

Our current comprehensive plan has been updated with current data as it appears in the latest census and census surveys. The census is used for the basis of most of the comprehensive comparable statistics. Please keep in mind, when using a census for an overall comparison of numbers, they are not as current as we would see in today's internet search. Some of the repetition and regional information that was included when this was updated in partnership with Dodge County has been reduced, along with the combining of the document's Inventory and Trends Report and the Recommendations Report in their corresponding chapter/element as it appears in the Dodge County Comprehensive Plan. All nine elements are presented with the updated inventory/trends followed by the recommendations that the community feels we should continue to address. As this document is a solid framework representing the Town of Elba, we need to continue to update- addressing the current needs of our township along with changes occurring as we adopted Dodge County Zoning. After review and updates to our comprehensive plan, we also will need to review and update our township ordinances to support final plan recommendations.

Respectfully Submitting for Review,  
The Planning Commission Chair

## **Town of Elba Mission Statement- Who We Are**

We have updated this comprehensive plan to provide clarity and guidance for the processes and goals of the Township and its residents. Town of Elba adopted County Zoning in 2015 while retaining our Land Division Ordinance. This updated Town of Elba Comprehensive Plan is required to support the process of our Townships' Land Division Ordinance.

The plan lists goals and opportunities to address concerns of the citizens of the Town Elba, as we move to improve processes and policies at a community level where possible. Since our township zoning is covered in Dodge County's Land Use Code, the County comprehensive plan also includes Town of Elba citizens guidance in county wide goals and opportunities.

# **Town of Elba**

## **Comprehensive Plan**

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# 1. Issues and Opportunities

## 1.1 Introduction

The Town of Elba is located in the west central portion of Dodge County. Elba is bounded by the Town of Calamus to the north, the Town of Lowell to the east, the Town of Portland to the South and Columbia County to the west. A portion of the City of Columbus is located about two miles from the center of the Town, the Town is approximately 12 miles southwest of the City of Beaver Dam, and about 17 miles from the City of Madison. USH Highway 151 is a four-lane expressway providing a direct route to the Madison area. STH 16/60 provides a direct route from the City of Columbus to the east, STH 73 provides a direct route to the north, and STH 151 provides a direct route to the northeast. CTH T is the major north-south transportation route through the Town. [Map 1-1](#) in the Appendix shows the regional setting of the Town of Elba.

## 1.2 Planning Process

During this planning process, the existing plan will be updated with new demographics. The policies and recommendations within the Plan will be reviewed and updated where necessary. In addition, all required mapping will be updated and the Future Land Use Map will be updated after seeking input from the Plan Commission, Town Board, and the citizens of the Town.

Wisconsin Statutes, Section 62.23 by reference from Section 60.62 provides that it is a function of the Town Plan Commission to make and certify to the Town Board, a plan for the physical development of the Town. The plan's general purpose is in guiding and accomplishing a coordinated, adjusted, and harmonious development...which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity, or the general welfare, as well as efficiency and economy in the process of development. Wisconsin Statutes, Section 66.1001, further defines a comprehensive plan and a local unit of government's responsibilities. This legislation requires that a community that enacts or amends a zoning ordinance and/or a subdivision ordinance adopt a comprehensive plan and that plan be updated no less once every 10 years. The plan must contain nine elements as specified in the statutes. It also requires that ordinances be consistent with the comprehensive plan.

The plan document presents the Inventory and Trends, which encompasses necessary background information and maps, and contains important trends regarding the town. The Recommendations Report follows the Inventory and Trends, which contains the policies, goals, and objectives of the Town and the recommendations for future actions.

Policies, goals, and objectives stated in this document reflect the deliberations of the Town Plan Commission and Town Board, based on the comments and opinions expressed by the people within the Town of Elba. References made to specific state, county, and other governmental programs do not imply endorsement of such plans, but are presented for background and reference only.

### **1.3 Public Participation Efforts**

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

- Meetings will be open to the public;
- Notices identifying the time and location of public informational meetings and public hearings will be posted on the town website and usual posting locations;
- Materials will be available at the Town Hall for review by local residents and interested persons;

In addition, an address to forward written comments shall be provided in meeting notices and town website. The Commission shall respond to written comments at public meetings.

### **1.4 Population Characteristics**

#### **Population Counts**

Population change is the primary component in tracking a community's past growth as well as predicting future population trends. Population characteristics relate directly to the community's housing, educational, utility, community, and recreational facility needs, as well as its future economic development. Tables 2-1 and 2-2 display population trends and changes from 1990 to 2023 for the Town of Elba.

