003. The value of the total acres sold has been steadily increasing. While these data are generalized to the county level, many of these trends are also reflected locally in the Town of Calamus.

The overall supply of land in the Town of Calamus is fixed. Unincorporated municipalities (i.e., towns) do not have the power to annex land. It is anticipated that a loss of town land due to city or village annexation will be unlikely over the course of the planning period. The nearby City of Beaver Dam, which has the power to annex land, does not appear to have substantial growth potential in the direction of Calamus. The town's supply of land for potential development is expansive. Nearly 17,000 acres (or 71%) of the town consists of agricultural lands, woodlands, and other resource lands (excluding wetlands). Sustaining this base of agricultural and resource lands over the long term is one of the reasons why the planning and management of development and land use are so important in the Town of Calamus.

Demand for land in the Town of Calamus can be classified as limited. The town's location near the City of Beaver Dam and access to USH 151 can make the rural setting a desirable place to locate a residence. It is anticipated that the town will remain as a highly agricultural area with most demand for land resulting from farmers looking to expand operations.

8.3.1 Projected Supply and Demand of Developed Land Uses

The following table displays estimates for the total acreage that will be utilized by residential, commercial, industrial, institutional, and resource land uses for five year increments through 2030. These future land use demand estimates are largely dependent on population and housing projections and should only be utilized for planning purposes in combination with other indicators of land use demand.

The linear housing unit projection provides the projected number of new residential units for the residential land demand projection. Refer to the *Population and Housing* element for more details on housing projections. The residential land use demand projection then assumes that development will take place at the residential lot sizes identified by the future land use plan (found in Section 8.5). The plan specifies a preferred maximum lot size of two acres for most residential development, therefore each projected housing unit will occupy an additional two acres of the town.

Projected demand for commercial, industrial, and institutional land use assumes that the ratio of the town's 2000 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 he or she does today. These land use demand projections rely on the linear population projection. Refer to the *Population and Housing* element for more details on population projections. It should be noted that the industrial land use demand projection includes the mining and quarry existing land use.

Projected resource land use acreages are calculated based on the assumption that the amount will decrease over time. Agricultural and other resource lands are the existing land uses that can be converted to other uses to accommodate new development. The amount of resource lands consumed in each five year increment is based on the average amount of land use demand for each of the developed uses over the 30 year period. In other words, a total of 6.65 acres per year is projected to be consumed by residential, commercial, industrial, and institutional development in the Town of Calamus, so resource lands are reduced by 6.65 acres per year.

Table 8-3

Projected Land Use Demand (acres), Town of Calamus 2000-2030

Year	Residential ¹	Commercial ²	Industrial ³	Institutional ⁴	Resource Lands ⁵
2000	316.9	22.1	40.1	314.9	21,503.0
2005	342.9	22.7	41.4	324.6	21,469.7
2010	368.9	23.4	42.6	334.3	21,436.5
2015	394.9	23.7	43.2	338.7	21,403.2
2020	420.9	24.0	43.7	342.8	21,369.9
2025	446.9	24.3	44.2	347.2	21,336.7
2030	472.9	24.6	44.8	351.3	21,303.4
# Change	156.0	2.5	4.6	36.3	-199.5
% Change	49.2%	11.5%	11.5%	11.5%	-0.9%

¹Residential includes single family residential and mobile home parks.

²Commercial includes commercial only.

³Industrial includes industrial and quarries.

⁴Institutional includes parks, recreation, public, and quasi-public.

⁵Resource Lands include agricultural and other resource land.

Table 8-4 and Figure 8-1 provide a comparison of land supply and demand for the Town of Calamus. Land use demand is based on the previous calculations, and land supply is based on the future land use plan described in Sections 8.4 and 8.5.

Table 8-4

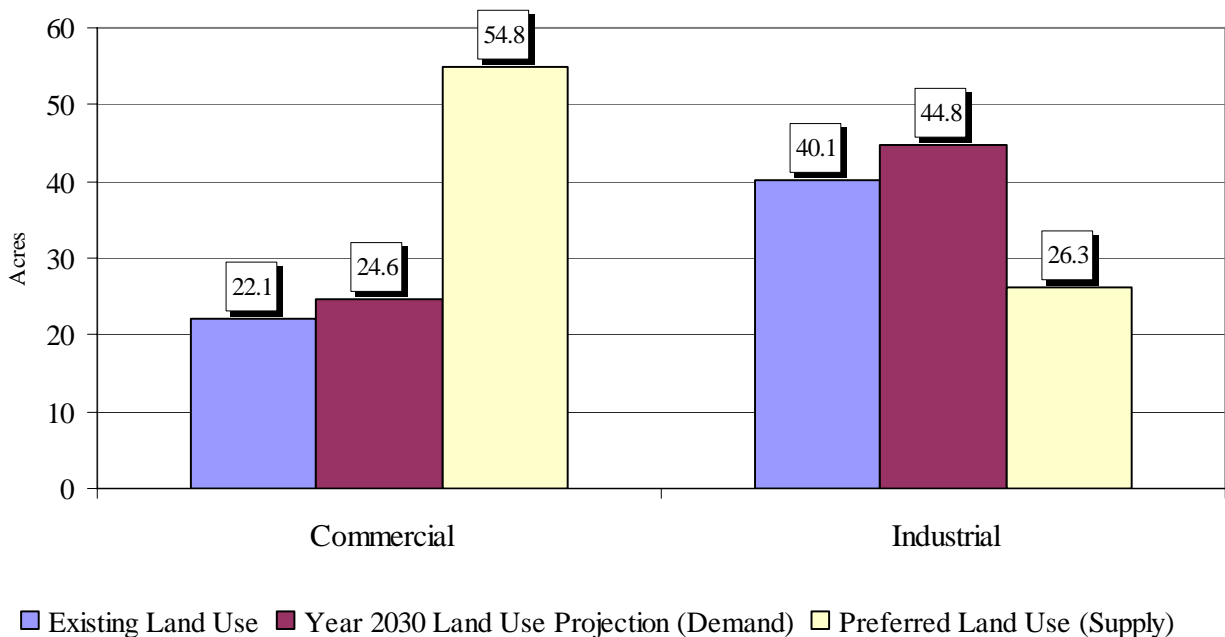
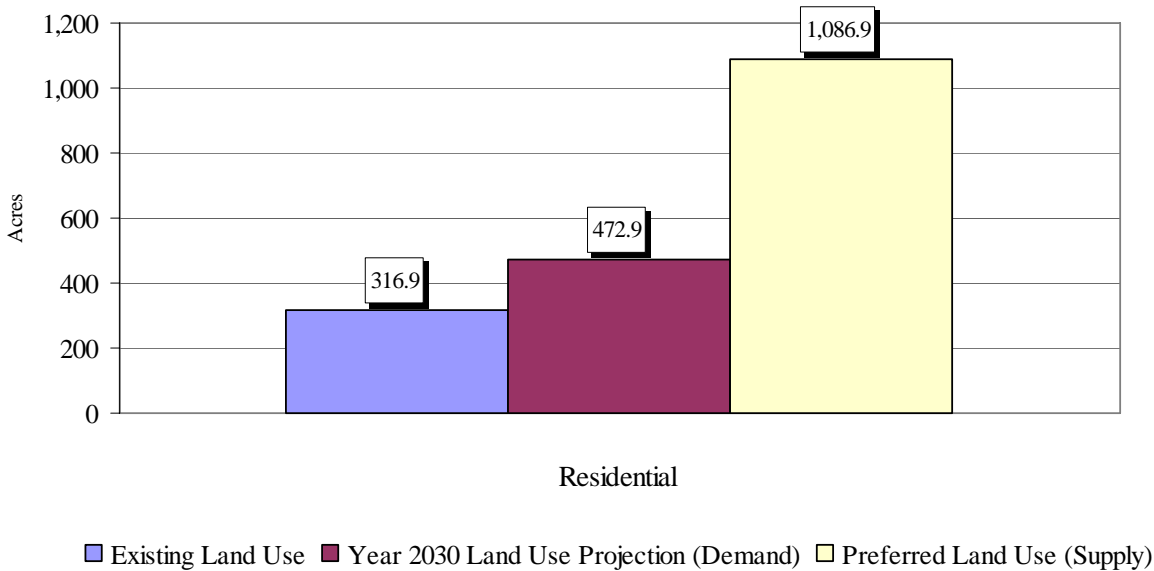
Land Supply and Demand Comparison (acres), Town of Calamus

	Residential	Commercial	Industrial
Existing Land Use	316.9	22.1	40.1
Year 2030 Land Use Projection ¹ (Demand)	472.9	24.6	44.8
Preferred Land Use ² (Supply)	1,086.9	54.8	26.3

¹ Amount of land projected to be needed in the year 2030 to meet demand based on population and housing projections.

² Residential includes lands planned for Single Family Residential and 5% of Agriculture.

Figure 8-1
Land Supply and Demand Comparison, Town of Calamus



The Town of Calamus has planned for a sufficient supply of land based on projected demand. About 2.3 times the projected residential demand is supplied by the Single Family Residential and Agriculture future land use classifications. About 2.2 times the projected commercial demand is provided. There appears to be a shortfall for projected industrial use, however, it is the town's intent that future development will be more of a commercial nature than an industrial nature. The planned supply of commercial land is more than adequate to meet the projected demand for both industrial and commercial land use over the planning period.

As a rule of thumb, a community should plan for about twice the projected demand for a given developed land use. This provides some flexibility in meeting the anticipated demand. The town's map of future land use accomplishes this.

8.4 Future Land Use Plan

The future land use plan is one of the central components of the comprehensive plan that can be used as a guide for local officials when considering community development and redevelopment proposals. When considering the role of the future land use plan in community decision making, it is important to keep the following characteristics in mind.

- ♦ A land use plan is an expression of a preferred or ideal future – a vision for the future of the community.
- ♦ A land use plan is not the same as zoning. Zoning is authorized and governed by a set of statutes that are separate from those that govern planning. And while it may make sense to match portions of the land use plan map with the zoning map immediately after plan adoption, other portions of the zoning map may achieve consistency with the land use plan incrementally over time.
- ♦ A land use plan is not implemented exclusively through zoning. It can be implemented through a number of fiscal tools, regulatory tools, and non-regulatory tools including voluntary land management and community development programs.
- ♦ A land use plan is long range and will need to be reevaluated periodically to ensure that it remains applicable to changing trends and conditions. The plan is not static. It can be amended when a situation arises that was not anticipated during the initial plan development process.
- ♦ A land use plan is neither a prediction nor a guaranty. Some components of the future vision may take the full 20 to 25 years to materialize, while some components may never come to fruition within the planning period.

