

Town of Clyman
Dodge County, Wisconsin

2030 Comprehensive Plan

RECOMMENDED DRAFT

October 10, 2010



TABLE OF CONTENTS

FORWARD

INTRODUCTION	1
EARLY HISTORY	1
PURPOSE OF THE PLAN	3
PLANNING PROCESS	4
PUBLIC PARTICIPATION	4

CHAPTER ONE: ISSUES AND OPPORTUNITIES

INTRODUCTION	6
POPULATION TRENDS AND CHARACTERISTICS	6
POPULATION PROJECTIONS	10
POPULATION TRENDS AND OUTLOOK	11
COMMUNITY OPINION SURVEY	12
COMMUNITY WORKSHOP	13
COMPREHENSIVE PLAN GOALS & OBJECTIVES	17

CHAPTER TWO: HOUSING

INTRODUCTION	22
HOUSING ESTIMATES AND CHARACTERISTICS	22
HOUSING UNIT PROJECTIONS	25
HOUSING TRENDS	26
DODGE COUNTY FOCUS ON RURAL HOUSING	26
HOUSING GOALS & OBJECTIVES	27
HOUSING PROGRAMS	28

CHAPTER THREE: TRANSPORTATION

INTRODUCTION	31
EXISTING TRANSPORTATION SYSTEM	31
TRAFFIC SAFETY	34
TOWN ROAD DEFICIENCIES	35
COORDINATION WITH EXISTING TRANSPORTATION PLANS	37
TRANSPORTATION GOALS & OBJECTIVES	38
TRANSPORTATION PROGRAMS	39

CHAPTER FOUR: ECONOMIC DEVELOPMENT

INTRODUCTION	40
THE IMPORTANCE OF AGRICULTURE	40
LABOR FORCE & EMPLOYMENT TRENDS	41
DESIRED BUSINESS AND INDUSTRY	45
COMMUNITY STRENGTHS AND WEAKNESSES	45
SITES FOR BUSINESS AND INDUSTRIAL DEVELOPMENT	46
GOALS, OBJECTIVES AND POLICIES	46
ECONOMIC DEVELOPMENT PROGRAMS	47

CHAPTER FIVE: INTERGOVERNMENTAL COOPERATION

INTRODUCTION	49
EXISTING REGIONAL FRAMEWORK.....	49
INTERGOVERNMENTAL COOPERATION TRENDS AND OUTLOOK	52
INTERGOVERNMENTAL COOPERATION GOALS, OBJECTIVES AND POLICIES	53
INTERGOVERNMENTAL COOPERATION PROGRAMS	54

CHAPTER SIX: COMMUNITY UTILITIES, FACILITIES & SERVICES

INTRODUCTION	55
EXISTING UTILITIES, FACILITIES & SERVICES.....	55
EXPANSION & REHABILITATION OF FACILITIES & SERVICES	58
GOALS, OBJECTIVES AND POLICIES	60
COMMUNITY UTILITY, FACILITY AND SERVICE PROGRAMS	61

CHAPTER SEVEN: AGRICULTURAL, NATURAL and CULTURAL RESOURCES

INTRODUCTION	62
AGRICULTURAL RESOURCES.....	62
AGRICULTURAL RESOURCE TRENDS	67
NATURAL RESOURCES	68
NATURAL RESOURCE TRENDS	73
CULTURAL RESOURCES.....	74
CULTURAL RESOURCE TRENDS	75
GOALS, OBJECTIVES AND POLICIES	76
AGRICULTURAL, NATURAL AND CULTURAL RESOURCE PROGRAMS	77

CHAPTER EIGHT: LAND USE

INTRODUCTION	79
EXISTING LAND USE & LAND DEVELOPMENT TRENDS	79
COMMUNITY SURVEY RESULTS	83
FUTURE LAND USE & DEVELOPMENT	84
YEAR 2030 FUTURE LAND USE PLAN MAP	85
LAND USE GOALS, OBJECTIVES AND POLICIES	91
LAND USE PROGRAMS.....	93

CHAPTER NINE: PLAN ADOPTION & IMPLEMENTATION

INTRODUCTION	95
PLAN ADOPTION	95
IMPLEMENTATION ACTIONS	95
CONSISTENCY BETWEEN PLAN CHAPTERS.....	97
PLAN MONITORING, AMENDMENTS, AND UPDATE	97

TABLES

Table 1-1: Population Trends, Dodge County, 1960-2000.....	6
Table 1-2: Population Change, Dodge County, 1970-2000.....	7
Table 1-3: Population by Age Group (2000)	8
Table 1-4: Education Levels (2000)	9
Table 1-5: Household Income (1999)	10
Table 1-6: Population Projections (WISDOA) 2000-2025.....	11
Table 1-7: Population Projections (US Census) 2000-2030.....	11
Table 2-1: Housing Units (1990 to 2000)	22
Table 2-2: Housing Occupancy Rates (2000)	23
Table 2-3: Average Household Size, 1990 and 2000.....	23
Table 2-4: Housing Units by Type (2000)	24
Table 2-5: Housing Unit Age (2000).....	24
Table 2-6: Housing Values (2000)	25
Table 2-7: Housing Unit Projections (2000-2030)	26
Table 5-1: Household Income (1999)	41
Table 5-2: Employment by Industry (2000)	43
Table 5-3: Annual Average Wage by Industry (2002)	44
TABLE 6-1: Planned Expansion & Rehabilitation of Facilities and Services.....	59
Table 7-1: Farms & Land in Farms Dodge County (1997 to 2007)	62
Table 7-2: Land Use by Value Assessment Category (2003 & 2008).....	63
Table 7-3: Wisconsin Architecture & History Inventory (2008)	75
Table 8-1: Land Use by General Category (2005)	79
Table 8-2: Agricultural Land Sales Dodge County (2002-2008)	81
Table 8-3: New Single-family Home Permits (2004-2009)	82
Table 8-4: Residential Land Use Demand (2000-2030)	84
Table 9-1: Recommended Implementation Actions	96

MAPS

Map 1:	Regional Setting
Map 2:	Functional Classification of Highways, Location of Railroads and Airports
Map 3:	School Districts
Map 4:	Utilities and Community Facilities
Map 5:	Prime Agricultural Soils
Map 6:	Wetlands, Watersheds, Streams and Surface Water
Map 7:	Floodplains
Map 8:	Environmental Corridors
Map 9:	Existing Land Use
Map 10:	Year 2030 Future Land Use

EXHIBITS

Exhibit 1:	2030 Comprehensive Plan Adoption Ordinance
Exhibit 2:	2009 Community Opinion Survey Questionnaire
Exhibit 3:	Opinion Survey Results Tabulation & Summary
Exhibit 4:	Public Workshop Exercise Results Summary

COMMUNITY OPINION SURVEY

WHAT'S THE PURPOSE?
The Town of Glynn is developing a Comprehensive Plan as required under state law. This plan will help guide the town's decision-makers concerning future development, land use, public facilities and services, economic development, housing, the protection of our agricultural and natural resources, and other community-related issues over the next 20 years.

To ensure that the Town's 2020 Comprehensive Plan accurately reflects property owner and community opinions, we are asking all property owners and residents in the town to complete the COMMUNITY OPINION SURVEY included in this packet. Please take 10-15 minutes of your time to read through and complete this survey so that all opinions can be included and addressed as part of our planning process. If you are unable to attend the Comprehensive Plan public meetings or workshops that will be held over the next year, it may be your best (and most convenient) opportunity to share your thoughts, opinions and ideas about the town.

WHY WOULD I WANT TO KNOW?
This survey is related to deciding and future development, land use, public facilities, housing, and services & utilities. The results of the survey will be available at the time of the public meetings.

WHAT DOES THE TOWN WANT TO KNOW?
The survey asks your opinion about issues
economic development

WHAT DOES THE TOWN WANT TO KNOW?
The survey asks your opinion about issues related to existing and future development, land use, natural resources, economic development, housing, and public services & facilities. The survey consists of (2) multiple choice questions. There is a space available at the end of the survey to include your own comments, thoughts and ideas that you have and are willing to share about the town's future.

HOW TO RETURN THE SURVEY?
Do not write your name or other identifying information on the survey. You can simply drop your completed survey into the survey box. Just mail us your completed survey using the envelope provided. You can simply drop your completed survey into the survey box.

DO I RETURN THE SURVEY?

HOW/WHERE/WHEN DO I RETURN THE SURVEY? Do not write your name or other identifying information on the survey form or return envelope. Just mail us your completed survey using the self-addressed envelope included in the survey packet. If you prefer, you can simply drop your completed survey off at the Town Hall. Better yet, bring your completed survey with you to the July 2009 Public Participation Workshop (see reverse side for details). All we ask is that you send us your completed survey on or before:

Return Deadline:
Saturday, August 15, 2009

Return Deadline:
Saturday, August 15, 2009

Public Information Workshop #1

July 30, 2009

[illegible]

FORWARD

INTRODUCTION

The Town of Clyman, located in south central Dodge County, is characterized by wide expanses of agricultural land and natural resources. Residents and visitors to this rural township enjoy its sense of peace and quiet, natural beauty, and the overall quality of life. Despite its quiet setting and remote location, the pressure of development in surrounding towns and nearby municipalities has affected the Town of Clyman. This trend will continue and, as a result, make planning for the Town's future extremely important in order to retain the Town's agricultural heritage, rural character and quality of life.

The Town of Clyman is a one of twenty-four civil townships in Dodge County. As shown in Map 1, The Town of Clyman is bordered on the east by the Town of Hustisford, on the west by the Town of Lowell, on the south by the Town of Emmet, and on the north by the Town of Oak Grove. The incorporated village of Clyman is located entirely within and surrounded by the Town of Clyman.

Civil towns are governmental units operating in Wisconsin's rural areas which, like a city and county, have elected representatives and the ability to tax and regulate within its borders. The Town covers approximately 36 square miles. The Town had an estimated 2009 population of 878 residents. Clyman is primarily a farming community with extensive tracts of agricultural land, along with a significant amount of wooded lands, wetlands and floodplain associated with the Beaver Dam River (west of STH 26) and Lake Sinnissippi (east of STH 26) watersheds.

EARLY HISTORY

After the Blackhawk War in 1832, the U.S. Government acquired title to much of the land west of Lake Michigan previously occupied by various Indian tribes from northern Illinois to upper Michigan. By 1833, much of the land area in what is now Dodge County had been completely surveyed. In 1836, the U.S. Congress created the Milwaukee Land District which began the public sale of land not previously acquired privately through other agreements in the Dodge County area. In 1844, Dodge County was organized under the Territorial Government established by Congress with the Town of Clyman officially established in 1846.

The Town of Clyman is named for the famous soldier, surveyor, frontiersman and writer Col. James Clyman. According to historians, including J.H. Warren, one of Dodge County's earliest settlers who lived in the area now known as the Town of Hubbard, Col. Clyman was a Kentucky native who spent time exploring and land surveying in most every state north of the Ohio River and out west in places like Oregon and California.

Apparently, Col. Clyman's travels to the Dodge County area and throughout the country were quite eventful:

In 1832, Clyman was a store owner in Danville, Illinois store, when he learned of trouble brewing in northwest Illinois as Chief Black Hawk led a war party. Black Hawk vowed to destroy the white settlers who had moved onto former Sauk and Fox Indian tribal lands. Black Hawk's advance created a panic along the frontier which resulted in the creation of volunteer militias. Clyman enlisted into the Company of Mounted Volunteers where he served with a man who would later become prominent for a different reason: Abraham Lincoln.

Once Black Hawk was defeated, Clyman enlisted in Col. Henry Dodge's Mounted Rangers. He was commissioned a second lieutenant and led a detachment of 35 men to spy on the Winnebago Indians. In 1834, Clyman transferred to the First Dragoons stationed at Fort Gibson and later went back to his store in Danville. The following year Clyman traveled back to Wisconsin in order to file claims and survey government land that later become known as the City of Milwaukee.

While in Milwaukee in 1835, Clyman, his friend Ellsworth Burnett and the 12-year-old son of Solomon Juneau went on a hunting and trapping expedition to the Rock River near a point where the present Village of Theresa now stands. There they found an Indian woman from whom they purchased a canoe for fifty cents so they could travel to Lake Horicon. Unknown to them, they were being pursued by the Indian woman's husband and son who were intent upon killing them and recovering the canoe. Clyman was gathering wood when the two Indians shot and killed Burnett. Clyman ran but was met with a gun raised and leveled at him. He began running and dodging from side to side, but the older Indian fired and hit him in the left arm, breaking the bone just below the elbow. The younger Indian then shot Clyman in the back of his thigh with his own gun while chasing after him. The last shot was not very effective on account of the distance Clyman was from them by that time. As later written by Clyman, the effect of being shot with his own gun made him "mad as hell". Clyman bound up his wounded arm and headed back to Milwaukee, a distance of some 50 miles, with every foot of the way in unbroken wilderness.

While living in Milwaukee, Col. Clyman fell ill and eventually left the Milwaukee area in 1843. Heading south, Clyman went to Independence, Missouri, where he hooked up with two old companions from his days in the Rockies, Bill Sublette and Black Harris, who were engaged as trail guides for emigrant wagon trains heading to Oregon. Clyman signed on with a wagon train headed by Nathaniel Ford, whose company comprised 358 people and 64 wagons, reached Oregon in 151 days—longer than expected. From Oregon, Clyman traveled to Monterey and San Francisco, California. A soldier, surveyor, frontiersman and writer, Col. James Clyman would eventually marry a woman half his age and settle to a life of farming and fatherhood. He died at Napa Valley on December 27, 1881 at the age of 90.

PURPOSE OF THE PLAN

The purpose of the *Town of Clyman 2030 Comprehensive Plan* is to update the Town's 1999 Land Use Plan to bring it into compliance with the state's "Smart Growth" Comprehensive Planning law. This plan is meant to help guide local decision-making and provide direction on major land use and other community development issues by:

- Establishing goals and objectives that identify the Town's desires, priorities, and intentions with respect to land use and community development;
- Identifying areas within the Town that are appropriate for development and preservation over the next 20 years;
- recommending the type, amount, and relative location of land use for specific areas in the town;
- Identifying needed and potential transportation and community facility improvements to serve existing and future land uses;
- Providing detailed policies, programs and strategies to the Town to implement recommendations.

The *Town of Clyman 2030 Comprehensive Plan* is being prepared under the State of Wisconsin's "Smart Growth" legislation contained in §66.1001, Wisconsin Statutes. This Plan meets all of the statutory elements and requirements of the state law.

This Plan is organized into nine chapters addressing each of the following nine "elements" required under the "Smart Growth" comprehensive planning statutes:

- Issues & Opportunities
- Housing
- Transportation
- Economic Development
- Intergovernmental Cooperation
- Community Utilities, Facilities & Services
- Agricultural & Natural Resources
- Land Use
- Plan Adoption & Implementation

Each chapter begins with background information followed by the Town's goals, objectives recommended policies and programs related to that element. The final chapter (Implementation) provides specific recommendations, strategies and priorities necessary to guide implementation of this Plan.

PLANNING PROCESS

The Town's first planning document, a generalized Land Use Plan, was adopted along with the Town's first Zoning Ordinance in 1999 after conducting a community opinion survey and a series of public information meetings. While not required, the decision to move forward with preparing a land use plan was made after a Town Meeting was held in 1998 to discuss and debate the need for adopting a town zoning ordinance.

Soon thereafter, Dodge County invited all local governments in the County to participate in a multi-jurisdictional comprehensive planning process. That process was completed in 2006 and resulted in the adoption of a comprehensive plan for Dodge County, as well as, plans for each of the twenty-six (26) local municipalities that participated.

While the Town of Clyman did not participate in the Dodge County planning process, applicable data and mapping that was used in the multi-jurisdictional planning process and in the County's 2030 Comprehensive Plan project has been used as the basis for this Plan. Supplemental information was collected by the Town with more detailed and town-specific maps prepared by and in cooperation with the Dodge County Land Resources and Parks Department as part of this process.

PUBLIC PARTICIPATION

The Town of Clyman adopted a Public Participation Plan at the beginning of the comprehensive planning process based on input from the Town Plan Commission (see Appendix A). The following guidelines and efforts were implemented in order to foster public participation in the planning process above and beyond the statutory requirements of Wisconsin's "Smart Growth" legislation:

- All public meetings were publicized in advance and open to the public. These meetings were held to discuss the nine elements of the Comprehensive Plan and other related issues.
- The community utilized town staff, available county and state resources and other experts or consultants (as necessary) to prepare and distribute information to the public on the planning efforts for the comprehensive plan.
- The community utilized a fourteen (14) member "Planning Advisory Committee" comprised of members of the Town Board, Plan Commission and citizens to provide policy guidance in the plan preparation. The committee held a series of public meetings to solicit public input at every stage of the planning effort. Additional opportunities for public input beyond those activities listed herein, were conducted as necessary or appropriate by the committee throughout the planning process.
- A Project Kick-Off meeting was held on May 21, 2009, with Town staff and the Planning Advisory Committee (PAC).

- A community opinion survey was mailed out to a total of 345 households and property owners in the Town. [*NOTE: Results of the Community Opinion Survey are presented in Chapter 2: Issues & Opportunities*]
- A total of fifteen (15) public meetings were held by the PAC and/or plan Commission to address the nine plan elements and solicit public input at every stage of the planning process. The committee conducted a community workshop held on July 30, 2009 to discuss and develop a range of planning ideas generated by and among community residents, property owners, and other interested individuals. [*NOTE: Results of the Community Workshop are presented in Chapter 2: Issues & Opportunities*]
- A public hearing on the Recommended Draft of the Comprehensive Plan was held on December 2, 2010, to provide further opportunity for community feedback prior to plan adoption. Following this public input, revisions were recommended and made as deemed necessary by the Committee. A 30-day hearing notice in the Town's official newspaper of record was published in advance of the public hearing.
- The PAC and the Town Plan Commission prepared separate recommendations for adoption of the Comprehensive Plan to the Town Board. As a result of the public comment and formal recommendations received by the Town Board, further modifications were made to the Plan prior to preparation of the ordinance adopting the Plan that was acted upon by the Town Board (A copy of the adoption ordinance is included in Exhibit 1).

1



Issue & Opportunities



CHAPTER ONE: ISSUES AND OPPORTUNITIES

INTRODUCTION

This chapter provides baseline data and information necessary to understand many of the changes taking place in the Town of Clyman. As required under §66.1001, Wisconsin Statutes, This chapter includes population, household and employment trends and forecasts, age distribution and education levels, and employment and income characteristics.

This chapter also includes summary details from two of the public participation activities conducted during the planning process: (1) the Community Opinion Survey; and (2) the Community Workshop.

Finally, this chapter sets forth a statement of the Town's "vision" for the future and a summary of all the general goals and objectives intended to guide the future preservation, development and redevelopment in the Town of Clyman over the 20-year planning period through the Year 2030.

POPULATION TRENDS AND CHARACTERISTICS

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 1-1 and 1-2 present population trends and changes from 1960 to 2000 for the municipalities adjoining the town of Clyman.

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

Municipality	1960	1970	1980	1990	2000
T. Beaver Dam	1,509	1,933	3,030	3,097	3,440
T. Calamus	908	934	1,077	1,009	1,005
T. Clyman	852	889	815	742	849
T. Elba	928	960	1,028	964	1,086
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. Shields	625	602	584	500	554
V. Lowell	341	322	326	312	366
V. Reeseville	491	566	649	673	703
V. Theresa	570	611	766	771	1,252
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

Source: Wisconsin Department of Administration AND U.S. Bureau of the Census

Table 1-2: Population Change, Dodge County, 1970-2000

Municipality	1970-1980		1980-1990		1990-2000	
	Number	Percent	Number	Percent	Number	Percent
T. Beaver Dam	1,097	56.8%	67	2.2%	343	11.1%
T. Calamus	143	15.3%	-68	-6.3%	-4	-0.4%
T. Clyman	-74	-8.3%	-73	-9.0%	107	14.4%
T. Elba	68	7.1%	-64	-6.2%	122	12.7%
T. Lowell	-49	-3.9%	-71	-5.9%	35	3.1%
T. Oak Grove	7	0.5%	-133	-10.0%	-74	-6.2%
T. Portland	61	6.7%	18	1.8%	112	11.3%
T. Shields	-18	-3.0%	-84	-14.4%	54	10.8%
V. Lowell	4	1.2%	-14	-4.3%	54	17.3%
V. Reeseville	83	14.7%	24	3.7%	30	4.5%
Dodge County	6,060	8.8%	1,495	2.0%	9,338	12.2%
Wisconsin	287,911	6.5%	186,127	4.0%	471,906	9.6%

Source: Wisconsin Department of Administration
and U.S. Census Bureau, 2000.

Over the 40-year period from 1960-2000, population in the Town of Clyman changed only a small amount with a net decrease from 852 residents to 849. However, the rate of population change from decade to decade within that time period changed somewhat dramatically. From 1970 to 1980, the population decreased 8.3 percent and then another decrease of 9.0 percent from 1980 to 1990. The population then increased over 14 percent from 1990 to 2000.

Current Population Estimate

The Wisconsin Department of Administration (WISDOA), Demographic Services Center develops population estimates for every municipality and county in the state. The most recent estimate of total population in the Town of Clyman was 878 residents in 2009, a slight increase of 3.4 percent from the official Census count in 2000. The 2009 estimate for Dodge County was 90,022 residents, and increase of 4.8 percent 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.

Age Distribution

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

Table 1-3 presents the population by age group for the Town of Clyman and Dodge County.

Table 1-3: Population by Age Group (2000)

	Town of Clyman		Dodge County	
	Number	% of Total	Number	% of Total
Under 5	54	6.3%	5,098	5.9%
5 to 14	136	16.1%	12,095	14.0%
15 to 24	117	13.8%	11,174	13.0%
25 to 34	103	12.1%	11,746	13.7%
35 to 44	146	17.3%	15,018	17.5%
45 to 54	128	15%	11,341	13.2%
55 to 64	79	9.3%	7,439	8.7%
65+	86	10.1%	11,986	14.0%
Total	849	100%	85,897	100.0%
Median Age	35.9		37.0	

Source: U.S. Census Bureau, 2000.

The largest percentages (17.3 percent) of the town's residents are between the ages of 35 to 44. The largest percentage of Dodge County's residents is also in the 35 to 44 age group, 17.5 percent. Also, the second highest percentage of the Town of Clyman population (16.1 percent) is 5 to 14 years of age, which is higher than the County's percentage. The town's median age is 35.9, which is slightly older than Dodge County's median age of 37.

Educational Attainment

Approximately 43 percent of Clyman residents have attained a high school level education similar to the 43.6 percent in Dodge County with the same education level. The second largest percentage (19.3 percent) of education attainment in the town is some college, no degree. Approximately 10.9 percent of the town's residents have obtained a bachelor's degree, which is slightly higher than the overall Dodge County percentage of 9.5. The Town of Clyman had a similar percentage (16.9 percent) of residents with 12th grade or less and no diploma than the County (17.7 percent).

Table 1-4 indicates the education levels for the Town of Clyman and Dodge County.

Table 1-4: Education Levels (2000)

Education Level	Town of Clyman		Dodge County	
	Number	% Total	Number	% Total
Less than 9 th grade	25	4.6%	4,025	7.0%
9th grade to 12th grade	67	12.3%	6,128	10.7%
High school graduate	232	42.8%	25,031	43.6%
Some college, no degree	105	19.3%	10,588	18.4%
Associate degree	38	7%	4,079	7.1%
Bachelor's degree	59	10.9%	5,476	9.5%
Graduate or professional degree	17	3.1%	2,126	3.7%
Total Persons 25 and over	543	100.0%	57,453	100.0%

Source: U.S. Census Bureau, 2000. Only includes persons age 25 and over.