**Table 1-1: Population Trends, Town of Elba, 1990-2023**

	1990	2000	2010	2020	2023
Population	964	1,086	996	1,041	1,022

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

**Table 1-2: Population Change, Town of Elba, 1990-2023**

	1990-2000	2000-2010	2010-2020	2020-2023	Total Change 1990-2023
Population Change	122	(90)	45	(19)	58

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

#### **Age Distribution**

The shifting age structure can affect a variety of services and needs within the community. With an aging population, the demand for services such as health care will increase and a younger workforce will need to take the place of retirees. It will become increasingly important to recognize if these trends are taking place and to determine how to deal with the effects. Table 1-3 displays the population by age cohort for the Town of Elba and Dodge County.

**Table 1-3: Population by Age Cohort  
Town of Elba, 2020**

Age Distribution in the Town of Elba

0-9 years	110
10-19 years	130
20-29 years	81
30-39 years	102
40-49 years	130
50-59 years	169
60-69 years	179
70-79 years	97
80+ years	43

Source: U.S. Bureau of the Census 2020

The largest age group in the Town of Elba is the ages of 60 to 69 years, followed by 50-59 years, with the median age being 39 years.

**Educational Attainment**

Approximately 44.1 percent of Elba residents have attained a high school level education, comparable to the 40.0 percent in Dodge County with the same education level. The second largest percentage (19.5 percent) of education attainment in the Town of Elba is some college, no degree. The Town of Elba has 13.7 percent of its residents obtaining a bachelor's degree, which is higher than the Dodge County percentage of 11.5. The Town of Elba had a much lower percentage of residents with 12<sup>th</sup> grade or less and no diploma than the County. Table 1-4 indicates the education levels for the Town of Elba and Dodge County.

**Table 1-4: Educational Attainment  
Town of Elba**

Column	Elba			
No degree	5.9% <sup>†</sup>	±4.5%	49	±38.5
High school	29.8% <sup>†</sup>	±5%	249	±58.9
Some college	32.4% <sup>†</sup>	±4.9%	271	±61.2
Bachelor's	18.3%	±1.5%	153	±28.3
Post-grad	13.7% <sup>†</sup>	±5.6%	115	±50.7

Source: U.S. Bureau of the Census, American Community Survey 2023.

## Household Income

Table 1-5 displays the household income for the Town of Elba. The highest percentage (39.3 percent) of residents in the Town of Elba had a household income between \$100,000 to \$200,000. The next largest percentage (29.3 percent) of household income was \$50,000 to \$100,000. The median household income for the Town of Elba was \$105,417.

**Table 1-5: Household Income, Town of Elba**

Column	Elba			
Under \$50K	19.2% <sup>†</sup>	±7.2%	83	±33.3
\$50K - \$100K	29.3% <sup>†</sup>	±6.7%	127	±34.4
\$100K - \$200K	39.3% <sup>†</sup>	±9.9%	170	±49.3
Over \$200K	12.2% <sup>†</sup>	±5%	53	±23

Source: U.S. Bureau of the Census, 2023 American Community Survey.

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

## Wisconsin Department of Administration, Population Projections

The Wisconsin Department of Administration (WDOA) Demographic Services Center prepared baseline population projections to the year 2050 for the communities and counties of Wisconsin. The WDOA utilized a projection formula that calculates the annual population change over three varying time spans. From this formula, the average annual numerical population change is calculated, which was used to give communities preliminary population projections for a future date. Table 1-6 shows the WDOA population projections for the Town of Elba.

**Table 1-6: WDOA Population Projection, Town of Elba, 2020-2050**

2020 Population	2030	2040	2050	% Change 2020-2050	Total New Persons 2020-2050
1,041	1,008	954	868	(16.6)	(173)

Source: Wisconsin Department of Administration- Produced in 2024

The Town of Elba will have a 16.6 percent decrease in population from 2020 to 2050. According to the WDOA Population Projections, the Town will have 868 residents in 2050. The WDOA shows the Town of Elba will lose 173 persons by 2050.