The primary components of the future land use plan include the Future Land Use Map (Map 8-3) and the Future Land Use Classifications. These components work together with the *Implementation* element to provide policy guidance for decision makers in the town.

The Town of Calamus plan for future land use is intended to protect agricultural resources, natural resources, and rural character for future generations while also allowing reasonable opportunities for land development. Of highest priority is the protection of the town's economic base which is tied to the availability of productive agricultural lands and harmony between agricultural production and properly located residential development. The town will accomplish this by managing the use of lands and the density of residential development. Many locations in the town will allow for limited development to take place, but the density and placement of development will be planned in order to preserve valued features of the landscape.

The future land use plan was shaped by both objective data and local opinion. Public participation in the form of citizen planning committee meetings and public informational meetings was utilized to significantly impact the outcome. The town considered the locations of natural resources, productive soils, roads, current land use patterns, land ownership patterns, farmland preservation program participation (refer to Map 8-2), and other objective factors to consider the suitability of lands for various future land uses. The objective data were further mixed with local knowledge and public opinion to produce a draft map that was reviewed by the public. Changes to the draft plan requested by the town citizens were evaluated by the planning committee, planning commission, and the Town Board, and any accepted changes were incorporated into the plan.

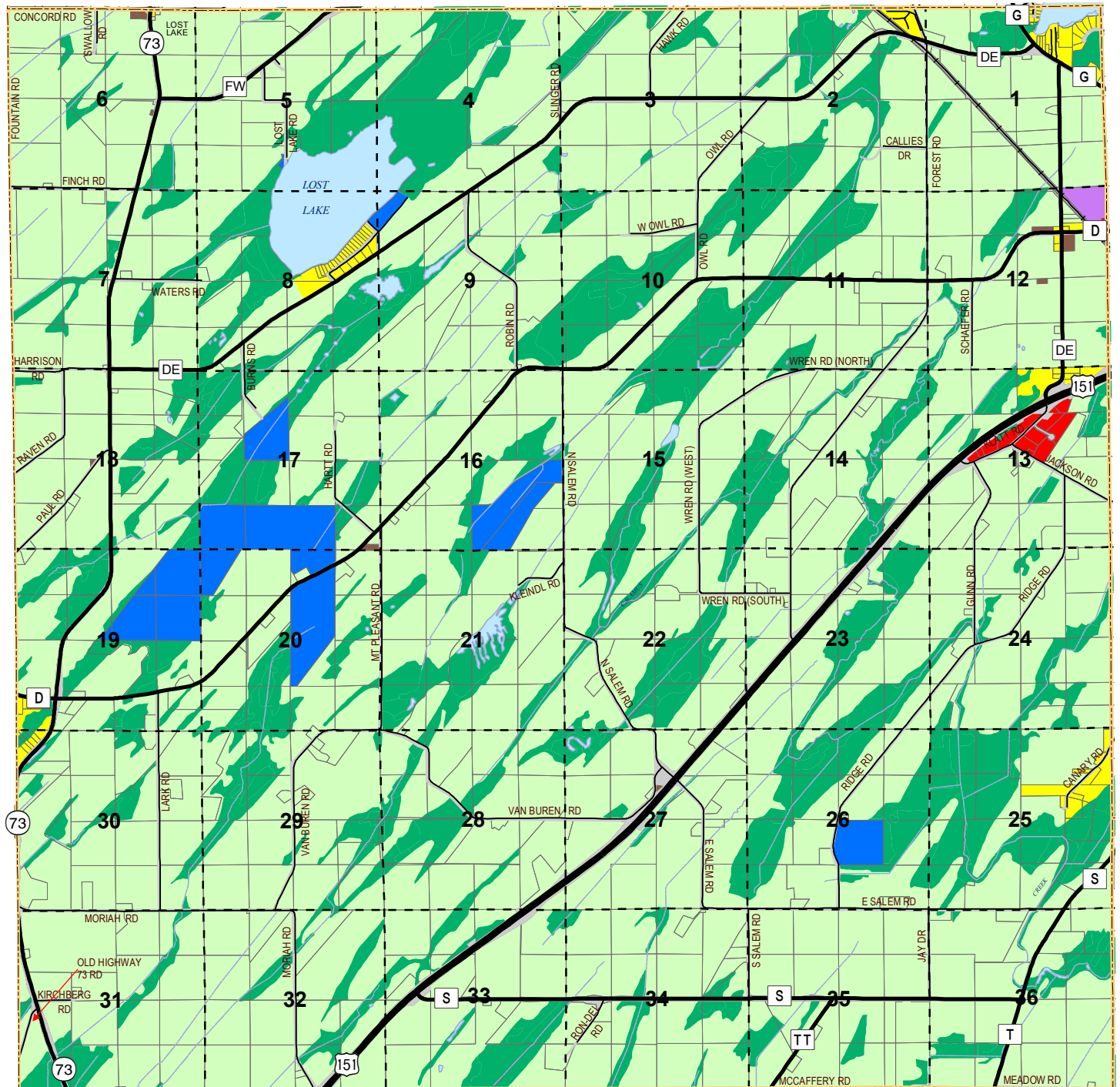
The town's desire to protect agricultural resources, natural resources, and rural character is reflected in that most of the town's landscape is designated with the Agriculture and Conservancy classifications. Agriculture has been mapped where good agricultural soils are present, where existing farm operations are present, and where agriculture or other open space uses are expected to continue over the long term. These lands are planned as the land base not only for existing agricultural operations, but also for future operations. As agricultural practices and the agricultural economy change over time, the town will be best positioned to respond to such changes by protecting this vital land base. It is the intent of the Agriculture classification to recognize existing residential uses and to allow for future residential development at very low densities with the use of careful site planning.

The Conservancy classification has been mapped in the general locations of wetlands and floodplains. Conservancy also includes lands surrounding Lost Lake that the town is recommending for protection due to the presence of steep slopes, lack of access, and importance to the lake's watershed. Conservancy is the only future land use classification that does not allow for residential development. Regulations are already in place that severely limit development in these locations, and the town's plan recognizes those regulations.

Planned and existing outdoor recreational resources have been mapped with the Recreation classification. It is intended that these lands will remain in public ownership or the ownership of private conservation organizations over the long term. The Recreation classification includes lands on the southeast shore of Lost Lake that the town has identified as a desirable site to improve as a public outdoor recreation facility over the long term.

Areas planned for primarily developed land uses include the Single Family Residential, Commercial, Industrial, and Utilities and Community Services classifications. It is the town's intent that the most intensive future development of these types be directed to such areas. If intensive developed uses are proposed outside of these areas, then the town should either make decisions and recommendations against such development, or first consider an amendment to its comprehensive plan before supporting such development.

Map 8-3, Year 2030 Future Land Use Town of Calamus, Dodge County, Wisconsin

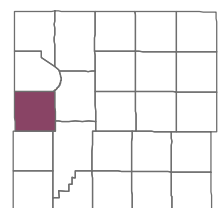


Symbols		Future Land Use	
	U.S. Highway		Single Family Residential
	State Highway		General Residential
	County Highway		Commercial
	Town Road		Industrial
	Railroad		City or Village
	Town Boundary		Road & Railroad Right-of-Way
	Section Line		Future Road
	Tax Parcel Boundary		Utilities & Community Services
	Sanitary District		Recreation
			Conservancy
			Agriculture
			Waterbody
			River and Stream
			Intermittent Stream



Dodge County
Land Resources and Parks
Department

Dodge County Wisconsin



Town of Calamus

0 0.3 0.6 1.2 1.8 Miles

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8.5 Future Land Use Classifications

The following Future Land Use Classifications have been utilized on the town's Future Land Use Map. These descriptions give meaning to the map by describing (as applicable) the purpose, primary goal, preferred development density, preferred uses, and discouraged uses for each classification. They may also include policy statements that are specific to areas of the community mapped under a particular classification. Any such policies carry the same weight and serve the same function as policies found elsewhere in this plan.

Conservancy (Dark Green)

These mapped areas include the approximate locations of wetlands five acres and larger as designated by the WDNR. In addition to wetlands, two other areas of the town are included in Conservancy. The western shore of Lost Lake is included due to steep slopes and the presence of a scenic vista, and lands in the northeast quarter of Section 1 are included as they are deed restricted to agricultural use. 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.

Policies

- ♦ Agricultural activities such as crop harvesting, pasturing, and tree cutting are recognized as acceptable activities in the Conservancy category.
- ♦ Use of wetland areas and floodplains are encouraged for the purpose of passive, non-motorized outdoor recreation opportunities, e.g., walking/hiking trails, wildlife movement, and overall character enhancement.
- ♦ Development should not occur within nor encroach on these areas other than for open space preservation, conservation or passive recreational purposes as may be allowed under applicable zoning regulations.

Agriculture (Light Green)

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.

Preservation of the town's agricultural areas, natural resources, surface waters, and open spaces was identified 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 zoning 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.

Policies

- ♦ Densities will be regulated by the County's Land Use Code.
- ♦ Clustering or conservation design should be considered for new lots.
- ♦ Site plan requirements are proposed to minimize the potential impact to prime soils and production farmland in the event of land conversions in the agricultural areas.
- ♦ A minimal amount of other land uses, such as, but not limited to, wind energy systems, wireless communication and utility facilities (but not transmission and distribution systems generating high electromagnetic field (EMF) emissions), veterinary clinics, mineral extraction, farmers markets, wildlife ponds, and businesses that primarily serve the agricultural industry may also occur in areas planned for agriculture, assuming all codes and ordinance requirements are met.
- ♦ Utilize existing state and county regulations to manage large commercial dairy or feedlot operations and to address such issues as operations, manure storage and handling, transportation and road impacts, residential conflicts, etc.

Recreation (Dark Blue)

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, conservation clubs, etc.) are included in this category. In Calamus, this specifically includes WDNR lands and lands owned by the Beaver Dam Conservationists. Wetlands that are located within a public or private recreation area will be placed in the Recreation category.

Policies

- ♦ Existing park and recreation areas should be maintained and enhanced as necessary to contribute to overall community identity and outdoor recreation opportunities.
- ♦ Coordinate existing and planned recreational facilities through Dodge County's Comprehensive Outdoor Recreation Plan or a local Outdoor Recreation Plan.

Single Family Residential (Yellow)

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, 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.

Policies

- ♦ New single-family residential development should occur exclusively in the planned single-family areas as shown on the Future Land Use Plan map.
- ♦ Densities will be regulated by the County's Land Use Code.
- ♦ Single-family residential neighborhoods should contain some form of buffering, e.g. landscaping, berming, screening, and/or additional building setbacks, between the

residences and potentially incompatible land uses such as agricultural, commercial, or industrial.