Household Income

Table 1-5 presents the 1999 household income and median household income for the Town of Clyman and Dodge County as reported by the 2000 Census. The highest percentage (28 percent) of residents in the Town of Clyman had a household income between \$50,000 and \$74,999. The next largest percentage (23.2 percent) of household income was \$35,000 to \$49,999, which was higher than the county's second highest percentage (20.4 percent) of the same household income level.

Approximately 10.4 percent of the households in the Town of Clyman had a household income of \$100,000 or greater. This is higher than the county's 6.9 percent of households that made \$100,000 or more. In 2000, the median household income for residents in the Town of Clyman was \$48,462, which is significantly higher than the county's median income of \$45,190 and the state's median income of \$43,791.

Table 1-5: Household Income (1999)

	Town of Clyman		Dodge County	
	Number	% Total	Number	% Total
Less than \$10,000	5	1.7%	1,659	5.3%
\$10,000 to \$14,999	20	6.7%	1,627	5.2%
\$15,000 to \$24,999	26	8.7%	3,579	11.4%
\$25,000 to \$34,999	37	12.4%	4,434	14.1%
\$35,000 to 49,999	69	23.2%	6,420	20.4%
\$50,000 to \$74,999	84	28.2%	8,326	26.4%
\$75,000 to \$99,999	26	8.7%	3,305	10.5%
\$100,000 to \$149,999	20	6.7%	1,605	5.1%
\$150,000 or More	11	3.7%	558	1.8%
Total	298	100.0%	31,513	100.2%
Median Income	\$48,462		\$45,190	

Source: U.S. Census Bureau, 2000.

POPULATION PROJECTIONS

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

Two (2) different methods of projecting population for the Town of Clyman through the Year 2030 were developed and considered.

Population Projections: Wisconsin Department Of Administration (WISDOA)

In 2002 the Wisconsin Department of Administration (WISDOA) Demographic Services Center prepared baseline population projects to the year 2025 for the all municipalities and counties in Wisconsin. The WISDOA utilized a projection formula that calculates the annual population change over three varying time spans. From this formula, the average annual population change is calculated and used as a projection of population for each municipality.

Table 1-6 presents the WISDOA population projection for the Town of Clyman.

Table 1-6: Population Projections (WISDOA) 2000-2025

2000	2010	2015	2020	2025	%Change 2000-2025	Total 2000-2025
849	871	888	905	930	+9.5	+81

Source: WISDOA Demographics Services Center and Dodge County.

According to the WISDOA Population Projection, the town will have 930 residents by the Year 2025 which represents a 9.5 percent increase in the population from 2000.

Population Projections: Census Population Estimate

Population Projections were created by using the Census estimates for 1990 and 2000 along with the 2009 population estimate. Historic trends based on these estimates were projected to the Year 2030.

Table 1-7 presents the resulting projections from the 2000 population estimate to the 2030 projection.

Table 1-7: Population Projections (US Census) 2000-2030

2000	2010	2015	2020	2025	2030	% Change 2000-2030	Total New Persons 2000-2030
849	934	989	1048	1110	1175	+38.4%	+326

Source: US Census Bureau and Dodge County.

Staff used the Town of Clyman yearly growth percentages from 1990 to 2009 to determine the town's future population. The Town of Clyman had an estimated -0.8 percent annual decrease from 1990 to 2003. Accordingly, the Town of Clyman is projected to have 1,052 total residents by 2030; a decrease of 117 persons or 10.1 percent from the Year 2000.

Based on the two methods described above, population in the Town is projected to increase through the Year 2030 from a lower increase of 81 persons or 9.5 percent to a higher increase of 326 persons or 38.4 percent. This represents an annual average increase ranging from 4 to 15 new persons per year through 2030.

POPULATION TRENDS AND OUTLOOK

Identified below are some of the population and demographic trends that are anticipated to affect Dodge County and the Town of Clyman over the next 30 years:

- Clyman population is projected to increase through 2030 by approximately 10 percent (low) to 39 percent (high).

- School attainment percentages will gradually change, with more of the population attaining education beyond high school.
- Household income will slowly rise.
- The number of births will continue to support the rise in population, and deaths will rise due to the aging baby boomers generation.
- The 65-plus population will increase slowly up to 2010, and then grow dramatically as the baby boomers join the ranks of the elderly.
- The population aged 85 and over will continue to rise in the town.

(Source: Dodge County 2030 Comprehensive Plan)

COMMUNITY OPINION SURVEY

A principal component of the public participation process involved conducting a community opinion survey of residents and property owners in the summer of 2009. A mail-out survey questionnaire with twenty-five (25) statistical and opinion-type questions was distributed to every property owner in the Town. Of the 345 surveys sent out, approximately 50 percent were returned. The responses received were reviewed and considered by the Planning Advisory Committee prior to and during development of the 2030 Comprehensive plan. A copy of the Survey Questionnaire is included in Exhibit 2.

More than half of the survey questions were directly or indirectly related to land use issues, including questions asking for opinions about the importance of certain types of land uses to the Town's future, how much of and where those land uses should be located within the Town, the size, location, and density of residential lots that should be allowed to develop in the future, and the importance of having a generalized land use plan to guide future decision-making in the Town.

An analysis and summary of the opinions received from Town residents is listed below:

- 78 percent support a population increase at a rate that is the same or slower than the recent rate (7 persons/year or 3 new homes/year)
- 54 percent support allowing the development of small (1-3 acre) residential lots (vs. large 5+ acre lots) scattered or clustered throughout the Town
- 52 percent support NO CHANGE in the current policy regarding the density or number of non-farm residential lots that can be created from a larger parcel (current policy allows owners with at least 15 acres of land to create 1 lot for the first 15 acres and 1 lot for each additional 50 acres of land they own)
- 76 percent support the use of a generalized land use plan to guide future land use and development decisions in the Town
- 41 percent support Town opposition to any annexation attempts by the Village of Clyman
- The Top (5) land uses or types of development that residents feel are needed the MOST are: (1) family farms, (2) organic farms, (3) convenience stores/gas stations, (4)

- home-based businesses, and (5) grocery stores
- The Top (5) land uses or types of development that residents feel are needed the LEAST are: (1) liquid waste recycling & land spreading, (2) adult entertainment; (3) bars & taverns; (4) landfills, and (5) junk & auto recycling
- 90 percent support allowing future commercial and industrial development to be located adjacent to the Village of Clyman (but in the Town) or along major roadways, e.g. STH 16-60, 26, CTH M

A detailed summary of the survey questionnaire results is included in Exhibit 3.

COMMUNITY WORKSHOP

A second component of the public participation process involved conducting a public workshop for purposes of getting additional and face-to-face input from Town residents and property owners. The Public Workshop was held on a Thursday evening at the Clyman Lions Hall in the Village of Clyman. Following a staff presentation on the overall planning process, a series of hands-on exercises were conducted with the residents and members of the PAC, Plan Commission and Town Board in attendance.

The first exercise involved small group discussions of the Strengths, Weaknesses, Opportunities and Threats (the S.W.O.T. exercise). A summary of the results of this exercise is as follows:

The following summarizes the various Strengths, Weaknesses, Opportunities and Threats that workshop participants identified and prioritized (Top 3 in *italics*) for each of the four (4) discussion groups:

Group 1

STRENGTHS

- Low population*
- Relatively few regulations*
- Good roads*
- Good emergency services
- Good farm land

WEAKNESSES

- Lack of employment opportunities*
- Lack of high speed internet*
- Relationship with Village of Clyman*

OPPORTUNITIES

- Improvements to local highways*
- Undeveloped land*

THREATS

- State & Federal intrusion*
- Changes to local highways*
- Resistance to change*
- Rising service costs low population growth

Group 2**STRENGTHS**

- *Family farms*
- *Open spaces (low density housing)*
- *Good place to raise a family*
- Farm land
- EMS-Fire protection
- Highway access

WEAKNESSES

- *Expensive land*
- *Access to fuel*
- *Town resident's voices not listened to*
- Land chopped up by housing
- Traffic on highways danger to farm equipment
- Road standards have not kept up with farm equipment changes
- Access to internet

OPPORTUNITIES

- *Participation in local government*
- *Rural atmosphere*

THREATS

- *Liquid waste disposal by ULWR*
- *Increasing regulation*
- *Increasing non-farm development*
- High price of land

Group 3**STRENGTHS**

- *Agricultural land & open space*
- *Highway access*
- *Quietness*
- *Good neighbors*
- *Natural resources*
- *Unobtrusive government*
- *Emergency services*

WEAKNESSES

- *Enforcement of local ordinances*
- *High taxes*
- *Inability to stop large industrial sprawl*

- *Lack of convenience/gas/grocery store*

OPPORTUNITIES

- *Room for small business and home-based business*
- *Ability to plan our own destiny*
- *Increase natural resources*

THREATS

- *Liquid waste disposal (by ULWR)*
- *Corporate farms*
- *Urban sprawl*
- *State budget cut*

Group 4**STRENGTHS**

- *Family farms*
- *Location away from big city*
- *Low crime rate*

WEAKNESSES

- *Snow removal & road maintenance*
- *Local police protection*

OPPORTUNITIES

- *Convenience store*
- *Elderly minded items*

THREATS

- *Wind turbine farms*
- *Loss of family farms*
- *Increasing urban sprawl*
- *Strip mall-shopping center*

The second exercise involved each attendee stating their own opinions about various physical characteristics, conditions, qualities, etc. that they value, what makes them want to stay in the Town (or why they came in the first place), and what they want the Town decision-makers to protect and preserve more than anything else. Finally, each attendee was asked to identify what they would like to see and/or know that in 20 years, the Town will have or look like in terms of housing, the local transportation system, economic development, parks & recreation, and what preserving the Town's character and quality of life means to them.

At the conclusion of the exercise, the entire group crafted the following "Vision Statement" that felt is an important preface to how the Town should grow and develop over the next 20 years:

VISION STATEMENT

The Town of Clyman will guide future growth and new development in a manner that:

- Reflects the fundamental and foremost importance of protecting our farms and farm land to the long-term stability of the local and regional economy, and to the preservation of our natural resources, rural character and overall quality of life;
- Provides all residents and owners of property in the Town with a safe, convenient, and attractive community to live, work and prosper;
- Together with Dodge County, the Village of Clyman and other surrounding communities, meets the social and economic needs of residents in the most practical, convenient, and cost-effective means available;
- Is coordinated with the protection, preservation and enhancement of the Town's quality farm land, environmentally sensitive features, natural resources, open spaces, scenic vistas, pastoral landscape and rural lifestyle and quality of life throughout the Town.

A detailed summary of the public workshop exercise results is included in Exhibit 4.

COMPREHENSIVE PLAN GOALS & OBJECTIVES

The following is a summary of all the general goals and objectives intended to guide the future preservation, development and redevelopment in the Town of Clyman over the 20-year planning period through the Year 2030. These goals and objectives are taken from each of the remaining chapters in the Comprehensive Plan.

HOUSING

Goals:

1. Provide an adequate housing supply that meets the needs of both existing and future residents and that is compatible with agricultural activities and further enhances the rural character and quality of life in the Town.

Objectives:

1. Provide for the development of low-density single-family residential housing opportunities in the Town.
2. Encourage the use of "conservation design" or "cluster development" for non-farm residential development in those areas that are the most suitable for residential development and the least productive for farming to minimize impacts on the agricultural area.
3. Encourage higher density single-family, multi-family, senior and group housing to locate in the Village of Clyman or other nearby municipalities that have adequate public facilities, utilities and other urban services.
4. Develop specific site planning requirements and criteria to ensure new housing units locate on a lot or parcel so as to limit property or environmental damage, maintain rural character, reduce conflict with existing agricultural operations, and preserve productive soils for farming.

TRANSPORTATION

Goal:

1. Maintain a safe and efficient transportation system in the Town.

Objectives:

1. Maintain the function of Town roads for local resident and farming traffic and highways in the Town by preserving and enhancing the capacity and safe conditions in cooperation with WisDOT and Dodge County.
2. Preserve the scenic value along roads and highways to protect the Town's rural character and quality of life.
3. Support the long-term use of the rail lines running through the Town Clyman for freight shipment and possibly future passenger service.

ECONOMIC DEVELOPMENT

Goal:

1. Retain, attract and create new economic and business opportunities appropriate for the Town's agricultural base, natural resources, and rural character.

Objectives:

1. Protect and preserve the Town's agricultural base as the predominant economic activity in the Town.
2. Encourage the creation and attraction of new business development, including home-based businesses, and job creation in the Town.
3. Provide for new commercial and light industrial development in specific "Activity Centers" and other select locations along the major road corridors as shown on the Future Land Use Plan Map.
4. Support the creation and operation of "non-traditional" forms of agriculture such as community-supported agriculture (CSA), hobby farms for horses and other specialty, businesses that support hunting, fishing, and other outdoor recreational activities, and for the production of specialty products.

INTERGOVERNMENTAL COOPERATION

Goals:

1. Create and maintain cooperative and mutually beneficial relationships with other units of government including Dodge County, the Village of Clyman, the surrounding towns, local and technical school districts, local drainage districts, and all state and federal agencies having jurisdiction in the Town of Clyman.

Objectives:

1. Work with the adjacent towns and the Village to encourage an orderly, efficient land use pattern that preserves rural character and minimizes land use conflicts along common borders.
2. Work with the surrounding local governments, Dodge County, school districts and other local and state agencies concerning land use, natural resource, transportation and community development issues.
3. Participate in County-level transportation, farmland preservation, land use and economic development efforts.
4. Work with Dodge County and the State Department of Transportation (WisDOT) on maintaining and improving county and state highways in the Town.
5. Work with the State Department of Natural Resources (WisDNR) and the Department of Agriculture and Consumer Protection (DATCP) to ensure protection of groundwater and monitoring large-scale livestock operations.

COMMUNITY UTILITIES, FACILITIES & SERVICES

Goal:

1. Provide the type, amount and level of public utilities, facilities and services to serve the needs of existing and future residents while maintaining or improving the rural character and quality of life in the Town.

Objectives:

1. Maintain the existing level of public services provided in the Town, including public buildings, police, fire, emergency medical services, garbage collection and recycling, libraries, parks & recreation.
 - a. Prohibit development in areas not easily accessed by emergency and other service vehicles, e.g. steep slopes, long driveways, etc.
 - b. Manage the type and amount of future development at a level which does not require a higher level of services in the future.
2. Support the installation of up-to-date telecommunication services in the Town, including internet, cable television, wireless communication, etc.
3. Work with the Village of Clyman and other neighboring communities to create new or enhance existing shared service agreements as a means to consolidate or coordinate services, to achieve improved levels of service and realize cost savings for parks and recreation, libraries, schools and community meeting facilities.

AGRICULTURAL, NATURAL and CULTURAL RESOURCES

Goals:

1. Preserve Agricultural Lands and Protect Farming Operations.
2. Limit Development to Maintain and Preserve the Town's Rural Character and Quality of Life.
3. Protect the Town's Natural and Cultural Resources.

Objectives:

1. Preserve land with Prime Agricultural soils in order to preserve both the rural character and agricultural economy of the Town and surrounding areas.
2. Maintain adequate buffering between non-farm developments and farming operations to reduce potential conflicts.
3. Adopt specific zoning district regulations for animal confinement facilities pursuant to Wisconsin's Livestock Facility Siting Law.
4. While agricultural land has priority in terms of protection, the Town should prohibit development within floodplains and wetlands and discourage development in woodlands and areas of steep slope in order to preserve the natural character of these areas as amenities in the Town.
5. Protect the quality of the ground and surface waters in the Town from storm water run-off and pollution.
6. Promote the continuation of the "family farm" by encouraging and supporting agricultural-support businesses and providing opportunities for small non-farm businesses to supplement farm income.

7. Adopt a Farmland Preservation Zoning District and encourage property owners to enroll in the new "Working Lands Initiative" Farmland Preservation Program.
8. Incorporate "right-to-farm" and "nuisance disclaimer" provisions in the Town's zoning and land division ordinances to help avoid conflicts with non-farm uses and development.
9. Buildings and other developed features should be located to minimize negative impacts on the Town's rural character and not conflict with agricultural operations.
10. Encourage private landowners to protect and rehabilitate known historically significant structures and sites.

LAND USE LAND USE

Goals:

1. Promote future land use and development as shown on the Year 2030 Future Land Use Plan Map that is compatible with and maintains the Town's rural character and quality of life.

Objectives:

1. Develop regulations that implement the general development policies listed for each category on the Year 2030 Future Land Use Plan Map.
2. Preserve primary agricultural lands, environmental resources and other critical open spaces from unnecessary and incompatible development by:
 - a. prohibiting and or restricting the development of the wetland, floodplain, woodlot and steep slope areas, i.e. >18 percent, that comprise the environmental corridors throughout the Town;
 - b. require the location, clustering, separation and buffering of non-farm development and intensive agricultural operations between and away from the most environmentally sensitive areas within individual properties and throughout the town;
 - c. regulate large-scale livestock or concentrated animal feedlot operations (CAFO's) through adoption and enforcement of Wisconsin's Livestock Siting regulations;
 - d. support county, state and private-sector initiatives to protect prime agricultural, environmentally sensitive and other open lands through the use of conservation easements, covenants, deed restrictions, development right purchase and development right transfer programs;
3. Buildings and other developed features should be located to minimize negative impacts on the Town's rural character and not conflict with agricultural operations or surrounding environmental by:
 - a. restricting and/or prohibiting (where and when practical) non-farm development on lands that have the most productive soils (i.e. Capability Class I, II, and III) when lands that are less productive are available and suitable for such development;

- b. encouraging and/or requiring (where and when practical) non-farm residential development to locate on lands that provide adequate separation and natural buffering, e.g. hedgerows, line fences, tree lines, etc. from existing farm operations to reduce potential conflicts;
 - c. require agricultural nuisance disclaimers as deed restrictions for all land divisions involving non-farm parcels and lots;
 - d. adopt a Farmland Preservation Zoning District and support voluntary participation in the state's "new" 2010 Farmland Preservation Program;
 - e. to the extent permitted by law, implement a transfer of development rights program that enables property owners within the Town to transfer the development rights for non-farm residential development between adjoining and non-adjoining parcels under the same or common ownership;
- 4. Accommodate small, highway-oriented and neighborhood-scale commercial development along STH 26 and 16-60 as shown on the 2030 Land Use Plan Map to serve local residents and the traveling public provided such development is compatible with surrounding uses.
- 5. Develop specific site plan approval for all new commercial and industrial development.
- 6. Develop and adopt zoning or other land use regulations that prohibit or strictly regulate potentially incompatible land uses such as landfills, wind farms, sewage processing and disposal facilities, tire recycling operations, junk yards, etc.
- 7. Encourage new and expanded intensive agricultural processing and industrial uses adjacent to the existing industrial area adjacent to the Village of Clyman that are or can be served by public water and sanitary sewer services;
- 8. Recognize existing commercial and industrial "non-conforming" land uses and structures that do not conform to the Land Use Plan and permit such uses to continue under reasonable conditions with limited potential for expansion;
- 9. Ensure and/or enhance the compatibility of different land uses through the development and enforcement of development regulations that:
 - a. distribute incompatible land uses into separate zoning categories or districts; and
 - b. eliminate or minimize potential negative impacts created by incompatible land uses through the use of case-by-case conditional use permit review requirements, and, the establishment of minimum setback, buffering and open space requirements.

2



Housing



CHAPTER TWO: HOUSING

INTRODUCTION

This chapter contains a compilation of background information, goals, objectives, recommended policies and programs aimed at providing an adequate housing supply that meets existing and forecasted housing demand in the Town of Clyman over the 20-year planning period through the Year 2030. It covers all of the data and analysis as required under §66.1001, Wisconsin Statutes.

HOUSING ESTIMATES AND CHARACTERISTICS

Housing Unit Estimates

In 2000, the Town of Clyman had 309 housing units, a 27.2 percent increase from 1990. The county had a slightly higher increase in housing supply than the town, with a 17.2 percent increase from 1990.

Table 2-1 presents the number of housing units found in the Town of Clyman and Dodge County for 1990 and 2000.

Table 2-1: Housing Units (1990 to 2000)

Municipality	1990	2000	# Change	% Change
Town of Clyman	243	309	309	27.2%
Dodge County	28,720	33,672	4,952	17.2%
Wisconsin	2,055,774	2,321,144	265,370	12.9%

Source: U.S. Bureau of the Census, 1990 and 2000.

Housing Unit Occupancy

In 2000, approximately 94 percent of the Town's housing units were occupied. Approximately 77 percent were occupied by owners and 22 percent were occupied by individuals renting the housing unit. Vacant units accounted for 6 percent of the total supply of housing units in the Town. Less than 2 percent of the housing units in the Town were for seasonal, recreational, or for occasional use.

Table 2-2 presents occupancy rates by type of unit (owner vs. renter) for the Town of Clyman and Dodge County in 2000.

Table 2-2: Housing Occupancy Rates (2000)

Housing Units	Town of Clyman		Dodge County	
	# Units	% of Total	# Units	% of Total
Total Units:	309	100.0%	33,672	100.0%
Occupied Units:	290	93.8%	31,417	93.3%
By Owner	240	77.7%	23,067	68.5%
By Renter	50	22.3%	8,350	24.8%
Vacant Housing Units:	19	6.2%	2,255	6.7%
Seasonal	4	1.3%	815	2.4%

Source: U.S. Census Bureau, 2000.

Household Size

Table 2-3 presents the average household size found in the Town of Clyman and Dodge County for 1990 and 2000.

Table 2-3: Average Household Size, 1990 and 2000

	1990	2000
Town of Clyman	2.93	2.70
Dodge County	2.71	2.56

Source: U.S. Census Bureau.

The size of households have decreased from years ago, families are having fewer children than the large traditional families. The Town of Clyman average household size has decreased from 2.93 to 2.7 persons per household (7.8 percent) since 1990. The county's average household size has decreased at a slower rate than that of the town. In 2000, the Town of Clyman had a higher average household size than the county's 2.56 persons and the State of Wisconsin's 2.50 persons.

Housing Unit Type

The predominant type of housing unit in both the Town of Clyman and Dodge County is the one-unit detached structure, more typically referred to as a "single-family dwelling". Single-family dwellings made up 84 percent of the total units in the Town in 2000 compared to 71.2 percent of all housing units in Dodge County. The second most popular type of housing unit in the town was the "mobile home" comprising 11 percent of all housing units in the Town compared to only 4.7 percent overall in Dodge County.

Table 2-4 presents the number of units by type in the Town of Clyman and Dodge County in 2000.

Table 2-4: Housing Units by Type (2000)

Housing Unit Type	Town of Clyman		Dodge County	
	# Units	% of Total	# Units	% of Total
1-unit detached	249	80.7%	23,983	71.2%
1-unit attached	0	0.0%	676	2.0%
2 units	19	6.1%	2,598	7.7%
3 or 4 units	2	0.6%	930	2.8%
5 to 9 units	13	4.2%	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	26	8.4%	1,567	4.7%
Boat, RV, van, etc.	0	0.0%	32	0.1%
Total	309	100.0%	33,672	100.1%

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

Housing Unit Age

The median year in which structures were built in the Town was 1941 while the majority of housing units, 48.5 percent, were built prior to 1940.