## 1.5 Housing Unit Projection

**Table 1-9 Housing Unit Projection (WDOA housing unit numbers will be updated when available)  
Town of Elba, 2015-2040**

2010 Housing Units	2015	2020	2025	2030	2035	2040	% Change 2010-2040	Total New Units 2010-2040
396	402	409	417	421	417	405	2.27	9

Source: Wisconsin Department of Administration

## 1.6 Employment Characteristics

Employment by industry within an area illustrates the structure of the economy. Table 6-3 displays the number and percent of employed persons by industry group in the Town of Elba for both 2012 and 2022. The educational, health and socials services sector has supplied the most jobs (18.8 percent) and still supplies the most jobs, with the percentage up to 24.5 percent (2022)

**Table 1-10: Employment by Industrial Sector: Town of Elba**

Industry	T. Elba 2022		T. Elba 2012	
	Number	Percent of Total	Number	Percent of Total
Agriculture, forestry, fishing and hunting, and mining	32	5.3%	69	11.7%
Construction	65	10.7%	37	6.3%
Manufacturing	128	21%	93	15.8%
Wholesale trade	27	4.4%	20	3.4%
Retail trade	48	7.9%	63	10.7%
Transportation and warehousing, and utilities	18	3%	38	6.4%
Information	3	.5%	6	1.0%
Finance, insurance, real estate, and rental and leasing	34	5.6%	52	8.8%
Professional, scientific, management, administrative, and waste management services	30	4.9%	22	3.7%
Educational, health and social services	149	24.5%	111	18.8%
Arts, entertainment, recreation, accommodation and food services	10	1.6%	32	5.4%
Other services (except public administration)	34	5.6%	36	6.1%
Public administration	31	5.1%	11	1.9%
Total	609	100.0%	590	100.0%

Source: U.S. Bureau of the Census, 2022 American Community Survey.

Only includes persons age 16 and over. \*Percentages may not add up to 100% due to rounding.

## Employment Forecast

Overall employment in the South-Central WDA is projected to increase by 41,531, growing at a rate of 7.9%. In the South-Central WDA, computer and mathematical occupations are projected to be the fastest-growing occupation, growing at a rate of 18.0% from 2022 to 2032. This growth is driven by the growing information industry in the region as well as the high pay for computer-related occupations and the increasing demand for software-driven business solutions.

Additionally, this area has a concentration of employers in highly technical industries, like biotechnology or computer systems, which take advantage of the highly educated coming from the area's postsecondary institutions. This is also exemplified by the second-fastest growing occupation group: life, physical and social sciences.

While this occupation group added the most jobs, a shrinking occupation group can still provide occupational opportunities. For example, total employment in administrative and support occupations are projected to decline. Despite this overall decline, there will still be significant demand to fill positions in that occupation, primarily driven by labor force exits and occupational transfers. This occupations group is projected to have the second-most annual number of openings, with 7,040 openings annually.

The information in the section was found on the Wisconsin Department of Workforce Development's website at:

[https://jobcenterofwisconsin.com/wisconomy/wits\\_info/downloads/CP/dodge\\_profile.pdf](https://jobcenterofwisconsin.com/wisconomy/wits_info/downloads/CP/dodge_profile.pdf)

## 1.7 Issues and Opportunities Trends

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

- ◆ School attainment percentages will gradually change, with more of the population attaining education beyond high school.
- ◆ Household income will slowly rise.
- ◆ The 65-plus population will continue to grow, possibly requiring more services.
- ◆ The population aged 80 and over will continue to rise in the Town.
- ◆ Increased need for public and emergency services.
- ◆ Labor shortages for EMT/Fire services.
- ◆ Increased preschool programs (3K/4K) will increase budget pressures.
- ◆ Opportunities to take accelerated courses in high school will allow more people to obtain a post-secondary degree.

## **1.8 Comprehensive Plan Goals, Objectives, Policies, and Recommendations (Explanation of process)**

Each element of the comprehensive plan includes a specific set of goals, objectives, policies, and recommendations that the Town of Elba will use as a guide to future land use, development and preservation decisions over the next 20 years. Goals, objectives, policies and recommendations are defined as follows:

- ◆ **Goals** are broad, value-based statements that express general public priorities and preferences about how the Town of Elba should address issues over the next 20 years and beyond. Goals address key issues, opportunities and problems that affect the Town of Elba.
- ◆ **Objectives** are more specific than goals and are measurable statements usually attainable through direct action and implementation of plan recommendations. The accomplishment of objectives contributes to the fulfillment of the goal.
- ◆ **Policies** are general rules, principles, strategies or courses of action used to guide decision making and actions as necessary to accomplish goals and objectives. Policies are intended to be used by decision-makers on a regular basis.
- ◆ **Recommendations** are specific actions, projects, or activities that are intended to achieve a particular plan goal, objective, or policy.

