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COMPREHENSIVE PLAN UPDATE 2018 – 2028



Town of New Glarus
April 2018



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ACKNOWLEDGEMENTS

We would like to thank the Steering Committee, the Plan Commission, the Town Board and Town Staff for their role in this Plan Process. We would also like to extend a special thank you to Sue Moen/suepics.com for the use of her photos on the cover page and on most of the chapter cover pages.

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Plan Adopted by Town Board on April ##, 2018

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INTRODUCTION



Introduction

ABOUT NEW GLARUS

The Town of New Glarus is located in Green County, WI just south of Dane County where Madison, the capital is located. The Town is only 27 miles from downtown Madison and 16 miles from Monroe, WI the county seat of Green County. The Town surrounds the Village of New Glarus.

The Town was named after the Canton of Glarus in eastern Switzerland. The Town was founded in 1845 by immigrants and was incorporated in 1901. The Town and Village are known for its Swiss heritage and old world traditions. The Village of New Glarus boasts Swiss-style chalets and shops and flower boxes filled with red geraniums. The Village and Town host Swiss heritage festivals throughout the year.

Agriculture has a strong history in the Town, especially dairy farming and cheese making. At its peak in 1905, New Glarus boasted 22 cheese factories. New Glarus quickly became known as the “Cheese Capital of the World”

ABOUT THE PLAN

The Town of New Glarus 2018 Comprehensive Plan establishes a vision for the Town and is an update to the 2005 Comprehensive Plan. The Comprehensive Plan is a guide for the physical development and quality of life in the Town. This plan is a long-range plan that contains data and information about the community including housing, transportation, utilities and community facilities, agricultural resources, natural and cultural resources, economic development, intergovernmental cooperation, and land use.

The Implementation chapter covers local ordinance and regulations, consistency among plans, plan adoption, plan amendments, plan updates, and measuring progress. The Implementation chapter includes an implementation actions table that includes the action, responsible parties, and the time frame for the action to be completed.

Accountable implementation ensures that responsibilities for carrying out the plan are clearly stated, along with metrics for evaluating progress in achieving desired outcomes. The most effective programs reach outside the local government to engage partners in the public, private, and nonprofit sectors in implementation.

The Comprehensive Plan is more than a list of policies. The Comprehensive Plan contains goals, objectives, actions, and an implementation plan that utilizes the best available resources and guide decisions to improve the quality of life for citizens, businesses, workforce, and visitors. Think of Goals, Objectives, and Actions as a pyramid that has goals at the very top with objectives and actions below. Many of the actions in the plan relate to new or continued initiatives to build upon the community vision.



PLANNING PROCESS

The Town prompted the Comprehensive Plan update to reflect current data and information. The Plan Commission, Town staff, public meeting participants and community survey respondents identified issues, opportunities, and constraints for elements. This plan contains updated Goals, Objectives, and Actions for each element. Additionally, an implementation table with actions and recommendations is available as a guide for the Town, Town partners, and the Community.

Public Participation

As part of the planning process, Vierbicher and officials from the Town organized a series of meetings with the steering committee and the residents to inform, engage, and obtain feedback on initiatives and plans for the Comprehensive Plan. These meetings took several different forms, including small group discussions, and presentations.

Vierbicher facilitated two public meetings, six steering committee meetings, and a public hearing on the Comprehensive Plan. Additionally, Vierbicher produced a community survey that covered the nine elements of the Comprehensive Plan, and provided opportunities to comment on future needs. Each element presents information from the community survey. The full community survey results are available in the Appendix.

During the first public meeting, meeting participants established the town vision. A vision statement captures what community members most value about their community and the shared image of what they want their community to become. A thoughtful vision statement is one of the elements needed to form a forward-looking strategic framework that gives boards the long-term comprehensive perspective necessary to make rational and disciplined tactical/incremental decisions on community issues as they arise. The Town of New Glarus Comprehensive Plan vision is as follows:

VISION STATEMENT

A vibrant, welcoming, rural and agricultural community that provides connections for its residents, visitors, and surrounding areas. A town that values its natural, social, and Swiss cultural environment by focusing on quality of life.

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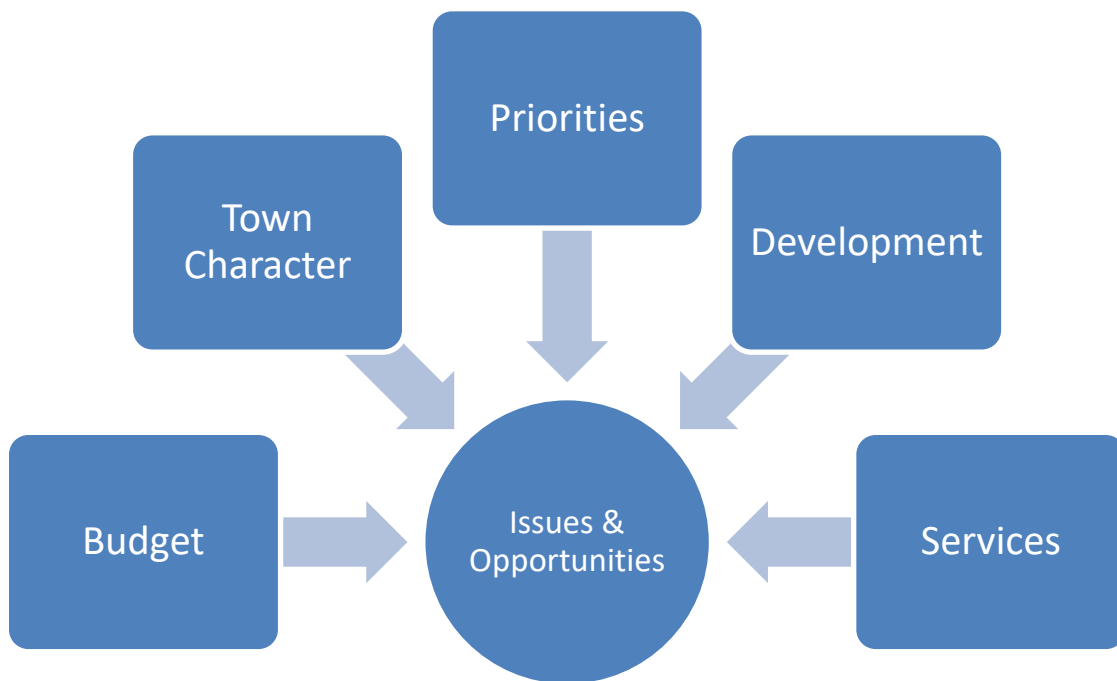
Issues & Opportunities

The issues and opportunities is an overview of the issues and opportunities that the steering committee discussed during the planning process along with issues and opportunities identified through public engagement. This chapter includes a summary of the Strengths, Weaknesses, Opportunities, and Threats (SWOT) identified by the committee, a summary of the community survey, along with the population trends and projections that will have an impact on the community. Data specific to each element is contained the respective element, e.g., housing data is in the housing chapter. The Committee identified four primary goals that apply to the Comprehensive Plan and each element.

GOALS

The planning process resulted in the following list of goals. These goals will be executed through the implementation of recommendations in other sections of the Plan. Each element builds upon these four goals.

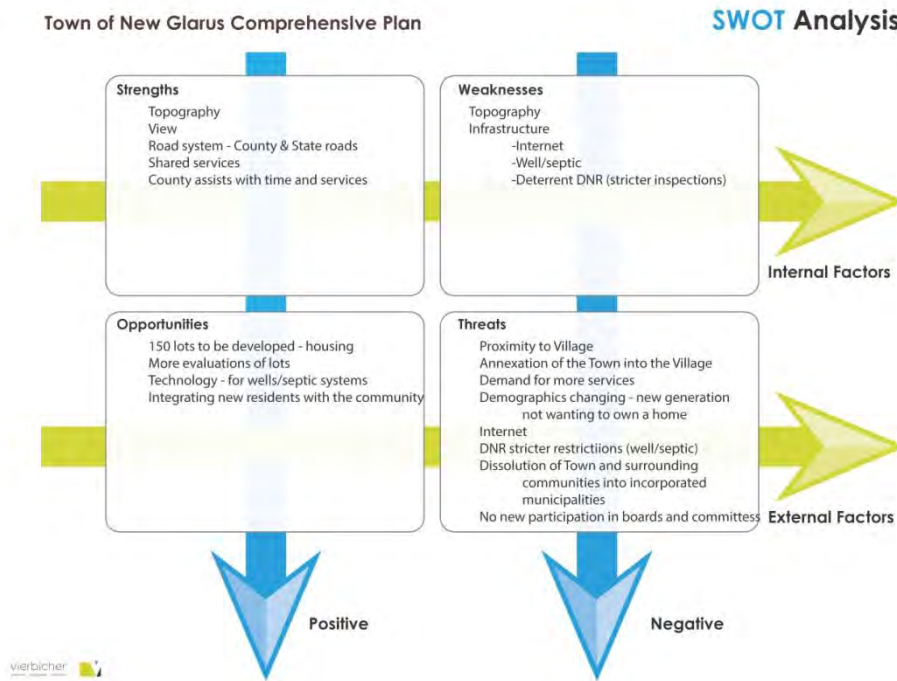
1. Protect and improve the health, safety, and welfare of residents in the Town of New Glarus.
2. Preserve and enhance the quality of life for residents of the Town of New Glarus.
3. Protect and preserve the community character in the Town of New Glarus.
4. Where and when appropriate, utilize county, state, and federal programs or grants to support Town goals.



STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS

During the first steering committee meeting, the committee discussed the strengths; weaknesses, opportunities, and threats (SWOT) for the Town. These are internal and external variables that could be either positive or negative, and that play a role in shaping the community's future. Figure 1 displays the results from the meeting. An item that is seen as both a strength and weakness is the land topography. The topography creates beautiful scenery for residents but also creates issues for building new homes and necessary infrastructure. Broadband was noted as a major issue for residents and for agricultural businesses. The committee noted that they have good partnerships with various units of government such as the County and other surrounding municipalities. These entities jointly provide various shared services and are looking to increase shared services and joint partnerships.

Figure 1: SWOT Analysis



COMMUNITY SURVEY

A total of 42 respondents completed the community survey. The survey asked respondents to rate their level of agreement with 33 statements, answer 15 multiple choice questions, and answer 14 open-ended questions. Topics included in the survey covered the nine essential elements of the Comprehensive Plan.

The Library and Community Center were both identified as important public facilities to expand and improve by respondents. Several answers noted a specific desire to build a new library in the Town. A majority of respondents noted that they wish to see development at lower densities, protection of the small town character, access to high-speed internet as a priority, shared public services, more ball fields, and more public transportation options such as bike paths to the Village, though some respondents also noted they do not wish to see bike paths. Others stated they do not wish to see

commercial development in the Town and that landowners should not be able to develop their property anywhere they please with no restrictions. Respondents noted that all landowners should follow the ordinances and processes. All survey results, including answers to the open-ended questions, are available in Appendix A.

POPULATION

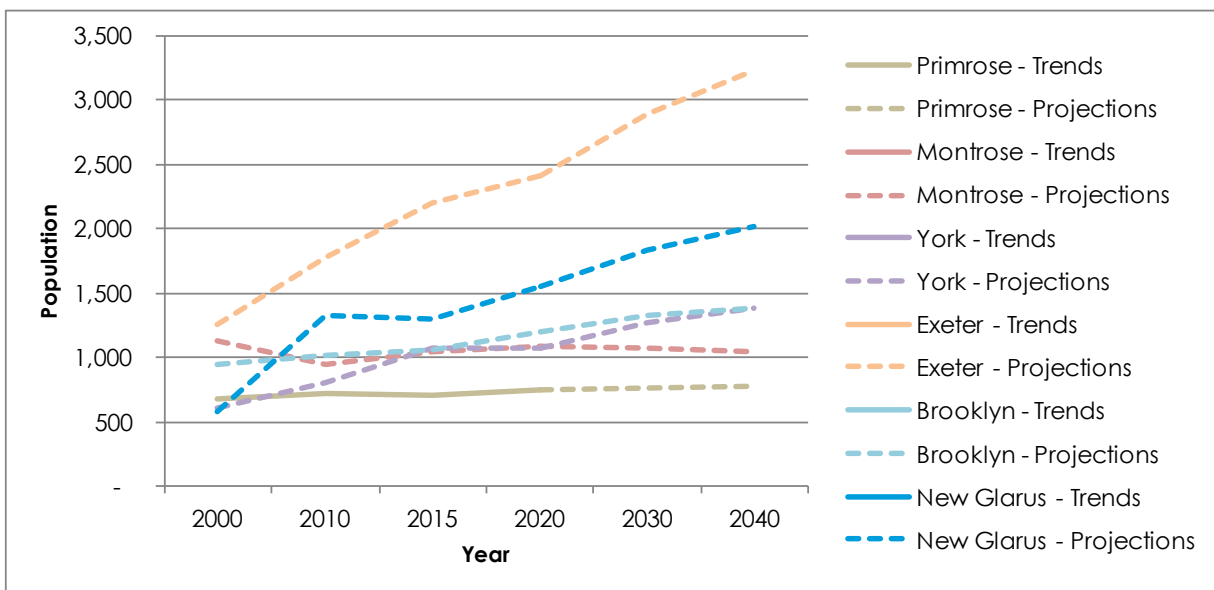
The following tables and figures illustrate the population statistics and projections for the Town of New Glarus, the County, the State and surrounding towns. The Town of New Glarus had a population of 587 persons in 1990. As of 2015, the Town has a population of 1,400, a 138 percent increase since 1990. As can be seen in Table 1, the Town of New Glarus is expecting a modest increase in population from 2015 to 2020. According to Department of Administration (DOA) projections, the Town population is expected to increase to 2,020 by 2040. However, the Town's population trends between 2010 and 2015 were relatively flat. Table 1 provides the projections for the Town, the County, and the State. Figure 2 provides the population trends and projections for the Town of New Glarus and the surrounding communities.