Table 2-5 summarizes the period of time when the housing units inventoried in 2000 were actually built in the Town of Clyman and Dodge County.

Table 2-5: Housing Unit Age (2000)

Time Period Constructed (Age)	Town of Clyman		Dodge County	
	# Units	% of Total	# Units	% of Total
1999 to 2000 (< 1 yrs old)	6	1.9%	3,587	10.7%
1995 to 1999 (1 - 5 yrs old)	39	12.6%	2,289	6.8%
1990 to 1994 (6 - 10 yrs old)	14	4.5%	2,707	8.0%
1980 to 1989 (11 - 20 yrs old)	30	9.7%	5,023	14.9%
1970 to 1979 (21 - 30 yrs old)	38	12.2%	3,129	9.3%
1960 to 1969 (31 - 40 yrs old)	15	4.8%	3,123	9.3%
1940 to 1959 (41 - 60 yrs old)	17	5.5%	2,126	6.3%
before 1940 (> 60 yrs old)	150	48.5%	11,688	34.7%
Total	309	100.0%	33,672	100.0%
Median year	1939		1960	

Source: U.S. Census Bureau, 2000.

Although the Town of Clyman had a greater percentage than Dodge County (49.2 % vs. 34.7%), the greatest percentage of existing housing units in both the Town and the County were built prior to 1940. In 2000, the median year of housing units built was 1941 (59 years old on average) for the Town of Clyman and 1960 for Dodge County (40 years old).

Housing Unit Values

The median value of owner-occupied housing units in the Town of Clyman was \$111,900 in 2000, significantly higher than the overall median value of \$105,800 for Dodge County.

Table 2-6 provides housing values of specified owner-occupied units for 2000.

Table 2-6: Housing Values (2000)

Value (\$)	Town of Clyman		Dodge County	
	Number	% of Total	Number	% of Total
Less than \$49,999	1	1.1%	519	2.9%
\$50,000 to \$99,999	28	32.9%	7,538	42.4%
\$100,000 to \$149,999	33	38.8%	6,230	35.1%
\$150,000 to \$199,999	16	18.8%	2,308	12.9%
\$200,000 to \$299,999	7	8.2%	988	5.5%
\$300,000 to \$499,999	0	0.0%	174	9.7%
\$500,000 or more	0	0.0%	0	0.0%
Total Units	85	100.0%	17,757	100.0%
Median Value	\$116,100		\$105,800	

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

The Town of Clyman had a large percentage (38.8 percent) of homes valued \$100,000 to \$149,999. Whereas Dodge County had the largest percentage (42.4 percent) of its homes valued between \$50,000 and \$99,999. The median value of homes in the Town of Clyman (\$116,100) is higher than Dodge County's median value (\$105,800).

HOUSING UNIT PROJECTIONS

Housing unit projections are used as a guide to estimate additional land required to accommodate future residential development, as well as to prepare for future demands growth may have on public facilities and services. The Town of Clyman is projected to have an increase in housing units from 456 in 2000 to 546 in 2030. This represents a total net increase of 90 housing units or a 19.7 percent increase by 2030 (an annual average increase of 3 housing units per year).

Table 2-7 presents the housing unit projections based on historic trends from 1990 to 2000 using Census count data and projected forward through 2030.

Table 2-7: Housing Unit Projections (2000-2030)

2000 Housing Units	2010	2015	2020	2025	2030	Total New Units 2000-2030	% Change 2000-2030
309	315	328	338	349	370	61	19.7

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

HOUSING TRENDS

There were a number of changes in the State of Wisconsin, Dodge County, and Town of Clyman with regard to housing from 1990 to 2000. Housing trends that need to be considered as part of the planning process are identified below:

- Increased pressure to convert farmland to residential use;
- Increased need to remodel and rehabilitate the older housing stock in the town;
- Increased demand to build housing in rural areas;
- Demographic trends and an aging population will increase the need for more choices relative to elderly housing, rental units, and starter homes;
- Despite rising fuel costs, highway improvements will make commuting easier and increase rural development pressures.

(Source: Dodge County 2030 Comprehensive Plan)

DODGE COUNTY FOCUS ON RURAL HOUSING

As discussed in Dodge County's Year 2030 Comprehensive Plan, rural housing was selected as one of the three (3) areas that was given particular attention and consideration. A panel of representatives from various state, county, and local agencies, elected officials, and other qualified experts was assembled to share and discuss their own thoughts, ideas, and experiences regarding agriculture and rural housing as part of a public workshop held in 2004.

As a result of their discussion and public input, it was generally agreed between the panelists and members of the public that the County and local municipalities, particularly towns, should try to limit new residential development and reduce the loss of productive farm land by:

- implementing "conservation design" or "cluster" residential development;
- increasing restrictions prohibiting and/or limiting new non-farm residential uses in areas zoned for agricultural uses;
- enforcing existing plans and policies that promote farm land preservation.

It was also agreed that the protection of existing farm operations on large tracts of undeveloped land should have the highest priority for protection, while future housing in the rural, unincorporated towns should be directed into: (1) those rural areas that have already been developed through "in-fill" development; and (2) the surrounding

municipalities with public water, sanitary sewer, parks, police, fire and other urban services more readily available to serve non-farm residential development at a higher density.

When or where that's not possible, it was recommended that communities consider the following factors before deciding on new residential development in the unincorporated rural areas:

- Adopting stringent deed restrictions and mutual agreements between non-farm residents and existing farm operators to protect the farmer's right to farm;
- Revising codes to require the provision and maintenance of setbacks and/or buffers between farm and non-farm uses;
- Assessing the community's ability to provide adequate public and emergency services to new serve the non-farm development.

(Source: Dodge County 2030 Comprehensive Plan)

HOUSING GOALS & OBJECTIVES

The following are the goals, objectives and policies developed by the Town of Clyman regarding housing.

Goals:

1. Provide an adequate housing supply that meets the needs of both existing and future residents and that is compatible with agricultural activities and further enhances the rural character and quality of life in the Town.

Objectives:

1. Provide for the development of low-density single-family residential housing opportunities in the Town.
2. Encourage the use of "conservation design" or "cluster development" for non-farm residential development in those areas that are the most suitable for residential development and the least productive for farming to minimize impacts on the agricultural area.
3. Encourage higher density single-family, multi-family, senior and group housing to locate in the Village of Clyman or other nearby municipalities that have adequate public facilities, utilities and other urban services.
4. Develop specific site planning requirements and criteria to ensure new housing units locate on a lot or parcel so as to limit property or environmental damage, maintain rural character, reduce conflict with existing agricultural operations, and preserve productive soils for farming.

HOUSING PROGRAMS

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

Department of Housing and Urban Development (HUD)

Federal agency with primary responsibility for housing programs and community development. Main repository of resources for housing programs in Wisconsin. Provides funding for state developed programs through HOME and other initiatives. It also funds the Continuum of Care for Homeless Families initiative, and provides Section 8 vouchers, which assist low-income families in finding affordable housing. The Wisconsin HUD office is located in Milwaukee.

USDA, Wisconsin Rural Development, Rural Housing Service

The mission of the Rural Housing Service is to enhance the quality of life of rural people through the creation of safe, affordable, housing where people can live, work, and prosper as part of a community. The Wisconsin Rural Housing Service offers housing preservation grants, loans and grants for farm labor housing, loans and grants for home improvement and repair, loans for financing housing site development, loans for home purchase or construction, loans on apartment buildings, and self-help technical assistance grants. Funding is available for families and individuals, non-profits, local governments, and public agencies such as housing authorities. For further information visit the website at www.rurdev.usda.gov or contact the Wisconsin USDA Rural Development office.

Habitat for Humanity

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

Wisconsin Department of Commerce, Bureau of Housing

The Bureau of Housing (BOH) helps expand local affordable housing and supports services to people without housing. The fifteen federal and state programs, managed by the Bureau, aid elderly persons, people with disabilities, low and moderate income residents, and the homeless population. The Bureau works closely with local governments and non-profit housing organizations to deliver financial and technical housing assistance and to strengthen the capabilities of housing organizations. For further information on the Bureau and the services they offer visit the Department of Commerce website at: www.commerce.state.wi.us.

Historic Home Owner's Tax Credits

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

Tomorrow's Home Foundation

A non-profit organization started by the Wisconsin Manufactured Housing Association seeks funding by the DNR through the Solid Waste Reduction Grant to remove abandoned and unwanted mobile homes throughout Wisconsin. A scoring system and qualifications have been established due to high demand for services. For more information visit the Wisconsin Manufactured Housing Association website or contact Tomorrow's Home Foundation at (608) 255-3131.

The Partnership for Homeownership

This is a program where WHEDA and the U.S. Department of Agriculture – Rural Development have combined their resources to make home ownership more affordable for residents in Wisconsin rural areas. Through this program an eligible borrower receives a mortgage with a rate at or below the market and a mortgage from Rural Development with an interest rate based on ability to pay. This program is targeted to low income homebuyers. The program will be offered to rural areas served by USDA-Rural Development. More information can be found by contacting the local Rural Development office or by calling WHEDA.

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 Front Door Housing

Wisconsin Front Door Housing is a web-based community service that is intended to better connect providers of housing and housing services to renters who are looking for these types of housing opportunities. Their goal is to provide access to up-to-date housing information with user-friendly tools. These tools are customized for each user group: renters, landlords and property managers, and housing agency staff that help people find and keep housing. As a housing information and business center, Front Door Housing is a virtual location where all players in the housing industry can connect and do business.

Wisconsin Department of Veterans Affairs, Home Purchase Programs

These programs provide 30 year mortgage loan funds for construction or purchase of a home at a below market interest rate with a minimal down payment. A Personal Loan Program allows for the purchase of a manufactured home. Applicants must meet income limits and other veteran eligibility qualifications. Contact the Wisconsin Department of Veterans Affairs for further information.

Wisconsin Home Energy Assistance Program (WHEAP/LIHEAP)

The Energy Services Bureau oversees Wisconsin's Home Energy Assistance Program. This includes the federally funded Low Income Home Energy Assistance Program (LIHEAP) and other related programs. Households with income at or below 150 percent of the federal poverty level may be eligible for assistance. Many households with income from farms, offices, factories, and other work places receive LIHEAP assistance.

Low Income Energy Assistance Program

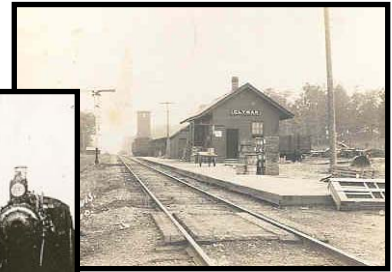
This program provides payments to utility companies or individuals to assist with home heating costs in winter. This program is funded by both the state and federal governments, and is only available to individuals below 150 percent of the federal poverty level.

Property Tax Deferral Loan Program

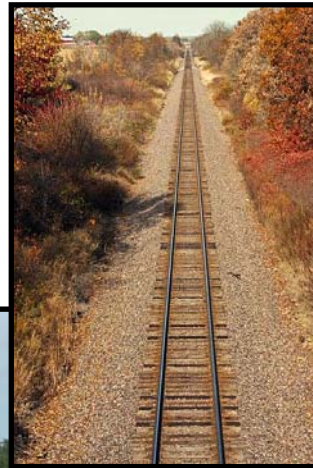
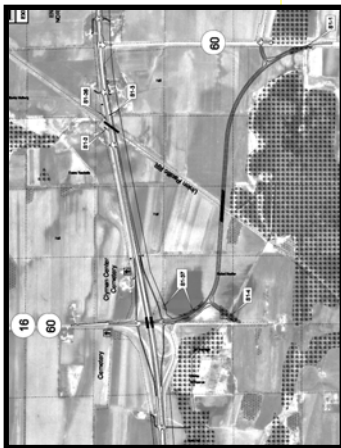
This program provides loans to low- and moderate-income elderly homeowners to help pay local property taxes, so that the elderly can afford to stay in their homes. To be eligible, individuals must be at least 65 years old with a spouse that is at least 60 years old, unless one is disabled.

(Source: Dodge County 2030 Comprehensive Plan)

3



Transportation



CHAPTER THREE: TRANSPORTATION

INTRODUCTION

This chapter contains a compilation of background information, goals, objectives, recommended policies and programs to guide the future development and maintenance of various modes of transportation in the Town of Clyman over the 20-year planning period through the Year 2030. The overall transportation system that serves the Town both directly and indirectly contains different types or modes of transportation. While some of these modes are not actually located in the town, e.g. airports; the proximity of these elements can be an important consideration when evaluating and planning for the future of the Town's transportation system. Nevertheless, given the Town's rural characteristics and relative location within the region, the principal focus is on state and county highways and local Town roads. This chapter contains all of the data and analysis as required under §66.1001, Wisconsin Statutes.

EXISTING TRANSPORTATION SYSTEM

The Town of Clyman is well connected to the rest of Dodge County and the region through the existing transportation system that operates in the air and on land and water. The following information describes each component of the Town's overall transportation system.

Roads and Highways

The Town is served by a network of federal, state and county highways and local roads (see Map 2). A "functional classification system" is used by the state and county to generally describe the intended function of specific roads and highways to guide corridor planning, infrastructure improvements, and land division and development decisions made at the local, county and state levels of government.

State Trunk Highway (STH) 26 is the principal north-south highway and only "primary arterial" in the Town. STH 26 is the most important and heavily traveled road in and through the Town. According to the Wisconsin Department of Transportation (WisDOT), the traffic volume on STH 26 was approximately 5,000 to 5,800 vehicles per day.

STH 16 and STH 60 are the next most important and heavily traveled roads in and through the Town. STH 16 and STH 60 run east-west through the middle of the Town. As "minor arterial" roadways, these two-lane state highways are designed to keep traffic flowing smoothly across the region and connect metropolitan areas in southeastern Wisconsin. According to the Wisconsin Department of Transportation (WisDOT), the traffic volume on STH 16-60 was approximately 2,500 vehicles per day west of STH 26 and 3,200 vehicles per day on STH 60 east of STH 26.

County Trunk Highways (CTH) function as a system of collector roads, serving rural land uses and distributing local traffic to the arterial system. They also serve an important role in linking the Town's farm and agricultural resources to the region's urban centers and

arterial highways. County highways classified as “major collectors” in the Town include: CTH J (west of CTH M), M and DJ (north of STH 60). “Minor collectors” include: CTH J (east of CTH M), DJ (south of CTH J) and KW.

Town roads serve local development, farming and provide access to many of the county and state-owned recreational areas in the Town. Most of these roads are maintained by the Town of Clyman with Dodge County providing limited maintenance services under certain agreements.

Seaports

The nearest international seaport is the Port of Milwaukee, approximately 50 miles from the town.

Airports

The nearest general aviation airports are the Dodge County Airport and the Watertown Airport, each located approximately eight (8) miles north and south from the Town of Clyman. The Dane County Regional Airport in Madison also provides general and commercial aviation services. It is approximately 30 miles southwest of the Town of Clyman. General Mitchell Field in Milwaukee offers commercial airline service and is also an international airport. It is located about 52 miles southeast of the town.

Railroads

There are two (2) railroad corridors located within the Town; both owned and operated by the Union Pacific Railroad. The Union Pacific crosses through the Town diagonally in a northwest-to-southeast direction between Milwaukee and Minneapolis metropolitan areas, and, from the connection at Junction Road south toward Waukesha. The Union Pacific provides freight service. While there are no operating rail sidings in the Town, there are a number of at-grade railroad crossings across local roads and highways (CTH J, CTH M, and Junction Road) and grade-separated crossings at CTH K, Welsh Road, STH 26, Train Road and East Clymet Road.

The potential for high-speed rail passenger service is closer to reality given recent decisions to accept federal funds for improving/constructing the necessary rail line improvements to accommodate service between Milwaukee and Madison. Early plans indicated a potential stop in the City of Watertown to drop off or pick-up passengers. If developed, this service could create an indirect impact on the Town in the form of increased demand for residential and commercial development throughout the area.

Map 2 shows the location of the railroad lines in the Town of Clyman.

Trucking

Trucking on the highway system is the preferred method of transporting freight, particularly for short hauls. Several trucking companies are located in the area, including Weinheimer Trucking Inc. located on CTH KW and Caine Transfer, Inc. located in the Town of Lowell.

Public Transit

The nearest bus services are provided by Greyhound in Columbus and Madison, and Badger Bus Lines in Johnson Creek. The nearest private taxi service exists in the Cities of Watertown and Beaver Dam. However, this service is not cost effective or readily available for Town residents.

Bicycles

Bicycle traffic is relatively low in the Town of Clyman. Shoulder areas on town roads are usually narrow and unpaved making bicycle travel difficult. County highways in the town tend to have wider shoulders, but traffic levels on these roads make bicycle traffic unsafe or undesirable. The closest bicycle transportation facility in Dodge County is the Wild Goose State Trail. The Wild Goose Trail is an off-road facility located within abandoned railroad right-of-way north the Village of Clyman. The southernmost trailhead is located on the north side of STH 60 west at Junction Road. The southernmost two miles of the trail are located in the Town with the remaining 19.6 miles located to the north through Dodge County into Fond du Lac County.

The Dodge County Bike and Pedestrian Plan is 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 the Town of Clyman, the Dodge County Bike and Pedestrian Plan identifies CTH J, K, and M as suitable bicycle routes.

Pedestrian Transportation

No pedestrian transportation system exists in the Town of Clyman. The scattered, low-density pattern of residential uses and overall rural character of the Town prohibits the development of an effective pedestrian transportation system.

Transportation for the Disabled

The Dodge County Human Services Department provides transportation for the disabled in the Town of Clyman. 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 Cities of Watertown and Beaver Dam provide service to senior and disabled residents in those communities.

TRAFFIC SAFETY

Traffic Accidents

No particular intersection was listed on the most recent Dodge County Accident list; however, a total of 29 traffic accidents occurred within the Town between January 1997 and 2007 (an average of 3 accidents per year). The town may wish to address these issues through contacting county highway officials about improving safety at intersections and increasing the amount of speed limit enforcement.

Traffic safety and efficiency in the town can be improved by discouraging the creation of new parcels that require access to state and county highways, and, local town roads where sight distance is limited. This practice restricts access points to these roadways, thereby reducing the potential for accidents and the need to reduce speed limits just to improve safety. New parcels should be encouraged only where access can be provided by an existing town road or possibly a shared access driveway or private road along state and county highways.

Access Management

Access management is defined as *“the process that or manages access to existing and new land development, while simultaneously preserving the flow of traffic on the surrounding road system to maximize safety, vehicle capacity, and travel speed.”* This process is achieved through managing the design and location of driveways, median openings, and points of access to the state and county highway system. The level of access control is based on the importance of the highways in the Town as determined through the functional classification system.

Highway access management will become increasingly important in the Town of Clyman as the community and surrounding area grows; particularly due to completion of the STH 26 “by-pass” around the west side of Watertown and north through the Town of Clyman. It is anticipated that traffic volumes on STH 26 and STH 16-60 will continue to increase over through the 2030 planning period. Increase traffic on this highway will be due primarily to non-local or “through” traffic (i.e. traffic going to/from destinations outside of the town). An increase in truck traffic is expected to occur along these highways as a direct result from the new commercial and industrial development occurring on the north side of the City of Watertown. Consequently, the type and amount of new land uses and the number and location of future access driveways onto STH 26 and STH 16-60 will need to be planned and coordinated with WisDOT and Dodge County. In areas where this may be an issue in the future, the town should coordinate with the Wisconsin Department of Transportation and County Highway Department as early in the development process as possible.

STH 26 Corridor Expansion Improvements

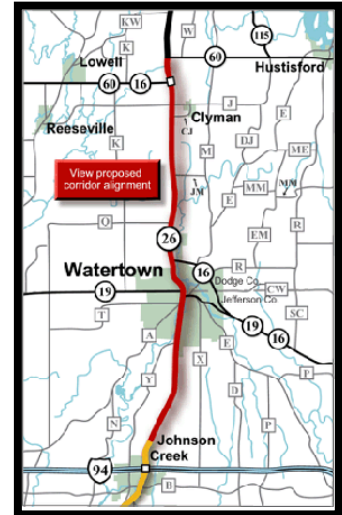
STH 26 is an important route connecting communities and major highways in Rock, Jefferson and Dodge counties. It is designated as a long-truck route in the National Highway System and as a connector route in the Wisconsin Department of Transportation's (WisDOT's) State Highway Plan 2020. Under the plan, connector routes are given higher priority funding since they connect major regions and economic

centers. WisDOT has completed various corridor and environmental impact (EIS) studies and is planning improvements to the STH 26 corridor through Dodge County and the Town of Clyman to ensure safety and efficiency on this well-traveled highway.

In summary, WisDOT is expanding approximately 50 miles of STH 26 to two lanes in each direction from Janesville to STH 60 in the Town of Clyman. About half of the expansion will be constructed alongside the existing corridor. The other half, mainly the bypasses, will be constructed on new location. Bypasses will be constructed around the Cities of Milton, Jefferson and Watertown with access-controlled interchanges providing easy access to the cities.

The overall cost to purchase real estate and construct the roadway represent an estimated \$325 million investment in Wisconsin's transportation system. Construction will occur in eight segments between 2008 and 2015:

- Segment 1 - Janesville to Milton
- Segment 2 - STH 59 relocation at Milton
- Segment 3 - Milton to Fort Atkinson
- Segment 4 - Fort Atkinson bypass
- Segment 5 - Jefferson bypass
- Segment 6 - Jefferson to Johnson Creek
- Segment 7 - Johnson Creek to Watertown
- Segment 8 - Watertown to STH 60 East



Segment 8 of the STH 26 project consists of reconstructing 6.5 miles of the existing highway between CTH Q and STH 60 north of the Village of Clyman. The east leg of STH 60 will be reconstructed on new alignment beginning about 3/4 of a mile east of the current intersection with STH 26. It will connect directly with the west leg of STH 60 at the interchange with STH 16 and STH 60. The interchange will be rebuilt as a standard diamond and accommodate traffic in all directions (see Map 10).

Real estate acquisition for right-of-way is scheduled to begin in 2010. Construction of Segment 8 through the Town is scheduled to begin in 2013 and extend through 2015 with an estimated construction cost of \$29 million (2008 dollars).

TOWN ROAD DEFICIENCIES

Local Town Road Conditions

The Town of Clyman uses the state-mandated PASER rating program to evaluate which local roads are in need of repair. Local roads in the Town were given a number between 1 to 10, with 1 needing the most repairs and 10 being a new road. Each number rating has specific criteria the road must meet to be assigned that rating. Roads with a rating of 1 to 4 are in need of major repairs and reconstruction, compared to roads rated 5 or higher. The following is a list of local Town roads that qualify for ratings 1 through 4 as assessed as of 2009.