## **1.9 Citizen's List of Issues and Opportunities**

In the past, members of the plan commission and citizens made a list of issues and opportunities they felt were important in the community. The following issues and opportunities were used to help form the goals, objectives, and policies in the recommendations report. These issues and opportunities are also addressed throughout the plan. \*(Originally compiled in 2014, reviewed and updated during public informational meeting on 1/13/2026.)

1. Preserve rural and agricultural land.
2. Encourage agricultural related industry.
3. Review and propose updates of areas for all future development- aligning with current comprehensive plan mapping.
4. Accessibility to High-Speed Internet.
5. Prioritize Town Road Capital Improvement Plan.
6. Create land division flowchart posted on Town of Elba website to reduce confusion for processes, including driveway or building permits, land use and land division.
7. Encourage residential development close to developed areas to utilize existing services.
8. Keep and expand industrial and commercial uses near existing areas; City of Columbus and Astico.
9. Review Town of Elba ordinances for update opportunities, in addition to County Zoning Ordinance.

10. Encourage regulation and oversight between Dodge County and the State regulations regarding manure and municipal waste disposal.
11. Protection of surface and groundwater through county, state or federal regulations and programs.
12. Enhance and protect wetlands, woodlots, open space, and wildlife by encouraging participation in county, state, and federal programs.
13. Encourage clean-up of brown fields.
14. Discourage mobile home/tiny home communities.
15. Encourage local tourist attraction areas/sites such as; County parks, the historical Danville Dam/Mill, entertainment venues (such as The Old Rock and Vintage Fields Wedding Venue), Trek 100 stop at the Danville Dam/Mill and the many local farm road side stands.
16. Develop a community identity (cultural and social) by encouraging community involvement, working with regional partners and county historical societies.
17. Cooperative boundary agreement with the City of Columbus. [Verify amendment?](#)

## **1.10 Town of Elba Comprehensive Plan Goals**

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

### **Issues and Opportunities Goals**

Goal: Balance individual property rights with community interest and goals.

Goal: New development in Elba should occur in a well-planned, and aesthetically pleasing manner.

### **Housing Goals**

Goal: Encourage a full range of housing opportunities for current and future residents of the Town.

### **Transportation Goals**

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

### **Utilities and Community Facilities Goals**

Goal: Provide community services in an efficient and cost-effective manner.

### **Agriculture, Natural, and Cultural Resources**

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

Goal: Conserve environmental areas and open space.

## **Economic Development**

Goal: Enhance and diversify the local economy consistent with other goals and objectives.

Goal: Retain existing businesses and promote the Town of Elba to new businesses.

## **Intergovernmental Cooperation**

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

## **Land Use**

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

## **Implementation**

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

## **1.11 Issues and Opportunities Goals and Objectives**

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

*Goal: Balance individual property rights with community interest and goals.*

### **Objective**

1. Create opportunities for citizen participation throughout all stages of plan and ordinance development, amendment, and implementation.

*Goal: New development in Elba should occur in a well-planned and aesthetically pleasing manner.*

### **Objectives**

2. Utilize the Town's comprehensive plan as a tool to guide Town decision making.
3. Strengthen and enforce ordinances that control the aesthetics and economics of the community, particularly commercial and residential developments.

## **1.12 Issues and Opportunities Policies and Recommendations**

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

### **Policies**

1. The comprehensive plan shall be utilized as a tool to guide Town of Elba decision-making in accordance with state statutes.
2. The Town of Elba Plan Commission should use Elba Land Division Code to review each land division proposal when received, to verify it meets our land division requirements before recommendation to Dodge County Land Use Department, communicating discrepancies or concerns to ensure process compliance to avoid potential long-term impacts on the Town of Elba.
3. Public participation shall be required as part of the development and/or amendment to any Town of Elba plans, ordinances, or programs.
4. Property owners should be notified at least once a year of all pre-scheduled Town Board and Town Plan Commission meetings by various methods of public notice.
5. Adequate funding and staffing should be maintained to properly administer Town of Elba programs (i.e. permits, review applications) With addition of limited Per diems/compensation.