Table 1: Population Projections

Year	Town of New Glarus	Green County	State of Wisconsin
2010	1,335	14,866	2,279,768
2015	1,400	15,340	2,371,815
2020	1,555	16,261	2,491,982
2030	1,840	17,750	2,697,884
2040	2,020	18,190	2,790,322

Source: Department of Administration

Figure 2: Populations Trends and Projections

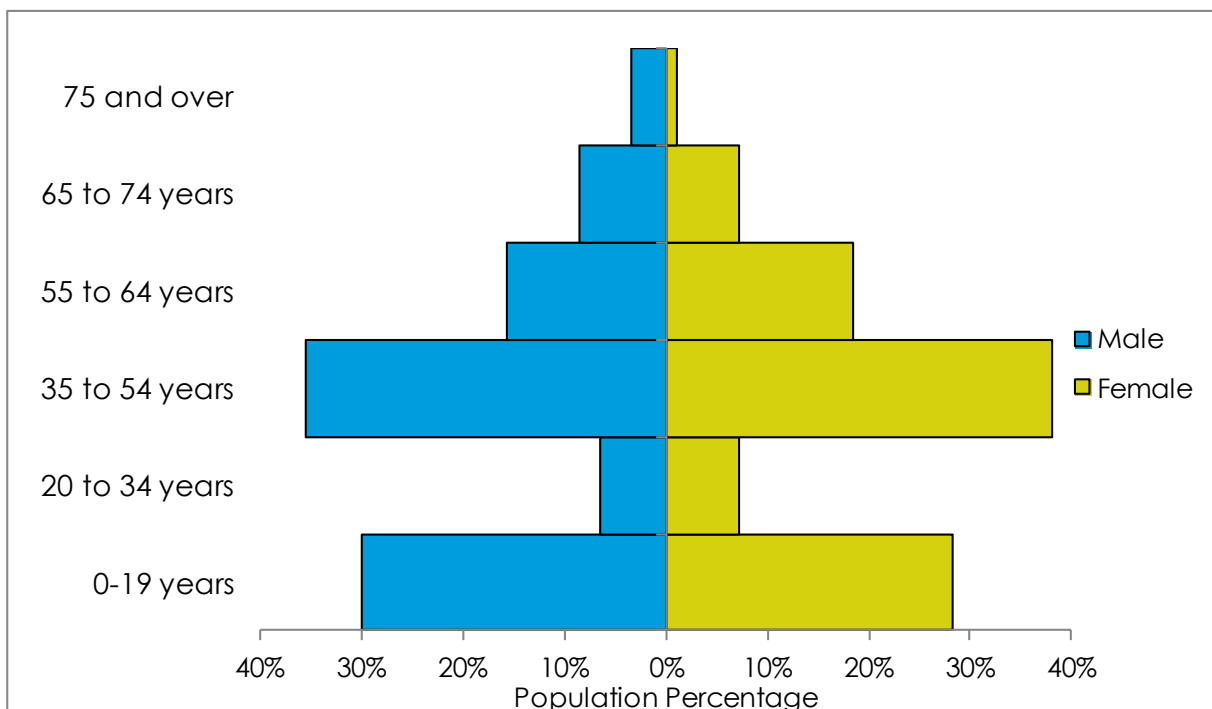


Source: Department of Administration

Figure 3 illustrates the population pyramid, which shows the distribution of the various age groups. When a population pyramid resembles a traditional pyramid, it indicates the population is growing. There are three types of population pyramids, expansive (growing), constrictive (shrinking), and stationary (not growing). While the Town's population is growing, the Town's population does not resemble the typical population pyramid because of its rural community character.

Residents younger than 19 comprise a significant portion of the Town's population, but those between 20 and 34 leave – most likely for college and to start their careers in other locations. Then, those aged 35 to 54, move into the community after they have started their career. This group could be composed of previous residents returning home or newcomers to the community. The 2000 population pyramid reflected the same composition of age groups.

Figure 3: Town of New Glarus Population Pyramid



Source: American Community Survey, 2015

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Housing

The housing chapter provides an overview of the number of households and housing units, occupancy characteristics, age of housing stock, housing value and affordability, and the implications for the Town. Goals, objectives, and actions are provided for the housing element. Additionally, funding opportunities are also provided at the end of the chapter. Data is provided for the Town, along with surrounding communities and Green County.

The main concern that the Plan Commission and the Town will need to address in the coming years is housing development and its location. While the projections show that the Town is expected to grow, recent trends have shown that housing development has slowed in the Town in recent years. Furthermore, national trends indicate more people are opting to rent than own, which will impact housing development in the Town. Furthermore, older Americans who are moving expect some degree of transition to rental as they age, with movers in this generation dropping from 77 percent owners to 59 percent owners.¹

GOALS

Sustain quality, affordable housing for the residents of New Glarus.

Create an environment where property values are not negatively impacted.

Support smart growth that reflects residents' desire to keep New Glarus a rural community.

OBJECTIVES

1. Encourage the location of new residential developments within or close to existing residential developments.
2. Encourage housing developers to cluster homes on smaller lots while preserving open space in the development.
3. Discourage housing development in areas where soils, slopes, or topography are not suitable.
4. Encourage the preservation and rehabilitation of the community's existing housing stock.
5. Review water management, traffic and erosion impact statements for new developments.

ACTIONS

1. Impose impact fees on new development to mitigate the capital costs of new public facilities/services necessitated by development.
2. Review new housing proposals and support those that meet the community's housing needs and are consistent with the policies in the Comprehensive Plan.
3. Continue to construct new homes according to building codes and ordinances.
4. Draft ordinances that address which soils, slopes, and topography are not suitable.

¹ <http://americas.uli.org/wp-content/uploads/sites/125/ULI-Documents/America-in-2015.pdf>

HOUSING CHARACTERISTICS

Households and Housing Units

The 2005 Comprehensive Plan noted that the Town only experienced moderate growth between 1970 and 1990, but rapid growth in the 1990's. This rapid growth continued into the 2000's. However, the growth has slowed considerably since 2010.

Table 2 illustrates the total households, people per households, and housing units.

Table 2: Households, People per Household, and Housing Units

Housing	Town of New Glarus	Green County	State of Wisconsin
Total Households (1990)	191	12,087	2,055,774
Total Households (2000)	329	13,212	2,084,544
Total Households (2010)	478	14,866	2,279,768
Total Households (2015)	472	14,819	2,299,107
Percent Change	147%	23%	12%
People per Household (1990)	3.1	2.5	2.4
People per Household (2000)	2.9	2.5	2.6
People per Household (2010)	2.8	2.5	2.4
People per Household (2015)	2.8	2.5	2.4
Housing Units (1990)	193	11,541	1,822,118
Housing Units (2000)	337	13,878	2,321,144
Housing Units (2010)	500	15,856	2,624,358
Housing Units (2015)	521	15,837	2,641,627

Source: U.S. Census, 1990, 2000, 2010, and American Community Survey, 2015

A **housing unit** is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters.

A **household** is composed of one or more people who occupy a housing unit. Not all households contain families.

Family **households** consist of two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people.

Table 3: Housing Units Trends and Projections

Municipality/Year	2000	2010	2015	2020	2030	2040
Town of Primrose	252	434	441	449	455	450
Town of Montrose	437	282	287	296	312	319
Town of York	230	341	376	413	502	561
Town of Exeter	470	720	776	885	1,088	1,239
Town of Brooklyn	356	419	440	476	543	577
Town of New Glarus	337	478	511	573	695	779

Source: Department of Administration

Table 4 shows the number of building permits issued in the Town since 2008 compared to the number issued in the Town of York, the Town of Exeter and the Town of Brooklyn. The County has issued 27 building permits in the Town of New Glarus since 2008.

Table 4: Number of Building Permits Issued

Year Issued	Town of New Glarus	Town of York	Town of Exeter	Town of Brooklyn
2008	3	5	10	3
2009	1	4	1	1
2010	4	4	4	6
2011	0	0	3	2
2012	1	5	4	3
2013	5	6	4	2
2014	4	3	2	2
2015	6	1	6	7
2016	3	0	13	5
Total	27	28	47	31

Source: Green County Zoning

Occupancy Characteristics

Of the 521 occupied units in the Town of New Glarus in 2015, 472 (91%) are owner-occupied units. The Town has a 1.9% homeowner vacancy rate. The homeowner vacancy rate percentage is roughly the same as Green County (Table 5). Table 6 displays the vacancy type. There are 17 vacant homes used for seasonal, recreational, or occasional use, and 20 listed as other.

Table 5: Occupied Units and Vacancy Rate

	Town of New Glarus			Green County		
	2010 No.	2015 No.	Percent Change	2010 No.	2015 No.	Percent Change
Total Occupied Units	480	521	9%	14,541	14,819	2%
Owner-Occupied w/ Mortgage	459	472	3%	11,272	10,873	-4%
Median Housing Value w/ Mortgage	\$334,600	\$306,300	-8%	\$158,600	\$168,800	6%
Homeowner Vacancy Rate	0.00%	1.9%	-	1.9%	2.0%	-
Renter-Occupied	21	19	-10%	3,269	3,946	21%
Median Contract Rent	\$946	\$1,050	11%	\$644	\$689	7%
Rental Vacancy Rate	0.0%	13.6%	-	12.7%	3.4%	-

Source: U.S. Census, 2010, and American Community Survey, 2015

Common Reasons a Housing Unit is Labeled "Other" Vacant

- 1) No one lives in the unit and the owner does not want to sell.
- 2) No one lives in the unit and the owner is using the unit for storage.
- 3) The owner is elderly and living in a nursing home or with family members.

Table 6: Vacancy Type

Town of New Glarus	
For rent	3
Rented, not occupied	0
For sale only	0
Sold, not occupied	0
For seasonal, recreational, or occasional use	17
For migrant workers	0
Other vacant	20
Total Vacant	49

Source: American Community Survey, 2015

Age of Housing Stock

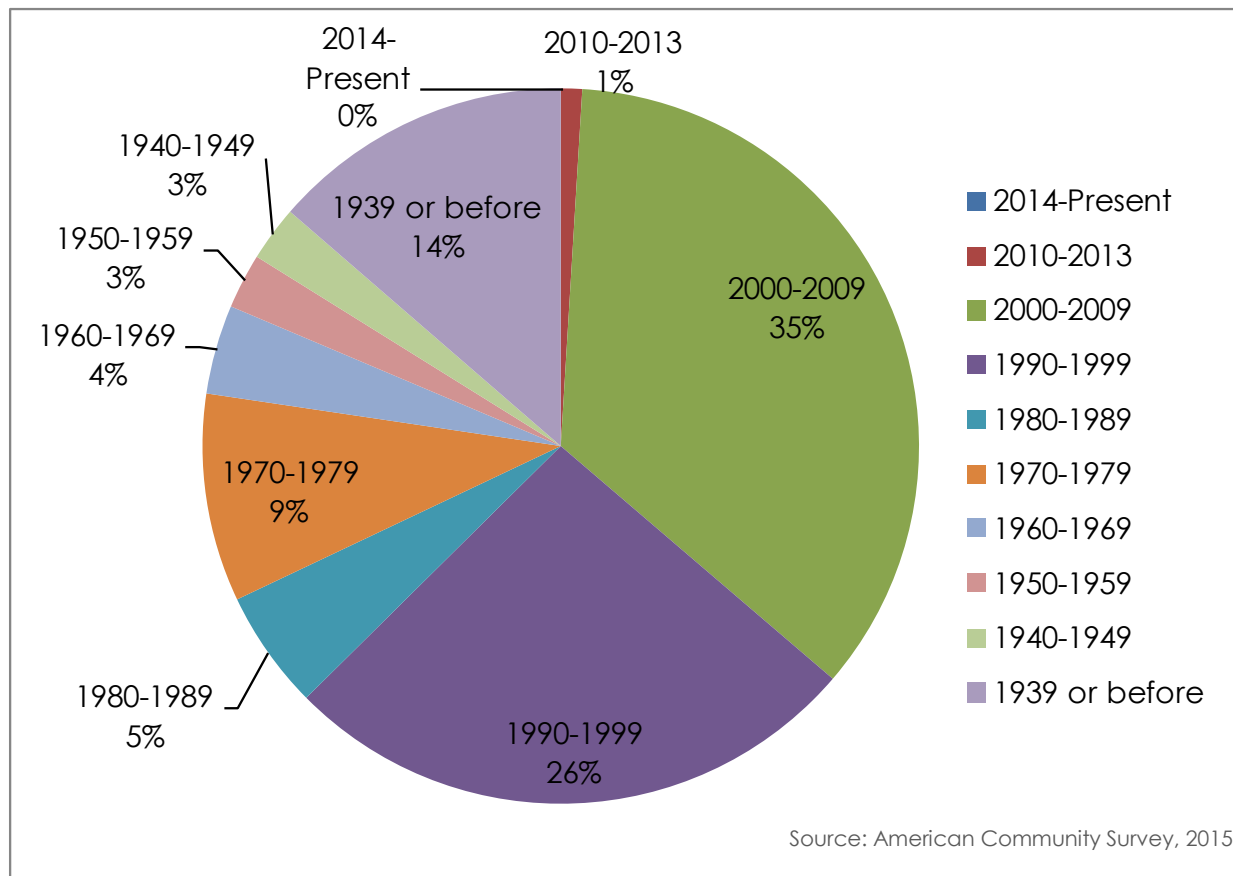
According to the 2015 ACS, most of the Town's housing units were built between 1990 and 2009 (Table 7 and Figure 4). These years coincide with the rapid increase in development and population. In most communities, the majority of homes were built before 1960. Homes built before 1960 tend to have more problems or repair needs. Older homes 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.

Table 7: Age of Housing Stock

Year Built	Total Units	% of Total
2014-Present	0	0.0%
2010-2013	5	1.0%
2000-2009	184	35.3%
1990-1999	137	26.3%
1980-1989	28	5.4%
1970-1979	49	9.4%
1960-1969	21	4.0%
1950-1959	13	2.5%
1940-1949	13	2.5%
1939 or before	71	13.6%
Total Housing Units	521	100.0%

Source: American Community Survey, 2015

Figure 4: Age of Housing Stock



Housing Value and Affordability

According to the 2015 ACS, the median value of owner-occupied homes in the Town of New Glarus was \$298,000 (186% of the Green County 2015 median home value). Home values rose for each category noted in Table 8.

Housing affordability is the amount that a household can afford to spend on housing. Financial planners advise households not to spend more than 30% of their income on housing or housing related expenses. Households spending more than 30% of their income on housing are classified as “burdened.” Household income is a critical factor affecting housing demand.

The ability of local households to afford existing housing stock influences the decision to rent or purchase. Table 9 shows that 142 owner-occupied households with mortgages are cost burdened. Only 3 renter-occupied households are cost burdened out of the 19 renter-occupied households (Table 10). Tables 11 and 12 display the monthly housing costs for renter-occupied and owner-occupied units, respectively.

It is important to note that 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 begun moving to urban areas but maintaining 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.

Table 8: Home Values

Value of Owner-Occupied Units	Town of New Glarus 2010 %	Town of New Glarus 2015 %
Less than \$50,000	1.7%	0.0%
\$50,000 - \$99,000	0.7%	8.2%
\$100,000 - \$299,000	39.4%	39.5%
\$300,000 to \$499,000	42.0%	46.3%
\$500,000 or more	16.1%	6.0%

Source: American Community Survey, 2015

Table 9: Percentage of Household Income - Homeowner

Percentage of Household Income	Owner-Occupied No.
Less than 20%	166
20.0% to 24.9%	85
25.0% to 29.9%	66
30.0% to 34.9%	37
35.0% or more	105
Total	453

Source: American Community Survey, 2015

Table 10: Percentage of Household Income - Renter

Percentage of Household Income	Renter-Occupied No.
Less than 20%	3
20% to 29%	10
30% or more	3
Cash Rent	3
Total	19

Source: American Community Survey, 2015

Table 11: Gross Rent for Renter-Occupied Units

Gross Rent for Renter-Occupied Units	Town of New Glarus 2015 No.	Green County 2015 No.
Less than \$100	0	8
\$100 to \$249	0	128
\$250 to \$399	0	186
\$400 to \$599	0	848
\$600 to \$799	3	1,280
\$800 to \$999	3	624
\$1,000 to \$1,249	10	447
\$1,250 or more	0	145
No Cash Rent	3	277

Source: American Community Survey, 2015

The Town of New Glarus 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.

