

TOWN OF SYLVESTER GREEN COUNTY COMPREHENSIVE PLAN



TOWN OF SYLVESTER

GREEN COUNTY

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1. ISSUES & OPPORTUNITIES

1.1 CHAPTER SUMMARY

The purpose of this section is to provide basic background information for the comprehensive planning process and general demographic characteristics for the Town of Sylvester. More specifically this section includes information from the community survey and visioning sessions, community profile and projection data including population trends, age distribution, and population projections.

1.2 GOALS, OBJECTIVES AND POLICY RECOMMENDATIONS

The following are the Issues and Opportunities Goals, Objectives and Policy Recommendations for the Town of Sylvester. The essence of these recommendations is carried out throughout the entire document.

- **Protect and improve the health, safety, and welfare of residents in the Town of Sylvester.***
- **Preserve and enhance the quality of life for the residents of the Town of Sylvester.***
- **Protect and preserve the community character of the Town of Sylvester.***

*Note: The above policy recommendations are further explained in other elements of this comprehensive plan. This section provides background information and overall direction. For example, the above recommendations may be carried out by implementing recommendations in other sections such as housing, economic development, and transportation.

Wisconsin State Statute 66.1001(2)(a)

(a) Issues and Opportunities

Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period.

Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.

1.3 BACKGROUND

Under the Comprehensive Planning Smart Growth legislation, adopted by the state in October of 1999, beginning on January 1 2010, if a local governmental unit engages in any of the actions listed below, those actions shall be consistent with that local governmental unit's comprehensive plan.

- Official Mapping

- Local Subdivision Regulations
- County, Town, Village or City zoning Ordinances
- Zoning of Shorelands or Wetlands in Shorelands

Comprehensive plans are a blueprint for how a community will develop and grow. Their purpose is to provide communities with information and policies that they shall use in the future to guide planning and community decisions. The Comprehensive Plan includes nine elements: Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agriculture/Natural/Cultural Resources, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation. In addition, the Comprehensive Planning Smart Growth legislation establishes 14 planning goals to guide planning efforts. The 14 goals, along with other planning policies and goals created during the planning process, appear throughout this document in each chapter.

Green County, together with 20 jurisdictions, including the Town of Sylvester, applied for a Comprehensive Planning Grant through the Wisconsin Department of Administration in the fall of 2002. In the spring of 2003, the thirty month Comprehensive Planning Grant was awarded. Green County and the jurisdictions within it contracted with the Southwestern Wisconsin Regional Planning Commission (SWWRPC) to complete individual comprehensive plans for each of the 21 jurisdictions (Green County, Cities, Towns, and Villages) in accordance with Wisconsin Statutes 66.1001. The only jurisdictions in Green County that did not participate under the multi-jurisdiction grant were the Villages of Albany, Belleville, and Brooklyn, and the Town of Albany. These jurisdictions chose to complete their comprehensive plans using other resources. The following is a list of all of the jurisdictions that participated under the grant.

- | | | |
|--------------|--|---|
| Green County | City of Brodhead
City of Monroe
Village of Browntown
Village of Monticello
Village of New Glarus | Town of Adams
Town of Brooklyn
Town of Cadiz
Town of Clarno
Town of Decatur
Town of Exeter
Town of Jefferson
Town of Jordan
Town of Mt. Pleasant
Town of Monroe
Town of New Glarus
Town of Spring Grove
Town of Sylvester
Town of Washington
Town of York |
|--------------|--|---|

1.3.1 ROLES AND RESPONSIBILITIES

The following indicates the roles and responsibilities of each entity involved in the comprehensive planning process.

-
- **Southwest Wisconsin Regional Planning Commission (SWWRPC):**
 - a. Provide staff services and project management for process.
 - b. Produce written plans and supplementary documents.
 - c. Plan, coordinate, and staff joint-jurisdictional meetings.

 - **UW-Extension, Green County:**
 - a. Assist in developing and coordinating public participation plan, press releases, survey, visioning and education processes.

 - **Green County Zoning and Land Use Department:**
 - a. Provide information, direction, and feedback to SWWRPC on process and plan development.

 - **Town, Village, City Plan Commission:**
 - a. Provide feedback and direction to SWWRPC in developing the plan information, policies, and implementation measures.
 - b. Hold meetings for the purpose of discussing comprehensive planning issues.
 - c. Develop comprehensive plan and recommend it to the governing body for adoption.
 - d. Represent the jurisdiction at joint-jurisdictional planning meetings.

 - **County Zoning and Land Use Committee:**
 - a. Provide feedback and direction to SWWRPC in developing the plan information, policies, and implementation measures.
 - b. Hold meetings for the purpose of discussing comprehensive planning issues.
 - c. Develop comprehensive plan and recommend it to the governing body for adoption.
 - d. Represent the jurisdiction at joint-jurisdictional planning meetings.

 - **Town, Village, City, County Board/Council:**
 - a. Appoint plan commission members.
 - b. Provide funds for the process.
 - c. Provide notice for and hold local meetings and hearings for the adoption of the plan and implementation measures via ordinance.

1.4 PLANNING AREA

Refer to map 1.2 in the Issues & Opportunities Chapter Attachments for a map of the planning area considered during this comprehensive planning process.

According to state statute, Class 4 municipalities have extraterritorial jurisdiction to the area 1.5 miles outside of the corporate limits. During the course of this plan, this area shall be considered as part of the planning area. Conversely, the extraterritorial area will also be considered as part of the planning area for Towns that border municipalities. The inclusion of the extraterritorial area in two separate plans underscores the importance of these lands and the importance of intergovernmental cooperation (See Chapter 8). The purpose of the extraterritorial zone is essentially one of coordination with adjoining

communities in an effort to anticipate and mitigate any impacts stemming from the development in that area.

1.5 PUBLIC PARTICIPATION PLAN

As part of the Comprehensive Planning legislation, every community must develop a public participation plan at the beginning of the planning process. The purpose of the public participation plan is to outline procedures for public involvement during every stage of the planning process. (See Issues & Opportunities Chapter Attachments for the complete public participation plan)

1.6 COMMUNITY SURVEY

In the spring of 2003, the staff from SWWRPC and University of Wisconsin Extension Service-Green County (UWEX-Green County) developed a countywide survey that was distributed to all property owners in Green County. The purpose of the survey was to provide the Planning Commission with community feedback regarding the key elements in the comprehensive plan. A total of 13,925 surveys were sent out, 453 to Town of Sylvester property owners. One hundred forty surveys were sent back, giving the Town a 30.1% return rate. (See Issues & Opportunities Chapter Attachments for survey results.)

1.7 COMMUNITY PROFILE AND PROJECTION

The following displays the population statistics and projections that were prepared as part of the requirements of the Comprehensive Planning legislation. Other demographic data and statistics, such as employment characteristics, are in their corresponding chapters.

Table 1.1 Population Statistics (Source: US Census)

Population	Town of Sylvester Number	Town of Sylvester Percent	Green County Number	Green County Percent	Wisconsin Number	Wisconsin Percent
Total Population (1970)	684	100.0%	26,714	100.0%	4,417,933	100.0%
Total Population (1980)	786	100.0%	30,012	100.0%	4,705,767	100.0%
Total Population (1990)	717	100.0%	30,339	100.0%	4,891,769	100.0%
Total Population (2000)	809	100.0%	33,647	100.0%	5,363,675	100.0%
SEX AND AGE (2000)						
Male	407	50.3%	16,577	49.3%	2,649,041	49.4%
Female	402	49.7%	17,070	50.7%	2,714,634	50.6%
Under 10 years	136	16.8%	4,621	13.7%	721,824	13.5%
10 to 19 years	114	14.1%	5,002	14.9%	810,269	15.1%
20 to 34 years	86	10.6%	5,625	16.7%	1,063,460	19.8%
35 to 44 years	167	20.6%	5,733	17.0%	875,522	16.3%
45 to 59 years	174	21.5%	6,371	18.9%	985,048	18.4%
60 to 74 years	108	13.3%	3,706	11.0%	560,306	10.4%
75+ years	24	2.9%	2,589	7.7%	347,246	6.5%
Median Age (2000)	39.0		37.7		36.0	

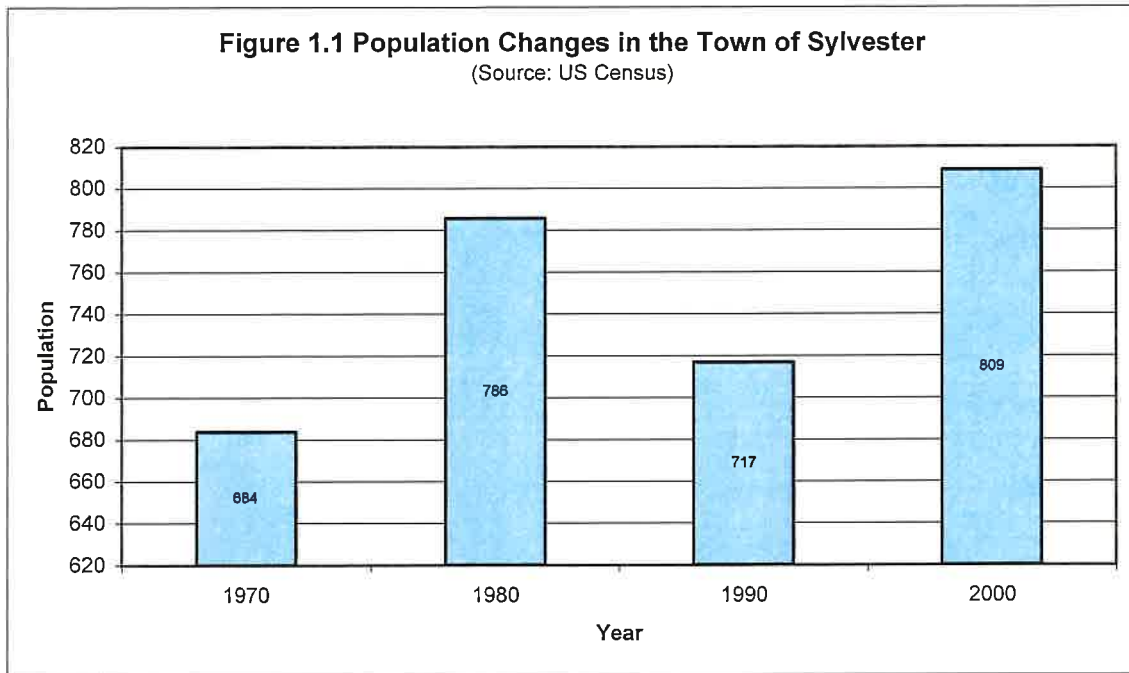


Figure 1.1 shows the total population for the Town of Sylvester experiencing both increases and decreases since 1970, ending on the latest increase to 809 people in 2000.

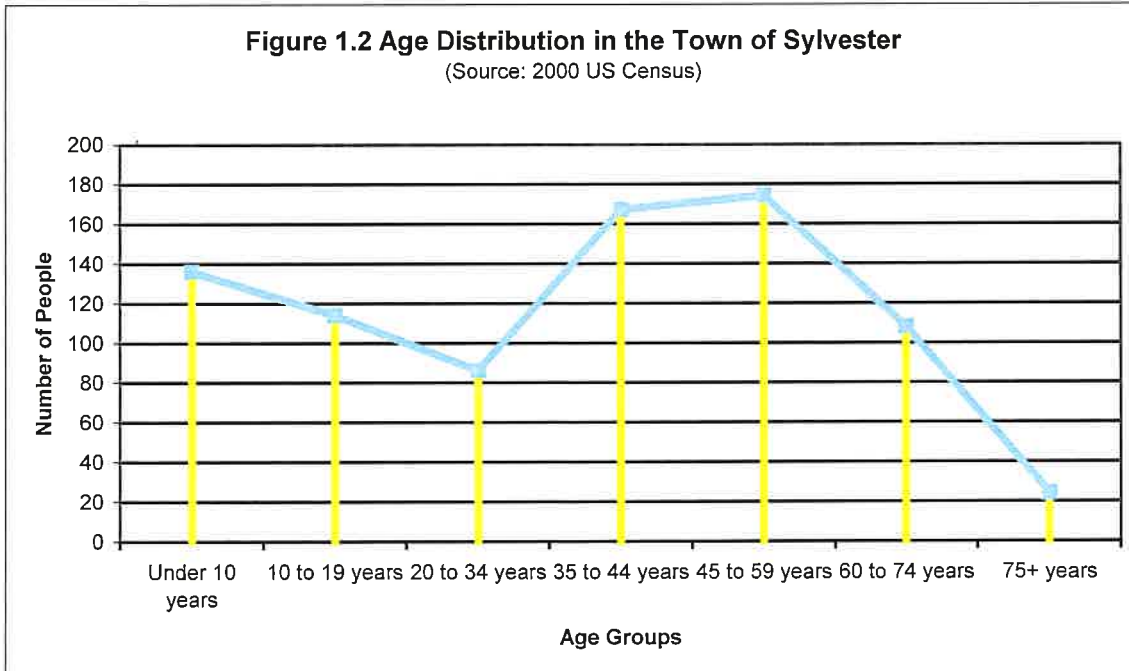


Figure 1.2 shows the distribution of the Town of Sylvester population by age groups for the year 2000. The median age is 39.0.

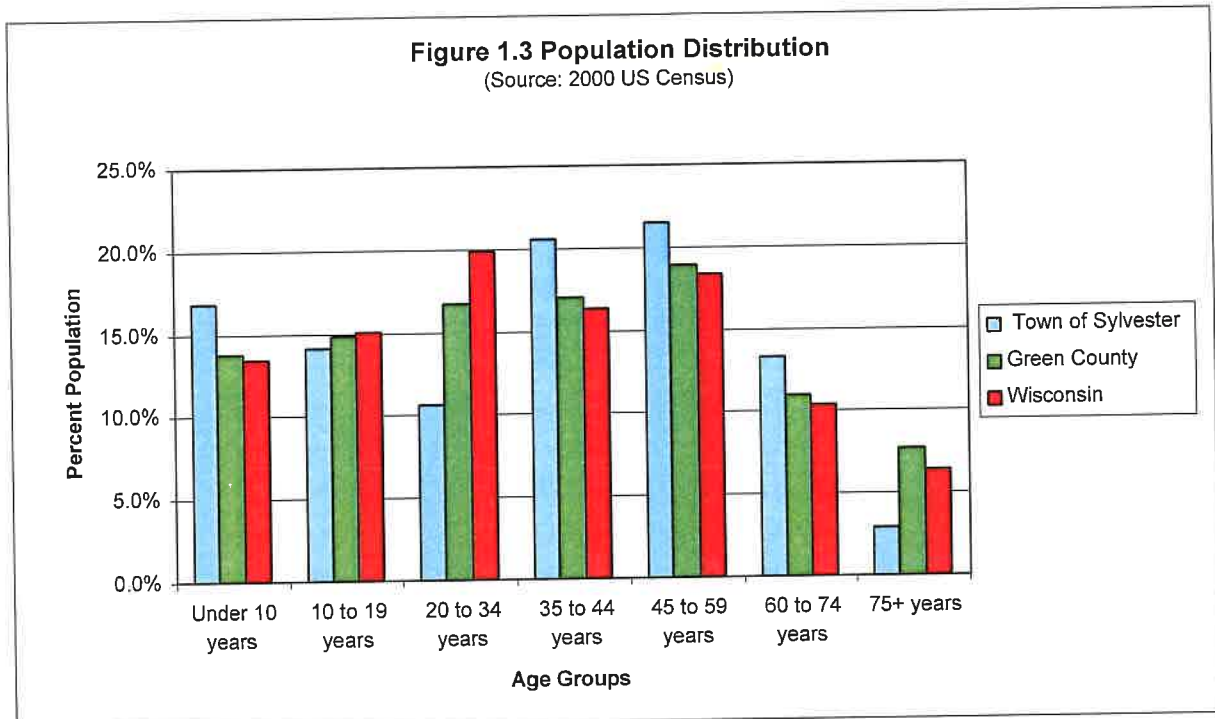


Figure 1.3 shows the population percentage by age group for the Town of Sylvester and compares those numbers to Green County and the State of Wisconsin.

Table 1.2 Population Projections (Source: SwwRPC)

Age Group	2010 Low	2010 High	2020 Low	2020 High	2030 Low	2030 High
Less than 10	125	132	103	114	110	127
10 to 19 Years	120	127	122	136	101	116
20 to 34 Years	65	68	86	96	80	94
35 to 44 Years	94	100	64	71	102	120
45 to 59 Years	240	254	216	241	131	153
60 to 74 Years	147	155	196	219	255	299
75+ Years	38	40	60	68	89	105
Total	829	877	848	946	868	1,014

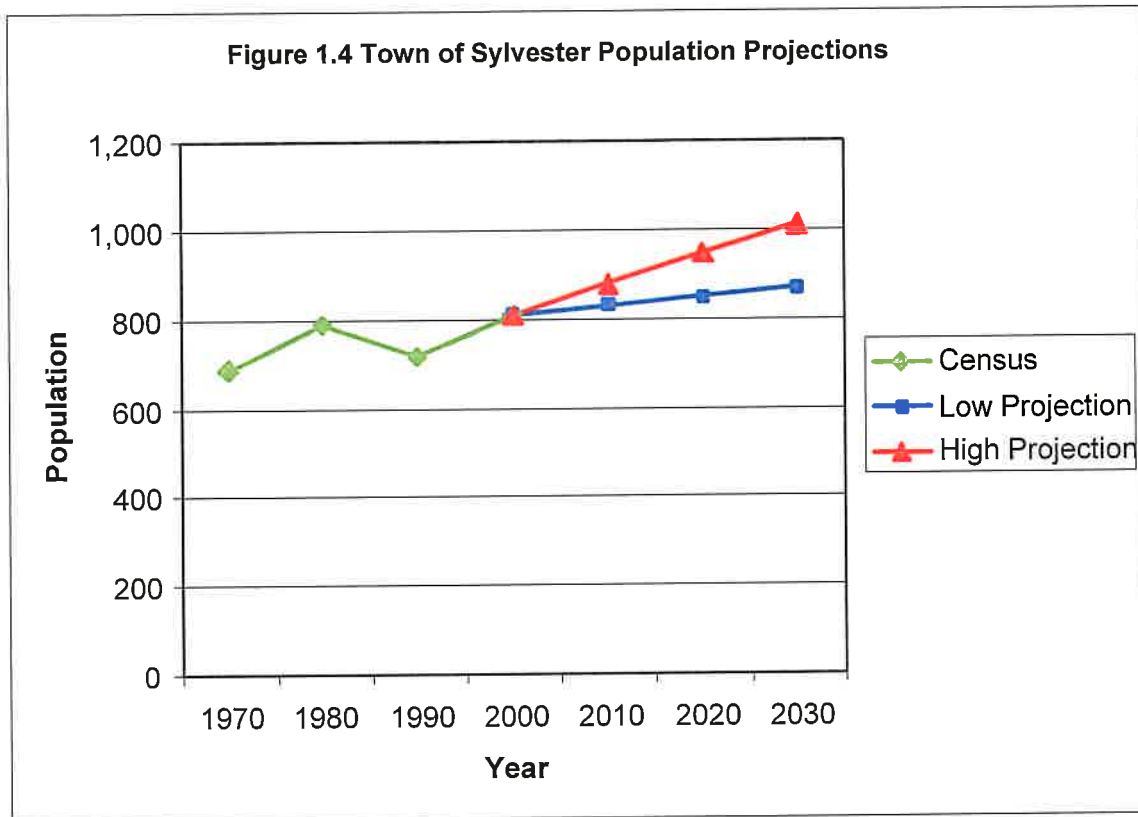


Figure 1.4 shows the projected populations for the years 2010, 2020, and 2030. The red line indicates what the projected high population could be, while the blue line indicates what the projected low population could be. The projection figures were calculated using equations that took into account past population trends, the current size of the community, and the location of the community with respect to types of roadways (highway, county, etc.).

1.8 COMMUNITY VISION

A vision statement identifies where an organization (the Town of Sylvester) intends to be in the future and how to best meet the future needs of its stakeholders: citizens. The vision statement incorporates a shared understanding of the nature and purpose of the organization and uses this understanding to move towards a greater purpose together. SWWRPC, in conjunction with UWEX-Green County, sponsored visioning sessions for each jurisdiction in the autumn and winter of 2003-2004. The Town of Sylvester Planning Commission utilized the visioning information from these sessions to create a formal vision statement. The vision statement for the Town of Sylvester is:

We envision that in the year 2020 the Town of Sylvester is much like it is today. We are a strictly rural town that fosters rural values. It is a place where large tracks of land are maintained and preserved as farmland with environmentally sensitive areas protected. Housing and industrial development are limited to similarly developed areas. We are a town of quality roads and town services, while maintaining low property taxes. We maintain good quality water and air.

1.9 ISSUES AND OPPORTUNITIES AGENCIES AND PROGRAMS

Throughout each chapter of this comprehensive plan is a section that lists some of the state and federal agencies and programs that exist to help communities with various projects. Many of these agencies and programs can provide expertise or funding to help implement some of the recommendations of this comprehensive plan. For each agency, a brief description of some of the programs is listed along with contact information. For each chapter the list of agencies, and the programs they provide, is not exhaustive. Your community should contact the agency to obtain the most up to date information. The following lists one source that could be used to accrue funding for all types of projects.

GRANTS.GOV (www.grants.gov)

Grants.gov allows organizations to electronically find and apply for competitive grant opportunities from all Federal grant-making agencies. Grants.gov is the single access point for over 900 grant programs offered by the 26 Federal grant-making agencies. The U.S. Department of Health and Human Services is the managing partner for Grants.gov.

**ISSUES & OPPORTUNITIES
CHAPTER ATTACHMENTS**

PUBLIC PARTICIPATION PLAN

The Town of Sylvester Planning Commission has developed guidelines for involving the public as part of the requirements of the (Smart Growth) Comprehensive Land Use Planning Process (Section 66.1001(4)(a), Stats.). The Planning Commission acknowledged that the goal of their public participation plan is: to accommodate citizen interest, to keep the public informed and educated, and to get accurate information out to the public so they can provide the Planning Commission with useful knowledge and perspectives throughout the project.

The Planning Commission identified five primary audiences of the Town of Sylvester Public Participation Plan – the general public, legal boards/agencies, civic associations, businesses, and groups/individuals dealing with land use issues. The general public includes the following specific population groups: senior citizens, youth, minorities, renters (tenants), and property owners. The Sylvester Town Board, Green County Board of Supervisors, Fire & Police Departments, Department of Natural Resources, Department of Transportation, and School Boards, were identified as several of the key legal boards and agencies to be involved in the planning process. The business community will be involved in the planning process through local business owners and employers (i.e. Rufers, Carousel & Grande, Rock Solid Concrete) and the Green County Development Corporation. In addition, the following list of civic associations and groups/individuals were identified as possible groups to involve, specifically during the element phase of the project when specific expertise/opinions will be needed:

Farmers, area realtors and developers, and others where appropriate.

The items listed below will serve as the methods for public participation throughout the entire Town of Sylvester Comprehensive Land Use Planning Project.

<i>Stage</i>	<i>Method</i>	<i>Audience(s) reached</i>
<i>Visioning</i>	<ul style="list-style-type: none"> • Survey • UWEX Newsletter • Public Notice • SWWRPC, GC-UWEX, Web Pages • Public Meeting • Monroe Times Newspaper 	<ul style="list-style-type: none"> • Legal Boards/Agencies • Civil Associations • General Public • Individuals/groups dealing with land use issues • Business Community
<i>Elements/Goals</i>	<ul style="list-style-type: none"> • Survey • UWEX Newsletter • Public Notice • SWWRPC, GC-UWEX, Web Pages • Public Meeting • Monroe Times Newspaper 	<ul style="list-style-type: none"> • Legal Boards/Agencies • Civil Associations • General Public • Individuals/groups dealing with land use issues • Business Community
<i>Documentation</i>	<ul style="list-style-type: none"> • Survey • UWEX Newsletter • Public Notice • SWWRPC, GC-UWEX, Web Pages • Public Meeting • Monroe Times Newspaper 	<ul style="list-style-type: none"> • Legal Boards/Agencies • Civil Associations • General Public • Individuals/groups dealing with land use issues • Business Community
<i>Implementation</i>	<ul style="list-style-type: none"> • Survey • UWEX Newsletter • Public Notice • SWWRPC, GC-UWEX, Web Pages • Public Hearing • Public Meeting • Monroe Times Newspaper 	<ul style="list-style-type: none"> • Legal Boards/Agencies • Civil Associations • General Public • Individuals/groups dealing with land use issues • Business Community

The success of the public participation plan will be measured by the extent to which progress has been made towards the achievement of this plan’s goals. The Planning Commission and Town Board will consider this public participation plan for adoption during the fall of 2003.

During the Implementation phase of the project, the Planning Commission shall adopt, by majority vote, a resolution that “recommends” the adoption of the comprehensive plan (or any future plan amendments) to the Town Board. Copies of the recommended plan will be sent to the Clerks of the Town of Decatur, Town of Jefferson, Town of Monroe, Town of Mount Pleasant, and Green County. Copies of the plan will also be sent to the Wisconsin Land Council, Wisconsin Department of Administration, Monroe Public Library, and the school districts of Albany, Brodhead, Juda, and Monroe. In addition, letters announcing the formation and availability of the recommended plan will be sent to the Clerks of: the Town of Albany, Town of Clarno, Town of Spring Grove, and the Town of Washington. (Section 66.1001(4)(b), Stats.)

Prior to adopting the plan the Sylvester Town Board will hold at least one public hearing to discuss the recommended plan (Section 66.1001(4)(d), Stats.). At least 30 days prior to the hearing a Class 1 notice will be published that at a minimum contains the following:

- The date, time and location of the hearing
- A summary of the proposed plan or plan amendment
- The local government staff that can be contacted for additional information
- Where to inspect and how to obtain a copy of the proposal before the hearing

Prior to adopting the plan, the Sylvester Town Board will provide an opportunity for written comments by the public and respond to such comments through review and discussion at a Town Board meeting.

The Sylvester Town Board, by a majority vote, shall enact the ordinance adopting the recommended plan (Section 66.1001(4)(c), Stats.). The adopted plan and ordinance shall be distributed to the aforementioned parties in Section 66.1001(4)(b), Stats. The plan shall contain all nine elements identified in Section 66.1001(2), Stats. If the Sylvester Town Board asks the Planning Commission to revise the recommended plan, it is not mandatory that these revisions be sent to the distribution list. However, in the spirit of public participation and intergovernmental cooperation revisions that constitute a substantial change to the recommended plan may be sent to the distribution list.

COMMUNITY SURVEY

The following pages contain community survey results for the Town of Sylvester, WI. The survey was sent to property owners in Green County in the spring of 2003. The Southwestern Wisconsin Regional Planning Commission compiled the information for the Town of Sylvester as part of the requirements of the Wisconsin Smart Growth legislation. Of the 453 surveys mailed to Sylvester property owners, 140 (30.1%) were returned. The percentages below were based on the 140 returned surveys.

Quality of Life

1. What are the three most important reasons you and your family chose to live in Green County?

- | | |
|----------------------------|---------------------------------------|
| 37% Agriculture | 40% Near job (employment opportunity) |
| 2% Appearance of homes | 2% Property taxes |
| 1% Community Services | 9% Quality of neighborhood |
| 11% Cost of home | 18% Quality of schools |
| 1% Historical significance | 6% Recreational opportunities |
| 27% Low crime rate | 46% Small town atmosphere |
| 29% Natural beauty | 56% Near family or friends |

2. Is there anything about living in Green County that you do not like?

Comments report not attached.

Community Facilities and Services

3. Rate the following local services. The rating selections are: Excellent (E), Good (G), Fair (F), Poor (P), Don't Know (DK), and No Response (NR).

	E	G	F	P	DK	NR
a. Ambulance	28%	46%	2%	1%	22%	1%
b. Fire protection	34%	44%	4%	0%	16%	2%
c. Garbage collection	13%	33%	5%	9%	32%	8%
d. Municipal water system	3%	21%	3%	1%	62%	10%
e. Park and recreation facilities	26%	52%	9%	1%	8%	4%
f. Police protection	21%	58%	9%	4%	6%	2%
g. Public library	39%	44%	4%	2%	8%	3%
h. Public school system	22%	48%	12%	3%	12%	3%
i. Recycling programs	18%	49%	14%	5%	11%	3%
j. Sanitary sewer service	3%	22%	3%	2%	59%	11%
k. Snow removal	19%	51%	18%	2%	8%	2%
l. Storm water management	5%	26%	9%	2%	48%	10%
m. Street and road maintenance	8%	55%	26%	8%	3%	0%

Natural and Cultural Resources

4. How important is it to protect the following. Your selections are: Essential (E), Very Important (VI), Important (I), Not Important (NI), Not Applicable (NA), and No Response.

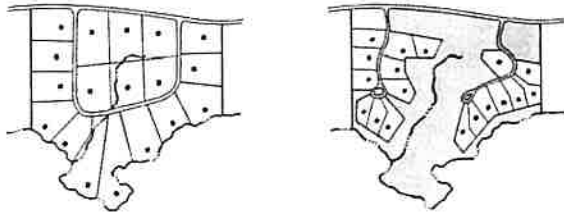
	E	VI	I	NI	NA	NR
a. Air quality	48%	30%	19%	1%	0%	2%
b. Farmland	41%	30%	25%	1%	0%	3%
c. Forested lands	31%	38%	29%	1%	0%	1%
d. Groundwater	56%	30%	11%	0%	0%	3%
e. Historic and Cultural sites	15%	25%	49%	9%	0%	2%
f. Open space	26%	27%	39%	5%	0%	3%
g. Rivers and streams	42%	41%	16%	1%	0%	<1%
h. Rural character	27%	31%	31%	7%	0%	4%
i. Scenic views and undeveloped hills/bluffs	31%	26%	33%	8%	0%	2%
j. Wetlands	26%	25%	39%	6%	1%	3%
k. Wildlife habitat	35%	34%	26%	4%	0%	1%

Housing

Please give us your opinion about the development of housing in your community. Your selections are: Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO), and No Response (NR).

	SA	A	D	SD	NO	NR
5. Your local jurisdiction should focus on improving existing housing quality.	16%	51%	14%	1%	14%	4%
6. More of the following types of housing are needed.						
a. Single family housing	9%	32%	11%	6%	36%	6%
b. Duplexes (2 units)	4%	26%	19%	6%	37%	8%
c. Apartments	3%	14%	25%	11%	39%	8%
7. Affordable housing is needed in your local jurisdiction.	9%	39%	20%	4%	26%	2%
8. Elderly housing is needed in your local jurisdiction.	9%	46%	15%	2%	26%	2%
9. Starter (first time home buyer) homes are needed in your local jurisdiction.	11%	34%	25%	1%	26%	3%

10. Would you prefer housing built in a traditional design (Option A), or a cluster design (Option B)?



29% Option A

59% Option B

12% No Response

11. Productive agricultural land should be allowed to be used for:

	SA	A	D	SD	NO	NR
a. Agricultural use	74%	22%	1%	0%	1%	2%
b. Residential use	3%	26%	31%	27%	3%	10%
c. Commercial use	2%	14%	37%	33%	5%	9%
d. Any use	6%	6%	36%	39%	5%	8%

12. Large scale farms (300 or more animal units) should be allowed to expand:

a. Anywhere in Green County	10%	14%	36%	23%	5%	12%
b. Nowhere in Green County	9%	11%	42%	19%	6%	13%
c. Outside a 2 mile radius of incorporated areas	14%	43%	18%	12%	8%	5%

13. Landowners should be allowed to develop land anyway they want. 17% 16% 40% 21% 2% 4%

14. The visual impacts (view of the landscape) is an important consideration when evaluating proposed developments. 29% 54% 8% 2% 6% 1%

15. It is important to require driveways that will meet standards for providing emergency services. 36% 53% 5% 1% 3% 2%

16. There should be a minimum lot size on residential development in rural areas. 31% 36% 17% 8% 6% 2%

17. In your opinion, what should be the minimum lot size for rural residential development? Check only one box.

- | | |
|----------------------|---------------------|
| 11% Less than 1 acre | 1% 11 to 40 acres |
| 55% 1 to 5 acres | 6% 40 or more acres |
| 15% 6 to 10 acres | 9% No limitation |
| 3% No response | |

Transportation

Please give us your opinion about transportation in your community. Your selections are: Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO), and No Response (NR).

	SA	A	D	SD	NO	NR
18. The overall network (roads, streets, and highways) in Green County meets the needs of its citizens.	8%	84%	4%	1%	1%	2%
19. The condition of local roads and streets in your community is adequate for intended uses.	6%	70%	19%	2%	1%	2%
20. Biking and walking are important modes of transportation in your community.	13%	41%	24%	7%	11%	4%
21. There should be more biking and walking lanes along public roadways.	17%	28%	29%	11%	13%	2%

22. Rate the following for your local jurisdiction. Your selections are: Essential (E), Very Important (VI), Important (I), Not Important (NI), Not Applicable (NA), and No Response.

	E	VI	I	NI	NA	NR
a. Roads	6%	69%	20%	3%	0%	2%
b. Sidewalks	1%	24%	11%	2%	57%	5%
c. Bike trails	4%	28%	16%	6%	42%	4%
d. Airports	9%	51%	15%	0%	20%	5%
e. Bus service	1%	8%	5%	14%	68%	4%
f. Shared ride/van service	1%	6%	11%	9%	66%	7%
g. Railroads	2%	13%	14%	15%	51%	5%

23. Check the two most effective ways your local jurisdiction could provide smart growth information to its landowners and residents.

- 70% Direct mailings
- 35% Newspaper articles
- 21% Radio
- 31% Newsletters
- 24% Public meeting
- 10% Internet

Economic Development

Please give us your opinion about economic development in your community. Your selections are: Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO), and No Response (NR).

	SA	A	D	SD	NO	NR
24. Commercial or industrial buildings and activities involving truck traffic and manufacturing should be located:						
a. In an existing city or village	19%	48%	9%	6%	6%	12%
b. Near a city or village	14%	56%	11%	3%	4%	12%
c. Anywhere in Green County	9%	18%	36%	24%	4%	9%
25. Green County should work to coordinate efforts to actively recruit new businesses and industry.	56%	34%	3%	1%	4%	2%
26. All Green County communities should provide at least some land with infrastructure (water, sewer, access, etc.) for industrial and commercial uses either owned publicly or privately.	20%	44%	15%	6%	13%	2%
27. Development at the edge of cities and villages should be required to have municipal water and sewer services.	23%	39%	20%	3%	12%	3%
28. Green County jurisdictions should pursue alternatives as a form of economic development:						
a. Ethanol plants	24%	41%	14%	6%	11%	4%
b. Solar energy	32%	37%	6%	3%	14%	8%
c. Wind energy	39%	41%	5%	2%	9%	4%

29. Rate the importance of the following: Your selections are: Essential (E), Very Important (VI), Important (I), Not Important (NI), Not Applicable (NA), and No Response.

	E	VI	I	NI	NA	NR
a. Agricultural related businesses	47%	38%	12%	1%	1%	1%
b. Commercial and retail development	25%	35%	31%	6%	1%	2%
c. Downtown development -main street	21%	29%	36%	6%	6%	2%
d. Home based businesses	9%	21%	39%	14%	12%	5%
e. Industrial and manufacturing development	34%	31%	29%	1%	2%	3%
f. Tourism and recreation	25%	33%	31%	7%	3%	1%

30. If you could change one thing in your community, what would it be? Comments report not attached.

31. Other comments: Comments report not attached.

Demographics

1. Gender

65% Male 29% Female 6% No response

2. Age

0% 18-24 21% 45-54
 5% 25-34 26% 55-64
 27% 35-44 20% 65 and older
 1% No response

3. Employment status

49% Employed full time 6% Employed part time 3% Unemployed
 19% Self employed 21% Retired 0% Other
 2% No response

4. Place of residence

96% Own 3% Rent 0% Other 1% No response

5. Number of adults (over 18) in your household.

3%-0 9%-1 81%-2 6%-3 1%-4 0%-5 or more 0%-No response

6. Number of children (under 18) in our household.

62%-0 7%-1 22%-2 4%-3 1%-4 0%-5 or more 4%-No response

7. Income range

2% Less than 15,000	18% 50,000 to 74,999
9% 15,000 to 24,999	21% 75,000 to 99,999
30% 25,000 to 49,999	12% 100,00 or more
8% No response	

8. How long have you lived in Green County?

3% Less than 1 year	8% 1 to 4 years	8% 5 to 9 years
22% 10 to 24 years	58% 25 years or more	1% No response

9. How many acres of land do you own in Green County?

1% None
 3% Less than 1 acre
 56% 1-10 acres
 15% 11-100 acres
 24% 100 or more acres
 1% No response

10. Do you actively farm the land you own?

24% Yes 66% No 9% Not applicable 1% No response

11. Do you think your land will be actively farmed (by you or someone else) in the next:
 (check all that apply).

15% 0- 5 years
 14% 6-10 years
 11% 11-15 years
 19% 16 to 20 years
 61% Not applicable

2 UTILITIES AND COMMUNITY FACILITIES

2.1 CHAPTER SUMMARY

The purpose of this section is to inventory, map, and forecast utilities and community facilities in the Town of Sylvester. Utilities and community facilities, often referred to as public works, consists of the physical infrastructure that allows a community to function and grow. Community facilities may include libraries, municipal offices, schools, police stations, fire stations, parks, etc. Many of the community facilities are supported by utilities including water services, sewer system, stormwater drainage, electricity, etc.

It is expected that the population in the Town of Sylvester will grow by 5-17% over the next 20 years (See Issues and Opportunities Chapter). This increase in population will undoubtedly increase the demand for public utilities and community facilities. However, the exact need to expand, rehab, or create new utilities and community facilities are difficult to determine. To the extent possible, this chapter attempts to forecast the future utility and community facility needs of the Town of Sylvester; however, these needs will vary according to growth pressure and the level of service that is deemed publicly acceptable. In addition, when evaluating whether a utility or community facility will be able to meet future needs it is assumed that some routine maintenance will be needed.



Wisconsin State Statute 66.1001(2)(d)

(d) Utilities and Community Facilities

A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, childcare facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.

2.2 GOALS

The following are Utilities and Community Facilities Goals.

- **Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.***
- **Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.***

*Note: Part of the Smart Growth 14 Planning Goals.

2.3 OBJECTIVES AND POLICY RECOMMENDATIONS

The following are Utilities and Community Facilities Objectives and Policy Recommendations. They support the above goals and will guide utility and community facility decisions in the Town of Sylvester over the next 20 years.

- **Review new development proposals and carefully examine their impact on the community's services.**
- **Ensure that adequate public utilities including system capacity are available before issuing new development permits.**
- **Discourage utility extensions into areas environmentally unsuitable for urban development due to soils, flooding, and topography.**
- **Encourage new development that requires urban services to locate within the limits of the City of Monroe.**
- **Ensure that new development bears a fair share of capital improvement costs necessitated by the development.**

-
- **Maintain a process that informs, notifies, and allows for public participation in all capital facility planning projects and proposals.**
 - **Encourage well testing as a means of protecting drinking water supplies for private, individual well users.**
 - **Maintain a capital improvements program, reviewing it annually to make adjustments to meet the needs of the community.**
 - **Where and when appropriate, utilize county, state, and federal programs or grants to maintain, enhance, or pursue new utility and community facilities.**

2.4 PUBLIC UTILITIES AND COMMUNITY FACILITIES

2.4.1 SANITARY SEWER SERVICE

All Town of Sylvester wastewater treatment is through private onsite wastewater treatment systems (POWTS). The Town of Sylvester has approximately 279 POWTS serving households and 10 serving businesses. In addition, Sylvester Whey Plant and Grande' Cheese have private wastewater treatment systems. POWTS, or septic systems, treat domestic wastewater, which would include domestic activities such as sanitary, bath, laundry, dishwashing, garbage disposal, etc. These systems receive domestic wastewater by retaining it in a holding tank, or treating and discharging it into the soil. Any system with a final discharge upon the ground surface, or discharging directly into surface waters of the state, is subject to DNR regulation. POWTS are most commonly used in rural or large lot areas where sanitary sewer is not available. These systems are regulated under WI COMM-83 and permits are issued by the Wisconsin Department of Commerce and the WI-DNR. Refer to the WI DOC, WI DNR, and the Green County Zoning & Sanitation Department for more information on sanitary sewer regulations.

2.4.2 STORM WATER MANAGEMENT

Stormwater management involves providing controlled release rates of runoff to receiving systems, typically through the use of detention and/or retention facilities. A stormwater management system can be very simple – a series of natural drainage ways – or a complex system of culverts, pipes, and drains. Either way, the purpose of the system is to store and channel water to specific areas, diminishing the impact of non-point source pollution. The Town of Sylvester currently addresses storm water management through the use of culverts and ditches along roads. Refer to the Green County Department of Conservation, and the Department of Zoning & Sanitation for more information on storm water management.

Beginning in August 2004, any construction sites disturbing more than one acre of land must get state permits and keep soil on their land during and after construction (NR 151, 216). The threshold was lowered from five acres to one acre in order to comply with new U.S. Environmental Protection Agency Phase 2 Storm Water Regulations. The purpose of the regulation is to lower and control the amount of sedimentation that reaches Wisconsin rivers and lakes. Refer to the WI DNR for more information.

2.4.3 WATER SUPPLY

All drinking water for the residents of the Town of Sylvester comes from private wells. The Town of Sylvester has approximately 279 private wells serving households and 10 that serve businesses. In addition, there is municipal water well at the Monroe Municipal Airport. Because all of the Town of Sylvester's water comes from private wells, the future demand for water will depend on the number of new homes that are constructed (See Housing Chapter).

Wells are safe, dependable sources of water if sited wisely and built correctly. Wisconsin has had well regulations since 1936, and today is recognized as a national leader in well protection. NR 812 (formerly NR 112), Wisconsin's Administrative Code for Well Construction and Pump Installation, is administered by the DNR. The Well Code is based on the premise that if a well and water system is properly located, constructed, installed, and maintained, the well should provide safe water continuously without a need for treatment. Refer to the WI DNR, the Green County Department of Land Conservation, and the Department of Zoning & Sanitation for more information on water quality and well regulations.

2.4.4 SPECIAL SERVICE DISTRICT

A special purpose district is a government entity that is responsible for performing specific tasks and oversight essential to a community's or region's well being. Special districts include sanitary districts, metropolitan sewerage districts, drainage districts, inland lake protection and rehabilitation districts, business improvement districts, tax incremental financing districts, architectural conservancy districts, and port authorities. There are no special service districts in the Town of Sylvester.

2.4.5 SOLID WASTE DISPOSAL AND RECYCLING FACILITIES

Recycling and garbage services are both available in the Town of Sylvester. The recycling center is located at the Sylvester Town Hall, N4505 State Highway 59, Albany WI. Recyclables must be dropped off on the third Saturday of the month; this service is not shared by any other jurisdictions. Garbage must be taken to the Green County Landfill, or can be pickup curbside at owner's expense.

There are no operating or closed landfills in the Town of Sylvester. In 1996, Wisconsin revised its solid waste rules to exceed the Federal (Subtitle 'D') rules for municipal solid waste landfills becoming the first state to receive approval of its solid waste program by the U.S. Environmental Protection Agency. The WI DNR authorizes solid waste disposal pursuant to Wis. Stats. 289.35, and numerous WI Administrative Codes. Refer to the WI DNR, the Green County Department of Landfill, and the Department of Zoning & Sanitation for more information on landfill regulations.

2.4.6 PARKS AND RECREATIONAL FACILITIES

Refer to the Agricultural, Natural, and Cultural Resources Chapter for information on local park and recreation facilities.

2.4.7 TELECOMMUNICATION FACILITIES

There is one telecommunication tower located in the Town of Sylvester at N2438 County Highway S. The provider of the tower is US Cellular and the tower is approximately 100 feet tall. The Town of Sylvester has no formal position on the location, or size of cellular towers. Refer to the Green County Department of Zoning & Sanitation for more information on telecommunication regulations. In addition, telephone service is provided by TDS.

2.4.8 POWER PLANTS AND TRANSMISSION LINES

There are no electrical substations or power plants located in the Town of Sylvester. Alliant Energy provides electric service to Town residents. Refer to the Green County Department of Zoning & Sanitations for more information on power plants and transmission lines.

2.4.9 CEMETERIES

Refer to the Agricultural, Natural, and Cultural Resources Element for information on local cemeteries.

2.4.10 POSTAL SERVICE

Post Offices are available in every Green County village or city.

2.4.11 MUNICIPAL BUILDING

The Sylvester Town Hall is located at N4505 State Highway 59. The Town Hall was is used to hold official business, and is expected to meet the needs of the community for the foreseeable future.

2.4.12 POLICE, FIRE, AND RESCUE SERVICES

The Green Sheriff Department provides police services. Fire and rescue services come from the City of Monroe, Village of Albany, Village of Monticello, and Juda. It is expected that the 13%-34% (See Issues and Opportunities Chapter) increase in population Green County will experience over the next 20 years, will place greater demand on the local police, fire, and rescue services.

2.4.13 LIBRARIES

The Town of Sylvester does not have any libraries and therefore relies on libraries in other communities. Below is a table of the libraries that are in Green County. Green County is part of the South Central Library System. In 1971, the Wisconsin State Legislature passed a law creating 17 Library Systems in Wisconsin. The purpose of the library systems is to provide free and equitable access to public libraries for all residents in Wisconsin even if their community has no library. The library systems also serve to take on projects too costly or complex for individual community libraries. The funding for the Public Library Systems comes from a set percentage of the budgets of all the public libraries in Wisconsin. It is expected that the 13%-34% (See Issues and Opportunities Chapter) increase in population Green County will experience over the next 20 years, will place greater demand on local libraries. Although the Town of Sylvester does not have a library, it can support local libraries by continuing to support the Public Library System.