Commercial (Red)

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.

Policies

- ♦ New commercial development should occur exclusively in the planned commercial areas as shown on the Future Land Use Plan map.
- ♦ Densities will be regulated by the County's Land Use Code.
- ♦ The town should assess the use of some minimum design standards that promote quality and aesthetics and do not detract from the community.
- ♦ Individual lot sizes may vary depending on the location and the services available. All commercial developments should be reviewed as part of a planned development area, including review of parking and access control.
- ♦ Intensive commercial activity in close proximity to residential development should be avoided.
- ♦ Discourage the proliferation of large billboards and off-premises signs associated with commercial development in favor of smaller, less obtrusive signage.

Industrial (Purple)

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.

Policies

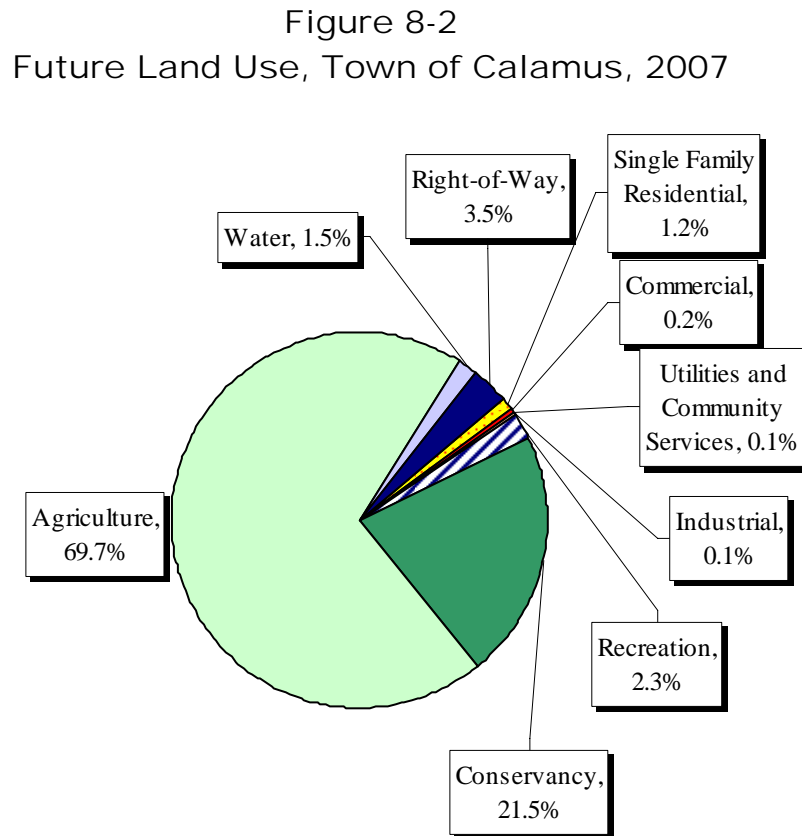
- ♦ New industrial development should occur exclusively in the planned industrial areas as shown on the Future Land Use Plan map.
- ♦ Densities will be regulated by the County's Land Use Code.
- ♦ New developments should be subject to minimum building and site design, landscaping, signage, and outdoor storage provisions to encourage community character and sustainable developments.
- ♦ Proper access by industries to and from major traffic routes should be provided. Industrial development should also maintain adequate off-road employee parking, loading and unloading facilities, and should be buffered from intensive residential areas to reduce potential land use related conflict.
- ♦ Reuse of existing vacant industrial property should be a priority when assessing new potential industrial uses.

- ♦ Commercial uses may be allowed in the Light Industrial category dependent on the location (lot configuration will not impede future lot layout or development of adjacent lands) and type of proposed use.

Utilities and Community Services (Brown)

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 wastewater treatment facilities.

Figure 8-2 and Table 8-5 display the distribution of each Future Land Use Classification as shown on the Future Land Use map.



Source: Town of Calamus, 2007.

Table 8-5
Future Land Use, Town of Calamus, 2007

Land Use	Acres	% of Total
Single Family Residential	273.1	1.2%
Commercial	54.8	0.2%
Industrial	26.3	0.1%
Utilities and Community Services	16.3	0.1%
Recreation	535.4	2.3%
Conservancy	5,018.4	21.5%
Agriculture	16,274.6	69.7%
Water	350.1	1.5%
Right-of-Way	809.3	3.5%
Total	23,358.3	100.0%

Source: Town of Calamus, 2007.

8.6 Existing and Potential Land Use Conflicts

The following existing and potential unresolved land use conflicts have been identified by the Town of Calamus. While the planning process was designed to provide maximum opportunities for the resolution of both internal and external land use conflicts, some issues may remain. Due to their complexity, the long range nature of comprehensive planning, and the uncertainty of related assumptions, these conflicts remain unresolved and should be monitored during plan implementation.

8.6.1 Existing Land Use Conflicts

- ♦ Pressure to convert farmland to residential use
- ♦ Residential development next to high intensity agricultural land use and threats to the right-to-farm
- ♦ Lack of property and building maintenance
- ♦ Dilapidated mobile homes
- ♦ Lack of ordinance enforcement
- ♦ Lack of screening or buffering between incompatible uses

8.6.2 Potential Land Use Conflicts

- ♦ Continuing pressure to convert farmland to residential use
- ♦ Increasing numbers of large animal confinement operations may have a negative impact on nearby non-farm residences
- ♦ Managing development (especially commercial) along US Highway 151 and other highway corridors
- ♦ Siting of power transmission lines
- ♦ Siting of telecommunication towers
- ♦ Siting of wind energy towers

- ♦ Siting of solid or hazardous waste handling facilities
- ♦ Residential development next to high intensity agricultural land use and threats to the right-to-farm
- ♦ Poorly designed or unattractive commercial or industrial development
- ♦ Lack of building and site design standards for commercial and industrial areas
- ♦ The over-consumption of rural lands by large lot subdivisions
- ♦ The loss of rural character in some locations

8.7 Opportunities for Redevelopment

Opportunities for redevelopment of land in the Town of Calamus are limited. No significant areas of land are in need of redevelopment in the town. However, in every instance where development is considered in the *Town of Calamus Year 2030 Comprehensive Plan*, redevelopment is also considered as an equally valid option. Plan components that support the preservation of rural lands and rural character encourage redevelopment. Redevelopment is an alternative to the consumption of agricultural lands and green space by new development. Plan components that support the use of existing infrastructure encourage redevelopment. Redevelopment is a method of maximizing the use of existing roads and other town services. Opportunities for redevelopment are addressed in several of the goals, objectives, and policies of this plan.

- ♦ Goals H2 and ANC3
- ♦ Objectives H1a, T1d, ANC1a, ANC1e, LU1e, and LU1f
- ♦ Policies H1, H2, ANC1, ANC3, ANC4, ANC7, LU1, and LU4

8.8 Land Use Goals and Objectives

Community goals are broad, value-based statements expressing public preferences for the long term (20 years or more). They specifically address key issues, opportunities, and problems that affect the community. Objectives are more specific than goals and are more measurable statements usually attainable through direct action and implementation of plan recommendations. The accomplishment of objectives contributes to fulfillment of the goal.

Goal 1 Plan for land use in order to achieve the town's desired future.

Objectives

- 1.a. Establish future land use classifications and assign them to areas of the town in order to increase compatibility between existing land uses and avoid future land use conflicts.
- 1.b. Establish land use decision making policies and procedures that ensure a balance between appropriate land use planning and the rights of property owners.
- 1.c. Seek a pattern of land use that will preserve productive and active agricultural areas and resources.
- 1.d. Seek a pattern of land use that will preserve natural areas and resources.

- 1.e. Focus areas of substantial new growth within or near existing areas of development where adequate public facilities and services can be cost-effectively provided or expanded.
- 1.f. Utilize the existing road network to accommodate most future development.
- 1.g. Encourage land division layouts that incorporate the preservation of valued community features, that fit within the character of the community, and that are suited to the specific location in which the development is proposed.
- 1.h. In order to protect property values and encourage quality design, consider establishing design review guidelines for the layout and appearance of buildings, signage, parking lots, landscaping, etc., for proposed intensive land uses such as commercial, industrial, institutional, or multi-family development.

8.9 Land Use Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses to the issues that the town is concerned about. Policies and recommendations become primary tools the town can use in making land use decisions. Many of the policies and recommendations cross element boundaries and work together toward overall implementation strategies. Refer to Section 9.5 for an explanation of the strategies cited as sources for many of the policies and recommendations.

Policies identify the way in which activities are conducted in order to fulfill the goals and objectives. Policies that direct action using the word “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 words “will” or “should” are advisory and intended to serve as a guide. “Will” statements are considered to be strong guidelines, while “should” statements are considered loose guidelines. The town’s policies are stated in the form of position statements (Town Position), directives to the town (Town Directive), or as criteria for the review of proposed development (Development Review Criteria).

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

Policies: Town Position

- LU1 The existing road network and existing public facilities and services should be utilized to accommodate new development to the maximum extent possible (Source: Strategy T1, UCF1).
- LU2 Land use decisions and policies should maintain the integrity and viability of agriculture so that farming practices can occur without creating conflicts with non-agricultural uses (Source: Strategy ANC1, ANC2, ANC3, LU1).

Policies: Town Directive

- LU3 Town subdivision and other land use ordinances should be maintained and updated as needed to implement the Future Land Use Plan.

Policies: Development Review Criteria

- LU4 A maximum lot size of two acres shall be required for new residential development (Source: Strategy ANC1, ANC4, ANC5).
- LU5 Parcels that split off existing farmsteads should not exceed the area of the existing buildings, and a maximum lot size of three acres should be considered a guideline in these cases (Source: Strategy ANC1, ANC4, ANC5).
- LU6 Residential development associated with farming operations and exempted from the applicable density standard shall be limited to immediate family members actively engaged in the farming operation or an employee which is actively engaged in the farming operation. A two acre maximum lot size shall be required (Source: Strategy H2, ANC3).
- LU7 An individual “actively engaged in a farming operation” shall be defined as one who makes a significant contribution of capital, land, or equipment to the operation, makes a significant contribution of active personal labor or active personal management to the operation, and who derives at least \$25,000 gross annual income as reported on Schedule F of the Federal Income Tax Form (Source: Strategy H2, ANC3).
- LU8 Commercial and industrial highway corridor development should be directed to designated planned commercial and industrial clusters or nodes (Source: Strategy T2, ANC5).