<https://www.rd.usda.gov/about-rd/agencies/rural-housing-service>

Department of Administration - Division of Energy, Housing & Community Resources

The Division of Housing develops housing policy and offers a broad range of program assistance and funds to address homelessness and support affordable housing, public infrastructure, and economic development opportunities. The

Table 12: Monthly Housing Costs with a Mortgage

Monthly Housing Costs with a Mortgage	Town of New Glarus		Green County	
	2010 %	2015 %	2010 %	2015 %
Less than \$200	0.0%	0.0%	0.0%	0.0%
\$200 to \$399	0.0%	0.0%	0.5%	0.1%
\$400 to \$599	0.0%	5.7%	1.7%	2.5%
\$600 to \$799	0.0%	2.8%	7.9%	6.0%
\$800 to \$999	2.4%	1.4%	10.9%	11.5%
\$1,000 to \$1,499	13.8%	12.2%	36.2%	37.3%
\$1,500 to \$1,999	19.4%	22.7%	22.2%	22.1%
\$2,000 or more	64.5%	11.3%	20.6%	20.4%
Median (dollars)	2,267	2,143	1,391	1,389

Source: U.S. Census, 2010, and American Community Survey, 2015

Division partners with local governments and service providers, non-profit agencies, housing authorities, and developers.

This division also administers Community Development Block Grants. One of its newly created programs is the Rural Economic and Area Development Initiative (CDBG-READI). READI is designed

to use CDBG resources to provide targeted economic development

investment in either a single unit of general local government or a rural region. All funds must benefit low to moderate income individuals. Because economic growth is linked to the availability of skilled workers and quality workforce housing, READI applications are required to include both economic development and housing projects, and are encouraged to include job training projects as well.

<http://doa.wi.gov/Divisions/Housing/Bureau-of-Community-Development/READI-Program/>

Wisconsin Housing and Economic Development Authority (WHEDA)

WHEDA is a quasi-governmental agency that finances housing development through the sale of bonds. It receives no direct state-tax support. It provides mortgage financing for first-time home buyers and financing for

FUNDING OPPORTUNITIES

USDA – Rural Development

The USDA's Rural Housing Service offers a variety of programs to build or improve housing and essential community facilities in rural areas. They offer loans, grants, and loan guarantees for single and multi-family housing, child care centers, fire and police stations, hospitals, libraries, nursing homes, schools, first responder vehicles and equipment, housing for farm laborers and much more.

They also provide technical assistance loans and grants in partnership with non-profit organizations, Indian tribes, state and federal government agencies, and local communities.

multifamily housing as well. Specific programs evolve and change with the needs of the housing market.

WHEDA also manages several federal housing programs. One program, the Low Income Housing Tax Credit Program, encourages housing development by providing private investors with income tax credits when they invest in low income housing development. Tax credits are allocated to housing projects on a competitive basis.

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Transportation

The Transportation chapter covers many topics ranging from infrastructure, commuting patterns, highways, local roads, transportation users, transportation modes, and maintenance and improvements. Additionally, goals, objectives, and actions along with funding opportunities are provided.

The Town's main concern is maintenance and improvements considering the State reduced overall transportation aid to communities, thus impacting the Town Budget and ability to allocate the necessary funds to road projects. The Town does a great job at reviewing the level of road damage and prioritizing repairs based on available funds.

GOALS

Encourage neighborhood designs that support a range of transportation choices.

Allow an integrated, efficient, and economical transportation system that affords mobility, convenience, and safety, and meets the needs of all citizens.

OBJECTIVES

1. An area development plan should be submitted as a condition of all subdivision reviews in order to ensure that proposed new roads can connect to adjacent properties and to avoid unnecessary cul-de-sacs and loops that increase maintenance costs.
2. Development of all kinds, including roads, shall be coordinated and in conformance with all established rules and regulations as specified through local ordinances.

3. Direct future residential, commercial, and quarry development to roadways capable of accommodating resulting traffic.
4. A traffic impact statement should be submitted as a condition of all major subdivision reviews
5. Where and when appropriate, coordinate with the Green County Highway Department, WisDOT, and the Village of New Glarus to plan the sites of residential, commercial, industrial, and other developments to ensure that safety, efficiency, and access management are preserved along all existing or future roadways.
6. Reduce accident exposure by improving roadways and bridges.
7. Provide and maintain a safe and reliable transportation network.

ACTIONS

1. Utility maintenance, construction, and upgrades will be coordinated with road improvements whenever feasible.
2. Information from the PASER (Pavement Service and Evaluation Rating System), or a similar program, should be used to
 - a. Determine feasibility for current roads to meet said guidelines based on potential impact of additional volume and use.
 - b. Maintain a transportation plan that addresses long term needs for road upgrades and/or the construction of new roads.
3. Where and when appropriate, coordinate with the Green County Highway Department, WisDOT, and the Village of New Glarus for future improvements to community roads.
4. Developers shall be required to pay the cost of road improvements or construction, and all changes must meet the local road or street design

standards.

5. Maintain access management controls along all Town roadways (i.e., driveway permits).
6. New roads should be designed and located in such a manner as to encourage the maintenance and preservation of natural topography, land cover, agriculture, environmental corridors, significant landmarks, and views and vistas.

TRANSPORTATION INFRASTRUCTURE & ISSUES

In many places, 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:

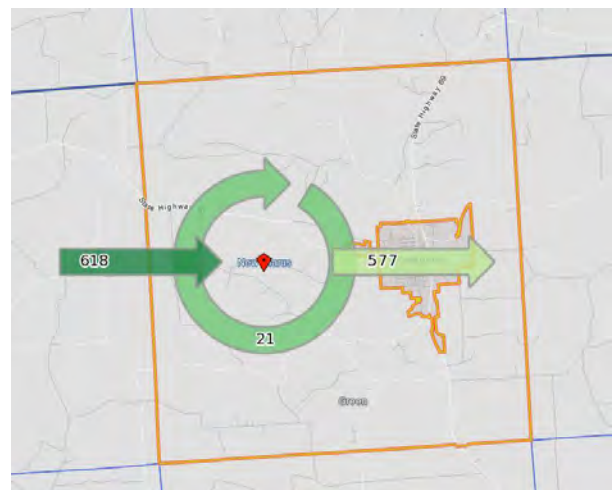
- Elderly and disabled mobility
- Freight mobility
- Connectivity with the larger transportation system
- Support for economic development
- Transportation safety
- Agricultural vehicle mobility
- Recreational transportation uses
- Tourism (including preservation of rural views)

COMMUTING PATTERNS

According to the U.S. Census On the Map, 618 people are employed in the area and live outside the Town, 21 people are employed and live in the Town, and 577 people live in the Town and work outside the Town (Figure 5).

Table 13 displays the communities where Town of New Glarus residents work along with the number and the percentage of residents in 2010 and 2015. In 2015, almost 28% of residents worked in the City of Madison, 10% worked in the Village of New Glarus, and 8.5% worked in the City of Monroe.

Figure 5: Commute Patterns



Source: U.S. Census, On the Map

Table 13: Place of Work for Town Residents

Municipality	2010		2015	
	Count	%	Count	%
Madison city, WI	146	32.2%	165	27.6%
New Glarus village, WI	39	8.6%	60	10.0%
Monroe city, WI	42	9.3%	51	8.5%
Belleville village, WI	14	3.1%	24	4.0%
Verona city, WI	25	5.5%	0	5.0%
Middleton city, WI	22	4.8%	13	2.2%
Milwaukee city, WI	2	0.4%	0	0.0%
Fitchburg city, WI	8	1.8%	21	3.5%
Janesville city, WI	1	0.2%	7	1.2%
All Other Locations	155	34.1%	209	37.4%
Total Jobs	454	100%	598	100%

Source: U.S. Census. On the Map

HIGHWAYS & LOCAL ROADS

The Town of New Glarus has a total of 66.3 miles of roads. 27.5 of those miles are County or State roads and 38.8 miles are Town roads.

Functional Classification

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. Appendix B contains the functional classifications map used by the State of Wisconsin.

- Principal Arterials accommodate interstate and interregional trips, e.g. State Highway 69.
- Minor Arterials accommodate interregional and inter-area traffic movements, e.g. State Highway 39.
- Major Collectors serve moderate-sized communities and intra-area traffic generators, e.g. County Trunk Highways H, N, and W.
- Minor Collectors link local roads to high capacity roads and small communities, e.g. County Trunk Highway O.
- Local Roads provide access to residential, commercial, and industrial development.

Additionally, the Town of New Glarus has Rustic Road 81 that is also designated as a bike trail. According to Travel Wisconsin, it most of its length travels along a ridge offering vistas of Wisconsin's rolling hill country. The route is partially tree-lined with canopies of hardwood trees, and wildflowers and wildlife abound. Marty Road was constructed in the late 1800's as a farm supply conduit and five original farmhouses can be seen from the road.

The responsibility for maintaining and improving roads is ordinarily assigned based upon the functional classification of the roads. Arterials should fall under state

jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility. Jurisdictional Transfers (JT) may occur but only when there is agreement between the units of government involved (whether local, county, or state) to better reflect actual use. When considering a possible JT, jurisdictions should consider the level of traffic on the road, the projected responsibility for maintenance and required improvements, and the possible impact on general transportation aids.

Traffic Counts

The Annual Average Daily Traffic (AADT) counts are an important factor to monitor when prioritizing improvements. The Wisconsin Department of Transportation (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 Map on the following page indicates the most recent and available AADT counts from the Wisconsin Department of Transportation.

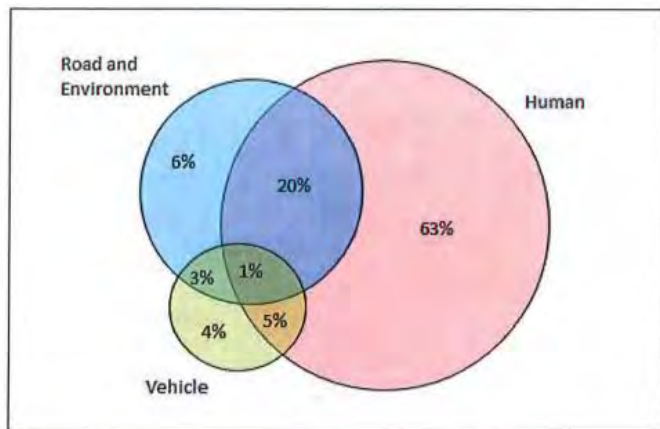
Traffic Safety

The majority of rural roads were not designed to handle current traffic volumes. According to a 2004 Wisconsin 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 losses that result from crashes.

During the steering committee meetings, road safety was a major topic of discussion; speeding on local curved roads is a particular concern. The sheriff has been monitored specific locations and given out tickets, yet this has not deterred speeding. The Town is considering additional stop signs at intersections in the Town.

According to WisDOT, every traffic issue can be addressed by the four E's – engineering, education, enforcement, and emergency medical services (EMS). However, there is a fifth E (everyone) that is also responsible for highway safety. Figure 6 illustrates the contributing factors to traffic fatalities.

Figure 6: Factors Contributing to Traffic Fatalities



Source: Wisconsin Department of Transportation

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.

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.

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.

TRANSPORTATION USERS

Carpooling

The 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 1-608-266-5612. More information can be found at their website, <http://www.doa.state.wi.us/Divisions/Enterprise-Operations/Bureau-of-Enterprise-Fleet/Vanpool-Rideshare-Program/>

Shared-ride commuters often make informal arrangements to accommodate carpooling. The Town of New Glarus's Plan Commissioners indicated that the Town of New Glarus would not be interested in the creation of formal or informal Park-N-Ride facilities.

Elderly and Disabled

Additionally, the Green County Aging & Disability Resource Center provides transportation options for residents who are 55 or older or who are permanently or temporarily disabled along with their new Sugar River Transit which provides wheelchair accessible transport on Tuesdays and Fridays. Riders can be of any age and can request a ride for any reason, whether it is a medical appointment, groceries, banking, or a lunch out with friends.

Bicycles & Pedestrians

Children under the age of 16, the elderly, and those with disabilities compose the greatest 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. In the Community Survey, a good number of participants noted the need for additional biking and walking accommodations.

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 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 AADT counts 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 so 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. Paved shoulders should be seriously considered where low-volume town roads are being overtaken by new suburban development.

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 Country 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.
- 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.

MODES OF TRANSPORTATION

Transportation & Agriculture

According to the Transportation Development Association, there are more than 77,000 farms in Wisconsin and agriculture is responsible for one out of every 10 jobs in the state¹. In 2014, 3 billion gallons of milk traveled over 103,000 miles of county and local roads. Agriculture is the number one user of the U.S. transportation system. 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.
- Methods for reducing 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.

Rail Freight

According to WisDOT, over 162 million tons of freight is shipped each year valued at over \$122 billion. 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. In Green County, the Pecatonica Rail Line continues to operate with the Wisconsin & Southern Railroad (WSOR) serving four shippers in Monroe and Brodhead.

Airports and Water

The closest airport is located in the City of Monroe, WI. The airport is classified as a General Aviation Airport in the FAA's National Plan of Integrated Airport Systems and a Medium General Aviation Airport in the Wisconsin State Airport System Plan: 2030.

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

MAINTENANCE & IMPROVEMENTS

General Transportation Aids

The General Transportation Aids (GTA) program enables local governments to receive state aid payments to offset the cost of county and municipal road construction, maintenance, and traffic operations. The funding sources of these aid payments are the fuel taxes and vehicle registration fees collected by the state.

In order to calculate and distribute aid payments, it is necessary to factor the amount that each local government spent on the roads and streets under its jurisdiction during each Calendar Year (CY). The amount each local government spent is taken directly from the Municipal Financial Report Form that each local government files annually with the Wisconsin Department of Revenue. The Town of New Glarus has received the same amount—\$91,317, since 2015.

¹ <http://tdawisconsin.wpengine.com/wp-content/uploads/2015/12/truth-2-wisconsin-farm-tda-lo.pdf>

Local Roads Improvement Program

Established in 1991, the Local Roads Improvement Program (LRIP) assists local governments in improving seriously deteriorating county highways, town roads, and city and village streets. LRIP is a reimbursement program, which pays up to 50% of total eligible costs with local governments providing the remainder. The Town received LRIP assistance for Pioneer Road in the 2014 and 2015 program years.

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 New Glarus's respondents reported that the PASER/WISLR system has been helpful in budgeting and planning.

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 New Glarus currently utilizes a Capital Improvement Program for transportation program planning and budgeting.