Roads assigned a rating of “1” and “2” are roads that have failed, have severe loss of surface integrity, and are in need of being reconstructed. The following is a list of roads that have been assigned a rating of “1” or “2” in the Town of Clyman:

- Maple Road from Eagle Road to CTH DJ (0.75 miles)
- Marsh Road from Eagle Road to Termini (.25 miles)

Roads that are assigned a rating of “3” need structural improvements. The following are roads that were rated “3” in the Town:

- Callahan Road from STH 60 to Termini (0.06 miles)
- Dunn Road from CTH M to Termini (0.17 miles)
- Greppi Road from Maple Road to Termini (0.05 miles)
- Junction Road from Circle View Court to Main Street Road (0.30 miles)
- Junction Road from Main Street Road to STH 60 (0.23 miles)
- Junction Road from Main Street Road to STH 60 (1.50 miles)
- Strauss Road from Lovers Lane Road to Termini (0.39 miles)
- Thoma Road from Bluff Road to Termini (0.05 miles)
- Train Road from Borchardt Road to Casey Road (0.05 miles)
- Train Road from Casey Road to Termini (0.24 miles)

Roads that receive a rating of “4” are roads that are showing signs of needing strengthening and/or surface improvements. The following is a list of roads that received a rating of “4” in the Town of Clyman:

- Becker Road from STH 60 to Termini (0.24 miles)
- Bluff Road from Sun Road to CTH M (0.31 miles)
- Borchardt Road from Train Road to Termini (0.19 miles)
- Casey Road from Train Road to Termini (0.11 miles)
- Elm Shade Lane from Elm Shade Road to Termini (0.15 miles)
- Hill Road from STH 16 to Termini (0.49 miles)
- Huber Road from CTH DJ to Termini (0.26 miles)
- Justmann Road from CTH M to Termini 0.42 miles)
- Kohlhoff Road from CTH M to Termini (0.07 miles)
- Kressin Road CTH J to Termini (0.04 miles)
- Laird Road from CTH J to Termini (0.20miles)
- Lamp Road from CTH J to Termini (0.22 miles)
- Langer Road from CTH M to Termini (0.14 miles)
- Lovers Lane Road from Lovers Lane Road to Termini (0.24 miles)
- Main St Road from Junction Road to Termini (0.33 miles)
- Old STH 60 from Maple Road to CTH DJ (0.49 miles)
- Pine Road from CTH J to Termini (0.15 miles)
- Stanton Road from CTH CJ to Termini (0.36 miles)
- Stark Road from East Clymet Road to Termini (0.10 miles)
- Stock Road from Schmidt Road to Termini (0.04 miles)
- Sun Road from Bluff Road to Elm Shade Road (1.01 miles)
- Sun Road from Elm Shade Road to Termini (0.32 miles)
- Train Road from CTH M to Richter Road (0.26 miles)
- Train Road from Richter Road to Borchardt Road (0.41 miles)
- Wood Road from CTH J to Termini (0.46 miles)

COORDINATION WITH EXISTING TRANSPORTATION PLANS

The Town of Clyman comprehensive plan has been prepared in light of other applicable state, regional, county, and local plans regarding transportation. At the time of its preparation, the *Town of Clyman 2030 Comprehensive Plan* is consistent with the other existing transportation plans, including: Wisconsin DOT's Connections 2030: Statewide Long-Range Transportation System Plan and the Dodge County Bikeway & Pedestrian Plan.

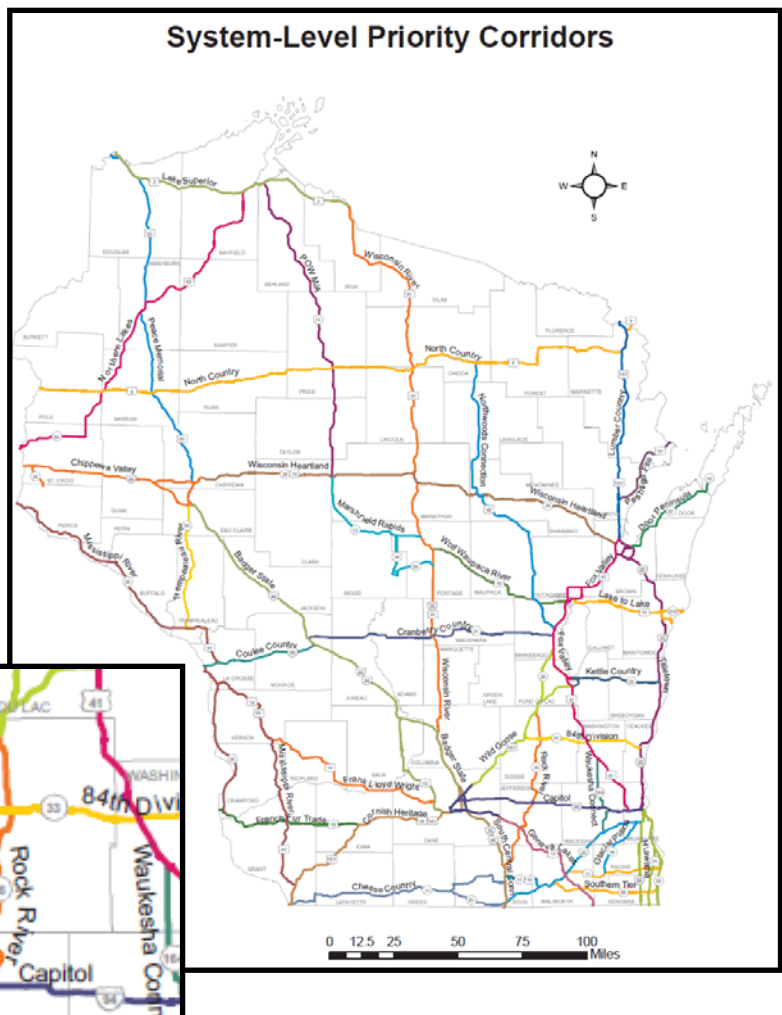


All applicable components of the various state, regional, county and local transportation plans have been considered and, to the extent deemed appropriate, are incorporated herein by reference or have been used in the development of the Town of Clyman Year 2030 Comprehensive Plan.

If the town's transportation system changes over time or, as new state or county transportation plans are updated or revised, the town should periodically review this comprehensive plan for consistency.

Connections 2030

WisDOT's multi-modal Connections 2030 Plan identifies (37) system-level priority "corridors" that serve critical sectors of the State's economy with linkages between the major population and employment centers in the State. There are three priority corridors that traverse Dodge County; including two in the Town of Clyman. The "Wild Goose Corridor" from Madison to Oshkosh is generally centered along STH 151 and STH 26 in the north part of the County. The "Rock River Corridor" from Janesville to Oshkosh is essentially the STH 26 corridor.



TRANSPORTATION GOALS & OBJECTIVES

The following are the goals and objectives developed by the Town of Clyman regarding transportation.

Goal:

1. Maintain a safe and efficient transportation system in the Town.

Objectives:

1. Maintain the function of Town roads for local resident and farming traffic and highways in the Town by preserving and enhancing the capacity and safe conditions in cooperation with WisDOT and Dodge County.
2. Preserve the scenic value along roads and highways to protect the Town's rural character and quality of life.
3. Support the long-term use of the rail lines running through the Town Clyman for freight shipment and possibly future passenger service.

Policies:

1. The Town should continue to use the PASER road evaluation rating system for town road maintenance and budgeting purposes.
2. Work with Dodge County to maintain and, as necessary, upgrade town roads and county highways.
3. Work with Dodge County to ensure safety on the roads and highways by:
 - a. Supporting efforts by Dodge County to add improvements to problem intersections to the 5-year road improvement program.
 - b. Explore signage and speed zones to encourage motorists to reduce their speeds, particularly where there are a significant number of adjacent driveways or curves in the road.
 - c. Discouraging the use of Town roads for through and truck traffic by designating weight limits where appropriate, and, limiting the use of "Jake" brakes through the Town.
 - d. Revise the Town's driveway regulations to ensure adequate and safe design for emergency vehicles, driveway placement, promote access control to adjacent roads, and protect rural character.
4. The Town should monitor and participate in statewide long-range plans (i.e. *Connections 2030*) for highways, local roads, and rail service.
5. When reviewing development proposals, the Town should require an area development plan in order to consider future road connections, setbacks, access points, and other traffic impacts that the proposal may have on the existing transportation network.
6. Adopt road access and driveway regulations that prohibit and/or discourage the creation of new parcels having direct, private driveway access to STH 26 and 16-60 that do not match to existing or planned public street intersections and/or median openings.

TRANSPORTATION PROGRAMS

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

Local Roads Improvement Program (LRIP)

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

Pavement Surface Evaluation and Rating (PASER)

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

Transportation Economic Assistance (TEA) Program

The Transportation Economic Assistance program provides 50 percent 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.

(Source: Dodge County 2030 Comprehensive Plan)

4



Economic Development



CHAPTER FOUR: ECONOMIC DEVELOPMENT

INTRODUCTION

This chapter contains a compilation of background information, goals, objectives, recommended policies and programs to promote the retention and stabilization of the Town's economic base over the 20-year planning period through the Year 2030. As required by §66.1001, Wisconsin Statutes, this chapter includes an assessment of new businesses and industries that are desired in the Town, an assessment of the Town's strengths and weaknesses with respect to attracting and retaining businesses and industries, and an inventory of environmentally contaminated sites.

THE IMPORTANCE OF AGRICULTURE

Agriculture is very important to the Dodge County economy. Cash receipts from farm marketing are integral to Dodge County's rural economy. The county consistently ranks among the top five producers in the state for corn used for silage and grain, winter wheat, sweet corn, peas, soybeans, hogs and pigs, cattle and calves, and milk and cheese production. How important is agriculture to the county's economy? According to the University of Wisconsin-Extension, agriculture accounts for \$1.41 billion in economic activity, contributes \$363.6 million to the county's total income, and pays \$34.3 million in taxes.

The UW-Extension estimates that almost 20 percent of Dodge County's labor force is directly or indirectly tied to agriculture; from farm owners, farm employees, veterinarians, crop and livestock consultants, feed and fuel suppliers, food processors, farm machinery manufacturers and dealers, barn builders, and agricultural lenders. It is estimated that every new job in agriculture generates an additional 0.9 jobs in Dodge County.

The UW-Extension estimates that over \$1.4 billion in economic activity or about 28 percent of Dodge County's total economic activity is related to agriculture. It is estimated that one dollar of agricultural product sales generates an additional \$0.39 of economic activity in other parts of the Dodge County economy.

According to the UW-Extension:

- Agriculture accounts for \$363.6 million or 16.3 percent of Dodge County's total income (wages, salaries, benefits and profits of workers in agriculture-related businesses);
- One dollar of agricultural income generates an additional \$0.95 of county income for someone else;
- Sale of milk accounts for \$127.9 million in economic activity;
- Processing of milk into dairy products accounts for another \$822.3 million.
- One dairy cow generates \$2,167 in direct income to producers;
- Each dairy cow generates more than \$15,000 to \$17,000 of economic activity;
- Fifteen plants process dairy products in Dodge County;

- Dodge County's on-farm milk production and dairy processing account for 4,263 jobs.

LABOR FORCE & EMPLOYMENT TRENDS

Local Labor Force & Unemployment Rates

In 2000, of the 648 persons 16 years or older, 480 were considered to be in the Town's labor force. Of the labor force population, 472 persons were employed and 8 were unemployed resulting in an unemployment rate of 1.5 percent. At that same time, the unemployment rate for all of Dodge County was 3.2 percent and 3.5 percent for the entire state of Wisconsin. As of June, 2008, the unemployment rate for Dodge County was 5.0 percent, 4.9 percent for the state of Wisconsin, and 5.7 percent for the United States. The lowest unemployment rate for Dodge County since 1990 was 1.8 percent in December, 1999. The highest unemployment rate was 10.7 percent in February, 2010.

Income

Table 5-1 presents the 1999 household income and median household income for the Town of Clyman and Dodge County as reported by the 2000 Census. In 2000, the median household income for residents in the Town of Clyman was \$47,835, which is higher than the county's median income of \$45,190 and the state's median income of \$43,791.

The highest percentage (28 percent) of residents in the Town of Clyman had a household income between \$50,000 and \$74,999. The next largest percentage (23.2 percent) of household income was \$35,000 to \$49,999, which was slightly lower than the county's second highest percentage (20.4 percent) of the same household income level. Approximately 10 percent of the households in the Town of Clyman had a household income of \$100,000 or greater.

Table 5-1: Household Income (1999)

	Town of Clyman		Dodge County	
	Number	% Total	Number	% Total
Less than \$10,000	5	1.7%	1,659	5.3%
\$10,000 to \$14,999	20	6.7%	1,627	5.2%
\$15,000 to \$24,999	26	8.7%	3,579	11.4%
\$25,000 to \$34,999	37	12.4%	4,434	14.1%
\$35,000 to 49,999	69	23.2%	6,420	20.4%
\$50,000 to \$74,999	84	28.2%	8,326	26.4%
\$75,000 to \$99,999	26	8.7%	3,305	10.5%
\$100,000 to \$149,999	20	6.7%	1,605	5.1%
\$150,000 or More	11	3.7%	558	1.8%
Total	298	100.0%	31,513	100.2%
Median Income	\$48,462		\$45,190	

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

Work Force Commuting & Travel Time to Work

According to 2000 Department of Workforce Development (WisDWD) statistics, approximately 40 percent of Dodge County's workforce of 42,600 workers was employed *outside* the County. The other 60 percent (25,500) of workers were employed somewhere within Dodge County. Approximately 17,100 workers traveled from Dodge County to other adjoining counties; including: Jefferson County (24%), Washington County (19%), Waukesha County (18%) and Fond du Lac County (11%).

While no data is available exclusively for the Town of Clyman, it is expected that the commuting patterns for non-farm workers in the Town are similar to those of the County.

In contrast, only about 10,500 workers commuted into Dodge County for employment; including: Fond du Lac County (20%), Jefferson County (14%), Columbia County (18%), and Washington County (8%).

For most workers, the location of their home depends a great deal on the location of their job; particularly when the cost of travel is high. The amount of time workers are willing to travel to their jobs can serve as a broad indicator for the future location of housing and economic development. Travel time to work is also an indicator of what workers are willing to sacrifice in order to live and/or work in one location or another. People are often willing to tolerate longer commute times in order to live in a particular location. The average travel time to work for workers in Dodge County increased from 23 minutes in 1990 to almost 26 minutes by 2000. The average travel time to work for workers living in the Town of Clyman in 2000 was 24.5 minutes.

Employment (by Type of Industry)

Employment by type of industry within a community is a good indicator of the structure of the local economy. Historically, Dodge County has had a high concentration of employment in both the agricultural and manufacturing 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 attributed to increases in technological advances, improved efficiencies in production, and an aging population.

Table 5-2 presents the number and percent of employed persons by industry group in the Town of Clyman and Dodge County for 2000.

Table 5-2: Employment by Industry (2000)

Industry	Town of Clyman		Dodge County	
	Number	% of Total	Number	% of Total
Agriculture, forestry, fishing and hunting, and mining	69	14.6%	2,148	5.0%
Construction	61	12.9%	2,840	6.6%
Manufacturing	143	30.3%	14,359	33.2%
Wholesale trade	6	1.3%	1,142	2.6%
Retail trade	47	10.0%	4,668	10.8%
Transportation and warehousing, and utilities	13	2.8%	1,584	3.7%
Information	2	0.4%	792	1.8%
Finance, insurance, real estate, and rental and leasing	9	1.9%	1,523	3.5%
Professional, scientific, management, administrative, and waste management services	21	4.4%	1,691	3.9%
Educational, health, and social services	54	11.4%	6,929	16.0%
Arts, entertainment, recreation, Accommodation, and food services	24	5.1%	2,235	5.2%
Other services (except public administration)	15	3.2%	1,555	3.6%
Public administration	8	1.7%	1,731	4.0%
Total	472	100.0%	43,197	99.9%

Source: U.S. Census Bureau, 2000.

In the Town of Clyman, the Manufacturing sector supplied the most jobs (30.3 percent) with Agriculture providing the next most jobs (14.6 percent) and Construction (12.9 percent). The greatest percentage of employment for the county was also in the Manufacturing sector (33.2 percent), followed by the Educational, Health, and Social Services (16.0 percent). The agricultural, forestry, fishing and hunting, and mining sector provided 5.0 percent of the employment by industry in Dodge County.

Wages

Wages that are provided by a particular industry in a community can offer several insights. For example, when compared to neighboring communities, higher wages within an industry can indicate strengths in a particular economic segment. That wage can also be used to attract commuters and new residents to the area. A higher than average wage and a dependence on a particular industry can also lead to local recession if there should be a downturn within the industry. Lower than average wages can indicate a lower quality of life in the area or a lack of highly qualified labor.

Table 5-3 presents the annual average wage (per worker) by industry in the Dodge County and Wisconsin.

Table 5-3: Annual Average Wage by Industry (2002)

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

Source: Wisconsin Department of Workforce Development, 2002.

Environmentally Contaminated Sites

The Wisconsin DNR Environmental Remediation and Redevelopment Program maintain a list of contaminated sites or “brownfields” throughout the state. The DNR defines brownfields as *“abandoned or underutilized commercial or industrial properties where expansion or redevelopment is hindered by real or perceived contamination.”*

Examples of brownfields might include a large abandoned industrial site or a small corner gas station with a leaking underground storage tank. Properties listed in the DNR database are self-reported, and do not necessarily represent a comprehensive listing of possible brownfields in a community.

As of April, 2010, there were twenty-one (21) sites in the Town and Village of Clyman listed in the Bureau for Remediation and Redevelopment Trading System (BRRTS). Seventeen (17) of these sites were SPILL sites involving an above-ground discharge of a hazardous substance that may adversely impact or threaten to impact public health, welfare or the environment. All of the spill sites have been “closed” i.e. sites that have completed all clean up requirements according to the DNR.

The remaining sites include: two LUST sites (i.e. a Leaking Underground Storage Tank that has contaminated soil and/or groundwater with petroleum) that are both closed; and two ERP site (i.e. Environmental Repair Program) that also have contaminated soil and/or groundwater). The one ERP site that remains open is referred to as the “Corey Bulk Plant” or “Clyman Oil Co.” site located near the intersection of Main Street and Caughlin Road (CTH CJ). This site was first reported in 1996 and currently has remediation activities under way.

For more information one can review the DNR’s BRRTS database online at: <http://www.dnr.state.wi.us/org/aw/rr/brrts/index.htm>.

DESIRED BUSINESS AND INDUSTRY

The Town of Clyman welcomes economic development and job creation opportunities that will not: (1) significantly alter or sacrifice the town's rural character; (2) require a disproportionate level of community facilities or services; (3) negatively impact the town's natural resources, particularly the wetlands and woodlands; or (4) compromise the existing agricultural economy in the Town.

COMMUNITY STRENGTHS AND WEAKNESSES

An assessment of the Town of Clyman's strengths, weaknesses, threats and opportunities affecting economic development provide insight into the parameters that need to be considered before embarking on any future economic development programs or activities. Strengths should continue to be promoted and new development that fits well with these features should be encouraged. Weaknesses should be improved or further analyzed and new development which displays aspects similar to identified weaknesses should be discouraged. The general economic strengths, weaknesses, threats and opportunities for the Town of Clyman as identified during Public Participation Workshop #1 include:

Strengths

- Good agricultural land & farming opportunities
- Good town roads
- Good emergency services
- Location to metro areas
- Good highway access
- Good Schools
- Low crime
- Low taxes

Weaknesses

- The town does not have its own public water or sanitary sewer system to attract new commercial or industrial users who require the services
- Limited revenue and financing options to support economic development
- Lack of private and public partnership for promoting economic development
- Increasing transportation and energy costs
- No retail stores (gasoline, convenience or grocery)
- Lack of infrastructure for job creation
- Poor relationship with Village of Clyman
- Community services
- Poor cable TV and phone service
- Traffic on STH 26 and 16-60 too fast & unsafe for farm equipment

Opportunities

- STH 26 expansion
- Ability to start/expand larger livestock facilities
- Ability to start small businesses
- Grain shipment via highways and railroads

- Ability to start/expand home businesses
- Ability to attract wind farms

Threats

- STH 26 expansion & increased traffic along STH 26 and 16-60
- Wind turbines
- Strip shopping or malls
- Decreased property values near ULWR operation
- Expensive road repairs
- State budget cuts to local revenue sharing; higher local taxes
- Corporate/large farming operations
- Increasing taxes & price of land
- Declining number of family farms
- Increasing number of cell towers & wind farms
- ULWR (potential) impacts on groundwater & surface water

SITES FOR BUSINESS AND INDUSTRIAL DEVELOPMENT

Sites for future business and industrial economic development within the Town of Clyman are detailed on the Future Land Use Map (Map 10) and discussed in Chapter Eight: Land Use.

GOALS, OBJECTIVES AND POLICIES

The following are the goals and objectives developed by the Town of Clyman regarding Economic Development.

Goal:

1. Retain, attract and create new economic and business opportunities appropriate for the Town's agricultural base, natural resources, and rural character.

Objectives:

1. Protect and preserve the Town's agricultural base as the predominant economic activity in the Town.
2. Encourage the creation and attraction of new business development, including home-based businesses, and job creation in the Town.
3. Provide for new commercial and light industrial development in specific "Activity Centers" and other select locations along the major road corridors as shown on the Future Land Use Plan Map.
4. Support the creation and operation of "non-traditional" forms of agriculture such as community-supported agriculture (CSA), hobby farms for horses and other specialty, businesses that support hunting, fishing, and other outdoor recreational activities, and for the production of specialty products.

Policies:

1. Accommodate small, highway-oriented and neighborhood-scale commercial development which serves local residents and is compatible with surrounding uses.
2. Direct commercial retail centers, high-intensity commercial uses, and industrial development to surrounding communities where adequate public utilities, facilities and services are available.
3. Approach the Village of Clyman concerning the possible extension of sanitary sewer and/or water facilities to serve commercial and industrial development on Town land adjacent to the Village.
4. The Town shall encourage and accommodate home and farm-based businesses that do not significantly increase noise, traffic, odors, lighting, or would otherwise negatively impact the surrounding area.
5. Cooperate and participate in economic development programs with Dodge County and surrounding communities that provide incentives to attract development and businesses that include higher quality buildings and facilities, as well as, provide greater job opportunities with relatively high wages.
6. Any new commercial or industrial development should be reviewed by the town in accordance with specific site development and building plan requirements and development standards that are included in the zoning ordinance.
7. Develop and adopt zoning or other land use regulations that prohibit or strictly regulate potentially incompatible land uses such as landfills, wind farms, sewage processing and disposal facilities, tire recycling operations, junk yards, communication cell towers, etc.

ECONOMIC DEVELOPMENT PROGRAMS

The following programs are currently utilized by the community or are available for use by the community to assist in the implementation of the goals, objectives and policies identified.

University of Wisconsin Extension – Dodge County

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

Dodge County Economic Development Revolving Loan Program

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

financing available. For further information contact the Dodge County Planning and Development Department.

Dodge County Business Retention Program

The Dodge County Planning and Development 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 percent capital investment credit for real and personal property and a credit equal to 50 percent 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

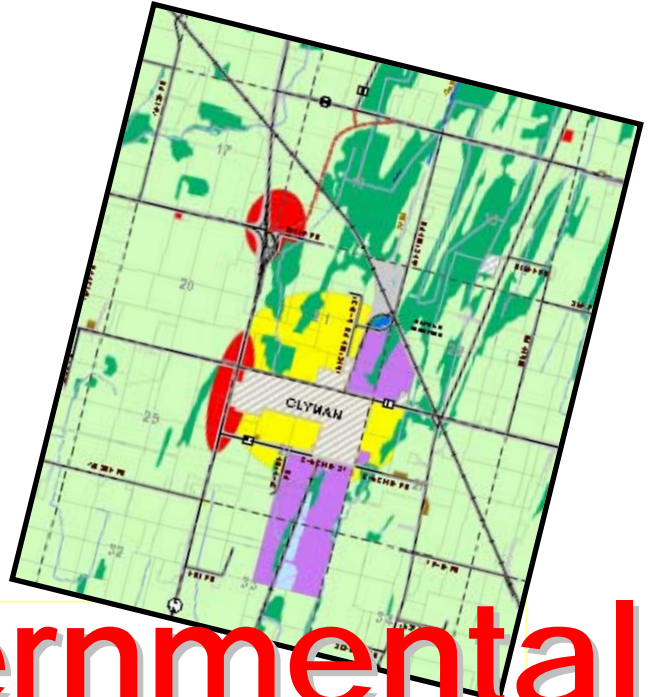
The Wisconsin Rural Development Program has many services that are available to rural communities and their residents. Some programs and services available include: community development programs, business and community programs, rural housing and utilities services, and community facility programs. For more information visit the Wisconsin Rural Development web site at <http://www.rurdev.usda.gov/wi/index.html>.