Table 2.1 Libraries Serving Green County (Source: WI Department of Public Instruction)

Green County Public Libraries	Address	Phone
Albany Public Library	203 Oak St., Albany WI 53502	608-862-3491
Belleville Public Library	130 Vine St., Belleville WI 53508	608-424-1812
Brodhead Memorial Public Library	902 W. 2nd Ave., Brodhead WI 53520	608-897-4070
Monroe Public Library	925 16th Ave., Monroe WI 53566	608-325-3016
Monticello Public Library	512 E. Lake Ave., Monticello WI 53570	608-938-4011
New Glarus Public Library	319 2nd St., New Glarus WI 53574	608-527-2003
South Central Libraries Near Green County	5250 E. Terrace Dr., Madison WI 53718	608-246-7970
Evansville Public Library	39 W. Main St., Evansville WI 53536	608-882-2260
Oregon Public Library	256 Brook St., Oregon WI 53575	608-835-3656
Southwest Libraries Near Green County	1775 Fourth St., Fennimore WI 53809	608-822-3393
Argyle Public Library	401 E. Milwaukee St., Argyle WI 53504	
Blanchardville Public Library	208 Mason St., Blanchardville WI 53516	608-523-2055

2.4.14 PRIMARY, SECONDARY, & HIGHER EDUCATION FACILITIES

There are no schools located within the Town of Sylvester. The Town of Sylvester is served by the following school district (s): Albany, Brodhead, Juda, and Monroe (See Map 2.1 in the Utilities and Community Facilities Chapter Attachments). Below is a table and graph of past and projected school enrollment for the Town of Sylvester. Past enrollment figures are from the U.S. Census, while projected enrollment figures are based on the population projections presented in the Issues and Opportunities Chapter. As the data indicates, it does not appear that there will be a significant increase in children who will attend K-12 schools over the next 20 years. Although the Town of Sylvester does not have any schools, it can assist the schools that serve the community by continuing to work with and support the school districts accommodating residents in the Town of Sylvester. None of the School District Administrators indicated any plans to expand or create new schools in the near future. Refer to the Utilities and Community Facilities Chapter Attachments for a table that lists the Public & Private Green County Educational Facilities.

Table 2.2 School Enrollment Projections
(Source: US Census, SwwRPC)

Year	K-12 Past & Projected Enrollment
1970	NA
1980	NA
1990	120
2000	153
2010 Low	206
2010 High	217
2020 Low	189
2020 High	211
2030 Low	170
2030 High	197

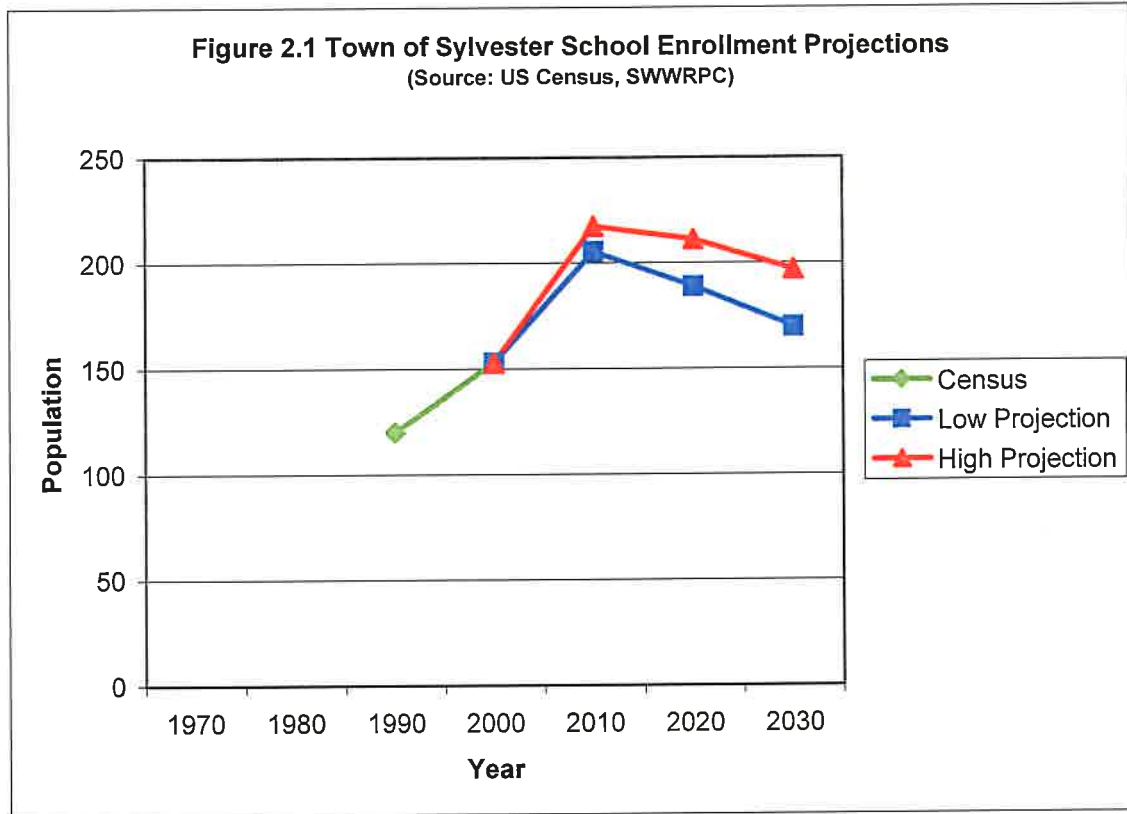


Figure 2.1 shows the projected K-12 enrolled for the years 2010, 2020, 2030. The red line indicates what the projected high enrollment could be, while the blue line indicates what the projected low enrollment could be. Enrollment projections are based on the population projections for children age 5-19. Note: Census collected population data by groups; therefore, the 15-19 year old category has to be used; thus, the inclusion of those who are 19 will slightly inflate the enrollment figures.

The Blackhawk Technical College in Monroe (BTC) (608-328-1660) is the only higher education facility located in Green County. In 2004, the BTC facility in Monroe was expanded by approximately 10,000 sq.ft. to accommodate a new nursing program. In addition, work will begin in 2005 at BTC’s central campus in Janesville with an expansion project that will add an 80,000 sq.ft. protective services addition designed for police, fire, and EMS training. Both the Rock and Green County Sheriff’s Departments will use this facility. There are several regional institutions of higher education offering a wide variety of educational opportunities including certificates, technical diplomas, associate, bachelor, and master’s degrees. The nearest colleges and universities are located in Fennimore (Southwest Wisconsin Technical College), Platteville (UW - Platteville), Madison (Edgewood College, UW-Madison, Madison Area Technical College), Beloit (Beloit College), Whitewater (UW-Whitewater), and Richland Center (UW - Richland).

2.4.15 CHILDCARE FACILITIES

There are no group childcare facilities in the Town of Sylvester; therefore, residents must utilize services in other communities for their childcare needs. Below is a table of formalized childcare centers in Green County. Similar childcare facilities are available in communities outside of Green County. In addition, the Southcentral Wisconsin Child

Care Resource & Referral (SCCCR&R) estimates that there is 50 independent providers found throughout Green County municipalities. Based on the Town of Sylvester current population and projections for ages 10 or less (See Issues & Opportunities Chapter), there does not appear to be a significant increase in demand for childcare facilities in the next 20 years.

Table 2.3 Childcare Facilities in Green County (Source: SCCCR&R)

Green County Childcare Facilities	Address	Phone
A Home Away From Home	907 24th Ave., Monroe WI 53566	608-328-2880
Albany Playhouse Children Center LLC	304 E. State St., Albany WI 53502	608-862-3888
Allen's Day Care	2104 14th Ave., Monroe WI 53566	608-325-9840
Color Me Day Care	334 S. Main St., Monticello WI 53570	608-938-1555
Heart of Brooklyn Preschool & Childcare Center	109 Hotel St., Brooklyn WI	608-455-3301
Heart of Brooklyn School Age CC	201 Church St., Brooklyn WI	608-455-6080
Helping Hands Day Care	2568 13th St., Monroe WI 53566	608-329-6172
Little Red Caboose Inc.	103 21st St., Monroe WI 53566	608-329-6103
Play Pals Family Day Care	1512 17th St., Monroe WI 53566	608-329-7618
Rainbow Day Care	2709 6th St., Monroe WI 53566	608-328-8203
Room to Grow LLC	11 Karl Ave., Belleville WI 53508	608-424-6319
Small World Inc.	107 2nd Ave., New Glarus 53574	608-527-2954
Numerous Individual Licensed & Certified Providers		

Green County is served by Southcentral Wisconsin Child Care Resource & Referral (SCCCR&R), which is committed to improving early care and education by providing support and information to families, providers, and the public in order to create and meet a demand for high quality childcare. Services provided include information, education, and referrals for childcare consumers, recruitment and training for childcare professionals, technical assistance and support to those in the childcare business, employer assistance in addressing work/family issues, and childcare data for local community planning. SCCCR&R is part of a statewide network of community-based, childcare resource and referral agencies.

2.4.16 HEALTH CARE FACILITIES

There are no health care facilities located within the Town of Sylvester. Residents must travel to other communities to receive medical care. Based on the Town of Sylvester current population and projections for ages 60 and over (See Issues & Opportunities Chapter), there seems to be an indication for an increased demand for health care facilities. Over the next 10 to 30 years, the population of individuals 60 and over may increase from 132 in 2000 to an estimated 185 (2010 Low) to 405 (2030 High). This trend of an aging population can be found throughout Green County and Wisconsin. As the population ages there will be an increased demand for all types of health care facilities. Because there are no health care facilities in the Town of Sylvester, it is difficult to make decisions on the future of these facilities. However, because residents use health care providers in other communities the Town of Sylvester should work with those communities to support any future health care needs for the towns' residents.

Below is a table of all of the health care facilities that serve Green County residents. The table is a list of hospitals in Green County and in the surrounding counties.

Table 2.4 Health Care Facilities Serving Green County (Source: WI Department of Health and Family Services)

Green County Health Care Facilities	Address	Phone	# Beds
Dean Health System (Branch)	515 22nd Ave., Monroe WI 53566	608-324-2000	None
Mercy Clinic (Branch)	2310 1st Center Ave., Brodhead WI 53520	608-897-8664	None
Monroe Clinic (Branch)	1800 2nd St., New Glarus WI 53574	608-527-5296	None
Monroe Clinic (Branch)	1904 1st Center Ave., Brodhead WI 53520	608-897-2191	None
Monroe Clinic (Branch)	100 N. Water, Albany WI 53502	608-862-1616	None
Monroe Hospital & Clinic	515 22nd Ave., Monroe WI 53566	608-324-1000	100
UW Health Belleville Family Medical Clinic (Branch)	21 S. Vine St., Belleville WI 53508	608-424-3384	None
Health Care Facilities Near Green County	Address	Phone	# Beds
Beloit Memorial Hospital	1969 W. Hart Rd., Beloit WI 53511	608-364-5011	256
Memorial Community Hospital	313 Stoughton Rd., Edgerton WI 53534	608-884-3441	29
Memorial Hospital of Lafayette County	800 Clay St., Darlington WI 53530	608-776-4466	28
Mendota Mental Health Institute	301 Troy Dr., Madison WI 53704	608-301-1000	384
Mercy Health System Corporation	1000 Mineral Point Ave., Janesville WI 53545	608-756-6625	240
Meriter Hospital	202 S. Park St., Madison WI 53715	608-267-6000	448
St. Mary's Hospital	707 S. Mills St., Madison WI 53715	608-251-6100	440
Stoughton Hospital Association	900 Ridge St., Stoughton WI 53589	608-873-6611	69
University of Wisconsin Hospital	600 Highland Ave., Madison WI 53792	800-323-8942	536
Upland Hills Health Inc.	800 Compassion Way, Dodgeville WI 53533	608-930-8000	40
William S. Middleton Memorial VA Medical Center	2500 Overlook Terrace, Madison WI 53705	608-256-1901	99
Numerous Dean Health Care Clinics	1808 W. Beltline Highway, Madison WI 53713	800-279-9966	None

Refer to the Utilities and Community Facilities Chapter Attachments for a table that lists Non-Emergency Medical Facilities in Green County such as chiropractors, dentists, optometrists, podiatrists, sports medicine, and veterinarians. Similar medical facilities are also available in other communities outside of Green County.

Refer to the Utilities and Community Facilities Chapter Attachments for a table that lists Senior Care Facilities located in Green County. The Town of Sylvester does not have any senior care facilities so residents must depend on other communities to fill this need. Similar senior care facilities are available in other communities outside of Green County.

2.4.17 OTHER COMMUNITY FACILITIES

Additional community facilities located in the Town of Sylvester include the Sylvester Town Garage (W4505 State Highway 59, Albany WI). There are also airport buildings located at W4711 State Highway 59, Monroe WI. In addition, the Town of Sylvester has other utilities available including satellite television, Internet services, and cellular services. Independent providers, such as Direct TV and US Cellular provide these services. Current rate information and specific services can be obtained by contacting the independent carriers.

2.4.18 CAPITAL IMPROVEMENTS PROGRAM (CIP)

A CIP is a multi year scheduling of physical public improvements based on the examination of available fiscal resources, as well as the prioritization of such improvements. Capital improvements are those that include new or expanded physical facilities that are relatively large in size, expensive, and permanent. Street improvements, public libraries, water and sewer lines, and park and recreation facilities are common examples of capital improvements. Currently the Town of Sylvester does not have a CIP; however, there are no upcoming planned utility or community facility projects.

***Refer to the Utilities and Community Facilities Chapter Attachments for maps of the utilities and community facilities.**

2.5 UTILITIES AND COMMUNITY AGENCIES AND PROGRAMS

There are a number of available state and federal agencies and programs to assist communities with public works projects. Below are brief descriptions of various agencies and programs. Contact information has been provided for each agency. To find out more specific information or which program best fits your needs contact the agency directly.

UNITED STATES DEPARTMENT OF AGRICULTURE – RURAL DEVELOPMENT (USDA-RD)

COMMUNITY FACILITIES DIRECT GRANT AND LOAN PROGRAM

The community facilities grant program provides grants to assist the development of essential community facilities in rural areas and towns of up to 20,000 people. The objective of the agency is to construct, enlarge, extend, or otherwise improve community facilities providing essential services to rural residents. This can include the purchase of equipment required for a facility's operation. All projects that are funded by the RHS grant program must be for public use.

USDA RURAL DEVELOPMENT OF WISCONSIN

4949 Kirschling Ct
Stevens Point, WI 54481

Phone: (715) 345-7615
FAX: (715) 345-7669
<http://www.rurdev.usda.gov/wi/>
<http://www.rurdev.usda.gov/rhs/>

COMMUNITY FACILITIES GUARANTEED LOAN PROGRAM

The community facilities loan program is similar to the grant program in that it provides funding for essential community facilities, such as schools, roads, fire halls, etc. Again local jurisdictions must have a population of less than 20,000 to be able to apply. Applications are funded based on a statewide priority point system. For more information on the loan program log on to the USDA-RD website or call the office listed above.

UNITES STATES DEPARTMENT OF AGRICULTURE – RURAL UTILITIES

There are a number of available programs through USDA-RUS as part of the Water and Environmental Programs (WEP). WEP provides loans, grants, and loan guarantees for drinking water, sanitary sewer, solid waste, and storm drainage facilities in rural areas,

cities, and towns of 10,000 or less. Public bodies, non-profit organizations and recognized Indian Tribes may qualify for assistance. WEP also makes grants to non-profit organizations to provide technical assistance and training to assist rural communities with their water, wastewater, and solid waste programs. Some of the available programs include:

- Water and Waste Disposal Direct and Guaranteed Loans
- Water and Waste Disposal Grants
- Technical Assistance and Training Grants
- Solid Waste Management Grants
- Rural Water Circuit Ride Technical Assistance

**UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE
CONSERVATION (NRCS) UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (US
EPA) COOPERATIVE STATE RESEARCH EDUCATION EXTENSION SERVICE (CSREES)**

FARM*A*SYST

Farm*A*Syst is a national program cooperatively supported by the above agencies. The program enables you to prevent pollution on farms, ranches, and in homes using confidential environmental assessments. This program can help you determine your risks. A system of fact sheets and worksheets helps you to identify the behaviors and practices that are creating risks. Some of the issues Farm*A*Syst can help you address include:

- Quality of well water, new wells, and abandoned wells
- Livestock waste storage
- Storage and handling of petroleum products
- Managing hazardous wastes
- Nutrient management

Farm*A*Syst is a voluntary program, so you decide whether or not to assess your property. This program has been nationally and internationally recognized for its common-sense approach to managing environmental risks. Contact the Farm*A*Syst office for more information on available programs.

HOME*A*SYST

Also available through the cooperative efforts of USDA, NRCS, CSREES, and US EPA is the national Home*A*Syst program. This program is very similar to the Farm*A*Syst program explained above, but instead is specific to your home. The program begins with a checklist to identify risks including safety of drinking water, use and storage of hazardous chemicals, and lead based paint. The program can help you develop an action plan to reduce your risks. Contact the Home*A*Syst program to find out more information and to obtain worksheets to begin your assessment today.



Farm*A*Syst Home*A*Syst

FARM*A*SYST & HOME*A*SYST

**303 Hiram Smith Hall
1545 Observatory Drive
Madison, WI 53706-1289**

**Phone: 608-262-0024
<http://www.uwex.edu/farmasyst>
<http://www.uwed.edu/homeasyst>**

WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WIDNR)

BUREAU OF COMMUNITY FINANCIAL ASSISTANCE (DNR-CFA)

The Bureau of Community Assistance administers a number of grant and loan programs. The Bureau supports projects that protect the public health and the environment and provide recreational opportunities. The Bureau has three major areas of programs, which include the following:

- Environmental Loans: This is a loan program for drinking water, wastewater, and brownfield projects.
- Environmental Financial Assistance Grants: This is a grant program for non-point source runoff pollution, recycling, lakes, rivers, municipal flood control and well compensation.
- Land & Recreation Financial Assistance Grants: This is a grant program for conservation, restoration, parks, stewardship, acquisition of land and easements for conservation purposes, recreational facilities and trails, hunter education, forestry, forest fire protection, gypsy moth, household hazardous waste collection, dam rehabilitation and abandonment, dry cleaner remediation, and urban wildlife damage.

**WISCONSIN DEPARTMENT OF
NATURAL RESOURCES (WI-DNR)**

**101 S Webster St
Madison WI 53703**

**Phone: 608-266-2621
Fax: 608-261-4380
<http://www.dnr.state.wi.us>**

Under the three WI DNR programs listed above are smaller project based initiatives intended to address interrelated issues that affect each of the broad based programs described above. For example, under the Environmental Loans Program, there is the Safe Drinking Water Loan Program (SDWLP). The SDWLP provides loans to public water systems to build, upgrade, or replace water supply infrastructure to protect public health and address federal and state safe drinking water requirements. For more detailed information on other available programs, contact the Wisconsin DNR or visit the website listed above.

WISCONSIN WELL COMPENSATION GRANT PROGRAM

Another program available through the Wisconsin DNR is the Well Compensation Grant Program. To be eligible for a grant, a person must own a contaminated private water supply that serves a residence or is used for watering livestock. Owners of wells serving commercial properties are not eligible, unless the commercial property also contains a residential unit or apartment. The Well compensation grant program provides partial cost sharing for the following:

- Water testing if it shows the well is contaminated
- Reconstructing a contaminated well
- Constructing a new well
- Connecting to an existing private or public water supply
- Installing a new pump, including the associated piping
- Property abandoning the contaminated well
- Equipment for water treatment
- Providing a temporary bottled or trucked water supply

WISCONSIN DEPARTMENT OF COMMERCE**WISCONSIN COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM PUBLIC FACILITIES (CDBG-PF)**

This program is designed to assist small communities with public facility improvements. Eligible activities would include publicly owned utility system improvements, streets, sidewalks, disability accessibility projects, and community centers. Local governments including towns, villages, cities, and counties are eligible. Entitlement cities, over 50,000 in population, are not eligible. Federal grant funds are made available on an annual basis. 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.

**WI DEPARTMENT OF COMMERCE
DIVISION OF COMMUNITY
DEVELOPMENT**

**PO Box 7970
Madison, WI 53707**

**Phone: 608-266-8934
Fax: 608-266-8969
<http://www.commerce.state.wi.us>
<http://www.rurdev.usda.gov/rhs/>**

WISCONSIN COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM PUBLIC FACILITIES (CDBG-PFED)

This program helps underwrite the cost of municipal infrastructure necessary for business development. This program requires that the result of the project will ultimately induce businesses, create jobs, and invest in the community. More information is available from the Wisconsin Department of Commerce.

**UTILITIES & COMMUNITY FACILITIES
CHAPTER ATTACHMENTS**

Non-EMERGENCY MEDICAL & SENIOR CARE FACILITIES

Table 2.5 Non-Emergency Medical Facilities in Green County (Source: 2004-2005 Green County Phone Directory)

Green County Chiropractors	Address	Phone
Belleville Chiropractic Center	1019 River St., Belleville WI 53508	608-424-1840
Brodhead Chiropractic Center	807 16th Ave., Brodhead WI 53520	608-897-3080
Chiropractic Center of Monroe	765 10th Ave., Monroe WI 53566	608-328-2225
Family Chiropractic Clinic of Monroe	1730 10th Ave., Monroe WI 53566	608-325-1999
Flesch Chiropractic Clinic	29 W. Main St., Belleville WI 53508	608-424-6525
Guerin Chiropractic Center	1419 9th St., Monroe WI 53566	608-325-2626
Luedtke-Storm-Mackey Chiropractic Clinic	700 State Rd., New Glarus WI 53574	608-527-2715
Monroe Chiropractic Associates	714 4th Ave., Monroe WI 53566	608-328-8304
Olson Chiropractic of Monroe	1905 5th St., Monroe WI 53566	608-329-4710
Onsrud, Erik	404 W. 10th Ave., Monroe WI 53566	608-328-8226
United Chiropractic	2504 1st Center Ave., Brodhead WI 53520	608-897-2136
Green County Dentists	Address	Phone
Brodhead Dental Clinic	702 23rd St., Brodhead WI 53520	608-897-8645
Carter, Craig & Armstrong, Randy	912 16th Ave., Monroe WI 53566	608-325-6661
Delforge, Drew	2727 6th St., Monroe WI 53566	608-325-4995
Donovan, G.S.	577 W. Church St., Belleville WI 53508	608-424-3301
Frehner, Daniel	2727 6th St., Monroe WI 53566	608-328-8149
Ganshert Dental Clinic	1001 W. 6th Ave., Monroe WI 53566	608-325-9105
Jeglum, Robert	2569 6th St., Monroe WI 53566	608-328-8228
Kebus, Andrew	1025 1st Center Ave., Brodhead WI 53520	608-897-4300
Moen, Donald	113 6th Ave., New Glarus WI 53574	608-527-2922
New Glarus Family Dentistry	119 6th Ave., New Glarus WI 53574	608-527-2121
Panoske, Joeseoph	1502 11th St., Monroe WI 53566	608-328-8160
Patterson, Scott	1005 16th Ave., Monroe WI 53566	608-325-7177
Southern WI Oral & Maxillofacial Surgery	2727 6th St., Monroe WI 53566	608-325-6129
Walker, George	1123 16th Ave., Monroe WI 53566	608-325-6680
Winn, James	152 N. Main St., Monticello WI 53570	608-938-4001
Green County Optometrists	Address	Phone
Mueller & Healy	1113 17th Ave., Monroe WI 53566	608-325-5606
Schoenenberger, Jake	113 6th Ave., New Glarus WI 53574	608-527-2615
Vision Clinic	1005 17th St., Brodhead WI 53520	608-897-2128
Green County Podiatrists	Address	Phone
Monroe Foot Clinic	1500 11th St., Monroe WI 53566	608-325-9175
Green County Sports Medicine	Address	Phone
Orthopaedic & Sports Medicine Clinic	1905 5th St., Monroe WI 53566	608-325-1900
Green County Veterinarians	Address	Phone
Belleville Veterinary Clinic	201 S. Vine, Belleville WI 53508	608-424-6364
Brodhead Veterinary Medical Center	W1175 State Rd., Brodhead WI 53520	608-897-8632
Green Pastures Veterinary Service	203 E. Lake Ave., Monticello WI 53570	608-938-1581
Monroe Veterinary Service	1317 31st Ave., Monroe WI 53566	608-325-2106
New Glarus Veterinary Service	1106 State Rd., New Glarus WI 53574	608-527-2212
Sugar River Veterinary	1305 20th Ave., Brodhead WI 53520	608-897-2438

Table 2.6 Senior Care Facilities in Green County (Source: WI Department of Health and Family Services)

Green County Nursing Homes				
	Address	Phone	Use	Capacity
Monroe Manor Nursing & Rehabilitation	516 26th Ave., Monroe WI 53566	608-325-9141	68-74	74
New Glarus Home Inc.	600 2nd Ave., New Glarus 53574	608-527-2126	69	97
Pleasant View Nursing Home	N3150 Highway 81, Monroe 53566	608-325-2171	128	130
Green County Residential Care Apartments				
	Address	Phone	Use	Capacity
Angelus Retirement Community	616 8th Ave., Monroe WI 53566	608-328-2339	30	40
St. Clare Friendensheim	2003 4th St., Monroe WI 53566	608-329-3601	47	50
Green County Adult Family Homes				
	Address	Phone	Use	Capacity
Chambers Hansion	2305 17th Ave., Monroe WI 53566	608-325-9875	4	4
Country Care	W5860 Advance Rd., Monroe WI 53566	608-325-4686	4	4
Greenco House I	2506-8 16th Ave., Monroe WI 53566	608-328-8324	3	4
Greenco House II	1652 25th St., Monroe WI 53566	608-328-2349	4	4
Greenco House III	2520 16th Ave., Monroe WI 53566	608-328-8326	7	8
Greenco House IV	2647 10th Ave., Monroe WI 53566	608-325-4016	3	4
Grimm Residence	132 Peerless Rd., New Glarus WI 53574	608-527-2059	3	4
Raabs Adult Family Home I	1210 10th St., Monroe WI 53566	608-328-4619	NA	4
Raabs Adult Family Home II	1202 10th St., Monroe WI 53566	608-328-4619	NA	4
Green County Community Based Residential Facilities				
	Address	Phone	Use	Capacity
Applewood	W6848 County B, Monroe WI 53566	608-325-7795	5	5
Caring Hands 2 Inc.	605 E. 4th Ave., Brodhead WI 53520	608-897-2451	10	10
Churchill Woods Apts/Housing Authority	800 13th Ave., Monroe WI 53566	608-325-2949	84	90
Collinwood Elderly Care	703 Green St., Brodhead WI 53520	608-897-8624	16	16
Encore Senior Village Monroe 1	2800 6th Ave., Monroe WI 53566	608-329-6340	18	19
Encore Senior Village Monroe 2	2810 6th Ave., Monroe WI 53566	608-329-6336	0	8
Glerner Lodge CBRF	610 2nd Ave., New Glarus WI 53574	608-527-2126	NA	10
Graceland Manor II	320 W. 17th St., Monroe WI 53566	608-329-7090	13	14
Graceland Manor III	316 W. 17th St., Monroe WI 53566	608-329-7150	9	15
Heartsong CBRF	415 East Ave., Belleville WI 53508	608-424-6787	13	15
Morning Sun Care Home	N4166 County E, Brodhead WI 53520	608-897-8211	11	13
Suncrest Country	N5604 Deerwood Dr., Albany WI 53502	608-862-1011	5	5
Sylvan Crossing	2 Heritage Lane, Belleville WI 53508	608-274-1111	20	20
Twining Valley Neighborhood	700 8th Ave., Monroe WI 53566	608-329-4400	60	75
Green County Adult Day Care				
	Address	Phone	Use	Capacity
Hand in Hand Adult Day Center	2227 4th St., Monroe WI 53566	608-558-7021	NA	20

Nursing Homes – A residential facility that provides 24-hour service including room and board to three or more unrelated persons. These persons require more than seven hours a week of nursing care due to their physical or mental conditions.

Residential Care Apartments – Independent apartment units in which the following services are provided: room and board, up to 28 hours per week of supportive care, personal care, and nursing services.

Adult Family Homes – A place where three or four adults who are not related to the operator reside and receive care, treatment, or services that are above the level of room and board and that may include up to seven hours per week of nursing care per resident.

Community Based Residential Facility – A place where five or more unrelated people live together in a community setting. Services provided include room and board, supervision, support services, and many include up to three hours of nursing care per week.

PUBLIC & PRIVATE GREEN COUNTY EDUCATIONAL FACILITIES

Table 2.7 Public Schools & Districts Serving Green County (Source: WI Department of Public Instruction, SWWRPC)

School District	Public Schools	Phone	Grades	Year Built/Last Expansion	2003 Enrollment	Estimated Capacity
Albany	Albany Elem, Middle, High	608-862-3135	PK-12	1922/1996	440	600
Argyle	Argyle Elementary	608-543-3318	K4-5	1965	177	150
	Argyle High	608-543-3318	6-12	1999	189	200
Belleville	Belleville Elementary	608-424-3337	PK-1	1962	153	300
	Belleville Intermediate	608-424-3371	2-6	1922	320	750
	Belleville Middle	608-424-1902	7-8	1996	166	750
	Belleville High	608-424-1902	9-12	1996	257	750
Pecatonica Area	Pecatonica Elementary	608-523-4283	PK-6	1950/1990	224	310
	Pecatonica High	608-523-4248	7-12	1950/1995	262	330
Brodhead	Ronald R Albrecht Elementary	608-897-2146	PK-5	1965/1990	504	630
	Brodhead Middle	608-897-2184	6-8	1961/1970s	319	350
	Brodhead High	608-897-2155	9-12	1996	405	NA
Evansville	Theodore Robinson	608-882-3888	3-5	1962/1993	376	400
Community	Levi Leonard Elementary	608-882-4606	PK-2	1967/2002	393	450
	J C McKenna Middle	608-882-4780	6-8	1921/2002	400	500
	Evansville High	608-882-4600	9-12	2002	499	650
Black Hawk	Black Hawk Elementary	608-439-5444	PK-4	1921/1996	188	400
	Black Hawk Middle	608-922-6457	5-8	1951/1975	155	350
	Black Hawk High	608-439-5371	9-12	1921/1996	200	400
Juda	Juda Elem, High	608-934-5251	K3-12	1924/2001	311	400
Monroe	Abraham Lincoln Elementary	608-328-7172	PK-5	1979/1999	325	400
	Monroe Alternative Charter	608-328-7128	9-12	1970	54	60
	Northside Elementary	608-328-7134	PK-5	1968/1999	330	600
	Parkside Elementary	608-328-7130	PK-5	1985/1999	328	400
	Monroe Middle	608-328-7120	6-8	1921/1999	450	600
	Monroe High	608-328-7117	9-12	1950/1999	925	1000
Monticello	Monticello Elem, Middle, High	608-938-4194	K4-12	1966/1995	427	500
New Glarus	New Glarus Elementary	608-527-2810	PK-6	1954/2000	440	500
	New Glarus Middle & High	608-527-2410	7-12	1992	348	500
Oregon	Brooklyn Elementary	608-455-4501	PK-4	1961/1998	399	476
	Netherwood Knoll Elementary	608-835-4101	PK-4	NA	452	NA
	Prairie View Elementary	608-835-4201	PK-4	NA	408	NA
	Rome Corners Intermediate	608-835-4701	5-6	NA	548	NA
	Oregon Middle	608-835-4801	7-8	NA	590	NA
	Oregon High	608-835-4301	9-12	NA	1086	NA
Private	New Glarus Christian School	608-527-2626	K-12	NA	15	NA
Private	Saint Victor Grade School	608-325-3395	Elementary	NA	85	NA

3.0 AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

Wisconsin State Statute 66.1001(2)(e)

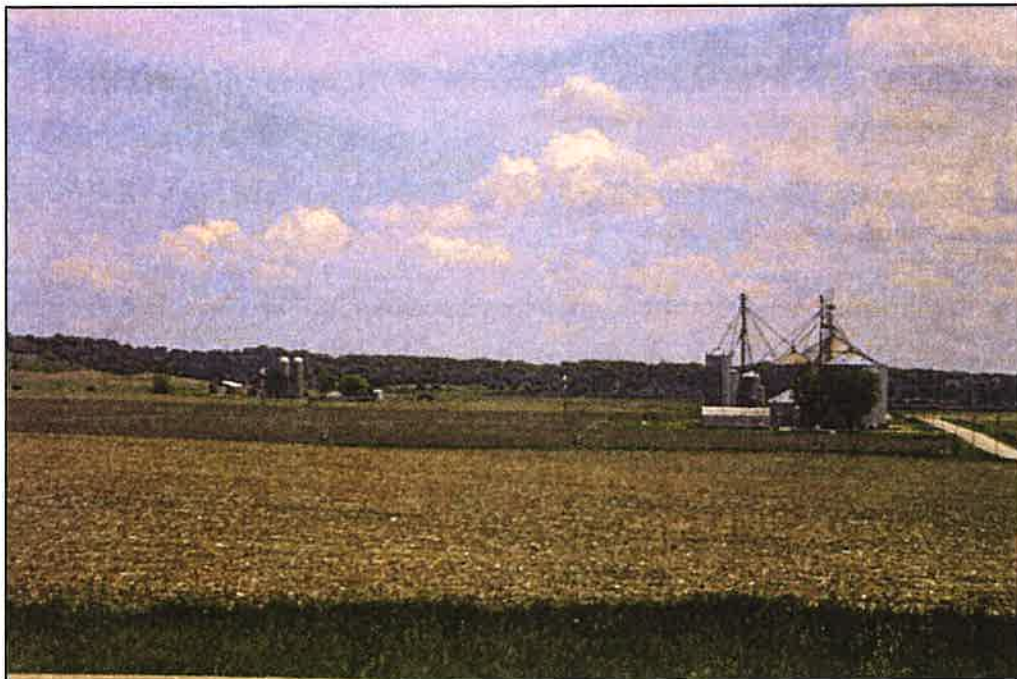
(e) Agricultural, Natural and Cultural Resources.

A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources, parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

3.1 AGRICULTURAL RESOURCES

3.1.1 AGRICULTURAL RESOURCE SUMMARY

The purpose of the Agricultural element is to present agricultural data and provide direction for land use decisions that impact agriculture for the next 20 years. Agriculture is very important both economically and culturally to the Town. And, although there are conflicts between farm operations and non-farm neighbors, it is clear that maintaining current farm operations and agriculture is very important to Town residents and for the Town to achieve its vision of the future. Agriculture in general is rapidly changing in response to market forces and government programs and the challenge for the Town is to maintain a balance between growth of the non-farm and agricultural sectors while focusing on the factors that are impacted by Town decisions.



3.1.2 GOALS

The following are Agricultural Resource Goals.

- **The protection of economically productive areas, including farmland and forests.***

*Note: Part of the Smart Growth 14 Planning Goals.

3.1.3 OBJECTIVES AND POLICY RECOMMENDATIONS

The following are Agricultural Resources and Policy Recommendations. They support the above goals and will guide Agricultural resource decisions in the Town of Sylvester over the next 20 years.

- **Encourage programs that educate local residents about the importance of agriculture resources.**
- **Maintain the rural and agricultural character of the community.**
- **Encourage the preservation of the family farm, cropland, and farmland in the community.**
- **Preserve agricultural fields in the community from encroachment by incompatible development (Limit fragmentation of crop fields).**
- **Maintain proper separation distances between rural residential and agriculture operations to avoid conflicts.**
- **Preserve prime farmland for agricultural uses.**
- **Encourage residential and commercial development to locate in areas least suited for agricultural purposes.**
- **Discourage isolated non-agricultural commercial and industrial uses in agricultural areas.**
- **Maintain the agricultural infrastructure to support agricultural operations.**
- **Require that new residents receive a copy of a 'Rural Code of Conduct' that outlines the traditional community norms and expectations for rural residents.**
- **Where and when appropriate, utilize county, state, and federal programs or grants to conserve, maintain, and protect agricultural resources.**

3.1.4 FARMING SYSTEM

According to the U.S. Census data, 13.2% of the population of the town lists their occupation as farming. Based on an informal review by the planning commission there are approximately 40 full-time farm operations with no off-farm income, 29 full-time farm operations with one or more off-farm incomes, 9 recreational lifestyle farms greater than 40 acres and 14 farm acreages of less than 40 acres that have livestock. The following tables show farm related data gathered from either census or agricultural census surveys. Note that these numbers are generally higher than those shown above. The Town is showing an increase in farm numbers while the dairy farm numbers are rapidly decreasing. This is consistent with the overall county trends. The higher farm numbers may be a result of the USDA definition that any operation that has more than \$1000/year income from farming related activities is counted as a farm. Also the latest available Town level data is from 1997 and many changes in the farm community have taken place since then. For the 2002 Agriculture Census the data was collected at the zip code level and Town data is not available at this time. Countywide data is available for 2002 showing 1,490 farms, down 1 percent from 1997.

Table 3.1.1 Trends in Farm Numbers 1990-1997 (Source: 1999 WI Land Use Databook)

Town Name	<u>Est. Farm Numbers</u>			Est. Farms/Sq. Mi. 1997
	1990	1997	% Change	
Adams town	90	100	11.6%	2.8
Albany town	98	100	2.7%	2.9
Brooklyn town	103	111	8.1%	3.1
Cadiz town	105	110	4.7%	3.0
Clarno town	118	128	8.6%	3.5
Decatur town	76	70	-7.5%	2.1
Exeter town	77	72	-7.1%	2.0
Jefferson town	124	135	8.7%	3.5
Jordan town	83	89	7.3%	2.5
Monroe town	78	84	7.9%	2.5
Mount Pleasant town	96	97	1.1%	2.8
New Glarus town	72	74	3.5%	2.1
Spring Grove town	118	110	-7.4%	2.8
Sylvester town	96	101	4.8%	2.8
Washington town	82	89	8.1%	2.5
York town	95	91	-4.4%	2.5
Town Average	94.4	97.6	3.2%	2.7

Table 3.1.2 Trends in Dairy Farms 1989-1997 (Source: 1999 WI Land Use Databook)

Dairy Farm Numbers				Dairy Farms/Sq. Mile, 2002
Town Name	1989	1997	2002	
Adams town	56	44	32	0.884
Albany town	32	19	13	0.381
Brooklyn town	37	25	17	0.479
Cadiz town	65	55	43	1.179
Clarno town	87	54	42	1.148
Decatur town	43	32	23	0.673
Exeter town	43	32	20	0.569
Jefferson town	79	65	42	1.084
Jordan town	53	40	30	0.833
Monroe town	46	30	19	0.570
Mount Pleasant town	56	39	29	0.845
New Glarus town	44	31	17	0.489
Spring Grove town	43	34	28	0.703
Sylvester town	51	29	23	0.640
Washington town	60	46	27	0.754
York town	67	49	27	0.751
Total	862	624	432	0.754

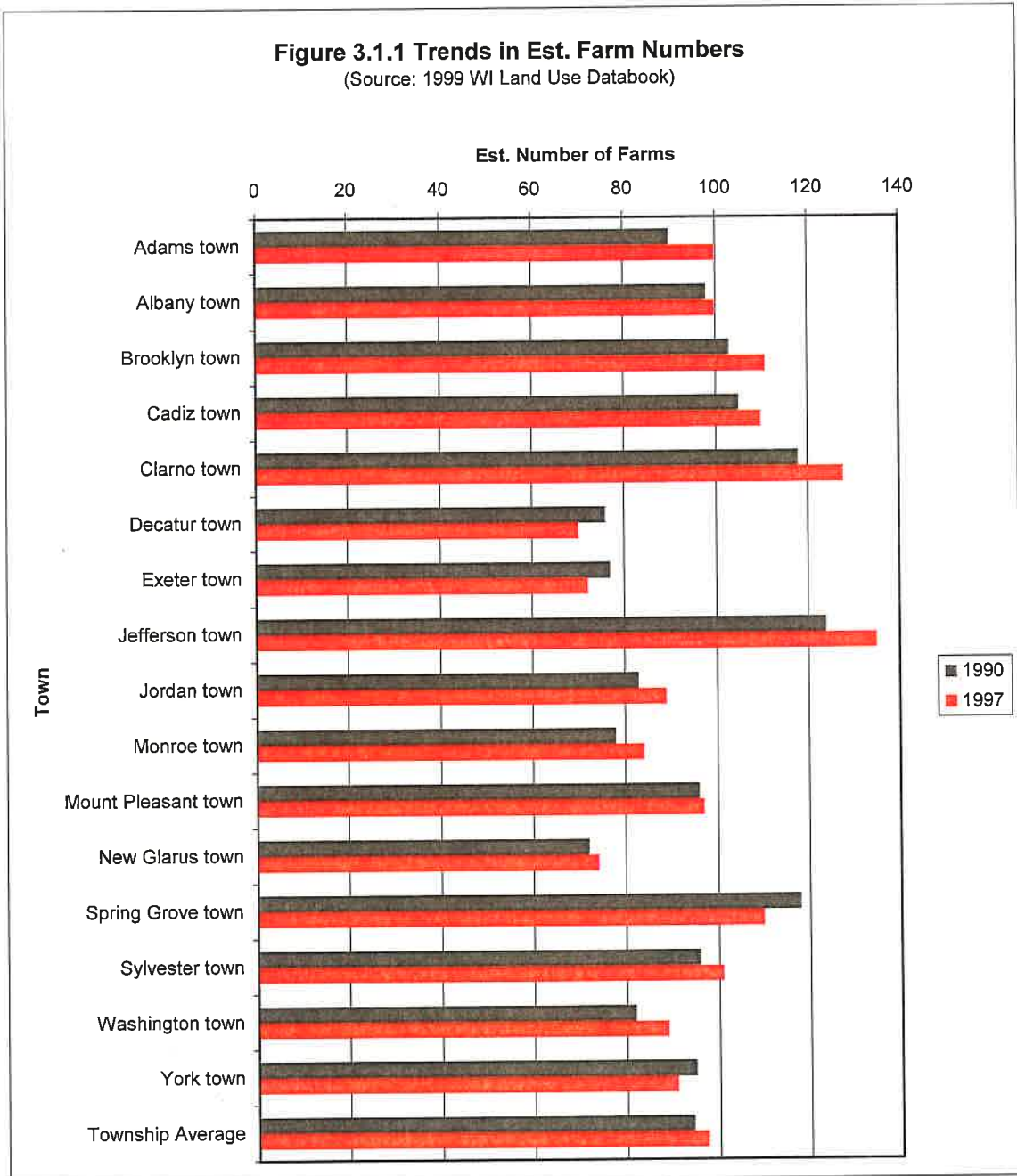


Figure 3.1.1 illustrates the number of estimated farms by town for the years 1990 and 1997. The Town of Sylvester shows an 4.8% increase in estimated farms. To compare the number of estimated farms for a specific town with the number of farms in the rest of the County, the *town average* for number of estimated farms is included at the bottom. Most towns increased in estimated number of farms, but keep in mind the Wisconsin Agricultural Statistics Service defines farm as “places where at least \$1,000 worth of agricultural products were produced in a given year”.

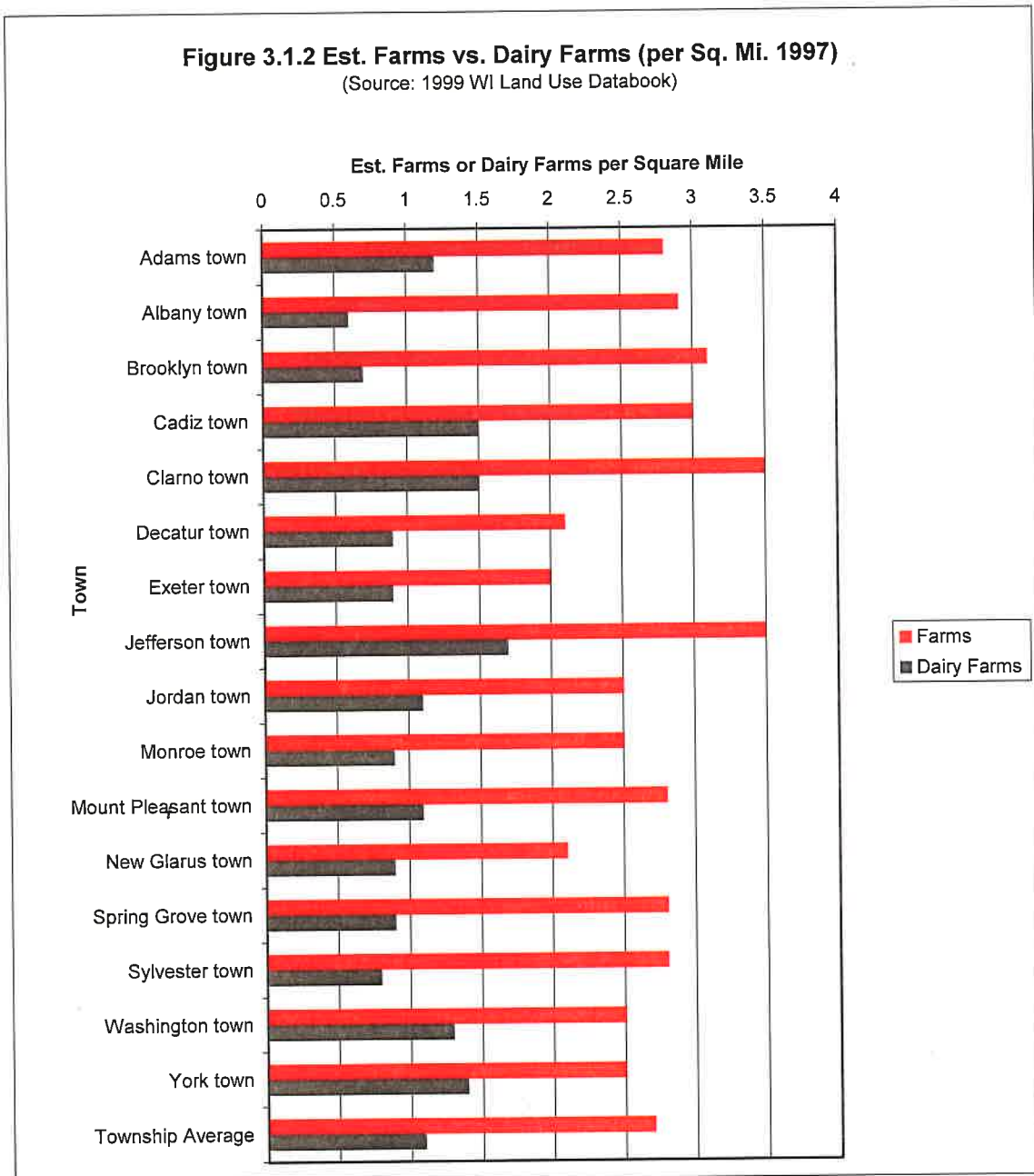


Figure 3.1.2 shows the farms and dairy farms per square mile according to town. The average town in Green County has 2.7 farms per square mile and only 1.1 dairy farms per square mile. The Town of Sylvester is about average with 2.8 farms per square mile, and below average with 0.6 dairy farms per square mile.