WisDOT Projects

Currently, WisDOT plans to address WIS 39 – York Center Road to Durst Road. This project will address deteriorating pavement on 3.9 miles of WIS 39 between York Center Road and Durst Road in the towns of York and New Glarus. The project will consist of milling 2 inches off the entire width of the roadway and putting back 2 inches of asphaltic pavement. Additional milling depth will be used in various locations throughout the project to correct severe distress areas.

FUNDING OPPORTUNITIES

- WisDOT STP Urban & Rural - 80% funding for street improvements for local roadways classified as collectors or above.
- WisDOT Local Road Improvement Program (LRIP) – 50% funding for municipal street improvements for roadways classified as local roads. LRIP funding is limited. The Discretionary Program funds up to \$100,000 for towns.
- WisDOT Alternatives Program – Deadline: Jan 29, 2018. This program was created by the new federal transportation bill (MAP 21). This program replaces the Transportation Enhancement, Recreational Trails and Safe-Routes to Schools programs. 50% of the funds will be given to urban areas and 50% will be made available for rural areas. 80% funding is available for eligible costs. The Alternatives program funds projects included in the previous programs that were replaced.

DRAFT

AGRICULTURAL, NATURAL, & CULTURAL RESOURCES



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Agricultural, Natural, and Cultural Resources

FARMING SYSTEM

AGRICULTURAL RESOURCES

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 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 agriculture is 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.

AGRICULTURAL GOALS

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

AGRICULTURAL OBJECTIVES

1. Preserve prime farmland for agricultural uses.
2. Encourage niche farms such as small sustainable Community Support Agriculture (CSA), Fiber, and Market Farms.
3. Encourage housing development that allows for small scale farming.

AGRICULTURAL ACTIONS

1. Facilitate opportunities for programs that educate local residents about the importance of agricultural policies and practices and explore ways to preserve agricultural land for farming.

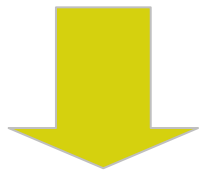
The 2005 Comprehensive Plan clarified that the Agricultural Census stopped collecting data at the Town level in 2002. Additionally, the Wisconsin Land Use Databook has not updated its farm numbers since 1999. The Department of Revenue provides statements of assessments which are compiled by municipal clerks identifying locally assessed values and parcel counts and acres for the statutory classes of real and personal property. Since 1995, the number of farm parcels with improvements has decreased from 102 to 88 in 2016 (a 16% decrease). The number of farm improvement acres decreased from 17,291 to 16,271 from 1995 to 2016 (a 5.89% decrease). Using 2010 growth patterns, the number of farm parcels with improvements will decrease to 80 farm parcels by 2025.

The valuation of all farm parcels with improvements in 1995 was \$13,150,600.00. In 2016, the valuation of all farm parcels with improvements was \$16,475,400.00. The Use Value for Agricultural Assessment has four categories of assessed agricultural land; tillable grade 1, 2, or 3, and pasture. The 2017 Use Value Agricultural dollar per acre is \$278 for grade 1, \$235 for grade 2, \$171 for grade 3, and \$68 for pasture.

There were a total of 442 agricultural parcels 442 in 2017, comprising 14,673 agricultural acres and \$1,260,100 in land value. Compared to the 2011 statement of assessments, there were 425 agricultural parcels with 15,030 acres and \$2,525,600 in land value. There are .04% more agricultural parcels in 2017 than in 2011. However, there are 2.4% fewer agricultural acres.

According to the 2015 American Community Survey, there are 35 individuals working in agriculture, forestry, fishing and hunting in the Town of New Glarus, which is only 5% of the employed population 16 years and older. As stated before, agricultural information is not available at the town level, but is available at the county level. According to UW-Extension, Green County agriculture provided jobs for 6,979 Green County residents, accounted for \$2 billion in economic activity, and contributed \$484 million to the county's total income in 2014¹. Dairy farming is the major agricultural industry in Green County. On-farm production and milk sales account for \$165.7 million.

2.4% decrease
in agricultural
acres since
2011.



CONFLICTS & THREATS TO AGRICULTURE

Agriculture is the dominant land use and a major economic factor in the Town of New Glarus. With the changes in development pressure and the transition out of farming by many, the nature of the industry is changing. Some of the conflicts and threats are within local control and this plan can respond to those local conflicts and threats. These include:

- Conflict with new residents with non-agriculture backgrounds. These include; traffic conflicts, trespassing, chemical applications and fencing requirements.
- Fragmentations of farm fields as new parcels are created.
- Agricultural land values exceeding possible agricultural income opportunities.
- The challenge of developing the next generation of farmers.

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 lifestyle 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. In some cases, traditional dairy producers are changing their operation to a pasture system and others are developing niche markets.

¹

https://blogs.ces.uwex.edu/anre/files/2015/01/Green_2014.pdf

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 1627 4th Ave W, Monroe and the UW Extension office located at 2841 6th Street, Monroe, WI.

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. Select programs and services offered by the FSA are:

- Farm Loan Program
- Conservation Reserve Program
- USDA Webtool for new and beginning farmers <https://newfarmers.usda.gov/>

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
- Soil Survey
- National Resources Inventory
- Wetlands
- Wetlands Reserve Program
- Wetland Identification
- Soil Quality
- Water Quality

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. Core services include:

- Agricultural Economic Development
- Organics, Livestock Grazing, and Specialty Crops
- Minority Farmers Outreach
- Rural Electric Power Services
- Mediation and Arbitration
- Technical Assistance
- Farm Transfers
- Hiring a Farm Consultant

NATURAL RESOURCES

As the Town of New Glarus 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, while also protecting the natural environment, and preserving 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.

NATURAL RESOURCE GOALS

Protection of natural areas, including wetlands, wildlife habitats, woodlands, opens spaces, and groundwater resources.

Protection of economic productive areas, including farmland and forests.

NATURAL RESOURCE OBJECTIVES

1. Consider establishing more parks and outdoor recreational amenities including current park expansion and incorporate natural areas into parks and open space areas to protect them (Partnership with Parks Commission).
2. Encourage the preservation and maintenance of rural views and vistas. Discourage development in major drainage corridors in order to aid stormwater runoff and prevent flooding.
3. Avoid disturbance to wetlands, shorelands, and floodplains, and

discourage disturbance to other environmentally sensitive areas that are not part of improvement plans.

NATURAL RESOURCE ACTIONS

1. Identify and put in place ordinances and programs that preserve quality of ground water resources.
2. Identify environmentally sensitive areas, using data from the Green County Hydrological Study and use that data as a guide for consideration of new development.
3. Facilitate opportunities for programs that educate local residents on best practices for preserving 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 New Glarus reported that natural resources are aesthetically, recreationally, 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 can help to protect shared, contiguous natural areas that give local residents space to pursue recreational opportunities.

Water Resources

Water resources, (both surface and groundwater) are some 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 (two out of every 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, as 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).

NPSP comes from many diffused sources such as agricultural runoff, leaking septic systems, road salt and road building, parking lots, lawns, 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 Planning Commission of the Town of New Glarus reported that the Town does not actively work to reduce water pollution, although with regard to non-point pollution, the Town requires new construction areas to complete an erosion plan, in

accordance with the Town's Land Use Ordinance.

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.

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 sources of 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
- Pesticide and Fertilizer Applications
- Sewage Treatment Plants
- Surface Wastewater Discharge
- Road Salt
- Household Cleaners & Detergents
- Sanitary Landfills
- Unsewered Subdivisions
- Feedlots
- Chemical Spills
- Old Mine Operations 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.

All drinking water in the Town comes from private wells; there is no municipal well in the jurisdiction. The Planning Commission has addressed potential groundwater contamination concerns and has incorporated these concerns in deliberations about present ordinances and proposed ordinance amendments. The minimum lot size requirement incorporates concerns about groundwater. Potential contaminants are nitrates, chloride, sodium, bacteria, viruses, and hazardous household chemicals.

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 public water supply well(s). The Planning Commission indicated that development of wellhead protection plans for private wells in New Glarus is accomplished at the County level.

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.

Surface Water

Surface water bodies, which include 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.

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 New Glarus is within the Southwest Savanna ecological landscape, an area in which most wetlands are associated primarily with the rivers and streams. The importance of glacial activity in forming lakes and wetlands is illustrated by the lack of these water bodies in the Driftless Area of southwestern. Many Green County wetlands are also gone because the area historically experienced a great deal of wetland draining for agricultural purposes.

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 often delineated on the basis of 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.

New Glarus, in the Little Sugar River watershed, is susceptible to flooding. Stipulations in the Town's Land Use Ordinance are used to prevent or limit flooding.

Wildlife

Biodiversity is the full spectrum of life forms and the many ecological processes that support them. Protecting 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.

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.

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.

New Glarus' Planning Commission reported that the jurisdiction does not have policies to protect or restore prairies or other natural communities in the Town but noted that there are several private prairies in the Town of New Glarus.

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. These natural areas provide the best examples of natural processes acting over time with limited impact of human activity. 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 New Glarus.

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 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.

According to the NHI database and listed in Table 14, nine elements have been recorded in the Town of New Glarus. NOTE:

THR = Threatened; SC = Special Concern; NA = Not applicable, SC/N = no laws regulating use possession or harvesting, SOC = species of concern

The Wisconsin Endangered Species Law was enacted to afford protection for certain wild animals and plants that the legislature

Table 14: Elements listed in Natural Heritage Inventory Database

Scientific Name	Common Name	WI Status	Federal Status	Group
<i>Ammodramus henslowii</i>	Henslow's Sparrow	THR	SOC	Bird
<i>Bartramia longicauda</i>	Upland Sandpiper	THR		Bird
<i>Dichromorpha viridis</i>	Short-winged Grasshopper	SC/N		Grasshopper
<i>Lithobates palustris</i>	Pickerel Frog	SC/H		Frog~
<i>Platanthera flava</i> var. <i>herbiola</i>	Pale Green Orchid	THR		Plant~
<i>Polytaenia nuttallii</i>	Prairie Parsley	THR		Plant
<i>Scleria triglomerata</i>	Whip Nutrush	SC		Plant~
Southern dry-mesic forest	Southern Dry-mesic Forest	NA		Community
<i>Triphora trianthophora</i>	Nodding Pogonia	SC		Plant

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 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 they are not in violation of the laws.

Humans have a responsibility to protect wildlife and the habitat necessary for its survival. Since 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 Commission reported that New Glarus does not currently have policies to protect wildlife and wildlife habitat. Nor does the Town have any specific policies aimed at protecting threatened and endangered species (either animal or plant), but New Glarus does have a weed commissioner shared with adjacent Towns.

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.

Rural Forests

Forty-six percent of Wisconsin is forested (34.7 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, fishing, and hiking
- Groundwater protection
- Home for a 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 reported that the Town of New Glarus does not have a sustainable forestry policy. Nor does the Town have an arborist, support any tree boards or tree committees, or involve itself in any municipal tree-planting programs. No school forests are within New Glarus' jurisdiction. However, the Town of New Glarus encourages consultations with the DNR's designated Green County Forester to help plan wood lots.

The Commission stated that the Town has experienced outbreaks of Dutch Elm disease, Oak Wilt, and Gypsy moths, all of which have caused significant tree losses.

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.

Light, Air, And Noise

Lighting ordinances recognize the benefits of appropriate outdoor lighting and can provide clear guidelines for installation, helping to maintain and complement 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 in the Town of New Glarus but the Commission added that some complaints from people were made regarding visibility of lights on hill and ridge tops. As of yet, the jurisdiction has not done anything to address this issue.

The most common air pollutants (dust, pollen, fuel fumes, ash, etc.) come from industrial, automotive, and agriculture sources and this includes odors. Burn barrels are local contributors to air pollution too. The Planning Commission stated that New

Glarus does not regulate residential burn barrels and does not have air quality issues.

A number of land uses can contribute to noise pollution, such as train whistles, vehicle noise from highways, and 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. According to the Planning Commission, there are no noise problems in the jurisdiction, and added that a noise ordinance would be yet another unnecessary layer of legal regulation.

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 do not become abused, overused, or contaminated. Particular attention must be paid to soils when development is occurring on steeper slopes. A slope limitations map and soils maps are included in Appendix B.

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.

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.

Although this was a State requirement for counties only, towns, cities, and villages were eligible to adopt a similar type of ordinance. New Glarus does not have such an ordinance at this time, because the Town can rely on the Green County reclamation program if a need arises.

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 New Glarus has quarries in its jurisdiction. However, there is no need for the Town to have a policy regarding quarries because New Glarus relies on Green County policies and ordinances regarding nonmetallic mining.

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:

- Preserving 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, New Glarus has policies protecting the viewshed (scenic views and vistas), using slope restrictions and site reviews delineated in the Town's Land Use Ordinance. The Town does not regulate the landscaping of new or existing residential, industrial, or commercial development.

Signs and billboards exist within the open spaces of communities, at times having a negative visual aesthetic impact on the viewshed. Currently, there are very few

billboards and the Town of New Glarus is currently reviewing a sign ordinance.

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, horseback riders, hunters, anglers, etc. New Glarus has snowmobile trails, bike trails, and New Glarus Woods State Park. The jurisdiction does not actively promote their recreational resources to visitors; however, other organizations promote the trails and state park.

The Parks Commission has completed two Comprehensive Outdoor Recreations Plans (CORP) since the 2005 Comprehensive Plan. The most recent CORP was completed in July 2017. Refer to the CORP (2017) for Park Priorities and Recommendations.

NATURAL RESOURCE AGENCIES AND PROGRAMS

Wisconsin DNR (WI-DNR)

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.

Wisconsin Department of Trade and Consumer Protection (DATCP)

The Agricultural Resource Management division provides a variety of assistance to farmers and municipalities. The following is only a small number of their assistance programs:

- Conservation Reserve Enhancement Program (CREP)
- Farmland Preservation Tax Credits
- Land and Water Conservation Overview
- Livestock Siting
- Manure Management Advisory System
- Nutrient Management
- Pollinator Protection
- Private Pesticide Applicator License and Certification
- Producer Led Watershed Protection Grants

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.

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

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.

CULTURAL RESOURCES

The purpose of this section is to inventory and support the management of cultural resources in the Town of New Glarus. 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 shall serve as a guide to cultural and historic resources but is not all-encompassing.

CULTURAL RESOURCE GOALS

Preservation of cultural, historic, and archaeological sites.

CULTURAL RESOURCE OBJECTIVES

1. Develop and implement an historical preservation ordinance, in order to preserve and/or enhance the irreplaceable historic structures and locations and archaeological sites in the community.

CULTURAL RESOURCE ACTIONS

1. Support partnerships with local clubs and organizations in order to protect important cultural areas held in common interest.
2. Facilitate opportunities for programs that educate local residents about the importance of cultural resources.
3. Update historical, cultural and archaeological sites information

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. 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.

LOCAL CULTURAL RESOURCES

There are many ways to document cultural history such as local historical societies, museums, historical markers and events. The Swiss Historical Village and the Golden Chalet is located in the Village of New Glarus. The Town does not wish to pursue creating additional cultural resources. Additionally, the Town does not have a historical marker and does not have interest in placing one at this time.