Recommendations

- ♦ Investigate the use of “transferable development rights” (TDR’s) and the “purchase of development rights” (PDR’s) as alternative means to compensate farmers and meet the needs of current landowners. Lobby state legislators to develop state-wide funding to support local PDR and TDR programs (Source: Strategy ANC1, ANC3, ANC4, ANC5, LU1).
 - ♦ If residential structures associated with farming operations are sold to buyers which are not immediate family members, no additional residential structures shall be permitted under A-1 Zoning (Source: Strategy H2, ANC3).
 - ♦ Modify the town land division ordinance to better achieve the management and limitation of growth and rural land consumption. Include maximum lot size provisions in order to implement the related plan policies and include a variance option for unusual situations (Source: Strategy LU1).
-

- ♦ Modify town ordinances or work with Dodge County to modify county ordinances in order to implement the town's site planning policies. It is the town's intent that every development site be reviewed by the Plan Commission for compliance with the town's site planning policies (Source: Strategy LU2).

8.10 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.

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 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/.

Wisconsin Farmland Preservation Program

The purpose of the program is to help preserve farmland through local planning and zoning, promote soil and water conservation, and provides tax relief to participating farmers. Farmers qualify if their land is zoned or if they sign an agreement to use their land exclusively for agricultural purposes. Landowner must own 35 acres or more, and produce gross farm profits of \$6,000 in the previous year. Public access is not required. Contact: County Land Conservation Department, Wisconsin Department of Agriculture, or Dodge County Planning and Development Department.

Conservation Reserve Program (CRP)

Purpose is to reduce erosion, increase wildlife habitat, improve water quality, and increase forest land. Landowner sets aside cropland with annual rental payments based on amount bid. Practices include tree planting, grass cover, small wetland restoration, prairie and oak savannah restoration, and others. Eligibility varies by soil type and crop history. Land is accepted into program if bid qualifies. Continuous sign up open for buffers, waterways and environmental practices. Periodic sign ups announced throughout the year for other practices. Ten year or 15 year contract if planting hardwood trees is required and it is transferable with change in ownership. Public access not required. Contact: USDA Natural Resources Conservation Service or Farm Service Agency, or County Land Conservation Department.

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9

Implementation



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9 Implementation

9.1 Action Plan

In order for plans to be meaningful, they must be implemented, so the Town of Calamus' comprehensive plan was developed with implementation in mind. Useful policy guidance for local decision making can be found not only in each planning element, but an action plan is also provided here containing specific programs and recommended actions.

An action plan is intended to jump start the implementation process and to provide continued focus over the long term. During the comprehensive planning process, a detailed framework for implementation was created which will serve to guide the many steps that must be taken to put the plan in motion. This action plan outlines those steps and recommends a timeline for their completion. Further detail on each task can be found in the policies and recommendations of the related planning element. Recommended actions have been identified in the following areas:

- ♦ Plan Adoption and Update Actions
- ♦ Intergovernmental Cooperation Actions
- ♦ Ordinance Development and Update Actions
- ♦ Strategic Planning Actions

The recommended actions are listed in priority order within each of the four implementation areas as noted in the *Timing* component. Highest priority actions are listed first, followed by medium and long term actions, and ongoing or periodic actions are listed last.

9.1.1 Plan Adoption and Update Actions

Priority (Short-Term) Actions

1. Task: Pass a resolution recommending adoption of the comprehensive plan by the Town Board (*Implementation* element)
Responsible Party: Plan Commission
Timing: August 2007
2. Task: Adopt the comprehensive plan by ordinance (*Implementation* element)
Responsible Party: Town Board
Timing: October 2007

Periodic Actions

3. Task: Review the comprehensive plan for performance in conjunction with the budgeting process (*Implementation* element)
Responsible Party: Plan Commission
Timing: Annually

4. Task: Conduct a comprehensive plan update (*Implementation* element)
Responsible Party: Plan Commission, Town Board
Timing: Every 10 years

9.1.2 Intergovernmental Cooperation Actions

Periodic Actions

1. Task: Review intergovernmental agreements for their effectiveness and efficiency (*Intergovernmental Cooperation* element)
Responsible Party: Plan Commission, Town Board
Timing: Annually
2. Task: Evaluate and provide constructive feedback to Dodge County on services provided to the town (*Intergovernmental Cooperation* element)
Responsible Party: Plan Commission, Town Board
Timing: Annually

9.1.3 Ordinance Development and Update Actions

Priority (Short-Term) Actions

1. Task: Create a local building code ordinance or work with Dodge County Zoning to require the completion of construction within one year of permit issuance (*Housing* element).
Responsible Party: Plan Commission, Town Board
Timing: Within three years
2. Task: Update applicable land division ordinances (*Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural, and Cultural Resources; Land Use* element)
Responsible Party: Plan Commission, Town Board
Timing: Within three years
3. Task: Create a standard development agreement (*Transportation; Utilities and Community Facilities* element)
Responsible Party: Plan Commission, Town Board
Timing: Within three years
4. Task: Create a set of town road construction specifications (*Transportation* element)
Responsible Party: Plan Commission, Town Board
Timing: Within three years

Medium Term Actions

5. Task: Update applicable zoning ordinances (*Housing; Utilities and Community Facilities; Agricultural, Natural, and Cultural Resources; Land Use* element)
Responsible Party: Plan Commission, Town Board
Timing: Within five years

Long Term Actions

6. Task: Create a design review ordinance with site and architectural design review standards (*Economic Development* element)
Responsible Party: Plan Commission, Town Board
Timing: Within 10 years

9.1.4 Strategic Planning Actions

Priority (Short-Term) Actions

1. Task: Investigate the use of TDR and PDR (*Land Use* element)
Responsible Party: Plan Commission
Timing: Within three years

Periodic Actions

2. Task: Assess the availability of developable residential land (*Housing* element)
Responsible Party: Plan Commission
Timing: Annually
3. Task: Update the road improvement plan (*Transportation* element)
Responsible Party: Town Board
Timing: Annually
4. Task: Assess capacity and needs with regard to administrative facilities and services and public buildings (*Utilities and Community Facilities* element)
Responsible Party: Town Board
Timing: Every five years
5. Task: Conduct a community survey of historical and archeological resources (*Agricultural, Natural, and Cultural Resources* element)
Responsible Party: Plan Commission
Timing: Every 20 years
6. Task: Pursue funding for transportation facilities (*Transportation* element)
Responsible Party: Town Board
Timing: Ongoing

9.2 Status and Changes to Land Use Programs and Regulations

The following provides an inventory of the land use regulations that are in affect in the Town of Calamus and summarizes recommended changes to each of these ordinance types.

9.2.1 Code of Ordinances

Current Status

The Town of Calamus administers a number of local ordinances but has not adopted them as a code of ordinances. In addition to the land use regulations detailed below, the town also administers the following:

- ♦ Animal Control Ordinance
- ♦ Parks and Recreation
- ♦ Use of Waterways

Recommended Changes

The town should follow the statutory procedure to create a code of ordinances. All existing and future ordinances should be adopted as part of a municipal code. This will save the town money in ordinance publication costs.

9.2.2 Zoning

Current Status

The Town of Calamus is covered by the Dodge County Land Use Code. The Dodge County Land Use Code provides a comprehensive set of zoning regulations including designation of allowed and conditional uses, building bulk, density, and intensity requirements, performance standards, and specific use regulations. Dodge County shoreland, wetland, and floodplain zoning ordinances also apply to the town. Map 9-1 displays the town's zoning districts under the Dodge County ordinance as of May 2007.

Because they work together with the town's Land Division Ordinance to regulate the placement of new residential development, the density provisions of the Dodge County Land Use Code are of particular importance. The maximum number of new lots that may be divided in Agricultural Zoning districts (both A-1, Prime Agriculture, and A-2, General Agriculture) is limited based on the size of the parent parcel. Once the development rights have been utilized, the recording instruments of the affected parcels must be marked with the "no further land division restriction." In order to increase development rights and remove the restriction, a rezoning must be approved. Table 9-1 displays the applicable density standards.

Table 9-1

Density Standards in Dodge County Agricultural Zoning Districts

Parent Parcel Total Area (acres)	Number of New Lots Allowed
Less than 2	0
2 up to less than 40	1
40 up to less than 80	2
80 up to less than 120	3
Over 120	4

Source: Dodge County Land Use Code, Revised 2/13/2007

Recommended Changes

Zoning will continue to be a key tool for implementing the Town of Calamus' plan. In order to implement its zoning recommendations, the town will either need to work with Dodge County to revise and update the county zoning ordinance, or the town will need to develop its own zoning ordinance. If the town elects to develop its own ordinance, consideration should be given to the many procedural steps that must be taken to accomplish this. The town should also be aware that such regulations would be in addition to, and must be more restrictive than, the county zoning ordinance.

Whether the town elects to work with the county or to develop its own ordinance, the applicable zoning regulations should be modified toward the goal of better managing land use and protecting the town's agricultural and natural resources. Specifically, this plan recommends:

- ♦ Creating provisions for assessing the impacts of large development proposals.
- ♦ Establishing maximum lot sizes in order to reduce land consumption with new development.
- ♦ Requiring the submittal of area development plans by commercial and industrial developments and major subdivisions.
- ♦ Establishing limits of disturbance requirements to implement the town's site planning policies.