3.1.5 TOWN LAND SALES STATISTICS & GRAPHS

As required by the comprehensive planning process, statistics and graphs of land sales information are included below. The information shown below is based on Agricultural Census data and as such is somewhat dated. There has been a rapid increase in land values since the 1997 data. The increases have occurred in both the value of land remaining in Agriculture and land being diverted to other uses. The Wisconsin Department on Revenue shows the value of land in 2003 remaining in Agriculture as \$2,557 per acre, and the land being diverted from agriculture shown as \$5,616 per acre. Though the two sources use different techniques to gather the data there is no question the land values are rapidly increasing and this will in the future greatly impact the ability of farmers to compete for the land base needed to remain in agriculture. The average farm size has decreased from 210 to 206 acres between 1997 and 2002 with the average market value of production of \$78,668, down 7 percent in the same time frame. Of the 1,490 farms in Green County, approximately 100 are 1-9 acres, 125 are 500 acres or greater with the majority in the 10-500 acre range.

Table 3.1.3 Farmland Sales, 1990-2002 (Source: UW Madison PATS)

Average Value of Farmland Sold in Green County (\$/acre)			
Annual Average			
	1990 - 1994	1995 - 1999	2000 - 2002
Land Kept in Farming	\$888	\$1,413	\$1,831
Land Sold for Non-Ag. Uses	\$1,123	\$1,807	\$2,356
Total Farmland Sold	\$916	\$1,503	\$1,997
Premium Paid for Non-Ag Uses	126%	128%	129%

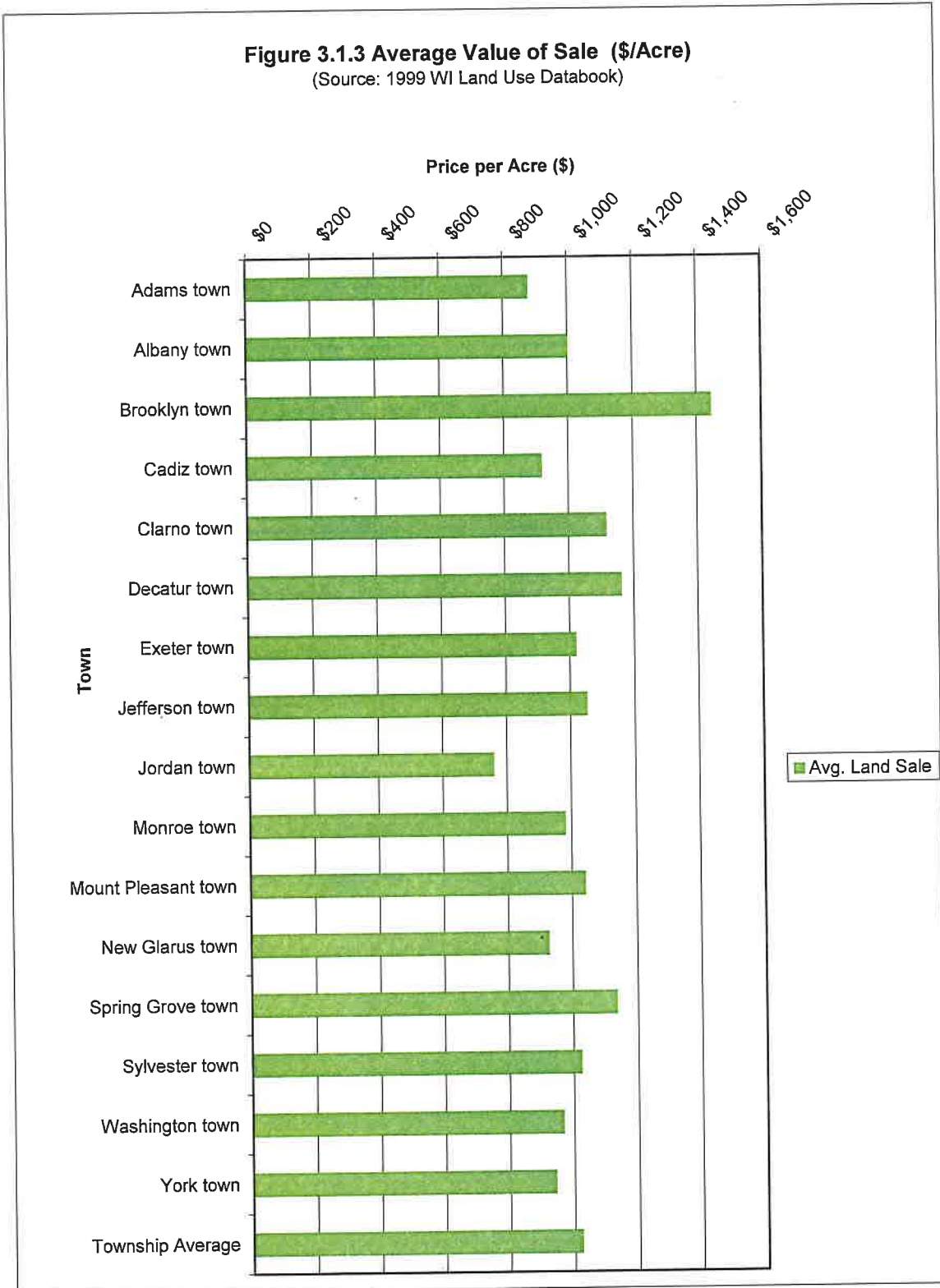


Figure 3.1.3 describes the average dollar per acre of all the agricultural land that was sold (both continuing in agriculture and converting out of agriculture) by towns between 1990 and 1997. The Town of Sylvester shows a price approximately equal to the value in the county.

3.1.6 AGRICULTURAL ECONOMY

With 16.7% of the town’s population living on farms and 13.2% of the employed adults working on farming operations, there is no questions that agriculture and the resultant economy is very significant to the Town of Sylvester (Table 3.1.4). Residents in the Town of Sylvester understand the importance of agriculture as it relates to the local economy. This is indicated through the Policy and Program Recommendations (section 3.1.3) they plan to support the agricultural community and programs to the extent possible by Town government.

Table 3.1.4 Dependence on Agriculture (Source: 1990 Population Census)

Town Name	Dependence on Agriculture (2000 Population Census)				
	Town Population	Population Living On Farms:		Employed Adults Working on Farms:	
		Number	Percent	Number	Percent
Adams town	464	184	39.7%	68	23.4%
Albany town	775	149	19.2%	61	14.2%
Brooklyn town	944	145	15.4%	69	12.4%
Cadiz town	863	236	27.3%	96	21.1%
Clarno town	1,079	318	29.5%	148	22.0%
Decatur town	1,688	148	8.8%	74	8.4%
Exeter town	1,261	116	9.2%	71	9.0%
Jefferson town	1,212	341	28.1%	107	16.6%
Jordan town	577	171	29.6%	50	15.4%
Monroe town	1,142	118	10.3%	57	9.0%
Mount Pleasant town	547	213	38.9%	65	17.6%
New Glarus town	943	192	20.4%	69	12.3%
Spring Grove town	861	219	25.4%	87	18.4%
Sylvester town	809	135	16.7%	57	13.2%
Washington town	627	161	25.7%	73	19.4%
York town	605	163	26.9%	84	21.4%
Total	14,397	3,009	20.9%	1,236	14.9%

The overall importance of agriculture to the Town and County is shown by the 2002 total sales of agricultural products of \$117,216,000. This is composed of \$27,024,000 in crop sales and \$90,192,000 in livestock sales.

3.1.7 AGRICULTURAL INFRASTRUCTURE

The Town of Sylvester has the following farming infrastructure within its borders; Carousel Grain Services, Sylvester Whey, Davis Implement, Rufer and Son Excavating, Rock Solid Concrete and Olsen Logging. One cheese processor is located in the Town, Grande Cheese.

3.1.8 PHYSICAL CHARACTERISTICS

Attached is the soils map (Map 3.1.1) for the Town. There are only limited quantities of the Class I and II soils located primarily in the valleys and on the ridge tops in the

western portion of the Town while the eastern area has increased quantities of these better soil types.

3.1.9 CONFLICTS & THREATS TO AGRICULTURE

Agriculture is the dominant land use and a major economic factor in the Town of Sylvester. With the changes in development pressure and the transition out of farming by many, the nature of the industry is rapidly changing. Some of the conflicts and threats are within local control and some are tied to state, national and global decisions. This comprehensive plan cannot impact the decisions such as commodity prices, which are set on the world market and the reduced marketing opportunities as a result of consolidation. However, the plan can respond to local conflicts and threats. These include:

- Fragmentation of the farm fields as new parcels are created.
- Agricultural land values exceeding possible agricultural income opportunities.
- The challenge of developing the next generation of farmers.

3.1.10 FUTURE OF AGRICULTURE

Agriculture is rapidly changing and is likely to continue to do so. It appears that the future will include three types of operations. These include: larger commodity producers, niche/specialty producers, and life-style farming operations. In the past the commodity producers were dominant in the Town, but this is changing as the traditional dairy producers and older farmers are leaving the business. A new opportunity for some farms will be the generation of wind energy and use of manure to feed methane digesters for power generation

3.1.11 AGRICULTURE RESOURCES, AGENCIES AND PROGRAMS

There are a number of available county, state and federal programs to assist with agricultural planning and protection. Below are brief descriptions of the various agencies and programs. The local offices supporting these programs include the Green County Land Conservation Department and the USDA Farm Service Center both located at 2841 6th Street, Monroe and the UW Extension office located at the Green County Government Services Building, N3150B Hwy 81, Monroe.

USDA Farm Service Agency

The U.S. Department of Agriculture's Farm Service Agency (FSA) has a direct financial impact on rural Wisconsin families through the programs and services they offer. They are dedicated to stabilizing farm income, helping farmers conserve land and water resources, providing credit to new or disadvantaged farmers and ranchers, and helping farm operations recover from the effects of disaster.

USDA FARM SERVICE AGENCY

WISCONSIN STATE OFFICE
8030 Excelsior Drive
Madison, WI 53717-2905

Phone (608) 662-4422
Fax (608) 662-9425

<http://www.fsa.usda.gov/WI>

Programs and services offered by the FSA are:

- **Farm Loan Program (FLP)**

FSA offers direct and guaranteed farm ownership and operating loans to farmers who are temporarily unable to obtain private, commercial credit.

Often, FSA borrowers are beginning farmers who cannot qualify for conventional loans because they have insufficient financial resources. The Agency also helps established farmers who have suffered financial setbacks from natural disasters, or whose resources are too limited to maintain profitable farming operations.

- **Conservation Reserve Program (CRP)**

The CRP is a voluntary program that offers annual rental payments, incentive payments for certain activities, and cost-share assistance to establish approved cover on eligible cropland.

The program encourages farmers to plant long-term resource-conserving covers to improve soil, water, and wildlife resources. The Commodity Credit Corporation (CCC) makes available assistance in an amount equal to not more than 50 percent of the participant's costs in establishing approved practices. Contract duration is between 10 and 15 years.

- **Direct and Counter-Cyclical Payments (DCP)** The 2002 Farm Bill provides for payments to be made to eligible producers of covered commodities and peanuts for the 2002 through 2007 crop years. Direct and counter-cyclical payments are made to producers with established crop bases and payment yields. Payment rates for direct payments are established by the 2002 Farm Bill and are issued regardless of market prices. Producers also are eligible for counter-cyclical payments, but payments are issued only if effective prices are less than the target prices set in the 2002 Farm Bill. Commodities eligible for both direct and counter-cyclical payments include wheat, corn, sorghum, barley, oats, upland cotton, rice, soybeans, sunflower seeds, canola, flaxseed, mustard, safflower, rapeseed, and peanuts.

- **Milk Income Loss Contract Program (MILC)**

This program, authorized by the 2002 Farm Bill, financially compensates dairy producers when domestic milk prices fall below a specified level.

Eligible dairy producers are those who produced milk in any state and marketed the milk commercially beginning December 2001. To be approved for the program, producers must be in compliance with highly erodible and wetland conservation provisions and must enter into a contract with USDA's Commodity Credit Corporation to provide monthly marketing data.

Natural Resources Conservation Service

The Natural Resources Conservation Service (NRCS) is the federal agency that works with landowners on private lands to conserve natural resources. NRCS is part of the U.S. Department of Agriculture. NRCS was formerly named the Soil Conservation Service or

"SCS". Nearly three-fourths of the technical assistance provided by the agency goes to helping farmers and ranchers develop conservation systems uniquely suited to their land and individual ways of doing business. The agency also provides assistance to other private landowners and rural and urban communities to reduce erosion, conserve and protect water, and solve other resource problems.

NRCS provides:

- **Technical Assistance for Conservation**
Conservation technical assistance is the basis of NRCS's mission to conserve, sustain, and improve America's private lands. NRCS staff works one-on-one with private landowners to develop and implement conservation plans that protect the soil, water, air, plant and animal resources on the 1.5 billion acres of privately owned land in the United States.
- **SOIL SURVEY**
NRCS is responsible for surveying the soils of the United States, publishing and interpreting the soils information. Soils information is the basis for natural resource and land use planning. It is the key to assessing site potential for specific uses and identifying soil characteristics and properties.
- **National Resources Inventory**
Every five years, NRCS conducts the National Resources Inventory (NRI) on nonfederal rural land in the United States. This inventory shows natural resource trends, such as land cover and use, soil erosion, prime farmland, and wetlands. The 1992 NRI, for example, shows that farmers are dramatically reducing soil erosion on cropland. From 1982 to 1992, erosion on all cropland declined by about one-third, going from 3.1 billion to 2.1 billion tons a year.
- **WETLANDS**
Wetlands conservation is an important and sensitive issue. During 1982-1992, wetland losses due to agriculture slowed to about 31,000 acres a year, a more than 90 percent reduction compared to conversion rates between 1954 and 1974. NRCS is one of the four primary federal agencies involved with wetlands.
- **WETLANDS RESERVE PROGRAM**
In the Wetlands Reserve Program, conservation easements are purchased from landowners to restore or enhance, wetland areas. Ownership, control of access, and some compatible uses remain with the landowner.

**WISCONSIN NATURAL
RESOURCES CONSERVATION
SERVICE (NRCS)**

**6515 Watts Road
Suite 200
Madison, WI 53719**

Phone (608) 276-USDA

<http://www.wi.nrcs.usda.gov>

- **WETLAND IDENTIFICATION**
NRCS has technical leadership for identification and delineation of wetlands on agricultural lands, and on all lands for USDA program participants. NRCS maintains a list of hydric soils and a wetland inventory on agricultural lands.
- **Soil Quality**
Over the past decade, NRCS has been helping producers develop and implement 1.7 million conservation plans on 143 million acres of highly erodible cropland as part of the conservation compliance provision of the Food Security Act of 1985. As a result, erosion on our most highly erodible cropland has been cut by two-thirds.
- **WATER QUALITY**
NRCS provides assistance to farmers to improve water quality. This includes improving nutrient and pesticide management and reducing soil erosion, thus decreasing sediment that would otherwise end up in lakes and streams. Technical assistance, including engineering, structure design and layout for manure management and water quality practices significantly contribute to Wisconsin water quality efforts. Through the Environmental Quality Incentive Program, NRCS provides technical and financial assistance for local water resource priorities.

Wisconsin Farm Center

The Wisconsin Farm Center provides services to Wisconsin farmers and agribusinesses to promote the vitality of the state's agricultural economy and rural communities. Services include:

- **Growing Wisconsin Agriculture**
Wisconsin is committed to the long-term profitability of your agriculture business. Legislation passed in 2004 strengthens agriculture and invites residents to invest, reinvest and expand. We are working to track the progress of these new laws and the opportunities they provide.
- **Financial Counseling and Advising**
The Farm Center's financial experts are trained in feasibility analysis, enterprise analysis, debt analysis along with restructuring and cash flow projection. They can personally assist you and answer your specific questions, and provide useful resource materials.
- **Farm Mediation**
The Farm Center's farm mediation program provides dispute resolution services to farmers with problems involving creditor-debtor issues; U.S. Department of

**WISCONSIN DEPARTMENT OF
TRADE AND CONSUMER
PROTECTION (DATCP)**

**2811 Agriculture Drive
PO Box 8911
Madison, WI 53708**

Phone (608) 224-4960

<http://www.datcp.state.wi.us>

Agriculture program benefits; contracts with food processors, fertilizer, seed or feed dealers; conflicts within farm families; and landlord-tenant issues.

- **Stray Voltage**

Through Rural Electrical Power Services, the Farm Center provides information about stray voltage and power quality issues; answers to regulatory questions; on-farm and distribution system investigations by a technical team that can assist farmers in working with the utility or electrician to resolve a power quality conflict; a format for dispute resolution; and research on electrical issues.
- **Legal**

The Farm Center's agricultural attorney can answer general legal questions about farm business organization, landlord-tenant issues, debt restructuring, legal procedures, creditor-debtor law, and tax reorganization and estate planning.
- **Vocational**

The Farm Center can help farmers or their family members make a successful transition to off-farm employment. It can help them examine their skills and explore their career options, regardless of whether they're looking to add off-farm income to the farm operation, starting a new small business or seeking off-farm employment.
- **Farm Transfers**

Through its Farm Link program, the Farm Center can help farmers who want to start their own operation, retiring farmers who want someone to take over their operation, or farmers who want to relocate due to urban or environmental pressures.
- **Animal Agriculture**

Animals are a vital part of agriculture in Wisconsin. Whether you're a farmer, a veterinarian, a livestock dealer or trucker, or a consumer, DATCP provides information and regulates many aspects of animal agriculture.
- **Crops**

Statistics show Wisconsin ranks first in production of a number of agriculture crops. Farmers in our state continue to adopt traditional and specialty crops. Cultivating and protecting them is key to the Farm Center's mission.
- **Land and Water**

The Farm Center works primarily with county land conservation departments to protect the environment through conservation practices, incentive programs and regulation.

**AGRICULTURAL RESOURCES
CHAPTER ATTACHMENTS**

3.2 NATURAL RESOURCES

3.2.1 NATURAL RESOURCE SUMMARY

As the Town of Sylvester continues to grow and change, it is vital the Town consider its future in conjunction with its natural resources. It can be very challenging for rural communities to allow new development, at the same time protect the natural environment, and preserve the character of the area. At first, development may have only a limited impact on the natural landscape, but as it continues, the visual and environmental impacts become increasingly apparent. In order to protect natural resources for the future, it is crucial to be aware of existing natural resources, such as Water Resources, Geologic Resources, Forests and Woodlands, Wildlife Habitat, Parks and Open Space, Air and Light, and Wetlands.

3.2.2 GOALS

The following are the Natural Resources Goals.

- **Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.***
- **Protection of economically productive areas, including farmland and forests.***

*Note: Part of the Smart Growth 14 Planning Goals.



3.2.3 OBJECTIVES AND POLICY RECOMMENDATIONS

The following are Natural Resources Policy Recommendations (not listed in order of priority). They support the above goals and will guide natural resource decisions in the Town of Sylvester over the next 20 years.

- **Encourage programs that educate local residents about the importance of natural resources.**
- **Support partnerships with local clubs and organizations in order to protect important natural areas held in common interest.**
- **Avoid disturbance to wetlands, shorelands, and floodplains, and discourage disturbance to other environmentally sensitive areas.**
- **Discourage development in major drainage corridors in order to aid stormwater runoff and prevent flooding.**
- **Encourage prairie and savanna restoration.**
- **Encourage tree preservation and sustainable forestry practices in the Town.**
- **Where and when appropriate, utilize county, state, and federal programs or grants to conserve, maintain, and protect natural resources.**

3.2.4 NATURAL RESOURCES

Natural resources are materials occurring in nature and are essential or useful to humans, such as water, air, land, forests, fish and wildlife, topsoil, and minerals. They are combined into the recognized systems in which we exist. These systems, or combinations of natural materials, can be referred to as “natural environments”, “ecosystems”, “biomes”, or “natural habitats”, among others. Humans and their activities impact all natural resources. Conversely, whether obvious or not, human impacts to the natural environment often have significant adverse impacts on the human community.

The Planning Commission of the Town of Sylvester reported that natural resources are aesthetically, recreationally, culturally, and economically important to the community. Keeping residents informed of their jurisdiction’s natural resources is a proactive first step in supporting the natural resources and natural resource protection efforts important to the Town. Flyers included with a tax mailing, articles in the local newspaper, workshops, or other similar education efforts can all help to educate residents on natural resource issues. Fostering working relationships with neighboring jurisdictions (Towns of Washington, Mt. Pleasant, Albany, Decatur, Sylvester, Jefferson, Clarno, and Monroe, and Green County) can help to protect shared, contiguous natural areas that give local residents space to pursue recreational opportunities. Tapping into state and federal programs that aim specifically at protecting farmland, wetlands, forests, historic buildings, etc., can potentially add to the Town of Sylvester’s support efforts to protect

community natural resources. State and federal agencies and contact information are listed at the end of this Section.

3.2.5 WATER RESOURCES

Water resources, (both surface and groundwater) are one of the most commonly used natural resources, serving intrinsic and essential functions in the community. Plants, animals, and people all consume water on a daily basis. Over 70% of all Wisconsin communities (that is, every two out of three citizens) rely on groundwater not only for domestic use, but also for agriculture, industrial uses, recreational purposes, etc. All Green County residents have groundwater for domestic water use.

Water is one of the most easily contaminated resources. Because of its mobile nature, contaminants can travel far from their source through the water cycle. Contaminants in the water cycle coming from a variety of sources are commonly known as non-point source pollution (NPSP). Non-point source pollution comes from many diffuse sources such as agriculture runoff, leaking septic systems, road salt and road building, parking lots, lawn, and golf course runoff, all of which directly impact water resources. Point source pollution comes from identifiable sources such as a single factory or overflow from a sewage treatment facility.

The Town of Sylvester does not actively work at the Town level to reduce water pollution and protect water resources, either from point or non-point pollution sources, but the Planning Commission expressed learning more about how to do so.

3.2.5.1 GROUNDWATER

Groundwater is the water beneath the earth's surface that fills spaces between rocks and soil particles and flows between them. Groundwater fills wells and flows from springs. It is a critical resource, not only because it is used on a daily basis, but also because rivers, streams, and other surface water depends on it for recharge. Groundwater can be easily contaminated through non-point source pollution, particularly in regions with thin soils over fractured limestone, sandstone, and shale bedrock.

3.2.5.2 GROUNDWATER CONTAMINATION

It is important to keep the groundwater resource in mind for many areas of comprehensive planning. Ultimately, what takes place above ground directly affects groundwater below. For instance, restricting access to abandoned mines or quarries helps prevent these areas from becoming source points for groundwater contamination. There are a variety of other activities that impact water resource quality that include but are not limited to:

- On-site septic systems
- Sewage Treatment Plants
- Surface Waste Water Discharge
- Sanitary Landfills
- Underground Storage Tanks
- Feedlots
- Junkyards
- Abandoned Wells
- Pesticide and Fertilizer Applications
- Road Salt
- Household Cleaners & Detergents
- Unsewered Subdivisions
- Gas Stations
- Chemical Spills
- Leaking Sewer Lines
- Old Mine Openings or Shafts

Pinpointing pollution sources can be made easier by identifying the location and extent of groundwater recharge areas, as well as the extent of the local watershed, so communities can plan where and how much development can be built, with the least amount of impact to water resources. A watershed is the land area from which all surface water and groundwater drains into a stream system. Groundwater aquifers can be contained within a single watershed or can be so large that several watersheds are within the aquifer. The Town is in a number of watersheds: the Little Sugar River, the Lower Middle Sugar River, the Lower Sugar River, and the Honey and Richland Creeks' watersheds. See Map 3.2.1, for the Town Water Resource Map and Map 3.2.2, County Depth to Water Table Map for more information.

All drinking water in Sylvester comes from private wells; there is no municipal well in the jurisdiction. At this time, the Town has no policies specifically aimed at protecting the drinking water in the jurisdiction and the Commission listed no potential contaminants that might affect groundwater.

Identifying such pollutants is part of a wellhead protection plan. A wellhead protection plan aims at preventing contaminants from entering the area of land around your public water supply well(s). This area includes, "the surface or subsurface area surrounding a water well or wellfield supplying a public water system, through which contaminants are reasonably likely to move toward and reach such well or wellfield" (US EPA. 1987). The Commission was not sure if the Town would wish to work on developing wellhead protection plans for private wells.

3.2.5.3 GROUNDWATER SUPPLY

Water supply is impacted as communities grow, bringing increased demand to supply water to new homes, businesses, and industries. High capacity wells and an increasing number of wells, both private and public, can reduce the amount of recharge to surface waters, causing streamflow reduction, loss of springs, and changes in wetland vegetative communities. The strains of meeting growing water demand from a sprawling population are starting to show. Statewide water use has increased 33% in the last 15 years and water tables are plummeting in many urban areas as the thirst for more water outstrips the land's ability to provide it. (Lisa Gaumnitz, Tim Asplund, and Megan R. Matthews, "A Growing Thirst for Groundwater", August 2004.)

The Groundwater Bill (2003 Act 310) addresses groundwater quantity issues, requiring approval for siting, fees, and an environmental review. While this legislation is currently more relevant in areas of the state experiencing severe water quantity issues (such as Southeast Wisconsin), the principle of controlling groundwater withdrawal in all parts of the state is quite important and is a growing concern for the future. By 2006, a State level groundwater advisory committee will be organized to address groundwater management issues and concerns.

Currently, there is no water supply demand issue in Sylvester. The Town does not have a policy promoting or supporting water conservation programs at this time.

3.2.5.4 SURFACE WATER

Surface water, which is all water naturally open to the atmosphere such as rivers, lakes, reservoirs, ponds, streams, impoundments, seas, and estuaries, in Green County includes the Sugar and Pecatonica rivers. These watercourses provide recreational opportunities, such as fishing, boating, swimming, and passive recreational opportunities like bird watching and sun bathing. The rivers and their feeder streams provide habitat for fish, mussels, insects, and other wildlife.

The Town relies on the Green County shoreland and wetland ordinances at this time. See Map 3.2.1, Town Water Resource Map for more information.

3.2.5.5 WETLANDS

Wetlands serve a variety of functions, including playing an important role in stormwater management and flood control, filtering pollutants, recharging groundwater, providing a habitat for many wildlife species and plants, and offering open space and passive recreational opportunities. Wetlands include all marshes, swamps, fens, bogs, and those areas excluded from cultivation or other uses because they are intermittently wet.

The Town of Sylvester is within the Southeast Glacial Plain (see Map 3.2.1.), a landscape that has some of the world's best examples of wetland features as a result of glacial activity. Kettle lakes, marshes, calcareous fens, bog relicts, and glacial features are evident throughout the entire area (Land Legacy Report, 2002). Many of this landscape's wetlands have been drained, but some do remain. Horicon Marsh is a prime example of a wetland complex in this landscape type.

The Wisconsin Wetland Inventory (WWI) was completed in 1985. Pre-European settlement wetland figures estimate the state had about 10 million acres of wetlands. Based on aerial photography from 1978-79, the WWI shows approximately 5.3 million acres of wetlands remaining in the state representing a loss of about 47% of original wetland acreage. This figure does not include wetlands less than 2 or 5 acres in size (minimum mapping unit varies by county). Because the original WWI utilized aerial photographs taken in the summer, some wetlands were missed. In addition, wetlands that were farmed as of the date of photography used and then later abandoned due to wet conditions were not captured as part of the WWI. According to the 1978-79 data, Green County is 3.3% wetlands.

The WI Legislature authorized the DNR to update the WWI on a 10-year cycle. Budget constraints and lack of staff have slowed this process to a 24-year cycle at best. Digitizing wetland maps to obtain accurate wetland acreage information is on a rotation almost twice that long. As a result, there is no reliable qualitative and quantitative data about current rates of wetland loss. For more information on Wisconsin wetlands, go to <http://www.dnr.state.wi.us/org/water/fhp/wetlands/facts.shtml>.)

Green County is required to zone by ordinance all shorelands, which in south central Wisconsin are often direct links to wetlands. The Town relies on the Green County shoreland and wetland ordinances at this time.

3.2.5.6 FLOODPLAINS

A floodplain is a low area of land adjacent to a stream or other watercourse that is subject to flooding and holds the overflow of water during a flood. They are based on the 100-year storm event - the area that would be covered by water during a flood so big it only happens (theoretically) every 100 years. However, flooding can occur in any year. For that reason, development should not occur in drainage ways and floodplains because they serve as stormwater runoff systems and flood mitigation landscape features.

Counties, cities, and villages are required to adopt reasonable and effective floodplain zoning ordinances in order to participate in the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program. FEMA has designated flood hazard areas along many surface water resources. The importance of respecting floodways and floodplains is critical in terms of planning and development. Ignoring these constraints can cause serious problems relating to property damage and the overall safety of residents.

Sylvester is at risk from periodic flooding but as of this time, the Town can rely on the County floodplain ordinance for flood prevention and mitigation. See Map 3.2.3 for the jurisdiction's FEMA map.

3.2.6 WILDLIFE

3.2.6.1 The Importance of Biodiversity

Biodiversity is the full spectrum of life forms and the many ecological processes that support them. Protecting the biodiversity is essential to core values such as maintaining clean air and water, providing adequate habitat for the state's flora and fauna, maintaining a vibrant economy and providing recreational opportunities. Protecting biodiversity depends on the sustainability of diverse ecosystems, such as the mosaic of forests, agricultural lands, grasslands, bluffs, coastal zones and aquatic communities present in Wisconsin. It also depends upon the conservation of each ecosystem's basic components – the natural communities, plants and animals within them. Ecosystems contain a variety of species that are unique in some way and provide value to the diversity of the individual ecosystem and the state overall. It is important to view biodiversity at all levels to ensure the adequate conservation of Wisconsin's environment.

Habitat is the combination of food, water, shelter, and space necessary to meet the needs of wildlife.

At the broadest scale, the State of Wisconsin is divided into distinct "ecological landscapes" based on unique combinations of physical and biological characteristics that make up the ecosystems, such as climate, geology, soils, water, or vegetation. They differ in levels of biological productivity, habitat suitability for wildlife, presence of rare species and natural communities, and in many other ways that affect land use and management. The Town of Sylvester lies in the Southeast Glacial Plain landscape. See Map 3.2.4 or go to <http://dnr.wi.gov/landscapes/> for detailed descriptions and management opportunities for each ecological landscape.

3.2.6.2 Natural Communities

Ecological landscapes are comprised of natural communities – the assemblages of plants and animals at specific locations. Because of the biotic and abiotic differences between ecological landscapes, the natural communities within each are typically different as well. The Southeast Glacial Plain was originally composed of a mix of prairie, oak forests and savanna, and maple-basswood forests. The deeply dissected, unglaciated Southwest Savanna landscape was composed of tall grass prairie, oak savanna and some wooded slopes of oak forest. Today, both landscapes are primarily in agricultural production with scattered woodlands, savannas and remnant prairies. See Chapter Attachments for descriptions of rare natural community types.

The Town of Sylvester does not currently support conservation groups or have a policy protecting prairies and other natural communities.

3.2.6.3 STATE NATURAL AREAS

Wisconsin harbors a diverse mix of natural biotic communities and native species. Some species and natural communities have very limited distribution or only occur at small locations around the state. In 1951, Wisconsin initiated the country's first statewide program to identify and protect areas of outstanding and unique ecological, geological, and archeological value. These natural areas provide the best examples of natural processes acting over time with limited impact of human activity. The State Natural Areas program has grown to become the largest and most successful program of its kind in the nation. Over 335 sites have been designated in the state. State Natural Areas are important not only because they showcase the best and most pristine parts of Wisconsin, but also because they provide excellent wildlife habitat and undisturbed natural communities. Many threatened, endangered, and state special concern species can be found in these areas. There are six State Natural Areas in Green County: none in the Town of Sylvester. Go to <http://www.dnr.state.wi.us/org/land/er/sna/> for more information.

3.2.6.4 Endangered Species

Plant and animal species are considered one of the fundamental building blocks of ecological landscapes and biodiversity. The presence of one or more rare species and natural communities in an area can be an indication of an area's health and ecological importance and should prompt attention to conservation, management and restoration needs. Protection of such species is a valuable and vital component of sustaining biodiversity.

While the conservation of plants, animals and their habitat should be considered for all species, this is particularly important for rare or declining species. An endangered species is one whose continued existence is in jeopardy and may become extinct. A threatened species is one that is likely, within the foreseeable future, to become endangered. A special concern species is one about which some problem of abundance or distribution is suspected but not yet proven. The main purpose of the special concern category is to focus attention on certain species before they become endangered or threatened. Remaining examples of Wisconsin's intact native communities are also tracked but not

protected by the law. Natural communities capture much of our native biodiversity and provide benchmarks for future scientific studies.

Both the state and federal governments prepare their own separate lists of such plant and animal species but do so working in cooperation with one another, as well as with various other organizations and universities. The WI DNR's Endangered Resources Program monitors endangered, threatened, and special concern species and maintains the state's Natural Heritage Inventory (NHI) database. This program maintains data on the locations and status of rare species in Wisconsin and these data are exempt from the open records law due to their sensitive nature.

The Wisconsin Endangered Species Law was enacted to afford protection for certain wild animals and plants that the Legislature recognized as endangered or threatened and in need of protection as a matter of general state concern. It is illegal to

- 1) take, transport, possess, process or sell any wild animal that is included on the Wisconsin Endangered and Threatened Species List;
- 2) process or sell any wild plant that is a listed species;
- 3) cut, root up, sever, injure, destroy, remove, transport or carry away a listed plant on public lands or lands a person does not own, lease, or have the permission of the landowner. There are exemptions to the plant protection on public lands for forestry, agriculture and utility activities. In some cases, a person can conduct the above activities if permitted under a Department permit (i.e. "Scientific Take" Permit or an "Incidental Take" Permit).

The Federal Endangered Species Act (<http://endangered.fws.gov/esa.html>) also protects animals and plants that are considered endangered or threatened at a national level. The law prohibits the direct killing, taking, or other activities that may be detrimental to the species, including habitat modification or degradation, for all federally listed animals and designated critical habitat. Federally listed plants are also protected but only on federal lands. Implementation of the Endangered Species laws is usually accomplished during the state permit review process, but is ultimately the responsibility of a project proponent and property owner to ensure that they are not in violation of the laws.

According to the NHI database and listed in Table 3.2.1, twelve elements have been recorded in the Town of Sylvester. In addition, Map 3.2.5 provides a full list of all elements known to occur within Green County. Thorough inventories of the entire county have not been conducted for rare species. Additional rare species and their habitat may occur in other locations but are not recorded within the NHI database.

NOTE: END = Endangered; THR = Threatened; SC = Special Concern; NA = Not applicable.

Table 3.2.1 Existing Records for Rare Species – Town of Sylvester

Group	Scientific Name	Common Name	State Status	Date Listed
COMMUNITY	Dry Prairie	Dry Prairie	NA	1976
COMMUNITY	Southern Dry-Mesic Forest	Southern Dry-Mesic Forest	NA	1976
COMMUNITY	Southern Mesic Forest	Southern Mesic Forest	NA	1984
PLANT	Besseyia Bullii	Kitten Tails	THR	1933
PLANT	Cacalia Tuberosa	Prairie Indian Plantain	THR	1991
PLANT	Cirsium Hillii	Hill's Thistle	THR	1987
PLANT	Echinacea Pallida	Pale-Purple Coneflower	THR	1993
PLANT	Gentiana Alba	Yellow Gentian	THR	1931
PLANT	Lithospermum Latifolium	American Gromwell	SC	1891
PLANT	Nothocalais Cuspidata	Prairie False-Dandelion	SC	1933
PLANT	Pediomelum Esculentum	Pomme-De-Prairie	SC	1991
PLANT	Triphora Trianthophora	Nodding Pogonia	SC	1956

Humans have a responsibility to protect wildlife and the habitat necessary for its survival. Because wildlife can cause problems by destroying property, carrying diseases, producing unsanitary waste, or conflicting with human activities it is important to provide sufficient natural habitat at a distance from human activities where animals will not be in contact with humans and can live, hunt, and breed without interference.

The Planning Commission reported that Sylvester does not have policies to protect wildlife and wildlife habitat but that the Town might be interested in developing such, if there was no additional cost to the Town to do so. The Town also does not have any specific policy aimed at protecting threatened and endangered species (either animal or plant), but the Commission pointed out that their Town can rely on the Town Board to control State listed noxious weeds and non-native invasive plant species.

3.2.7 FOREST RESOURCES

Forests provide raw materials for the forest products industry and a venue for hunting, hiking, and fishing. Forests help sustain water resources and provide habitat for a wide variety of plants and animals, including threatened and endangered species and by balancing global warming effects and air pollution by producing oxygen and storing carbon. Over half the forested lands in Wisconsin are privately owned (57%). See Map 3.2.6 for forested lands in the Town.

3.2.7.1 RURAL FORESTS

Forty-six percent of Wisconsin is forested (16 million acres). Forests therefore represent one of Wisconsin's most important land uses and are often times a defining feature of a community or a whole region. Benefits of forests include:

- Recreational opportunities such as hunting, fish, and hiking
- Groundwater protection
- Home for wide variety of plants and animals, including threatened and endangered species
- Cleans air by producing oxygen and storing carbon
- Part of Wisconsin's culture

The Planning Commission said that Sylvester does not have a sustainable forestry policy and is interested in developing one that would address certain sizes and numbers of trees. The Town does not have an arborist, support any tree boards or tree committees but the Commission expressed interest in learning more about them, providing there would not be any additional costs to do so. Sylvester is not involved in any municipal tree-planting program, because there is already involvement at the County level. No school forests are within the jurisdiction.

3.2.8 ENVIRONMENTAL CORRIDORS

Environmental corridors refer to areas that contain groupings of natural resource features. Areas of concentrated natural resource activity (“rooms”), such as wetlands, woodlands, prairies, lakes, and other features, become even more functional when linked by environmental corridors (“hallways”). If corridor resource features are mapped, they can depict linear spaces.

Fish and wildlife populations, native plant distribution, and even clean water all depend on movement through environmental corridors. For example, wildlife populations isolated in one wooded location can overpopulate, die out, or cause problems for neighbors if there are not adequate corridors to allow the population to move about freely. Over 70% of all terrestrial wildlife species use riparian corridors, according to the USDA Natural Resources Conservation Service (NRCS). Map 3.2.7, Environmental Corridors, shows several natural resource features in the Town providing environmental corridors.

Environmental Corridor Benefits:

- Reduced Flooding
- Reduced Soil Erosion
- Improved Water Quality
- Improved Water Quantity
- Groundwater Recharge
- Bank Stabilization
- Improved Air Quality
- Improved Wildlife Habitat

Social Benefits:

- Walking and Hiking
- Cross Country Skiing
- Horseback Riding
- Photography
- Wildlife Viewing

3.2.9 LIGHT, AIR, AND NOISE

Lighting ordinances recognize the benefits of appropriate outdoor lighting and can provide clear guidelines for installation, helping to maintain and compliment a community’s character. Improper night lighting or light pollution, affects the night sky anywhere improperly shaded nighttime outdoor lights are used. At this time, light pollution was not identified as a problem by the Planning Commission.

The most common air pollutants (dust, pollen, fuel fumes, ash, etc.) come from industrial, automotive, and agriculture sources, including odors. Burn barrels are local contributors to air pollution too. The Planning Commission said it was not sure if air pollution was an issue in Sylvester, noting that it might become necessary to have air pollution policies for businesses and industries moving into the Town. Sylvester does not regulate burn barrels.

A number of land uses can contribute to noise pollution, such as train whistles, vehicle noise from highways, or airport noise. Repetitive excessive noises like those from boom cars, loud stereos, powered lawn and garden equipment, and construction activities have been shown to have serious health consequences (e.g. tinnitus, balance problems), not to mention problems between neighbors. The Planning Commission noted that noise pollution is not an issue in Sylvester at this time.

3.2.10 GEOLOGIC AND MINERAL RESOURCES

Soils and geology are also important planning considerations, particularly when thinking about new development. Today, technological advances can overcome many development challenges relating to soil and geology. However, it is important that these resources not be abused, overused, or contaminated. Particular attention must be paid to soils when development is occurring on steeper slopes. A series of maps showing slope limitations (Map 3.2.8), septic limitations (Map 3.2.9), and depth to bedrock (Map 3.2.10) have been included at the end of this Section.

Most of south/southwest Wisconsin's bedrock is sedimentary rock, consisting of sandstone and shale or limestone. Mineral resources are divided into two categories, metallic and non-metallic resources. Metallic resources in the region include lead and zinc but there is no evidence of metallic mining in the Town. Non-metallic resources include sand, gravel, and limestone. Limestone for road building is one of the most significant non-metallic geologic resources in the area today.

3.2.10.1 NON-METALLIC MINE RECLAMATION

In June of 2001, all Wisconsin counties were obliged to adopt an ordinance for nonmetallic mine reclamation. The purpose of the ordinance was to achieve an approved post-mining land use, which would be in compliance with uniform reclamation standards. Uniform reclamation standards address environmental protection measures including topsoil salvage and storage, surface and groundwater protection, and concurrent reclamation to minimize acreage exposed to wind and water erosion.

3.2.10.2 QUARRIES

A quarry is a type of open-pit mine from which rock or minerals are extracted. Quarries are generally used for extracting building materials, such as dimension stone and are usually shallower than other types of open-pit mines. Types of rock extracted from quarries include cinders, coquina (a type of limestone), blue rock, granite, gritstone, limestone, marble, sandstone, and slate.

In level areas, quarries often have special engineering problems for drainage. Groundwater that seeps into the quarry pit must be pumped out. Many quarries fill with water to become ponds or small lakes after abandonment. Others have become landfills.

The Town of Sylvester has quarries in its jurisdiction. However, there is no need for the Town to have a policy regarding quarries because Sylvester relies on Green County policies and ordinances regarding nonmetallic mining. Refer to Map 3.1.1, Soils Map, to see quarries in the County.

3.2.11 OPEN SPACE AND PARKS

The value of open space lies in its inherent protection of ecologically sensitive areas including wetlands and water resources, important wildlife habitat, and sensitive soils. Preserving open spaces not only directly protects resources, but the space itself becomes a vital buffer zone because nothing can replace the visual impact of open space, whether it is agricultural land or woodlands.

Open space can take the form of parks, cropland and pastures, greenbelts, wetlands or floodplains. It can also serve many functions for a community other than recreation, such as

- Preservation of scenic and natural resources;
- Flood management;
- Protection of water resources;
- Preserving prime agricultural land;
- Limiting development that may occur;
- Buffering incompatible land uses;
- Structuring the community environment

At this time, the Town of Sylvester does not have any policies protecting the viewshed (scenic views and vistas), but the Planning Commission is interested in learning more about how they can. There are no regulations in the Town regarding landscaping of new or existing developments, nor is there a list of preferable plant species for such developments.

Signs and billboards exist within the open spaces of communities, at times having a negative visual aesthetic impact on the viewshed. Currently, the Town of Sylvester has no policy regarding signs and billboards.

3.2.12 LOCAL PARK AND RECREATION RESOURCES

Every jurisdiction is unique and can capitalize on its significance and natural beauty. For example, biking, driving, or walking tours can be designed to thread through areas of cultural, historical, or environmental significance. Parks can be part of a “chain” along a bike, horse, or ATV trail and can serve a limited neighborhood area, a portion of the community, or the entire community or region and provide land and facilities for outdoor recreation for residents and visitors.

Green County’s natural resources attract numerous recreational users, such as campers, bird watchers, cyclists, snowmobilers, bikers, 4-wheelers, horse back riders, hunters, anglers, etc. Although Sylvester does not actively promote its natural resources to recreational visitors, the Town has one trout streams that can be used by anglers.

The Planning Commission said that Sylvester has enough parks, trails, and other outdoor recreational spaces to meet the needs of visitors and residents alike. The Town has never completed an Outdoor Recreation Plan. Refer to the Town’s Natural and Recreational Resources Map 3.2.6 for parks in Green County.

3.2.13 LAND COVER

Map 3.2.6 shows the amount of natural resources in the Town of Sylvester. It also shows the location of forested lands, agricultural lands, open water, wetlands, rivers, and open space.

3.2.14 NATURAL RESOURCE AGENCIES AND PROGRAMS

There are a number of available state and federal programs to assist with agricultural, natural, and cultural resource planning and protection. Below are brief descriptions of various agencies and programs. Contact information has been provided for each agency. To find out more specific information or which program best fits your needs contact them directly.

**WISCONSIN DEPARTMENT OF
NATURAL RESOURCES (WI-DNR)**

101 S Webster St
Madison WI 53703

Phone: 608-266-2621
Fax: 608-261-4380

<http://www.dnr.state.wi.us>

**WISCONSIN DEPARTMENT OF NATURAL
RESOURCES (WI-DNR)**

The Department of Natural Resources is dedicated to the preservation, protection, effective management, and maintenance of Wisconsin's natural resources. It is responsible for implementing the laws of the state and, where applicable, the laws of the federal government that protect and enhance the natural resources of our state. It is the one agency charged with full

responsibility for coordinating the many disciplines and programs necessary to provide a clean environment and a full range of outdoor recreational opportunities for Wisconsin citizens and visitors. The Wisconsin DNR has a number of programs available ranging from threatened and endangered species to water quality to parks and open space to wetlands. The DNR is available to provide information on endangered and threatened species. See their website for the Endangered Resources (ER) Program at <http://www.dnr.state.wi.us/org/land/er/> or contact the Program at 608/266-7012.

The Bureau of Community Financial Assistance (CFA) administers grant and loan programs, under the WI-DNR. Financial program staff works closely with local governments and interested groups to develop and support projects that protect public health and the environment, and provide recreational opportunities.

**WISCONSIN DEPARTMENT OF
TRADE AND CONSUMER
PROTECTION (DATCP)**

2811 Agriculture Drive
PO Box 8911
Madison WI 53708

Phone: 608-224-4960

<http://www.datcp.state.wi.us>

**WISCONSIN DEPARTMENT OF TRADE AND
CONSUMER PROTECTION (DATCP)**

The Wisconsin Department of Trade and Consumer Protection inspects and licenses more than 100,000 businesses and individuals, analyzes millions of laboratory samples, conducts hundreds of hearings and investigations, educates businesses and consumers about best practices, adopts rules that have the force of law, and promotes Wisconsin agriculture at home and abroad.