### **Recommendation**

A recommendation is a specific action or project that the community should be prepared to complete. The completion of the action or project is consistent with the community’s policies, and therefore will help fulfill the comprehensive plan goals and objectives.

1. Town of Elba Plan Commission should review the Comprehensive Plan annually, making updates as needed to ensure its effectiveness as a tool in supporting Town decision making.

## **1.13 Issues and Opportunities Programs**

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

### Wisconsin Department of Administration, Demographic Services Center

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

## 2. Housing

### 2.1 Introduction

This section contains an inventory of housing characteristics in the Town of Elba. It is intended that this inventory will help identify deficiencies and opportunities relative to meeting the community's housing needs.

### 2.2 Housing Characteristics

#### Housing Supply

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

Table 1-7 displays the number of housing units found in the Town of Elba for 2010 and 2020. The table also includes the number of occupied and vacant homes as defined/classified by the U.S. Census Bureau.

**Table 2-1: Housing Supply, Occupancy and Tenure  
Town of Elba, 2010-2020**

T. Elba	Percent of		Percent of		# Change 2010-20	% Change 2010-20
	2010	Total	2020	Total		
<b>Total housing units</b>	<b>423</b>	<b>100%</b>	<b>438</b>	<b>100.0%</b>	<b>15</b>	<b>3.5%</b>
<b>Occupied housing units</b>	<b>396</b>	<b>93.6%</b>	<b>416</b>	<b>95%</b>	<b>20</b>	<b>5.1%</b>
Owner-occupied	344	86.9%	357	85.8%	13	3.8%
Renter-occupied	52	13.1%	59	14.2%	7	13.5%
<b>Vacant housing units</b>	<b>27</b>	<b>6.4%</b>	<b>22</b>	<b>5%</b>	<b>(5)</b>	<b>(18.5%)</b>
Seasonal units	8	29.6%	6	27%	(2)	(25%)

Source: U.S. Bureau of the Census, 2010 and 2020.

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

Table 1-8 displays the average household size found in the Town of Elba for 2010 and 2020.

**Table 2-2 Average Household Size  
Town of Elba, 2010 and 2020**

	2010	2020
Town of Elba	2.52	2.7

Source: U.S. Bureau of the Census, 2010-2020.

The Town of Elba's average household size has increased by approximately .18 persons when comparing 2010 Census Data and 2020 Census Data.

### Units in Structure

**Table 2-3: Units in Structure in the  
Town of Elba**

	Town of Elba Number	% of Total
1-unit detached	390	90.1%
1-unit attached	7	1.6%
2 units	11	2.5%
3 or 4 units	22	5.1%
5 to 9 units	0	0.0%
10 to 19 units	0	0.0%
20 or more units	0	0.0%
Mobile home	3	0.7%
Boat, RV, van, etc.	0	0%
Total	404	99.9%

Source: U.S. Bureau of the Census, American Community Survey 2022 5-Year Estimates

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

The predominant housing structure in the Town of Elba is the one-unit detached structure, making up 90.1 percent and of all housing structures. Three or four housing units come in a distant second, comprising of 5.1 percent of housing structures in Elba.

### Age of Housing Units

The age of the housing stock is an important element to be analyzed when planning for a future housing supply. Table 2-2 details the year that structures were built in the Town of Elba.

**Table 2-4: Year Structures Built in the Town of Elba**

Town of Elba		
	Number	% of Total
Built 2020 or Later	3	.6%
Built 2010 to 2019	24	5.1%
Built 2000 to 2009	27	5.8%
Built 1990 to 1999	79	16.9%
Built 1980 to 1989	48	10.3%
Built 1970 to 1979	56	12%
Built 1960 to 1969	43	9.2%
Built 1950 to 1959	21	4.5%
Built 1940 to 1949	9	1.9%
Built 1939 or earlier	158	33.8%
<b>Total</b>	<b>468</b>	<b>99.9%</b>

Source: U.S. Bureau of the Census, 2022 American Community Survey 5-Year Estimates

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

## Housing Value

Table 2-3 provides housing values of specified owner-occupied units. The U.S. Bureau of the Census determines value by the respondent's estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale.

