

Town of LeRoy
Dodge County, WI
Comprehensive Plan 2040

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In 2021, Dodge County had 38,029 housing units, a 3.28% increase from 2010. In 2021, approximately 92.80% of the county's housing units were occupied. Of this figure, approximately 65.43% were occupied by owners and 27.37% were occupied by individuals renting the housing unit. The percentage of persons renting in the county is almost triple that of those renting within the town. Vacant units accounted for 7.20% of the total housing supply, with 2.56% of the housing units being used for seasonal, recreational, or occasional use.

Table 2-1 displays the number of housing units found in the Town of LeRoy and Dodge County for 2010 and 2020. The table also includes the number of occupied and vacant homes.

Moved Table 2-1 before
Units in Structure

Table 2-1
Housing Supply, Occupancy and Tenure,
Town of LeRoy and Dodge County, 2010-2020

Town of LeRoy	2010	Percent of Total	2021	Percent of Total	# Change 2010-2021	% Change 2010-2021
Total Housing Units	433	100.00%	475	100.00%	42	8.84%
Occupied Housing Units	420	97.00%	471	99.16%	51	10.83%
Owner-Occupied	323	74.60%	418	88.00%	95	22.73%
Renter-Occupied	97	22.40%	53	11.16%	-44	-83.02%
Vacant Housing Units	13	3.00%	4	0.84%	-9	-225.00%
Seasonal Units	0	0.00%	2	0.42%	2	100.00%
Source: U.S. Bureau of the Census, American Community Survey. 2010 & 2021 ACS 5-Year Estimates.						

Dodge County	2010	Percent of Total	2021	Percent of Total	# Change 2010-2021	% Change 2010-2021
Total Housing Units	36,782	100.00%	38,029	100.00%	1,247	3.28%
Occupied Housing Units	33,929	92.24%	35,291	92.80%	1,362	3.86%
Owner-Occupied	25,067	68.15%	24,881	65.43%	-186	-0.75%
Renter-Occupied	8,862	24.09%	10,410	27.37%	1,548	14.87%
Vacant Housing Units	2,853	7.76%	2,738	7.20%	-115	-4.20%
Seasonal Units	894	2.43%	974	2.56%	80	8.21%
Source: U.S. Bureau of the Census, American Community Survey. 2010 & 2021 ACS 5-Year Estimates.						

Units in Structure

Table 2-2 displays the number of units within structure for the Town of LeRoy and Dodge County for 2021. Detached housing units are defined as one-unit structures detached from any other house, with open space on four sides. Structures are considered detached even if they have an attached garage or contain a business unit.

An Indian burial ground is located in the town off CTH Z.

One church is located within the Town of LeRoy, St. Andrew's Catholic Church, which is located at W3081 CTH Y. This structure is identified by the Wisconsin State Historical Society as being historically significant as it was constructed in 1900.

Campgrounds

There are no campgrounds located in the town.

Post Offices

There is no post office located in the town. Offices in close proximity to the town are located in Mayville, Lomira, and Brownsville.

Civic Organizations and Other Clubs

- ♦ 4-H Club (Lomira Clover Leaves)
- ♦ LeRoy Athletic Association
- ♦ LeRoy Knowles Country Riders
- ♦ Field & Stream Sportsmen's Club (N9979 CTH Y)
- ♦ Goose Haven Gun Club (W3830 Kantin Road)
- ♦ Mayville Gun Club (W2868 Farmersville Road)

4.6 Parks, Recreation, and Open Space

There are no town owned parks in the Town of LeRoy. The LeRoy Athletic Club manages a ball field complex. The complex is located adjacent St. Andrew's Church. Map 4-1 shows the recreational facilities in the town. The town does not have any plans to acquire additional park land.

~~In the past, the town has reviewed several county proposed sites along "the ledge" adjacent to CTH Z and Ledge Road for acquisition by the county. It is the town's preference that a county park site be purchased along the ledge adjacent to the Effigy Mounds.~~

The town is also home to the federally owned and managed Horicon Marsh which encompasses over a third of the town's land area. The marsh is a nationally recognized wildlife area that provides passive recreational opportunities such as hunting and wildlife viewing.

into the future. In January of the year 2000, the WDNR launched a campaign to kill as many carp as possible in the Horicon National Wildlife Refuge and the Horicon Marsh Wildlife Area, in preparation for stocking waters with game fish in the spring of 2000. It is likely that the Horicon Marsh will continue to serve as a unique outdoor recreational facility for LeRoy and Dodge County, as well as Wisconsin and the nation.