Specifically DATCP has two divisions that relate directly to the agriculture and natural resource section of the comprehensive plan. The Environmental Division focuses on insects, land and water, as well as plants and animals. The Agricultural Division focuses on animals, crops, agricultural, land, and water resources.

**WISCONSIN NATURAL RESOURCES
CONSERVATION SERVICE (NRCS)**

6515 Watts Road,
Suite 200
Madison, WI 53719

Phone (608) 276-USDA

<http://www.wi.nrcs.usda.gov>

**WISCONSIN NATURAL RESOURCE
CONSERVATION SERVICE (NRCS)**

The Natural Resources Conservation Service is the federal agency that works with landowners on private lands to conserve natural resources. NRCS is part of the U.S. Department of Agriculture, formerly the Soil Conservation Service or "SCS".

Nearly three-fourths of the technical assistance provided by the agency goes to helping farmers and ranchers develop conservation systems uniquely suited to their land and individual ways of doing business. The agency also assists other private landowners and rural and urban communities to reduce erosion, conserve and protect water, and solve other resource problems.

**Environmental Protection Agency
Region 5
(Illinois, Indiana, Michigan,
Minnesota, Ohio, Wisconsin)**

Phone Toll Free within Region 5:
1-800-621-8431
9:00AM to 4:30PM CST

Phone: 312-353-2000
(<http://www.epa.gov>)

**ENVIRONMENTAL PROTECTION AGENCY
(EPA) REGION 5**

The Environmental Protection Agency is a federal agency of the United States government, responsible for regulating environmental pollution and environmental quality. The EPA has been one of the lead agencies within the United States Government on the climate change issue.

**NATURAL RESOURCES
CHAPTER ATTACHMENTS**

THREATENED AND ENDANGERED NATURAL COMMUNITIES OF GREEN COUNTY

Cedar Glade

Dry sandstone, quartzite or dolomite exposures vegetated with dense thickets of red cedar (*Juniperus virginiana*). Red maple (*Acer rubrum*), Paper birch (*Betula papyrifera*) and black and bur oaks (*Quercus velutina* and *Q. macrocarpa*) may also be present. This community is usually if not always the result of fire suppression on dry prairies, and in pre-settlement time it may have occurred only where extensive cliffs served as firebreaks. Common herbs include bluestem and grama grasses (*Andropogon spp.* and *Bouteloua spp.*), prickly-pear cactus (*Opuntia compressa*), flowering spurge (*Euphorbia corollata*), stiff sandwort (*Arenaria stricta*) and gray goldenrod (*Solidago nemoralis*).

Dry Cliff (Exposed Cliff of Curtis' community classification)

With dry vertical bedrock exposures, thin-soiled, very dry communities occur on many different rock types, which are thus quite varied in species composition. Scattered pines, oaks, or shrubs often occur. However, the most characteristic plants are often the ferns such as common polypody (*Polypodium vulgare*) and rusty woodsia (*Woodsia ilvensis*). The following herbs are also common, such as: columbine (*Aquilegia canadensis*), harebell (*Campanula rotundifolia*), pale corydalis (*Corydalis sempervirens*), juneberry (*Amelanchier spp.*), bush-honeysuckle (*Diervilla lonicera*), and rock spikemoss (*Selaginella rupestris*), and fringe bindweed (*Polygonum cilinode*).

Dry Prairie

This grassland community occurs on dry, often loess-derived soils, usually on steep south- or west-facing slopes or at the summits of river bluffs with sandstone or dolomite near the surface. Short to medium-sized prairie grasses such as little bluestem (*Schizachyrium scoparium*), side-oats grama (*Bouteloua curtipendula*), hairy grama (*B. hirsuta*), and prairie dropseed (*Sporobolus heterolepis*), are the dominants in this community, along with the larger big bluestem (*Andropogon gerardii*). Common shrubs and forbs include lead plant (*Amorpha canescens*), silky aster (*Aster sericeus*), flowering spurge (*Euphorbia corollata*), purple prairie-clover (*Petalostemum purpureum*), cylindrical blazing-star (*Liatris cylindracea*), and gray goldenrod (*Solidago nemoralis*).

Dry-Mesic Prairie

This grassland community occurs on slightly less droughty xeric sites than Dry Prairie and has many of the same dominant grasses, but taller species such as big bluestem (*Andropogon gerardii*) and Indian-grass (*Sorghastrum nutans*) dominate and are commoner than little bluestem (*A. scoparius*). Needle grass (*Stipa spartea*) may also be present. The forb-herb component is more diverse than in Dry Prairies, including many species that occur in both Dry and Mesic Prairies.

Floodplain Forest

(Replaces in part the **Southern Wet** and **Southern Wet-Mesic Forests** of Curtis)

This is a lowland hardwood forest community that occurs along large rivers, usually stream order 3 or higher, that flood periodically. The best development occurs along large southern rivers in southern Wisconsin, but this community is also found in the

northern Wisconsin. Canopy dominants may include silver maple (*Acer saccharinum*), river birch (*Betula nigra*), green ash (*Fraxinus pennsylvanica*), hackberry (*Celtis occidentalis*), swamp white oak (*Quercus bicolor*), and cottonwood (*Populus deltoides*). Buttonbush (*Cephalanthus occidentalis*) is a locally dominant shrub and may form dense thickets on the margins of oxbow lakes, sloughs, and ponds within the forest. Nettles (*Laportea canadensis* and *Urtica dioica*), sedges, ostrich fern (*Matteuccia struthiopteris*), and gray-headed coneflower (*Rudbeckia laciniata*) are important understory herbs, and lianas such as Virginia creepers (*Parthenocissus spp.*), grapes (*Vitis spp.*), Canada moonseed (*Menispermum canadense*), and poison-ivy (*Toxicodendron radicans*), are often common. Among the striking and characteristic herbs of this community are green-headed coneflower (*Rudbeckia laciniata*), cardinal flower (*Lobelia cardinalis*), green dragon (*Arisaema dracontium*), and false dragonhead (*Physostegia virginiana*).

Mesic Prairie

This grassland community occurs on rich, moist, well-drained sites. The dominant plant is the tall grass, big bluestem (*Andropogon gerardii*). The grasses little bluestem (*Andropogon scoparius*), indian grass (*Sorghastrum nutans*), porcupine grass (*Stipa spartea*), prairie dropseed (*Sporobolus heterolepis*), tall switchgrass (*Panicum virgatum*), and switch grass (*Bouteloua curtipendula*) are also frequent. The forb layer is diverse in the number, size, and physiognomy of the species. Common taxa include the prairie docks (*Silphium spp.*), lead plant (*Amorpha canescens*), heath and smooth asters (*Aster ericoides* and *A. laevis*), sand coreopsis (*Coreopsis palmata*), prairie sunflower (*Helianthus laetiflorus*), rattlesnake-master (*Eryngium yuccifolium*), flowering spurge (*Euphorbia corollata*), beebalm (*Monarda fistulosa*), prairie coneflower (*Ratibida pinnata*), and spiderwort (*Tradescantia ohioensis*).

Moist Cliff (Shaded Cliff of the Curtis community classification)

This "micro-community" occurs on shaded (by trees or the cliff itself because of aspect), moist to seeping mossy, vertical exposures of various rock types, most commonly sandstone and dolomite. Common species are columbine (*Aquilegia canadensis*), the fragile ferns (*Cystopteris bulbifera* and *C. fragilis*), wood ferns (*Dryopteris spp.*), polypody (*Polypodium vulgare*), rattlesnake root (*Prenanthes alba*), and wild sarsaparilla (*Aralia nudicaulis*). The rare flora of these cliffs vary markedly in different parts of the state; Driftless Area cliffs might have northern monkshood (*Aconitum noveboracense*), those on Lake Superior, butterwort (*Pinguicula vulgaris*), or those in Door County, green spleenwort (*Asplenium viride*).

Southern Dry Forest

Oaks are the dominant species in this upland forest community of dry sites. White oak (*Quercus alba*) and black oak (*Quercus velutina*) are dominant, often with admixtures of red and bur oaks (*Q. rubra* and *Q. macrocarpa*) and black cherry (*Prunus serotina*). In the well-developed shrub layer, brambles (*Rubus spp.*), gray dogwood (*Cornus racemosa*), and American hazelnut (*Corylus americana*) are common. Frequent herbaceous species are wild geranium (*Geranium maculatum*), false Solomon's-seal (*Smilacina racemosa*), hog-peanut (*Amphicarpaea bracteata*), and woodland sunflower (*Helianthus strumosus*).

Southern Dry-Mesic Forest

Red oak (*Quercus rubra*) is a common dominant tree of this upland forest community type. White oak (*Q. alba*), basswood (*Tilia americana*), sugar and red maples (*Acer saccharum* and *A. rubrum*), and white ash (*Fraxinus americana*) are also important. The herbaceous understory flora is diverse and includes many species listed under Southern Dry Forest, plus jack-in-the-pulpit (*Arisaema triphyllum*), enchanter's-nightshade (*Circaea lutetiana*), large-flowered bellwort (*Uvularia grandiflora*), interrupted fern (*Osmunda claytoniana*), Lady Fern (*Athyrium Filix-femina*), tick trefoils (*Desmodium glutinosum* and *D. nudiflorum*), and hog peanut (*Amphicarpa bracteata*). To the detriment of the oaks, mesophytic tree species are becoming increasingly important under current management practices and fire suppression policies.

Southern Mesic Forest

This upland forest community occurs on rich, well-drained soils. The dominant tree species is sugar maple (*Acer saccharum*), but basswood (*Tilia americana*) and (near Lake Michigan) beech (*Fagus grandifolia*) may be co-dominant. Many other trees are found in these forests, including those of the walnut family (*Juglandaceae*). The understory is typically open (sometimes brushy with species of gooseberry (*Ribes spp.*) if there is a past history of grazing) and supports fine spring ephemeral displays. Characteristic herbs are spring beauty (*Claytonia virginica*), trout-lilies (*Erythronium spp.*), trilliums (*Trillium spp.*), violets (*Viola spp.*), bloodroot (*Sanguinaria canadensis*), blue cohosh (*Caulophyllum thalictroides*), mayapple (*Podophyllum peltatum*), and Virginia waterleaf (*Hydrophyllum virginianum*).

Southern Sedge Meadow

Widespread in southern Wisconsin, this open wetland community is most typically a tussock marsh dominated by tussock sedge (*Carex stricta*) and Canada bluejoint grass (*Calamagrostis canadensis*). Common associates are water-horehound (*Lycopus uniflorus*), paniced aster (*Aster simplex*), blue flag (*Iris virginica*), Canada goldenrod (*Solidago canadensis*), spotted joe-pye-weed (*Eupatorium maculatum*), broad-leaved common cattail (*Typha latifolia*), and swamp milkweed (*Asclepias incarnata*). Reed canary grass (*Phalaris arundinacea*) may be dominant in grazed and/or ditched stands. Ditched stands can succeed quickly to Shrub-Carr.

Wet Prairie

This is a rather heterogeneous tall grassland community that shares characteristics of prairies, Southern Sedge Meadow, Calcareous Fen, and even Emergent Aquatic communities. The Wet Prairie's more wetland-like character can mean that sometimes very few true prairie species are present. Many of the stands assigned to this type by Curtis are currently classified as Wet-Mesic Prairies. The dominant graminoids are Canada bluejoint grass (*Calamagrostis canadensis*), cordgrass (*Spartina pectinata*), and prairie muhly (*Muhlenbergia glomerata*), plus several sedge (*Carex*) species including lake sedge (*C. lacustris*), water sedge (*C. aquatilis*), and wooly sedge (*C. lanuginosa*). Many herb species are shared with Wet-Mesic Prairies, but the following species are often prevalent: New England aster (*Aster novae-angliae*), swamp thistle (*Cirsium*

muticum), northern bedstraw (*Galium boreale*), yellow stargrass (*Hypoxis hirsuta*), cowbane (*Oxypolis rigidior*), tall meadow-rue (*Thalictrum dasycarpum*), golden alexander (*Zizia aurea*), and mountain-mint (*Pycnanthemum virginianum*).

3.3 CULTURAL RESOURCES

3.3.1 CHAPTER SUMMARY

The purpose of this section is to inventory and support the management of cultural resources in the Town of Sylvester. Many communities often ignore cultural and historic resources in order to deal with “real” issues facing their community. However, the proper appreciation of these assets is vital to the long-term success of a community. Respecting and utilizing these available resources increases the overall quality of life and provides opportunities for tourism.

Determining what defines cultural and historic resources has been left open to some interpretation. For the purpose of this report, historic resources include historic buildings and sites (as identified by the National Register of Historic Places), museums, churches, cemeteries, old country schools, and other buildings deemed appropriate by the community. The information presented here is to serve as a guide to cultural and historic resources but is not inclusive.



3.3.2 GOALS

The following are Cultural Resources Goals.

- **Preservation of cultural, historic, and archaeological sites.***

*Note: Part of the Smart Growth 14 Planning Goals.

3.3.3 OBJECTIVES AND POLICY RECOMMENDATIONS

The following are Cultural Resources Objectives and Policy Recommendations. They support the above goals and will guide cultural resource decisions in the Town of Sylvester over the next 20 years.

- **Encourage programs that educate local residents about the importance of cultural resources.**
- **Support partnerships with local clubs and organizations in order to protect important cultural areas held in common interest.**
- **Where and when appropriate, utilize county, state, and federal programs or grants to conserve, maintain, and protect cultural resources.**

3.3.4 BRIEF HISTORY OF GREEN COUNTY

Many of the first settlers to the Green County area were European immigrants from Switzerland. The fertile land was more than suitable for dairy farming and soon a bustling cheese industry was born. In the early 1900s, the number of cheese factories in Green County peaked at just over 200 (See Map 3.3.1 Cultural Resource Chapter Attachments). Today only twelve remain, offering many varieties of cheeses, including the only cheese factory in the nation that makes Limburger Cheese. Green County is also home to the Joseph Huber Brewing Company (located in Monroe), the nation's second oldest brewery. The Swiss heritage still has a large impact on the community and its influence can still be enjoyed in many of the County's Festivals. It can also still be seen in the architecture of many of Green County's buildings and homes, including the Green County courthouse built in 1891.

Prior to farming, many early immigrants came to the Green County region for mining purposes. The lead rush of the 1820s and 1830s attracted people to the area in masses. Many of today's cities and villages grew out of settlements platted by railroad companies. In 1835, Jacob Andrick entered a claim and platted a site for the town of New Mexico, present site of Lincoln Park. Several years later, Joseph Payne platted Monroe near the present location of the courthouse square. In 1836, the territorial legislature designated the County of Green, named after a Revolutionary War hero General Nathaniel Greene and the lush vegetation found in the region. Green County was sectioned into sixteen towns in 1850.

In 1839, Monroe was designated as the seat of Green County after Payne donated 120 acres to Green County. Eventually, Monroe absorbed the settlement of New Mexico. Monroe continued modest growth until the mid 1800s when the influx of Swiss immigrants and the dairy/cheese industry began to boom. Monroe served as the major service center for the production, warehousing, and retail sales of cheese. This economic success naturally encouraged service industries and social centers to become established.

3.3.5 CULTURAL RESOURCE PUBLICATIONS OR DOCUMENTATION

Maintaining a written record of cultural resources is an excellent way of educating residents about a community's past as well as encouraging tourism. The Town of Sylvester does not have any publications or pamphlets about the local cultural resources but may create this type of resource during the life of this plan. Green County does produce various visitor and tourism brochures and pamphlets. Contact the Green County Department of Tourism (608-329-1838) for more information.

3.3.6 LOCAL HISTORICAL SOCIETIES

Local historical societies provide an important service to communities by documenting, rehabilitating, maintaining, or promoting local cultural resources. There is no local historical society in the Town of Sylvester. The following lists the contact information for the Green County Historical Society:

Green County Historical Society
1218 17th Ave.
Monroe, WI 53566
Phone: (608) 325-2924

3.3.7 MUSEUM OR CULTURAL RESOURCE CENTER

Another way of preserving the past is through a local museum or cultural resource center. The Town of Sylvester does not have a local museum and is not interested in forming one at this time. The Green County Historical Museum is located at 1218 17th Ave., Monroe.

3.3.8 HISTORICAL MARKERS

Wisconsin Historical Markers identify, commemorate and honor the important people, places, and events that have contributed to the state's rich heritage. The Wisconsin Historical Society's Division of Historic Preservation administers the Historical Markers program. They can be contacted for more information. The Town of Sylvester does not have any State registered historical markers and is not interested in placing one at this time.

3.3.9 CULTURAL RESOURCE PROGRAMS AND SPECIAL EVENTS

Cultural Resource Programs and Special Events are very effective methods of bringing people (both residents and non-residents) of a community together to celebrate the cultural history of a community. Not only do these special events build community spirit, but they can also be important to a community's economy. The Town of Sylvester does not have any cultural resource programs or special events at this time.

Contact Green County (www.greencounty.org) to obtain the latest visitor guide to find out information about cultural resource programs and special events held in other communities in Green County. Below is a list of some of the major cultural resource programs and special events held in Green County.

- Apple Blossom Time (Monticello) – Saturday Before Mother's Day
- Breakfast on the Farm – Late May
- Depot Days of Green County (County Wide) – Last Weekend in April
- Green County Cheese Days (Monroe) – Third Weekend in September (even yrs)

- Green County Dairy Day – Late June
- Green County Fair – Begins Third Wednesday in July
- Monroe/World Honda Grand Prix Balloon Rally – Mid June
- Oktoberfest (New Glarus & Monroe) – Mid-October
- Summerfest (Browntown) – Mid-June
- William Tell Festival (New Glarus) – Labor Day Weekend
- Yesteryear Days (Albany) – Memorial Day Weekend

3.3.10 THREATS TO CULTURAL RESOURCES

Unfortunately, there are many threats to the cultural resources of a community. Whether it is development pressure, rehabilitation and maintenance costs, or simply the effects of time, it is often difficult to preserve the cultural resources in a community. The Town of Sylvester did not indicate any threats to the local cultural resources.

3.3.11 LOST CULTURAL RESOURCES OR BUILDINGS

Sometimes important cultural resources are lost due to the threats discussed previously. The only known cultural resources that have been lost in Town of Sylvester was the Dutch Hollow School that burned down.

3.3.12 HISTORICAL PRESERVATION ORDINANCES & COMMISSIONS

The establishment of a historical preservation ordinance and commission is one of the most proactive methods a community can take to preserve cultural resources. A historical preservation ordinance typically contains criteria for the designation of historic structures, districts, or places, and procedures for the nomination process. The ordinance further regulates the construction, alteration, or demolition of the exterior of a designated historic site or structure. Contact the Wisconsin Historical Society's Division of Historic Preservation for more information. The Town of Sylvester does not have a historic preservation ordinance or commission and is not interested in forming one at this time.

A community with a historic preservation ordinance may apply for Certified Local Government (CLG) status, with the Wisconsin State Historical Society. Once a community is certified, they become eligible for

- Matching sub-grants from the federal Historic Preservation Fund,
- Use of Wisconsin Historic Building Code,
- Reviewing National Register of Historic Places nominations allocated to the state.

3.3.13 CHURCHES

Churches historically have had a significant impact on the culture of a community. They sometimes are also the only places where rural residents can gather to discuss important issues in their community. Refer to Map 3.3.1 for churches in the Town of Sylvester.

3.3.14 CEMETERIES

Cemeteries are identified as prominent historic and cultural resources. They can provide an historic perspective of an area, providing the names and ethnicities of previous residents. Refer to Map 3.3.1 for cemeteries in the Town of Sylvester.

3.3.15 RURAL SCHOOLS

The old time, one-room schoolhouses once dotted the landscape, providing public education for mainly rural communities. Over time, these buildings were utilized less and less, as larger, more centrally located schools were built and students were bused in from rural areas. Nevertheless, the one room schoolhouse remains an icon of American rural culture. Refer to Map 3.3.1 for rural schools in the Town of Sylvester.

3.3.16 ARCHITECTURE AND HISTORY INVENTORY (AHI)

The Architecture and History Inventory (AHI) is a collection of information on historic buildings, structures, sites, objects, and historic districts throughout Wisconsin. The Wisconsin Historical Society's Division of Historic Preservation maintains the inventory. The AHI is comprised of written text and photographs of each property, which document the property's architecture and history. Most properties became part of the inventory as a result of a systematic architectural and historical survey beginning in 1970s. Caution should be used as the list is not comprehensive and some of the information may be dated, because some properties may have been altered or no longer exist. Due to cutbacks in funding, the Historical Society has not been able to properly maintain the database. In addition, many of the properties in the inventory are privately owned and are not open to the public. Inclusion of a property conveys no special status, rights or benefits to the owners. Contact the Wisconsin Historical Society for more information about the inventory. Refer to the Cultural Resources Attachments at the end of this chapter for a list of the AHI in the Town of Sylvester.

3.3.17 Archaeological Site Inventory (ASI)

The Archaeological Site Inventory (ASI) is a collection of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites throughout Wisconsin. The Wisconsin Historical Society's Division of Historic Preservation maintains the inventory. Similar to the AHI, the ASI is not a comprehensive or complete list; it only includes sites that have been reported to the Historical Society. The Historical Society estimates that less than 1% of the archaeological sites in the state have been identified. Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from intentional disturbance. Contact the Wisconsin Historical Society for more information about the inventory. Refer to the Cultural Resources Attachments at the end of this chapter for a list of the ASI in the Town of Sylvester.

3.3.18 STATE & NATIONAL REGISTER OF HISTORIC PLACES

The AHI contains all the documented historic sites in a community, as well, a list of those sites that are on the State and National Register of Historic Places. The National Register is the official national list of historic properties in America deemed worthy of preservation. It is maintained by the National Park Service (U.S. Department of the Interior). The State Register is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage and is maintained by the Wisconsin Historical Society's Division of Historic Preservation. Both listings include sites, buildings, structures, objects and districts that are significant in national, state or local history,

architecture, archaeology, engineering and culture. Contact the National Park Service or State Historical Society for more information of registration.

Refer to the Cultural Resources Attachments at the end of this chapter for a list of existing and potentially eligible State & National Register of Historic Places in the Town of Sylvester. The Town of Sylvester did not indicate an interest to register any sites at this time.

3.3.19 CULTURAL RESOURCE AGENCIES AND PROGRAMS

WISCONSIN HISTORICAL SOCIETY

The Society serves as the archives of the State of Wisconsin. It collects books, periodicals, maps, manuscripts, relics, newspapers, and audio and graphic materials as they relate to Wisconsin. It maintains a museum, library, and research facility in Madison, as well as a statewide system of historic sites, school services and area research centers. It administers a broad program of historic preservation and publishes a wide variety of historical materials, both scholarly and popular. The historical society can also provide assistance for various state and federal programs.

WISCONSIN HISTORICAL SOCIETY

Office of Preservation Planning
Division of Historic Preservation
Wisconsin Historical Society
816 State Street
Madison, WI 53706

Phone: 608-264-6500

<http://www.wisconsinhistory.org>

NATIONAL PARK SERVICE

The National Park Service administers the National Register of Historic Places. In addition to honorific recognition, listing in the National Register provides:

- Consideration in planning for Federal, federally licensed, and federally assisted projects,
- Eligibility for certain tax provisions,
- Qualification for Federal grants for historic preservation, when funds are available.

NATIONAL PARK SERVICE REGISTER OF HISTORIC PLACES

1201 Eye St., NW
8th Floor (MS 2280)
Washington, DC 20005

Phone: 202-354-2213

[http:// www.cr.nps.gov/nr](http://www.cr.nps.gov/nr)

NATIONAL TRUST FOR HISTORIC PRESERVATION

The National Trust for Historic Preservation is a nonprofit organization with more than 200,000 members. The Trust provides leadership, education, and advocacy training to support efforts to save America's historic places.

NATIONAL TRUST FOR HISTORIC PRESERVATION

1785 Massachusetts Ave., NW
Washington, DC 20036-2117

Phone: 202-588-6000

[http:// www.nationaltrust.org](http://www.nationaltrust.org)

Wisconsin Trust for Historic Preservation (WTHP)

The WTHP, established in 1986, is a private non-profit organization dedicated to the preservation of the historical, architectural, and archaeological heritage of Wisconsin. The Trust advocates for legislation and policies designed to encourage statewide historic preservation. Examples of some of the programs they initiate are:

- **Wisconsin Main Street Program**

A comprehensive program designed to revitalize designated downtowns and give new life to historic business districts

- **Heritage Tourism Initiative**

The Heritage Tourism Initiative has helped develop grassroots heritage tourism organizations by encouraging Wisconsin communities to use their unique features to tap into the mushrooming heritage tourism market -- and protect that heritage at the same time.

- **Agricultural Buildings Preservation Initiative**

Inspired by the National Trust's popular Barn Again! program, this initiative provides information and forums to help owners of historic agricultural buildings determine how to maintain and reuse their buildings.

**WISCONSIN TRUST FOR
HISTORIC PRESERVATION**

**23 North Pinckney Street,
Suite 330, PO Box 2288,
Madison, WI 53701-2288**

Phone: 608-255-0348

[http:// www.wthp.org](http://www.wthp.org)

**CULTURAL RESOURCES
CHAPTER ATTACHMENTS**

ARCHITECTURE AND HISTORIC INVENTORY (AHI)

10 records found where						
<ul style="list-style-type: none"> • County is GREEN • Civil town is SYLVESTER 						
SN	Record Number	Address	Historic Name	County	Municipality	Civil Town
1.	89068	State Highway 59		Green		Sylvester
2.	89069	Rechsteiner Rd		Green		Sylvester
3.	89070	Rechsteiner Rd		Green		Sylvester
4.	89072	County Highway Ff		Green		Sylvester
5.	89073	Dutch Hollow Rd	John Elmer	Green		Sylvester
6.	89074	State Highway 59		Green		Sylvester
7.	89075	Nw Corner Of County Highway S And Greenbus Highway		Green		Sylvester
8.	89076	Monroe-Sylvester Town Rd		Green		Sylvester
9.	89077	Kubly Rd		Green		Sylvester
10.	89079	Kubly Rd		Green		Sylvester

Compiled by Richard A. Bernstein, Preservation Planner
 Office of Preservation Planning
 Division of Historic Preservation
 Wisconsin Historical Society

February 2004

ARCHAEOLOGICAL SITES AND CEMETERIES (ASD)

Archaeological sites and burials in the Civil Town of SYLVESTER, Green County, Wisconsin

Site # / Burial Code	Site Name / Type	Cultural Study Unit	TRS
GR-0156	Juda 1. Campsite/Village	1. Late Woodland 2. Middle Woodland	2, 8, E, 36
BGR-0035	Mt. Vernon Cemetery 1. Cemetery/Burial	1. Historic Euro-American	1, 8, E, 1 2, 8, E, 36
BGR-0059	Unnamed Cemetery 1. Cemetery/Burial	1. Historic Euro-American	2, 8, E, 2
BGR-0060	Unnamed Cemetery 1. Cemetery/Burial	1. Historic Euro-American	2, 8, E, 10
BGR-0061	Dutch Hollow Cemetery 1. Cemetery/Burial	1. Historic Euro-American	2, 8, E, 5

Office of State Archaeology
 Historic Preservation Division
 Wisconsin Historical Society
 John H. Broihahn
 jhbroihahn@whs.wisc.edu
 608-264-6496

February 2004

4. HOUSING

4.1 CHAPTER SUMMARY

Housing is a basic necessity of life and an important part of the comprehensive planning process. The purposes of this section are to assess the current housing stock in the Town of Sylvester and to identify policies and programs that will help meet existing and forecasted housing demand. The housing stock assessment includes the age, value, and type (e.g. single-family or multi-family) of existing housing units; as well as occupancy characteristics such as tenure (owner occupied vs. renter occupied), and affordability (the percentage of monthly income residents spend on housing costs). Policies and programs focus on maintaining the quality of the existing housing stock in the town, and also on maintaining the rural character of the town.



Wisconsin State Statute 66.1001(2)(b)

(b) Housing element.

A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.

4.2 GOALS

The following are Housing Goals.

- **Provide an adequate supply of affordable housing for individuals of all income levels throughout the community.***

*Note: Part of the Smart Growth 14 Planning Goals.

4.3 OBJECTIVES AND POLICY RECOMMENDATIONS

The following are Housing Objectives and Policy Recommendations. They support the above goals and will guide housing decisions in the Town of Sylvester over the next 20 years.

- **Encourage single family housing.**
- **Encourage the location of multi-family apartment buildings, senior housing and special needs housing near or inside cities and villages, where there is easier access to public services and facilities.**
- **Discourage new housing development in areas where soils, slopes, or topography are not suitable.**
- **Encourage future residential development in areas that can be served with public utilities and community facilities.**
- **Encourage housing developers to cluster homes on smaller lots while preserving open space in the development.**
- **Encourage clustering rural residential homes away from agricultural operations.**
- **Encourage the location of new residential developments within (infill development) or close to existing residential developments.**
- **Impose impact fees on new development to mitigate the capital costs of new public facilities/services necessitated by the development.**
- **Review new housing proposals and support those that meet the community's housing needs and are consistent with the policies in this comprehensive plan.**
- **Encourage the preservation and rehabilitation of the community's existing housing stock.**

- **Where and when appropriate, utilize county, state, and federal programs or grants to maintain existing housing or to support the construction of future housing.**

4.4 HOUSING CHARACTERISTICS

4.4.1 HOUSEHOLDS AND HOUSING UNITS: PAST, PRESENT, AND FUTURE

The Town of Sylvester has experienced inconsistent growth over the past few decades. Total households increased by 39 percent in the 1970’s, and by 21 percent in the 1990’s, but actually fell one percent in the 1980’s (Table 4.1). Assuming that the number of people per household will stabilize at 2.5 (1990 & 2000 county average), population projections suggest that the town will gain at least 58 additional households by 2030, and as many as 117 more (Figure 4.1). It is important to keep in mind, however, that these projections are based on past trends and do not reflect the potential impact of unprecedented development pressures. Recent growth trends to the north and east are much higher and suggest the possibility of similar growth in the Town of Sylvester in the next 20 years (Map 4.1 & Map 4.2, Housing Chapter Attachments).

Table 4.1 Housing Statistics (Source: US Census)

Housing	Town of Sylvester Number	Green County Number	Wisconsin Number
Total Households (1970) *	173	8,387	1,328,804
Total Households (1980)	241	10,759	1,652,261
Total Households (1990)	238	12,087	2,055,774
Total Households (2000)	289	13,212	2,084,544
People per Household (1970)	4.0	3.2	3.3
People per Household (1980)	3.3	2.8	2.8
People per Household (1990)	3.0	2.5	2.4
People per Household (2000)	2.8	2.5	2.6
Housing Units 1970 **	183	8,889	1,473,000
Housing Units 1980	253	11,317	1,863,897
Housing Units 1990	261	11,541	1,822,118
Housing Units 2000	309	13,878	2,321,144

*Total Households equal the number of occupied housing units.

**Total Housing Units are all those available, including occupied and vacant units

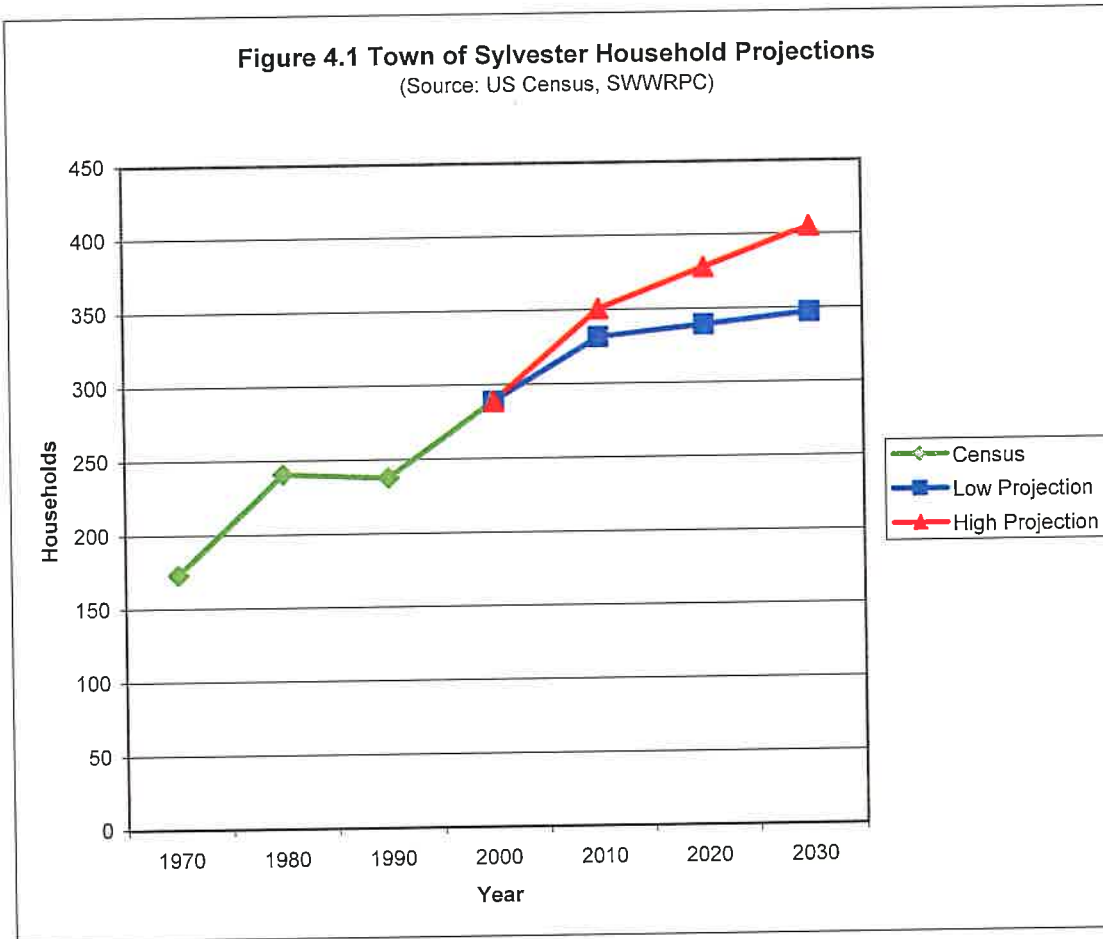


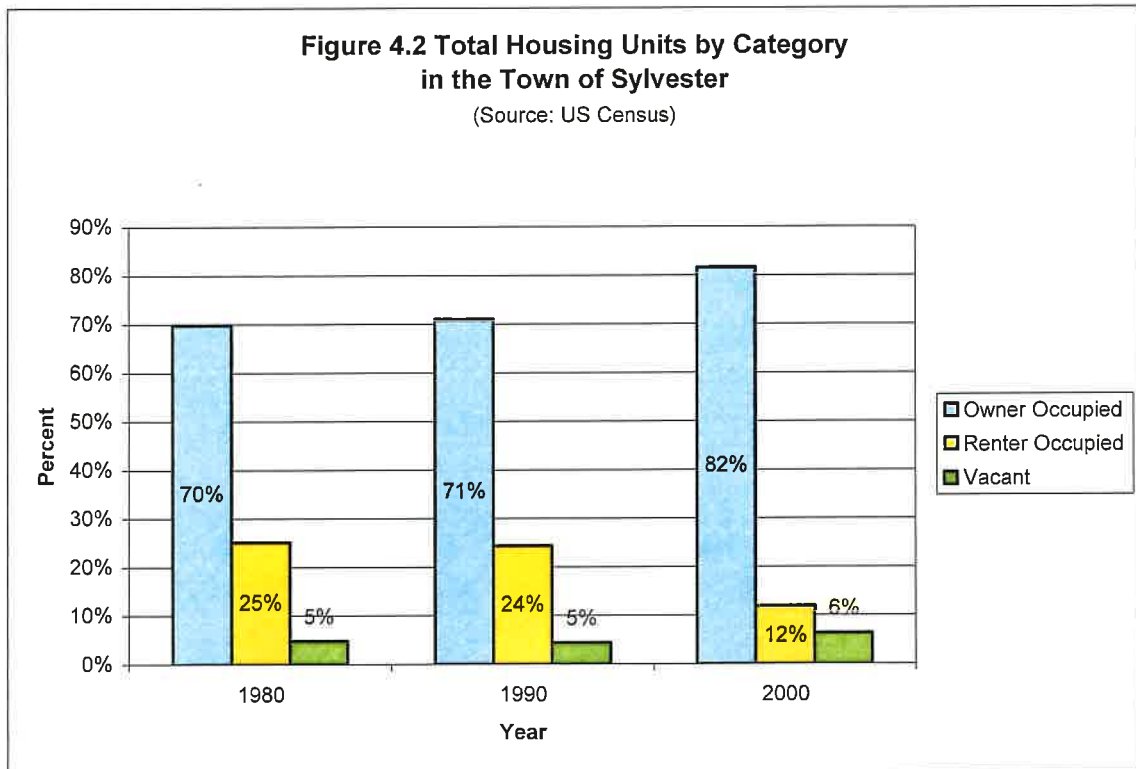
Figure 4.1 shows the projected households for the years 2010, 2020, and 2030. The red line indicates the high projection for additional households, while the blue line indicates the low projection for additional households. Household projections are based on the population projection figures and an average household size of 2.5 people. Housing unit projections are based on a 5% vacancy rate.

4.4.2 OCCUPANCY CHARACTERISTICS

Of the 309 housing units in the Town of Sylvester in 2000, 82 percent were owner-occupied, 12 percent were renter-occupied, and six percent were vacant (Figure 4.2). Renter-occupied units declined 42 percent between 1990 and 2000 – there were 27 fewer rental units in 2000 than in 1990 (Table 4.2). Rental units in rural areas like the Town of Sylvester are often owned either by older farmers who have retired and moved to urban areas or by investor landowners who are holding the land for future development or for a future retirement home.

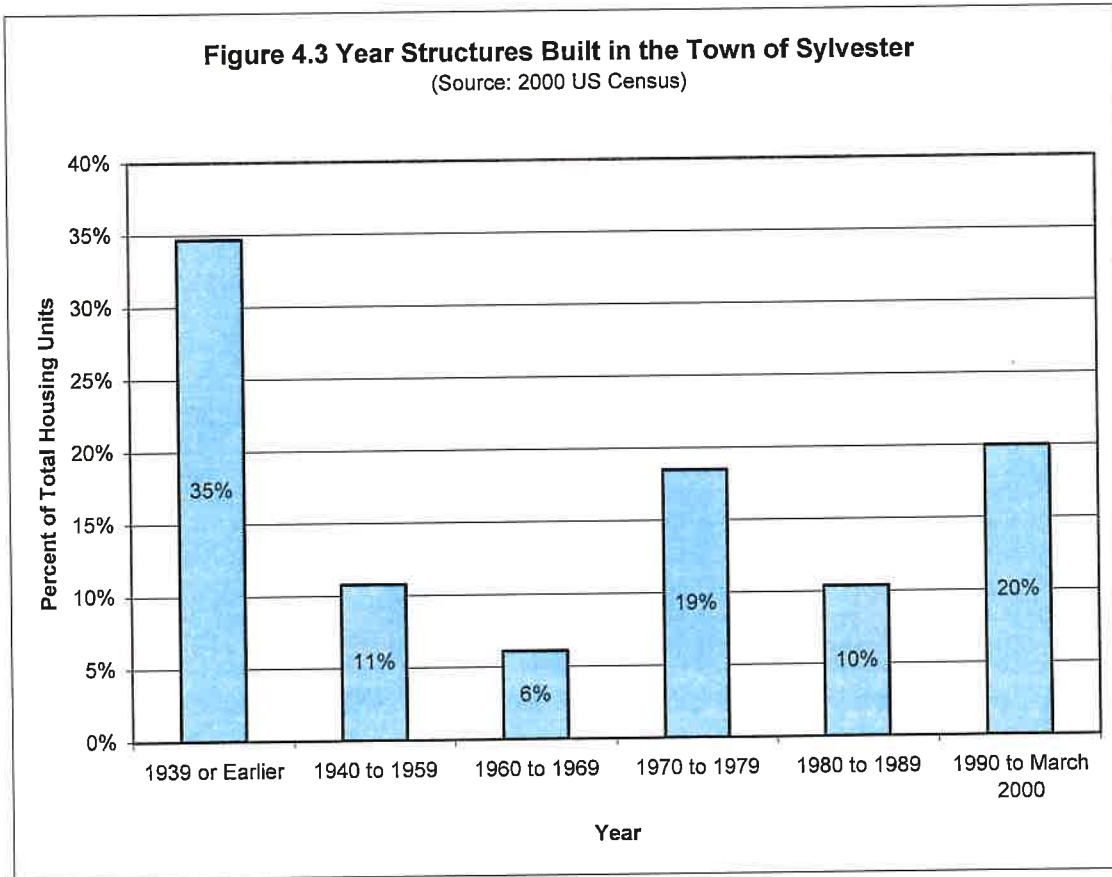
Table 4.2 Occupancy characteristics, with percent change 1990-2000 (Source: US Census)

Jurisdiction	Total housing units (2000)	Change since 1990	Owner occupied (2000)	Change since 1990	Renter occupied (2000)	Change since 1990	Vacant Housing Units (2000)	Change since 1990
Green County	13,878	15%	9,737	22%	3,475	-2%	666	22%
Town of Sylvester	309	18%	252	35%	37	-42%	20	67%



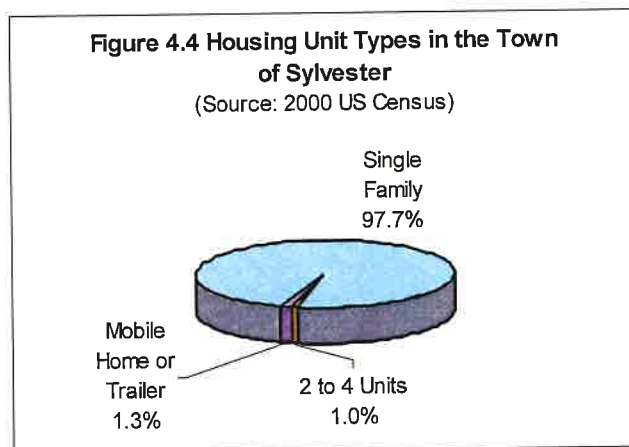
4.4.3 AGE AND CONDITION CHARACTERISTICS

The age of a home is a simplistic measure for the likelihood of problems or repair needs. Older homes, even when well-cared for, are generally less energy efficient than more recently-built homes and are more likely to have components now known to be unsafe, such as lead pipes, lead paint, and asbestos products. Of the Town of Sylvester’s 309 housing units, 52 percent were built before 1970 and 35 percent were built before 1940 (Figure 4.3).



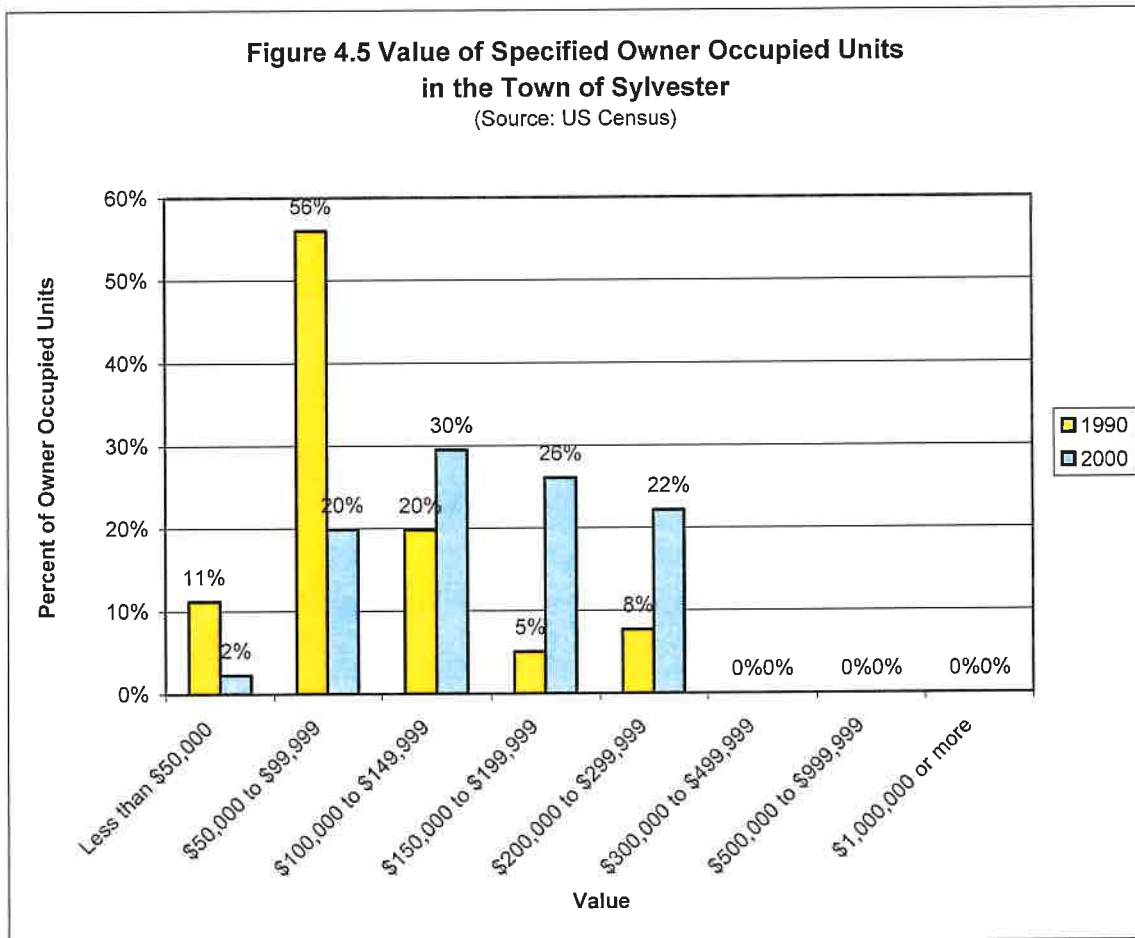
4.4.4 STRUCTURAL CHARACTERISTICS

As of the 2000 US Census, 98 percent of the Town of Sylvester’s 309 housing units were single-family homes (Figure 4.4).