Green County offers visitor guides that contain cultural resources programs in the area. There are many events in Green County that highlight Swiss culture. There are no events that are held in the Town, but there are many that are held in the Village and surrounding cities, including Green County Cheese days, which occurs every even-numbered year, Oktoberfest (Village of New Glarus and Monroe), and a Heidi Fest to name a few.

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 New Glarus indicated that neglect was the biggest potential threat to their cultural resources. There have been no organized steps by the Town of New Glarus to respond to this threat. The Town has the

opportunity to establish a historic preservation ordinance that will assist with structural neglect. 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.

CHURCHES, BARN QUILTS, RURAL SCHOOLS, AND CHEESE FACTORIES

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

Green County to promote and celebrate the visual arts through the combination of the many unique barns in the county have put launched a Barn Quilts of Green County. There are three Barn Quilt locations in the Town of New Glarus.

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 Cultural Resources Map (Appendix B) for these structures.

ARCHITECTURE AND HISTORY INVENTORY, AND ARCHAEOLOGICAL SITE INVENTORY

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 the 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 reductions 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 New Glarus.

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.

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 or registration. The Town of New Glarus did not indicate an interest to register any sites at this time.

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.

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 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.

Wisconsin Trust for Historic Preservation

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

DRAFT

UTILITIES AND COMMUNITY FACILITIES



Utilities and Community Facilities

The purpose of this section is to inventory, map, and forecast utilities and community facilities in the Town of New Glarus. Utilities and community facilities, often referred to as public works, consist 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.

According to the DOA, the population in the Town of New Glarus is expected to grow by 44% by 2040, but as discussed, the Town has not experienced the same growth patterns as it did in the early 2000's. Thus, the Town does not expect to grow by 44% by 2040. Any increase in population will undoubtedly increase the demand for public utilities and community facilities.

However, the precise demands to expand, rehabilitate, or create new utilities and community facilities are difficult to measure. To the extent possible, this chapter tries to forecast the future utility and community facility needs of the Town of New Glarus; 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.

GOALS

Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal and utility costs.

Provide sufficient infrastructure and public services to meet existing and future market demand for agricultural, residential, and commercial uses.

OBJECTIVES

1. Ensure new development bear a fair share of capital improvement costs necessitated by the development.
2. Encourage new development that requires urban services to locate within or adjacent to the Village of New Glarus limits.
3. Consider creating a special purpose district to perform specific tasks and oversight essential to the community, if a need for a special district such as a utility or sanitary, is identified.
4. Strongly encourage underground electric and telephone distribution in all new developments and subdivisions.

ACTIONS

1. Maintain a capital improvements plan and review it annually making adjustments to meet the needs of the community.
2. Review new development proposals and carefully examine their impact on the community.
3. Maintain a process that informs, notifies, and allows for public participation in all capital facility planning projects and proposals.

4. Facilitate well testing workshops as a means of educating private, individual well users about drinking water supplies.
5. Encourage the education of landowners on the management and maintenance of private septic systems.
6. Continue storm-water management to protect ground and drinking water supplies.
7. Facilitate town-wide development of broadband internet service.
8. Investigate the cost of building and maintaining hiking/biking trails in the town based on the Comprehensive Outdoor Recreation Plan (CORP).

PUBLIC UTILITIES AND COMMUNITY FACILITIES

Sanitary Sewer Service

All Town of New Glarus wastewater treatment is through private onsite wastewater treatment systems (POWTS). The Town of New Glarus has approximately 300+ POWTS serving households and 4+ serving businesses. 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.

Storm Water Service

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 New Glarus currently addresses storm water management through their residential subdivision ordinance.

Water Supply

All drinking water for the residents of the Town of New Glarus comes from private wells. The Town of New Glarus has approximately 300+ private wells serving households and 4+ that serve businesses. Because all of the Town of New Glarus's water comes from private wells, the future demand for water will depend on the number of new homes that are constructed.

Wells are safe, dependable sources of water if sited wisely and built correctly. The DNR 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.

Special Service District

A special service 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. As of January 2018, the Town dissolved the one sanitary sewer district in New Glarus. There is also a Green County Drainage District.

Solid Waste Disposal and Recycling Facilities

Recycling and garbage curbside services are both available in the Town of New Glarus. The Town contracts out the garbage and recycling services, no materials are deposited in the Town. In addition, the services are not shared with any other jurisdictions. There are no operating landfills, and two closed landfills, in the Town of New Glarus.

Telecommunication Facilities

There are two telecommunication towers and one police radio tower located in the Town of New Glarus near the corner of State Highway 39 and Klitzke Road. The provider of the towers is US Cellular and Sprint.

The Town of New Glarus does not currently regulate, but may initiate ordinances for regulation and fee collection purposes on towers. Refer to the Green County Department of Zoning & Sanitation for more information on telecommunication regulations. In addition, telephone service is provided by TDS.

A new law created in 2013 Act 20 states specifically that a political subdivision may regulate cell phone towers under a zoning ordinance, but places strict limits on how it may do so. It specifies the procedures and standards a political subdivision must use in reviewing applications for permits to construct or modify towers. It also lists specific limitations or regulations that a political subdivision may not impose on the construction or modification of a tower. Significant among these, it specifies that a political subdivision may not prohibit the placement of cell phone towers in particular locations within the political subdivision, meaning that it may not designate cell phone towers as a prohibited use in any zone.

Power Plants and Transmission Lines

There is one electrical substation located in the Town of New Glarus near the corner of Airport and Valley View Roads. Alliant Energy is the owner of the substation. Both New Glarus Power & Light and Alliant Energy provide electric service to Town residents.

Additional Facilities

The Town recently built a New Town Hall which is located at 26 5th Ave, New Glarus, WI. This is an accomplishment since the 2005 Comprehensive Plan. The Town Hall is used to hold official business, and is expected to meet the needs of the community for the foreseeable future. The Green County Sheriff's Department is contracted with the New Glarus Fire District and the New Glarus EMS to provide police, fire and rescue services. The Town of New Glarus does not have any libraries and therefore relies on libraries in other communities. The Town works closely with the New Glarus Public Library in the Village. The purpose of the library system 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 Town is served by the New Glarus School District. The district has experienced positive growth since 2012 with the exception of the 2014-2015 school year. Although the Town of New Glarus 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 New Glarus.

Blackhawk Technical College in Monroe (BTC) is the only higher education facility located in Green County. 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).

Healthcare Facilities

There are no health care facilities located within the Town of New Glarus. Residents must travel to other communities to receive medical care. Based on the Town of New Glarus current population and projections for ages 60 and over there seems to be an indication for an increased demand for health care facilities. In 2000, there were only 98 individuals aged 60 and older. In 2015, there were 225 individuals aged 60 and older. 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 New Glarus, 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 New Glarus should work with those communities to support any future health care needs for the town's residents.

Other Community Facilities

Additional community facilities located within the village include the Town Garage (200 Railroad St.). In addition, the Town of New Glarus has other utilities available including satellite television, internet services, and cellular services. Independent providers, such as Direct TV, Sky Cable and US Cellular provide these services. Current rate information and specific services can be obtained by contacting the independent carriers. The Town does not have broadband. The Town is actively pursuing broadband through contacts and grants.

Capital Improvements Program

A CIP is a multiyear 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, expense, and permanence. Street improvements, public libraries, water and sewer lines, and park and recreation facilities are common examples of capital improvements. Currently the Town of New Glarus does not have a CIP; however, jointly planned community facility projects may be considered.

UTILITIES AND COMMUNITY AGENCIES AND PROGRAMS

United States Department of Agriculture – Rural Development (USDA-RD)

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.

United States Department of Agriculture – Rural Utilities (USDA – RUS)

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

University of Wisconsin Extension – Farm Succession

University of Wisconsin Extension staff works together along with a farm succession specialist at UW-Madison to do farm transfer and succession planning consultations. They work directly with farm families to help them develop a plan for bringing the younger generation into the business and for the older generation to retire. There is no "one-size-fits-all" approach, and we can work with you so the plan fits your own farm and your family's needs. They offer Navigating your Farm's Future workshops.

Bureau of Community Financial Assistance

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.

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.

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 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.

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.

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ECONOMIC DEVELOPMENT



Economic Development

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 a 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 changing. Additionally, the Wisconsin workforce is aging. Sixty-seven percent of the people who will be in Wisconsin's workforce in the year 2020 were already working adults in 2005 – long past the traditional high school-to-college pipeline.¹ Lastly, 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 to 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 New Glarus.

¹ https://www.cows.org/_data/documents/1132.pdf

GOALS

Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities while maintaining rural community and responsible agricultural use of the land.

Provide sufficient infrastructure and public services to meet existing and future market demand for residential, commercial, and agricultural uses.

OBJECTIVES

1. Discourage unplanned, continuous strip commercial development along major roadways.
2. Consider land in the community for future commercial development within the Extraterritorial Jurisdiction.
3. Allow home-based businesses where there will be minimal impact on surrounding properties.
4. Where appropriate, encourage neighborhood retail development near planned residential areas (mixed use development).
5. Facilitate the opportunity for programs and marketing initiatives that support local products.
6. Encourage efforts to capitalize on recreational and cultural resources where appropriate, and when such efforts do not conflict with resource protection or the health, and safety of area residents.

ACTIONS

1. Direct large-scale economic development projects to urban areas that require full range of utilities, services, roads and other infrastructure is available. When possible locate new

- development adjacent to existing commercial or industrial developments.
2. Encourage responsible agriculture and agriculture-related businesses as a major economic development force in the community.
 3. Continue to support local business and tourism organizations, such as the Green County Development Corporation, and local Chambers of Commerce.
 4. Collaborate with local public and private utilities to improve telecommunications, sewer, water, and other local infrastructure.

ANALYSIS OF THE ECONOMIC BASE AND LABOR FORCE

The Town of New Glarus has seen significant growth in recent years. Historically, the economy of the town, as well as Green County, was rooted in agriculture. Recent growth, primarily based on new homes being built in rural subdivisions, has had a significant impact on the town. The rural/agriculturally based attitudes and understandings that once led development in the Town of New Glarus have been replaced somewhat by a more environmentally-oriented, urban culture.

In 2005, New Glarus experienced one of the greatest changes in its population, income, and housing demographics. Since 2005, the population growth has slowed and other towns such as Exeter have experienced greater changes. This is primarily attributable to the large number of people moving to the area from Dane County. This has affected income levels, occupational trends, and educational attainment averages.

The top private sector employers in Green County include Colony Brands, Inc., Kuhn North America, Inc., Grande Cheese Co., and Jack Links Beef Jerky.

The Town of New Glarus does not have a central business district. Most residents purchase goods and services in nearby communities such as the Village of New Glarus and City of Madison.

The Village of New Glarus, located in the center of the Town of New Glarus, has developed a significant tourism related economy. While specific information regarding the affect of tourism on the Town's economy does not exist, there is information available for the county.

According to the Economic Impact of Expenditures by Travelers on Wisconsin 2016, 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 landscapes, 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 48 in the state for traveler spending in 2016(up from 57 in 2005).
- Travelers spent 41.4 million in Green County in 2016
- It is estimated that employees earned \$18.9 million in wages generated from tourist spending in 2016.
- Local revenues (property taxes, sales taxes, lodging taxes, etc.) and State revenues collected as a result of travelers amounted to an estimated \$5.1 million in 2016.

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. While not as great as in other rural towns, this trend is clearly demonstrated by the employment by industry breakdown for the Town of New Glarus. (Table 15)

The percentage of employment for the agriculture industry is the same for Green County and the Town of New Glarus. This trend is dramatically different from the numbers in 2005, which showed the Town of New Glarus at 12.4% and the County at 7.8%. The percentage of employers in the following industries: public administration, health care and social assistance, professional – scientific – technical, are all higher in the Town than the County.

Table 15: Employment by Industry for Town of New Glarus and Green County.

Industry	Town of New Glarus		Green County	
	No.	%	No.	%
Civilian employed population 16 years	747	100%	19,815	100%
Agriculture, forestry, fishing and hunting	35	5%	1,087	5%
Mining, quarrying, and oil and gas	0	0%	23	0%
Construction	48	6%	1,412	7%
Manufacturing	106	14%	3,871	20%
Wholesale trade	18	2%	520	3%
Retail trade	68	9%	2,563	13%
Transportation and warehousing	19	3%	675	3%
Utilities	3	0%	130	1%
Information	34	5%	418	2%
Finance and insurance	60	8%	899	5%
Real estate and rental and leasing	10	1%	122	1%
Professional, scientific, and technical	58	8%	679	3%
Management of companies and	0	0%	16	0%
Administrative and support and waste	15	2%	555	3%
Educational services	52	7%	1,508	8%
Health care and social assistance	129	17%	2,688	14%
Arts, entertainment, and recreation	8	1%	164	1%
Accommodation and food services	22	3%	1,060	5%
Other services, except public	21	3%	784	4%
Public administration	41	5%	641	3%

Source: American Community Survey, 2015

Labor Force

There is limited information available at the Town level. Therefore, many of the items listed below were drawn from the 2015 "Green County Workforce Profile," an annual report prepared by the Department of Workforce Development. The findings of the Town and the report include:

- The median household income for the Town was \$84,260.
- 36% of residents have a Bachelor's/Grad/Professional degree
- 65% of the employed have a white collar job.
- Green County's annual average Labor Force Participation Rate (LFPR) stood at 72.8 percent in 2014, almost 10 percentage points above the national rate (62.9%) and more than 4 percentage points above the state rate (68.5%). The County has experienced a negative net migration (-0.9%), which significantly impacted the county's positive rate of natural increase (1.1%).
- The Town of New Glarus is the sixth most populous municipality in the County.
- In the Southwest Workforce Development Area (Grant, Green, Iowa, Lafayette, Richland and Rock Counties), the area's three largest industry sectors by jobs were the Trade, Transportation, &

- Net manufacturing employment is project to increase by over 300 jobs in the next 10 years, but there will be many more opportunities for young workers because of retirements.
- The average wage in Green County was \$35,528 in 2014, while the statewide average was \$43,856.

Figure 7: Households by Income

Indicator	Value	Difference
<\$15,000	4.2%	-3.1%
\$15,000 - \$24,999	4.2%	-5.2%
\$25,000 - \$34,999	5.6%	-4.9%
\$35,000 - \$49,999	9.4%	-4.7%
\$50,000 - \$74,999	16.1%	-5.8%
\$75,000 - \$99,999	22.8%	+6.7%
\$100,000 - \$149,999	26.2%	+12.1%
\$150,000 - \$199,999	6.3%	+2.6%
\$200,000+	5.2%	+2.2%

Source: ESRI

Figure 7 illustrates the households by income and compares to Green County. Table 16 shows that most Town of New Glarus residents' occupations are management, business, science, and arts occupations.