5.8 Floodplains

For planning and regulatory purposes, the floodplain is normally defined as those areas, excluding the stream channel, that are subject to inundation by the 100-year recurrence interval flood event. This event has a one percent chance of occurring in any given year. 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.

Areas susceptible to flooding are considered unsuitable for development because of risks to lives and property. Therefore, from a planning perspective, floodplains are a very important land use feature. Construction or development within these areas should be limited to uses which are associated with the floodplain, such as recreational activities or wildlife applications.

The most recent source for identifying areas subject to flooding in the Town of LeRoy is the Flood Insurance Rate Map (FIRM) for Dodge County developed by the Federal Emergency Management Agency (FEMA), and which became effective in 1981. There is one area within the Town of LeRoy identified on the FIRM which includes the Horicon National Wildlife Refuge area. This area is designated as an area of 100-year flood where base flood elevations and flood hazard factors have not been determined.

The FIRMs are intended for flood insurance purposes only, and therefore may not include all flood hazard areas in the town. Additional field evaluation may be required to determine whether or not a given area is in the floodplain before development is authorized or denied.

Wisconsin Statute 87.30 requires counties, cities, and villages to implement floodplain zoning. ~~The floodplain areas of the Town of LeRoy are shown on Map 5-4, Appendix A.~~

5.9 Watersheds and Drainage

A watershed is an area of land in which water drains to a common point, such as a stream, lake, or wetland. In Wisconsin, watersheds vary in scale from major river systems to small creek drainage areas, and typically range in size from 100 to 300 square miles. In relation, river basins are defined within the state which encompasses several watersheds. There are 32 river basins in Wisconsin which range in size from 500 to over 5,000 square miles. The WDNR prepares

- ◆ Interest in specialty farming will increase;
- ◆ Interest in “value-added” businesses to complement small dairy and general farming operations will increase;
- ◆ Interest in using the Horicon Marsh for recreational purposes will continue;
- ◆ The town’s woodlands and highland areas will be desired as residential building sites;
- ◆ Challenges to groundwater resources will grow, including increasing quantity of withdrawal and increasing of potential contamination sources;

The Town of LeRoy is home to some significant natural and cultural resources. These resources include the following:

- ◆ Horicon Marsh (over 6,200 acres managed by the U.S. Fish and Wildlife Service – See Map ~~4-4~~ 5-1)
- ◆ Niagara Escarpment
- ◆ Gill Creek and associated floodplains and wetlands
- ◆ Irish Creek and associated floodplains and wetlands
- ◆ Over 14,000 acres of Class 1 and 2 prime farm soils
- ◆ Effigy Mounds
- ◆ The hamlet “unincorporated village” of LeRoy

5.20 Animal Waste Management

Because agriculture is so prevalent in Dodge County, one of the most significant potential groundwater contamination sources is animal waste. Both storage and spreading of animal waste can contaminate groundwater if not done properly.

Animal waste storage facilities currently in use may range from manure pits dug 50 years ago to newly engineered and installed storage structures. The Dodge County Land Conservation Department administers the Dodge County Manure Storage Ordinance. This ordinance was adopted in June of 1997, and requires anyone planning to build a new manure storage system, or anyone planning to modify an existing manure storage system in Dodge County, obtain a permit from the Dodge County Land Conservation Department, and to do the construction work in compliance with construction standards. A nutrient management plan is also required for the first year.

The State of Wisconsin also regulates livestock operations with 1,000 animal units or more and those livestock operations with less than 1,000 animal units that have discharges that significantly affect water quality. Animal waste contains chlorides, nitrogen, and phosphorus,

- ♦ VPLE, Voluntary Property Liability Exemptions apply to sites in which a property owner conducts an environmental investigation and cleanup of an entire property and then receives limits on its future liability.
- ♦ Superfund, a federal program created by Congress in 1980 to finance cleanup of the nation's worst hazardous waste sites. There are 56 National Priorities List and Superfund Alternative Approach sites currently found in Wisconsin.