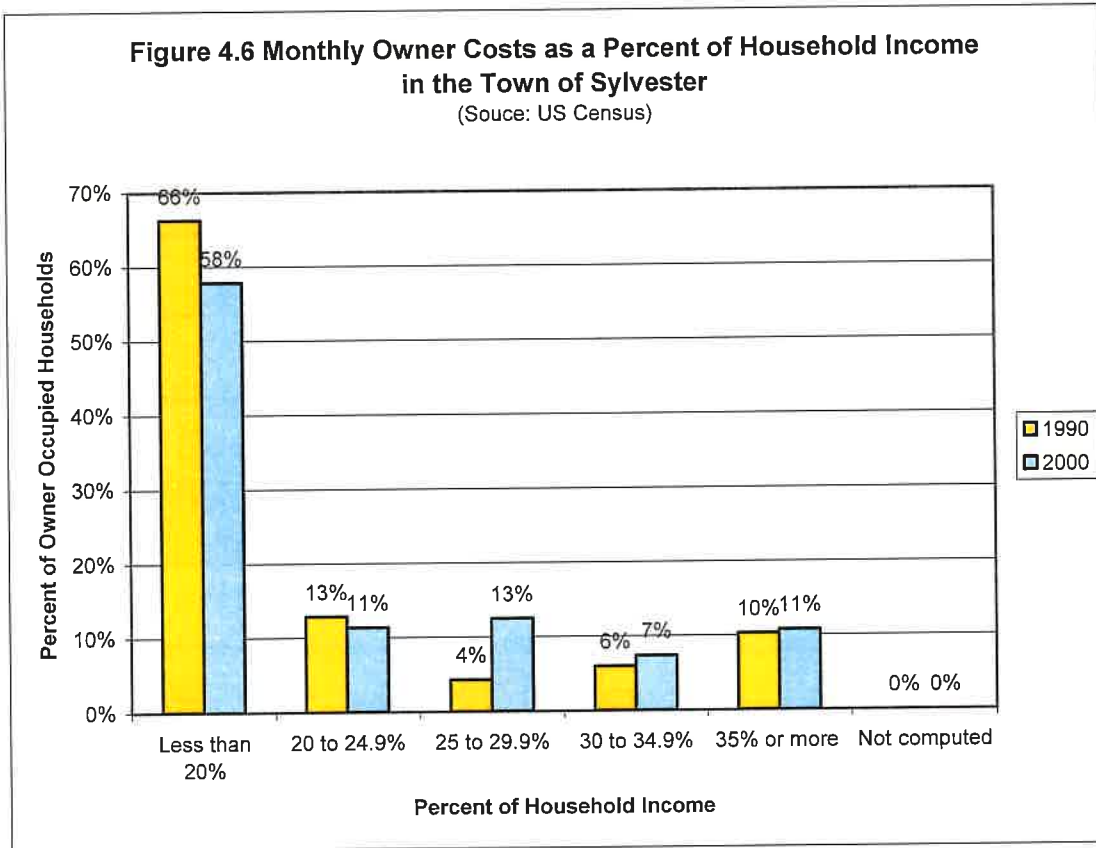
4.4.5 VALUE CHARACTERISTICS

The 2000 median value for specified owner-occupied homes in the Town of Sylvester was \$147,100 (151 percent of the Green County 2000 median home value). Home values increased in the 1990's, due both to inflation and new construction. Whereas 67 percent of single-family homes were valued below \$100,000 in the 1990 U.S. Census, 78 percent were valued above \$100,000 in 2000, including 22 percent of homes valued above \$200,000 (Figure 4.5).



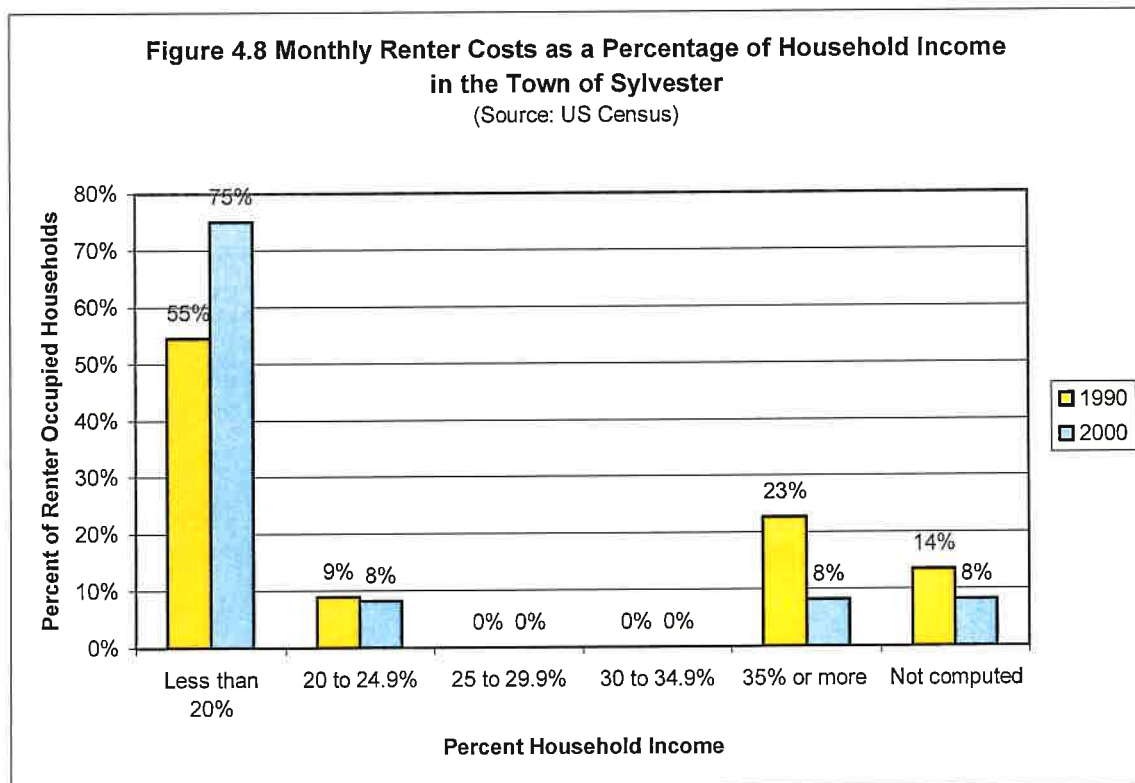
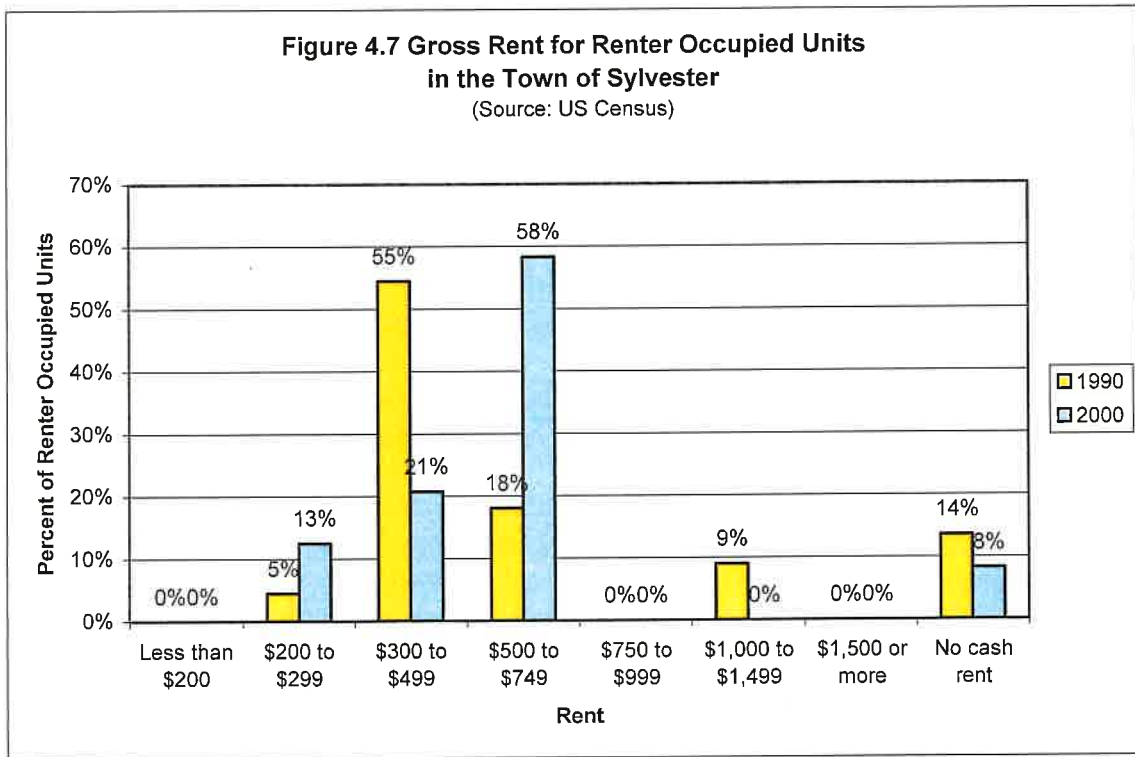
4.4.6 HOUSING AFFORDABILITY CHARACTERISTICS

Housing is considered to be affordable when the owner’s or renter’s monthly costs do not exceed 30 percent of their total gross monthly income. Among households that own their homes, 18 percent exceeded the “affordable” threshold in 2000 (Figure 4.6). Allowing residents to purchase and maintain manufactured homes is one method of ensuring that there are affordable options for prospective homeowners.



Households that rent their housing paid between \$200 and \$750 in 2000, and most paid between \$500 and \$750 (Figure 4.7). Only eight percent of renter-occupied households paid more than 30 percent of monthly household income for rent (Figure 4.8). It is important to note that the higher rents may include land or tenant farming, and in those cases the rent for housing alone is lower than indicated. Also, as many older farmers retire they have moved to urban areas but kept ownership of their house and land, renting out each separately. In addition, Green County has many developers who have purchased land as an investment and are renting either the house or land for supplemental income.

The Town of Sylvester recognizes that affordable rental housing and housing for residents with special needs are important to the community, but it also recognizes that the infrastructure and public services needed to support such housing are not available in rural areas. For this reason the Town encourages the development of such housing in or near cities and villages.



4.5 HOUSING AGENCIES AND PROGRAMS

In 2004, three programs provided financial assistance for Green County homeowners.

- Community Development Block Grants (CDBG): \$270,000 in zero interest revolving loan funds were provided to 19 low- and moderate-income homeowners to finance home repairs.
- Home Investment Partnership (HOME) Homebuyer Program: \$120,500 in zero interest loan funds were used to help 14 former renters purchase homes.
- Housing Cost Reduction Initiative (HCRI): \$27,000 in zero interest revolving loan funds were distributed to help 9 households purchase homes.

For 2005 only the HOME program was funded again for Green County, making \$162,000 in loan funds available for low- and moderate-income homebuyers.

The only program in 2004 that provides ongoing rental assistance to low-income Green County residents is the Section 8 Rental Voucher Program. Eligible households earn 50 percent or less of the Green County median household income. As of November, 2004 there are 18 households receiving Section 8 vouchers, and a waiting list of two to four years for new applicants.

To learn which programs are currently available in Green County, contact Green County Human Services at (608) 328-9393.

There are other state and federal programs available to which interested local governments and non-profit organizations can apply for funding. Below are brief descriptions of the agencies with funding available and the programs they offer. To find specific information or determine which program best fits your needs contact them directly.

WISCONSIN DEPARTMENT OF HOUSING AND INTERGOVERNMENTAL RELATIONS – BUREAU OF HOUSING (DHIR_BOH)

More than \$40 million is distributed annually to improve the supply of affordable housing for Wisconsin residents. The Bureau of Housing is involved in the following programs:

- Administers federal housing funds such as Home Investment Partnerships (HOME) and Community Development Block Grants (CDBG)
- Administers a variety of programs for persons with Special Needs (Homeless)
- Provides state housing funds through local housing organizations
- Coordinates housing assistance programs with those of other state and local housing agencies
- Develops state housing policy and provides housing information and technical assistance

**WISCONSIN BUREAU OF
HOUSING - DEPARTMENT OF
ADMINISTRATION**

**101 East Wilson Street
Madison, WI 53702**

**Phone: 608-266-0288
<http://www.doa.state.wi.us/dhir>**

WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY (WHEDA)

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by providing information and creative financing to stimulate and preserve affordable housing, small business, and agribusiness as a stimulus to the Wisconsin economy.

- WHEDA offers programs for both single and multi-family units. Below are examples of projects that may qualify for WHEDA Multifamily Loans.
- New construction
- Acquisition and/or rehabilitation of existing properties
- Historic preservation
- Community-based residential facilities
- Assisted living facilities
- Section 8 properties

WHEDA (Madison Office)

**201 W. Washington Ave.
Suite 700
P.O. Box 1728
Madison, WI 53701-1728**

**Phone: 1-800-362-2761
<http://www.wheda.com>**

UNITED STATES DEPARTMENT OF AGRICULTURE – RURAL DEVELOPMENT (USDA-RD)

The Rural Housing Service helps rural communities and individuals by providing loans and grants for housing and community facilities. Funding is provided for single family homes, apartments for low-income persons or the elderly, housing for farm laborers, child care centers, fire and police stations, hospitals, libraries, nursing homes, schools, and much more.

- The Rural Housing Service (RHS) is an agency of the U.S. Department of Agriculture (USDA). Located within the Department's Rural Development mission area, RHS operates a broad range of programs to provide:
 - Homeownership options to individuals;
 - Housing rehabilitation and preservation funding;
 - Rental assistance to tenants of RHS-funded multi-family housing complexes
 - Farm labor housing;
 - Help developers of multi-family housing projects, like assisted housing for the elderly, disabled, or apartment buildings; and
 - Community facilities, such as libraries, childcare centers, schools, municipal buildings, and firefighting equipment in Indian groups, nonprofit organizations, communities, and local governments.

USDA RURAL DEVELOPMENT OF WISCONSIN

**4949 Kirschling Ct
Stevens Point, WI 54481**

**Phone: (715) 345-7615
FAX: (715) 345-7669
<http://www.rurdev.usda.gov/wi/>
<http://www.rurdev.usda.gov/rhs/>**

UNITED STATES HOUSING AND URBAN DEVELOPMENT DEPARTMENT (HUD)

The mission of HUD is to provide decent, safe, and sanitary home and suitable living environment for every American. More specifically the programs of HUD are aimed at the following:

- Creating opportunities for homeownership

- Providing housing assistance for low-income persons
- Working to create, rehabilitate and maintain the nation's affordable housing
- Enforcing the nation's fair housing laws
- Helping the homeless
- Spurring economic growth in distressed neighborhoods
- Helping local communities meet their development needs

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
(HUD)**

**451 7th Street S.W.
Washington, DC 20410**

**Phone: (202) 708-1112
<http://www.hud.gov>**

**HOUSING
CHAPTER ATTACHMENTS**

5.0 TRANSPORTATION

5.1 CHAPTER SUMMARY

A community's transportation infrastructure supports the varied needs of its residents, local businesses, visitors, and through-traffic. The Transportation Chapter summarizes the local transportation system and, based on local input, provides a 20-year jurisdictional plan that can serve as a resource guide and implementation tool.



Wisconsin State Statute 66.1001(2)(c)

(c) Transportation Element

A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, electric personal assistive mobility devices, walking, railroads, air transportation, trucking, and water transportation. The element shall compare the local governmental unit's objectives, policies, goals, and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.

Beginning on January 1, 2010, any program or action of a local governmental unit that affects land use shall be consistent with that local governmental unit's comprehensive plan, including ... (m) An improvement of a transportation facility that is undertaken under s. 84.185

5.2 GOALS

The following are Transportation Goals.

- **Encouragement of neighborhood designs that support a range of transportation choices.***
- **Providing an integrated, efficient, and economical transportation system that affords mobility, convenience, safety, and meets the needs of all citizens, including transit-dependent and disabled citizens.***

* Note: Part of the Smart Growth 14 Planning Goals.

5.3 OBJECTIVES AND POLICY RECOMMENDATIONS

The Town of Sylvester's Plan Commission identified the following Transportation Objectives and Policy Recommendations. These support the aforementioned goals and will guide transportation decision-making in the Town of Sylvester over the next 20 years. More information on these topics is included in the indicated sections.

SECTION 5.3.1 HIGHWAYS & LOCAL ROADS

- **An area development plan should be submitted as a condition of all subdivision review in order to ensure that proposed new roads can connect to adjacent properties and to avoid unnecessary cul-du-sacs and loops that increase maintenance costs.**
- **Development of all kinds, including roads, shall be coordinated and be in conformance with all established rules and regulations as specified through local ordinances.**
- **No new development shall be allowed to locate within the right-of-way along any existing or future public road.**
- **Where and when appropriate, coordinate with the Green County Highway Department and the WisDOT on planning for the siting of residential, commercial, industrial, and other developments to ensure that safety, efficiency, and access management are preserved along all existing or future roadways.**
- **The Town requires a Traffic Impact Analysis be submitted by developers, in conjunction with the WisDot, for any type of large development that is anticipated by the community to generate a large volume of new traffic on local roads.**
- **Direct future residential, commercial, and industrial development to roadways capable of accommodating resulting traffic.**

SECTION 5.3.2 TRAFFIC SAFETY

- **Provide and maintain a safe and reliable transportation network.**

- Reduce accident exposure by improving roadways and bridges.

SECTION 5.3.3 ACCESS MANAGEMENT

- The Town should utilize the existing road network to the greatest extent possible, in order to minimize future road maintenance costs and to avoid the fragmentation of woodland and farmland.
- Developers should be required to pay the cost of road improvements or construction and these must meet the local road or street design standards.
- Where appropriate, shared driveways will be encouraged to minimize the number of access points on local streets/roads.
- Ensure that new roads can connect to existing and planned roads on abutting properties whenever possible, to facilitate emergency access and well-planned developments.
- Maintain access management controls along all Town roadways (i.e., driveway permits).

SECTION 5.3.4 TRANSIT

- Coordinate with the Green County Social Services, and any other appropriate agencies, to ensure that transportation options for the elderly and disabled populace meet local needs.

SECTION 5.3.7 MAINTENANCE & IMPROVEMENTS

- New roads should be designed and located in such a manner as to encourage the maintenance and preservation of natural topography, cover, agricultural land, environmental corridors, significant landmarks, and to preserve views and vistas.
- Information from the PASER (Pavement Service and Evaluation Rating System), or a similar program, should be used to maintain a transportation plan to address long term needs for road upgrades and/or for the construction of new roads.
- Utility maintenance, construction, and upgrades will be coordinated with road improvements, whenever feasible.
- Formal truck routes should be established and truck weight limits should be enforced by the county.
- Where and when appropriate, coordinate with the Green County Highway Department and the WisDOT for future improvements to community roads.
- When and where appropriate, utilize county, state, and federal programs or grants to maintain, enhance, or construct new transportation facilities and services.

Specifically, the Town of Sylvester's Plan Commission ranked these transportation priorities for meeting local needs (#1 has the highest priority):

1. Transportation safety
2. Connectivity with the larger transportation system
3. Transportation to support economic development
4. Agricultural-vehicle mobility
5. Freight mobility
6. Transportation needs of the elderly and disabled
7. Recreational transportation uses
8. Tourism (including preservation of rural views)

The Plan Commission was asked to identify primary transportation issues and concerns:

- Most Satisfactory: Well maintained, blacktopped roads and the airport.
- Least Satisfactory: No shoulders on roads.
- Needed Improvements: Tree cutting along roads.

The Plan Commission also identified transportation projects or issues that they foresee:

- In the next 10 years: Future roads in subdivisions if needed.
- In the next 20 years (the planning window for the comprehensive planning process): Future roads in subdivisions if needed.

5.4 TRANSPORTATION INFRASTRUCTURE & ISSUES

There are places where people have daily transportation options that include driving, taking the train, riding the bus, bicycling, or walking. In rural areas many of these options may not be practical and others are simply not available. It may seem that local planning input has little relation to a much larger system like transportation. However, the residents of towns, villages, and cities – and the elected and appointed officials who represent them – have good reason to care about local transportation needs related to:

- Mobility needs of the elderly and disabled
- Freight mobility
- Connectivity with the larger transportation system
- Supporting economic development
- Transportation safety
- Agricultural-vehicle mobility
- Recreational transportation uses
- Tourism (including preservation of rural views)

5.5 U.S. CENSUS

Transportation-related data from the 2000 U.S. Census is included in the Transportation Chapter Attachments. For example, a large share of Green County's labor force works outside of the county. Over the next 20 years, Green County's population is projected to increase and a growing percentage will be elderly. The population of the Town of Sylvester is projected to increase from 809, in the year 2000, to 848, or more, by the year 2020. Additional housing will yield increased trip generation (for more information related to housing projections, see the

Housing Chapter). With these demographic shifts, we can anticipate increased use of transportation infrastructure and greater need for transportation services.

5.6 COMMUTING PATTERNS

According to the Wisconsin Department of Workforce Development (DWD), roughly 34% of the workers who live in the county leave the county to go to their jobs – more than 6,000 people. Three in every five workers who leave the county head for employers in Dane County and half of them travel to Madison. Since 1990 the number of commuters to Dane County has more than doubled. The second most popular destination is the City of Janesville in Rock County. Employers in the cities of Belleville in Dane County and Evansville in Rock County also attract more than 300 Green County workers.

Employers in Green County attract roughly 3,550 workers who travel to jobs in the county. Most of these workers travel from Lafayette County and are headed to employers in Monroe, which is also the destination for the majority of workers from Stephenson County, Illinois. Overall, employers in Monroe attract nearly two out of every three workers from neighboring communities. Table 5.1 shows the number of Green County residents that commute to the listed counties and the number of residents from the listed counties that commute into Green County (based on the 2000 U.S. Census).

Table 5.1 Green County Commuting Patterns

	1970 Green Co. residents commuting to listed county	2000 Green Co. residents commuting to listed county	2000 residents of listed, county commuting into Green Co.	2000 net gain or loss of workers
Dane Co., WI	527	3652	541	-3111
Rock Co., WI	428	1308	594	-714
Stephenson Co., IL	226	257	747	490
Lafayette Co., WI	58	225	1032	807
Winnebago Co., IL	NA (Not Available)	217	61	-156
Iowa Co., WI	11	44	55	11
Sauk Co., WI	NA	36	39	3
Cook Co., IL	NA	29	9	-20
Boone Co., IL	NA	26	NA	NA
Walworth Co., WI	NA	25	29	4
Elsewhere	NA	226	445	219

1970 data from SWWRPC Planning Report #4

2000 data from DWD (U.S. Dept. of Commerce, Census 2000, County-to-county worker-flow files)

For more information related to commuting, see the Transportation Chapter Attachments.

5.6.1 HIGHWAYS & LOCAL ROADS

The Town of Sylvester has a total of 59.46 miles of roads (see the Transportation Chapter Attachments for more information):

- 15.31 miles of County Trunk Highways
- 44.15 miles of Local Roads.

Residents were asked to rate transportation in their jurisdiction; of those who responded,

- 92% Strongly Agreed (SA) or Agreed (A) that Green County’s overall network (roads, streets, and highways) meets the needs of its citizens.
- 76% Strongly Agreed (SA) or Agreed (A) that the condition of local roads in the Town of Sylvester are adequate for intended uses.
- The Plan Commission indicated that there are not traffic volume issues.

5.6.2 FUNCTIONAL CLASSIFICATION SYSTEM

The transportation system is classified according to primary function representing very different purposes: 1) mobility and efficient travel and 2) access to properties. Simply put, when there are more access points, carrying capacity is reduced and safety is compromised.

- **Principal Arterials** accommodate interstate and interregional trips.
- **Minor Arterials** accommodate interregional and inter-area traffic movements.
- **Major Collectors** serve moderate-sized communities and intra-area traffic generators.
- **Minor Collectors** link local roads to higher capacity roads and smaller communities.
- **Local Roads** provide access to residential, commercial, and industrial development.

In addition to this hierarchy, jurisdictions may nominate local roads for the state’s **Rustic Roads Program**. Currently Green County has four designated Rustic Roads in the Towns of Decatur (#27), New Glarus (#81), Spring Grove (#90), Jordan and Adams (#94).

Table 5.2 Road Functional Classification in the Town of Sylvester.

Road Classification	Qualifying Roads
Principal Arterials serve urban areas with populations greater than 5,000 and may be interstate highways, freeways, expressways, four-lane divided highways, or two-lane highways. Cross traffic is usually accommodated at-grade, with or without signalized intersections. If intersections are not signalized, through-traffic on the Principal Arterial is given preference	STH 11
Minor Arterials serve cities, communities, and other major traffic generators in combination with Principal Arterials. They carry moderate length neighborhood trips and channel traffic from collectors and local streets to Principal Arterials. They may include four-lane divided highways, two-lane highways, and county trunk highways. They are designed to carry traffic and provide access to abutting property. Cross traffic is accommodated with at-grade intersections without signals.	STH 59
Major Collectors provide service to moderate sized communities and intra-area traffic generators, linking them to larger population centers and higher-function highways. Many county trunk highways fall into this classification.	CTH S, Greenbush Road
Minor Collectors carry traffic from local roads and link smaller communities with higher-function roads. Minor Collectors provide service to smaller communities and rural areas.	

<p>Jurisdictional Transfers (JT) recommended in the <i>Green County Functional and Jurisdictional Highway Plan Update – 1991</i> and their current status (2004).</p>	<p>JT from County to Local: CTH FF between CTH F and STH 69. Status: No JT.</p> <p>JT from County to Local: CTH SS between CTH OK and STH 59. Status: No JT.</p> <p>JT from Local to County: Green Bush Road from STH 59 to CTH SS. Status: No JT.</p> <p>JT from Local to County: Reichsteiner, Purintun, and Schneeberger Roads between CTH EE and STH 59. No JT.</p>
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Source: Green County Functional and Jurisdictional Highway Plan Update – 1991.

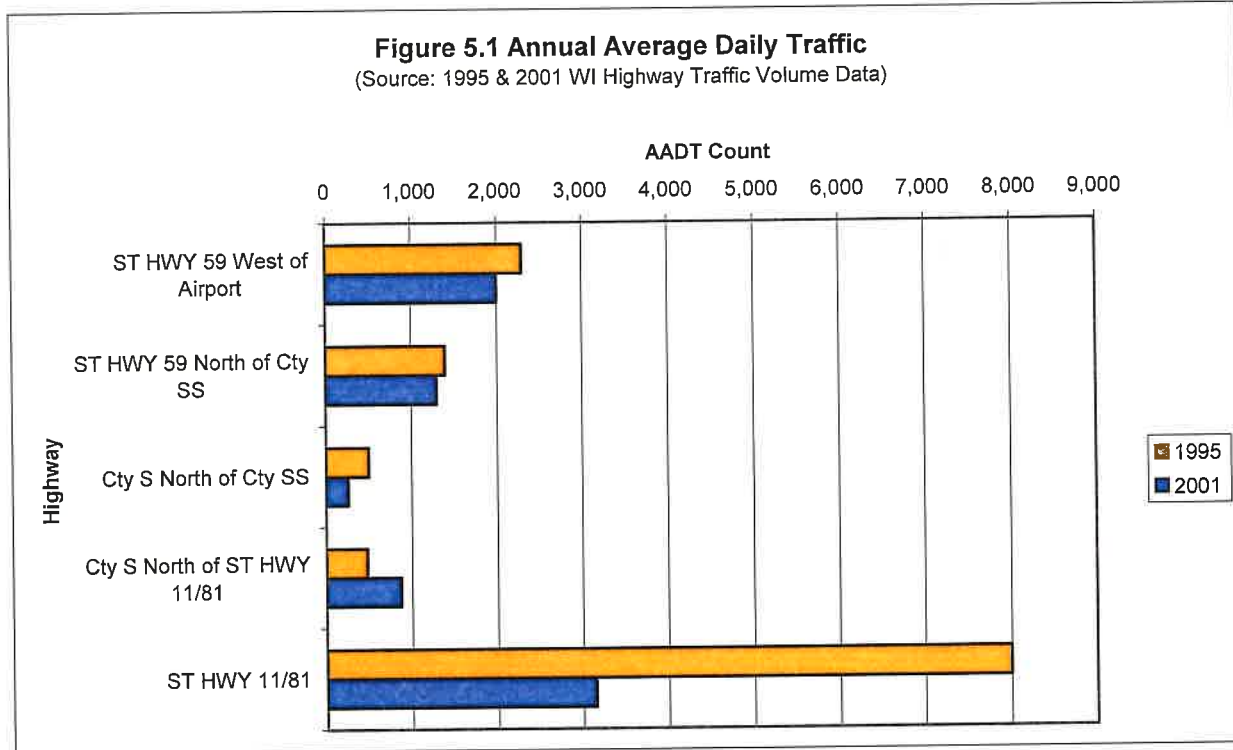
WisDOT classifies STH 11/81 and STH 59 in Green County as State Trunk Network Routes. The *Wisconsin State Highway Plan 2020* uses a ranking scale for projected congestion levels: 1) extreme; 2) severe; 3) moderate; 4) not congested corridor; and 5) not congested non-corridor. On “non-corridor” routes, WisDOT does not project making significant improvements; STH 59 is projected to be a “not congested non-corridor” through the year 2020. The segment of STH 11/81 in the Town of Sylvester is projected to have “moderate” traffic congestion in the year 2020 (assuming no capacity expansion).

The responsibility for maintaining and improving roads is ordinarily assigned based upon the functional classification of the roads. The functional highway classification information in this document is drawn from the *Green County Functional and Jurisdictional Highway Plan Update – 1991*, prepared by SWWRPC, and from mapped information provided by the Green County Highway Department, circa 1996. As explained in the 1991 plan, arterials should fall under state jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility. Jurisdictional Transfers (JT), to better reflect actual use, may occur but only when there is agreement between the units of government involved (whether local, county, or state). When considering a possible JT, jurisdictions would want to take into account the level of traffic on the road, the projected responsibility for maintenance and any required improvements, and the possible impact on general transportation aids.

The Functional Classification System Map illustrates the existing hierarchical breakdown of the road classification system in the Town of Sylvester (see the Transportation Chapter Attachments).

5.6.3 TRAFFIC COUNTS

Between 1990 and 2000, vehicle miles traveled (VMT) increased by 30% in Wisconsin. The Annual Average Daily Traffic (AADT) counts are an important measure when prioritizing improvements. WisDOT calculates the number by multiplying raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors. The daily hourly values are then averaged by hour of the day and the values are summed to create the AADT count. The graph below indicates selected AADT from 1995 and 2001. The Town of Sylvester - Average Daily Traffic Map, in the Transportation Chapter Attachments, is from WisDOT’s WISLR system.



5.6.4 TRAFFIC SAFETY

The majority of rural roads were not designed to handle current traffic volumes. In 2002, according to Wisconsin’s Transportation Development Association (TDA), 64% of all vehicle crashes in Wisconsin occurred on the state’s local road system (town roads and many county roads fall into this category). According to their 2004 report, better lane markings and signage, wider shoulders and lanes, additional guardrails, and reduced slopes would make rural and two lane roads safer and reduce the personal and financial loss that results from crashes.

The next section draws from multi-year Green County traffic safety data (detailed multi-year data for the Town of Sylvester was not available). WisDOT’s published safety data for a five-year period was collected to compare property damage crashes, injuries, and fatalities on local streets/roads, county highways, and state highways. Table 5.3 indicates the percentage of crash types, broken down by road functional classification, for Green County between 1999 and 2003.

Table 5.3 Percent of Crash Types by Road Classification in Green County (1999-2003)

GREEN COUNTY	Local Streets/Roads	County Highways (collectors)	State Highways (arterials)
Property Damage	39%	23%	38%
Injuries	44%	20%	36%
Fatalities	22%	39%	39%

According to Wisconsin's *Highway Safety Performance Plan 2004*, significant external factors include demographics (particularly the proportion of the population between the ages of 15-44 and over 65), the number of licensed drivers, the number of miles driven, types of driving exposure, lifestyle factors (such as patterns of alcohol consumption), and the weather. The annual report *Wisconsin Crash Facts* also supports a strong correlation with seasonal factors. Looking at crash, injury, and fatality data from 1999-2003, the months with the highest average for crashes are May-September and December. Injury rates are highest between April-September and December. The month with the highest level of fatalities, on average over the five-year period, is December.

Nationwide, crash fatalities are decreasing – even as traffic is increasing. Why? The reduction in fatalities can be credited to a combination of factors, including improvements in vehicle safety, better roads, increased seat belt use, and advances in on-site and emergency room care. We've seen from the AADT data that there is more traffic on many of the roads in Green County. Table 5.4 compares Green County's crash data with the number of licensed vehicles in the county.

Table 5.4 Crash Data as Percentage of Total Licensed Vehicles & Cycles (1999-2003)

GREEN COUNTY	1999	2000	2001	2002	2003
Crash Types					
Fatalities	9	7	7	7	6
Injuries	249	275	219	241	254
Property Damage	641	676	635	629	669
Total Crashes	899	958	861	877	929
Licensed Vehicles	33379	33915	35078	35917	36852
Licensed Cycles	1453	1406	1587	1610	1817
Total Licensed Vehicles & Cycles (TLVC)	34832	35321	36665	37527	38669
Total Crashes as Percentage of TLVC	2.581%	2.712%	2.348%	2.337%	2.402%
Fatalities as Percentage of TLVC	0.026%	0.020%	0.019%	0.019%	0.016%

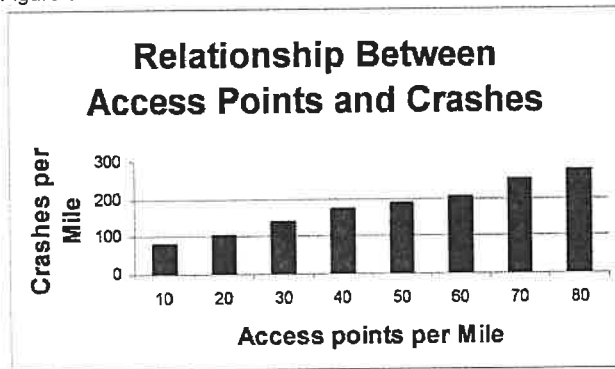
Although the total number of licensed vehicles and cycles has increased each year, the percentage of total crashes has remained relatively constant from 2001-2003. Crash-related fatalities, as a percentage of total licensed vehicles and cycles, has decreased from 1999-2003. Although there are more licensed vehicles on the road, crashes and fatalities have not increased proportionately.

Fatalities are not merely statistics – they represent terrible tragedies. The Green County Traffic Safety Commission is made up of several representatives appointed by the County Board of Supervisors, the County's Highway Commissioner and Sheriff, and a representative from WisDOT's Bureau of Transportation Safety. Their responsibility is to 1) represent the interests of their constituencies (including health, engineering, enforcement, and citizen groups), and 2) offer solutions to traffic safety related problems that are brought to the Commission.

5.6.5 ACCESS MANAGEMENT

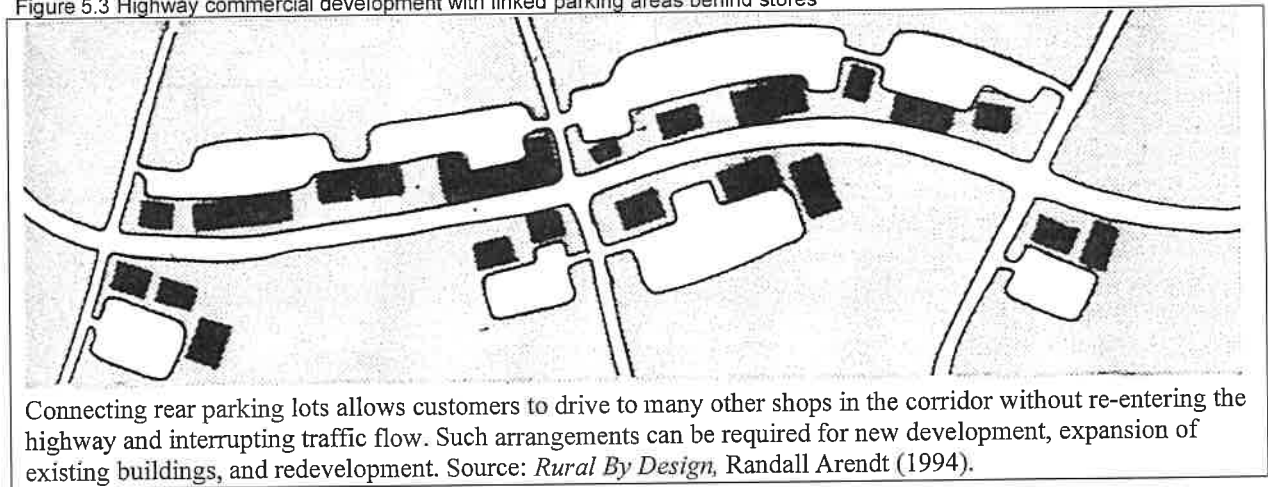
Transportation system users frequently select routes that maximize their personal mobility and efficiency while, at the local level, property owners frequently seek to maximize access to their personal property. The latter scenario reduces mobility and safety: studies show a strong correlation between 1) an increase in crashes, 2) an increase in the number of commercial establishments, and 3) an increase in the total number of driveways per mile.

Figure 5.2 Source: WisDOT



The scale is different when planning for local roads, collectors, and arterials. For example, it is estimated that a single-family home generates 9.5 trips per day. On a town road, one new home may not make much difference, but 10 new homes on a rural road can have quite an impact on safety and ag-vehicle mobility. For more information about siting housing, see the Housing Chapter in this plan.

Figure 5.3 Highway commercial development with linked parking areas behind stores



Commercial or industrial development seeks highly visible and accessible properties, preferably on arterial streets with high traffic volumes and, optimally, at an important intersection. If the new business is successful it will change traffic patterns and disrupt the efficiency of the larger transportation system. Access and development can be better accommodated by creating an area transportation plan for internal circulation and minimizing driveway access points.

5.6.6 TRANS 233

In 2004, the legislature suspended sections of the Transportation Rule commonly referred to as Trans 233. With the suspension of the state's authority, local jurisdictions have increased responsibilities when making decisions that could impact mobility and safety.

According to WisDOT, its District offices will no longer: 1) apply Trans 233 standards to land that is not being subdivided, but is adjacent to the land being subdivided and owned by the same entity; 2) review Certified Survey Maps (CSM), condominium plats, and other land divisions that do not qualify as subdivisions; 3) review subdivision plats if the plats do not touch a state highway or connecting highway (this includes subdivision plats that are separated from the highway by unplatted land or a service road). In addition, WisDOT no longer has the authority to: 4) ban improvements (other than buildings) within the setback; 5) declare some land divisions as "technical land divisions"; 6) prohibit access onto service roads; 7) require a notice to be placed on land division maps notifying property owners of possible excessive noise levels; 8) or to require vision corners at intersections and driveways.

WisDOT will still review "subdivision" plats, as defined in Chapter 236 of the statutes (5 or more lots of 1½ acre or less within a 5-year period) if such plats directly touch a state highway or connecting highway. This authority includes:

- Restricting access to the state highway or connecting highway
- Considering access requirements of adjacent and contiguous lands
- Regulating surface drainage
- Requiring a "desirable traffic access pattern"
- Requiring a recordable covenant on other unplatted lands of the property owner
- Conducting conceptual reviews, if desired by land divider
- Issuing temporary connection permits
- Prohibiting buildings in the setback area
- Granting special exceptions
- Requiring performance bonds to insure construction of improvements which may impact state highways.

Other access management tools are still used by WisDOT on longer segments, as part of corridor preservation efforts, and include § 84.09, § 84.25, or § 84.295 of the Wisconsin Statutes.

WisDOT District 1's current Access Control Map is included in the Transportation Chapter Attachments.

- **Purchase for Access Control** (§ 84.09) WisDOT can purchase access rights to alter or eliminate unsafe access points or to restrict or prohibit additional access.
- **Administrative Access Control** (§ 84.25) WisDOT can designate controlled-access highways and "freeze" present access; future alterations would require WisDOT approval.
- **Corridor Preservation Mapping** (§ 84.295) Local governments and WisDOT can work together to map the land needed for future transportation improvements or local governments can incorporate proposed transportation improvements into their adopted land use maps. This mapping would inform the public and potential developers about land that has been preserved for future transportation improvements and preserve the future right-of-way.

In the Town of Sylvester, WisDOT has purchased access rights along the STH 11/81 corridor, under § 84.09. WisDOT also works with municipalities and counties, by request, to look at potential impacts of development and provide its access management expertise. Coordination can help ensure that more options are considered. One useful tool is a professional Traffic Impact Analysis (TIA) study comparing before and after traffic conditions that could result from a proposed land use change.

5.7 TRANSPORTATION USERS

5.7.1 TRANSIT

This next section looks at transportation options for commuters, the elderly and disabled, and those who do not drive. In Wisconsin there are very few intercity services for smaller rural communities. The recent loss of Greyhound bus service to several Wisconsin cities increased interest in exploring regional transit systems and intercity services in un- and under-served areas.

5.7.2 WORK CARPOOLING

Wisconsin Department of Administration oversees a **Vanpool/Ridesharing program** for commuters for state and non-state workers commuting to Madison. In Green County, there are currently service points in Monroe, Monticello, and New Glarus. Participants can join an established group if space is available or, if there is enough interest, form a new vanpool. Contact the Vanpool Office at 1-800-884-VANS or e-mail vanpool@doa.state.wi.us for information. For more information on local commuting, see the Transportation Chapter Attachments for U.S. Census data related to transportation.

Shared-ride commuters often make informal arrangements to accommodate carpooling. The Plan Commission indicated that the Town of Sylvester would be interested in working with WisDOT to explore possible creation of formal or informal Park-N-Ride facilities.

5.7.3 TRANSPORTATION FACILITIES FOR THE ELDERLY AND DISABLED

The need for some form of transit services is projected to increase as the baby boom generation grows older. In 2000, according to U.S. Census Data, 16.2% of the Town of Sylvester's population was age 60-plus. By 2010, it is expected that 22.3% of the Town of Sylvester's population will be age 60-plus. The needs of this age cohort will become more important – at both the local and state level – during the 20-year window of this plan. The state's Section 85.21 program currently provides some funding to counties for Elderly/Disabled Transportation Programs.

In Green County, only Monroe residents have access to the **Monroe Shared-Ride Taxi** service; comparable services are not available in the Town of Sylvester. **Green County Human Services** does provide limited transportation services. Screened volunteers provide driver escort transportation services using their own vehicles for medical, nutrition, business, and social transportation in that order of priority. Vans (including two vehicles which are handicapped accessible) transport individuals to an adult day center and provide shuttle transportation from outlying areas to major shopping areas. The Aging Unit works with the Economic Support Unit to arrange for Medical Assistance funded transportation.

The Plan Commission considered the current and future needs of the elderly, disabled, and others who do not or cannot drive. Respondents indicated that the current system should be maintained at the current level. The Town of Sylvester Plan Commission's related Policy & Program Recommendations include:

- Supporting the expansion and promotion of paratransit services for local residents.
- Coordinating with the Green County Social Services, and any other appropriate agencies, to ensure that transportation options for the elderly and disabled populace meet local needs.

5.7.4 BICYCLES & PEDESTRIANS

Bicycles, pedestrians, and motor vehicles have shared the roads for decades. Beginning in 1890 with the "good roads movement," the activism of bicyclists paved the way for the system of roads that we take for granted today. To help fund improvements, bicycle user fees – from 50-cents to \$1 per bicycle – were assessed in 1901; highway user fees – initially \$1 for each vehicle – were first assessed in 1905.

5.7.5 BICYCLES & PEDESTRIANS ON LOCAL ROADS

Children under the age of 16, the elderly, and those with disabilities are the greater portion of the public using pedestrian facilities. Many youth, and some commuters, ride bicycles as their regular means of transportation. In rural areas, both bicyclists and pedestrians share the road with motor vehicles. The limited experience of children, and the limited physical ability of the elderly and disabled, should be considered when making road improvements. Maps of current bicycling conditions and WisDOT's proposed priority improvements are included in the Transportation Chapter Attachments. In response to the planning survey, 54% of local residents indicated that walking and bicycling were important modes of transportation in the community. In addition, 45% expressed support for constructing wider shoulders when road improvements are made to provide safer opportunities for biking and walking.

The *Wisconsin Bicycle Facility Design Handbook* provides information to assist local jurisdictions. It provides information that can help to determine if paved shoulders are necessary. For rural highways, a methodology or rating index should be used whenever traffic volumes on town and county roads increase beyond approximately 500 vehicles per day. Another resource is the Wisconsin Bike Map (included in the Transportation Chapter Attachments), which rates roadways for their bicycle compatibility using traffic volumes and the width of the roadway. On quiet country roads – including town roads and many county trunk highways – little improvement is necessary to create excellent bicycling routes. Very-low-volume rural roads (those with ADT's below 700) seldom require special provisions like paved shoulders for bicyclists. A motorist needing to move left to pass a bicyclist is unlikely to face oncoming traffic and may simply shift over and bicyclists can ride far enough from the pavement edge to avoid hazards. State trunk highways, and some county trunk highways, tend to have more traffic and a higher percentage of trucks. As a result, the addition of paved shoulders may be appropriate in these areas. In special cases, shoulders may be beneficial – on a town road connecting a school and a nearby development or a hilly low-volume highway serving truck traffic, for example. And paved shoulders should be seriously considered where low-volume town roads are being overtaken by new suburban development.

5.7.6 RECREATIONAL TRAILS

Recreational users – including bicyclists and ATV riders – contribute to local economies. In Green County, cyclists and walkers have a variety of recreational options on trails that are adaptive reuses of rail corridors; ATV users have access to the Cheese County Trail.

- The 23-mile **Sugar River State Trail** connects New Glarus Woods with New Glarus, Monticello, Albany, and Brodhead. It is maintained by the Wisconsin DNR for hiking, bicycling, and snowmobiling.
- When completed, the 40-mile **Badger Trail** will link the Jane Addams Trail in Illinois, Sugar River State Trail near Monticello, Military Ridge Trail west to Mount Horeb and Dodgeville, Madison's bikeway system, and the Capital City State Trails. The rail corridor is overseen by the South Central Wisconsin Rail Transit Commission, of which Green County is a member. It includes 39 bridges and a 930-foot-long tunnel that was constructed in 1887. According to the DNR, which will oversee it, permitted uses will be determined after reviewing input from the public. During development, the trail is closed to all entry and use.
- The 47-mile **Cheese Country Trail** passes through the Green County communities of Browntown, Monroe, and South Wayne, ending in Mineral Point. It is owned by Green, Lafayette and Iowa counties and, unlike state-owned trails, allows ATVs, mini bikes, and horseback riding, along with bicyclists and hikers; in season, snowmobiling and skiing is permitted. In recent years, the trail's increasing popularity with ATV riders has changed its overall use patterns.