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.

(Source: Dodge County 2030 Comprehensive Plan)

5



Intergovernmental Cooperation



CHAPTER FIVE: INTERGOVERNMENTAL COOPERATION

INTRODUCTION

This chapter contains a compilation of background information, goals, objectives, recommended policies and programs to guide joint planning and decision making with adjacent municipalities and other units of government that may affect the Town over the 20-year planning period through the Year 2030. As required by §66.1001, Wisconsin Statutes, this chapter identifies any known or potential conflicts between the Town of Clyman, the *Town of Clyman 2030 Comprehensive Plan*, and the plans prepared for other units of government.

EXISTING REGIONAL FRAMEWORK

The following is a general description of the governmental framework within which the Town of Clyman is situated and the relationship the Town has with the other units of government; including any known existing or potential conflicts.

Map 1 shows the boundaries of the various jurisdictions. Currently, the Town is not party to any plans or agreements under §66.0307 or §66.0309, Wisconsin Statutes. As discussed in Chapter 6: Community Utilities, Facilities and Services, the Town is party to general cooperative agreements for fire, rescue, road maintenance, and other services with neighboring communities including the Village of Clyman and Dodge County.

Adjacent Towns

As shown in Map 1, The Town of Clyman shares a common boundary with four (4) unincorporated towns, including: Oak Grove, Lowell, Emmet, and Hustisford. Except for Oak Grove, all of the adjacent towns have adopted comprehensive plans. Based on a review of the future land use maps and land division/development policies for these towns, there are no apparent conflicts between those plans and the *Town of Clyman 2030 Comprehensive Plan*. Like the Town of Clyman, the surrounding towns are primarily farming communities with extensive tracts of agricultural and environmentally-sensitive land. They share the same or similar rural character and quality of life and face the same degree of pressure to convert farmland to non-farm residential uses on a small-scale, parcel-by-parcel basis. Consequently, the only potential conflicts between the Town and surrounding towns might be different lot size and density policies that might result in more (or less) non-farm development along common borders.

Adjacent Villages

The incorporated Village of Clyman is located entirely within and surrounded by the Town of Clyman. The Village of Clyman recently adopted their own comprehensive plan (December, 2009). However, despite statements to the contrary made in the Intergovernmental Cooperation Element of the Village's Plan, there is little if any evidence that the Village actually considered the Town of Clyman in or during the course of preparing their Plan. In fact, contrary to the plan adoption requirements of the Wisconsin's comprehensive planning statutes, the Village did not provide a copy of the recommended plan to the Town for review and comment prior to the public

hearing held for their plan. The Town only received a copy of the Village's comprehensive plan after it was adopted in December, 2009. Since the Town and the Village began working on their respective comprehensive plans at approximately the same time, the opportunity existed for both communities to work cooperatively, share information, and discuss common issues, goals, policies, needs, desires, etc., regarding land use, transportation, housing, public utilities, facilities and services.

In the past, the relationship between the Town and the Village of Clyman has been riddled with strife and tenuous at best. The Town and the Village have worked cooperatively regarding the provision of fire and rescue services through the jointly funded Clyman Fire Department, and, shared or fee-for-service park, recreation and Village Hall facilities and programs. Hopefully, these cooperative efforts can be the roots for future cooperation and mutually beneficial plans, programs and decisions as the two communities develop and grow over time.

With regard to future development, potential land use conflicts may occur along the common borders between the Town and the Village of Clyman. In their 2030 Plan document and Future Land Use Plan, the Village identifies one area in the Town adjacent Junction Road on the north side of the Village intended for future business development. In the Town's Future Land Use Plan, this area is shown as future residential development. In addition, the Village recently annexed approximately 100 acres of vacant, agricultural land between STH 26 and the west side of the Village. The Village projects in their comprehensive plan that the demand for future development in the Village will likely only amount to about 8 acres over the next 20 years. With more than enough land area already located within the Village, the Town is concerned with future attempts to annex land from the Town that would result in a further and unnecessary reduction in agricultural land around the Village.

To date, the Village has not approached the Town about a need for or policy regarding future annexation and/or the extension of water and sewer utilities to the land located within the Town. In response to a Department of Natural Resources (DNR) mandate and lawsuit over maintenance of the Village's sewer system, the Village is completing constructed a new \$2.5 million wastewater treatment facility on condemned land in the Town. At this time, the Town is willing to discuss and consider the benefits of extending sewer into the Town to serve future development in and/or adjacent to the Village that could be mutually beneficial to both communities. The Town supports discussing the merits of an interlocal agreement(s) with the Village.

Other potential conflicts that may occur could involve the future division of land in the Town that is located within the Village's "extraterritorial plat jurisdiction". The authority to review and approve (or deny) land divisions within the Village's extraterritorial plat jurisdiction is available to the Village of Clyman (and all incorporated municipalities) through Wisconsin statutes. The Village of Clyman's extraterritorial plat jurisdiction extends 1.5 miles outward from all points along the boundary of the Village. Extraterritorial plat jurisdiction applies automatically when a city or village like Clyman adopts a subdivision ordinance or official map. The purpose of extraterritorial plat approval jurisdiction is to allow a city or village influence the development pattern of

the unincorporated areas outside their boundaries that may likely be annexed to that particular city or village sometime in the future. However, the Village of Clyman may waive its extraterritorial plat approval authority if it does not wish to use it overall or on a case-by-case basis.

Dodge County

Dodge County is comprised of 44 units of government, including: 24 unincorporated towns, 9 cities, 11 villages, 19 school districts, 10 sanitary districts, 36 drainage districts, and 3 lake protection districts.

In addition to their 2030 Comprehensive Plan, Dodge County has adopted a farmland preservation plan, outdoor recreation plan, land and water resources management plan, and a Land Use Code containing land subdivision and development regulations, general zoning districts that apply to 9 unincorporated towns, and a series of “overlay” districts with specific regulations that are enforced in all unincorporated towns including the Town of Clyman. These special districts include:

- Shoreland Wetland Overlay District
- Floodplain Overlay District
- Environmental Protection Overlay District
- Highway Setback Overlay District
- Land Spreading of Petroleum Contaminated Soil Overlay District
- Wireless Communication Facilities Overlay District
- Sanitary Facilities Overlay District
- Wind Energy System Overlay District
- Non-Metallic Mining Reclamation Overlay District

The County adopted its 2030 Comprehensive Plan as part of a cooperative, multi-jurisdictional effort involving cooperation with local units of government. The Land Use Chapter of the County plan is a compilation of the various local government comprehensive and land use plans adopted at that time. The Dodge County Land Use Chapter contains general policies regarding land development to be implemented through the County’s Land Use Code that are generally consistent with those in the *Town of Clyman 2030 Comprehensive Plan*, including: a “sliding scale” density allowance for the creation of non-farm residential lots that effectively allows 1 lot per 35 acres of land. One potential conflict that may result from the County Plan and Land Use Code is the County’s policy to not limit the maximum size of non-farm lots. There are no other apparent existing or potential conflicts between the Town of Clyman Plan and the County plan.

Regional Planning Jurisdiction

Dodge County is not included in any of Wisconsin’s regional planning jurisdictional areas.

Important State and Federal Agencies

There are several state agencies that affect planning in the Town of Clyman. Dodge County is located within the Wisconsin Department of Transportation (WisDOT) District 1 with a regional office in Madison. The County is located in the Wisconsin Department of Natural Resources (WisDNR) South Central Region with a regional office in Fitchburg and a service center office in Horicon. The University of Wisconsin Extension office is located in Juneau and serves as an educational resource for all Dodge County residents.

The Town recognized the importance of working with these regional, state, and federal agencies during this plan preparation process; particularly in data gathering and discussing specific issues. There are no known existing or potential conflicts between the Town of Clyman's Plan and the plans, policies, and programs of state and federal jurisdictions.

School Districts

The Town of Clyman is served by three (3) different school districts including: Dodge Land School District; Watertown School District; and Hustisford School Districts (see Map 6). Portions of the Town are located within the Madison Area Technical College (MATC) District with the remaining area located in the Moraine Park Technical College (MPTC) District. There are no known existing or potential conflicts between the plans, policies, and programs of the School Districts and the *Town of Clyman 2030 Comprehensive Plan*.

INTERGOVERNMENTAL COOPERATION TRENDS AND OUTLOOK

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

- Intergovernmental cooperation will increase as state, county, and local governments strive to spend less money more efficiently.
- The sharing of employees, equipment, and facilities will increase locally to meet demand at reduced costs.
- Comprehensive planning will help communities share information and identify opportunities for shared services and facilities.
- Given the large number of small cities and villages in Dodge County, annexation and other land use conflicts will continue between towns and incorporated communities.
- The use of boundary agreements and extraterritorial review tools will increase as development pressures increase near municipal borders.
- Economic development will further require leveraging the strengths of the county as a region rather than an uncoordinated, individual focus on the community level.
- Successful intergovernmental cooperation will require sustained commitment and investment by all affected parties to produce value over time.

(Source: Dodge County 2030 Comprehensive Plan)

INTERGOVERNMENTAL COOPERATION GOALS, OBJECTIVES AND POLICIES

The following are the goals and objectives developed by the Town of Clyman regarding Intergovernmental Cooperation.

Goals:

1. Create and maintain cooperative and mutually beneficial relationships with other units of government including Dodge County, the Village of Clyman, the surrounding towns, local and technical school districts, local drainage districts, and all state and federal agencies having jurisdiction in the Town of Clyman.

Objectives:

1. Work with the adjacent towns and the Village to encourage an orderly, efficient land use pattern that preserves rural character and minimizes land use conflicts along common borders.
2. Work with the surrounding local governments, Dodge County, school districts and other local and state agencies concerning land use, natural resource, transportation and community development issues.
3. Participate in County-level transportation, farmland preservation, land use and economic development efforts.
4. Work with Dodge County and the State Department of Transportation (WisDOT) on maintaining and improving county and state highways in the Town.
5. Work with the State Department of Natural Resources (WisDNR) and the Department of Agriculture and Consumer Protection (DATCP) to ensure protection of groundwater and monitoring large-scale livestock operations.

Policies:

1. Work cooperatively with the Village of Clyman regarding a possible interlocal agreement regarding development along STH 26 and the possible extension of sanitary sewer service to land within the Town, including the intersection of STH 26/CTH J, that may result in mutually beneficial development.
2. Stay informed on activities of the local and technical school districts to ensure the Town has the opportunity to be involved in decisions that affect Town residents, such as building improvements, taxing issues, and transportation.
3. Provide copies of the *Town of Clyman 2030 Comprehensive Plan* and future amendments to all surrounding local governments.
4. Cooperate with Dodge County as they update the County Farmland Preservation Plan so that the Town can create an opportunity for participation in the State's Farmland Preservation Program through property tax credits, Agricultural enterprise Area (AEA) designation, and the purchase of agricultural easements (PACE).
5. Work with Dodge County and other communities in the County to implement the County's policies on intergovernmental cooperation and possible changes to the County Land Use Code that streamlines the land division review and approval process.

INTERGOVERNMENTAL COOPERATION PROGRAMS

The following programs are currently utilized by the community or are available for use by the community to assist in the implementation of the goals, objectives and policies identified in the Intergovernmental Cooperation Chapter.

UW-Extension Local Government Center

The goal 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 (WTA) is a non-profit, non-partisan statewide organization created under s. 60.23(14) of the Wisconsin Statutes to protect the interests of the state's 1,264 towns and to improve town government. In 2002 WTA celebrated 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, Wisconsin. 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.

Wisconsin Department of Administration

The Wisconsin DOA administers subdivision plat review and municipal boundary review, both of which have statutory authority to review and approve specific land use related requests, including: subdivision plats, boundary agreements, inter-local agreements, and annexation incorporation petitions.

(Source: Dodge County 2030 Comprehensive Plan)

6



Community Utilities, Facilities & Services



CHAPTER SIX: COMMUNITY UTILITIES, FACILITIES & SERVICES

INTRODUCTION

This chapter contains a compilation of background information, goals, objectives, recommended policies and programs to guide the future development and maintenance of community utilities, facilities and services in the Town of Clyman over the 20-year planning period through the Year 2030; including: administrative facilities and public buildings, police, fire and emergency medical services, schools, parks, solid waste and recycling facilities and services, communication and power facilities and services, sanitary sewer, water, and storm water management facilities, and health and day care facilities and services. This chapter contains all of the data and analysis as required under §66.1001, Wisconsin Statutes.

EXISTING UTILITIES, FACILITIES & SERVICES

Town Facilities and Services

The Town of Clyman Town Hall is located within the Village of Clyman at 735 Main Street and shares building space with the Clyman Fire Department.

Police Services

The Dodge County Sheriff's Department serves as the primary law enforcement agency to the Town of Clyman. The Sheriff's Department provides 24-hour service to all Dodge County communities in the county that do not have their own police department. The Sheriff also operates the county jail in the City of Juneau, and, has an "Adopt-A-Deputy" program to assist the Town Constable and act as a liaison between the County Sheriff and Town. The Sheriff's Department provides mutual aid services to those communities that have their own police department, including the Village of Clyman, and provides a liaison officer on an "as needed" basis.

Fire Protection Services

The Clyman Fire Department provides fire protection services to the Town of Clyman, as well as the Village of Clyman. The Town and Village contribute financial assistance for facilities and equipment on a 70/30 percent (Town/Village) cost share basis for equipment and a 50/50 cost share basis for employee salaries. The Clyman Fire Department currently has a membership of over forty (40) and is strictly a volunteer department.

Emergency Medical Services

Emergency medical services (EMS) are provided to the Town of Clyman through the Clyman First Responders located at 735 Main Street, in the Village of Clyman (License Level: Emergency Medical Responder). Additional service is provided through the Juneau Emergency Medical Service located in Juneau (License Level: EMT-Basic).

School Facilities

The Town of Clyman is served by three (3) different school districts; including: the Dodgeland School District; the Watertown School District; and the Hustisford School Districts (see Map 3).

The Dodgeland School District contains 1 elementary school and 1 combined (K-12) elementary, middle and high school. Total enrollment in the Dodgeland District in 2007-08 was 833 students. The Watertown Unified School District contains 5 elementary schools, 1 middle school, and 1 high school. Total enrollment in the Watertown District in 2008-09 was 3,710 students. The Hustisford School District contains 1 elementary school and 1 high school. Total enrollment in the Hustisford District in 2008-09 was 450 students.

Libraries

There are no libraries in the Town of Clyman; however, there are public libraries in the nearby cities of Juneau, Beaver Dam, Watertown and the nearby Villages of Hustisford, Lowell and Reeseville. All of these libraries are part of the Mid-Wisconsin Federated Library System that provides services to all residents in the Dodge, Jefferson and Washington County areas through a total of twenty-seven (27) individual public libraries. In addition, the SHARE program offers residents the opportunity to check out over 2.5 million items available through over 50 community and public school libraries in the Dodge, Jefferson, Washington, Racine and Walworth County areas.

Churches and Cemeteries

The Town of Clyman is served by a number of churches located in the town and in the Village of Clyman including:

- St. John Baptist Catholic Church (Village of Clyman)
- Zion Lutheran Church (Village of Clyman)

Cemeteries located in the Town include:

- Clyman Center (south of STH 60 and at and east of STH 26 interchange)
- St. Isidore (north side of CTH J east of Welsh Road)
- Zion (north side of Caughlin road west of CTH M)
- Fehling (north side of STH 60 west of Becker Road)
- Holy Assumption (east side of CTH M south of Caughlin Road)
- Tabor (south side of Eagle Road east of CTH M)
- Mengel (west side of STH 26 north and west of STH 60)
- Townline (west side of STH 115 north of Old 60 Road)

Boat Landings/Public Access

There are no public boat landings in the Town.

Post Offices

The nearest post offices are located in the Villages of Clyman (Zip Code 53016) and Juneau (Zip Code 53039). However, the Town is only served by the post offices located in Juneau, Lowell (Zip Code 53557) and Watertown (Zip Code 53098). The Clyman post office does not have rural delivery service.

Public Parks & Recreation

A portion of the Wild Goose State Trail is located in the Town of Clyman. It is Wisconsin's first "cooperative" State trail and is a multi-use recreation trail located on an abandoned Chicago and Northwestern railroad corridor. The trail is owned by the Wisconsin Department of Natural Resources, while Dodge and Fond du Lac Counties develop, maintain and operate the trail. The trail runs from the southern trail head at STH 60 in the Town to the northern trail head at Rolling Meadows Drive in the City of Fond du Lac.

While there are no other county or state park or recreation areas in the Town, there are a series of public (Dodge County) and private club snowmobile trails that traverse private lands across portions of the Town that are available for seasonal use.

Finally, the Village of Clyman contains public park and recreation facilities that are available for use by residents in the Town. The Town has entered into an inter-local agreement with the Village of Clyman for summer recreation activities and shared use of their facilities.

Solid Waste Management and Recycling

Town of Clyman residents contract with private providers, including Veolia and Waste Management, for the collection and disposal of solid waste. Recycling services are provided by the same private providers. In addition, the Town has a contract with Erdman Recycling to collect recyclables in order to satisfy DNR requirements for community recycling.

Telecommunication and Power Facilities

Telephone service in the Town is provided by both Verizon (Frontier) and AT&T. There are two (2) cellular towers located in the Town. Electrical service is provided in the Town by WE Energies, Alliant Energy and a very small area in the east-central area of the Town by the Hustisford Utilities. WE Energies provides natural gas service to the Town. Internet services are available with dial-up phone connections, satellite services, and limited wireless service provided on/by the Verizon Wireless network.

Sanitary Sewer Service

Public sanitary sewer service is not available in the Town of Clyman. Residents rely on private on-site wastewater treatment systems (a.k.a. septic systems). The construction of public water facilities in or serving the Town is not foreseeable over the planning period unless extended from the soon-to-be completed wastewater treatment facility in the Village of Clyman.

Public Water Supply

There is no publicly operated water system serving the Town. Residents are required to utilize private wells for water. The construction of public water facilities in or serving the Town is not foreseeable over the planning period unless extended from the existing water facilities in the Village of Clyman.

Storm Water Management

The primary method of storm water management in the Town is through the use of culverts and ditches. In addition, storm water run-off concerns are also addressed through a series of drainage districts throughout the County. Drainage districts are regulated by a commission of appointed individuals. Each district can plan, operate, and maintain drainage and dam facilities, levy assessments against landowners who benefit from drainage improvements, award damages to landowners injured by the construction of drainage facilities, make or recommend modifications to drainage district boundaries, and resolve drainage disputes. There is one (1) active drainage district in the Town of Clyman. Drainage District #84 covers approximately 95 acres of land located adjacent to a series of unnamed ditches starting at the end of Train Road heading south toward and across East Clymet Road into the Town of Emmet (through Sections 26 and 35 in Clyman and Section 2 in Emmet).

Health Care Facilities

There are no clinics or medical centers located in the Town. Most residents travel to Beaver Dam, Watertown, Columbus, Madison, or Milwaukee for health care services.

Day Care Facilities

There are no commercial day cares located in the Town of Clyman.

Map 4 presents an overall summary of the utilities and community facilities located throughout the Town.

EXPANSION & REHABILITATION OF FACILITIES & SERVICES

Wisconsin's comprehensive planning statutes require that the Community Utilities, Facilities and Services chapter identify the need for the expansion or rehabilitation of existing utilities and facilities. To satisfy this requirement, the Town of Clyman has identified those facilities and services in Table 6-1 that will need expansion or rehabilitation over the planning period.

TABLE 6-1: Planned Expansion & Rehabilitation of Facilities and Services

Facility or Service	Short-Term (1-5 years)	Long-Term (6-20 years)	Comment(s)
Public Buildings	None	Construct new Town Hall	Additional space needed for town administration
Police	None	none	none
Fire Protection & EMS	None	Construct new facility	none
Libraries	none	none	none
Parks & Recreation	none	none	none
Solid Waste & Recycling	none	Construct/locate recycling center	none
Public Sanitary Sewer	none	Investigate agreement with Village Clyman	none
Public Water	none	none	none
Storm Water Management	none	none	none
Health Care & Daycare	none	none	none

GOALS, OBJECTIVES AND POLICIES

The following are the goals and objectives developed by the Town of Clyman regarding Community Utilities, Facilities and Services.

Goal:

1. Provide the type, amount and level of public utilities, facilities and services to serve the needs of existing and future residents while maintaining or improving the rural character and quality of life in the Town.

Objectives:

1. Maintain the existing level of public services provided in the Town, including public buildings, police, fire, emergency medical services, garbage collection and recycling, libraries, parks & recreation.
 - c. Prohibit development in areas not easily accessed by emergency and other service vehicles, e.g. steep slopes, long driveways, etc.
 - d. Manage the type and amount of future development at a level which does not require a higher level of services in the future.
2. Support the installation of up-to-date telecommunication services in the Town, including internet, cable television, wireless communication, etc.
3. Work with the Village of Clyman and other neighboring communities to create new or enhance existing shared service agreements as a means to consolidate or coordinate services, to achieve improved levels of service and realize cost savings for parks and recreation, libraries, schools and community meeting facilities.

Policies:

1. Higher density residential development should be developed adjacent to and/or directed into the Village of Clyman to be served by sanitary sewer and to maximize capacity of the utility.
2. The town should ensure that police, fire, and emergency services are appropriate to meet existing and future demands by conducting a regular review of such services to determine if they are being provided efficiently and by providing adequate funding.
3. Storm water management plans should be included as part of the plans submitted for review for all subdivision plats and non-residential development proposals.
4. Planned utilities, facilities and services should be designed to limit the impact to environmental corridors, natural features and agricultural land.
5. All development shall be designed to protect the immediate groundwater supply through the proper placement and operation of private wells and on-site wastewater treatment systems or hook-up to a public wastewater system.
6. New development shall use best management practices for construction site erosion control.
7. The Town should cooperate with all of the school districts serving the Town in their long-range planning efforts in order to retain and improve educational services for the Town's youth and continuing education for adults.
8. The Town does not plan to get involved in the provision of health care or child

- care facilities or services over the 20-year planning period given that these services are or can be provided by private and non-profit entities in the Town or nearby communities.
9. The Town does not plan to provide new Town parks, libraries, or cemeteries given that existing facilities and services will be sufficient to serve Town residents over the 20-year planning period, or, can be provided by private and other entities in the Town or nearby communities.
 10. The Town should work cooperatively with the Village of Clyman to investigate the extension of sewer service to serve new development adjacent to the Village but in the Town as shown on the Future Land Use Plan map.

COMMUNITY UTILITY, FACILITY AND SERVICE PROGRAMS

The following programs are currently utilized by the community or are available for use by the community to assist in the implementation of the goals, objectives and policies identified.