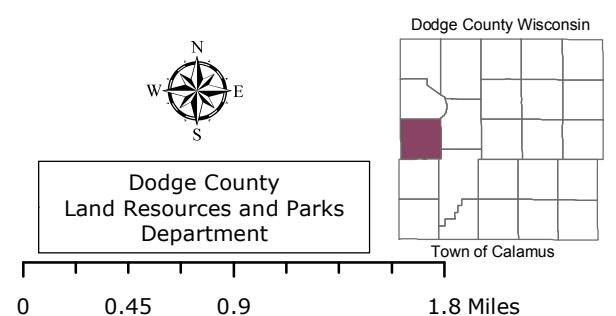
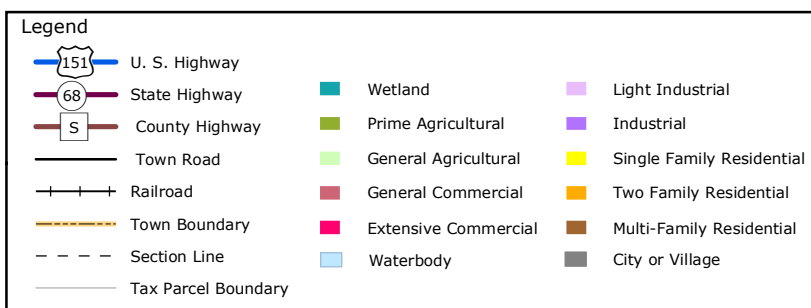
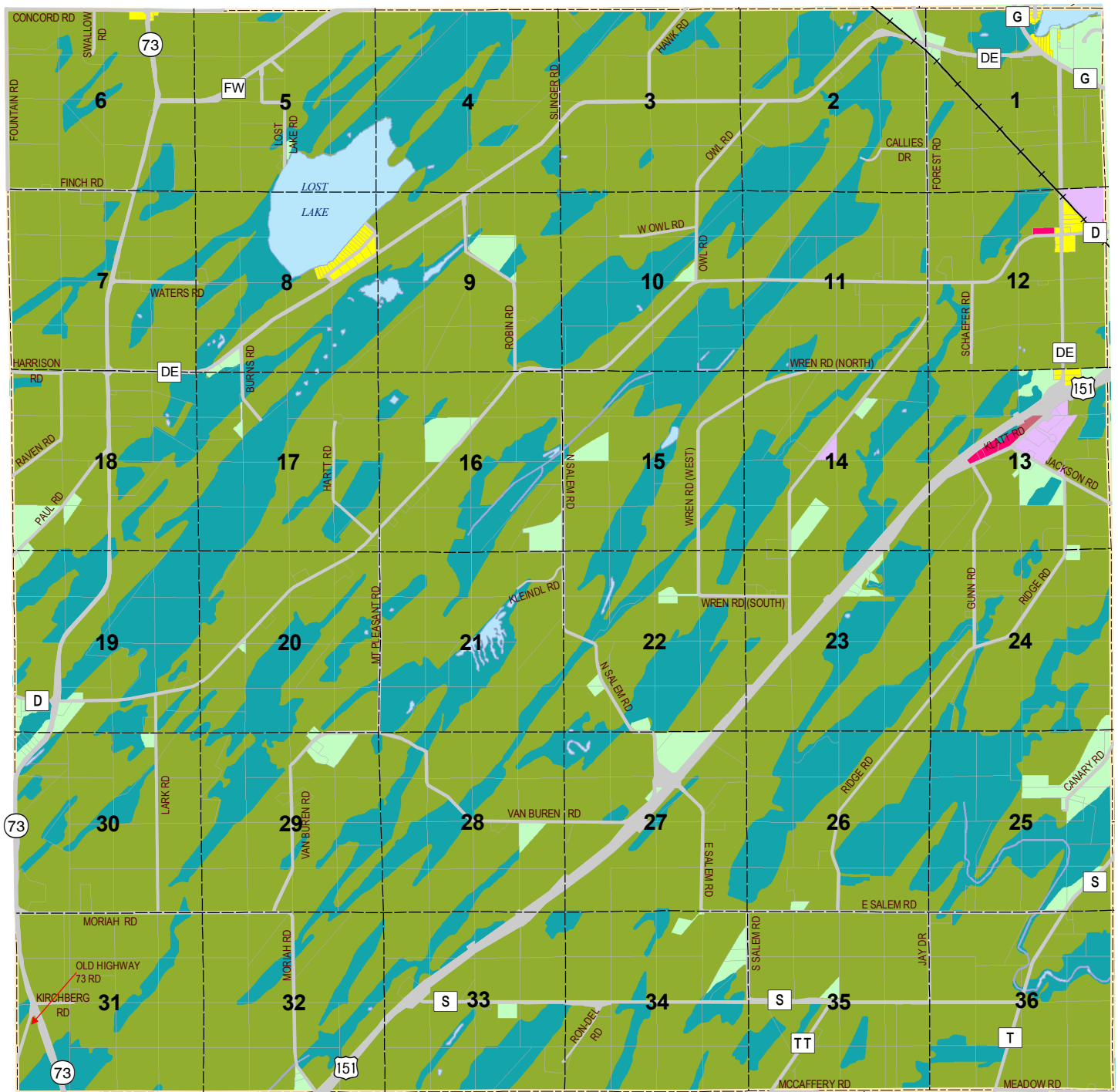
It is important to the Town of Calamus that future development proposals are reviewed for potential negative impacts to the community. Specifically, the town is concerned with the potential impacts of development on road damage, traffic, and the cost of providing community facilities and services. The town's intent is to ensure fairness in this process, as the depth of analysis required will be appropriate for the intensity of the proposed development. These requirements should be reasonable and adjustable to a variety of common land uses.

The establishment of maximum lot sizes is a significant component of the town's comprehensive plan. Existing zoning and subdivision ordinances currently used in Dodge

County at the county and town levels deal primarily in terms of minimum lot sizes. Maximum lot size is actually more important than minimum lot size with regard to reducing land consumption and facilitating the preservation of valued community features. This plan recommends the establishment of a two acre maximum lot size. This plan also recommends that such an ordinance include a variance or special exception procedure so that the town can flex these standards where unique site characteristics are present.

Refer to *Land Division Regulations* in this section for discussion of the town's recommendations relative to site planning and area development planning.

Map 9-1, Existing Zoning Town of Calamus, Dodge County, Wisconsin



Source: Dodge County Land Resources and Parks Department, May 2007

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9.2.3 Land Division Regulations

Current Status

The Town of Calamus Land Division Ordinance requires town approval of land divisions that result in the creation of parcels of 40 acres or less in size. The ordinance includes minimum standards for surveying and monumenting, land suitability, lot layout and design, and road arrangement and design. Procedures for minor land division review (the creation of less than five lots) and major subdivision review (the creation of five or more lots) are set forth. The procedure for land division review references a Planning Committee rather than a Plan Commission.

Key provisions of the Land Division Ordinance include the following. A minimum lot size of one acre is established. Lots must be fronted on public roads, and new roads must be constructed to town standards. The cost of constructing new roads is the responsibility of the subdivider. Other improvements such as sidewalks, stormwater drainage facilities, erosion control measures, street lamps, and street signs must be installed by a subdivider if required by the town. The town is authorized to enter into development agreements to manage the construction, financing, inspection, and phasing of improvements. Public roads, drainage ways, and other public ways designated in the comprehensive plan must be dedicated as such by a subdivider. Planned park, recreation, or public open space areas identified in the comprehensive plan must be made available by a subdivider for public purchase at undeveloped land prices. Procedures for the payment of fees in lieu of parkland dedication are established. Provisions to allow for cluster or conservation subdivisions are not included.

The Dodge County Land Use Code also contains provisions that apply to land divisions and subdivisions in the Town of Calamus.

Technical Recommendations

- ♦ Due to Wisconsin Act 477, the town's parkland dedication and fee in lieu of park dedication requirements are no longer valid. If the town wishes to continue using such tools, it must adopt an impact fee ordinance that complies with the new law.
- ♦ The town's authority to regulate land divisions is tied to the establishment of a formal Plan Commission. The town should maintain a Plan Commission, established by ordinance, in order to continue administering its Land Division Ordinance.
- ♦ Create a standard development agreement that includes provisions for financial assurance, construction warranties, construction inspections, and completion of construction by the town under failure to do so by the developer.

Recommended Changes

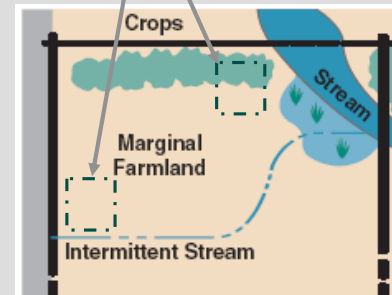
Land divisions regulations will continue to be key tools for implementing the Town of Calamus' plan. In order to implement its land use recommendations, the town will update its local Land Division Ordinance. The town may also work cooperatively with Dodge County to update related provisions of the county Land Use Code. Specifically, this plan recommends:

- ♦ Establishing limits of disturbance requirements to implement the town's site planning policies.
- ♦ Requiring the submittal of area development plans by major subdivisions.
- ♦ Prohibiting major subdivisions in Agricultural zoning districts.
- ♦ Better defining exceptions granted to parcels split for farm family members or employees.
- ♦ Creating provisions for assessing the impacts of major subdivisions.

It is important to the Town of Calamus that the placement of development on a given parcel is planned in order to prevent negative impacts to the town's agricultural resources and to prevent conflicts between land uses. Site planning regulations should be included in either revised land division or zoning ordinances in order to implement the town's site planning policies. Land division and zoning ordinances will be amended to require the identification of limits of disturbance that denote the allowable extent of buildings, driveways, and utilities. Areas of a parcel outside of the limits of disturbance will then remain in open land, agriculture, woodland, or other green space uses.

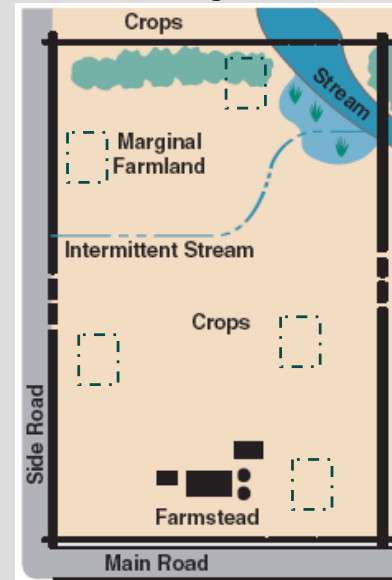
It is the town's intent that site planning be required for every new home site, business site, and land division. Ideally, delineation of limits of disturbance should take place at the time of land division review, but for those parcels that were approved prior to the adoption of site planning requirements, it can take place at the time of building permit issuance. The site planning preferences will be implemented through the plan commission. The town's site planning policies require interpretation, so the plan commission will review each case and make a determination as to the best placement of the limits of

Limits of Disturbance



Limits of Disturbance is one ordinance tool to administer site planning. It allows the community to define the extent of development activities (buildings, driveway, septic system, etc.) on a development site.

Site Planning



Each potential development site has relative advantages and disadvantages depending on the plan objective being pursued. The job of site planning is to compare those relative merits and select a site that is consistent with the plan for future land use.

disturbance. Site planning policies may be found in several elements of the plan as “Development Review Criteria” policies. As examples, the following policies from the *Agricultural, Natural, and Cultural Resources* element should be implemented through site planning.

ANC3 New non-farm residential development should be placed on the landscape in a fashion that preserves productive farmland, reduces farmland fragmentation, and prevents conflicts between agricultural and residential land uses.

ANC4 New non-farm residential development should not be placed on lands that are currently cropped, are enrolled CRP, or contain class I or II prime agricultural sales.