According to the BRRS database, there are 1,272 environmentally contaminated sites in Dodge County. Of the 1,272 sites, 1,070 are closed. Closed sites have completed all clean up requirements and have received a case closure letter from the DNR. The remaining 202 sites are open sites. Open sites are in need of clean up or clean-up is underway. Table 6-7 lists closed sites in the Town of LeRoy. There are currently no open sites within the Town of LeRoy. For more information, review the DNR database for sites that are located within the town (<https://dnr.wisconsin.gov/topic/Brownfields/botw.html>).

Table 6-7
Contaminated Sites in the Town of LeRoy

Name	BRRS # (for easier lookup in future)	Type	Open Date	Closed Date
HORICON NATIONAL WILDLIFE	02-14-536534	ERP	11/10/2004	11/22/2004
HORICON NATIONAL WILDLIFE REFUGE	03-14-001701	LUST	10/23/1992	3/1/1995
HISHMEH FARMS	03-14-000769	LUST	2/5/1990	3/5/1991
BARTOLI TELEVISION FACILITY	03-14-001965	LUST	8/3/1993	1/15/1999
LEROY MEATS	03-14-002395	LUST	9/26/1994	10/15/1997
GRANDE CHEESE COMPANY SPILL	04-14-576056	SPILL	9/10/2015	9/22/2015
REEBE SPRAYING SERVICE SPILL	04-14-552578	SPILL	7/24/2008	10/9/2008
LEMMENS CUSTOM FARM SPILL	04-14-560928	SPILL	4/25/2013	9/6/2013
MARK WONDRA SPILL	04-14-579181	SPILL	3/31/2017	4/11/2017
COUNTRY VISION COOP SPILL	04-14-583600	SPILL	5/17/2019	5/20/2019

Source: Wisconsin Department of Natural Resources Bureau for Remediation and Redevelopment Tracking System

- ◆ An analysis of the adequacy of government services compared to those available from neighboring jurisdictions;
- ◆ An analysis of the impact incorporation of a portion of the town would have on the remainder, financially or otherwise; and
- ◆ An analysis of the impact the incorporation would have on the metropolitan region.

Although the unincorporated “Village of LeRoy” (LeRoy Sanitary District Area) could potentially meet the requirements above, there are no significant reasons to pursue incorporation.

Extraterritorial Subdivision (Plat) Review

Wisconsin Statute, 236.10, Approvals Necessary, allows a city or village to exercise its extraterritorial plat review authority in the same geographic area as defined within the extraterritorial zoning statute. However, extraterritorial zoning requires town approval of the zoning ordinance, while extraterritorial plat approval applies automatically if the city or village adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the city or village. The city or village may waive its extraterritorial plat approval authority if it does not wish to use it.

The purpose of extraterritorial plat approval jurisdiction is to help cities and villages influence the development pattern of areas outside their boundaries that will likely be annexed to the city or village. Overlapping authority by incorporated municipalities is prohibited. This situation is handled by drawing a line of equal distance from the boundaries of the city and/or village so that no more than one ordinance will apply.

It must be noted that due to the recent boundary agreement between the Town of Williamstown and Village of Kekoskee, which has enlarged the Village’s boundary to almost all of the Town of Williamston, extraterritorial plant review authority is now part of the village’s powers which extends into the Town of LeRoy (1.5 miles). The Village of Kekoskee could exercise that right.

7.3 Inventory of Existing Intergovernmental Agreements

The Town of LeRoy and the Village of Kekoskee have entered into an Intergovernmental Agreement which relinquishes the Village’s rights annexation within the Town of LeRoy. The agreement was executed ~~on~~ in 2018.

Intergovernmental Agreement which relinquishes the Village's rights annexation within the Town of LeRoy. The agreement was executed ~~on~~ in 2018.

The providing of public services such as snow plowing or road maintenance is conducted individually by each town, however, some cooperation does exist at the borders between towns as indicated in Section 7.3.

Siting and Building Public Facilities

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

Sharing Public Services

Currently the Town of LeRoy has three fire protection services provided by neighboring municipalities (See Map 4-1). Fire service protection is provided by the Brownsville, Kekoskee and Knowles Fire Departments. Emergency medical service is provided by Mayville EMS.

County Departments such as Planning and Development and Highway offer services for assistance beyond the required level of service. For towns that have adopted the Dodge County Land Use Code, such as LeRoy, the county administers the land use regulations in those towns.