Table 16: Employment by Occupation

Utilities; Education & Health Services; and Manufacturing sectors. The Education & Health Services sector is projected to gain more jobs than the other two leading sectors.

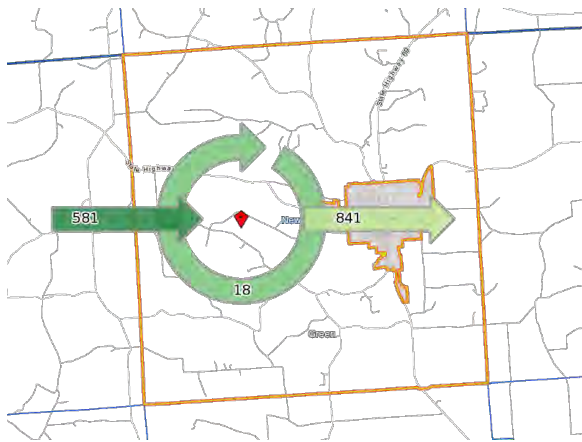
Occupation	Town of New		Green County	
	No.	%	No.	%
Civilian employed population 16 years and over	747	100%	19,815	100%
Management, business, science, and arts occupations	348	47%	6,298	32%
Service Occupations	94	13%	2,977	15%
Sales and office occupations	150	20%	4,572	23%
Natural resources, construction, and maintenance occupations	75	10%	2,230	11%
Production, transportation, and material moving occupations	80	11%	3,738	19%

Source: American Community Survey, 2015

Commute Patterns

Figure 8 illustrates that 841 of residents commute out of Green County to other municipalities, 581 workers commute into the Town, and 18 live and work in the Town. Table 17 shows the locations that Town of New Glarus residents commute for work. The highest percentage of residents commutes to the City of Madison. Figure 9 shows that a high percentage of residents travel more than 30 minutes to work.

Figure 8: Commute Patterns



Source: On The Map

Figure 9: Average Travel Time to Work

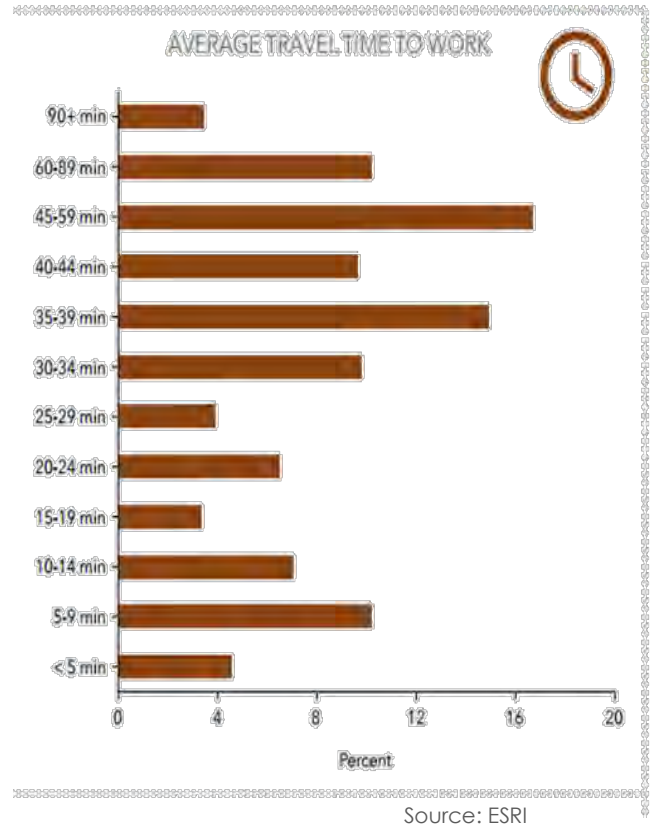


Table 17: Commute Patterns by Location

Municipality	2010		2015	
	Count	%	Count	%
Madison city, WI	146	32.2%	165	27.6%
New Glarus village, WI	39	8.6%	60	10.0%
Monroe city, WI	42	9.3%	51	8.5%
Belleville village, WI	14	3.1%	24	4.0%
Verona city, WI	25	5.5%	0	5.0%
Middleton city, WI	22	4.8%	13	2.2%
Milwaukee city, WI	2	0.4%	0	0.0%
Fitchburg city, WI	8	1.8%	21	3.5%
Janesville city, WI	1	0.2%	7	1.2%
All Other Locations	155	34.1%	209	37.4%
Total Jobs	454	100%	598	100%

Source: On The Map

BUSINESS AND INDUSTRY DESIRED

During Comprehensive Plan meetings, and from the Community-wide survey, it was evident that the Town does not wish to pursue adding heavy commercial industry. The Town wishes to pursue agricultural related businesses, though. This is clearly different from the 2005 Comprehensive Plan, where there was strong support to attract and support new businesses.

In Green County there are no business parks that are located within a Town. All business parks are located within a Village or City. Additionally the topography, soils, and wetland issues create limitations for building development, particularly in the Town of New Glarus.

ECONOMIC DEVELOPMENT AGENCIES AND PROGRAMS

There is a wide range of potential assistance local governments can access to assist them with their economic development activities.

Local Resources

- Green County Development Corporation (GCDC)
<http://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.
- Green County Revolving Loan Fund – a low-interest, flexible term loan fund to assist new and expanding businesses throughout Green County.

Regional Level Resources

- Small Business Development Center of Southwest Wisconsin
- Southwestern Wisconsin Regional Planning Commission
- Southwest Wisconsin Workforce Development Board

State Level Resources

- Wisconsin Department of Commerce
- Wisconsin Department of Agriculture, Trade, and Consumer Protection
- Wisconsin Housing and Economic Development Authority
- The Wisconsin Department of Natural Resources

Federal Agencies and Programs

- Small Business Administration
- USDA Rural Development

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INTERGOVERNMENTAL COOPERATION



Intergovernmental Cooperation

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 New Glarus 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.

GOAL

Encouragement of coordination and cooperation among nearby units of government.

OBJECTIVES

1. When appropriate, intergovernmental agreements with other local units of government should be created through written contracts/agreements.

ACTIONS

1. 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.
2. Explore new opportunities to cooperate with other local units of government to utilize shared public services, staff, or equipment where appropriate.

ADVANTAGES AND 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.

EXISTING & POTENTIAL AREAS OF COOPERATION

Table 18 indicates the existing areas of cooperation between the Town of New Glarus and other neighboring communities.

Table 18: Existing Areas of Cooperation

Cooperative with	Service Shared	Signed Resolution	Exchange of Services
Village of New Glarus and other towns (Primrose, York, and Perry)	Fire District, EMS	Yes	Yes
Town of Exeter	Joint Road Maintenance	Yes	Yes
Village of New Glarus	Library	Make contributions through County	
Village of New Glarus	Parks	No	

Existing and potential conflicts & solutions

The Town of New Glarus Steering Committee did not identify any major conflicts with neighboring communities at the time of this plans completion. Any potential conflicts

can be mitigated with greater cooperation between municipalities.

Potential Areas of Cooperation

The Town of New Glarus has the opportunity to work with adjacent communities on a variety of other services. The Town and other Towns and the Village can share Planning services. The Town can share trimming and spraying services with the Town of Exeter. Also, the Town can partner with the Village on a joint garage.

Table 19 analyzes the relationship of the Town of New Glarus with other units of government.

Table 19: Existing Relationship Analysis

Units of Government	Satisfactory or Unsatisfactory	Comments
Town of Exeter	Satisfactory	Share road maintenance
Town of Perry or Primrose	Satisfactory	Fire Protection
Town of York	Satisfactory	Fire Protection
Village of New Glarus	Satisfactory	Share in joint Planning
Town of Primrose	Satisfactory	
New Glarus School District	Satisfactory	
Green County	Satisfactory	Highway Maintenance
UW-Extension	Satisfactory	
WI Dept. of Natural Resources	Satisfactory	
WI Dept of Transportation	Satisfactory	

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.

MUNICIPAL BOUNDARY AGREEMENT

As the Town of New Glarus 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 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 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 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 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 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).

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.

Intergovernmental Relations – WI

Department of Administration provides a broad array of services to the public and state, local, and tribal governments. It supports counties, municipalities, citizens, and businesses by providing support services in land use planning, land information and records modernization, municipal boundary review, plat review, demography, and coastal management programs.

Wisconsin Towns Association (WTA) a non-profit, non-partisan statewide organization created to protect the interests of the state's towns and to improve town government. 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.

Southwestern Wisconsin Regional Planning Commission 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.

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Land Use

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 New Glarus 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 New Glarus. Based on the information in this chapter, and preceding chapters, a set of goals were developed to help guide the land use decisions in the Town of New Glarus over the next 20 years.

GOALS

1. Encouragement of neighborhood designs that support a range of transportation choices (walking, bicycling).
2. Protect natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.
3. Protect economically productive areas, including farmland and forests.
4. Encouragement of land-uses, densities and regulations to ensure efficient development patterns and relatively low municipal, state governmental and utility costs.
5. Preserve cultural, historic and archaeological sites.
6. Coordinate and cooperate with nearby units of government.
7. Provide adequate infrastructure and public services to meet existing and future market demand for residential, commercial and agricultural uses.
8. Promote 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.
9. Balance individual property rights with community interests and goals.
10. Plan and develop land uses that create or preserve varied and unique rural communities.

OBJECTIVES AND POLICY RECOMMENDATIONS

The Town of New Glarus has a Land Division and Subdivision Code document, Chapter 110). Please refer to this document for specific policies and regulations regarding land use, land division, and subdivision.

EXISTING LAND USES

Table 20 approximates the amount of land in each of the major classifications for the Town of New Glarus. Currently the dominant land use in the Town of New Glarus is agricultural. The Town and Village have an Extraterritorial Area Plan. Please refer to the Village of New Glarus Extraterritorial Zoning Map for mapped extraterritorial areas. The following is the Department of Revenue's definitions that correspond with Table 20.

Agricultural – 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.

Table 20: Land Classification

Classification	Parcel Count	Land Area (Acres)	Percent of Land Area
Residential	544	1,942	10%
Commercial	12	143	1%
Manufacturing	0	0	0%
Agricultural	442	14,673	73%
Undeveloped	238	1,138	6%
Ag-Forest	142	1,598	8%
Forest	42	356	2%
Other	92	206	1%
Total	1,512	20,056	100%

Source: Wisconsin Dept. of Revenue – Statement of Assessments

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.

EXISTING PARCEL ANALYSIS

The following table indicates the amount of parcels, as of 2017, in the Town of New Glarus. 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. Since 2004, only 45 parcels have been divided to the 0-4 acreage size. 59 parcels are over 100 acres.

Table 21: Parcel Count by acreage

Parcels	Count
0-4 acres	381
5 - 9 acres	250
10 - 24 acres	130
25 - 39 acres	53
40 - 99 acres	113
100+ acres	59

Source: Green County Land Information

LAND USE TRENDS

Table 22 displays the recent developments in land use classification and value for the Town of New Glarus for the current year. The previous plan has information for 1979 to 2004. 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.

Land Demand

In 2004, the Town of New Glarus began to experience the demand for land absorbing the development from Madison and Dane County. The Town experienced this for a few years but as discussed in the Housing Chapter, this demand has slowed in the Town. The Town gained 119 residential parcel between 1999 and 2004, a 33% increase. The Town only gained 65 residential parcels between 2004 and 2017, a 14% increase. It is expected that the land demand in the Town will be for residential purposes, but at a much slower demand than previous years.

Future Residential 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.

The previous five years growth percent change(3.5%) in residential land area was used to forecast future residential land use to 2028. The residential land use will increase to 2,307 in 2022 and 2,835 acres in 2028 from the current 1,942 acres. Only residential land use was forecasted considering residential has the most significant change on the rural character of the Town.

Table 22: Land Classification and Value of Improvements

Classification	Parcel Count	Land Area (Acres)	Percent of Land Area	Value of Improvements	Total
Residential	544	1,942	10%	106,495,400	129,304,500
Commercial	12	143	1%	439,500	1,097,200
Manufacturing	0	0	0%	0	0
Agricultural	442	14,673	73%		2,247,700
Undeveloped	238	1,138	6%		1,260,100
Ag-Forest	142	1,598	8%		2,361,600
Forest	42	356	2%		1,126,600
Other	92	206	1%	9,604,200	12,115,700
Total	1,512	20,056	100%	116,539,100	149,513,400

Source: Wisconsin Dept. of Revenue – Statement of Assessments

PROPOSED DEVELOPMENT

The Town of New Glarus 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. The steering committee requests that the Plan Commission define heavy and light industrial for future development.

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 list of the physical development limitations discussed and presented in Agricultural, Natural, and Cultural Resources.

- Soil Classifications
- Slope Limitations
- Septic Limitations
- Depth to Bedrock
- Threatened and Endangered Species

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. There are additional land use conflicts, however, these conflicts are not a major concern in the Town. Those other potential land use conflicts include:

- 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

LAND USE AGENCIES AND PROGRAMS

Center for Land Use Education

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.

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 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.

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Implementation

Creating a Comprehensive Plan is just the first step in directing community growth. Subsequent efforts must focus on providing direct connections between the Plan's recommendations and actual development. The plan requires on-going guidance from qualified personnel, be they elected, appointed, paid staff or outside consultants. The implementation element of the plan gives decision-makers, landowners, and others a road map to move the plan to action. An effective way to accomplish these goals is to establish an Implementation Committee. The Implementation Committee will be tasked with determining the structure of implementation and will work with Town Staff from all departments to solidify prioritization, timelines, partners and potential funding sources.

This Comprehensive Plan should be reviewed annually with the budget process and capital improvements process. Another option is to have the Plan Commission monitor the Comprehensive Plan Implementation on a yearly schedule and have a report prepared to identify the progress on objectives. Community Engagement is a key process in long-term success. Ensuring that the implementation committee represents the Town's demographics or the committee reaches out to the missing voices provides perspective into the various projects and needs. Celebrate the Town's plan accomplishments by posting about them on social media.

Other effective ways of accomplishing these goals are to adopt development regulations which directly implement planning actions. Then, the Plan Commission

may evaluate all development proposals (annexations, land divisions, conditional uses, planned developments, and public investment and service decisions) based on their consistency with this Plan. Reference of decisions to Plan recommendations will help establish both their legal defensibility and their economic efficiency.

Many recommendations of this Plan will require specific implementation activities. This section of the Plan summarizes these topics. The activities will be required by the Town of New Glarus. These implementation steps are addressed directly in this Plan for two reasons. First, addressing these topics in the Plan will help establish their legal defensibility. Further, it helps link goals and actions of the Plan with specific implementation techniques used by the town at a later date. To guide local growth, the Town has a land and subdivision ordinance.

GOALS

1. Comply with and enforce the Planning Goals and the actions outlined in this Comprehensive Plan.
2. Enact and enforce local ordinances to support the Comprehensive Plan vision.
3. Comply with applicable County, State, and Federal regulations.
4. Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts.
5. Update the Town of New Glarus Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.