Land division tools will be used to encourage the coordinated planning of adjacent development sites. Site planning can not only be used to protect valued features of the landscape, but also to ensure that future road extensions are not blocked by construction of buildings. Area development plans will be required of major land divisions and commercial or industrial development proposals. These plans will lay out potential road extensions on adjacent lands. To ensure potential future road connectivity between development sites, cul-de-sacs should be limited, but when allowed, should be constructed to the outside property line of the development site.

Historically, town and county ordinances have allowed exceptions to zoning and density standards for the addition of a home site to a working farm for family members or farm employees. This has been a difficult issue, and applicable land division ordinances should be updated to address the problem areas. If such residential structures associated with farming operations are sold to buyers which are not immediate family members, construction of additional residential structures should not be allowed under A-1 (Exclusive Agriculture) Zoning. This plan includes the following policy to better define the situations that are eligible for this exception.

LU6 Residential development associated with farming operations and exempted from the applicable density standard shall be limited to immediate family members actively engaged in the farming operation or an employee which is actively engaged in the farming operation. A two acre maximum lot size shall be required. “Actively engaged” shall be defined as at least 50% of a person’s annual income is derived from farming. A “farming operation” shall be defined per the definition of “General Farming” in the Dodge County Land Use Code.

Refer to *Zoning* in this section for discussion of the town’s recommendations relative to development impacts assessment.

9.2.4 Site Plan and Design Review

Current Status

The Town of Calamus does not administer local site plan or design review ordinances. The Dodge County Land Use Code applies to the town and includes site plan and design standards. The site plan requirements for submittal of rezoning requests, land use permits, conditional use permits, planned unit developments, and land divisions are found in Section 2.3 of the Dodge County Land Use Code. The applicable design standards are found in Chapter 7 of the Dodge County Land Use Code.

Recommended Changes

The town plans to establish requirements for site plan and design review approval of proposed commercial, industrial, and multi-family residential developments. This will be implemented through a site and architectural design review ordinance that protects and enhances the visual quality of the town. It will establish the desired characteristics of building layout and architecture, parking areas, green space and landscaping, lighting, signage, grading, driveway access, and internal traffic circulation. Large, bulky, box-like commercial structures should be avoided. As the town begins to develop these standards, public input should be sought on the desired characteristics of such development. Specifically, new commercial, industrial, and multi-family residential development should employ site and building designs that include:

- ♦ Attractive signage and building architecture
- ♦ Shared highway access points
- ♦ Screened parking and loading areas
- ♦ Screened mechanicals
- ♦ Landscaping, including trees that break up large parking lots
- ♦ Lighting that does not spill over to adjacent properties
- ♦ Efficient traffic and pedestrian flow

9.2.5 Official Map Regulations

Current Status

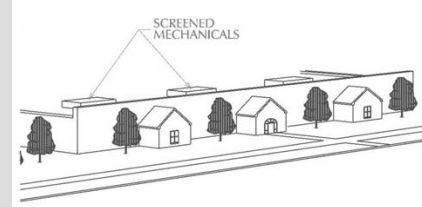
The Town of Calamus does not currently use an official map.

Recommended Changes

Due to the limited amount of existing and projected future development in the town, the use of an official map is not necessary at this time. The town may use other tools such as site

Site Plan and Architectural Design Review

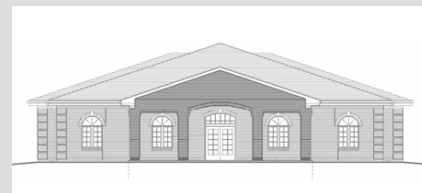
Standards and guidelines should be graphically depicted to clearly express the intent. For example...



- ♦ Avoiding a “boxy” look
- ♦ Screening mechanicals



- ♦ Use of monument signs



- ♦ Definition of the building entrance
- ♦ Preferred building forms or styles

planning and area development planning to manage the location of new development and prevent the obstruction of planned future road connections.

9.2.6 Sign Regulations

Current Status

The Town of Calamus does not administer local sign regulations. The Dodge County Land Use Code applies to the town and includes sign regulations in Subsection 8.9.

Recommended Changes

The review of signs should be incorporated into the town's requirements for site plan and design review. No other recommendations related to sign regulations have been identified by the town at this time.

9.2.7 Erosion Control and Stormwater Management

Current Status

The Town of Calamus does not administer local erosion control or stormwater management regulations. The town Driveway Ordinance and Land Division Ordinance require erosion control and stormwater management plans to be provided in some cases, but do not establish performance standards beyond existing state or county requirements. The Dodge County Land Use Code applies to the town and includes soil erosion control and stormwater management provisions in Section 7.9.

Recommended Changes

No changes to existing erosion control and stormwater management regulations are being recommended by the town at this time.

9.2.8 Historic Preservation

Current Status

The Town of Calamus does not administer local historic preservation ordinances. The Dodge County Land Use Code applies to the town and includes such provisions. Subsection 8.10 was created in order to promote the use and preservation of historic sites, structures, landmarks, and districts within the county.

Recommended Changes

No changes to existing historic preservation measures are being recommended by the town at this time.

9.2.9 Building, Housing, and Mechanical Codes

Current Status

Town ordinance 6-2001 (Mobile Home Ordinance) is a housing code relative to manufactured home communities. The ordinance establishes requirements and procedures for licensing and management of mobile and manufactured homes and parks. It requires inspection of parks for compliance with the ordinance at the time of license approval and renewal. It establishes requirements for mobile homes including minimum site area,

minimum site width and depth, maximum site coverage, landscaping, paving of driveways, lighting, parking, sewage disposal, and garbage disposal. It establishes procedures and requirements for the replacement of mobile homes. The keeping of damaged or dilapidated mobile or manufactured homes in the town is prohibited.

The State of Wisconsin Uniform Dwelling Code must be followed for the construction and inspection of all one and two-family dwellings. Local communities have several options for administration and enforcement of this code. The Town of Calamus has elected to work with the state Department of Commerce to administer the Uniform Dwelling Code. Home builders must contact the Department of Commerce directly for plan review and inspections. The Dodge County Land Use Code does not reference these building codes, however, it does require the submittal of a stamped copy of the state approved building plans for commercial development.

Recommended Changes

No specific changes are recommended at this time, but the town's Mobile Home Ordinance should be periodically reviewed for consistency with the applicable statutes. The terminology for describing and defining mobile homes and mobile home parks has changed over time. The town should monitor the scope of its ordinance and ensure that statutory authorization for such regulations is maintained.

The town will also require the completion of buildings, structures, and landscaping within one year of the issuance of a building permit. Alternatives for implementing this recommendation include working with Dodge County Zoning to improve enforcement of related county requirements, or to develop a local building code ordinance that includes such provisions to be enforced locally.

9.2.10 Sanitary Codes

Current Status

The Town of Calamus does not administer local sanitary codes. Dodge County's 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.

Recommended Changes

No changes to existing sanitary codes are being recommended by the town at this time.

9.2.11 Driveway and Access Controls

Current Status

Town ordinance 99-2 (Town of Calamus Driveway Ordinance) requires a town permit to construct or modify driveways that access public roads. It establishes standards for number of dwellings served by a driveway, maximum driveway length, minimum turnaround areas, minimum and maximum driveway width, minimum clearance width and height, maximum

grade, driveway and intersection spacing, culvert installation, and other driveway design standards. An erosion control plan is required for the issuance of a driveway permit. Corrective action may be ordered by the town for driveways that create hazardous conditions.

The Dodge County Land Use Code also applies to the town and contains driveway provisions. The county code includes requirements for the width and spacing of driveways.

Recommended Changes

No changes to existing town or county driveway and access controls are being recommended by the town at this time.

9.3 Non-Regulatory Land Use Management Tools

While ordinances and other regulatory tools are often central in plan implementation, they are not the only means available to a community. Non-regulatory implementation tools include more detailed planning efforts (such as park planning, neighborhood planning, or road improvement planning), public participation tools, intergovernmental agreements, land acquisition, and various fiscal tools (such as capital improvement planning, impact fees, grant funding, and annual budgeting).

The *Town of Calamus Year 2030 Comprehensive Plan* includes recommendations for the use of non-regulatory implementation tools including the following:

- ♦ Work with a local FFA Chapter or other Farmland Preservation Group (*Issues and Opportunities* element)
- ♦ Utilize postcards to residents to promote important meetings in the town (*Issues and Opportunities* element)
- ♦ Annually assess the availability of land for residential development (*Housing* element)
- ♦ Pursue funding for transportation facilities (*Transportation* element)
- ♦ Update the five-year road improvement plan (*Transportation* element)
- ♦ Investigate expanding passive recreational facilities with future development (*Utilities and Community Facilities* element)
- ♦ Assess capacity and needs with regard to administrative facilities and services and public buildings (*Utilities and Community Facilities* element)
- ♦ Encourage the enrollment of private lands into local, state, and federal resource protection programs (*Agricultural, Natural, and Cultural Resources* element)
- ♦ Conduct a community survey of historical and archeological resources (*Agricultural, Natural, and Cultural Resources* element)
- ♦ Review intergovernmental agreements for their effectiveness and efficiency (*Intergovernmental Cooperation* element)
- ♦ Investigate the use of TDR and PDR (*Land Use* element)
- ♦ Review and update the comprehensive plan (*Implementation* element)

9.4 Comprehensive Plan Amendments and Updates

9.4.1 Adoption and Amendments

The Town of Calamus should regularly evaluate its progress toward achieving the goals, objectives, policies, and recommendations of its comprehensive plan. It may be determined that amendments are needed to maintain the effectiveness and consistency of the plan. Amendments are minor changes to the overall plan and should be done after careful evaluation to maintain the plan as an effective tool upon which community decisions are based.

According to Wisconsin's Comprehensive Planning law (Wis. Stats. 66.1001), 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 laws regarding the amendment procedure may be clarified or changed as more comprehensive plans are adopted, and should therefore be monitored over time. Under current law, adopting and amending the town's comprehensive plan must comply with the following steps:

- ♦ **Public Participation Procedures.** The established public participation procedures must be followed and must provide an opportunity for written comments to be submitted by members of the public to the Town Board and for the Town Board to respond to such comments.
- ♦ **Plan Commission Recommendation.** The Plan Commission recommends its proposed comprehensive plan or amendment to the Town Board by adopting a resolution by a majority vote of the entire Plan Commission. The vote shall be recorded in the minutes of the Plan Commission. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of the comprehensive plan.
- ♦ **Recommended Draft Distribution.** One copy of the comprehensive plan or amendment adopted by the Plan Commission for recommendation to the Town Board is required to be sent to: (a) every governmental body that is located in whole or in part within the boundaries of the town, including any school district, sanitary district, public inland lake protection and rehabilitation district, or other special district; (b) the clerk of every city, village, town, county, and regional planning commission that is adjacent to the town; (c) the Wisconsin Land Council; (d) the Department of Administration; (e) the Regional Planning Commission in which the town is located; (f) the public library that serves the area in which the town is located; and (g) persons who have leasehold interest in an affected property for the extraction of non-metallic minerals. After adoption by the Town Board, one copy of the adopted comprehensive plan or amendment must also be sent to (a) through (f) above.
- ♦ **Public Notification.** At least 30 days before the public hearing on a plan adopting or amending ordinance, persons that have requested to receive notice must be provided with notice of the public hearing and a copy of the adopting ordinance. This only applies if the proposed plan or amendment affects the allowable use of their property. The town is

responsible for maintaining the list of persons who have requested to receive notice, and may charge a fee to recover the cost of providing the notice.