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

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

The Horicon Marsh National Wildlife Refuge is located in the west portion of the town. The refuge is a federally owned and managed wildlife refuge. The Horicon Marsh provides citizens opportunities to view various wildlife and bird migrations in the fall.

School Districts

A majority of the Town of LeRoy is located within the Mayville School District. However, some of the town is covered by two other school districts - Lomira and Oakfield.

<u>Potential Conflict</u>	<u>Process to Resolve</u>
1. Concern over too much intervention by Dodge County and the State relative to local control of land use issues.	<p>Town adopts local town comprehensive plan.</p> <p>Town takes responsibility to develop, update, and administer local land use ordinances and programs.</p> <p>Maintain communication with the Dodge County Land Resources and Parks Department on land use issues.</p> <p>Town provides ample opportunities for public involvement during land use planning and ordinance development efforts.</p>
2. Concern over unregulated land use in bordering communities negatively impacting Town of LeRoy landowners and residents.	<p>Meet with adjacent local officials to encourage local land use planning efforts.</p> <p>Review and provide comments on draft comprehensive plans developed by neighboring communities, Dodge County, and Fond du Lac County.</p>
3. Proactively guide the location and conditions of future Renewable Energy Systems.	See Chapter 8, Section 8-11.

7.8 Intergovernmental Cooperation Goals and Objectives

Wisconsin Statutes 66.1001 requires a statement of overall goals and objectives of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. The goals and objectives from previous planning efforts were reviewed by the Planning Commission. Adjustments were made based on public input and comments.

Following are the goals and objectives selected by the Town of LeRoy for the Intergovernmental cooperation.

8.3 Existing (Current) Land Use

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

The land use pattern in LeRoy consists mostly of agricultural land and the Horicon Marsh, with scattered residential development. The unincorporated village of LeRoy in the town, which is near the center of the town, has a greater amount of residential development. The current land uses in the Town of LeRoy are shown on Table 8-1 and graphically portrayed on Map 8-1.

Table 8-1
Current Land Use

Category	Acres	%		Acres	%
Residential	440.52	1.84%	Intensive		
Farm Operation/Infrastructure	256.93	1.07%			
Mobil Home Parks	0.46	0.00%			
Commercial	16.11	0.07%			
Industrial	76.76	0.32%			
Public	9.81	0.04%			
Communication/Utility	9.88	0.04%			
Cemetery	4.84	0.02%			
Private Sports Club	181.04	0.76%			
ROW	705.45	2.95%		1,701.8	7%
Parks & Recreation	7,027.47	29.37%	Passive		
Agriculture	15,199.01	63.52%		22,226.48	93%
Total Acres	23,928.28	100%		23,928.28	100%

Source: Cedar Corporation

Took highlighted areas off Table 8-1

than most during the Recession and recovery period thereafter. While land development ceased, farmland was needed for expanding agricultural operations especially those with cattle who had to meet acreage requirements for manure management. Today, the value of land in rural areas for agriculture use versus intensive development has closed significantly meaning farmers have a more opportunities to purchase land.

Another significant trend emerging is the use of agricultural land for renewable energy systems, primarily solar arrays. This is a trend that will continue over the next several decades as the state and nation prepare to meet non carbon emission goals by 2050. The key to this trend will be balancing the two uses to achieve compatibility and sustainability.

8.4 Supply, Demand, and Price Trends of Land

Table 8-2 displays information on agricultural land sales in Dodge County from 2017 to 2022.

Table 8-2
Agricultural Land Sales, Dodge County, 2017-2022

	2017	2018	2019	2020	2021	2022	# Change 2017-2022	% Change 2017-2022
Ag Land Continuing in Ag Use								
Number of Transactions	15	20	19	23	30	30	107 137	
Acres Sold	1,054	865	1,050	1,646	2,379	2,180	6,994	9,174
Dollars per Acre	\$7,053	\$7,091	\$6,474	\$7,328	\$8,314	\$10,092	\$1,261	\$3,039 47.9% 43.1%
Ag Land Being Diverted to Other Uses								
Number of Transactions	0	1	0	1	0	1	2 3	
Acres Sold		27		64		68	94	159
Dollars per Acre		\$23,000		\$12,359		\$7,353		
Total of all Ag Land								
Number of Transactions	15	21	19	24	30	31	79 110	
Acres Sold	1,054	892	1,050	1,710	2,379	2,248	7,805	10,053
Dollars per Acre	\$7,053	\$7,573	\$6,474	\$7,516	\$8,314	\$10,009	\$1,261	\$2,956 47.9% 41.9%