VISION STATEMENT

A vibrant, welcoming, rural and agricultural community that provides connections for its residents, visitors, and surrounding areas. A town that values its natural, social, and Swiss cultural environment by focusing on quality of life.

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 New Glarus 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 New Glarus 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 New Glarus at the time of adoption of this comprehensive plan.

- Land Division and Subdivision
- Driveways
- Building Fees
- Building Permit Procedures
- Building Codes
- Fences
- Impact Fees

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, then 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 New Glarus.

PLAN ADOPTION

The first official action required to implement the Town of New Glarus 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.

PLAN AMENDMENTS

The Town Board can amend the Town of New Glarus 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.

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.

MEASURING PROGRESS

The following implementation actions are designed to be easily amended and updated as time passes for the Town.

The actions that have various time frames and have a significant impact on the Community are included in the Implementation Table, which provides policies and recommendations for each element, time frame, and responsible parties (Table 23). The time frame is determined by short-term (0-4 years) and ongoing. Under responsible parties, there are three different letters to designate the primary responsibility. The letter L designates the lead committee in ensuring the action is completed. The committee needs to make sure that they communicate with others designated as coordinator (C) or support (S). Lead designation does not mean that the committee must do all the work, but they must make sure they delegate tasks and follow up on those tasks.

Accountable implementation ensures that responsibilities for carrying out the plan are clearly stated, along with metrics for evaluating progress in achieving desired outcomes. The most effective programs reach outside the local government to engage partners in the public, private, and nonprofit sectors in implementation.

Table 23: Implementation Table

Chapter	Implementation Actions	Roles								Timeframe
		Town				Other				
		Elected Officials	Town Staff	Parks & Recreation	Plan Commission	Chamber	County, GCEDC, UWEX	Service Clubs	Residents/Property Owners	Priority and Timing
2 Housing										
2.1	Impose impact fees on new development to mitigate the capital costs of new public facilities/services necessitated by		C		L					Ongoing
2.2	Review new housing proposals and support those that meet the community's housing needs and are consistent with the policies in the Comprehensive Plan.	L	C		L					Ongoing
2.3	Continue to construct new homes according to building codes and ordinances.		C		L				S	Ongoing
2.4	Draft ordinances that address which soils, slopes, and topography are not suitable.	L	C		L					Ongoing
3 Transportation										
3.1	Utility maintenance, construction, and upgrades will be coordinated with road improvements whenever feasible.		L				S			Ongoing
3.2	Where and when appropriate, coordinate with the Green County Highway Department, WisDOT, and the Village of New Glarus for future improvements to community roads.		L				S			Ongoing
3.3	Maintain access management controls along all Town roadways (i.e., driveway permits).		L				S			Ongoing
3.4	New roads should be designed and located in such a manner as to encourage the maintenance and preservation of natural topography, land cover, agriculture, environmental corridors, significant landmarks, and views and vistas.	L	C		L					Ongoing
3.5	Developers shall be required to pay the cost of road improvements or construction, and all changes must meet the local road or street design standards.		C		L					Ongoing
3.6	Information from the PASER (Pavement Service and Evaluation Rating System), or a similar program, should be used to a. Determine feasibility for current roads to meet said guidelines based on potential impact of additional volume and use. b. Maintain a transportation plan that addresses long term needs for road upgrades and/or the construction of new roads.		L		C		S			Ongoing

L= Lead Role/ Responsible Party
C= Coordinator Role
S= Support Role

Chapter	Implementation Actions	Roles								Timeframe
		Town				Other				
		Elected Officials	Town Staff	Parks & Recreation	Plan Commission	Chamber	County, GCEDC , UWEX	Service Clubs	Residents/Property Owners	Priority and Timing
4 Agricultural, Natural, and Cultural										
	Facilitate opportunities for programs that educate local residents about the importance of agricultural policies and practices and explore ways to preserve agricultural land for 4.1 farming.	S	C	L	L		S	S		Ongoing
	Identify and put in place ordinances and programs that preserve quality of ground 4.2 water resources.		C		L		S	S		Ongoing
	Identify environmentally sensitive areas, using data from the Green County Hydrological Study and use that data as a guide for 4.3 consideration of new development.		C		L		S	S	S	Ongoing
	Facilitate opportunities for programs that educate local residents on best practices for 4.4 preserving natural resources.		C	L	L		S	S	S	Ongoing
	Support partnerships with local clubs and organizations in order to protect important 4.5 cultural areas held in common interest.	L	C		L		S	S		Ongoing
	Facilitate opportunities for programs that educate local residents about the importance 4.6 of cultural resources.	L	C		L		S	S		Ongoing
	Update historical, cultural and archaeological 4.7 sites information.	L	C		L		S	S		0-4 years

L= Lead Role/ Responsible Party

C= Coordinator Role

S= Support Role

Chapter	Implementation Actions	Roles								Timeframe
		Town				Other				
		Elected Officials	Town Staff	Parks & Recreation	Plan Commission	Chamber	County, GCEDC , UWEX	Service Clubs	Residents/Property Owners	Priority and Timing
5 Utilities and Community Facilities										
	Maintain a capital improvements plan and review it annually making adjustments to meet 5.1 the needs of the community.	L	C							Ongoing
	Review new development proposals and carefully examine their impact on the 5.2 community.	L	C		L					Ongoing
	Maintain a process that informs, notifies, and allows for public participation in all capital 5.3 facility planning projects and proposals.	L	C							Ongoing
	Facilitate well testing workshops as a means of educating private, individual well users about 5.4 drinking water supplies.	L	C	L			S			Ongoing
	Encourage the education of landowners on the management and maintenance of private 5.5 septic systems.	L	C				S			Ongoing
	Continue storm-water management to protect 5.6 ground and drinking water supplies.		C		L		S			Ongoing
	Investigate the cost of building and maintaining hiking/biking trails in the town based on the Comprehensive Outdoor 5.7 Recreation Plan (CORP).		C	L			S			0-4 years
	Consider creating a special purpose district to perform specific tasks and oversight essential to the community, if a need for a special district such as a utility or sanitary is identified. 5.8	L	C		S					Ongoing
	Strongly encourage underground electric and telephone distribution in all new developments 5.9 and subdivisions.	L								Ongoing
	Facilitate town-wide development of 5.10 broadband internet service.	L	C				S			Ongoing

L= Lead Role/ Responsible Party
C= Coordinator Role
S= Support Role

Chapter	Implementation Actions	Roles								Timeframe
		Town				Other				
		Elected Officials	Town Staff	Parks & Recreation	Plan Commission	Chamber	County, GCEDC , UWEX	Service Clubs	Residents/Property Owners	Priority and Timing
6 Economic Development										
6.1	Direct large-scale economic development projects to urban areas that require full range of utilities, services, roads and other infrastructure is available. When possible locate new development adjacent to existing commercial or industrial developments.	L			L		S			Ongoing
6.2	Encourage responsible agriculture and agriculture-related businesses as a major economic development force in the community.	L			L	S				Ongoing
6.3	Continue to support local business and tourism organizations, such as the Green County Development Corporation, and local Chambers of Commerce.	L			S	S	S			Ongoing
6.4	Collaborate with local public and private utilities to improve telecommunications, sewer, water, and other local infrastructure.	L	C		S		S			Ongoing
6.5	Designate land in the ETZ area for future commercial development	S			L					0-4 years
6.6	Allow home-based businesses where there will be minimal impact on surrounding properties	L								Ongoing
6.7	Where appropriate, encourage neighborhood retail development near planned residential areas in the ETZ.	L								Ongoing
6.8	Encourage programs and marketing initiatives that support local products.	L					S			Ongoing
6.9	Encourage efforts to capitalize on recreational and cultural resoruces where appropriate, and when such efforts do not conflict with resource protection.	L		S			S			Ongoing

L= Lead Role/ Responsible Party
C= Coordinator Role
S= Support Role

Chapter	Implementation Actions	Roles								Timeframe
		Town				Other				
		Elected Officials	Town Staff	Parks & Recreation	Plan Commission	Chamber	County, GCEDC , UWEX	Service Clubs	Residents/Property Owners	Priority and Timing
7 Intergovernmental Cooperation										
7.1	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	L	C				S			Ongoing
7.2	Explore new opportunities to cooperate with other local units of government to utilize shared public services, staff, or equipment	L	C				S			Ongoing
8 Additional Strategies										
8.1	Where and when appropriate, utilize county, state, and federal programs or grants to pursue the strategies in this Comprehensive Plan.	L	C		L					Ongoing
8.2	The Plan Commission is to define heavy and light industrial uses for future development by working with the County Land Use and Zoning		C		L		C			Ongoing

L= Lead Role/ Responsible Party
C= Coordinator Role
S= Support Role

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APPENDIX A – COMMUNITY SURVEY



1. Please indicate your level of agreement with each of the following statements. Please review all statements before answering; several are worded similarly but say very different things.

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1. Please indicate your level of agreement with each of the following statements. Please review all statements before answering; several are worded similarly but say very different things.

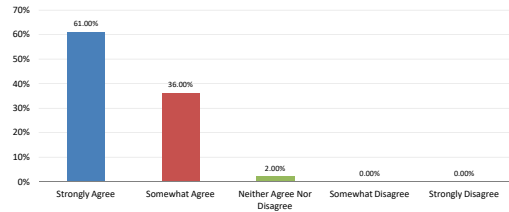
	Strongly Agree	Somewhat Agree	Neither Agree Nor Disagree	Somewhat Disagree	Strongly Disagree
Protection of the community's character and quality of life should be the Town's top priority.	61.36%	36.36%		2.27%	0.00%
Agricultural resources should be protected from development pressures.	43.18%	47.73%		4.55%	2.27%
The Town should make efforts to preserve and protect historic structures and sites in the Town.	50.00%	43.18%		4.55%	0.00%
The Town should focus on providing more public transportation options.	9.09%	22.73%		25.00%	18.18%
There are enough park sites in the Town.	16.28%	27.91%		23.26%	4.65%
The Town needs more commercial activity in closer proximity.	6.98%	23.26%		30.23%	23.26%
The Town should enforce community-wide aesthetic requirements for development, such as landscaping, signage, lighting, screening, storage, and building exterior design requirements.	36.36%	34.09%		13.64%	0.00%
Wetlands, wooded areas, steep slopes, and environmentally sensitive areas should be protected from development pressures.	63.64%	25.00%		9.09%	0.00%
Different types of land uses should be strictly separated.	21.95%	36.59%		26.83%	2.44%
The Town should limit its residential development to mostly single-family detached houses, and limit the development of apartment buildings.	38.64%	20.45%		18.18%	4.55%
The Town of New Glarus should work more closely with the Villages of New Glarus, Belleville, the City of Monroe, and the surrounding towns to share service costs.	38.64%	45.45%		13.64%	0.00%
The Town should focus more on providing bicycle and pedestrian facilities.	43.18%	27.27%		25.00%	2.27%
There are adequate housing choices at all price points.	9.09%	20.45%		40.91%	6.82%
The Town should hold development at important entryways to the Town to a higher standard than other areas.	27.91%	30.23%		25.58%	2.33%
The Town should continue to develop with lower housing densities.	27.27%	36.36%		13.64%	9.09%
The Town should continue to build roads with shoulders and ditches rather than curbs and sidewalks.	36.36%	31.82%		15.91%	2.27%
Access to high-speed internet should be a Town priority.	84.09%	15.91%		0.00%	0.00%

2. Please indicate your level of agreement with each of the following statements. Please review all statements before answering ; several are worded similarly but say very different things.

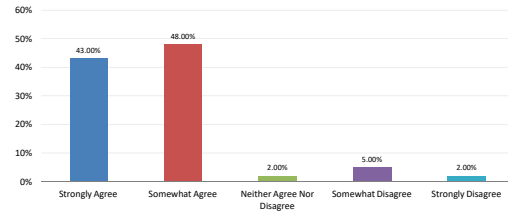
2. Please indicate your level of agreement with each of the following statements. Please review all statements before answering ; several are worded similarly but say very different things.

	Strongly Agree	Somewhat Agree	Neither Agree Nor Disagree	Somewhat Disagree	Strongly Disagree
The Town should promote the construction of more affordable housing.	6.98%	25.58%		32.56%	13.95%
The shared municipal/community buildings and facilities in New Glarus are adequate.	16.28%	20.93%		39.53%	11.63%
The Town of New Glarus should take advantage of its location in the Madison metropolitan area to encourage strong and rapid growth.	15.91%	15.91%		4.55%	31.82%
There are enough park facilities (ball fields, basketball/volleyball/tennis courts, playgrounds, shelters, etc.) in the region.	11.36%	22.73%		25.00%	31.82%
Educational and agricultural opportunities in New Glarus are adequate.	15.91%	40.91%		20.45%	9.09%
Sewer and water service in the Town is adequate.	18.60%	20.93%		46.51%	4.55%
The Town should encourage a greater mix of housing types, including apartments, row houses, townhouses, and single-family detached houses.	4.65%			11.63%	2.33%
The Town should offer financial incentives to attract businesses to the Town.	9.09%	32.56%		9.30%	27.91%
The Town of New Glarus should work closely with surrounding towns to protect its character.	47.73%	25.00%		15.91%	29.55%
The Town should make the development and construction process easier.	6.82%	25.00%		22.73%	2.27%
The Town should make sites available for manufacturing and light industrial businesses.	13.64%	11.36%		45.45%	22.73%
It is sometimes appropriate for businesses and residences to be co-mingled.	13.95%	22.73%		20.45%	22.73%
Promotion of business and economic development should be the Town's main priority.	9.09%	41.86%		13.95%	16.28%
Road and pavement quality in the Town is acceptable.	6.82%	13.64%		29.55%	20.45%
There are enough good jobs within a reasonable distance of the Town for those who want them.	20.45%	50.00%		13.64%	2.27%
Land owners should be able to develop their property anywhere in the Town when and however they like.	8.89%	50.00%		18.18%	0.00%
		6.67%		0.00%	55.56%

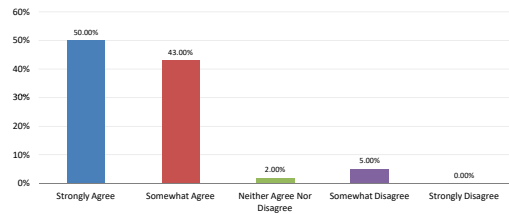
Protection of the community's character and quality of life should be the Town's top priority.



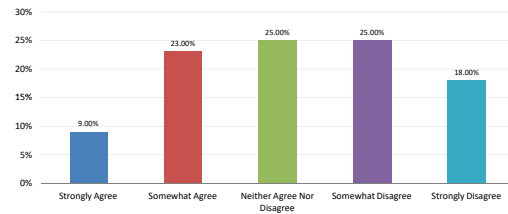
Agricultural resources should be protected from development pressures.