The Natural Resources Chapter of this plan has a Natural & Recreational Resources Map, which shows these trails.

5.8 MODES OF TRANSPORTATION

5.8.1 MACHINERY & SHIPPING

According to a 2004 report by TDA, trucks carry 83% of all manufactured freight transported in Wisconsin. More than 77% of all Wisconsin communities are served exclusively by trucks and Green County is fortunate to have a transport/corporate airport and freight rail service.

5.8.2 TRANSPORTATION & AGRICULTURE

Transportation is critical for agriculture, yet ag-related transportation needs and impacts are often overlooked in rural planning and zoning discussions. Ag-related transportation is multi-faceted, from the movement of machinery on the system of local roads to the movement of commodities to markets. Transportation planning related to agriculture may consider:

- Efficient access for agricultural suppliers, processors, agricultural service providers, and bulk haulers to farm operations.
- Efficient transport of farm produce to local, regional, national, and international markets.
- Ways to reduce conflicts with other traffic and increase safety on public roads when moving machinery to and from farm fields.

Both rural residential development and new or expanding agricultural operations may affect traffic safety and necessitate unplanned improvements to the system of local roads.

5.8.3 RAIL FREIGHT

WisDOT's commodity forecasts project that Wisconsin's freight rail tonnage will increase by more than 50% by 2020. Like roadways, rail infrastructure requires ongoing maintenance and improvements. Much of the existing rail infrastructure dates back to the early 1900s when rail cars were smaller and lighter. By the mid-1970s, several rail segments or lines had been abandoned. The **South Central Wisconsin Rail Line** was recently abandoned; the DNR is constructing a recreational trail along its right-of-way, under the federal Rails-To-Trails program (see Section 5.7.6). In Green County the **Pecatonica Rail Line** continues to operate with the Wisconsin & Southern Railroad (WSOR) serving four shippers in Monroe and Brodhead. Local economic development partners are currently working with WSOR to determine the feasibility of a rail transfer facility to increase use of the line. Green County is represented on the **Pecatonica Rail Transit Commission** (PRTC), which oversees the corridor.

5.8.4 OVER-ROAD SHIPPING

In the Town of Sylvester, WisDOT classifies both STH 11/81 and STH 59 as officially designated Truck Routes. Although commercial vehicles account for less than 10% of all vehicle-miles traveled, truck traffic is growing faster than passenger vehicle traffic according to the Federal Highway Administration (FHWA). This share is likely to grow substantially if demand for freight transportation doubles over the next 20 years, as has been predicted (from the 2002 report *Status of the Nation's Highways, Bridges, and Transit: Conditions & Performance Report to Congress*).

5.8.5 AIRPORTS

The publicly owned **Monroe Municipal Airport** is located in the Town of Sylvester and is three miles northeast of the City of Monroe. The *Wisconsin State Airport System Plan 2020* projected that it would remain a General Utility (GU) airport through 2020 but it has been upgraded to Transport/Corporate (TC). TC airports serve corporate jets, small passenger planes, cargo jet aircraft used in regional service, and small airplanes (piston or turboprop) used in commuter air service. According to WisDOT's Bureau of Aeronautics, these aircraft generally have a gross takeoff weight of less than 60,000 pounds, with approach speeds below 141 knots and wingspans of less than 118 feet. In Wisconsin, airports in this category normally have a primary runway length of greater than 4,500 feet. According to the WisDOT's *Five-Year Airport Improvement Program* (2003-2007), the airport was slated for a construction program totaling \$1,277,038.00 from federal, state, and local sources. In 2004, with the completion of a 5,000 ft. runway built to accommodate these types of aircraft, it was reclassified. According to earlier data, there were approximately 38 aircraft based at the field and average aircraft operations of 48/day. Under the previous classification, use was 48% local general aviation, 46% transient general aviation, and 6% air taxi.

Some of the most important considerations related to protecting the long-term viability of the community's airport resource include: population density, height of structures, presence of distracting lights, reflective glare, smoke, dust, induced fog, electronic interference, and bird attractants. Any of these potential conflicts can result in interference with safe approaches to and departures from the airport. In October 2004, WisDOT released the *Wisconsin Airport Land Use Guidebook* (WALUG). Its survey of existing land uses identifies these uses adjacent to the Monroe Municipal Airport: 1) Residential (0-3 miles); 2) Agricultural (0-3 miles); 3)

Recreational Uses (3-10 miles); 4) Open Water (0-3 miles); 5) Noise Sensitive Area (0-3 miles); 6) Bird Attractants (0-3 miles). Local jurisdictions have an array of tools that can ensure the long-term compatibility of the airport with surrounding land uses. These include planning and zoning as well as more specific tools, including Airport Approach Protection and Airport Overlay Zoning. According to the WALUG, the Monroe Municipal Airport has a Height Limitation Zoning Ordinance (HLZO), approved in 1971, and an FAA Approved Airport Layout Plan. The WALUG is available online. More information on land use planning around airports is also available from WisDOT’s Bureau of Aeronautics.

In its Policy & Program Recommendations, the Town of Sylvester may want to consider options that would protect the long-term compatibility and viability of the airport.

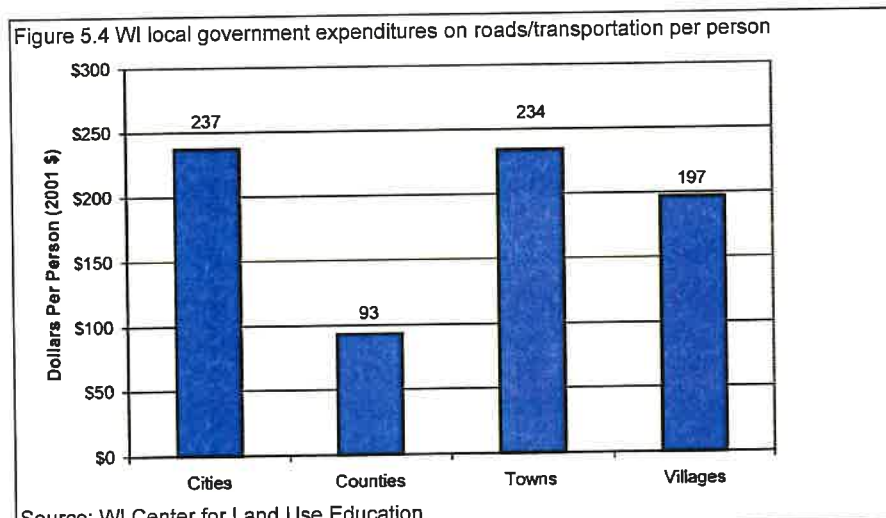
The privately owned **Brodhead Airport** is located in the Town of Spring Grove and is two miles south of Brodhead. There are approximately 50 aircraft based at the field; average aircraft operations are 27/day; runways are turf and the longest is 2,430 feet. Use is 80% local general aviation and 20% transient general aviation. The nearest passenger airport is in nearby Dane County. The **Dane County Regional Airport-Truax Field** is located five miles northeast of Madison.

5.8.6 WATER TRANSPORTATION

Green County does not have its own access to water transportation but is less than 50 miles from Mississippi River access via Dubuque, Iowa, and less than 100 miles via Prairie du Chien, Wisconsin.

5.9 MAINTENANCE & IMPROVEMENTS

Up until 1919, Wisconsin had statutory labor requirements mandating that all able-bodied men, except clergy, serve up to 20 days per year on local road building and maintenance. Every man between the ages of 21 and 50 served on a road crew or paid a substitute to represent him. If he could also bring a plow or wagon and a team of horses or oxen, he got triple credit for his time of service. Citizens value good roads and, as Figure 5.4 illustrates, maintenance of the local road system is the single largest expenditure for many local governments.



Compared to other states, Wisconsin has more local roads, the majority of them are paved, and they must be maintained through four seasons. According to Federal Highway Administration (FHWA) data, Wisconsin's per capita spending on local road systems is second only to Minnesota's (the national average is \$123).

General Transportation Aids (GTA) represent the largest program in WisDOT's budget. The state returns roughly 30% of all state-collected transportation revenues (fuel taxes and vehicle registration fees) to local governments. These funds offset costs of county and municipal road construction, maintenance, bridge improvements, capital assistance for airports, rail and harbor facilities, flood damage, expressway policing, and transit operating assistance. GTA funds are distributed to all Wisconsin counties, cities, villages and towns based on a six-year spending average or a statutorily set rate-per-mile.

District CVT Code Municipality	GTA - 2003	GTA - 2004	Estimated GTA - 2005
1 23000 COUNTY OF GREEN	\$706,591.66	\$695,099.41	\$708,401.22
1 23002 TOWN OF ADAMS	\$76,650.00	\$76,650.00	\$76,650.00
1 23004 TOWN OF ALBANY	\$61,593.75	\$61,593.75	\$65,097.75
1 23006 TOWN OF BROOKLYN	\$77,726.75	\$77,726.75	\$77,726.75
1 23008 TOWN OF CADIZ	\$100,849.50	\$100,849.50	\$100,849.50
1 23010 TOWN OF CLARNO	\$112,347.00	\$112,347.00	\$112,347.00
1 23012 TOWN OF DECATUR	\$73,365.00	\$73,365.00	\$73,255.50
1 23014 TOWN OF EXETER	\$71,266.25	\$72,835.75	\$72,835.75
1 23016 TOWN OF JEFFERSON	\$106,142.00	\$106,142.00	\$106,142.00
1 23018 TOWN OF JORDAN	\$80,628.50	\$80,628.50	\$80,628.50
1 23020 TOWN OF MONROE	\$59,075.25	\$59,075.25	\$59,568.00
1 23022 TOWN OF MOUNT PLEASANT	\$70,116.50	\$70,116.50	\$70,116.50
1 23024 TOWN OF NEW GLARUS	\$74,496.50	\$74,496.50	\$74,496.50
1 23026 TOWN OF SPRING GROVE	\$91,359.50	\$92,545.75	\$92,910.75
1 23028 TOWN OF SYLVESTER	\$79,606.50	\$79,606.50	\$80,573.75
1 23030 TOWN OF WASHINGTON	\$76,248.50	\$76,248.50	\$76,102.50
1 23032 TOWN OF YORK	\$75,390.75	\$75,390.75	\$75,390.75
1 23101 VILLAGE OF ALBANY	\$59,655.44	\$56,619.71	\$53,814.53
1 23109 VILLAGE OF BROOKLYN	\$40,572.94	\$46,191.28	\$53,119.97
1 23110 VILLAGE OF BROWNTOWN	\$12,352.62	\$11,734.99	\$11,148.24
1 23151 VILLAGE OF MONTICELLO	\$53,238.10	\$49,927.73	\$50,466.58
1 23161 VILLAGE OF NEW GLARUS	\$135,508.47	\$155,834.74	\$179,209.95
1 23206 CITY OF BRODHEAD	\$173,539.84	\$164,708.74	\$156,548.38
1 23251 CITY OF MONROE	\$503,459.92	\$496,432.68	\$473,312.91

Source: <http://www.dot.wisconsin.gov/localgov/highways/gta.htm>

The **Local Roads Improvement Program (LRIP)** assists local governments in improving seriously deteriorating county highways, town roads, and city and village streets. The competitive reimbursement program pays up to 50% of total eligible costs with local governments providing the balance. The program has three basic components: County Highway Improvement (CHIP); Town Road Improvement (TRIP); and Municipal Street Improvement (MSIP). In the 2002-2003 LRIP project cycle, Green County and its local jurisdictions received \$272,079.35 towards 17 projects with a total cost of \$1,504,396.38. In that funding cycle,

participating jurisdictions included Green County; the cities of Brodhead and Monroe; villages of Albany, Monticello, and New Glarus; and the towns of Brooklyn, Cadiz, Decatur, Exeter, Monroe, Mount Pleasant, and Spring Grove.

A list of current programs for local government is included in Section 5.10.1.

5.9.1 PAVEMENT SURFACE EVALUATION & RATING

Software tools help jurisdictions to prioritize their transportation projects. Information collected as part of the **PASER** (Pavement Surface Evaluation & Rating) system helps establish budget parameters, select possible projects, and evaluate the implications of maintenance decisions. This information is submitted to WisDOT every two years and is integrated into the state’s **WISLR** (Wisconsin Information System for Local Roads) database. The Town of Sylvester’s respondents reported that the PASER/WISLR system has been helpful in budgeting and planning.

5.9.2 PLANNING FOR CAPITAL IMPROVEMENTS

A Capital Improvement Program (CIP) can assist in planning for major project costs by creating a multi-year scheduling plan for physical public improvements including transportation. The schedule is based on the projection of fiscal resources and prioritization of improvements five to six years into the future. Capital improvements include new or expanded physical facilities that are relatively large in size, expensive, and permanent. The Town of Sylvester currently does utilize a Capital Improvement Program and has a multi-year schedual for physical improvements to its roads.

5.9.3 WISDOT DISTRICT 1 – PLANS & PROJECTS

These projects are included in WisDOT’s *2005-2014 Six-Year Highway Improvement Program*. Note the plans and projects in the six year program are flexible. Contact the WisDOT for the most up to date version of their plans and projects.

Table 5.6 WisDOT 2005-2014 Green County Planned Projects (Source: WisDOT District 1)

Schedule Date	Project Total	HWY	Title	Limit	Concept
11-Jan-05	\$264,175.09	59	MONROE - ALBANY ROAD	(STH 11 INTERCHANGE BRIDGE)	CONST OPS - DECK OVERLAY
25-Mar-05	\$285,579.88	78	BLANCHARDVILLE - CTH H ROAD	(LAFAYETTE CTH H -DANE CTH H)	R/E OPERATIONS
25-May-05	\$20,500.00	104	STH 11 - STH 59 ROAD	(ATKINSON ROAD - TOWNSEND ROAD)	R/E OPERATIONS
14-Feb-06	\$2,781,818.00	69	MONTICELLO - NORTH COUNTY LINE	(WITTENWYLER - N COUNTY LINE RD)	CONST OPS- PULVRIZE,OVRLY&PASSNG LNS
25-Sep-06	\$10,250.00	104	STH 11 - STH 59 ROAD	(ATKINSON ROAD - TOWNSEND ROAD)	UTL OPS - LEVEL OF EFFORT
08-May-07	\$555,696.58	104	STH 11 - STH 59 ROAD	(ATKINSON ROAD - TOWNSEND ROAD)	CONST OPS - GRADE, BASE & SURFACE
25-Jul-09	\$126,554.27	78	BLANCHARDVILLE - CTH H ROAD	(LAFAYETTE CTH H - DANE CTH H)	UTL OPS - LEVEL OF EFFORT
10-Nov-09	\$3,304,586.64	78	BLANCHARDVILLE - CTH H ROAD	(LAFAYETTE CTH H - DANE CTH H)	CONST OPS -GRADE, BASE & SURFACE

5.10 TRANSPORTATION PLANNING

5.10.1 PROGRAMS FOR LOCAL GOVERNMENT

WisDOT administers a variety of state and federal programs, including:

- Airport Improvement Program (AIP)
- Connecting Highway Aids
- County Elderly and Disabled Transportation Assistance
- Federal Discretionary Capital Assistance
- Freight Rail Infrastructure Improvement Program (FRIIP)
- Freight Rail Preservation Program (FRPP)
- General Transportation Aids (GTA)
- Highways and Bridges Assistance
- Local Bridge Improvement Assistance
- Local Roads Improvement Program (LRIP)
- Local Transportation Enhancements (TE)
- Railroad Crossing Improvements
- Rural and Small Urban Public Transportation Assistance
- Rural Transportation Assistance Program (RTAP)
- Rustic Roads Program
- Surface Transportation Discretionary Program (STP-D)
- Surface Transportation Program – Rural (STP-R)
- Surface Transportation Program – Urban (STP-U)
- Traffic Signing and Marking Enhancement Grants Program
- Transportation Economic Assistance (TEA)

For more information, contact the Green County Highway Department, SWWRPC, or the WisDOT District 1 office. More information is available at the WisDOT website at <http://www.dot.wisconsin.gov> or <http://www.dot.state.wi.us/localgov/index.htm>

5.10.2 STATE TRANSPORTATION PLANS & INFORMATION RESOURCES

- In preparing this plan, several plans and information resources were consulted, including:
- AirNav, LLC <http://www.airnav.com/airports/us/WI>
- Green County Workforce Profile: Projected Population Growth (2000 – 2020) http://www.dwd.state.wi.us/oea/cp_pdf/g045cpw.pdf
- Growing Wisconsin's Economy (WisDOT 2002)
- Land Use & Economic Development in Statewide Transportation Planning (FHWA 1999) <http://www.uwm.edu/Dept/CUTS/lu/lu-all2.pdf>
- Local Roads Improvement Program (LRIP) Summary Report 2002-2003 <http://www.dot.wisconsin.gov/localgov/docs/lrip-biennial.pdf>
- Midwest Regional Rail Initiative <http://www.dot.state.wi.us/projects/state/docs/railmidwest.pdf>
- *Rural By Design*, Randall Arendt (APA 1994).

- “Siting rural development to protect lakes and streams and decrease road costs” (Wisconsin Center for Land Use Education)
<http://www.uwsp.edu/cnr/landcenter/pubs.html>
- Status of the Nation’s Highways, Bridges, and Transit (FHWA, 2002)
<http://www.fhwa.dot.gov/policy/2002cpr/>
- TDA (Wisconsin Transportation Development Association) Report – 2004.
- U.S. Census – 2000 <http://www.census.gov/>
- Wisconsin State Airport System Plan 2020
<http://www.dot.state.wi.us/projects/state/docs/air2020-plan.pdf>
- WisDOT - Transportation Planning Resource Guide
<http://www.dot.state.wi.us/localgov/docs/planningguide.pdf>
- WisDOT’s Five-Year Airport Improvement Plan (October 2002)
<http://www.dot.state.wi.us/projects/state/docs/air-5yr-plan.pdf>
- Wisconsin Airport Land Use Guidebook – 2004
http://www.meadhunt.com/WI_landuse/
- Wisconsin Bicycle Transportation Plan – 2020
<http://www.dot.state.wi.us/projects/state/docs/bike2020-plan.pdf>
- Wisconsin Bicycle Planning Guidance
<http://www.dot.state.wi.us/projects/state/docs/bike-guidance.pdf>
- Wisconsin Bicycle Facility Design Handbook
<http://www.dot.state.wi.us/projects/state/docs/bike-facility.pdf>
- Wisconsin County/City Traffic Safety Commission Guidelines (WisDOT 1998)
- Wisconsin Crash Facts (1999-2003)
<http://www.dot.wisconsin.gov/safety/motorist/crashfacts/>
- Wisconsin Rail Issues and Opportunities Report
<http://www.dot.state.wi.us/projects/state/docs/rail-issues.pdf>
- Wisconsin State Highway Plan – 2020
<http://www.dot.state.wi.us/projects/state/docs/hwy2020-plan.pdf>
- Wisconsin Statewide Pedestrian Policy Plan – 2020
<http://www.dot.state.wi.us/projects/state/docs/ped2020-plan.pdf>

5.10.3 LOCAL & REGIONAL TRANSPORTATION PLANS

- Green County Functional and Jurisdictional Highway Planning Study (SWWRPC No. 17, 1975)
- Green County Functional & Jurisdictional Highway Plan Update (SWWRPC No. 88, 1991)
- Green County Road Maintenance and Improvement Study (SWWRPC No. 81, 1989)
- Inventory of Transportation Systems in Southwestern Wisconsin (SWWRPC No. 4, 1977)
- Rural Public Transportation Feasibility Study for Grant, Green, Iowa, Lafayette, and Richland Counties, Wisconsin (Donohue & SWWRPC 1982)

Green County currently uses the *Green County Functional & Jurisdictional Highway Plan Update* (SWWRPC No. 88, 1991).

**TRANSPORTATION
CHAPTER ATTACHMENTS**

U.S. CENSUS – TRANSPORTATION DATA

U.S. Census – Transportation Data for the Town of Sylvester and Adjacent Jurisdictions

2000 US Census	T Decatur	T Jefferson	T Monroe	T Mt. Pleasant	T Sylvester	C Monroe	Green County	Wisconsin
POPULATION	1,688	1,212	1,142	547	809	10,843	33,647	5,363,675
Percentage of the population under 15 years	21.30%	23.70%	19.10%	25.40%	25.50%	20.10%	21.70%	21.00%
Percentage of the population age 62 or older	12.40%	13.10%	22.20%	12.80%	13.60%	20.90%	17.00%	15.40%
Median age (in years)	36.2	36.2	42.2	35.2	39	38.9	37.9	36.1
EMPLOYMENT STATUS								
Employed percentage in the workforce (age 16 & older)	74.40%	75.50%	71.10%	83.10%	87.10%	68.80%	72.80%	65.80%
workforce	2.70%	2.30%	1.80%	1.10%	2.00%	2.90%	2.30%	3.20%
WORK CARPOOLING								
Percentage residents in the labor force working at home:								
alone	9.00%	17.40%	7.40%	12.20%	10.40%	2.40%	7.20%	3.90%
Percentage who carpooled	76.30%	72.20%	82.20%	64.20%	79.30%	81.10%	76.30%	79.50%
2-person carpool	13.20%	6.50%	6.70%	13.60%	7.50%	8.40%	10.90%	9.90%
3-person carpool	10.70%	5.20%	6.70%	13.60%	4.50%	6.60%	8.60%	8.10%
4-person carpool	1.00%	0.60%	4.80%	0.00%	1.90%	0.90%	1.30%	1.20%
5- or 6-person carpool	0.20%	0.30%	1.40%	0.00%	1.20%	0.60%	0.50%	0.40%
7 or more person carpool	0.70%	0.00%	0.50%	0.00%	0.00%	0.10%	0.20%	0.20%
Public transportation	0.60%	0.30%	0.00%	0.00%	0.00%	0.20%	0.30%	0.10%
Motorcycle	0.00%	0.00%	1.00%	1.10%	0.00%	0.00%	0.00%	0.10%
Bicycle	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.40%
Walked	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.40%
Other means	0.50%	3.60%	2.70%	7.60%	2.80%	6.90%	4.60%	3.70%
	1.00%	0.30%	0.00%	1.40%	0.00%	0.10%	0.50%	0.40%
COMMUTE TIME TO WORK								
Less than 10 minutes	17.50%	21.00%	44.60%	18.20%	19.70%	48.60%	30.70%	20.70%
10-14 minutes	13.50%	24.50%	27.10%	17.60%	29.40%	20.70%	16.50%	18.40%
15-19 minutes	7.40%	21.00%	8.80%	13.30%	18.60%	8.20%	10.00%	17.00%
20-24 minutes	14.10%	10.70%	4.30%	11.70%	11.50%	4.00%	8.90%	14.40%
25-29 minutes	4.90%	2.50%	1.00%	4.90%	1.30%	1.80%	4.60%	6.20%
30-34 minutes	13.50%	4.40%	2.40%	5.20%	2.90%	3.20%	8.30%	9.60%
35-44 minutes	12.30%	4.80%	1.90%	9.90%	2.90%	2.70%	7.20%	4.70%
45-59 minutes	12.30%	6.30%	4.30%	13.00%	6.80%	5.10%	8.20%	4.60%
60-89 minutes	2.90%	3.60%	3.50%	4.90%	2.60%	3.30%	3.40%	2.60%
90 or more minutes	1.80%	1.10%	2.10%	1.20%	4.20%	2.40%	2.30%	1.70%
minutes)	26.4	19.4	16.1	23.9	27.4	17.4	22.3	20.8
TIME LEAVING HOME TO GO TO WORK								
5:00 to 5:59 a.m.	12.60%	12.20%	9.50%	9.50%	7.10%	7.50%	10.80%	9.60%
6:00 to 6:29 a.m.	9.40%	6.70%	10.90%	17.60%	9.40%	7.80%	9.90%	8.90%
6:30 to 6:59 a.m.	11.10%	13.00%	12.10%	12.70%	16.00%	12.30%	11.80%	11.70%
7:00 to 7:29 a.m.	17.50%	12.80%	13.60%	9.60%	16.50%	11.60%	14.20%	14.30%
7:30 to 7:59 a.m.	14.50%	22.80%	19.90%	13.00%	17.30%	18.40%	16.00%	15.70%
8:00 to 8:29 a.m.	3.90%	6.30%	7.40%	7.10%	8.10%	8.70%	7.40%	8.00%
8:30 to 8:59 a.m.	3.10%	1.70%	3.30%	1.50%	3.40%	3.60%	2.70%	3.70%
9:00 to 11:59 a.m.	3.10%	1.70%	3.30%	1.50%	3.40%	3.60%	2.70%	3.70%
9:00 to 11:59 a.m.	2.40%	5.00%	6.20%	3.40%	3.70%	6.10%	5.10%	6.70%
12:00 to 3:59 p.m.	9.60%	6.30%	6.70%	13.30%	8.40%	9.90%	8.90%	9.00%
All other times	15.90%	13.20%	10.40%	12.30%	10.00%	14.10%	13.10%	12.30%
VEHICLES AVAILABLE								
None	3.20%	1.20%	1.10%	0.90%	2.90%	8.80%	5.70%	7.90%
One	13.00%	20.70%	12.40%	11.80%	15.50%	40.80%	29.50%	32.50%
Two	52.00%	44.30%	47.70%	50.50%	54.00%	38.90%	42.30%	41.50%
Three or more	31.80%	33.70%	38.80%	36.80%	27.70%	10.50%	22.50%	18.10%

6 ECONOMIC DEVELOPMENT

6.1 CHAPTER SUMMARY

As summarized in “A Guide to Preparing the Economic Development Element of a Comprehensive Plan,”¹ Economic Development Comprehensive Planning leverages new growth and redevelopment to improve the community. Economic development is about working together to maintain a strong economy by creating and retaining desirable jobs, which provide a good standard of living for individuals. Increased personal income and wealth increases the tax base, so a community can provide the level of services residents expect. A balanced, healthy economy is essential for community’s long-term well-being.

Over the past decade, the world has changed, with rapid technological advancements and a general movement from an industrial based economy to a knowledge based economy. Demand for skilled labor is expected to increase each year until 2020. Population projections indicate that by 2006, two workers will exit the work force for every one entering, and by 2008 there will be a shortage of 10 million workers. Business decisions are more frequently based on where they can find employees, and employees tend to choose places to live BEFORE finding a job. Now more than ever it is important for communities to create a quality of life attractive to workers. Successful economic development requires communities develop plans based on local strengths, goals and opportunities in the context of this changing world economy.

The purpose of this section is to present a summary of the community’s economic situation and to identify policies, goals, objectives and programs required to ensure the community’s long-term economic well-being. This section ultimately serves as a guide for economic growth in the Town of Sylvester.



¹ “A Guide to Preparing the Economic Development Element of a Comprehensive Plan,” Wisconsin Economic Development Institute, Inc., Copyright 2003

Wisconsin State Statute 66.1001(2)(f)**(f) Economic Development**

A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.

6.2 GOALS

The economic development goals have been developed utilizing the policies identified, demographic trends, and results of the county-wide community surveys, local planning committee comments, and a county-wide planning meeting. The foundation of this section is the statewide Smart Growth Planning Goals, including:

- **Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities.***
- **Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.***
- **Promote the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.***
- **Build community identity by revitalizing main streets and enforcing design standards.***
- **Protect economically productive areas, including farmland and forests.***

* Note: Part of the Smart Growth 14 Planning Goals.

6.3 OBJECTIVES AND POLICY RECOMMENDATIONS

Based on recommendations provided by local and county planning commissions, the following are the Economic Development Objectives and Policy Recommendations. The Town of Sylvester currently does not actively promote business development.

- **Direct large-scale economic development projects to urban areas where a full range of utilities, services, roads and other infrastructure is available and when possible locate new development adjacent to existing commercial or industrial developments.**
- **Discourage unplanned, continuous strip commercial development along major roadways.**
- **Encourage agriculture and agriculture-related businesses as a major economic development force in the community.**
- **Allow home-based businesses where there will be minimal impacts on surrounding properties.**
- **Encourage programs and marketing initiatives that support local products.**
- **Continue to support local business and tourism organizations, such as the Green County Development Corporation, and local Chambers of Commerce.**
- **Where and when appropriate, utilize county, state, and federal programs or grants to pursue additional economic development activities.**

6.4 ANALYSIS OF THE ECONOMIC BASE AND LABOR FORCE

Over the past thirty years, the Town of Sylvester has seen moderate growth of its population. The economy of township, as well as Green County, is firmly rooted in agriculture. From the dairy farm, which requires milk haulers, grain and feed haulers and suppliers, implement dealers and service providers, and veterinarian services, to the cheese producers, which require specialized equipment, packaging and distribution systems, agriculture is the foundation of the Town of Sylvester and the Green County economy.

Table 6.6 is a complete list of the 50 largest employers in Green County. There are several businesses located in the Town of Sylvester, with the dominant occupations being ag, transportation/distribution and construction related. The largest employers in the township are Protient (a whey processing facility) and Grande Cheese (a cheese factory).

Green County continues to have a strong cluster of ag and food processing businesses. To a certain degree this can be seen in the industry statistics on the number of employers in the Ag Industry. This is further accentuated by the number of ag related manufacturers, such as cheese factories, and related service providers, such as trucking companies and cold storage facilities. With the urbanization of the County, many of the

farms have been sold to housing developers, creating changes in the landscape of the township.

Table 6.7 is a list of manufacturers by North America Industry Classification System (NAICS). Following are the business expansions/developments in the past 2 years:

- Badger State Ethanol LLC, Monroe (NAICS – 325195, Ethanol Manufacturer), new business constructed a new facility, adding 30 new jobs
- Faith Engineering, Inc., Monroe (NAICS – 332710, Fabricated Metal Product Manufacturer), moved to a new building, added 8 new jobs
- Decatur Dairy Inc., Brodhead – (NAICS – 311513, Cheese Manufacturer), plant expansion and renovation
- EPCO, Monroe (NAICS – 325998, Production of Food Grade Carbon Dioxide), new business, creating 18 new jobs
- Grande Cheese, Juda (NAICS – 311513, Cheese Manufacturer), plant expansion
- Klondike Cheese, Monroe (NAICS – 311513, Cheese Manufacturer) major plant expansion, including installation of state-of-the art cheese making equipment
- Kuhn Knight Inc., Brodhead (NAICS – 333111, Farm Machinery Manufacturer), major plant expansion, job creation
- LSI Inc., New Glarus (NAICS – 311612, Meat Processing), major plant expansion, job creation
- New Glarus Brewing Company, New Glarus (NAICS – 312120, Beverage Manufacturing), major plant expansion
- Orchid Monroe, LLC, Monroe (NAICS – 332116, Fabricated Metal Product Manufacturer), Purchased Advance Transformer, retaining 160 jobs with potential for growth.

The Town of Sylvester does not have a central business district or retail center. The City of Monroe, located on the western edge of the township, provides services and products for most residents.

Countywide, agriculture has also impacted the labor force. As the dairy and food processing industry changed, many farming families went to work for area manufacturers. This resulted in a labor force with a very strong work ethic. Unfortunately, Green County's workforce is aging and many with the skills and work ethic learned on the farm will reach retirement in the next 10 to 15 years.

While local data is not specifically available, tourism does not seem to play an important role in the Town of Sylvester economy. The Monroe Municipal Airport is located within the Town, but it is not necessarily important locally.

Countywide, according to a report by Davidson- Peterson & Associates, *The Economic Impact of Expenditures by Travelers on Wisconsin 2003*, tourism plays a vital role in Green County and businesses that cater to tourism. Amenities related to tourism have recently been a major factor for rural economic growth and development in Wisconsin.

Examples in Green County include biking trails, parks and open space, traditional farming landscape, historic sites, the hundred miles of snowmobiling and biking trails that all complement the resorts, motels, campgrounds, B&Bs and retail stores, and other area attractions.

- Green County ranks 57th in the State for traveler spending.
- Travelers spent an estimated \$40 million in Green County in 2003.
- Eighteen percent of all expenditures were made in the winter, which amounted to \$7 million; 19% were made in the spring (\$8 million); 36% in the summer (\$15 million) and 27% in the fall (\$11 million).
- It is estimated that employees earned \$17 million in wages generated from tourist spending, an increase of 1.9% from 2002.
- Traveler spending in 2003 supported 1,199 full-time equivalent jobs, an increase of 2% from 2002.
- Local revenues (property taxes, sales taxes, lodging taxes, etc.) collected as a result of travelers amounted to an estimated \$2 million in 2003, an increase of 1.9% from 2002.
- Travelers generated \$3.5 million in state revenues (lodging, sales and meal taxes, etc.), an increase of 1.9% from 2002.

In 1993, when the Wisconsin Department of Tourism first began tracking tourism expenditure, travelers spent \$25 million in Green County. In 2003 travelers spent a total of \$40 million, representing an increase of 63%. (“Travelers” are defined as Wisconsin residents and out-of-state visitors traveling for pleasure, business or a combination of reasons.)

6.4.1 ECONOMIC BASE

The economic base can be described by reviewing how revenue is generated within the community, what revenue is attracted from outside the community, and what revenue is lost or spent outside the community. Increasing the value of raw materials, attracting contracts or sales from outside the county or municipality, and creating opportunities for residents to spend their money within the county all add to the economy.

As noted earlier, agriculture and related agri-business is important to Green County’s economy. This trend is clearly demonstrated by the employment by industry breakdown for the Town of Sylvester. (See Table 6.1) The percentage of employment for the Agriculture industry clearly outpaces that of Green County and the State of Wisconsin. There are also a significant number of residents working in the manufacturing industry (22.2%).

Table 6.1 Employment by Industry (Source: 2000 US Census)

Industry	Town of Sylvester Number	Town of Sylvester Percent	Green County Number	Green County Percent	Wisconsin Number	Wisconsin Percent
Ag, Forestry, Fishing, Hunting & Mining	57	13.2%	1,415	7.8%	75,418	2.0%
Construction	19	4.4%	1,188	6.5%	161,625	5.9%
Manufacturing	95	22.2%	4,149	22.8%	606,845	22.2%
Wholesale Trade	15	3.5%	581	3.2%	87,979	3.2%
Retail Trade	79	18.3%	2,623	14.4%	317,881	11.6%
Transp, Warehousing & Utilities	9	2.1%	727	4.0%	123,657	4.5%
Information	8	1.9%	387	2.1%	60,142	2.2%
Finance, Insurance, Real Estate, Rental & Leasing	17	3.9%	844	4.6%	168,060	6.1%
Prof, Scientific, Mgmt, Administrative & Waste Mgmt	16	3.7%	916	5.0%	179,503	6.6%
Educational, Health & Social Services	87	20.2%	3,194	17.5%	548,111	20.0%
Arts, Entertainment, Recreation, Accommodation & Food Services	16	3.7%	950	5.2%	198,528	7.3%
Other Services	9	2.1%	676	3.7%	111,028	4.1%
Public Administration	4	0.9%	567	3.1%	96,148	3.5%

Another source of information regarding employment and business is the US Census Bureau, County Business Patterns. (*County Business Patterns provides data on the total number of establishments, mid-March employment, first quarter and annual payroll, and number of establishments by nine employment-size classes by detailed industry for all counties in the United States and the District of Columbia. The series excludes data on self-employed individuals, employees of private households, railroad employees, agricultural production employees, and most government employees.*)

Looking at trends of industries and employment, 2001 County Business Patterns notes that Green County is home to over 920 business establishments. (See Economic Development Chapter Attachments, Table 6.8) Based on the number of establishments, Retail Trade leads the industry segments with 157 and Management of Companies & Enterprises with the smallest number (2 establishments). Between 1998 and 2001, Green County lost 26 establishments, and 338 jobs. While most of the lost establishments were retail in nature, job losses were mostly attributable to layoffs from Green County manufacturers. Manufacturing jobs tend to be higher paying and their loss can affect other segments of an economy.

Table 6.2 summarizes various income indicators for Green County and the Town of Sylvester. The information is a comparison of the results of the 1990 and 2000 census, as compared to Wisconsin averages. The Town outpaced the State of Wisconsin and Green County per capita income, median household income and median family income.

(Median household income is based on every unit of occupancy with one or more unrelated individuals. Median family income is based on units of occupancy with individuals related by blood (children, grandparents, etc.) or by law (marriage, adoption, etc.). Per capita income is based on the individual wage earner.)

Table 6.2 Income Statistics (Source: US Census)

Income	Town of Sylvester 1990	Town of Sylvester 2000	Green County 1990	Green County 2000	Wisconsin 1990	Wisconsin 2000
Per Capita Income	\$17,197	\$23,871	\$13,006	\$20,795	\$13,276	\$21,271
Median Family Income	\$35,833	\$53,828	\$32,644	\$50,521	\$35,082	\$52,911
Median Household Income	\$35,556	\$52,917	\$28,435	\$43,228	\$29,442	\$43,791
% Individuals Below Poverty	8.1%	3.7%	7.7%	5.1%	10.4%	8.7%

Map 6.1 depicts the median household incomes by Green County municipality. The median household income for the Town of Sylvester was \$52,917. This was somewhat lower than that of towns directly north and west, and higher than that of towns directly east and south.

6.4.2 ANALYSIS OF THE LABOR FORCE

Currently local labor force information is not readily available, but county information is prepared annually. The January 2004, "Green County Workforce Profile," an annual report prepared by the Department of Workforce Development, Office of Economic Advisors, provides a detailed overview of the Green County Labor Force. Some of the findings of the report include:

- The labor force participant rate (LFPR) in Green County in 2002 was 69%. This is lower than the state rate of 73%, yet participation rates by sex and age group tend to be high, with the highest participation (94%) by 35-54 year old males. The highest participation by females is 88%, by the 25-34 year old group. The LFPR has been declining since the late 1990's.
- There has been a net in migration of residents. Since April 2000, the county experienced a 1.7% in migration, compared to a state migration rate of 0.94%.
- The share of residents by age group with at least a bachelor's degree is smaller in Green County than in the state, and the distribution declines in the 35-44 year old group. Overall, 16.7% of population has at least a bachelor's degree compared with 22.4% in Wisconsin.
- The labor force age population (16 years and older) is expected to increase from 25,890 to 30,620 by 2020, or about 13%. This is slightly slower than the 18% increase in the last twenty-year period.
- Of the 17,930 residents who participated in the labor force in 2002, 16,875 were employed. The resulting unemployment rate of 5.9% was the highest annual average rate since 1986.

- Occupation projections for 2010 indicate that the top ten occupations with the most openings tend to require less skill and are lower paying (\$6.70-\$10.87 per hour). Registered nurses are the exception. Projections indicate the need for registered nurses to continue to increase and wages to average \$22.41 per hour. (“*Occupation*” refers to the type of work a person does on the job.)
- Approximately 26% of all jobs in Green County and 25% of the total payroll is from businesses in the Trade, Transportation, and Utilities Industry (as classified by the North American Industry Classification System-NAICS). (“*Industry*” relates to the kind of business conducted by a person’s employing organization.)
- The average wage for all workers in Green County was \$25,756, or 79% of the state average. This represented a 4.3% increase over the 2001 average. Statewide, the average wage rose 2.7% in 2002. Nevertheless, Green County average annual wages by industry are 60% (Information Industry) to 88% (Trade, Transportation, Utilities) of the state wage average.
- According to Census 2000, 22.1% of the Green County workforce work part-time and 17.6 % work less than 40 hours per year. This is compared to the Wisconsin averages of 24.1% and 19.5% respectively.
- A higher share of asset income (from dividend, interest and rent), plus an annual average wage that is much lower than in the state, contribute to a lower per capita personal income in the county.

Table 6.9 outlines the 2000 Census labor force demographics by municipality. At the time of the census, 72.8% of the county labor force age population participated in the labor force. The rate of participation for the Town of Sylvester was 81.7%. The highest labor force participation was in the Town of Exeter (84.8%), and the lowest was in the City of Brodhead (64.4%). Only 16.2% of Town of Sylvester workers commuted to jobs outside the county. This is significantly below the county average and significantly less than Town of Brooklyn and the Town of Exeter, the townships having the largest percentage of residents commuting to jobs outside of Green County (75.8% and 75.7% respectively). It can be attributable to the Town’s proximity to the Cities of Monroe and Brodhead and the strength of the business based there.

Further review of the county demographics indicates that commuting trends have grown in recent years. The 2000 Census indicates that nearly 34% of the workers living in Green County commute to jobs outside of the county. This is up from the 1990 census figure of 16%. Furthermore, 23% of the jobs in Green County are held by persons living outside of the county, up from 13% in 1990. (See Table 6.3.1 and 6.3.2)

Table 6.3.1 Commuting Patterns (Source: 2000 Census)

Travel From Green County to:				
	1970	1980	1990	2000
Boone Co. IL	15	36	18	26
Cook Co. IL	0	20	17	29
Jo Daviess Co. IL	0	21	17	3
Stephenson Co. IL	143	226	249	257
Winnebago Co. IL	62	130	184	217
Dubuque Co. IA	6	0	0	7
Dane Co. WI	527	845	1690	3,652
Grant Co. WI	7	24	10	10
Green Co. WI	9336	11713	11838	11,952
Iowa Co. WI	11	0	0	44
Jefferson Co. WI	0	16	28	10
Lafayette Co. WI	58	175	299	225
Rock Co. WI	428	562	801	1,308
Out of State				98
Elsewhere in Wisconsin	122	150	149	159

Table 6.3.2 Commuting Patterns (Source: 2000 Census)

Travel To Green County From:	
Green Co. WI	11952
Lafayette Co. WI	1032
Rock Co. WI	594
Dane Co. WI	541
Grant Co. WI	68
Iowa Co. WI	55
Other Wisconsin	243
Stephenson Co. IL	747
Jo Daviess Co. IL	133
Other Illinois	86
Iowa	21
Other US	32

Table 6.4 identifies the occupations or type of work of employed Town of Sylvester and Green County residents. Note that only 3.7% of the Town of Sylvester population is included in farming, fishing and forestry occupations, while on Table 6.1, thirteen percent (13.2%) of the population works in the agriculture, forestry, fishing, and hunting industry. Many people identify themselves as working in the agricultural industry, while not actually farming as an occupation. The Manufacturing Industry employed 22.2% of all Town of Sylvester residents in 2000, compared to 22.2% for Wisconsin and 14.1% for the United States. Agriculture and related industries accounted for only 2.7% of jobs in Wisconsin and even less nationally at 1.5% of all jobs.

Table 6.4 Occupation of Employed Civilians 16 Years & Over (Source: 2000 US Census)

Occupations	Town of Sylvester Number	Town of Sylvester Percent	Green County Number	Green County Percent	Wisconsin Number	Wisconsin Percent
Prod, Trans & Mat. Moving	61	14.2%	4,016	22.0%	540,930	19.8%
Const, Extraction & Maint.	49	11.4%	1,915	10.5%	237,086	8.7%
Farm, Fishing & Forestry	16	3.7%	471	2.6%	25,725	0.9%
Sales & Office	120	27.8%	4,342	23.8%	690,360	25.2%
Services	43	10.0%	2,311	12.7%	383,619	14.0%
Mgmt, Prof & Related	142	32.9%	5,162	28.3%	857,205	31.3%

6.5 ANALYSIS OF NEW BUSINESS & INDUSTRY DESIRED

Support for attraction and support of new business seems to be strong. Community survey results indicate that 90% of Town of Sylvester respondents agree that Green County should work to coordinate efforts to actively recruit new business and industry. Agricultural related businesses seem to have the greatest support, with 97% of the respondents indicating that type of development was essential/very important (85%), or important (12%). In general, respondents supported all forms of business, including Commercial/Retail development, industrial/manufacturing, Downtown-main Street, and tourism and recreation. Support for home-based businesses received the lowest rating with an essential/very important rating of 30%. Including those that rated the activity as important increased the rating to 69%.

In general, Town of Sylvester respondents agreed that Green County jurisdictions should pursue energy alternatives as a form of economic development, including ethanol plants (65%), solar energy (69%), and wind energy (80%).

6.5.1 STRENGTHS AND WEAKNESSES FOR ECONOMIC DEVELOPMENT

Success in economic development is largely based on a community’s ability to identify their strengths and weaknesses, then leverage the strengths, and minimize the affects of the weaknesses. Following is a list of the key strengths and weaknesses as identified by county and local planning commissions and community surveys.

TOWN OF SYLVESTER STRENGTHS

- Proximity to urban area and access to those resources
- Quality of Life
 - Rural environment
 - Especially attractive to families with children
 - Good schools
- Rural/natural beauty – rural character/atmosphere
- Existing farms
- Existing businesses

TOWN OF SYLVESTER WEAKNESSES –

- Sprawl and unplanned growth
- Reluctance to change
- Farmland Costs
- Lack of incentives for businesses to locate in County, especially in unincorporated areas
- Not close to an interstate highway
- Image (not seen as “the place to be” for business)
- Limited entrepreneurial support resources
- Limited wireless and high speed internet services
- Limited employment opportunities to attract young, skilled, workers (brain drain)

6.6 ANALYSIS OF BUSINESS & INDUSTRY PARKS**6.6.1 EXISTING BUSINESS & INDUSTRY PARKS**

Green County is home to six community owned business parks. (There are no privately owned business parks.) All of the parks are fully developed with water, sewer and roads suitable for commercial and industrial development. All are located within the municipal boundaries of Villages or Cities; there are no Town owned business parks. The closest business park to most of the Town of Sylvester is located in the City of Monroe.

Table 6.5 Green County Business & Industry Parks

Community	Total Acres (approx.)	Current Number of Businesses	Available Acres (approx.)
Village of Albany	60	6	30
City of Brodhead	100	2	30
City of Monroe (2 parks)	190	8	114
Village of Monticello	22	1	17
Village of New Glarus	50	9	Less than 10
Totals	422	26	180

A second concentration of business is typically found in Village/City downtowns or central business districts (CBD). There are no retail centers within the Town of Sylvester. Most residents of the township shop in the City of Monroe.

6.6.2 FUTURE BUSINESS & INDUSTRY PARKS

Recent years have seen a movement by communities to revise plans regarding the types of businesses allowed in business parks. Originally designed to accommodate heavy industry, parks are now allowing heavy industry as well as supporting businesses, such as warehousing and business services.

With just under 200 acres available for new and expanding businesses, Green County still needs to identify land suitable for business development. Some of the land identified as “available” cannot be easily developed. Topography, soils, and wetland issues create some limitations. Further, Green County does not have sites suitable for a large distribution or manufacturing facility.