Source: United States Department of Agriculture, National Agricultural Statistics Service, Land Sales Without buildings, 2017-2020

As indicated in Table 8-2, the amount of agricultural land sold in Dodge County has been significantly increasing. Specifically, the value of agricultural land has been on the rise. As shown by Table 8-2, most land transactions were for land continuing in agricultural use. Only two transactions were for non-agricultural use. Although the price of these three (3) transactions were significantly more, there is definite loyalty to sell agricultural land for agricultural use.

criteria, each representing a critical piece of land-related information. Each planning criterion is an information "section" in a land use story about LeRoy. The incorporation of "sections" creates the text for study, which affords the town the ability to evaluate land use in terms of what is desired compared to what exists. The selected planning criteria are discussed below.

Land Protection Criteria and Suitability Analysis (Constraints Mapping)

To assist in the development of the Future Land Use Map, the Planning Commission relied heavily upon the selection of various land protection criteria. Land protection criteria are based on natural features, physical attributes and/or policies that, when mapped, identify specific locations that should be afforded some protection from intensive development. New development within the town should be excluded, to the extent practical, within the areas identified through the land protection criteria process. The selected land protection criteria and their associated acreage in the town are as follows:

Table 8-4
Land Protection Criteria and Suitability
Town of LeRoy

	Protection Criteria	Acres
1.	Map 8-3 - Lands Owned by the US Fish & Wildlife Service	6,854.5
2.	Map 8-4 - Class I & 2 Soils	14,585.0
3.	Map 8-5 - Land Beyond 500 Feet of Any Existing Town, County, State Road	10,327.9
4.	Map 8-6 - Lands Within 500 Feet of Farm Operations /Infrastructure (FOIs)	2,867.8
5.	Map 8-7 - Woodlots Greater than 10 Acres	817.2
6.	Map 8-8 - 75 Foot Stream Buffer to each side of stream, USFWS & WDNR Wetlands (Does not include any acreage in Horicon Marsh)	756.0
7.	Map 8-9 - 300 Foot Buffer on each side of Niagara Escarpment Outcrops	359.5

Based on the selected criteria, approximately 646 acres exist within the town which contain zero constraints and do not conflict with any of the established criteria (see Map 8-10). In the development of the Future Land Use Map, areas with zero constraints should be looked at first

It is unlikely housing demand will reach the housing unit projections for the town. The exact demand will depend on economic factors such as the business economy, farming economy, transportation costs, and interest rates. In addition, the demand may also be influenced by the growth management activities as administered by the Dodge County Land Use Code.

In summary, the Future Land Use Map has not restricted the town's ability to grow or accommodate growth, in fact it has generously allowed for growth to occur. However, most importantly, it has directed growth into preferred locations. The Future Land Use Plan Map (Map 8-11) is designed to assure town landowners or residents that future uses will be in conformance with the character of the land use management areas.

8.11 Large Scale Solar Energy System (SES) Overlay

The Town of LeRoy recognizes the potential impacts of large-scale Solar Energy projects (100 MW or greater) can be both positive and negative. Since the landscape of LeRoy, Town may be attractive for development; the Town recognizes the need to encourage the siting of solar projects to specific areas that best fit the needs and desires of both the citizens and the agricultural community while minimizing negative impacts on existing land use trends and public interests.

As part of the Town's Comprehensive Plan update, the Plan Commission desired to explore developing a Solar Overlay to the Future Land Use Map. This overlay is not intended to prevent solar displacement of the productive agricultural land, but rather to direct future projects to the areas that best fit the overall future land use visions as well as to offer a potential layer of protection to residents affected by such projects adjacent to their property. The Town understands they do not have direct regulatory/review authority over large scale solar systems, yet it intends to provide recommendations, concerns, and comments to prospecting solar developers and the Public Service Commission (PSC). Each proposed solar project, pursuant to Wis Stat 196.491(3)(d)6, will be evaluated to determine if it is consistent with and does not interfere with the towns orderly land use development plans.