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

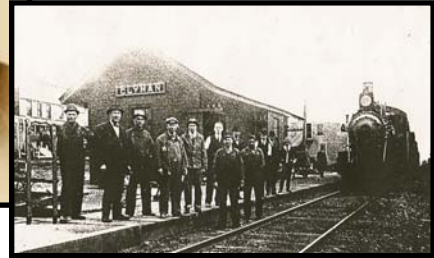
The Wisconsin CDBG Public Facilities Program is designed to assist economically distressed smaller communities with public facility improvements. Eligible activities include, but are not limited to, publicly-owned utility system improvements, streets and sidewalk improvements, development of community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

Public Service Commission of Wisconsin

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

(Source: Dodge County 2030 Comprehensive Plan)

7



Agricultural, Natural & Cultural Resources



CHAPTER SEVEN: AGRICULTURAL, NATURAL and CULTURAL RESOURCES

INTRODUCTION

This chapter contains a compilation of background information, goals, objectives, recommended policies and programs to promote agricultural preservation, natural resource conservation, and cultural resource protection in the Town over the 20-year planning period through the Year 2030. As required by §66.1001, Wisconsin Statutes, this chapter includes an inventory and assessment of the agricultural, natural, and cultural resources in the Town.

AGRICULTURAL RESOURCES

Agricultural Land

Like the general land use pattern of Dodge County, land use in the Town of Clyman is primarily agricultural and open space with low-density residential development scattered around the small incorporated Village of Clyman. Agriculture is central to the culture, economy and landscape of the Town, but like other areas in the County, is under increasing pressure to develop agricultural land for residential, commercial and industrial uses.

According to the Census of Agriculture, the amount of land in farms in Dodge County decreased from 410,651 acres in 1997 to 404,054 acres in 2002, but then increased to 412,949 by 2007. For the same period, the average size of farms increased from 197 acres to 205 acres in 2002 and then to 209 by 2007. Over the same time period, the number of farms decreased by 6 percent from 2,085 in 1997 to 1,968 farms in 2002 but then increased to 1,979 by 2007.

Table 7-1 presents a summary of the estimated number of farms, average size of farms and the amount of farm land in Dodge County over a 10-year from 1997 to 2007 (USDA Census of Agriculture).

Table 7-1: Farms & Land in Farms Dodge County (1997 to 2007)

Dodge County	1997	2002	2007
Land in Farms (acres)	410,651	404,054	412,949
% of Total Land Area	72.7%	71.6%	73.7%
# of Total Farms	2,085	1,968	1,979
Average Farm Size (acres)	197	205	209
Source: Census of Agriculture; USDA			

In the Town of Clyman, the amount of agricultural land has been decreasing and the amount of residential land has increased slightly since 2003. In 2003, there were 15,550 acres of land assessed for agricultural use purposes and 493 acres of land assessed for residential purposes in the Town of Clyman according to the Wisconsin Department of Revenue. In 2008, the amount of agricultural assessed land decreased approximately 78 acres (1/2 percent) to 15,472 acres while the amount of residential assessed land increased 164 acres to 657 acres of land (the remaining acres of "lost" agricultural land was reclassified as "Undeveloped", "Forest" and "Other" non-agricultural uses).

Table 7-2 presents a summary of the amount of land in the Town by the general land use assessment categories used by the Department of Revenue.

Table 7-2: Land Use by Value Assessment Category (2003 & 2008)

	2003		2008	
	Acres	% of Total	Acres	% of Total
Agricultural	19,549	86.5%	19,398	85.8%
Residential	493	2.2%	657	2.9%
Commercial	38	.2%	38	.2%
Industrial	190	.8%	204	.9%
Forest	1,325	5.8%	1,300	5.7%
Other (exempt)	1,026	4.5%	1,024	4.5%
Total Acres(excluding land in right-of-way)	22,621	100%	22,621	100%

NOTE: 742 acres of land in right-of-way not included in above (22,621 total acres in Town)
Source: Wisconsin Dept of Revenue, 2008.

Farms & Agricultural Products

As discussed in detail in Chapter 4: Economic Development, agriculture is very important to the Dodge County economy. How important is agriculture to the county's economy? According to the University of Wisconsin-Extension, agriculture accounts for \$1.41 billion in economic activity, contributes \$363.6 million to the county's total income, and pays \$34.3 million in local taxes.

In terms of farm products, Dodge County farmers produce a variety of products. Dairy, grain, cattle and calves, vegetables and poultry are the main commodities. Dodge County consistently ranks among the top five producers in the state for corn used for silage and grain, winter wheat, sweet corn, peas, soybeans, hogs and pigs, cattle and calves, and milk and cheese production. Farms in the Town of Clyman contribute to the production of these agricultural products.

Dodge County's top commodities in 2002 (determined by dollar value sales) were:

- #1 Milk (\$87.1 million)
- #2 Grain (\$42.5 million)
- #3 Cattle and calves (\$27.0 million)
- #4 Vegetables (\$6.0 million)
- #5 Poultry (\$5.2 million)

According to the UW-Extension, the ownership of farms in Dodge County breaks down as follows:

- Individuals or families (87.4 percent)
- Family partnerships (7.7 percent)
- Family-owned corporations (4.2 percent)
- Non-family corporations (0.6 percent)

Farmland Preservation Program

The State's Farmland Preservation Program was created in 1977 and enforced in Dodge County since 1979. Over the years, the Farmland Preservation Program has been somewhat successful in protecting agricultural areas against unplanned development. The program is designed to preserve agricultural land and open spaces by promoting orderly land use planning and development, by promoting soil and water conservation, and by providing tax relief to farmers in the program.

Overall, approximately 8.1 million of Wisconsin's 15.6 million acres of farmland were protected in the program as of 2005. Approximately 19,100 farmland owners received tax credits averaging about \$652 per owner. On average, farmland preservation credits offset about 20 percent of the total property taxes paid by those farmers who claimed the credit.

In the Town of Clyman participation in the program has been relatively low. In 2005, it was estimated that approximately twenty-one (21) property owners with land totaling 3,839 acres in the Town of Clyman were enrolled in the Farmland Preservation Program and received a total of \$12,475 in tax credits (an average credit of \$594 per property owner or \$3.24 per acre).

However, since 2005, Wisconsin's "Working Lands Initiative" (WLI) has been an ongoing cooperative state, local and private effort to save Wisconsin farmland, promote agriculture, protect the environment, and improve farmland preservation in the State. Legislation was eventually included in the 2009-11 state budget signed into law by Governor Doyle in June, 2009, to begin implementing various components of the WLI program.

The three (3) main components of the "Working Lands Initiative" program include:

- Updating the state's current Farmland Preservation Program
- Creating the ability for farmers and local governments to establish voluntary Agricultural Enterprise Areas (AEA)

- Creating a state-sponsored program to help with the Purchase of Agricultural Conservation Easements (PACE)

The “new” Farmland Preservation Program will modernize the 30-year program to meet current needs and take advantage of new land use tools to balance farmland preservation with property rights. The primary advantage will be the ability for landowners to apply for increased tax credits up to \$10.00 per acre.

In order for the Town to participate in the “new” Farmland Preservation Program and make property owners eligible for the tax credits, the Town will need to adopt a “farmland preservation zoning district” that meets specific requirements in the State’s new program. In addition, any land to be included in the Town’s Farmland Preservation Zoning District will have to be consistent with the Dodge County Farmland Preservation Plan. The Town has reviewed the zoning district requirements and is prepared to adopt a Farmland Preservation Zoning District. However, because of the limited amount of development that can occur on land in a farmland preservation district, the Town will not assign the district to any property unless the owner requests zoning into the district.

Wisconsin’s Livestock Facility Siting Law

The Livestock Facility Siting law (Wisconsin Act 235 and s. 93.90, Wisconsin Statutes) went into effect October 1, 2005. It has two primary impacts on livestock farming and local governments like the Town of Clyman.

1. It places limitations on the application of zoning and other ordinances to the siting of new livestock facilities and the expansion of existing livestock facilities
2. For local governments that want to regulate livestock facilities, it establishes a uniform, state-wide framework of performance standards that must be applied to livestock facilities

This new law applies to the siting of new livestock farms and the expansion of existing livestock farms which result in a facility with 500 or more animal units. The requirements of this law may also apply to farms or expansions that have fewer than 500 animal units, but only if the lower threshold was adopted as part of a local zoning ordinance prior to July, 2003.

A permit for the siting of a new livestock facility or the expansion of an existing livestock facility can only be denied by a local government under certain circumstances. One of the following must be true before a permit application can be denied:

- The site is in a non-agricultural zoning district;
- The site is in an agricultural zoning district that prohibits livestock facilities over 500 animal units;
- The site violates a duly adopted shoreland zoning, floodplain zoning, construction site erosion control, or stormwater management ordinance, or a duly adopted building, plumbing, or electrical code; or
- The site will have 500 or more animal units but does not comply with the performance standards of this law

For those ordinances that require a conditional use or special exception permit for livestock facilities or expansions, that unit of government must also apply and enforce the performance standards of this law if a resulting facility will have 500 or more animal units. For those zoning ordinances that differentiate between livestock operations of different sizes, a district must also be included that does not differentiate between livestock operations of different sizes. For example, if a "General Agriculture" district only allows livestock operations and expansions with fewer than 500 animal units, then there must also be an "Intensive Agriculture" district that allows livestock operations and expansions of any size as permitted or conditional uses.

Ordinances that prohibit livestock operations in all zoning districts are no longer legally defensible. Any such ordinance must be based on scientifically defensible findings of fact that clearly show that such prohibitions are necessary to protect public health or safety.

Units of government are required to apply and enforce the performance standards of this law if they either:

- Require a conditional use or special exception permit for new or expansion the of existing livestock farms that will result in a facility with 500 or more animal units; or
- Administer local regulations that overlap with the performance standards of this law for the siting of new, or the expansion of existing, livestock farms. Such regulations might include manure storage, feedlot, or livestock facility licensing ordinances, or performance standards within zoning ordinances.

Units of government that wish to begin or continue to enforce performance standards that apply to livestock facilities must bring their ordinances into compliance with this law. Units of government may only set more restrictive local performance standards if they are based on scientifically defensible findings of fact that clearly show the standards are necessary for the protection of public health or safety. Units of government may only apply performance standards to livestock farms with fewer than 500 animal units if a lower threshold was adopted in a zoning ordinance prior to July, 2003.

The performance standards are defined in rules adopted by the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP). Each performance standard has its own thresholds for various levels of compliance. In general, applicability is similar to the rest of the law at 500 or more animal units, except that existing livestock farms are allowed a one time 20% increase in the number of animal units (over the number of animal units on October 1, 2005) without coming into compliance with the new performance standards.

AGRICULTURAL RESOURCE TRENDS

The following trends are expected to continue and affect agricultural resources in both Dodge County and the Town of Clyman through the 20-year planning period:

- The number of farms will continue to decline;
- The size of the average farm will continue to show moderate increases;
- Pressure to convert farmland to other uses will increase;
- The number of dairy farms will continue to decline;
- Dairy herd sizes will continue to increase;
- Dairy herd production will continue to increase;
- The number of large “commercial” type farming will increase, especially dairy;
- Interest in farmland preservation programs will decrease;
- Interest in cash cropping will increase;
- Interest in specialty and community-supported agriculture (CSA) will increase;
- Interest in “value-added” businesses to complement small dairy and general farming operations will increase;
- Large dairies required to obtain Wisconsin Point Discharge Elimination System (WPDES) permits will increase.

(Source: Dodge County 2030 Comprehensive Plan)

NATURAL RESOURCES

Dodge County and the Town of Clyman are located in the richest agricultural region of Wisconsin. The area referred to as the “Great Lakes Plains” or “Eastern Ridges and Lowland” contains glacial moraines and glacial outwash. Pre-settlement vegetation in the Town of Clyman consisted of oak and maple forests, marsh and sedge meadow, and a variety of wet and other prairies.

Topography & Landforms

The Town of Clyman’s landforms and topography were shaped by several glacial advances and retreats over northeastern and central Wisconsin. During the Ice Age some 12,000 to 25,000 years ago, massive ice sheets covered what is now the Town of Clyman and all of Dodge County. Glacial debris was deposited as ground moraine and other glacial formations varying in thickness from 100 to 300 feet in depth. Numerous geologic and topographic features resulted such as escarpments, outwash plains, lake plains, terminal moraines, ground moraines, and drumlins.

The most notable and most unique glacial formations that were created in the Town are the glacial hills called “drumlins”. Figure 7-1 shows the south-to-north orientation of these drumlin hills pointing in the general direction of glacier movement advancing and retreating across the landscape.

Each of these features has qualities that relate to land use planning, structural suitability, forests, soils, groundwater resources, and non-metallic mineral deposits.

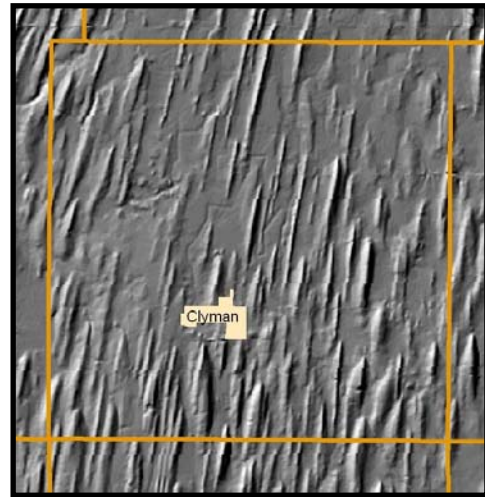
Soils

The soils in Dodge County are products of glacial deposits from about 12,000 years ago. These deposits consisted of sand, gravel, large rocks, clay, limestone fragments, igneous and metamorphic rocks.

The majority of soils in the Town of Clyman are upland silt loam considered to be very good for agricultural uses. Topsoil generally ranges between 10 and 14 inches in depth. A soil association represents a unique natural landscape having a distinct pattern of soil, relief, and drainage. The two (2) major soil associations found in the Town of Clyman include the Houghton-Pella and St. Charles-Miami-Elburn (see Figure 7-2).

The Houghton-Pella Association (tan) consists of deep, nearly level, very poorly drained organic soils and soils that have a silty subsoil formed in decomposed sedges and reeds or in silty material and glacial drift. In cultivated areas the main management concern is drainage.

**Figure 7-1:
Glacial Drumlin Hills,
Town of Clyman, Dodge County**



The St. Charles-Miami-Elburn Association (blue) consists of deep, nearly level to steep, well drained to somewhat poorly drained soils that have a silty and loamy subsoil. In cultivated areas the main management concern is controlling soil erosion and maintaining good soil tilth.

Prime Agricultural Soils

With regard to their use for agricultural purposes, the soils in Dodge County are classified by the United States Department of Agriculture to represent different levels of agricultural use. Class I, II, or III soils are all considered good soils for agricultural production. This classification system is based on criteria of production potential, soil conditions and other basic production related criteria. All the soils classified as Class I and Class II are identified as "Prime Agricultural Soils". Whereas only some of the Class III soils are considered prime agricultural soils and the remaining soil is considered farmland of statewide importance.

Map 5 shows the Prime Agricultural Soils in the Town of Clyman. Generally, areas of the Town that are not classified as Class I, II, or the best of Class III soils include surface water, wetlands, and areas of steep slope associated with the glacial Drumlins.

Wetlands

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

Overall, approximately 1,925 acres (9 percent) of the total land area in the Town of Clyman are covered by wetlands.

Map 6 illustrates the general boundaries and extend of wetland areas (as well as other surface waters) located within the Town of Clyman.

Floodplains

In Wisconsin, The Federal Emergency Management Agency (FEMA) designates floodplain areas in the state. These are areas predicted to be inundated with flood waters in the 100-year storm event (e.g., a storm that has a 1% chance of happening in any given year). The State requires regulation of development in floodplains.

**Figure 7-2:
General Soil Associations,
Town of Clyman, Dodge County**



Because of the chance of flooding, development in floodplain 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.

The National Flood Insurance Program maps produced by the FEMA should be referenced for official delineation and elevations of floodplain boundaries. Development is strongly discouraged in floodplains to avoid both on-site and up- and downstream property damage.

Map 7 illustrates the general boundaries of the 100-year floodplain in the Town of Clyman.

Watersheds & Surface Water

Like most of Dodge County, the Town of Clyman is located within the Rock River Basin. This basin includes (13) surface watersheds and encompasses approximately 3,700 square miles. Surface water runoff and groundwater discharges within the Rock River Basin ultimately flow to the Mississippi River.

Within the Rock River Basin, there are approximately 49 acres of surface water in the Town of Clyman. The two (2) surface watersheds within which the Town is located are the Beaver Dam River watershed (west of STH 26) and the Sinnissippi Lake watershed (east of STH 26).

Map 6 illustrates the general boundaries and relative location of all surface water, watersheds, and wetland areas located within the Town of Clyman.

Groundwater

The primary source of drinking water in the Town of Clyman is groundwater. The source of all groundwater is precipitation, which percolates down through the soil until it reaches the saturated zone called an aquifer. 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, groundwater reserves are replenished with water moving by gravity through permeable soils and rock. Poor land use decisions can introduce contaminants into groundwater reservoirs, especially in areas where soils are shallow to bedrock.

**Figure 7-3:
Depth of Bedrock
Town of Clyman, Dodge County**

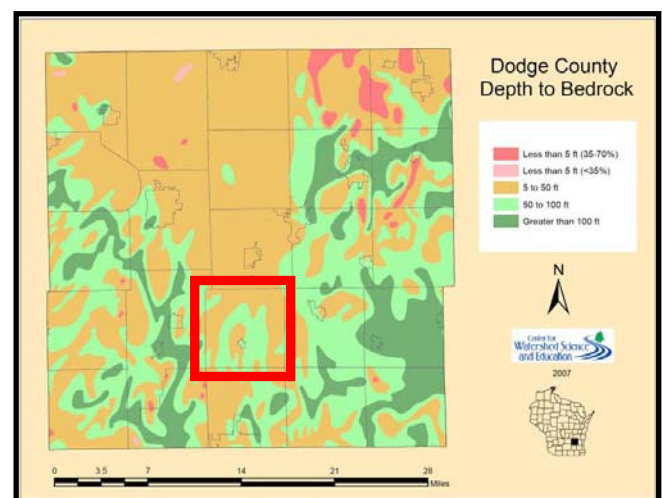


Figure 7-3 shows the general range of depth to bedrock in the Town of Clyman.

Groundwater is vulnerable and if it is not carefully managed and protected has the potential to be depleted or degraded. Land use activities can result in elevated concentrations of pollutants such as nitrates (fertilizers), pesticides and coliform bacteria in our groundwater.

Nitrate-nitrogen in groundwater commonly results from the use of agricultural and lawn fertilizers, animal waste or septic systems. It is a widespread groundwater contaminant in Wisconsin especially in agricultural regions where applying more nitrogen fertilizer than a plant needs often leads to nutrient leaching into groundwater as nitrate.

Coliform bacteria are very common microorganisms found in surface water, soil and also in human and animal waste. Coliform bacteria is used as an indicator of the sanitary condition of the well, as a result all wells that supply drinking water should not contain any coliform bacteria. Coliform bacteria do not usually cause disease themselves, however; their presence indicates a potential pathway for fecal coliform and other waterborne disease-causing organisms.

Since 1994, over 2,100 private well water samples have been analyzed under a well testing program coordinated by the University of Wisconsin Cooperative Extension Service. These tests reveal that, on a county-wide basis, over 10 percent of wells had nitrate levels exceeding the health standard for nitrates (10 mg/liter), and over 20 percent of wells tested positive for total Coliform bacteria (Dodge County Groundwater, UW-Extension, 2007).

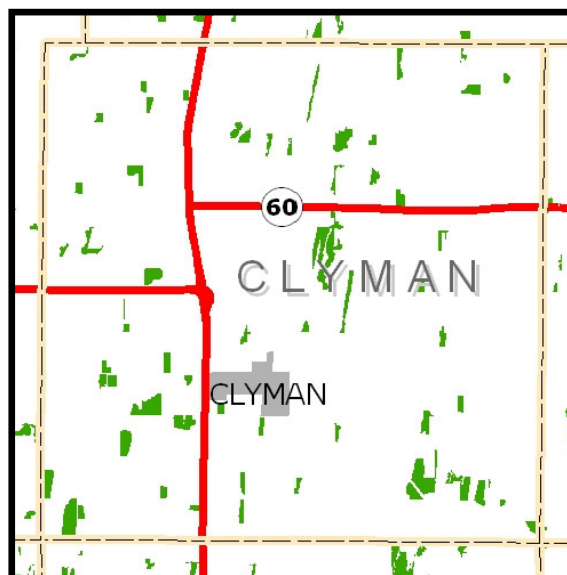
Based on private well tests taken in the Town of Clyman, the Town had a very high percentage of wells (16-20 percent) contaminated with coliform bacteria and a low percentage of wells (5-10 percent) contaminated with unacceptable levels of nitrates/nitrogen.

A new and growing concern over the condition of Dodge County's groundwater resources is over the potential for contamination from land spread manure. Land spread manure discharges to surface waters also occurred at the same time in other locations. Manure handling and disposal is an area that will need special attention in the future if groundwater and surface water resources are to be protected.

Forests

The Town of Clyman is covered by approximately 820 acres of wooded area. Previously wooded areas have been cleared in the Town of Clyman to make room for agricultural fields and residential

Figure 7-4:
Woodlots
Town of Clyman, Dodge County



uses. Only about 3.7 percent of the town's land area is currently wooded. The native tree types in and around the Clyman area include Sugar Maple, Basswood, Cherry, Hickory and Oak (white, red, black and bur).

Figure 7-4 presents the location of woodlots (contiguous areas with >2 acres of trees) throughout in the Town of Clyman.

As of September 2008, approximately 50 acres of privately-owned wooded land area in the Town of Clyman was enrolled in the Managed Forest Law (MFL) program administered by the Wisconsin DNR. To qualify for MFL enrollment, the forest land must be at least 10 contiguous acres and participating landowners must adopt a forest management plan. In exchange, their land is assessed for tax purposes at a rate below the state average. Parcels in the MFL program greater than 160 acres are required to be open for public recreational use. According to the DNR, none of the MFL land in the Town is currently classified as "open" for public hunting, fishing, hiking, cross-country skiing, and sight-seeing.

Non-Metallic Minerals

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

Dodge County has a Nonmetallic Mining Reclamation Overlay District as part of its adopted Land Use Code. The purpose of this overlay district is to establish a local program to ensure the effective reclamation of nonmetallic mining sites in Dodge County.

There are no active non-metallic mines located in the Town of Clyman.

Environmental Corridors

Environmental corridors are cumulative and contiguous areas of open space that include two or more environmentally sensitive "features" such as woodlands, wetlands, floodplains, streams, rivers, lakes, steep slopes, habitat areas, natural resource areas 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 non-point 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 8 identifies the environmental corridors identified by the Dodge County Planning Department throughout in the Town of Clyman.

Threatened and Endangered Species

The Wisconsin DNR's Natural Heritage Inventory program maintains data on the general location and status of rare, threatened, or endangered plant and animal species and natural communities. The DNR 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 DNR 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.

As of October, 2009, the only item appearing in the DNR's Natural Heritage Inventory that was documented in the Town of Clyman was the "*emergent marsh*" as being a community feature of "special concern".