**Table 2-5: Housing Value for Specified Owner-Occupied Units, Town of Elba**

Town of Elba		
	Number	% of Total
Less than \$50,000	0	0.0%
\$50,000 to \$99,999	26	7.7%
\$100,000 to \$149,999	13	3.8%
\$150,000 to \$199,999	51	15.1%
\$200,000 to \$299,999	120	35.5%
\$300,000 to \$499,999	108	32.0%
\$500,000 to \$999,999	17	5.0%
\$1,000,000 or more	3	0.9%
<b>Total</b>	<b>338</b>	<b>100.0%</b>
<b>Median value</b>	<b>\$259,800</b>	

Source: U.S. Census Bureau, American Community Survey, 2022.

## 2.3 Housing Unit Projections

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

The housing unit projections are intended to be used as a guide to future housing needs in the community. Table 2-4 displays the projections from 2015 through 2040.

**Table 2-6: Housing Unit Projection  
Town of Elba, 2015-2040 (Table will be updated when info becomes available from the WI Department of Administration)**

2010 Housing Units	2015	2020	2025	2030	2035	2040	% Change 2010-2040	Total New Units 2010-2040
396	402	409	417	421	417	405	2.27	9

Source: Wisconsin Department of Administration

According to the housing unit projections, the Town of Elba will have a need for nine new housing units by 2040, a 2.27 percent increase in housing units from 2010 to 2040. It should be noted that housing unit projection increases steadily until 2030, after which the projected housing units decrease. Despite the projected decrease of housing units after 2030, the Town will still need to plan for some new housing units. This paragraph will also need to be updated once most current information is available from the DOA.

## 2.4 Housing Trends

Housing trends that need to be considered as part of the planning process are identified below:

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

## **2.5 Housing for All Income Levels**

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

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

## **2.6 Housing for All Age Groups and Persons with Special Needs**

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

The age structure of Dodge County and the Town of Elba is shifting to older age groups. For the Town of Elba, the majority of the population was in the 45 to 54 age group in 2010. It is anticipated that there will be a shift to the next and older age group for the majority of the population during the planning period requiring the community to further assess its ability of promoting housing for all age groups and persons with special needs.

## **2.7 Promoting Availability of Land for Development/Redevelopment of Low-Income and Moderate-Income Housing**

Promoting the availability of underdeveloped or underused land is one way to meet the needs of low- and moderate-income individuals. The regional community should explore opportunities to encourage policy review addressing zoning for multi-family housing if demand should warrant the need in the future. The regional community should also use this plan in coordination with developed policies, goals, and objectives to promote the availability of such housing if a need is present.

## **2.8 Maintaining and Rehabilitating the Existing Housing Stock**

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

## **2.9 Housing Goals and Objectives**

The following are the goals and objectives developed by the Town of Elba regarding housing.

*Goal: Encourage a full range of housing opportunities for current and future residents of the Town of Elba.*

### **Objectives**

1. Encourage single-family homes as the preferred type of housing supply in the Town.
2. Encourage the use of cluster design in areas suitable for residential development to minimize impacts on farming areas.
3. Encourage housing opportunities, such as apartments and elderly housing, by working with area cities and villages that have more services to accommodate such housing.
4. Encourage residential development near developed areas with existing public services.
5. Discourage mobile/tiny home communities.
6. Work with County to promote the compliance and enforcement of the Uniform Dwelling Code and Dodge County LAND USE CODE.

## **2.10 Housing Policies and Recommendation**

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

### **Policies**

1. Housing within prime agricultural areas shall be minimized in accordance with recommendations within the Comprehensive Plan.

2. New housing units in rural areas should have a conservative design to reduce the impacts to natural vegetation, preserves quality farmland, reduces farmland fragmentation, preserves drainage patterns, and does not block potential road extensions.
3. The Town should work with the City of Columbus to encourage housing types for all income groups.
4. Cluster residential development will be promoted to minimize land use impacts while accommodating development and green space.
5. The Town of Elba should encourage investment in existing residential areas to maintain property values, encourage in-fill development, and promote the rehabilitation of existing homes.

## **Recommendation**

A recommendation is a specific action or project that the community should be prepared to complete. The completion of the action or project is consistent with the community's policies, and therefore will help fulfill the comprehensive plan goals and objectives.

1. Review and create flowchart to better define steps of the permitting processes, land division process, and add link to Town of Elba website to Dodge County for quicker access to LAND USE CODE for zoning requirements.

## **2.11 Housing Programs**

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

### Community Development Block Grant (CDBG) – Housing Program

The Wisconsin Community Development Block Grant (CDBG) program for housing, administered by the Wisconsin Department of Administration, provides grants 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.

### Wisconsin Housing and Economic Development Authority (WHEDA)

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