The Town of LeRoy desires to guide the location of large-scale solar energies systems (SES) and therefore acknowledges Wisconsin Statute §66.0401(1m) as follows:

Local governments may not place any restriction on the installation or use of solar energy systems unless the restriction satisfies one (1) of the following conditions:

- *Serves to preserve or protect public health or safety.*
- *Does not significantly increase the system cost or decrease the efficiency.*

- *Allows for an alternative system of comparable cost and efficiency.*

LeRoy further acknowledges the State of Wisconsin's Preemption as defined by 196.491(3) which states:

- *"If installation or utilization of a facility for which a certificate of convenience and necessity has been granted is precluded or inhibited by a local ordinance, **the installation and utilization of the facility may nevertheless proceed.**"*
- A Certificate of Public Convenience and Necessity (CPCN) is required by the Public Service Commission (PSC) for systems generating 100MW or greater. The process includes an application, public notice, environmental review, community impact review and public hearings before a decision is rendered by the PSC.

The Town of LeRoy desires to take a pro-active approach in the siting of future large-scale SES's to assist in the application process. In order to determine level of restrictions within the town, LeRoy has elected to use its planning authority granted under WI Stats 66.1001 to direct preferred locations that could accommodate the generation of large-scale solar energy systems while protecting the investments which have been made to existing development patterns in the Town.

The Town of LeRoy Future Land Use Map (Map 8 -11) includes a Large-Scale Solar Energy System Overlay that was developed to show accommodating locations based on current land use, **available transmission**, slope, environmental features, residential development density, zoning classifications, and adequate buffering requirements to reduce the potential negative impacts of siting a large-scale SES. Map 8-11 also shows the locations of existing transmission corridors vital to accommodating any future **renewable** energy generation. As can be seen by the map, the Town has identified over **4,713 ~~7066~~ acres (approximately 20 percent of the town)** which could accommodate SES's which is considered substantial. Through the use of this planning approach, LeRoy believes the town has captured the intent of Wisconsin Statute §66.0401(1m).

The Plan Commission recognizes that all property owners have certain rights in determining the use of the land under their ownership. Fracturing of contiguous parcels under common ownership was avoided as much as possible throughout the town to allow the landowner to have full decision-making capabilities about his/her acreage. However, the landowner's neighbors also have a right to be protected from non-compatible uses of adjacent lands. Therefore, it is determined, the areas in the town identified by the solar overlay provides adequate areas for any future solar expansions within the town.

2. Retain productive farmland. Continue to maintain eligibility for willing town landowners in the Wisconsin Farmland Preservation Program administered by DATCP. Encourage landowners to keep land sales local, if possible.
3. Preserve natural environments and environmentally sensitive areas.
4. Explore the use of impact fees, joint development agreements and other capital cost recovery mechanisms to assure that the cost of new development is not borne by the existing taxpayers.
5. Encourage and support the use of cluster residential development to minimize encroachment and disturbance of shoreland, wetland, and woodland areas.
6. Utilize the town's comprehensive plan to proactively guide the location of large-scale solar energy systems (those over 100 MW) to encourage compatibility with existing land use.
7. Maintain a low-density development pattern, which is characteristic throughout the majority of the town.

Goal #2

- ☐ Minimize conflicts between residential, commercial, industrial, and agricultural land uses. Acknowledge the fact that the town needs some growth to sustain its future as a functioning government.

Objectives

1. Utilize design guidelines and specific development standards for commercial, industrial, and public structures in order to direct development's appearance and function including the landscaping, open space, building scale, and building materials and adopt these standards and guidelines as part of the town ordinance.
2. Plan for growth within areas of the town where growth impacts are appropriate and expected. These impacts can include the addition of services necessary to support the growth, changes to local character, and impacts on transportation systems.

3. Encourage commercial, industrial, agricultural, and residential developments to fit within the character of the area in their site designs, building character, scale, and long-term economic feasibility.
4. Ensure that new development is consistent with the town comprehensive plan.
5. Require natural buffer area between incompatible land uses where such uses adjoin each other. Utilize setbacks to protect residential owners where needed.
6. Encourage new residential development to be buffered substantially from surrounding agricultural land.
7. Locate new (non-established) animal confinement facilities in areas which do not conflict with other forms of development.
8. Locate animal confinement facilities in the A-1 Prime Agricultural Zoning District or rezone such sites to A-1 Prime Agriculture if appropriate.
9. Direct rural residential development to sites with soil conditions suitable for a private sanitary system.