NATURAL RESOURCE TRENDS

The following trends are expected to continue and affect natural resources in both Dodge County and the Town of Clyman through the 20-year planning period:

- Interest in voluntary management programs that supply a property tax break, such as Managed Forest Law (MFL), will increase;
- Wooded and steeper slope areas will be desired as residential building sites;
- Challenges to groundwater resources will grow including increasing quantity of withdrawal and increasing of potential contamination sources.

(Source: Dodge County 2030 Comprehensive Plan)

CULTURAL RESOURCES

National & State 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.

The only property or structure known to be on the Wisconsin State Register is the Railroad Loading Tower located at N3615 Junction Rd. However, there is no site or structure in the Town of Clyman that is listed on the National Register.

Wisconsin Architecture & History Inventory

The Wisconsin Architecture & History Inventory (AHI) provided by the Wisconsin Historical Society lists historical and architectural information on properties in Wisconsin. The AHI contains data on buildings, structures, and objects that illustrate Wisconsin's unique history. The properties listed are generally privately owned and convey no special status, rights, or benefits. They are, however, of interest because these sites or structures tend to be or contain features or characteristics that are representative of a particular era, region, architecture, method of construction, etc. Sites in the AHI inventory should be considered for possible designation on the state and/or national registers.

Table 7-3 presents a summary of the fourteen (14) properties or structures listed in the Wisconsin Architecture & Historic Inventory.

Table 7-3: Wisconsin Architecture & History Inventory (2008)

Location	Name	Construction Date	Description
N4759 STH 115	Lillian Sette Farmstead, dairy barn, granary	1870-1887	Astylistic Utilitarian Building
N4692 STH 115	Meisner-Schuett Farmstead, barn & silo	1900	Astylistic Utilitarian Building
N4614 STH 115	Kei House	1870	
N4759 STH 115 @CTH DJ)	STH 115 Bridge	1890	Stone Arch Bridge
N3347 STH 26	Wagner Property	1860	Gabled, Cream Brick
W7342 STH 16/60	Burnell-Metzger Farmstead & barn	1890	Astylistic Utilitarian Building
W7455 STH 16/60	A. Miller Farmstead & barn	1920	Astylistic Utilitarian Building
N3502 Wellman Rd	Morrison Silo	n/a	Other vernacular; Cream Brick
N4207 Maple Rd	Kolsanka House	1884	Cross-gabled; Cream Brick
N3615 Junction Rd	Railroad Loading Tower	n/a	Astylistic Utilitarian Building
W7375 CTH J	Granary	n/a	Front Gabled
W7193 STH 16/60	Duffy Farmstead Privy	1920	Clapboard; Astylistic Utilitarian Building
N4117 STH 26	Drake House	1868	Cream Brick
Source: Wisconsin Historical Society			

CULTURAL RESOURCE TRENDS

The following trends are expected to continue and affect natural resources in both Dodge County through the 20-year planning period:

- The recognized value of historic and cultural resources will grow, demanding more attention to their preservation.

(Source: Dodge County 2030 Comprehensive Plan)

GOALS, OBJECTIVES AND POLICIES

The following are the goals and objectives developed by the Town of Clyman regarding Agricultural, Natural and Cultural Resources.

Goals:

1. Protect and Preserve Agricultural Lands and Protect Farming Operations.
2. Limit Development to Maintain and Preserve the Town's Rural Character and Quality of Life.
3. Protect the Town's Natural and Cultural Resources.

Objectives:

1. Preserve land with Prime Agricultural soils in order to preserve both the rural character and agricultural economy of the Town and surrounding areas.
2. Maintain adequate buffering between non-farm developments and farming operations to reduce potential conflicts.
3. Adopt specific zoning district regulations for animal confinement facilities pursuant to Wisconsin's Livestock Facility Siting Law.
4. While agricultural land has priority in terms of protection, the Town should prohibit development within floodplains and wetlands and discourage development in woodlands and areas of steep slope in order to preserve the natural character of these areas as amenities in the Town.
5. Protect the quality of the ground and surface waters in the Town from storm water run-off and pollution.
6. Promote the continuation of the "family farm" by encouraging and supporting agricultural-support businesses and providing opportunities for small non-farm businesses to supplement farm income.
7. Adopt a Farmland Preservation Zoning District and encourage property owners to enroll in the new "Working Lands Initiative" Farmland Preservation Program.
8. Incorporate "right-to-farm" and "nuisance disclaimer" provisions in the Town's zoning and land division ordinances to help avoid conflicts with non-farm uses and development.
9. Buildings and other developed features should be located to minimize negative impacts on the Town's rural character and not conflict with agricultural operations.
10. Encourage private landowners to protect and rehabilitate known historically significant structures and sites.

AGRICULTURAL, NATURAL AND CULTURAL RESOURCE PROGRAMS

The following programs are currently utilized by the community or are available for use by the community to assist in the implementation of the goals, objectives and policies 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.

Wisconsin Act 307 Notification to Nonmetallic Resource Owners

This Act amends portions of the Wisconsin Comprehensive Planning Law to increase communication and notification of local planning with owners of nonmetallic 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 nonmetallic 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 nonmetallic mineral resources.

Wisconsin Historical Society, Office of Preservation Planning (OPP)

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

Wisconsin 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 located within a "Farmland Preservation Zoning District" or a designated "Agricultural Enterprise Area". Contact: 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

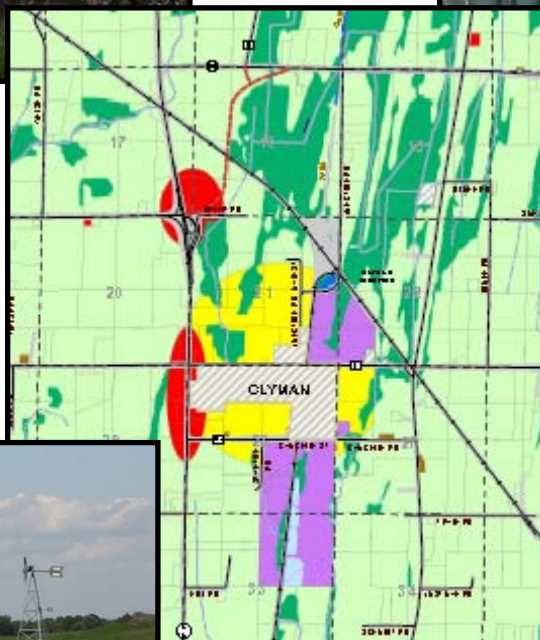
This program focuses on establishing a patchwork of restored wetlands and grasslands in combination with croplands to provide all of the elements necessary for the life cycle of waterfowl, wild pheasants and non-game songbirds. The goals of the program are to establish 38,600 acres of permanent grassland 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.

(Source: Dodge County 2030 Comprehensive Plan)

8



Land Use



CHAPTER EIGHT: LAND USE

INTRODUCTION

This chapter contains a compilation of background information, goals, objectives, recommended policies and programs to guide the future development and preservation of public and private land in the Town over the 20-year planning period through the Year 2030. As required by §66.1001, Wisconsin Statutes, this chapter includes an inventory and assessment of existing land uses, development trends, and recommended land uses in the Town.

EXISTING LAND USE & LAND DEVELOPMENT TRENDS

Existing Land Use & Development Patterns

Like the general land use pattern of Dodge County, land use in the Town of Clyman is primarily agricultural and open space with low-density residential development scattered around the Town and near the Village of Clyman. Agricultural land use is central to the culture, economy and landscape of the Town, but like other areas in the County, is under increasing pressure to convert existing agricultural land for residential and some commercial uses.

Map 9 presents the pattern of existing land use throughout the Town by general land use category. Table 8-1 presents a summary of the type and amount of land in the Town by general land use category.

Table 8-1: Land Use by General Category (2005)

Land Use	2005	
	Acres	% of Total
Agricultural & Other Open Space	18,288	80.8%
Residential	215	1.0%
Commercial	43	.2%
Industrial & Quarry	196	1.0%
Public (Town)	56	.2%
Transportation ROW	968	4.3%
Park, Recreation & Other	59	.2%
Woodland-Forest	821	3.5%
Wetlands	1,925	8.5%
Surface Water	49	.2%
Communications & Utilities	1	.1%
Total	22,621	100%
Source: Dodge County Land Resources & Parks Department.		

- *Agricultural*
By far the largest of the land use categories is the combined total for agriculture and other resource land, which is a reflection of the large amount of prime agricultural soils found in the town. Agriculture and other undeveloped “open space” land accounts for 18,288 acres or 80.8 percent of the total 22,621 acres in the Town of Clyman.
- *Residential*
Non-farm Residential development in Clyman consists almost exclusively of single family housing (farmsteads are included under Agricultural). Residential development is mostly scattered throughout the Town. Residential land uses account for 215 acres of land or 1 percent of the total land area in the town.
- *Commercial*
Commercial uses make up only .2 percent or 43 acres of the land area in the town. There are very few commercial operations located in the town.
- *Industrial & Quarry*
Industrial land uses make up only 1 percent or 196 acres of the total land area in the town.
- *Public*
Public land uses occupy 56 acres or less than .2 percent of the land area in the town. Public land uses within this classification include publically-owned land, cemeteries, and churches.
- *Park, Recreation & Other*
The Town of Clyman has 59 acres or .2 percent of land classified for existing use as parks and recreational land. The effects of a growing population, growing interest in outdoor activities, and increased mobility will place greater demands on recreational facilities in the town. The preservation of public recreational areas as the town continues to grow is a key element in maintaining the quality of life in Clyman.
- *Transportation (Right-of-Way)*
Transportation related land use features include local roads, county and state highways, and railroad corridors. In the Town of Clyman, transportation related land uses occupy 968 acres of land or 4.3 percent of the total land area.
- *Communication and Utilities*
Communication and utilities land use features include power lines, electrical substations, wastewater treatment plants, water towers, recycling centers and telecommunication towers. In the Town of Clyman, communication and utility land uses comprise only 1 acres or <.1 percent of the total land area in the town.

- *Woodland-Forest*
Woodlands account for 821 acres or 3.5 percent of total land use in the Town of Clyman. Woodlands tend to be scattered throughout the town and located in or near the wetland areas and environmental corridors.
- *Wetlands*
In the Town of Clyman 1,925 acres of wetland account for approximately 8.5 percent of the total land area.
- *Surface Water*
In the Town of Clyman 49 acres of surface in lakes, river, and streams account for approximately .2 percent of the total land area.

Land Sales & Market Trends

From 2002 to 2008 the sale of land in Dodge County was variable in terms of the number of parcels being sold and whether the purpose of the sale was intended to continue using the land for agricultural purposes or convert it for other non-farm uses, e.g. residential. During that same time, however, the value of all agricultural land sold during this period increased almost 92 percent from an average of \$2,863 per acre in 2002 to \$5,483 per acre in 2008.

Table 8-2 presents a summary of agricultural land sales in Dodge County from 2002 to 2008.

Table 8-2: Agricultural Land Sales Dodge County (2002-2008)

	Land Continuing for Agricultural Use			Land Converted for Non-Agricultural Use			Totals for All Land Sold		
Year	# Sales	Acres Sold	Price (\$) /Acre	# Sales	Acres Sold	Price (\$) /Acre	# Sales	Acres Sold	Price (\$) /Acre
2002	43	3,748	\$2,665	12	503	\$3,804	55	4,251	\$2,863
2003	67	5,815	\$3,135	18	776	\$4,167	85	6,591	\$3,257
2004	30	2,680	\$3,744	7	305	\$5,744	37	2,985	\$3,949
2005	42	2,940	\$4,680	10	561	\$7,604	52	3,501	\$5,149
2006	19	1,216	\$4,231	1	46	\$9,000	20	1,262	\$4,405
2007	33	2,296	\$4,654	6	488	\$6,716	39	2,784	\$5,016
2008	37	2,615	\$5,316	8	312	\$6,880	45	2,927	\$5,483
% Change 2002 to 2008			+99.5%			+80.8%			+91.5%
Source: USDA National Agricultural Statistics Service.									

Land Development Trends

Based on the number of sanitary permits issued by the Dodge County Land Resources & Parks Department, a total of twenty-four (24) new single-family dwellings were constructed in the Town of Clyman between 2004 and 2009 or an average of four (4) new homes per year. Table 8-3 presents a summary of new dwelling construction in the Town for the last 6 years. The number has decreased significantly during 2008 and 2009.

In addition, according to Dodge County, there were fifteen (15) new non-farm parcels created in the Town of Clyman through “minor” certified survey map land divisions from 2006 through 2009. Nearly all of these parcels were created for future development as residential home sites while a few parcels were created from undeveloped “open space” type land for use as hunting, recreation and other land uses that will not/cannot include habitable structures.

Table 8-3: New Single-family Home Permits (2004-2009)

Year	# Permits
2004	4
2005	6
2006	6
2007	5
2008	2
2009	1
6-year Total	24
Annual Average	4
Source: Dodge County Land Resources & Parks Department.	

Existing & Potential Land Use Conflicts

There are no significant existing land use conflicts in the Town of Clyman or with the adjacent towns and villages. As discussed in Chapter 5: Intergovernmental Cooperation, there is the potential for land use conflicts between the Town and Village of Clyman given differences in planned land use near the perimeter of the village.

The procedure for addressing future issues or areas of conflict is addressed in the Intergovernmental Cooperation Chapter of this Plan. As discussed therein, one of the goals in developing this plan is to avoid creating future land use conflicts through consideration of the comprehensive land use planning efforts of the adjacent communities. While the Town has considered the Village of Clyman land use plan, the Town has planned for different uses, i.e. residential and commercial, near the Village boundary where the Village has planned for industrial land uses.

As growth occurs in the Town of Clyman or any of the adjacent communities, there remains the potential for further land use conflicts. Additional residential, commercial and industrial land use development in the Village of Clyman may require the Town to

consider the conversion and possible fragmentation of more farmland, woodlots and open space in the Town. Also, conflicts between agricultural land uses and non-farm residential development could become an issue; particularly if large-scale farm operations, nonmetallic mining operations, or other rural manufacturing uses occur on agricultural land abutting the villages.

COMMUNITY SURVEY RESULTS

As discussed in greater detail in Chapter One: Issues & Opportunities, the Town conducted a community opinion survey in the summer of 2009. A mail-out survey questionnaire with twenty-five (25) statistical and opinion-type questions was distributed to every property owner in the Town. Of the 345 surveys sent out, approximately 50 percent were returned. The responses received were reviewed and considered by the Planning Advisory Committee prior to and during development of the 2030 Comprehensive plan.

Land Use Issues

More than half of the survey questions were directly or indirectly related to land use issues, including questions asking for opinions about the importance of certain types of land uses to the Town's future, how much of and where those land uses should be located within the Town, the size, location, and density of residential lots that should be allowed to develop in the future, and the importance of having a generalized land use plan to guide future decision-making in the Town. An analysis and summary of the opinions received from Town residents is listed below:

- 78 percent support a population increase at a rate that is the same or slower than the recent rate (7 persons/year or 3 new homes/year)
- 54 percent support allowing the development of small (1-3 acre) residential lots (vs. large 5+ acre lots) scattered or clustered throughout the Town
- 52 percent support NO CHANGE in the current policy regarding the density or number of non-farm residential lots that can be created from a larger parcel (current policy allows owners with at least 15 acres of land to create 1 lot for the first 15 acres and 1 lot for each additional 50 acres of land they own)
- 76 percent support the use of a generalized land use plan to guide future land use and development decisions in the Town
- 41 percent support Town opposition to any annexation attempts by the Village of Clyman
- The Top (5) land uses or types of development that residents feel are needed the MOST are: (1) family farms, (2) organic farms, (3) convenience stores/gas stations, (4) home-based businesses, and (5) grocery stores
- The Top (5) land uses or types of development that residents feel are needed the LEAST are: (1) liquid waste recycling & land spreading, (2) adult entertainment; (3) bars & taverns; (4) landfills, and (5) junk & auto recycling
- 90 percent support allowing future commercial and industrial development to be located adjacent to the Village of Clyman (but in the Town) or along major roadways, e.g. STH 16-60, 26, CTH M

FUTURE LAND USE & DEVELOPMENT

Projected Land Use Demand

As part of this Plan, the Town is required to project land use demand over the 20-year planning period in five-year increments and, as a result, provide for the future development (and preservation) to accommodate such land uses.

Residential land use projections in Clyman are based on the population and housing unit projections discussed in Chapter One: Issues and Opportunities and in Chapter Two: Housing. Using these projections, and assuming that the average future residential parcels in the Town of Clyman will be not more than 5 acres, Table 8-4 shows the amount of residential acreage needed to accommodate future growth in five-year increments through the 2030 planning period.

Table 8-4: Residential Land Use Demand (2000-2030)

	2000 (actual)	2010	2015	2020	2025	2030	200- 2030 Total Change
Projected Population	849	934	989	1,048	1,110	1,175	+326
Projected Housing Units	309	315	328	338	349	370	+61
5-year Housing Unit Increase	n/a	+6	+13	+10	+11	+21	
Residential Land Use Demand	n/a	+30 acres	+65 acres	+50 acres	+55 acres	+105 acres	+305 acres

The total land area necessary to meet the future demand for commercial uses is approximately 16 acres through the year 2030. In 2005, there were only 43 acres of commercial land use in the Town. Based on the assumption that these 43 acres were sufficient to serve the needs of the Town's 849 residents (about 1 acre per 20 residents), and, based on a projected increase in the resident population by 326 additional persons by 2030, the demand for new commercial uses in the Town is expected to be approximately 20 additional acres by the end of the 20-year planning period. Moreover, as discussed throughout this Plan, the Town of Clyman would prefer that future commercial and industrial development occur within the adjacent villages where it can be served by existing public utilities and services.

With regard to industrial land use, there were 196 acres of industrial land use in the Town in 2005. Similar to commercial land use, the total land area necessary to meet the Town's future demand for industrial land use is relatively small. Based on the assumption that these 196 acres were sufficient to serve the needs of the Town's 849 residents (about 1 acre per 4.5 residents), and, based on a projected increase in the resident

population by 326 additional persons by 2030, the demand for new commercial uses in the Town is expected to be approximately 75 additional acres by the end of the 20-year planning period.

As discussed herein, the Town intends to direct new industrial development either in or preferably near the Village of Clyman (but in the Town) where capacity for utilities and municipal services are adequate to serve additional development in the Town if joint extension and service agreements with the Village can be worked out.

At a minimum, the Town's 2030 Future Land Use Plan map reflects the following additional acres by land use category: (1) Residential: 305 acres; (2) Commercial: 20 acres; and (3) Industrial: 75 acres. Over the 25 year period from 2005 to 2030, an average of 16 acres of land is expected to be developed for non-farm residential, commercial and industrial land uses.

With regard to agricultural land, approximately 80 acres of agricultural land in the Town were converted out of agricultural use from 2003 to 2008 (see Chapter 7) for an average loss of approximately 16 acres per year. As indicated above, this trend is expected to continue through the Year 2030. As this trend continues, the amount of agricultural land in the Town will decrease by approximately 400 acres over the 20-year planning period. As discussed herein, the Town's intention is to accommodate the demand for new residential land use while minimizing the amount of agricultural land being converted for non-farm uses to the greatest extent possible.

YEAR 2030 FUTURE LAND USE PLAN MAP

The Land Use chapter is the primary component of the comprehensive plan that will be used by local officials when considering the type and location of future development within the community. The plan is intended to be long-range and will need to be reevaluated periodically to ensure that it remains consistent with changing trends and conditions. The most important component of the Land Use chapter is Map 10, the Year 2030 Future Land Use Map, which is intended to:

1. help property owners and the Town make sound decisions concerning specific land use and development proposals that might otherwise be incompatible with or result in undesirable impacts on the character and quality of life for other surrounding properties and/or residents;
2. provide the Town Board, property owners, and residents a clearer vision of the Town's future by establishing both general and specific goals, objectives and policies concerning the type, amount and general location of agricultural, residential, commercial and industrial land uses and development that would be allowed to occur and develop in the Town;
3. aid the Plan Commission and Town Board in making decisions concerning the type, extent and location of potential improvements to those public facilities and services that may be necessary in the Town, including roads, drainage facilities, solid waste collection and emergency services, etc.;

4. establish the legal framework necessary to adopt the type and extent of zoning, land division, and other development regulations necessary to implement and achieve the Town's land use planning goals and development policies.

According to Section 66.1001 Wis. Stats., Comprehensive Planning, the Land Use chapter in the comprehensive plan must specify the general location of future land uses by net density or other categories. The Future Land Use Map categories are simply designated areas that share similar characteristics, land use and/or meet the Town's goals and objectives for future use, preservation and/or development. The Future Land Use Plan Map will be used to guide and assist the Town Plan Commission and Town Board when making decisions regarding the protection and preservation of the town's agricultural and natural resources and when considering specific development proposals.

The Town of Clyman Year 2030 Future Land Use Plan map categories and the general development policies and recommendations to be implemented within each category are described below.

1. Conservancy (Dark Green)

Intent and Description

These mapped areas include designated wetlands, floodplain, woodlots, and environmental corridors. Agricultural activities such as crop harvesting and pasturing are recognized as acceptable activities in the Conservancy category.

Policies and Recommendations:

- ♦ 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 is encouraged for the purpose of passive, non-motorized outdoor recreation opportunities, e.g. walking/hiking trails, wildlife movement, and overall character enhancement.
- ♦ Large animal confinement facilities and development should not occur within nor encroach on these areas; open space preservation, conservation or passive recreational uses may be allowed under applicable zoning regulations.

2. Agricultural (Light Green)

Intent and Description

This category represents those areas where farming and agriculture-related land uses such as dairy and crop farming, are the anticipated predominant land use in the area. This area contains the "critical mass" of farm land that the Town intends to protect and preserve for farming and other agricultural purposes, regardless of soil classifications and relative productivity. In addition to farming and other agriculture-related uses, additional land uses that would be allowed to occur include:

- Limited non-farm residential
- Home-based business
- Agriculture-related business & manufacturing businesses
- park & recreation
- quarrying & other mineral extraction activities
- wind energy & communication systems

A limited amount of non-farm, residential development currently exists in the Agriculture areas and will continue to be allowed at a density of one (1) lot per 15 acres plus 1 lot for each additional 50 acres for land. A minimal amount of other non-farm land uses, e.g. wind energy systems, wireless communication facilities, dog kennels, mineral extraction, farmers markets, and wildlife ponds, etc., will also be allowed in these areas.

Preservation of the Town of Clyman's agricultural areas, natural resources, surface waters, and open spaces was identified by the residents of the Town to be an important goal. Several strategies for achieving this goal have been identified and outlined in this plan. These strategies primarily include strengthening agricultural zoning, i.e. creation of a Farmland Preservation and Agricultural Enterprise Zoning Districts, and directing future development into nearby village's that can be served by sanitary sewer systems. Major subdivisions (those proposing to create five or more lots) and other large-scale, high-density developments are NOT intended to develop in these areas.

Policies and Recommendations:

- ◆ Non-farm residential uses allowed in these areas are limited to pre-existing platted lots or parcels that are currently zoned for residential use under the provisions of the Zoning Ordinance, and, a limited amount of new "non-farm" development provided such non-farm development does not have a detrimental impact on existing farming and other agricultural operations in the surrounding area. New "non-farm" residential development will be limited to:
 - a minimum and maximum lot size of 1 to 3 acres;
 - those areas less suited for farming and best suited for on-site septic systems;
 - those areas that are located and/or adequately buffered from farming and other agricultural operations so that the non-farm residential uses and residents will not limit nor adversely affect the agricultural operations (and vice versa);
 - a maximum density allowed per farm or parent tract (contiguous lands under single or common ownership) not greater than one (1) non-farm lot for the

first 15 contiguous acres and one (1) additional non-farm lot for each additional fifty (50) contiguous acres.