- ♦ **Ordinance Adoption and Final Distribution.** Following publication of a Class I notice, a public hearing must be held to consider an ordinance to adopt or amend the comprehensive plan. Ordinance approval requires a majority vote of the Town Board. The final plan report or amendment and adopting ordinance must then be filed with (a) through (f) of the distribution list above that received the recommended comprehensive plan or amendment.

9.4.2 Updates

Comprehensive planning statutes require that a comprehensive plan be updated at least once every 10 years. However, it is advisable to conduct a plan update at a five year interval. An update requires revisiting the entire planning document. Unlike an amendment, an update is often a substantial re-write of the text, updating of the inventory and tables, and substantial changes to maps, if necessary. The plan update process should be planned for in a similar manner as was allowed for the initial creation of this plan including similar time and funding allotments. State statutes should also be monitored for any modified language.

9.5 Integration and Consistency of Planning Elements

9.5.1 Implementation Strategies for Planning Element Integration

While this comprehensive plan is divided into nine elements, in reality, community planning issues are not confined to these divisions. Planning issues will cross these element boundaries. Because this is the case, the policies and recommendations of this plan were considered by the Town of Calamus in the light of overall implementation strategies. The following implementation strategies were available for consideration.

Housing	Agricultural, Natural, and Cultural Resources
<ol style="list-style-type: none">1. Create a range of housing options2. Create opportunities for quality affordable housing3. Change the treatment of mobile and manufactured homes	<ol style="list-style-type: none">1. Preserve agricultural lands2. Preserve the right to farm3. Preserve active farms4. Preserve natural resources and/or green space5. Preserve rural character6. Create targeted areas for farming expansion7. Create targeted areas for forestry expansion8. Preserve historic places and features
Transportation	Economic Development
<ol style="list-style-type: none">1. Create efficiencies in the cost of building and maintaining roads (control taxes)2. Preserve the mobility of collector and/or arterial roads3. Create safe emergency vehicle access to developed properties4. Create improved intersection safety5. Create more detailed plans for transportation improvements6. Create road connectivity7. Create a range of viable transportation choices	<ol style="list-style-type: none">1. Change community conditions for attracting business and job growth2. Change community conditions for retaining existing businesses and jobs3. Create additional tax base by requiring quality development and construction4. Create more specific plans for economic development

Utilities and Community Facilities <ol style="list-style-type: none"> 1. Create efficiencies in the cost of providing services and facilities (control taxes) 2. Create more detailed plans for facility and service improvements 3. Create intergovernmental efficiencies for providing services and facilities 4. Create improved community facilities and services 5. Preserve the existing level and quality of community facilities and services 6. Preserve the quality of outdoor recreation pursuits 7. Create additional public recreation facilities 8. Create opportunities to maximize the use of existing infrastructure 	Intergovernmental Cooperation <ol style="list-style-type: none"> 1. Create intergovernmental efficiencies for providing services and facilities 2. Create a cooperative approach for planning and regulating development along community boundaries 3. Preserve intergovernmental communication Land Use <ol style="list-style-type: none"> 1. Preserve the existing landscape by limiting growth 2. Preserve valued features of the landscape through site planning 3. Preserve development rights 4. Create an overall pattern of growth that is dispersed 5. Create an overall pattern of growth that is clustered 6. Create an overall pattern of growth that is concentrated 7. Preserve the influence of market forces to drive the type and location of development 8. Create a system of development review that prevents land use conflicts 9. Create a system of development review that manages the location and design of non-residential development
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These overall strategies are grouped by element, but are associated with policies and recommendations in multiple elements. These associations are noted on each policy and recommendations statement. For example, policy UCF3 is associated with strategy Utilities and Community Facilities 1 (Create efficiencies in the cost of providing services and facilities - control taxes) and strategy Agricultural, Natural, and Cultural Resources 5 (Preserve rural character).

UCF3 New utility systems shall be required to locate in existing rights-of-way whenever possible (Source: Strategy UCF1, ANC5).

Wisconsin's Comprehensive Planning law requires that the *Implementation* element describe how each of the nine elements of the comprehensive plan will be integrated with the other elements of the plan. The implementation strategies provide planning element integration by grouping associated policies and recommendations in multiple elements with coherent, overarching themes.

The Town of Calamus selected from the available strategies to generate its policies and recommendations. The selected implementation strategies reflect the town's highest priorities for implementation, and areas where the town is willing to take direct implementation responsibility. The following strategies were selected and utilized to develop this plan:

- ♦ H2: Create opportunities for quality affordable housing
- ♦ H3: Change the treatment of mobile and manufactured homes
- ♦ T1: Create efficiencies in the cost of building and maintaining roads (control taxes)
- ♦ T2: Preserve the mobility of collector and/or arterial roads
- ♦ T5: Create more detailed plans for transportation improvements
- ♦ UCF1: Create efficiencies in the cost of providing services and facilities (control taxes)
- ♦ UCF4: Create improved community facilities and services
- ♦ UCF6: Preserve the quality of outdoor recreation pursuits
- ♦ UCF8: Create opportunities to maximize the use of existing infrastructure
- ♦ ANC1: Preserve agricultural lands
- ♦ ANC2: Preserve the right to farm
- ♦ ANC3: Preserve active farms
- ♦ ANC4: Preserve natural resources and/or green space
- ♦ ANC5: Preserve rural character
- ♦ ANC8: Preserve historic places and features
- ♦ ED3: Create additional tax base by requiring quality development and construction
- ♦ IC1: Create intergovernmental efficiencies for providing services and facilities
- ♦ LU1: Preserve the existing landscape by limiting growth
- ♦ LU2: Preserve valued features of the landscape through site planning
- ♦ LU4: Create an overall pattern of growth that is dispersed
- ♦ LU9: Create a system of development review that manages the location and design of non-residential development

The strategies that were not selected by the town may still be of importance, but were not identified as top priorities or areas where direct action by the town was deemed appropriate.

9.5.2 Planning Element Consistency

Wisconsin's Comprehensive Planning law requires that the *Implementation* element describe how each of the nine elements of the comprehensive plan will be made consistent with the other elements of the plan. The planning process that was used to create the *Town of Calamus Year 2030 Comprehensive Plan* required all elements of the plan to be produced in a simultaneous manner. No elements were created independently from the other elements of the plan, therefore reducing the threat of inconsistency.

There may be inconsistencies between the goals and objectives between elements or even within an individual element. This is the nature of goals and objectives. Because these are statements of community values, they may very well compete with one another in certain situations. The mechanism for resolving any such inconsistency is the policy statement. Where goals or objectives express competing values, the town should look to the related policies to provide decision making guidance. The policies established by this plan have been designed with this function in mind, and no known policy inconsistencies are present between elements or within an individual element.

Over time, the threat of inconsistency between the plan and existing conditions will increase, requiring amendments or updates to be made. Over time, additional plans regarding specific

features within the community may also be developed (e.g., outdoor recreation plan, area development plan, etc.). The process used to develop any further detailed plans should be consistent with this *Town of Calamus Year 2030 Comprehensive Plan*.

9.6 Measurement of Plan Progress

Wisconsin's Comprehensive Planning law requires that the *Implementation* element provide a mechanism to measure community progress toward achieving all aspects of the comprehensive plan. An acceptable method is to evaluate two primary components of the plan, policies and recommendations, which are found in each plan 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 of Calamus has established a Transportation element policy that states, "Roads that provide access to multiple improved properties shall be built to town standards as a condition of approval for new development." To determine whether the policy is achieving the community's intention, a "measure" must be established. In the case of this policy, the measure can be formulated by identifying the proportion of roads serving multiple improved properties that are built to town standards and by assessing how that has changed since the plan's adoption. Each policy statement 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 Implementation Goals and Objectives

Community goals are broad, value-based statements expressing public preferences for the long term (20 years or more). They specifically address key issues, opportunities, and problems that affect the community. Objectives are more specific than goals and are more measurable statements usually attainable through direct action and implementation of plan recommendations. The accomplishment of objectives contributes to fulfillment of the goal.

Goal 1 Promote consistent integration of the comprehensive plan policies and recommendations with the ordinances and implementation tools that affect the town.

Objectives

- 1.a. Update the comprehensive plan on a regular schedule to ensure that the plan remains a useful guide for land use decision making.
- 1.b. Require that administration, enforcement, and implementation of land use regulations are consistent with the town's comprehensive plan.

Goal 2 Balance appropriate land use regulations and individual property rights with community interests and goals.

Objectives

- 2.a. Create opportunities for citizen participation throughout all stages of planning, ordinance development, and policy implementation.
- 2.b. Maintain a development review process whereby all interested parties are afforded an opportunity to influence the outcome.

9.8 Implementation Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses to the issues that the town is concerned about. Policies and recommendations become primary tools the town can use in making land use decisions. Many of the policies and recommendations cross element boundaries and work together toward overall implementation strategies. Refer to Section 9.5 for an explanation of the strategies cited as sources for many of the policies and recommendations.

Policies identify the way in which activities are conducted in order to fulfill the goals and objectives. Policies that direct action using the word “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 words “will” or “should” are advisory and intended to serve as a guide. “Will” statements are considered to be strong guidelines, while “should” statements are considered loose guidelines. The town’s policies are stated in the form of position statements (Town Position), directives to the town (Town Directive), or as criteria for the review of proposed development (Development Review Criteria).

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

Policies: Town Position

- I1 Existing and/or future land use regulations should be fair and treat landowners with equality.
- I2 Land use policies and implementation tools must be clear and readily understood by town residents.

Policies: Town Directive

- I3 The town should maintain the comprehensive plan as an effective tool for the guidance of town governance, and will update the plan as needed to maintain consistency with state comprehensive planning requirements.