The Town of Sylvester support for business park development seems to be relatively strong. Surveys indicate that 64% of respondents agree that Green County communities should provide at least some land with infrastructure (water, sewer, access, etc.) for industrial and commercial uses either owned publicly or privately. Further, 62% agree that development at the edge of cities and villages should be required to have municipal water and sewer services.

6.6.3 ENVIRONMENTALLY CONTAMINATED SITES

The Town of Sylvester does not have any identified contaminated sites.

6.7 ECONOMIC DEVELOPMENT AGENCIES AND PROGRAMS

There is a wide range of potential assistance county and local governments can access to assist them with their economic development activities. Listed below are some of the key programs and agencies.

6.7.1 COUNTY & LOCAL LEVEL RESOURCES

- Green County Development Corporation (GCDC) www.GreenCountyEDC.com – GCDC’s mission is to work in partnership with development groups and local governments to develop & implement strategies for supporting, retaining, expanding & recruiting diverse business & industry in Green County. In order to do this effectively, the Corporation provides leadership in understanding & acting on economic development related issues across the County
- Blackhawk Technical College – providing training in a variety of business areas, including starting a business. BTC also provides customized labor training programs to meet specific needs of local business.
- Green County Job Center/Workforce Development Board of Southwest Wisconsin – employment training through the Workforce Investment Act, On the Job Training which can pay for up to 50% of training costs for six to eight weeks.
- Local chambers of commerce – Monroe Chamber of Commerce & Industry, Brodhead Chamber of Commerce, New Glarus Chamber of Commerce, Monticello Business and Professional Association, Albany Chamber of Commerce
- Green County Revolving Loan Fund – a low-interest, flexible term loan fund to assist new and expanding businesses throughout Green County. Originally capitalized by grants from the Community Development Block Grant, total capitalization of the fund is currently \$925,000.

6.7.2 REGIONAL LEVEL AGENCIES AND PROGRAMS

- **Small Business Development Center of Southwest Wisconsin**
Ayla Annac, Program Director
438 Gardner Hall, 1 University Plaza, Platteville, WI 53818-3099
Phone: (608) 342-1038
Email: swsbdc@uwplatt.edu [Ayla Annac](#)
Office on the campus of University of Wisconsin – Platteville
Phone: 608.342.1038.
Provides counseling, education and training in business planning, operation and management.
Serves Grant, Lafayette, Green, Richland, Crawford and Iowa Counties.
- **Southwestern Wisconsin Regional Planning Commission**
Tom Jackson, Economic Development Planner
719 Pioneer Tower, Platteville, WI 53818
Phone: 608.342.1056
Email: jacksont@uwplatt.edu
Administers a regional revolving loan fund that can make low-interest loans to projects providing significant economic benefits to the area, or where there is a specific need identified in the community.
- **Southwest Wisconsin Workforce Development Board**
Bob Borremans, Executive Director
Southwest Job Centers Admin Office
319 Elaines Court Dodgeville, WI 53533
Phone: (608) 935-3116
Email: r.borremans@jobcenter.org
Web site for WDB: www.swwdb.org web site for Job Centers: www.jobcenter.org

6.7.3 STATE LEVEL AGENCIES AND PROGRAMS

- **Wisconsin Department of Commerce**
Bill Winter, Area Development Manager
Office in the Richland Center City Hall
Phone: 608.647.4613
Email: bwinter@commerce.state.wi.us
Web site: www.commerce.state.wi.us
The Department has a broad array of programs to assist a full spectrum of economic development strategies. Programs range from help to start a business to assisting large employer projects. Several new programs target the development of dairying and other agriculture. Other programs target businesses in rural areas. Programs include grants, loans and assistance with financing, labor training and cleaning up brownfield sites.
- **Wisconsin Department of Agriculture, Trade and Consumer Protection**
Grow Wisconsin Dairy Team
James Cisler
Email: james.cisler@datcp.state.wi.us
Phone: 608.224.5137
Web site; www.datcp.state.wi.us

- **Wisconsin Housing and Economic Development Authority**
David Sheperd, Area Representative
Phone: 1-800-334-6873 Ext. 627
Email: david.sheperd@wheda.com
Web site, www.wheda.com
Sheperd serves Columbia, Dodge, Grant, Green, Iowa, Jefferson, Lafayette, Richland, and Sauk counties. WHEDA economic development programs target agricultural development, businesses owned by women and minorities, small businesses and construction projects.
- **The Wisconsin Department of Natural Resources – Brownfield Remediation**
Linda Hanefeld, Hydrogeologist, Dodgeville Service Center
Phone: 608.935.1948
Email: Linda.hanefeld@dnr.state.wi.us
Web site: www.dnr.wi.gov
DNR staff administer grant and loan programs, and work closely with local governments and organizations to plan and develop projects that protect public health, natural resources, the environment and outdoor recreational opportunities. Through loans, grants and reimbursement programs, the DNR programs target the cleanup of petroleum and other contamination to enable Brownfield site redevelopment, prevent pollution and minimizing waste.

6.7.4 FEDERAL AGENCIES AND PROGRAMS

- **Small Business Administration (SBA)**
Becky Freund, Economic Development Specialist
Phone: 608.441.5519
Email: becky.freund@sba.gov
Web site: www.sba.gov/wi
The SBA helps businesses obtain financing for various needs through loan guarantee programs, loans and counseling and education services to small business owners.
- **USDA - Rural Development**
Portage Local Office
2912 Red Fox Run, Portage, WI 53901
Phone: 608.742.5361
Email: RD.Portage@wi.usda.gov
Web site: www.rurdev.usda.gov/wi
Rural Development programs help a rural community or business with economic development through loan guarantees, loans and grants.

**ECONOMIC DEVELOPMENT
CHAPTER ATTACHMENTS**

TABLE 6.6 TOP 10 PRIVATE AND PUBLIC EMPLOYERS IN GREEN COUNTY

Rank	EMPLOYER LEGAL NAME	Community	Industry Product or Service	Numeric Range Employees
1	SWISS COLONY	Monroe	Mail-Order Houses	1,000 or More
2	MONROE CLINIC	Monroe, New Glarus, Albany	General Medical & Surgical Hospitals	500-999
3	SCHOOL DISTRICT OF MONROE	Monroe	Elementary & Secondary Schools	500-999
4	MONROE TRUCK EQUIPMENT	Monroe	Motor Vehicle Body Manufacturing	250-499
5	COUNTY OF GREEN	Monroe	Executive & Legislative Offices, Combined	250-499
6	WOODBIDGE	Brodhead	Motor Vehicle Seating & Interior Trim Manufacturing	250-499
7	S C DATA CENTER	Monroe	Data Processing, Hosting, & Related Services	250-499
8	KUHN KNIGHT	Brodhead	Farm Machinery & Equipment Manufacturing	100-249
9	WAL-MART	Monroe	Discount Department Stores	100-249
10	IROQUOIS FOUNDRY	Browtown	Iron Foundries	100-249
10	BRODHEAD PUBLIC SCHOOL	Brodhead	Elementary & Secondary Schools	100-249
12	CITY OF MONROE	Monroe	Services for the Elderly & Persons with Disabilities	100-249
13	LSI INC - NEW GLARUS	New Glarus	Meat Processed from Carcasses	100-249
14	ORCHID MONROE LLC	Monroe	Power, Distribution, & Specialty Transformer Manufacturing	100-249
15	WISCONSIN CHEESE GROUP	Monroe	Cheese Manufacturing	100-249
16	NEW GLARUS HOME	New Glarus	Nursing Care Facilities	100-249
17	NEW GLARUS PUBLIC SCHOOL	New Glarus	Elementary & Secondary Schools	100-249
18	DICK'S SUPER MARKET	Monroe	Supermarkets & Other Grocery (except Convenience) Stores	100-249
19	OGDEN MFG	Albany	Industrial Process Furnace & Oven Manufacturing	100-249
20	MONROE MANOR	Monroe	Nursing Care Facilities	100-249
21	PREFERRED LIVING	Monroe	Services for the Elderly & Persons with Disabilities	100-249
22	ROTH KASE USA	Monroe	Cheese Manufacturing	50-99
23	MITEK	Monroe	Audio & Video Equipment Manufacturing	50-99
24	ALBANY PUBLIC SCHOOL	Albany	Elementary & Secondary Schools	50-99
24	MONTICELLO SCHOOL DISTRICT	Monticello	Elementary & Secondary Schools	50-99
26	SHOPKO STORES	Monroe	Discount Department Stores	50-99
26	GREENCO INDUSTRIES	Monroe	Vocational Rehabilitation Services	50-99
28	MCDONALDS	Monroe, Brodhead	Limited-Service Restaurants	50-99
29	THE MONROE TIMES	Monroe	Newspaper Publishers	50-99
30	SHOP-RITE	Monroe	Supermarkets & Other Grocery (except Convenience) Stores	50-99
31	ODINOT-ONE		Limited-Service Restaurants	50-99
31	CITY OF BRODHEAD-GREEN COUNTY	Brodhead	Executive & Legislative Offices, Combined	50-99
33	NEW GLARUS HOTEL	New Glarus	Full-Service Restaurants	50-99
34	PIZZA HUT	Monroe	Full-Service Restaurants	50-99
35	LAIDLAW	Monticello	Other Fabricated Wire Product Manufacturing	50-99
36	PRECISION DRIVE & CONTROL	Monroe	Elec. Apparatus & Eq., Wiring Supplies, & Related Whlrs	50-99
37	MONROE CHEESE	Monroe, Monticello	Corporate, Subsidiary, & Regional Managing Offices	50-99
38	FARM & FLEET OF MONROE	Monroe	Hardware Stores	50-99
39	GREEN COUNTY FAMILY YMCA	Monroe	Civic & Social Organizations	50-99
39	JUDA PUBLIC SCHOOL	Juda	Elementary & Secondary Schools	50-99
41	EDELWEISS CHALET COUNTRY CLUB	New Glarus	Golf Courses & Country Clubs	50-99
42	GREEN COUNTY EMERGENCY MEDICAL	Monroe	Ambulance Services	50-99
42	VILLAGE OF NEW GLARUS	New Glarus	Executive & Legislative Offices, Combined	50-99
44	CARING HEARTS		Home Health Care Services	50-99
45	AMCORE BANK	Monroe, New Glarus	Commercial Banking	20-49
46	JOSEPH HUBER BREWING	Monroe	Breweries	20-49
47	BANK OF NEW GLARUS	New Glarus	Commercial Banking	20-49
47	KLONDIKE CHEESE	Monroe	Cheese Manufacturing	20-49
47	FIRST STUDENT SERVICES		School & Employee Bus Transportation	20-49
50	S K PLASTIC MOLDING	Monroe	All Other Plastics Product Manufacturing	20-49

Source: Wisconsin Department of Workforce Development

TABLE 6.7 GREEN COUNTY MANUFACTURERS

by North American Industry Classification System (NAICS)

(Note: Companies are listed under their primary classification. Some businesses may actually fall under more than one classification.)

Animal Food Mfg (NAICS 3111)

Trygve Strommen, Brodhead
International Ingredient, Monroe
Walnut Grove Product (Cargil), Monticello

Dairy Product Manufacturing (NAICS 3115)

Chalet Cheese Cooperative, Monroe
Chula Vista Cheese Co., Browntown
Decatur Dairy, Brodhead
Dappeler Cheese Factory, Monroe
Glanbia Nutritionals, Monroe
Gobeli Cheesemakers Inc., Monroe
Grande Cheese, Juda
Klondike Cheese Co., Monroe
Maple Leaf Cheesemakers, Monroe
Monroe Cheese Corp, Monticello
Prairie Hill Cheese, Monroe
Protient, Juda
Roth Kase USA Ltd., Monroe
Swiss Heritage Cheese Inc., Monticello
Wisconsin Cheese Group, Monroe

**Animal Slaughtering & Processing
(NAICS 3116)**

Hoesly's Meats Inc., New Glarus
LSI Inc – New Glarus
Rackow Family Sausage, Juda
Zubers Sausage Kitchen, Monroe

Bakeries (NAICS 3118)

The Swiss Colony, Monroe

Beverage Manufacturing (NAICS 3121)

Joseph Huber Brewing Company Inc., Monroe
New Glarus Brewery Co, New Glarus
New Glarus Primrose Winery, New Glarus

Wood Product Manufacturing (NAICS 321)

Dappeler Wood Shop, Monroe
Sugar River Hardwoods, Albany

Printing & Related Support (NAICS 323)

Canton Promotions, Monroe
Dairyland Press Inc, Brodhead
Heartland Graphics, Monroe
New Life Press, Monroe
Monroe Area Shopping News
Monroe Publishing LLC, Monroe
Monroe Sign Design, Monroe
RR Donnelly (formerly Moore N.A), Monroe
Stuart Printing Co, Inc., Monroe

Chemical Mfg (NAICS 325)

Badger State Ethanol, LLC, Monroe
Color Putty Co. Inc., Monroe
EPCO, Monroe
SK Plastic Molding Inc., Monroe

Nonmetallic Mineral Product Mfg (NAICS 327)

Alpine Ready Mix, Brodhead
Architectural Precast Inc, Browntown
Green Valley Ready Mix, Monroe

Primary Metal Mfg (NAICS 331)

Citation, Browntown

Plastics Product Mfg (NAICS 3261)

SK Plastic Molding Inc., Monroe

Fabricated Metal Product Mfg (NAICS 332)

Carter Machine Works, Monroe
Faith Engineering, Monroe
Industrial Combustion, Monroe
Laidlaw Corp, Monticello
McClaren Machine & Tool, Brodhead
Monroe Specialty Co Inc., Monroe
Monroe Truck Equipment, Monroe
Orchid International, Monroe
Precision Drive & Control, Monroe
Production Grinding & Machining LLC, Brodhead
Ruchti Stainless Inc., Monroe
Syleline, Monroe

Machinery Manufacturing (NAICS 333)

Ogden Mfg, Inc., Albany
Kuhn Knight Inc., Brodhead
Monroe Truck Equipment – Snow & Ice, Monroe
Precision Tool & Service, Brodhead
Roenneburg Machine & Tool Co, Albany

Audio & Video Equipment Mfg (NAICS 3343)

Mitek/MTX, Monroe
LoZ, Monroe

Transportation Equipment Mfg (NAICS 336)

Stoughton Trailers, Brodhead
Woodbridge Corp, Brodhead

Furniture & Related Product Mfg (NAICS 337)

Sugar River Design, Brodhead

TABLE 6.8. GREEN COUNTY BUSINESS PATTERNS 1998 to 2001

	Total Number of Establishments			Total Number of Employees			Average Annual Pay			% Change (1998-2001)	% Change (2000-2001)
	1998	2000	2001	1998	2000	2001	1998	2000	2001		
Total	950	942	924	12,857	13,091	12,519	\$ 23,189	\$ 24,826	\$ 25,179	8.6%	1.4%
Forestry, fishing, hunting, and agriculture	8	7	7	20-99	20-99	20-99					
Mining	4	4	4	0-19	24	20-99	\$ 45,750				
Utilities	3	3	3	36	20-99	20-99	\$ 44,417				
Construction	117	127	120	443	513	442	\$ 29,770	\$ 27,680	\$ 33,348	12.0%	20.5%
Manufacturing	78	78	78	3,547	3,306	3,128	\$ 26,234	\$ 28,651	\$ 28,865	10.0%	0.7%
Wholesale trade	63	65	62	587	628	582	\$ 25,525	\$ 25,518	\$ 26,302	3.0%	3.1%
Retail trade	174	163	157	3,015	3,208	3,079	\$ 24,754	\$ 26,733	\$ 25,934	4.8%	-3.0%
Transportation & warehousing	41	41	38	231	210	233	\$ 23,840	\$ 29,338	\$ 26,618	11.7%	-9.3%
Information	10	9	9	532	480	460	\$ 27,068	\$ 29,419	\$ 30,774	13.7%	4.6%
Finance & insurance	50	49	50	391	391	371	\$ 24,082	\$ 26,964	\$ 28,326	17.6%	5.1%
Real estate & rental & leasing	21	15	17	55	55	50	\$ 9,945	\$ 12,491	\$ 12,100	21.7%	-3.1%
Professional, scientific & technical s	49	53	53	243	286	278	\$ 24,724	\$ 26,661	\$ 29,896	20.9%	12.1%
Management of companies & enterprises	1	1	2	0-19	0-19	0-19					
Admin, support, waste mgt, remediation	30	25	28	161	134	130	\$ 16,161	\$ 19,619	\$ 21,446	32.7%	9.3%
Educational services	3	5	5	12	16	6	\$ 9,833	\$ 6,375	\$ 18,667	89.8%	192.8%
Health care and social assistance	72	70	68	1,777	1,932	1,988	\$ 25,693	\$ 27,039	\$ 26,345	2.5%	-2.6%
Arts, entertainment & recreation	19	18	17	123	119	122	\$ 11,699	\$ 12,395	\$ 12,492	6.8%	0.8%
Accommodation & food services	85	87	88	1,089	1,163	1,008	\$ 6,747	\$ 7,003	\$ 7,762	15.0%	10.8%
Other services (except public administ	116	113	113	558	551	541	\$ 11,253	\$ 12,706	\$ 13,579	20.7%	6.9%
Unclassified establishments	6	9	5	0-19	0-19	0-19					

Source: US Census Bureau - County Business Patterns

Jurisdiction	Percent in labor force, Total	Percent in labor force, Female	Percent Unemployed	Percent worked outside county of residence
Green County	72.8	67.2	3.2	33.6
COUNTY SUBDIVISIONS				
Town of Adams	82.8	81.1	4.3	43.1
Town of Albany	76.4	72.1	2.9	47.5
Town of Brooklyn	80.9	74.9	1.8	75.8
Town of Cadiz	74.4	66.4	2.8	19.7
Town of Clarno	77.5	73.2	2.2	10.8
Town of Decatur	74.4	69.6	3.7	43.7
Town of Exeter	84.8	80	2.7	75.7
Town of Jefferson	75.5	73	3	14.8
Town of Jordan	79.8	74	1.5	22.3
Town of Monroe	71.1	62.5	2.5	11
Town of Mount Pleasant	83.1	83	1.3	32.2
Town of New Glarus	83.6	79	1.1	54.4
Town of Spring Grove	72.7	65.5	4.3	29.4
Town of Sylvester	81.7	79.6	2.5	16.2
Town of Washington	80.1	78.6	1.6	24.9
Town of York	83.4	79.7	0	58.6
Village of Albany	74.9	69.5	7.2	47.1
Village of Belleville (part)	68.7	56.4	8.8	100
Village of Brooklyn (part)	77.3	72.5	4.7	89.8
Village of Browntown	72.4	73.6	4.8	21
Village of Monticello	73.8	67.2	1.7	38.5
Village of New Glarus	68.2	60.1	2.5	53.9
City of Brodhead	64.4	61.6	1.4	45.9
City of Monroe	68.8	62.5	4.3	15.7

Source: US Census Bureau, Census 2000.

Figure 6.1 Town of Sylvester Educational Attainment

(Source: 2000 US Census)

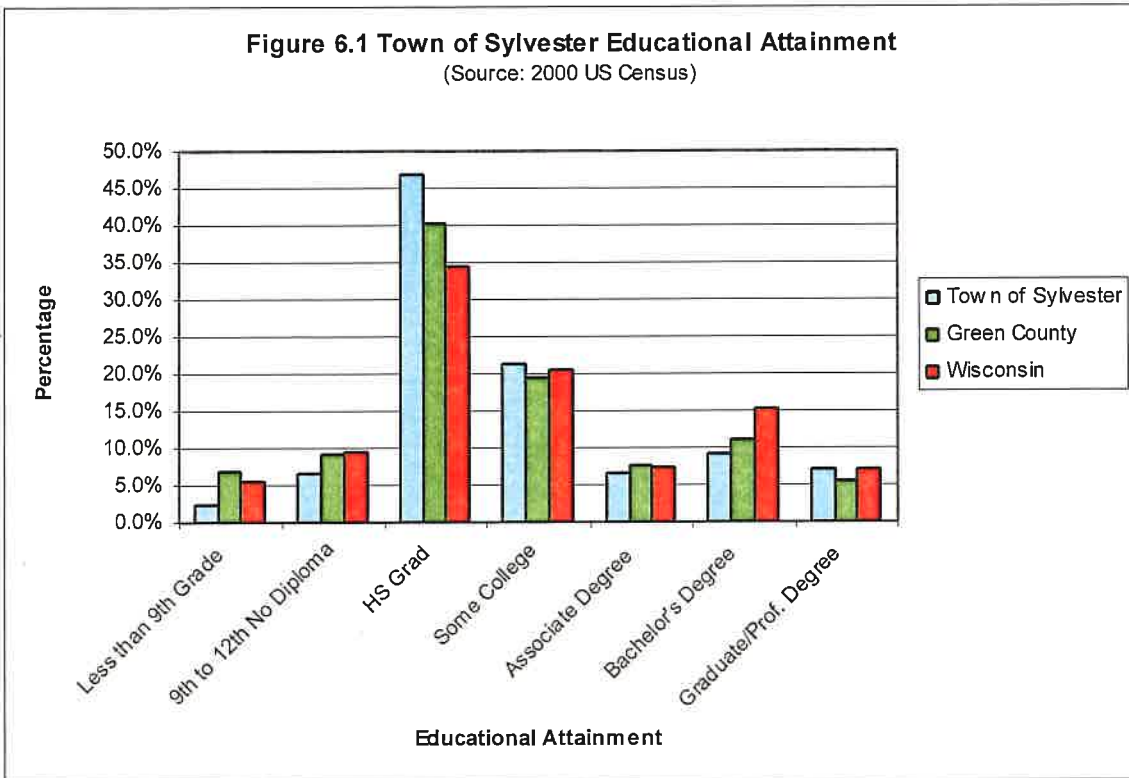
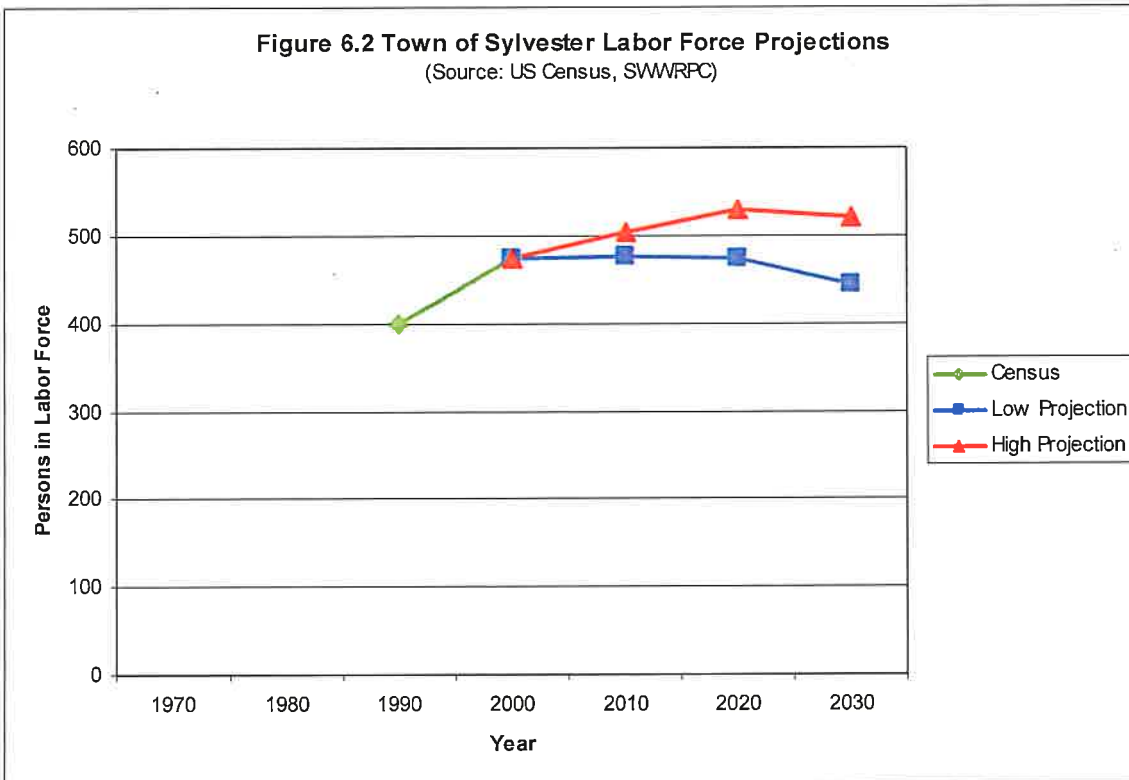


Figure 6.2 Town of Sylvester Labor Force Projections

(Source: US Census, SWWRPC)



7 INTERGOVERNMENTAL COOPERATION

7.1 CHAPTER SUMMARY

Many cities, towns, villages, and counties begin cooperative arrangements to lower costs and promote efficiency. Most arrangements involve only two governmental units, but there are also agreements among multiple units. Intergovernmental cooperation may range from formal joint power agreements to unwritten understandings. Two communities may have an unwritten agreement about sharing road repair equipment, or a cluster of cities and towns may have a written agreement concerning snow removal, economic development, fire, or EMT services. The opportunities for intergovernmental cooperation are endless.

This section takes a closer look at intergovernmental cooperation including advantages and disadvantages. It examines what the Town of Sylvester is doing today and what they may consider in the future. Intergovernmental cooperation is an effective way for local governments to respond to changing and diverse needs by working together with their neighbors, while maintaining their own identity. If an agreement can be reached among two or more units of government, services can often be provided with substantial cost savings. Cooperation can also eliminate unnecessary duplication of services or purchasing of equipment.



Wisconsin State Statute 66.1001(2)(g)

(g) Intergovernmental cooperation element.

A compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts and adjacent local governmental units, and to the region, the state and other governmental units. The element shall incorporate any plans or agreements to which the local governmental unit is a party under [s. 66.0301](#), [66.0307](#) or [66.0309](#). The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.

7.2 GOALS

The following are Intergovernmental Cooperation Goals.

- **Encouragement of coordination and cooperation among nearby units of government.***

*Note: Part of the Smart Growth 14 Planning Goals.

7.3 OBJECTIVES AND POLICY RECOMMENDATIONS

The following are Intergovernmental Cooperation Objectives and Policy Recommendations. They support the above goals and will guide intergovernmental cooperation decisions in the Town of Sylvester over the next 20 years.

- **Work with local governments, state and federal agencies, the regional planning commission, and local school districts to identify and coordinate land use and community development policies and initiatives by exchanging information about items of mutual concern.**
- **Explore new opportunities to cooperate with other local units of government to utilize shared public services, staff, or equipment where appropriate.**
- **When appropriate, intergovernmental agreements with other local units of government should be created through written contracts / agreements.**

7.4 ADVANTAGES & DISADVANTAGES OF INTERGOVERNMENTAL COOPERATION

Intergovernmental cooperation has many advantages associated with it including the following:

Efficiency and reduction of costs: Cooperating on the provision of services can potentially mean lower costs per unit or person. Although these are by no means the only reasons, efficiency and reduced costs are the most common reasons governments seek to cooperate.

Limited government restructuring: Cooperating with neighboring governments often avoids the time-consuming, costly, and politically sensitive issues of government restructuring. For example, if a city and town can cooperate, the town may avoid annexation of its land and the city may avoid incorporation efforts on the part of the town, which may hinder the city's development. Cooperation also helps avoid the creation of special districts that take power and resources away from existing governments.

Coordination and planning: Through cooperation, governments can develop policies for the area and work on common problems. Such coordination helps communities minimize conflicts when levels of services and enforcement are different among neighboring communities. For example, shared water, sewage, and waste management

policies can help avoid the situation in which one area's environment is contaminated by a neighboring jurisdiction with lax standards or limited services. Cooperation can also lead to joint planning for future services and the resources needed to provide them.

Expanded services: Cooperation may provide a local unit of government with services it would otherwise be without. Cooperation can make those services financially and logistically possible.

Intergovernmental cooperation also has drawbacks, which may include the following:

Reaching and maintaining an agreement: In general, reaching a consensus in cases in which politics and community sentiments differ can be difficult. For example, all parties may agree that police protection is necessary. However, they may disagree widely on how much protection is needed. An agreement may fall apart if one jurisdiction wants infrequent patrolling and the other wants an active and visible police force.

Unequal partners: If one party to an agreement is more powerful, it may influence the agreement's conditions. With service agreements, the more powerful party, or the party providing the service, may have little to lose if the agreement breaks down, it may already service itself at a reasonable rate. The weaker participants may not have other options and are open to possible exploitation.

Local self-preservation and control: Some jurisdictions may feel their identity and independence will be threatened by intergovernmental cooperation. The pride of residents and officials may be bruised if, after decades of providing their own police or fire protection, they must contract with a neighboring jurisdiction (and possible old rival) for the service. In addition, and possibly more importantly, a jurisdiction may lose some control over what takes place within their boundaries. Moreover, although government officials may lose control, they are still held responsible for the delivery of services to their electorates.

7.5 EXISTING & POTENTIAL AREAS OF COOPERATION

The table below indicates the existing areas of cooperation between the Town of Sylvester and other neighboring communities. *Worksheet questions 1, 1a, 7*

Table 7.1 Existing Areas of Cooperation (Source: 2004 Town of Sylvester Planning Commission)

Cooperative with	Service Shared	Is it a Legal Contract	Payment
Juda	Juda Fire & School		
Village of Albany	Albany Fire & School		
City of Monroe	Monroe Fire & School		
Green County	Green County Sheriff		

7.5.1 POTENTIAL AREAS OF COOPERATION

The table below indicates what services, equipment, staff, facilities, etc. the Town of Sylvester Planning Commission identified as a potential point of cooperation with a neighboring jurisdiction.

Table 7.2 Potential Areas of Cooperation (Source: 2004 Town of Sylvester Planning Commission)

Service to Share	With Whom
Nothing listed at this time	

7.6 INTERGOVERNMENTAL RELATIONSHIPS

Table 7.3 analyzes the relationship of the Town of Sylvester with other units of government.

Table 7.3 Analysis of Existing Intergovernmental Relationships (Source: 2004 Town of Sylvester Planning Commission)

Units of Government	Satisfactory or Unsatisfactory	Comments
Adjacent Local Governments (Indicate Each):		*Refer to Map 1.1 for Adjacent Governments
Town of Decatur	Satisfactory	
Town of Jefferson	Satisfactory	
Town of Monroe	Satisfactory	
Town of Mt. Pleasant	Satisfactory	
City of Monroe	Unsatisfactory	Airport, land use conflicts
School Districts (Indicate Each):		*Refer to Map 2.1 School Districts in Green County
Albany	Satisfactory	
Brodhead	Satisfactory	
Juda	Satisfactory	
Monroe	Satisfactory	
Monticello	Satisfactory	
Green County	Satisfactory	
GC UWEX	Satisfactory	
SWWRPC	Satisfactory	
WIDNR	Satisfactory	
WIDOT	Satisfactory	
WIDOA	Satisfactory	

7.6.1 EXISTING CONFLICTS & SOLUTIONS

The Town of Sylvester Planning Commission did not identify any major conflicts with neighboring communities at the time of this plans completion.

7.6.2 POTENTIAL CONFLICTS & SOLUTIONS

The Town of Sylvester Planning Commission indicated that issues surrounding the Monroe Airport could become potential conflicts between their jurisdiction and the City of Monroe. No possible solutions were identified by the planning commission at this time.

7.7 ADDITIONAL INTERGOVERNMENTAL COOPERATION IDEAS

The Intergovernmental Cooperation Element Guide published by the Wisconsin Department of Administration provides several ideas for cooperation including the following listed below. These are only ideas to consider. *(Note: the following ideas were taken directly from the Intergovernmental Cooperation Guide.)*

Voluntary Assistance: Your community, or another, could voluntarily agree to provide a service to your neighbors because doing so makes economic sense and improves service levels.

Trading Services: Your community and another could agree to exchange services. You could exchange the use of different pieces of equipment, equipment for labor, or labor for labor.

Renting Equipment: Your community could rent equipment to, or from, neighboring communities and other governmental units. Renting equipment can make sense for both communities – the community renting gets the use of equipment without having to buy it, and the community renting out the equipment earns income from the equipment rather than having it sit idle.

Contracting: Your community could contract with another community or jurisdiction to provide a service. For example, you could contract with an adjacent town or village to provide police and fire protection, or you could contract with the county for a service in addition to that already routinely provided by the county sheriff's department.

Routine County Services: Some services are already paid for through taxes and fees. Examples are police protection services from the county sheriff's department, county zoning, county public health services, and county parks. Your Intergovernmental Cooperation Element could identify areas where improvements are needed and could recommend ways to cooperatively address them.

Sharing Municipal Staff: Your community could share staff with neighboring communities and other jurisdictions – both municipal employees and independently contracted professionals. You could share a building inspector, assessor, planner, engineer, zoning administrator, clerk, etc.

Consolidating Services: Your community could agree with one or more other communities or governmental units to provide a service together.

Joint Use of a Facility: Your community could use a public facility along with other jurisdictions. The facility could be jointly owned or one jurisdiction could rent space from another.

Special Purpose Districts: Special purpose districts are created to provide a particular service, unlike municipalities that provide many different types of services. Like municipalities, special purpose districts are separate and legally independent entities.

Joint Purchase and Ownership of Equipment: Your community could agree with other jurisdictions to jointly purchase and own equipment such as pothole patching machines, mowers, rollers, snowplows, street sweepers, etc.

Cooperative Purchasing: Cooperative purchasing, or procurement, is where jurisdictions purchase supplies and equipment together to gain more favorable prices.

7.7.1 MUNICIPAL BOUNDARY AGREEMENT

As the Town of Sylvester continues to grow, it may be necessary to consider some type of boundary agreements. Municipal boundaries can be altered in a number of ways including the following:

Annexation

Annexation is the process of transferring parcels of land from unincorporated areas to adjacent cities or villages. More detailed information on annexation can be obtained from Wisconsin State Statute Sections 66.0217-66.0223.

Detachment

Detachment is the process by which territory is detached from one jurisdiction and transferred to another. Essentially detachment is the opposite of annexation. More detailed information on detachment can be obtained from Wisconsin State Statute Sections 66.0227 and 62.075.

Incorporation

Incorporation is the process of creating a new village or city from unincorporated territory. More detailed information on incorporation can be obtained from Wisconsin State Statute Sections 66.0201-66.0215.

Consolidation

Consolidation is the process by which a town, village, or city joins together with another town, village, or city to form one jurisdiction. More detailed information on incorporation can be obtained from Wisconsin State Statute Section 66.0229.

Intergovernmental Agreements

Intergovernmental Agreements provide communities with a different type of approach because it is proactive rather than reactive. There are two types of intergovernmental agreements that can be formed including cooperative boundary agreements and stipulations and orders. More detailed information on intergovernmental agreements can be obtained from Wisconsin State Statute 66.0307 (Cooperative Boundary Agreements) and 66.0225 (Stipulations and Orders).

7.8 INTERGOVERNMENTAL COOPERATION AGENCIES AND PROGRAMS

There are a number of available state agencies and programs to assist communities with intergovernmental projects. Below are brief descriptions of various agencies and programs. Contact information has been provided for each agency.

Intergovernmental Relations – WI Department of Administration

The Wisconsin Land Council was created to gather and analyze land use and planning related information, coordinate high priority state initiatives including the development of a Wisconsin land information system and provide recommendations to the Governor for improvements to the existing statewide planning framework. The Council is dedicated to

identifying ways to enhance and facilitate planning efforts of Wisconsin’s local governments and to improve the coordination and cooperation of state agencies in their land use activities.

INTERGOVERNMENTAL RELATIONS – WIDOA

**101 E. Wilson St.
Madison, WI 53702**

<http://www.doa.state.wi.us/dhir/>

Wisconsin Towns Association

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 it's 55th year of service to town governments and the state's 1.6 million town residents. The association is organized into six districts and is headquartered in Shawano. WTA relies on regular district meetings, an annual statewide convention, publications, participation in cooperative training programs and other means to support the goal of keeping grassroots government strong and efficient in Wisconsin.

WISCONSIN TOWNS ASSOCIATION

**W7686 County Road MMM
Shawano, WI 54166-6086**

**Phone: 715-526-3157
Fax: 715-524-3917**

<http://www.wisctowns.com/>

League of Wisconsin Municipalities

LEAGUE OF WISCONSIN MUNICIPALITIES

202 State Street, Suite 300
Madison, WI 53703-2215

Phone: 608-267-2380

<http://www.lwm-info.org/>

The League of Wisconsin Municipalities is a not-for-profit association of municipalities. First established in 1898, the League acts as an information clearinghouse, lobbying organization and legal resource for Wisconsin municipalities. Its membership consists of 386 villages and all of the 190 cities in the state.

Wisconsin Counties Association

WCA is an association of county governments assembled for the purpose of serving and representing counties. The direction of this organization is one that is determined by the membership and the WCA Board of Directors consistent with the parameters set forth by the WCA Constitution. The organization's strength remains with the dedicated county-elected official.

WISCONSIN COUNTIES ASSOCIATION

22 E. Mifflin St., Suite 900
Madison, WI 53703

Phone: 608-663-7188

Fax: 608-663-7189

<http://www.wicounties.org/>

Southwestern Wisconsin Regional Planning Commission

The SWWRPC is the area-wide planning and development agency serving the five counties of Grant, Green, Iowa, Lafayette, and Richland. It was created in 1970, formed by executive order of the governor. Wisconsin statutes specify that regional planning commissions are to provide intergovernmental planning and coordination for the physical, social, and economic development of the region. Under Wisconsin law, RPC's have the following functions:

- They may conduct all types of research studies; collect and analyze data; prepare maps, charts and tables, and conduct necessary studies.
- They may make and adopt plans for the physical, social, and economic development of the region.
- They may publish and advertise their purposes, objectives, and findings, and may distribute reports thereon.
- They may provide advisory services on planning problems to the local governmental units within the region and to other public and private agencies in matters relative to its functions and objectives.

SWWPRC

719 Pioneer Tower
One University Plaza
Platteville, WI 53818

Phone: 608-342-1214

Fax: 608-342-1220

<http://www.swwrpc.org/>

8 LAND USE

8.1 CHAPTER SUMMARY

Land use is often one of the more controversial issues confronting communities. In many instances, communities were originally platted and land use decisions were made with little regard to natural limitations on development or the interests of the community as a whole. Today, with better knowledge of these limitations, communities are faced with making more intelligent choices as to where future development should occur. Instead of working with a clean slate, however, communities must contend with existing uses and how new development might affect or be affected by them. The land use decisions in this plan are meant to take into account the knowledge and policies of the other elements of this plan.

The purpose of this chapter is to analyze how the land in the Town of Sylvester is currently being used, and what constraints to development exist in these areas. This chapter will also discuss the future land use needs in the Town of Sylvester. Based on the information in this chapter, and preceding chapters, a set of goals and policies was developed to help guide the land use decisions in the Town of Sylvester over the next 20 years.



Wisconsin State Statute 66.1001(2)(h)

(h) Land Use

A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.

8.2 GOALS

The following are Land Use Goals. Since the land use element is a compilation of all other elements of this plan all 14 Smart Growth Planning Goals are listed again.

- **Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.***
- **Encouragement of neighborhood designs that support a range of transportation choices.***
- **Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.***
- **Protection of economically productive areas, including farmland and forests.***
- **Encouragement of land-uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.***
- **Preservation of cultural, historic and archaeological sites.***
- **Encouragement of coordination and cooperation among nearby units of government.***

-
- **Building of community identity by revitalizing main streets and enforcing design standards.***
 - **Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.***
 - **Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.***
 - **Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.***
 - **Balancing individual property rights with community interests and goals.***
 - **Planning and development of land uses that create or preserve varied and unique urban and rural communities.***
 - **Providing an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.***

*Note: Part of the Smart Growth 14 Planning Goals.

8.3 OBJECTIVES AND POLICY RECOMMENDATIONS

The following are Land Use Objectives and Policy Recommendations. They support the above goals and will guide land use decisions in the Town of Sylvester over the next 20 years. Refer back to Chapters 1-7, has many of the policies listed in those chapters also relate to land use.

- **Protect active agricultural lands and woods in the community as this land use helps realize the vision for the future.**
- **Maintain the rural character of the jurisdiction by avoiding developments that would alter its character.**
- **Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.**
- **Recognize that sensitive environmental features such as lowlands, floodplains, wetlands, and steep slopes are extremely important in helping to define the distinctive character and scenic beauty of the community.**

- **Building placement and lot layout should be designed to provide a functional relationship to the site's topography, existing vegetation, and other natural features. Natural land features and existing vegetation should be recognized and integrated into the site design to minimize their disruption. The conservation of mature plant species, hedgerows, prairies/oak savannas, and woodlots should be encouraged to preserve the rural character of the community.**
- **For all new development in the community, surface water run-off shall be minimized and detained on site if possible or practicable. If it is not possible to detain water on site, down stream improvements to the channel shall be required of the developer to prevent flooding caused by the project. The natural state of watercourses, swales, floodways, wetlands, or right-of-way should be maintained as nearly as possible.**
- **Preserve agricultural fields in the community from encroachment by incompatible development (Limit fragmentation of crop fields).**
- **Encourage infill development and redevelopment on lands that are vacant, blighted, or underutilized.**
- **Discourage heavy industrial and commercial businesses in the community.**

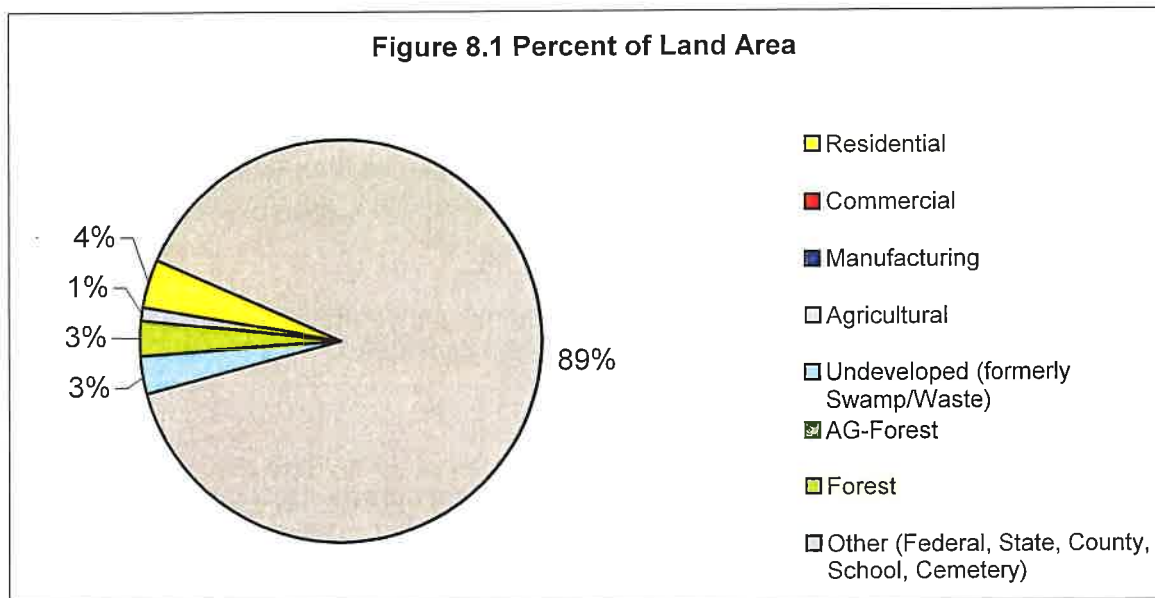
8.4 EXISTING LAND USES

The following table approximates the amount of land in each of the major classifications for the Town of Sylvester. Refer to Map 8.2 in the Land Use Chapter Attachments for a map of land uses in the Town of Sylvester. Currently the dominant land use in the Town of Sylvester is agriculture.

Table 8.1 Town of Sylvester Land Use - 2004

Classification	Town of Sylvester Parcel Count	Town of Sylvester Land Area (Acres)	Town of Sylvester Percent of Land Area
Residential	305	813	4%
Commercial	6	8	0%
Manufacturing	3	60	0%
Agricultural	413	19,663	89%
Undeveloped (formerly Swamp/Waste)	165	586	3%
AG-Forest	7	7	0%
Forest	68	757	3%
Other (Federal, State, County, School, Cemetery)	132	255	1%
Real Estate Totals	1,099	22,149	100%

(Source: WI Department of Revenue, 2004 Statement of Assessments)



(Source: WI Department of Revenue, 2004 Statement of Assessments)

Agriculture – Agricultural land includes land that produces a crop (including Christmas trees or ginseng), agricultural forest (forested lands contiguous with agricultural land), supports livestock, or is eligible for enrollment in specific federal agricultural programs.

Residential - Residential land includes any land with a residential home that does not fall into the agricultural land classification.

Commercial – Commercial land refers to any parcel that has a business on it, but does not include industrial properties. This may be a convenience store, car wash, bank, grocery store, tavern, etc., referring to any type of retail or business establishment.

Manufacturing (also known as Industrial) – Manufacturing land refers to business and industry that is engaged in processing, manufacturing, packaging, treatment, or fabrication of materials and products.

Forested – Forested land includes production forests and DNR-MFL.

Ag-Forest – Land that is producing or capable of producing commercial forest products if the land satisfies any of the following conditions:

- It is contiguous to a parcel that has been classified in whole as agricultural land, if the contiguous parcel is owned by the same person that owns the land that is producing or capable of producing commercial forest products. In this subdivision, "contiguous" includes separated only by a road.
- It is located on a parcel that contains land that is classified as agricultural land in the property tax assessment on January 1, 2004, and on January 1 of the year of assessment.

- It is located on a parcel at least 50% of which, by acreage, was converted to land that is classified as agricultural land in the property tax assessment on January 1, 2005, or thereafter.

Undeveloped – This land classification refers to areas that were formerly classified as swamp/waste. It includes bogs, marshes, lowlands brush land, and uncultivated land zoned as shore land and shown to be wetland.

Other – Remaining land types that do not fall into the above categories, including federal, state, and county lands, school property, and cemeteries.

8.4.1 EXISTING PARCEL ANALYSIS

The following table indicates the amount of parcels, as of 2004, in the Town of Sylvester by 5-acre and 40-acre increments. The analysis does not take into account contiguous, or noncontiguous, parcels that are owned by the same person(s). Therefore, it is possible that a parcel in the 0-4 acre class is owned by a person who also has another parcel of land that is 20 acres in size either contiguous or noncontiguous to the smaller parcel.