- ♦ A minimal amount of other land uses, including 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, home-based businesses, and businesses that primarily serve the agricultural industry may also occur in areas planned for agriculture, assuming all codes and ordinance requirements are met.
- ♦ Farming and agricultural operations consistent with Wisconsin's Farmland Preservation Program (Farmland Preservation Zoning District) and Livestock Siting requirements (i.e. Agricultural Enterprise Zoning District) are intended to locate in these areas.

3. Recreation (Dark Blue)

Intent and Description

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

Policies and Recommendations:

- ♦ Recreation Category is designed to include existing and planned park and recreation areas, as well as some "green space areas" generally associated with designated wetlands and floodplains.
- ♦ Existing county 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.

4. Residential (Yellow)

Intent and Description

This category represents those areas where there are existing concentrations of non-farm residential land uses, and, other areas planned for future development where the predominant land use is intended to be residential. The density of residential development may vary depending on applicable zoning, but single-family housing is the preferred type of housing to be developed in this category. Mobile homes, single-family attached condominiums, senior housing and other multi-family residential uses are intended to locate in or near the Village if and when public sanitary sewer is made available to serve this area. Where agricultural uses currently exist in these designated

areas, it is anticipated that these areas will eventually be developed with predominantly single-family residential uses. Because these areas are limited to adjacent to the Village of Clyman, it is possible that some or all of this area may be subject to annexation. It is the Town's desire that, to the extent possible, the Village and Town work out an inter-local agreement allowing the extension of public sewer and/or water into these areas to support higher density, non-farm residential development.

Policies and Recommendations:

- ◆ At such time as public sanitary sewer and other public services and facilities are extended into the "Residential " designated area, those areas will be eligible for higher-density, single-family residential development where such development will be limited to:
 - a layout that is designed to preserve, protect and minimize disturbance of any natural resource features and environmentally sensitive areas within the subdivision tract by "clustering" the developed home sites away from such features and on lands more suitable for urban development and less likely to adversely affect (or be affected by) agricultural operations on adjacent or nearby land.

However, until such time as public utilities, services and facilities are provided or extended to serve land lying within these areas, the future use and development of such land will be limited to that which would be allowed under the "Agricultural " designation.

5. Commercial (Red)

Intent and Description

These mapped areas designate existing commercial land uses and areas where future commercial land uses are deemed to be most suitable for commercial development in the future. Examples of uses found in this category include highway-oriented commercial and service uses, retail sales and services, eating and drinking establishments, financial institutions, professional offices, service and repair businesses, entertainment businesses.

Policies and Recommendations:

- ◆ New commercial development should occur exclusively in the planned commercial areas as shown on the Future Land Use Plan map.
- ◆ The Town should develop minimum design standards for landscaping, lighting, architecture, exterior materials, signage, parking, storm water management, etc. 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.
- ◆ Discourage the proliferation of large billboards and off-premises signs in favor of smaller, less obtrusive signage.

6. Industrial (Purple)

Intent and Description

These mapped areas represent where industrial type land uses currently exist and are desired to develop in the future. 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. Industrial land uses in the Town of Clyman are currently quite limited and not expected to expand significantly.

Policies and Recommendations:

- ◆ New industrial development should occur exclusively in the planned industrial areas as shown on the Future Land Use Plan map.
- ◆ New developments could be subject to minimum building and site design, landscaping, signage, and outdoor storage provisions to promote quality and aesthetics and not detract from the community.
- ◆ Proper access 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 Industrial category dependent on the location (lot configuration will not impede future lot layout or development of adjacent lands) and type of proposed use.

7. Utilities and Community Services (Brown)

Intent and Description

This category includes all public and private utility facilities as well as those uses which provide a service to the community except parks. Land uses such as churches, cemeteries, post offices, libraries, nursing homes, assisted living facilities, prisons, airports, hospitals, town halls, police and fire stations, museums, and schools are examples of

community services. Utilities would include uses such as electrical substations, water wells, water towers, natural gas regulator stations, and waste water treatment facilities.

LAND USE GOALS, OBJECTIVES AND POLICIES

The following are the goals and objectives developed by the Town of Clyman regarding Agricultural, Natural and Cultural Resources.

Goals:

1. Promote future land use and development as shown on the Year 2030 Future Land Use Plan Map that is compatible with and maintains the Town's rural character and quality of life.

Objectives:

1. Develop regulations that implement the general development policies listed for each category on the Year 2030 Future Land Use Plan Map.
2. Preserve primary agricultural lands, environmental resources and other critical open spaces from unnecessary and incompatible development by:
 - e. prohibiting and or restricting the development of the wetland, floodplain, woodlot and steep slope areas, i.e. >18 percent, that comprise the environmental corridors throughout the Town;
 - f. require the location, clustering, separation and buffering of non-farm development and intensive agricultural operations between and away from the most environmentally sensitive areas within individual properties and throughout the town;
 - g. regulate large-scale livestock or concentrated animal feedlot operations (CAFO's) through adoption and enforcement of Wisconsin's Livestock Siting regulations;
 - h. support county, state and private-sector initiatives to protect prime agricultural, environmentally sensitive and other open lands through the use of conservation easements, covenants, deed restrictions, development right purchase and development right transfer programs;
3. Buildings and other developed features should be located to minimize negative impacts on the Town's rural character and not conflict with agricultural operations or surrounding environmental by:
 - f. restricting and/or prohibiting (where and when practical) non-farm development on lands that have the most productive soils (i.e. Capability Class I, II, and III) when lands that are less productive are available and suitable for such development;
 - g. encouraging and/or requiring (where and when practical) non-farm residential development to locate on lands that provide adequate separation and natural buffering, e.g. hedgerows, line fences, tree lines, etc. from existing farm operations to reduce potential conflicts;

-
- h. require agricultural nuisance disclaimers as deed restrictions for all land divisions involving non-farm parcels and lots;
 - i. adopt a Farmland Preservation Zoning District and support voluntary participation in the state's "new" 2010 Farmland Preservation Program;
 - j. to the extent permitted by law, implement a transfer of development rights program that enables property owners within the Town to transfer the development rights for non-farm residential development between adjoining and non-adjoining parcels under the same or common ownership;
 4. Accommodate small, highway-oriented and neighborhood-scale commercial development along STH 26 and 16-60 as shown on the 2030 Land Use Plan Map to serve local residents and the traveling public provided such development is compatible with surrounding uses.
 5. Develop specific site plan approval for all new commercial and industrial development.
 6. Develop and adopt zoning or other land use regulations that prohibit or strictly regulate potentially incompatible land uses such as landfills, wind farms, sewage processing and disposal facilities, tire recycling operations, junk yards, etc.
 7. Encourage new and expanded intensive agricultural processing and industrial uses adjacent to the existing industrial area adjacent to the Village of Clyman that are or can be served by public water and sanitary sewer services;
 8. Recognize existing commercial and industrial "non-conforming" land uses and structures that do not conform to the Land Use Plan and permit such uses to continue under reasonable conditions with limited potential for expansion;
 9. Ensure and/or enhance the compatibility of different land uses through the development and enforcement of development regulations that:
 - a. distribute incompatible land uses into separate zoning categories or districts; and
 - b. eliminate or minimize potential negative impacts created by incompatible land uses through the use of case-by-case conditional use permit review requirements, and, the establishment of minimum setback, buffering and open space requirements.
-

LAND USE PROGRAMS

The following programs are currently utilized by the community or are available for use by the community to assist in the implementation of the goals, objectives and policies identified in the Land Use Chapter.

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 WISDOA 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 code 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. Public access is not required. Contact: County Land Conservation Department, Wisconsin Department of Agriculture, or Dodge County Land Resources and Parks 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.

Managed Forest Law (MFL)

The MFL program is administered by the WDNR. The purpose of the Managed Forest Law is to promote sound forestry management practices by providing property tax reduction incentives to landowners. Wooded parcels at least 10 acres in size are eligible to be enrolled in the program. At least 80 percent of the land must be productive forest land in order to be eligible for the program. Lands may be enrolled

for either 25 or 50-year periods. This requires a long-term commitment from the property owners, but also provides long term protection from property tax escalations.

Preparation of an approved forestry management plan is required, which can be prepared by a WDNR forester at no charge. Practices identified in the plan must be carried out for the duration of the contract period. Mandatory management activities required by the law include cutting mature timber, thinning plantations and natural stands, pine releases, planting, post harvest treatments, and soil conservation practices. Landowners have the right to close up to 80 acres of their land to the public, otherwise the land is classified as open, and public access is permitted for hunting, fishing, cross-country skiing, sight seeing, and hiking.

Conservation Reserve Program (CRP)

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

(Source: Dodge County 2030 Comprehensive Plan)

9

Adoption & Implementation



CHAPTER NINE: PLAN ADOPTION & IMPLEMENTATION

INTRODUCTION

This chapter contains a compilation of recommended programs and specific actions that will be used to implement the goals, objectives, policies, and recommendations contained within all of the chapters in the *Town of Clyman 2030 Comprehensive Plan*. As required by §66.1001, Wisconsin Statutes, this chapter identifies the methods and means the Town will use to measure progress and allow the Town Board and Plan Commission to determine if the Town is successfully implementing the 2030 Plan. In addition, this element describes the procedures used to ensure the various chapters have been integrated and made consistent, as well as, the procedures that will be used for future amendments and updates to the Plan.

PLAN ADOPTION

The *Town of Clyman 2030 Comprehensive Plan* was adopted following specific procedures pursuant to the requirements of Wisconsin's "Smart Growth" legislation as set forth in the Town's Public Participation Plan (see Appendix A). This included extensive public input throughout the process, recommendations by the Town of Clyman 2030 Planning Advisory Committee (PAC), Town Plan Commission, distribution of the recommended Plan to surrounding local governments, Dodge County, Drainage District Boards, and other affected state agencies, a formal public hearing before the Town Board, and finally, adoption of the Plan by ordinance by the Town Board.

IMPLEMENTATION ACTIONS

Table 9-1 provides a detailed list and timeline of the major actions that the Town will need to accomplish to implement the 2030 Comprehensive Plan. Often, such actions may require cooperation with others, including Dodge County or Town residents and property owners. Other priorities, time constraints, and budget constraints may affect the timing and/or completion of the recommended actions in the timeframes presented. The table has three different columns of information, described as follows:

- Category. The chapters in the *Town of Clyman 2030 Comprehensive Plan*.
- Action. Specific actions recommended to implement key aspects of the *Town of Clyman 2030 Comprehensive Plan*. The actions might be included in a new or revised ordinance, an annual work program, part of the annual budgeting process, or part of a long-term capital improvement program.
- Implementation Timeframe. The suggested timeframe for the completion of each action reflects the priority attached to the recommendation. Recommended timeframes are all within the next ten (10) years and not the full 20-year planning period because the Plan is required to be updated every 10 years.

Table 9-1: Recommended Implementation Actions

Chapter	Implementation Action	Implementation Timeframe
Two: Housing	Develop and Administer Zoning Code Amendments to implement Objective #1 through #4	1-3 years
Three: Transportation	Develop and Administer Zoning Code Amendments to implement Objective #1 through #3; Policies #1 through #8	1-3 years
Four: Economic Development	Implement Objective #1 through #4; Policies #1 through #7 through general actions by the Town Board and development review by the Plan Commission	Ongoing through 2030
Five: Intergovernmental Cooperation	Implement Objective #1 through #5; Policies #1 through #7 through general actions by the Town Board and development review by the Plan Commission	Ongoing through 2030
Six: Community Utilities, Facilities & Services	Implement Objective #1 through #3; Policies #1 through #10 through general actions by the Town Board and development review by the Plan Commission	Ongoing through 2030
Seven: Agricultural, Natural And Cultural Resources	Develop and Administer Zoning Code Amendments to implement Objective #1 through #10 through general actions by the Town Board and development review by the Plan Commission	1-3 years; Ongoing through 2030
Eight: Land Use	Develop and Administer Zoning Code Amendments to implement the development policies for each Future Land Use category listed in the 2030 Future Land Use Plan Map, and Policies #1 through #10	1-3 years; Ongoing through 2030
Nine: Plan Adoption & Implementation	Monitor and recommend amendments to goals, objectives and policies in 2030 Plan based on current trends and opportunities	Annually and/or as needed
	Update the 2030 Comprehensive Plan	No later than (10) years after initial adoption or as needed

CONSISTENCY BETWEEN PLAN CHAPTERS

The implementation element must describe how each of the chapters in the 2030 Comprehensive Plan were integrated and made consistent with each of the other chapters in the Plan. Preparing the various chapters of the Plan consecutively and within close over-sight by the Planning Advisory Committee has ensured that there are no known internal inconsistencies between the chapters in the 2030 Comprehensive Plan.

PLAN MONITORING, AMENDMENTS, AND UPDATE

The Town should regularly evaluate the progress made toward achieving the recommendations of the 2030 Comprehensive Plan, and amend and update the Plan as appropriate. This section suggests recommended criteria and procedures for using, monitoring, amending, and updating this plan.

Plan Monitoring and Use

The Town should constantly evaluate its decisions on private development proposals, public investments, new and revised ordinances, and other actions against the recommendations of this 2030 Comprehensive Plan. The Town Plan Commission should have a central role in implementing and amending this Plan. Specifically, the Plan Commission should:

1. Have the responsibility for reviewing, studying, and offering advice on private development proposals and other proposed land use changes in the Town. This should occur by the Town Board referring formal requests for conditional use permits, rezonings, and other development approvals to the Town Plan Commission for its recommendation, before the Town Board takes final action or makes a final recommendation to the County. The Town Plan Commission should compare these proposals to applicable sections of the *2030 Comprehensive Plan*, and to Town ordinances such as the zoning and subdivision ordinance.
2. Review informal development proposals and ideas from property owners before a formal application is submitted to the Town and/or County for development approval. This type of informal discussion almost always results in an improved development and saves time and money.
3. Carry out specific recommendations of this Plan, such as updating the Town zoning and subdivision code. These items would have to be recommended to the Town Board for final approval.
4. On an annual basis, review decisions on private development proposals and implementation actions over the previous year against the recommendations of this Plan and consider potential changes to the Plan. This will help keep the Plan a "living document." This type of review should ideally take place in late Spring, prior to the annual Town meeting, and should be noticed and posted. The Plan Commission and Town Board may also consider changes to this Plan at other times

of the year if determined to be in the Town's best interests, according to the procedures outlined below.

Plan Amendments

Amendments to the 2030 Comprehensive Plan may be appropriate in the years following initial adoption and in instances where the Plan becomes irrelevant or contradictory to changing conditions or trends. Amendments are generally defined as minor changes to the Plan maps and/or text. Frequent amendments to accommodate specific development proposals should be avoided. The State's comprehensive planning statutes require that the Town use the same process to amend or update the 2030 Comprehensive Plan as was used to initially adopt the Plan. This does not mean, however, that additional public workshops need to be held or the original Planning Advisory Committee needs to be reformed. These tasks can be performed by the Plan Commission. It also means that the procedures defined under Section 66.1001(4) Wisconsin Statutes need to be followed.

Specifically, it is recommended that the Town use the following procedure to either amend or update the 2030 Comprehensive Plan as deemed necessary in the future:

1. The Town Board, Plan Commission or property owner initiates a proposed amendment to the 2030 Comprehensive Plan. This may occur as a result of a regular Plan Commission review of the Plan or initiated at the request of a property owner or developer.
2. The Town Plan Commission prepares or directs the preparation of the specific text or map amendment.
3. The Town Plan Commission holds one or more public meetings on the proposed amendment. Following the public meeting(s), the Plan Commission makes a recommendation by resolution to the Town Board by majority vote of the entire Commission.
4. The Town Clerk sends a copy of the recommended Plan amendment to all adjacent and surrounding government jurisdictions as required under Section 66.1001(4)b, Wisconsin Statutes. At this time, the recommended amendment should be forwarded to Dodge County staff for their informal review. Metallic mine operators, any person who has registered a marketable nonmetallic mineral deposit with the local government, drainage district boards, and any other property owner who has requested notification in writing must be informed through this notice procedure. These governments and individuals should have at least thirty (30) days to review and comment on the recommended plan amendment.
5. The Town Clerk directs the publishing of a Class 1 notice to be published at least thirty (30) days before a Town Board public hearing and containing information required under Section 66.1001(4)d, Wisconsin Statutes. The Town may also choose to individually notify any affected property owners.
6. The Town Board holds the formal public hearing on an ordinance that would incorporate the proposed amendment into the *Town of Clyman 2030 Comprehensive Plan*.
7. Following the public hearing, the Town Board approves (or denies) the ordinance adopting the proposed Plan amendment. Adoption must be by a majority vote of all members. The Town Board may require changes from the Plan Commission recommended version of the proposed Plan amendment.

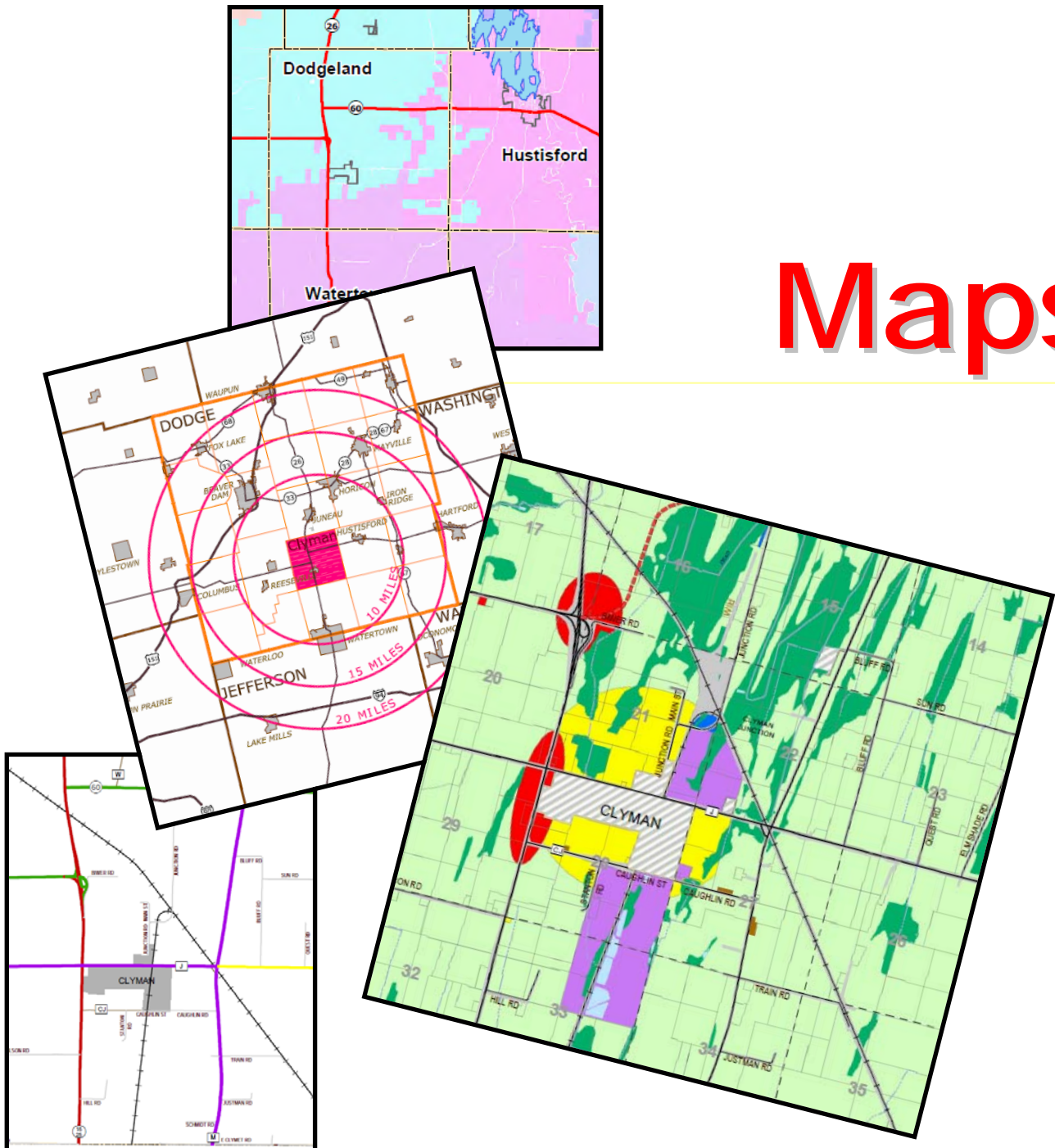
8. The Town Clerk sends a copy of the adopted ordinance and Plan amendment to all adjacent and surrounding government jurisdictions and metallic mine operators, drainage district boards, and any other property owner who requested notification in writing as required under Sections 66.1001(4)b and c, Wisconsin Statutes.
9. The Town Clerk sends copies of the adopted Plan amendment to Dodge County for incorporation into the County's 2030 Comprehensive Plan (as the County deems necessary and appropriate).

Plan Update

Pursuant to the State's comprehensive planning statutes, the 2030 Comprehensive Plan must be updated at least once every ten (10) years. As opposed to an amendment, an update is a substantial re-write of the entire plan or specific chapters and/or maps.

Further, as of January 1, 2010, all zoning, subdivision and official map decisions are required to be consistent with the adopted 2030 Comprehensive Plan. Based on these two deadlines, the Town should strive to implement the recommendation actions listed in Table 1 and complete a full update its 2030 Comprehensive Plan before the Year 2020. The Town should continue to monitor any changes to the State's "Smart Growth" legislation and comprehensive planning statutes.

Maps



Exhibits

TOWN OF CLYMAN DODGE COUNTY, WISCONSIN

COMMUNITY OPINION SURVEY

WHAT IS THE PURPOSE?

The Town of Clyman is developing a Comprehensive Plan as required under state law. This plan will help guide the Town's decision-makers concerning future development, land use, public facilities and services, economic development, housing, the protection of our agricultural and natural resources, and other community-related issues over the next 20 years.

To ensure that the Town's 2020 Comprehensive Plan accurately reflects property owner and resident opinions, we are asking all property owners and residents in the Town to complete the COMMUNITY OPINION SURVEY included in this packet. Please take 10-15 minutes of your time to read through and complete this survey so that your opinions can be included and considered as part of our planning process. If you are unable to attend the Comprehensive Plan public meetings or workshops that will be held over the next year, this may be your best (and most convenient) opportunity to share your thoughts, opinions and ideas about the Town.

WHAT DOES THE TOWN WANT TO KNOW?

The survey asks your opinion about issues related to existing and future development, land use, natural resources, economic development, housing, and public services & facilities. The survey consists of (25) multiple choice questions. There is space available at the end of the survey to include your own comments, thoughts and ideas that you have and are willing to share about the Town's future.

HOW/WHEN/WHEN DO I RETURN THE SURVEY?

All completed surveys will remain confidential. Do not write your name or other identifying information on the survey form or in the envelope. Just mail us your completed survey using the self-addressed envelope included in the survey packet. If you prefer, you can simply drop your completed survey off at the Town Hall. Better yet, bring your completed survey with you to the July 20th Public Participation Workshop (see reverse side for details). All we ask is that you send us your completed survey on or before:

Return Deadline:
Saturday, August 15, 2009