- I4 Town policies, ordinances, and decisions shall be made in conformance with the comprehensive plan to the fullest extent possible.

Recommendations

- ♦ Monitor the implementation of the Dodge County Comprehensive Plan and encourage the incorporation of the Town of Calamus Comprehensive Plan relative to policies, recommendations, and implementation strategies.
- ♦ Develop and maintain an action plan that identifies specific projects that are to be completed toward the implementation of the comprehensive plan. An action plan identifies an estimated time frame and responsible parties for each project or action.
- ♦ Review the comprehensive plan annually (in conjunction with the town budgeting process) for performance on goals, objectives, policies, and recommendations, for availability of updated data, and to provide an opportunity for public feedback. This review does not need to be as formal as the comprehensive review required at least every 10 years by Ch. 66.1001, Wisconsin Statutes.
- ♦ Conduct a comprehensive plan update at least every 10 years as required by Ch. 66.1001, Wisconsin Statutes. All components of the plan should be reviewed for applicability and validity.

Appendix A

Public Participation Plan and Adoption Documents

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Ordinance No. 2-2007

**AN ORDINANCE TO ADOPT THE TOWN OF CALAMUS
YEAR 2030 COMPREHENSIVE PLAN**

The Town Board of the Town of Calamus, Dodge County, Wisconsin, does ordain as follows:

SECTION 1. Pursuant to sections 60.22(3) and 62.23(2) and (3), Wisconsin Statutes, the Town of Calamus is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2), Wisconsin Statutes.

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

SECTION 3. The Town of Calamus 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 document entitled "*Town of Calamus Year 2030 Comprehensive Plan*" containing all of the elements specified in section 66.1001(2), Wisconsin Statutes.

SECTION 4. The Town of Calamus has provided numerous opportunities for public involvement in accordance with the Public Participation and Education Plan adopted by the Town Board. A public hearing was held on September 26, 2007, in compliance with the requirements of Section 66.1001(4), Wisconsin Statutes.

SECTION 5. The Town Board of the Town of Calamus does, by the enactment of this ordinance, formally adopt the "*Town of Calamus Year 2030 Comprehensive Plan*" pursuant to Section 66.1001(4)(c), Wisconsin Statutes.


SECTION 6. 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 law.

ADOPTED this 9th day of October 2007.

Voting Aye: 3

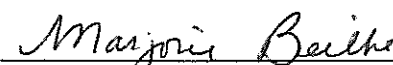
Voting Nay: 0

Posted on: October 10, 2007.



Town Chair

Attest:



Town Clerk

Resolution No. 3-2007

**A RESOLUTION RECOMMENDING APPROVAL FROM
THE TOWN OF CALAMUS PLAN COMMISSION TO THE TOWN BOARD TO
ADOPT THE TOWN OF CALAMUS YEAR 2030 COMPREHENSIVE PLAN**

WHEREAS, Pursuant to sections 62.23(2) and (3) for cities, villages, and towns exercising village powers under 60.22(3) of the Wisconsin Statutes, the Town of Calamus 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, the Calamus Town Board has committed funding to develop a comprehensive plan for the Town of Calamus; and

WHEREAS, a Plan Commission was established by the Town Board and participated in the production of the Town of Calamus Year 2025 Comprehensive Plan to guide and coordinate land use decisions and development in the town; and

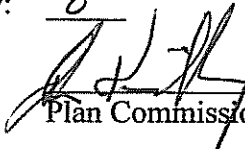
WHEREAS, numerous forums for public involvement have been held to gather citizen input including public informational meetings, open Plan Commission meetings, keeping of draft materials and maps at the town hall for public inspection, and posting of the draft plan on the town's web site.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Calamus Plan Commission hereby recommends that the "Recommended Plan" of the *Town of Calamus Year 2030 Comprehensive Plan* and plan adoption ordinance are filed with the governmental units specified under section 66.1001(4)(b) and (c), and are discussed at a public hearing required under section 66.1001(4)(d); and


BE IT FURTHER RESOLVED, that the Town of Calamus Plan Commission hereby recommends that, subject to the public hearing on the "Recommended Plan" and incorporation of plan revisions deemed necessary as a result of the public hearing or comments received from governmental units with which the plan was filed, the Town Board adopt the *Town of Calamus Year 2030 Comprehensive Plan* by ordinance in accordance with section 66.1001, Wisconsin Statutes.

ADOPTED this 20th day of August, 2007.

Motion for adoption moved by: David Stange
Motion for adoption seconded by: Randy Minnig
Voting Aye: 4 Voting Nay: 0


Plan Commission Chair

ATTEST:


Plan Commission Secretary

Joint Meeting and Public Hearing Notice
Ordinance to Adopt the Town of Calamus Year 2030 Comprehensive Plan

PLEASE TAKE NOTICE THAT the Town of Calamus Town Board and Plan Commission will conduct a joint meeting and public hearing on a proposed ordinance to adopt the *Town of Calamus Year 2030 Comprehensive Plan*. The joint meeting and public hearing will be held on September 26th, 2007, at 6:30 p.m. at the Town Hall, W9820 County Road D, Beaver Dam.

The *Town of Calamus Year 2030 Comprehensive Plan* is a policy document that will be used by the town Plan Commission and Town Board as a guide for making decisions regarding land use and development in the community. The plan contains background information and goals, objectives, policies and recommendations addressing each of the following nine (9) plan elements required by Wisconsin's "Smart Growth" comprehensive planning legislation:

1. Issues and Opportunities;
2. Housing;
3. Transportation;
4. Utilities and Community Facilities;
5. Agricultural, Natural and Cultural Resources;
6. Economic Development;
7. Intergovernmental Cooperation;
8. Land Use; and
9. Implementation

A "Recommended Plan" of the *Town of Calamus Year 2030 Comprehensive Plan* and plan adoption ordinance will be available for review beginning August 24th, 2007 at the Town Hall and Beaver Dam Public Library. The plan can also be accessed on the town's web site (<http://www.townofcalamus.com>). Residents and property owners are encouraged to review the plan and submit verbal and/or written comments at the public hearing. Please contact Marge Beilke Town Clerk, at (920)623-3692 for more information. Written comments will also be accepted by the town at any time before the public hearing and should be sent to the Clerk at W10897 Van Buren Road, Columbus, WI 53925.

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Town of Calamus Comprehensive Plan

Public Participation Plan

I. Introduction

The Town of Calamus will develop a comprehensive plan as defined in Section 66.1001 of the Wisconsin Statutes to guide community actions and to promote more informed decision-making regarding land use. Section 66.1001 (4) (a) of the Wisconsin Statutes specifies that local governments preparing a comprehensive plan must adopt written procedures that are:

“Designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan.”

In addition, the written procedures must:

“Provide for wide distribution of proposed, alternative, and amended elements of a comprehensive plan, and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.”

In that the Town of Calamus seeks to have a comprehensive plan created by the people that live in and enjoy the town, involving these very people in the planning process is not only desired, but necessary for the future of the Town of Calamus. Therefore, this Public Participation Plan has been developed by the Town of Calamus to foster public participation throughout the comprehensive planning process consistent with the spirit and intent of Section 66.1001 (4) (a) of the Wisconsin Statutes.

II. Public Participation Efforts

The Town of Calamus will foster public participation through the efforts described below. Additional efforts beyond those listed in this plan may occur during the development of the comprehensive plan.

The core efforts to gather public input throughout the planning process include:

- ◆ Posting of public informational meetings, all other meetings, and public hearings in accordance with Wisconsin’s Open Meetings Law;
- ◆ Displays and exhibits shall be displayed at the Town Hall throughout the planning process (to keep the public informed about the planning process and outcomes of meetings/hearings, when applicable);
- ◆ Keeping materials/documents at the Town Hall;
- ◆ Providing information on the town web-site for review by local residents.

Town Comprehensive Plan Meeting Effort

Town Plan Commission Meetings

The Town Plan Commission (also known as a “Committee”) will hold meetings to gather information and respond to comments and concerns that arise throughout the planning process.

Plan Commission Meetings

Four meetings will be held to discuss the town comprehensive plan. The town will be assisted by a Planner from Foth Infrastructure & Environment, LLC. Additional meetings may also be held by the town as needed.

Public Information

The town will host two public informational meetings to present information and gather feedback from the residents and landowners in the Town of Calamus.

Public Hearing

A formal public hearing will be held to receive comments on the Recommended Draft comprehensive plan document before it is submitted to the Town Board for approval. The public hearing shall be held in accordance with Section 66.1001(4) of the Wisconsin State Statutes.

These efforts are the minimum and more opportunities for public involvement may arise as the comprehensive plan develops. Written comments will be accepted at all of the meetings, as well as the Public Hearing during the planning process. The town will respond in writing to written comments submitted at the Public Hearing(s) as specified under Section 66.1001 (4).

III. Procedures for Adopting Comprehensive Plan

The Town Plan Commission may recommend to the Town Board adoption of the comprehensive plan by adopting a resolution by a majority vote of the entire Commission. The resolution shall refer to maps and other descriptive materials that relate to the comprehensive plan. The Town Board may then adopt, by ordinance, the comprehensive plan.

In accordance with State Statute 66.1001(4), Procedures for Adopting Comprehensive Plans, one copy of the plan recommended for adoption by the Commission will be sent to the following:

1. Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.
2. Every local governmental unit that is adjacent to the local governmental unit which is the subject of the plan.
3. The Wisconsin Land Council and/or Department of Administration.
4. The public library that serves the area in which the local governmental unit is located.
5. Non-metallic mining interests present in the town as required by Wisconsin Act 307.

Copies of the plan will also be made available for public review at the Town Hall. Citizens will have an opportunity to review and provide written comments on the comprehensive plan. After the Governing Body has received all written comment, it shall respond in writing to the comments received as specified in State Statute 66.1001(4)(a).

After adoption of a resolution by the Planning Commission, the Town Board will adopt the comprehensive plan by ordinance. A majority vote is necessary for adoption. The Town Board will hold one public hearing at which the ordinance relating to the comprehensive plan will be discussed. The hearing will be preceded by a class 1 notice under Ch. 985 that is published at least 30 days before the hearing is held. The class 1 notice shall contain at least the following information:

- ♦ The date, time, and place of the hearing.
- ♦ A summary, which may include a map, of the proposed comprehensive plan.
- ♦ The name of an individual employed by the Governing Body who may provide additional information regarding the proposed ordinance.
- ♦ Information relating to where and when the proposed comprehensive plan may be inspected before the hearing, and how a copy of the plan may be obtained.

Adopted:

Town of Calamus Town Board