Table 8.2 Parcel Counts in the Town of Sylvester by 40-Acre Increments
(Source: 2004 Green County Treasurer)

Parcels	Count
0-4 acres	358
5-9 acres	125
10-14 acres	59
15-19 acres	18
20-24 acres	26
25-29 acres	7
30-34 acres	20
35-39 acres	14
40 acres	246

8.5 LAND USE TRENDS

8.5.1 LAND SUPPLY

Table 8.3 to 8.6 display the recent developments in land use classification and value for the Town of Sylvester for the last 25, 15, 5, and the current year respectively. The information is from the WI Department of Revenue. Caution should be given as the WIDOR has periodically switched the way that they have reported certain land classifications over the years. In addition, technological advances have allowed the WIDOR to better identify land. These changes can account for some land classifications not having a value in one year but than having one in another year. In addition, local assessors have changed over time, which can also account for some difference in the methods by which data was reported.

Aggregate Asset Value – The dollar amount assigned to taxable real and personal property by the local assessor for the purpose of taxation. Assessed value is called a primary assessment because a levy is applied directly against it to determine the tax due. Accurate assessed values ensure fairness between properties within the taxing jurisdiction. The law allows each municipality to be within 10 percent of market value (equalized value), provided there is equity between the taxpayers of the municipality. (Source: 2005 Guide for Property Owners, WI DOR)

Equalized Value Assessment – The estimated value of all taxable real and personal property in each taxation district. The value represents market value (most probable selling price), except for agricultural property, which is based on its use (ability to generate agricultural income) and agricultural forest and undeveloped lands, which are based on 50% of their full (fair market value). Since assessors in different taxing districts value property at different percentages of market value, equalized values ensure fairness between municipalities. The equalized values are used for apportioning county property taxes, public school taxes, vocational school taxes, and for distributing property tax relief. In summary, equalized values are not only used to distribute the state levy among the counties, but also the equalized values distribute each county's levy among the municipalities in that county. The WI DOR determines the equalized value. (Source: 2005 Guide for Property Owners, WI DOR)

Table 8.3 Town of Sylvester Land Use Assessment Statistics - 1979

Classification	Town of Sylvester Parcel Count	Town of Sylvester Total Acres	Town of Sylvester Percent of Land Area (Acres)	Town of Sylvester Aggregate Assessment	Town of Sylvester Equalized Value Assessment
Residential	133	321	1%	\$593,005	\$5,637,400
Commercial	1	0	0%	\$1,980	\$0
Manufacturing	1	0	0%	\$4,900	\$696,600
Agricultural	715	21,984	99%	\$1,977,815	\$29,324,900
Undeveloped (formerly Swamp/Waste)	0	0	0%	\$0	\$0
AG-Forest	0	0	0%	\$0	\$0
Forest	0	0	0%	\$0	\$0
Other (Federal, State, County, School, etc.)	NA	NA	NA	\$0	NA
Real Estate Totals	850	22,305	100%	\$2,577,700	\$34,962,300

(Source: WI Department of Revenue, 1978 Statistical Report of Property Values)

Table 8.4 Town of Sylvester Land Use Assessment Statistics - 1989

Classification	Town of Sylvester Parcel Count	Town of Sylvester Total Acres	Town of Sylvester Percent of Land Area (Acres)	Town of Sylvester Aggregate Assessment	Town of Sylvester Equalized Value Assessment
Residential	185	560	3%	\$8,356,775	\$9,293,700
Commercial	3	39	0%	\$485,290	\$339,300
Manufacturing	4	29	0%	\$1,812,700	\$1,943,600
Agricultural	267	20691	94%	\$17,038,587	\$18,244,900
Undeveloped (formerly Swamp/Waste)	12	125	1%	\$25,900	\$3,400
AG-Forest	NA	NA	NA	NA	NA
Forest	55	675	3%	\$231,005	\$145,400
Other (Federal, State, County, School, etc.)	NA	NA	NA	NA	NA
Real Estate Totals	526	22,119	100%	\$27,950,257	\$29,970,300

(Source: WI Department of Revenue, 1989 Statistical Report of Property Values)

Table 8.5 Town of Sylvester Land Use Assessment Statistics - 1999

Classification	Town of Sylvester Parcel Count	Town of Sylvester Total Acres	Town of Sylvester Percent of Land Area (Acres)	Town of Sylvester Aggregate Assessment	Town of Sylvester Equalized Value Assessment
Residential	268	863	4%	\$22,554,600	\$25,735,500
Commercial	3	7	0%	\$313,500	\$330,900
Manufacturing	3	67	0%	\$3,141,200	\$3,462,500
Agricultural	325	19,984	90%	\$14,310,300	\$14,314,500
Undeveloped (formerly Swamp/Waste)	93	194	1%	\$19,400	\$18,500
AG-Forest	72	785	4%	NA	\$324,700
Forest	NA	NA	NA	NA	NA
Other (Federal, State, County, School, etc.)	140	257	1%	\$9,147,900	\$10,759,600
Real Estate Totals	904	22,157	100%	49,486,900	54,946,200

(Source: WI Department of Revenue, 1999 Statistical Report of Property Values)

Table 8.6 Town of Sylvester Land Use Assessment Statistics – 2004

Classification	Town of Sylvester Parcel Count	Town of Sylvester Total Acres	Town of Sylvester Percent of Land Area (Acres)	Town of Sylvester Aggregate Assessment	Town of Sylvester Equalized Value Assessment
Residential	305	813	4%	\$40,575,400	\$25,735,500
Commercial	6	8	0%	\$379,300	\$474,400
Manufacturing	3	60	0%	\$3,547,400	\$3,850,000
Agricultural	413	19,663	89%	\$4,240,900	\$4,014,500
Undeveloped (formerly Swamp/Waste)	165	586	3%	\$465,100	\$399,400
AG-Forest	7	7	0%	\$24,000	\$22,100
Forest	68	757	3%	\$594,600	\$700,100
Other (Federal, State, County, School, etc.)	132	255	1%	\$12,969,700	\$14,409,100
Real Estate Totals	1,099	22,149	100%	\$62,796,400	\$49,605,100

(Source: WI Department of Revenue, 2004 Statement of Assessments)

8.5.2 LAND DEMAND

Historically the demand for land throughout Green County has occurred around the cities and villages. More recently, the demand for land has been highest in unincorporated areas in the northern most communities, as Green County has begun absorbing development pressure from Madison and Dane County. Greater demand for land has also occurred along the unincorporated eastern edge of Green County, most likely a result of pressure from Janesville. (Refer back to Map 4.1 and 4.2 in the Housing Chapter Attachments for maps displaying the percent increase in housing units over the last 30 and 10 years respectfully) It is expected that demand for land will continue to occur in the northern and eastern most parts of Green County and around major transportation corridors such as State Hwy 69 and 11. It is also expected that most of the demand will be for residential purposes. Map 8.1, in the Land Use Chapter Attachments, displays the concentration of new residences in Green County from 2001 to 2004 (reported from the Green County Zoning and Land Use 2004 Annual Report). The map is similar to that of 4.2 (Housing Changes 1990-2000).

Specifically, in the Town of Sylvester most of the land demand or new construction has occurred along the western edge of the Town.

8.5.3 LAND USE PRICES

The table below details the average value of new homes constructed in Green County during 2002 through 2004. The value of new homes constructed continues to be highest in the northern and eastern portions of Green County. This trend is consistent with where the most development pressure, or demand, in Green County is found.

Table 8.7 Average Value of New Homes Constructed in Green County 2002-2004

Town	2002 Average Value	2002 Percent of County Average	2003 Average Value	2003 Percent of County Average	2004 Average Value	2004 Percent of County Average
Adams	\$134,136	107%	\$135,520	86%	\$214,200	127%
Albany	\$99,771	79%	\$114,180	73%	\$143,131	85%
Brooklyn	\$175,099	139%	\$178,214	114%	\$236,213	140%
Cadiz	\$111,617	89%	\$151,429	97%	\$80,000	47%
Clarno	\$193,743	154%	\$116,483	74%	\$148,863	88%
Decatur	\$130,333	104%	\$143,788	92%	\$179,900	106%
Exeter	\$167,441	133%	\$150,296	96%	\$184,861	109%
Jefferson	\$100,975	80%	\$121,000	77%	\$147,000	87%
Jordan	\$152,525	121%	\$206,250	132%	\$179,500	106%
Monroe	\$123,926	98%	\$204,250	130%	\$150,912	89%
Mt. Pleasant	\$82,885	66%	\$145,437	93%	\$145,250	86%
New Glarus	\$199,013	158%	\$208,031	133%	\$217,226	129%
Spring Grove	\$116,885	93%	\$132,000	84%	\$168,744	100%
Sylvester	\$177,417	141%	\$196,911	126%	\$192,056	114%
Washington	\$154,300	123%	\$155,421	99%	\$138,375	82%
York	\$145,275	115%	\$149,551	95%	\$176,716	105%
County Average	\$125,852	100%	\$156,818	100%	\$168,934	100%

(Source: Green County Zoning and Land Use Annual Report)

8.6 FUTURE LAND USE

To adequately plan for the future growth, a community must be aware of what its future needs will be in terms of additional land. The projection of land use needed is based upon several factors, including: historical community growth trends, population forecasts, anticipated economic and land use trends, and several assumptions. Forecasting is an inexact process. Since a number of outside factors affect the rate of growth of a community, assumptions and the resulting forecasts can only be used as a flexible tool for charting future courses of action. Given the above limitations, a simple method of forecasting will be used to arrive at future land needs.

One method that can be used to estimate the future land needs is to look at the change in land uses from 1979 to 2004. Table 8.8 below identifies how the land area has changed per classification over the last 25, 15, and 5 years respectfully.

Table 8.8 Percent Change in Land Area, per Land Use Classification for the Town of Sylvester over the last 25, 15, and 5 years

Classification	Town of Sylvester 25 Year (79-04) Percent Change in Land Area	Town of Sylvester 15 Year (89-04) Percent Change in Land Area	Town of Sylvester 5 Year (99-04) Percent Change in Land Area
Residential	153.3%	45.2%	-5.8%
Commercial	NA	-79.5%	14.3%
Manufacturing	NA	106.9%	-10.4%
Agricultural	-10.6%	-5.0%	-1.6%
Undeveloped (formerly Swamp/Waste)	NA	368.8%	202.1%
AG-Forest	NA	NA	-99.1%
Forest	NA	12.1%	NA
Other (Federal, State, County, School, etc.)	NA	NA	-0.8%

(Source: WI Department of Revenue Report on Property Values)

Assuming that growth will continue as in the past the percent changes in land use can be used to forecast the amount of land needed in the future for each classification. For the purposes of this plan, the five-year percent change in land area (99-04) will be used to forecast the amount of land needed five years from now, or in 2010. Likewise, the 15-year percent change in land area (89-04) will be used to forecast the amount of land needed 15 years from now, or in 2020. Similarly, the 25-year percent change in land area (79-04) will be used to forecast the amount of land needed 25 years from now, or in 2030.

As noted in section 8.5.1 Land Supply, caution should be given as the WIDOR has periodically switched the way that they have reported certain land classifications over the years. These changes can make it difficult to forecast the future land needs of the community. For example, it is unlikely that the Undeveloped land classification will continue to grow at past rates. Much of the reason for the growth in the past of this category was due to better advancement in the methods by which these lands could be identified. However, it is unlikely that these areas in a community will continue to grow; therefore, the number of Undeveloped acres in 2004 was held at a constant for the next 30 years. For similar reasons the Ag-Forest, Forest, and Other land use classifications were held constant from their 2004 values. In reality, these three land use classifications will probably decrease as they are converted into developed land.

Table 8.9 Forecasted future land area needed per Land Use Classification for the Town of Sylvester for the next 20 years

Classification	Town of Sylvester 2010 Forecasted Acres	Town of Sylvester 2015 Forecasted Acres	Town of Sylvester 2020 Forecasted Acres	Town of Sylvester 2025 Forecasted Acres	Town of Sylvester 2030 Forecasted Acres
Residential	766	973	1,180	1,620	2,059
Commercial	9	5	2	2	2
Manufacturing	54	89	124	124+	124+
Agricultural	19,347	19,017	18,686	18,137	17,587
Undeveloped (formerly Swamp/Waste)	586-	586-	586-	586-	586-
AG-Forest	7	7	7	7	7
Forest	757-	757-	757-	757-	757-
Other (Federal, State, County, School, etc.)	255	255	255	255	255

(Source: WI Department of Revenue Report on Property Values, & SWWRPC)

8.6.1 PROPOSED DEVELOPMENT

Map 8.3, in the Land Use Chapter Attachments, displays the Proposed Development Areas for the Town of Sylvester for the next 20 years. The Town of Sylvester has not chosen to designate any proposed land uses on a map at the time of completion of this plan. Instead, the town will rely on the goals and policies contained in this comprehensive plan, along with town and County ordinances, to guide the location of future land uses.

8.6.2 DEVELOPMENT LIMITATIONS

Development should only take place in suitable areas, which is determined by several criteria, including: a community’s vision statement, land use goals and policies, surrounding uses, special requirements of the proposed development, the ability to provide utility & community services to the area, transportation and economic development factors, cultural resource constraints, and various physical constraints. The following is a review of the physical development limitations discussed and presented in Chapter 3 Agricultural, Natural, and Cultural Resources.

8.6.2.1 FARMLAND POTENTIAL

A review of Map 3.1.1 Soil Classifications, shows the location of Prime Soils (Class 1 & 2) and State Soils (Class 3) in the Town of Sylvester. Prime Soils is land that is best suited for producing feed, food, forage, fiber and oilseed crops. State Soils is land of statewide importance for the production of food, fee, fiber, forage and oilseed crops.

8.6.2.2 DEPTH TO WATER TABLE/FLOOD HAZARDS

A review of Map 3.2.1 Water Resources, Map 3.2.2 Depth to Water Table, and Map 3.2.3 FEMA Floodplain reveal development limitations associated with water resources. Because of the potential for flooding, and the problems associated with wet soils, these areas should be precluded from development.

8.6.2.3 SLOPE LIMITATIONS

A review of Map 3.2.8 Slopes, reveals areas in the Town of Sylvester where development limitations occur due to steep slopes. Slope is an important limitation to consider since it is a measure of how steep land is. Problems for development are usually associated with areas having little or no slope (due to potential drainage problems) and areas with extreme slope (because of erosion and other factors). In general, areas with slopes under 12 percent are best suited for development.

8.6.2.4 SEPTIC LIMITATIONS

A review of Map 3.2.9 Septic Limitations, reveals areas in the Town of Sylvester where development limitations occur due to the inability to install septic systems. The engineering interpretations in the soil survey indicate the degree to which sub-grade materials are influenced by surface drainage, depth of frost penetrations, and other factors. The limitations apply to domestic sewage disposal systems, primarily filter fields and seepage beds. How well a sewage disposal system functions depends largely on the rate at which effluent from the tank moves into and through the soil. If permeability is moderately slow, sewage effluent is likely to flow along the surface of the soil. If permeability is moderately rapid or rapid, effluent is likely to flow into the aquifer. Detailed testing at specific site locations may reveal pockets with fewer restrictions than indicated.

8.6.2.5 DEPTH TO BEDROCK

A review of Map 3.2.10 Depth to Bedrock, reveals areas in the Town of Sylvester where development limitations occur due to the depth to the bedrock. The depth to bedrock is an important factor that influences other limitations such as those pertaining to septic tanks and building foundations. Bedrock that is too close to the surface not only hampers the absorption of surface water by the soil, but it poses an obstacle to construction.

8.6.2.6 THREATENED & ENDANGERED SPECIES/RECREATION RESOURCES/ENVIRONMENTAL CORRIDORS

A review of Map 3.2.5 Threatened & Endangered Species, Map 3.2.6 Natural & Recreational Resources, and Map 3.2.7 Environmental Corridors, reveals areas in the Town of Sylvester where other development limitations may occur.

8.6.3 OPPORTUNITIES FOR REDEVELOPMENT

Refer to the Economic Development Chapter 6 section 6.6.3 for a list of Environmentally Contaminated Sites in the Town of Sylvester. The WI DNR Bureau for Remediation and Redevelopment maintains the list. The database lists contaminated lands and sites and includes the following: spills, leaks, Superfund sites, and other contaminated sites that have been reported to the WI DNR or otherwise discovered. In addition, the Town of Sylvester did not indicate any other sites that would be appropriate for redevelopment at the time of completion of this plan.

8.6.4 EXISTING & POTENTIAL LAND USE CONFLICTS

There are a variety of land uses that can potentially cause land use conflicts. There are two common acronyms used to describe land use conflicts – NIMBY's (Not In My Back

Yard) and LULU's (Locally Unwanted Land Uses). One of the most common occurrences, especially in a rural setting, is the presence of agricultural operations near non-farm populations.

Agriculture can affect adjoining small rural lots, which are used essentially for residential purposes. Similarly, the presence of small rural lots creates an adverse influence on the continued operation of agriculture enterprise. The issue of rural-urban conflict can arise when there is no separation between incompatible uses. Land use conflicts may arise in such situations through noise, odor, farm chemicals, light, visual amenity, dogs, stock damage and weed infestation, lack of understanding, and lack of communication to name a few. However, as the box on the right suggests, conflicts can arise from more than agriculture/residential situations.

Potential Land Use Conflicts

- Landfills or Waste Facilities
- Jails or Prisons
- Halfway Houses or Group Homes
- Airports, Highways, Rail Lines
- Low Income Housing
- Strip Malls and Shopping Centers
- "Cell" Towers, Electrical Transmission Lines
- Wind Farms
- Large Livestock Operations
- Industrial or Manufacturing Operations

8.7 LAND USE AGENCIES AND PROGRAMS

There are a number of available state agencies and programs to assist communities with land use projects. Below are brief descriptions of various agencies and programs. Contact information has been provided for each agency. To find out more specific information or which program best fits your needs contact the agency directly.

Center for Land Use Education (CLUE)

The Center for Land Use Education is a joint venture of Cooperative Extension and the College of Natural Resources at the University of Wisconsin-Stevens Point. The Center for Land Use Education uses a team-based approach to accomplish its dual missions in campus based undergraduate and graduate education and Extension outreach teaching related to:

- land use planning,
- plan and ordinance administration,
- project impact and regional trends analysis and
- public involvement in local land use policy development.

CENTER FOR LAND USE EDUCATION

University of Wisconsin – Stevens Point – CNR
800 Reserve St.
Stevens Point, WI 54481

Phone: 715-346-2386

<http://www.uwsp.edu/cnr/landcenter>

Wisconsin Land Council – WI Department of Administration

The Wisconsin Land Council was created to gather and analyze land use and planning related information, coordinate high priority state initiatives including the development of a Wisconsin land information system and provide recommendations to the Governor for

WISCONSIN LAND COUNCIL – WIDOA

**17 South Fairchild
7th Floor
Madison, WI 53703**

<http://www.wisconsinplanners.org>

improvements to the existing statewide planning framework. The Council is dedicated to identifying ways to enhance and facilitate planning efforts of Wisconsin's local governments and to improve the coordination and cooperation of state agencies in their land use activities.

University of Wisconsin

The UW-Madison has a department of Urban Planning that can provide research and outreach services to area communities. The University also has a Land Information & Computer Graphics Facility (LICGF). The overall mission of the Land Information and Computer Graphics Facility is to provide research, training, and outreach in the use of land and geographic information systems (LIS/GIS). Their mission focuses on land records modernization, land and natural resource management applications, and the use of information for land-use decision-making.

UW-MADISON DEPARTMENT OF URBAN PLANNING

**925 Bascom Mall Room 110
Music Hall
Madison, WI 53706-1317**

Phone: 608-262-1004

<http://www.wisc.edu/urpl>

UW Land Information & Computer Graphics Facility

**500 Babcock Drive
Rm. B102
Madison, WI 53706**

Phone: 608-263-5534

<http://www.lic.wisc.edu>

**LAND USE
CHAPTER ATTACHMENTS**

9 IMPLEMENTATION

9.1 CHAPTER SUMMARY

The purpose of this section is to explain how the comprehensive plan will be utilized to guide future growth and development in the Town of Sylvester and is intended to serve as the blueprint for the future. As change is inevitable, the plan may need to be amended to appropriately reflect major changes. Section 9.4 will review how each section of the comprehensive plan elements interrelate and how the plan will be monitored and evaluated. The final part of this Chapter is a discussion on how the plan will be updated at a minimum of once every ten years.

Wisconsin State Statute 66.1001(2)(i)

(i) Implementation.

A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, sign regulations, erosion and storm water control ordinances, historic preservation ordinances, site plan regulations, design review ordinances, building codes, mechanical codes, housing codes, sanitary codes or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

9.2 VISION STATEMENT

The following is a review of the vision statement found in Chapter 1.8. It serves as the overall guide for decision making in the Town of Sylvester.

We envision that in the year 2020 the Town of Sylvester is much like it is today. We are a strictly rural town that fosters rural values. It is a place where large tracks of land are maintained and preserved as farmland with environmentally sensitive areas protected. Housing and industrial development are limited to similarly developed areas. We are a town of quality roads and town services, while maintaining low property taxes. We maintain good quality water and air.

9.3 GOALS, OBJECTIVES AND POLICY RECOMMENDATIONS

The following are Implementation Goals, Objectives and Policy Recommendations. They support the goals, objectives, policies & programs specified in the previous eight chapters and will guide implementation of this comprehensive plan in the Town of Sylvester over the next 20 years.

- **Comply with and enforce the 14 Planning Goals and the Policies outlined in this Comprehensive Plan.**
- **Enforce local ordinances to support the vision as noted in Section 9.2.**
- **Comply with applicable County, State, and Federal regulations.**
- **Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts.**
- **Update the Town of Sylvester Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.**

9.4 LOCAL ORDINANCE AND REGULATIONS

The intent of the local ordinances and regulations is to control land development within the Town. By carefully applying these local ordinances and regulations, the Town of Sylvester will be accomplishing goals and policies of the comprehensive plan.

Enforcement of such ordinances and regulations serve an important function by ensuring orderly growth and development. The Town of Sylvester will continue to use the Green County Zoning Ordinance as a primary tool of enforcement. Below is a list of all of the ordinances and regulations specific to the Town of Sylvester at the time of adoption of this comprehensive plan.

- 5 Acre Minimum Lot Size
- Driveway Ordinance
- Building Inspector Permit

9.5 CONSISTENCY AMONG PLAN ELEMENTS

As required by Wisconsin State Statute 66.1001 all elements included in this plan are consistent with one another and no known conflicts exist. If there is a question regarding a decision that is not clearly conveyed in the details of this plan, than the decision should be based on the intent of the vision statement. All nine elements included in this plan work to achieve the desired future for the Town of Sylvester.

9.6 PLAN ADOPTION

The first official action required to implement the Town of Sylvester Comprehensive Plan is official adoption of the plan by the local Plan Commission. Once the local Plan Commission adopts the plan by resolution, the Town Board then needs to adopt the comprehensive plan by ordinance as required by State Statute 66.1001. After the plan is

adopted by ordinance, it then becomes the official tool for future development in the next 20 years. The plan is designed to guide development in a consistent manner.

9.7 PLAN AMENDMENTS

The Town Board can amend the Town of Sylvester Comprehensive Plan at any time. Amendments would be any changes to plan text or maps. Amendments may be necessary due to changes in Town policies, programs, or services, as well as changes in state or federal laws. An amendment may also be needed due to unique proposals presented to the town. Proposed amendments should be channeled through the local Plan Commission and then final action should occur at the Town Board. However, amendments should be done with extreme caution. Amendments should not be made simply to avoid local planning pressure.

9.8 PLAN UPDATES

As required by Wisconsin State Statute, the comprehensive plan needs to be updated at least once every ten years. An update is different from an amendment, as an update is a major revision of multiple plan sections including maps. The plan was originally written based on variables that are ever changing and future direction might be inaccurately predicted. A plan update should include public involvement, as well as an official public hearing.

9.9 MEASURING PROGRESS

The success of this comprehensive plan will be measured by the extent to which the Town of Sylvester achieves its vision of the future of their community by following the goals, objectives, policies, and programs outlined in the plan. Only after time will the Town of Sylvester be able to judge the effectiveness of this comprehensive plan.

9.10 RURAL RESIDENTIAL SITING CRITERIA

The criteria in Table 9.1a & 9.1b below must be met in order to comply with the Town of Sylvester and Green County's comprehensive plans. Items listed in Table 9.1a are standard across the County. Items in Table 9.1b are specific to the Town. See Chapter 8, Land Use Element for more information on rural residential siting criteria.

Table 9.1a: Green County Rural Residential Siting Criteria

Complies	Does Not Comply	Green County Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Compliance with Comprehensive Plan Development must be in accordance with Green County Goals & Policies outlined in the Comprehensive Plan.
<input type="checkbox"/>	<input type="checkbox"/>	2. Compliance with County Ordinances Development must be in accordance with Green County Ordinances.
<input type="checkbox"/>	<input type="checkbox"/>	3. Septic System Requirement Required space to accommodate a septic system and back up system – unless connected to a municipal system.
<input type="checkbox"/>	<input type="checkbox"/>	4. Private Well Required space to accommodate a well – unless connected to a municipal system; adequate sizing (requiring evidence of a DNR well permit); type of water conservation techniques will be used in business.
<input type="checkbox"/>	<input type="checkbox"/>	5. Access / Driveway Approval Written approval from the respective town stating a driveway access would be permitted to this site.
<input type="checkbox"/>	<input type="checkbox"/>	6. Floodplain Rezone must conform to any state and federal floodplain standards.
<input type="checkbox"/>	<input type="checkbox"/>	7. Shoreland & Wetland Rezone must conform to any state or local shoreland and wetland standards.
<input type="checkbox"/>	<input type="checkbox"/>	8. Use Must Comply With District The proposed uses comply with uses in requested or existing zoning district; lot configuration, etc.
<input type="checkbox"/>	<input type="checkbox"/>	9. Compliance Town Criteria The request must comply with the minimum number of town standards required in the corresponding table below.

Table 9.1b: Town of Sylvester Rural Residential Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Compliance with Comprehensive Plan Development must be in accordance with the Goals & Policies outlined in the Town’s Comprehensive Plan.
<input type="checkbox"/>	<input type="checkbox"/>	2. Compliance with Town Ordinances Development must be in accordance with Town Ordinances.
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

9.11 NON-RESIDENTIAL SITING CRITERIA

Because non-residential development can vary significantly from retail sales to heavy industrial, the criteria below are more general in nature. Individual towns may want to consider having more specific requirements for particular types of business. The concept here is similar to the process for rural residential siting criteria. Items listed in Table 9.2a

are standard across Green County; items in Table 9.2b are specific to the Town of Sylvester.

Table 9.2a: Green County Non-Residential Siting Criteria

Complies	Does Not Comply	Green County Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Compliance with Comprehensive Plan Development must be in accordance with Green County Goals & Policies outlined in the Comprehensive Plan.
<input type="checkbox"/>	<input type="checkbox"/>	2. Compliance with County Ordinances Development must be in accordance with Green County Ordinances.
<input type="checkbox"/>	<input type="checkbox"/>	3. Septic System Requirement Required space to accommodate a septic system and back up system – unless connected to a municipal system.
<input type="checkbox"/>	<input type="checkbox"/>	4. Private Well Required space to accommodate a well – unless connected to a municipal system; adequate sizing (requiring evidence of an Environment Impact Study if necessary); type of water conservation techniques will be used in business.
<input type="checkbox"/>	<input type="checkbox"/>	5. Access / Driveway Approval Written approval by the highway authority and the respective town stating a driveway access would be permitted to this site.
<input type="checkbox"/>	<input type="checkbox"/>	6. Floodplain (Rezone must conform to any state and federal floodplain standards)
<input type="checkbox"/>	<input type="checkbox"/>	7. Shoreland & Wetland (Rezone must conform to any state or local shoreland and wetland standards)
<input type="checkbox"/>	<input type="checkbox"/>	8. Use Must Comply With District (The proposed uses comply with uses in requested or existing zoning district; lot configuration, etc)
<input type="checkbox"/>	<input type="checkbox"/>	9. Social impacts (Traffic patterns; compatibility with surrounding land use; potential ancillary development.)
<input type="checkbox"/>	<input type="checkbox"/>	10. Compliance Town Criteria The request must comply with the minimum number of town standards required in the corresponding table below.

Table 9.1b: Town of Sylvester Non-Residential Siting Criteria

Complies	Does Not Comply	Criteria
<input type="checkbox"/>	<input type="checkbox"/>	1. Compliance with Comprehensive Plan Development must be in accordance with the Goals & Policies outlined in the Town’s Comprehensive Plan.
<input type="checkbox"/>	<input type="checkbox"/>	2. Compliance with Town Ordinances Development must be in accordance with Town Ordinances.
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

9.12 IMPLEMENTATION MEASURES

When a development proposal comes forward, the Comprehensive Plan must be reviewed first to find out if the development meets the Town's specific Plan criteria, goals, and polices (as identified in the Comprehensive Plan). If the proposal complies with the Town Plan's criteria, the Green County Zoning Ordinance should then be consulted in conjunction with individual Town Ordinances, to determine the specific requirements and standards for development.

Comprehensive Plans are comprised of nine elements (Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation). Each element has policy statements, which contribute to the overall Plan, supporting a jurisdiction's vision and goals. Policy statements tell the jurisdiction "yes" or "no" to development. Ordinances tell "how".

The Town of Sylvester Comprehensive Plan Policy Summary Tables (below) list the Town's policies by element and provides spaces for actions, implementation groups, and timeline to implement various aspects of this comprehensive plan. Below is a key that describes the notations found in the Tables 9.3 to 9.11.

Implementation Action

- **Doesn't require specific action** – This policy is a general statement of direction which does not need a specific ordinance or program to be enforced. It is enforced through conscious decision making and by following the local comprehensive plan, which is passed by ordinance.
- **Considering action** – This policy or program was being considered for action at the time of passing this comprehensive plan. An ordinance may or may not be developed to enforce the policy.
- **Existing Ordinance/Program** - The policy enforced by an existing ordinance or program.

Key Groups of Implementation

- **Town Board** – As the elected body of the community the Town Board ultimately as the final decision making authority and the responsibility to make sure that the specific policy is enforced. They may delegate responsibilities to the Planning Commission for the purpose of deliberation and action recommendation.
- **Planning Commission** – The Planning Commission has the same responsibility as the Town Board to enforce the policy and follow the comprehensive plan. However, they are a recommending body and the ultimate decision is with the Town Board.

- **Green County** – Indicates a policy for which Green County has the responsibility to enforce.

Time Frame

- **On going** – Current actions are all ready in place to enforce this policy at the time of this comprehensive plans adoption. The policy will continue through the life of this comprehensive plan, or until amendments are made.
- **“Date”** – Indicates the date by which an action must be decided for that policy.

Table 9.3 – Issues & Opportunities

POLICIES	IMPLEMENTATION ACTION	KEY GROUPS OF IMPLEMENTATION	TIMEFRAME
Protect and improve the health, safety, and welfare of residents in the Town of Sylvester.	Doesn't require specific action	Town Board, Planning Commission	On going
Preserve and enhance the quality of life for the residents of the Town of Sylvester.	Doesn't require specific action	Town Board, Planning Commission	On going
Protect and preserve the community character of the Town of Sylvester.	Doesn't require specific action	Town Board, Planning Commission	On going

Table 9.4 – Utilities & Community Facilities

GOALS: Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs. Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.			
POLICIES	IMPLEMENTATION ACTION	KEY GROUPS OF IMPLEMENTATION	TIMEFRAME
Review new development proposals and carefully examine their impact on the community's services.	Doesn't require specific action	Town Board, Planning Commission	On going
Ensure that adequate public utilities including system capacity are available before issuing new development permits.	Doesn't require specific action	Town Board, Planning Commission	On going
Discourage utility extensions into areas environmentally unsuitable for urban development due to soils, flooding, and topography.	Doesn't require specific action	Town Board, Planning Commission	On going
Encourage new development that requires urban services to locate within the limits of the City of Monroe.	Doesn't require specific action	Town Board, Planning Commission	On going
Ensure that new development bears a fair share of capital improvement costs necessitated by the development.	Existing Ordinance	Town Board, Planning Commission	On going
Maintain a process that informs, notifies, and allows for public participation in all capital facility planning projects and proposals.	Doesn't require specific action	Town Board, Planning Commission	On going
Encourage well testing as a means of protecting drinking water supplies for private, individual well users.	Doesn't require specific action	Town Board, Planning Commission	On going
Maintain a capital improvements program, reviewing it annually to make adjustments to meet the needs of the community.	Considering Action	Town Board, Planning Commission	Dec 31, 2006
Where and when appropriate, utilize county, state, and federal programs or grants to maintain, enhance, or pursue new utility and community facilities.	Doesn't require specific action	Town Board, Planning Commission	On going

Table 9.5 – Agricultural, Natural, & Cultural Resources

GOALS: The protection of economically productive areas, including farmland and forests.
 Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
 Preservation of cultural, historic, and archaeological sites.

POLICIES	IMPLEMENTATION ACTION	KEY GROUPS OF IMPLEMENTATION	TIMEFRAME
Encourage programs that educate local residents about the importance of agriculture, natural and cultural resources.	Doesn't require specific action	Town Board, Planning Commission	On going
Maintain the rural and agricultural character of the community.	Doesn't require specific action	Town Board, Planning Commission	On going
Encourage the preservation of the family farm, cropland, and farmland in the community.	Doesn't require specific action	Town Board, Planning Commission	On going
Preserve agricultural fields in the community from encroachment by incompatible development (Limit fragmentation of crop fields).	Considering Action	Town Board, Planning Commission	Dec 31, 2006
Maintain proper separation distances between rural residential and agriculture operations to avoid conflicts.	Considering Action	Town Board, Planning Commission Green County	Dec 31, 2006
Preserve prime farmland for agricultural uses.	Considering Action	Town Board, Planning Commission	Dec 31, 2006
Encourage residential and commercial development to locate in areas least suited for agricultural purposes.	Doesn't require specific action	Town Board, Planning Commission	On going
Discourage isolated non-agricultural commercial and industrial uses in agricultural areas.	Doesn't require specific action	Town Board, Planning Commission	On going
Maintain the agricultural infrastructure to support agricultural operations.	Doesn't require specific action	Town Board, Planning Commission	On going
Require that new residents receive a copy of a 'Rural Code of Conduct' that outlines the traditional community norms and expectations for rural residents.	Doesn't require specific action	Town Board, Planning Commission	On going
Support partnerships with local clubs and organizations in order to protect important natural areas held in common interest.	Doesn't require specific action	Town Board, Planning Commission	On going
Avoid disturbance to wetlands, shorelands, and floodplains, and discourage disturbance to other environmentally sensitive areas.	Doesn't require specific action	Town Board, Planning Commission Green County	On going
Discourage development in major drainage corridors in order to aid stormwater runoff and prevent flooding.	Doesn't require specific action	Town Board, Planning Commission	On going
Encourage prairie and savanna restoration.	Doesn't require specific action	Town Board, Planning Commission	On going
Encourage tree preservation and sustainable forestry practices in the Town.	Doesn't require specific action	Town Board, Planning Commission	On going
Support partnerships with local clubs and organizations in order to protect important cultural areas held in common interest.	Doesn't require specific action	Town Board, Planning Commission	On going
Where and when appropriate, utilize county, state, and federal programs or grants to conserve, maintain, and protect agricultural, natural and cultural resources.	Doesn't require specific action	Town Board, Planning Commission	On going

Table 9.6 – Housing

GOAL: Provide an adequate supply of affordable housing for individuals of all income levels throughout the community.			
POLICIES	IMPLEMENTATION ACTION	KEY GROUPS OF IMPLEMENTATION	TIMEFRAME
Encourage single-family housing.	Doesn't require specific action	Town Board, Planning Commission	On going
Encourage the location of multi-family apartment buildings, senior housing and special needs housing near or inside cities and villages, where there is easier access to public services and facilities.	Doesn't require specific action	Town Board, Planning Commission	On going
Discourage new housing development in areas where soils, slopes, or topography are not suitable.	Doesn't require specific action	Town Board, Planning Commission	On going
Encourage future residential development in areas that can be served with public utilities and community facilities.	Doesn't require specific action	Town Board, Planning Commission	On going
Encourage housing developers to cluster homes on smaller lots while preserving open space in the development.	Doesn't require specific action	Town Board, Planning Commission	On going
Encourage clustering rural residential homes away from agricultural fields.	Doesn't require specific action	Town Board, Planning Commission	On going
Encourage the location of new residential developments within (infill development) or close to existing residential developments.	Doesn't require specific action	Town Board, Planning Commission	On going
Impose impact fees on new development to mitigate the capital costs of new public facilities/services necessitated by the development.	Considering Action	Town Board, Planning Commission	Dec 31, 2006
Review new housing proposals and support those that meet the Town's housing needs and are consistent with the policies in this comprehensive plan.	Doesn't require specific action	Town Board, Planning Commission	On going
Encourage the preservation and rehabilitation of the Town's existing housing stock.	Doesn't require specific action	Town Board, Planning Commission	On going
Where and when appropriate, utilize county, state, and federal programs or grants to maintain existing housing or to support the construction of future housing.	Doesn't require specific action	Town Board, Planning Commission	On going

Table 9.7 – Transportation

GOALS: Encouragement of neighborhood designs that support a range of transportation choices.			
Providing an integrated, efficient, and economical transportation system that affords mobility, convenience, safety, and meets the needs of all citizens, including transit-dependent and disabled citizens.			
POLICIES	IMPLEMENTATION ACTION	KEY GROUPS OF IMPLEMENTATION	TIMEFRAME
SECTION 5.3.1 HIGHWAYS & LOCAL ROADS An area development plan should be submitted as a condition of all subdivision review in order to ensure that proposed new roads can connect to adjacent properties and to avoid unnecessary cul-du-sacs and loops that increase maintenance costs.	Doesn't require specific action	Town Board, Planning Commission	On going
Development of all kinds, including roads, shall be coordinated and be in conformance with all established rules and regulations as specified through local ordinances.	Doesn't require specific action	Town Board, Planning Commission	On going
No new development shall be allowed to locate within the right-of-way along any existing or future public road.	Doesn't require specific action	Town Board, Planning Commission	On going
Where and when appropriate, coordinate with the Green County Highway Department and the WisDOT on planning for the siting of residential, commercial, industrial, and other developments to ensure that safety, efficiency, and access management are preserved along all existing or future	Doesn't require specific action	Town Board, Planning Commission	On going

roadways.			
The Town requires a Traffic Impact Analysis be submitted by developers, in conjunction with the WisDot, for any type of large development that is anticipated by the community to generate a large volume of new traffic on local roads.	Doesn't require specific action	Town Board, Planning Commission	On going
Direct future residential, commercial, and industrial development to roadways capable of accommodating resulting traffic.	Doesn't require specific action	Town Board, Planning Commission	On going
SECTION 5.3.2 TRAFFIC SAFETY Provide and maintain a safe and reliable transportation network.	Doesn't require specific action	Town Board, Planning Commission	On going
Reduce accident exposure by improving roadways and bridges.	Doesn't require specific action	Town Board, Planning Commission	On going
SECTION 5.3.3 ACCESS MANAGEMENT The Town should utilize the existing road network to the greatest extent possible, in order to minimize future road maintenance costs and to avoid the fragmentation of woodland and farmland.	Doesn't require specific action	Town Board, Planning Commission	On going
Developers should be required to pay the cost of road improvements or construction and these must meet the local road or street design standards.	Considering Action	Town Board, Planning Commission	Dec 31, 2006
Where appropriate, shared driveways will be encouraged to minimize the number of access points on local streets/roads.	Doesn't require specific action	Town Board, Planning Commission	On going
Ensure that new roads can connect to existing and planned roads on abutting properties whenever possible, to facilitate emergency access and well-planned developments.	Doesn't require specific action	Town Board, Planning Commission	On going
Maintain access management controls along all Town roadways (i.e., driveway permits).	Existing Ordinance	Town Board, Planning Commission	On going
SECTION 5.3.4 TRANSIT Coordinate with the Green County Social Services, and any other appropriate agencies, to ensure that transportation options for the elderly and disabled populace meet local needs.	Doesn't require specific action	Town Board, Planning Commission	On going
SECTION 5.3.7 MAINTENANCE & IMPROVEMENTS New roads should be designed and located in such a manner as to encourage the maintenance and preservation of natural topography, cover, agricultural land, environmental corridors, significant landmarks, and to preserve views and vistas.	Doesn't require specific action	Town Board, Planning Commission	On going
Information from the PASER (Pavement Service and Evaluation Rating System), or a similar program, should be used to maintain a transportation plan to address long term needs for road upgrades and/or for the construction of new roads.	Doesn't require specific action	Town Board, Planning Commission	On going
Utility maintenance, construction, and upgrades will be coordinated with road improvements, whenever feasible.	Doesn't require specific action	Town Board, Planning Commission	On going
Formal truck routes should be established and truck weight limits should be enforced by the county.	Doesn't require specific action	Town Board, Planning Commission Green County	On going
Where and when appropriate, coordinate with the Green County Highway Department and the WisDOT for future improvements to community roads.	Doesn't require specific action	Town Board, Planning Commission	On going
When and where appropriate, utilize county, state, and federal programs or grants to maintain, enhance, or construct new transportation facilities and services.	Doesn't require specific action	Town Board, Planning Commission	On going

Table 9.8 – Economic Development

GOALS: Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities.			
Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.			
Promote the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.			
Build community identity by revitalizing main streets and enforcing design standards.			
Protect economically productive areas, including farmland and forests.			
POLICIES	IMPLEMENTATION ACTION	KEY GROUPS OF IMPLEMENTATION	TIMEFRAME
Direct large-scale economic development projects to urban areas where a full range of utilities, services, roads and other infrastructure is available.	Doesn't require specific action	Town Board, Planning Commission	On going
Discourage unplanned, continuous strip commercial development along major roadways.	Doesn't require specific action	Town Board, Planning Commission	On going
Encourage agriculture and agriculture-related businesses as a major economic development force in the community.	Doesn't require specific action	Town Board, Planning Commission	On going
Allow home-based businesses where there will be minimal impacts on surrounding properties.	Doesn't require specific action	Town Board, Planning Commission Green County	On going
Encourage programs and marketing initiatives that support local products.	Doesn't require specific action	Town Board, Planning Commission	On going
Continue to support local business organizations, such as the Green County Development Corporation, and local Chambers of Commerce.	Doesn't require specific action	Town Board, Planning Commission	On going
Where and when appropriate, utilize county, state, and federal programs or grants to pursue additional economic development activities.	Doesn't require specific action	Town Board, Planning Commission	On going

Table 9.9 – Intergovernmental Cooperation

GOAL: Encouragement of coordination and cooperation among nearby units of government.			
POLICIES	IMPLEMENTATION ACTION	KEY GROUPS OF IMPLEMENTATION	TIMEFRAME
Work with local governments, state and federal agencies, the regional planning commission, and local school districts to identify and coordinate land use and community development policies and initiatives by exchanging information about items of mutual concern.	Doesn't require specific action	Town Board, Planning Commission	On going
Explore new opportunities to cooperate with other local units of government to utilize shared public services.	Doesn't require specific action	Town Board, Planning Commission	On going
When appropriate, intergovernmental agreements with other local units of government should be created through written contracts / agreements.	Doesn't require specific action	Town Board, Planning Commission	On going

Table 9.10 – Land Use

GOALS: Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.

Encouragement of neighborhood designs that support a range of transportation choices.

Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.

Protection of economically productive areas, including farmland and forests.

Encouragement of land-uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.

Preservation of cultural, historic and archaeological sites.

Encouragement of coordination and cooperation among nearby units of government.

Building of community identity by revitalizing main streets and enforcing design standards.

Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.

Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.

Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.

Balancing individual property rights with community interests and goals.

Planning and development of land uses that create or preserve varied and unique urban and rural communities.

Providing an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

POLICIES	IMPLEMENTATION ACTION	KEY GROUPS OF IMPLEMENTATION	TIMEFRAME
Protect active agricultural lands and woods in the community as this land use helps realize the vision for the future.	Considering Action	Town Board, Planning Commission	Dec 31, 2006
Maintain the rural character of the jurisdiction by avoiding developments that would alter its character.	Doesn't require specific action	Town Board, Planning Commission	On going
Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.	Doesn't require specific action	Town Board, Planning Commission	On going
Recognize that sensitive environmental features such as lowlands, floodplains, wetlands, and steep slopes are extremely important in helping to define the distinctive character and scenic beauty of the community.	Doesn't require specific action	Town Board, Planning Commission	On going
Building placement and lot layout should be designed to provide a functional relationship to the site's topography, existing vegetation, and other natural features. Natural land features and existing vegetation should be recognized and integrated into the site design to minimize their disruption. The conservation of mature plant species, hedgerows, prairies/oak savannas, and woodlots should be encouraged to preserve the rural character of the community.	Doesn't require specific action	Town Board, Planning Commission	On going
For all new development in the community, surface water run-off shall be minimized and detained on site if possible or practicable. If it is not possible to detain water on site, down stream improvements to the channel shall be required of the developer to prevent flooding caused by the project. The natural state of watercourses, swales, floodways, wetlands, or right-of-way should be maintained as nearly as possible.	Doesn't require specific action	Town Board, Planning Commission	On going

Preserve agricultural fields in the community from encroachment by incompatible development (Limit fragmentation of crop fields).	Considering Action	Town Board, Planning Commission	Dec 31, 2006
Encourage infill development and redevelopment on lands that are vacant, blighted, or underutilized.	Doesn't require specific action	Town Board, Planning Commission	On going
Discourage heavy industrial and commercial businesses in the community.	Doesn't require specific action	Town Board, Planning Commission	On going

Table 9.11 – Implementation

POLICIES	IMPLEMENTATION ACTION	KEY GROUPS OF IMPLEMENTATION	TIMEFRAME
Comply with and enforce the 14 Planning Goals and the Policies and Programs outlined in this Comprehensive Plan.	Doesn't require specific action	Town Board, Planning Commission	On going
Enforce local ordinances to maintain the character of existing and future land uses within the Town of Sylvester.	Doesn't require specific action	Town Board, Planning Commission	On going
Comply with applicable County, State, and Federal regulations.	Doesn't require specific action	Town Board, Planning Commission	On going
Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts.	Doesn't require specific action	Town Board, Planning Commission	On going
Update the Town of Sylvester Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.	Doesn't require specific action	Town Board, Planning Commission	By the end of 2015