Goal #3

- ☐ Balance appropriate land use regulation and the rights of the property owners which focus on the best interests of the town as a whole.

Objectives

1. Continue to require that new policies and related decisions be made in conformity with the town comprehensive plan to the fullest extent possible and make consistency with the comprehensive plan a condition for land division and plat approval.
2. Continue to monitor the need for the adoption of a town land division ordinance.
3. Provide a point of contact to guide developers through all local regulations and approval processes.
4. Encourage amendments and updates to the Dodge County Zoning and Land Division Ordinances to reflect town goals and policies.

Established Cluster Management Area Policies

1. Encourage residential infill within the designated established residential clusters over new construction, or divisions of land in other areas of the town. Lot sizes should be maintained at a minimum of 20,000 square feet and land uses should be consistent with the existing single-family development pattern.

Agricultural Management Area Policies

1. The principal land uses within the designated preferred agricultural area shall be agriculture, forestry, and natural open spaces (e.g., wetlands). Other uses may be allowed but should be subject to public review, rezones, and conditional use approval to assure current and future maintenance of the agricultural resource, compatibility with agricultural operations, and consistency with other town goals and objectives. Such uses include:
 - ◆ Residential housing.
 - ◆ On-farm enterprises, agricultural support businesses, and/or home-based businesses.
 - ◆ Agri-tourism.
 - ◆ Manufacturing of agricultural products.
 - ◆ Sand and gravel extraction.
 - ◆ Renewable energy generation.
 - ◆ Churches, cemeteries, aircraft landing strips, schools, local government buildings and facilities, and solid waste disposal/recycling sites.
- ~~2. A two (2) acre maximum “limits of disturbance” is preferred for new residential housing and accessory uses (e.g., driveway, lawn, outbuildings, etc.) within the preferred agricultural management area whereby the location and limits of development within the parcel are identified, requiring the remaining acreage of the parcel to remain in agricultural, woodland, or open space uses to minimize loss of agricultural land, protect town natural resources, and retain rural character.~~
2. New development within the preferred agricultural area shall be designed and sited to maintain the agricultural efficiency and productivity of the district.

Overlay Zoning

Overlay zones allow special regulations within all or a portion of a zoning district or several districts. This type of zoning can be helpful if there is one particular resource that needs to be protected in a consistent way, regardless of what district it is located in.

Dodge County Status

The Dodge County Land Use Code contains 11 Overlay Zoning Districts. The Overlay Districts are as follows: Shoreland Wetland, Floodplain, Environmental Protection, Airport; Highway Setback, Planned Unit Development, Land Spreading of Petroleum Contaminated Soil, Wireless Communication Facilities, Sanitary Facilities, Wind Energy System, and Nonmetallic Mining Reclamation.

Town of LeRoy Status/Recommendation(s)

Status: All of the Overlay Districts are in effect in LeRoy, except the Airport, Land Spreading of Petroleum Contaminated Soil, Wireless Communication, and Wind Energy System Overlay Districts.

Recommendation(s): Adopt the Dodge County Wireless Communications and Wind Energy Systems Overlay Districts.

Planned Unit Developments (PUDs)

Planned unit developments (also sometimes referred to as “planned development districts”) allow developers to vary some of the standards in local zoning ordinances to provide for innovative approaches that may allow for better design and arrangement of open space to protect natural resources. PUDs require flexibility from both the developer and local government.

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Town of LeRoy

Dodge County

Future Land Use

Preferred Land Use Management Areas

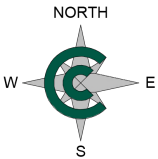
- Established Clusters
- Preferred Commercial/Industrial Cluster
- Preferred Rural Residential Clusters

Preferred Land Use Classifications

- Planned Residential
- Planned Industrial

Existing Land Use

- Residential
- Farm Operation/Infrastructure
- Mobile Home Parks
- Commercial
- Industrial
- Public
- Parks & Recreation
- Agriculture
- Communication/Utility
- Cemetery
- Private Sports Club
- ROW
- Cities, Towns, & Villages
- Sections
- Parcels
- Roads
- Potential Transition Areas
- Renewable Solar Energy System (SES) Large Scale Overlay
- Niagara Escarpment Outcrops
- Electric Transmission Lines



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