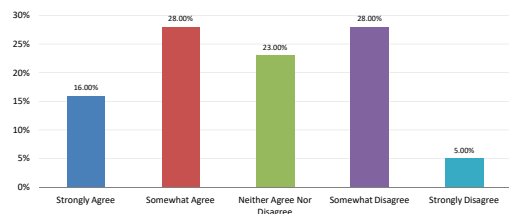
The Town should make efforts to preserve and protect historic structures and sites in the Town.



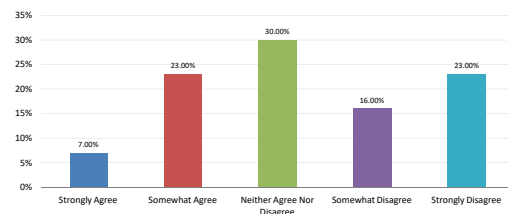
The Town should focus on providing more public transportation options.



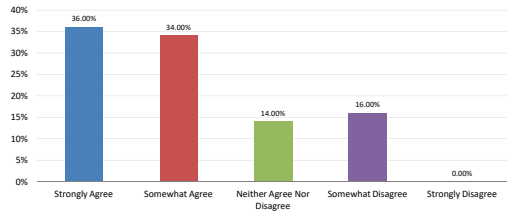
There are enough park sites in the Town.



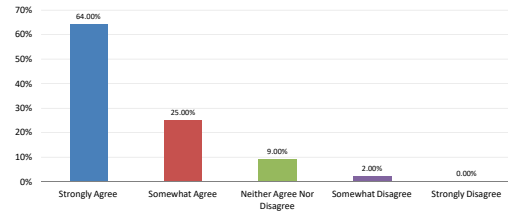
The Town needs more commercial activity in closer proximity.



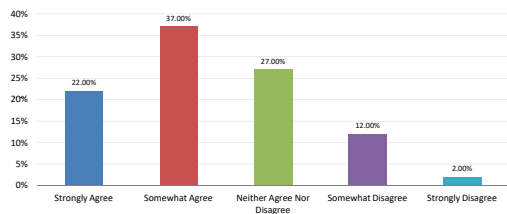
The Town should enforce community-wide aesthetic requirements for development, such as landscaping, signage, lighting, screening, storage, and building exterior design requirements.



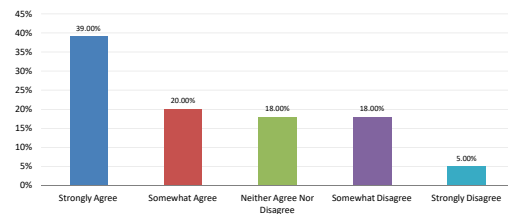
Wetlands, wooded areas, steep slopes, and environmentally sensitive areas should be protected from development pressures.



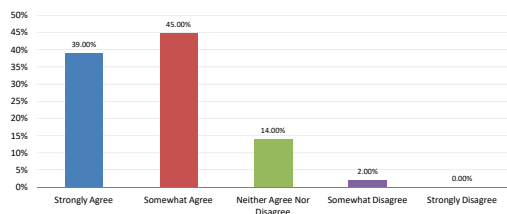
Different types of land uses should be strictly separated.



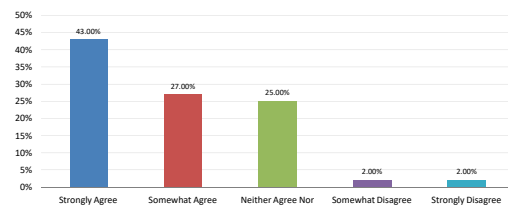
The Town should limit its residential development to mostly single-family detached houses, and limit the development of apartment buildings.



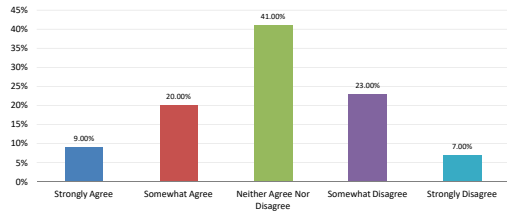
The Town of New Glarus should work more closely with the Villages of New Glarus, Belleville, the City of Monroe, and the surrounding towns to share service costs.



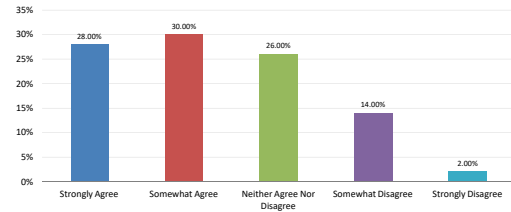
The Town should focus more on providing bicycle and pedestrian facilities.



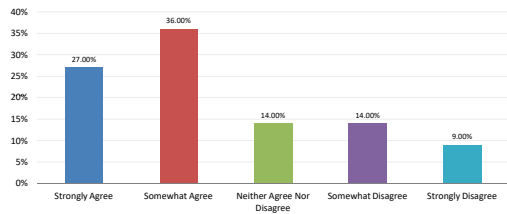
There are adequate housing choices at all price points.



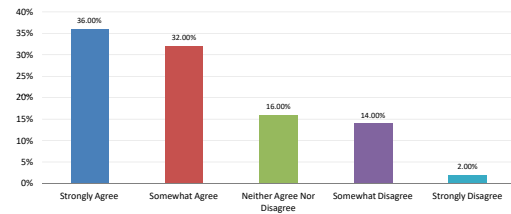
The Town should hold development at important entryways to the Town to a higher standard than other areas.



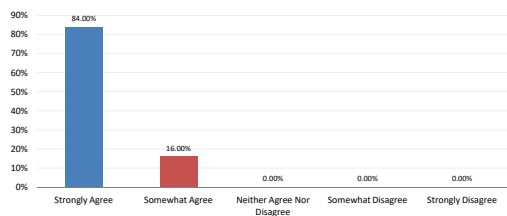
The Town should continue to develop with lower housing densities.



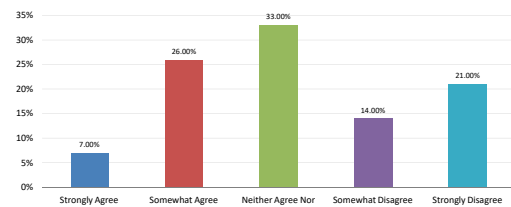
The Town should continue to build roads with shoulders and ditches rather than curbs and sidewalks.



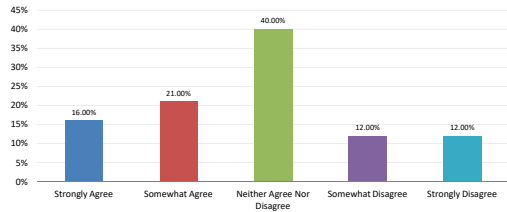
Access to high-speed internet should be a Town priority.



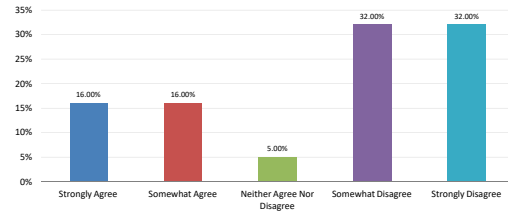
The Town should promote the construction of more affordable housing.



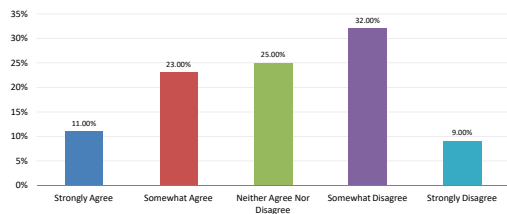
The shared municipal/community buildings and facilities in New Glarus are adequate.



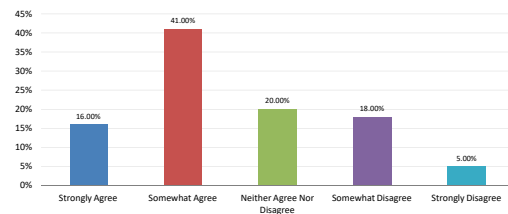
The Town of New Glarus should take advantage of its location in the Madison metropolitan area to encourage strong and rapid growth.



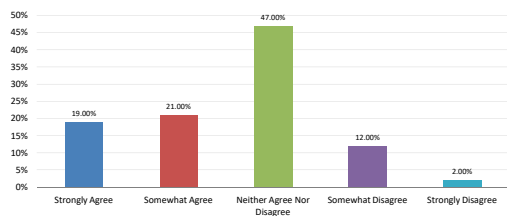
There are enough park facilities (ball fields, basketball/volleyball/tennis courts, playgrounds, shelters, etc.) in the region.



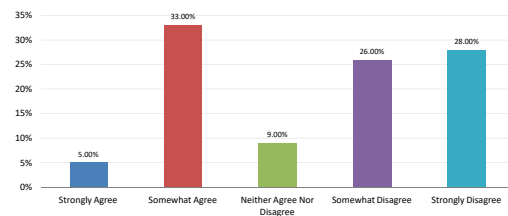
Educational and agricultural opportunities in New Glarus are adequate.



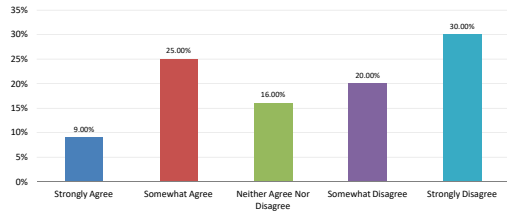
Sewer and water service in the Town is adequate.



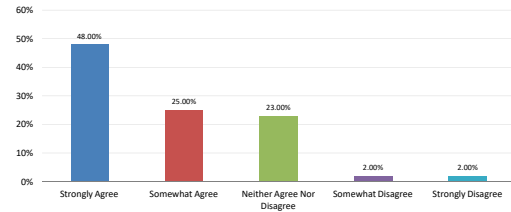
The Town should encourage a greater mix of housing types, including apartments, row houses, townhouses, and single-family detached houses.



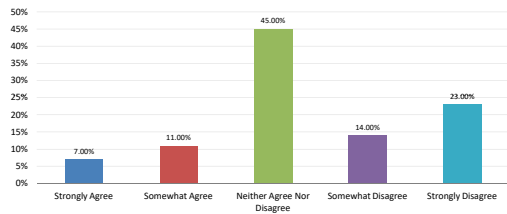
The Town should offer financial incentives to attract businesses to the Town.



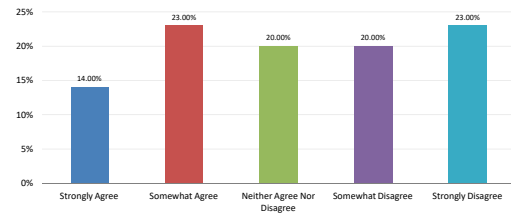
The Town of New Glarus should work closely with surrounding towns to protect its character.



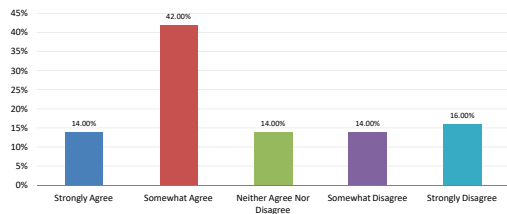
The Town should make the development and construction process easier.



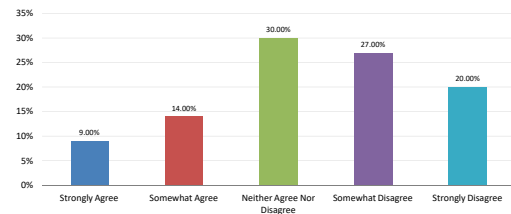
The Town should make sites available for manufacturing and light industrial businesses.



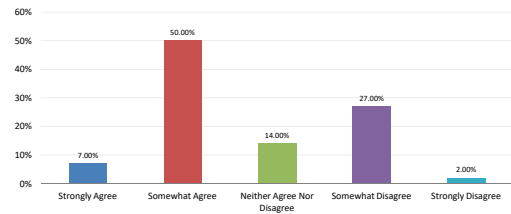
It is sometimes appropriate for businesses and residences to be co-mingled.



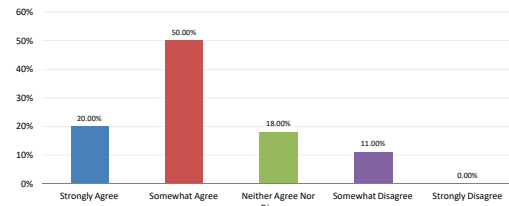
Promotion of business and economic development should be the Town's main priority.



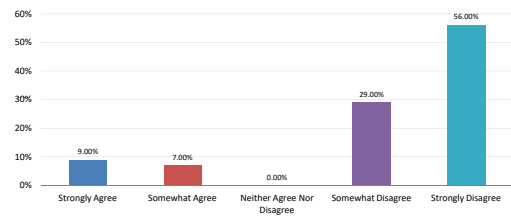
Road and pavement quality in the Town is acceptable.



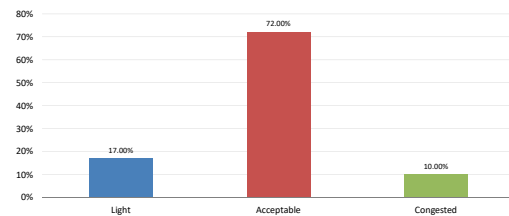
There are enough good jobs within a reasonable distance of the Town for those who want them.



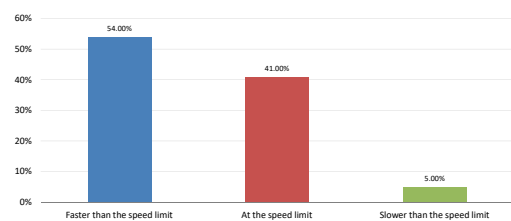
Land owners should be able to develop their property anywhere in the Town when and however they like.



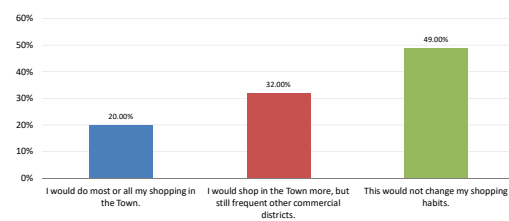
Vehicle traffic in the Town is:



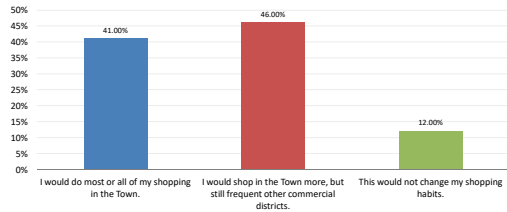
Vehicles in the Town tend to travel:



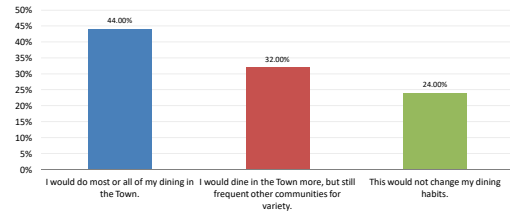
If there were big box retail options (such as Costco, Target, Lowes, etc.) available in or near the Town, would you do more of your shopping in the local area?



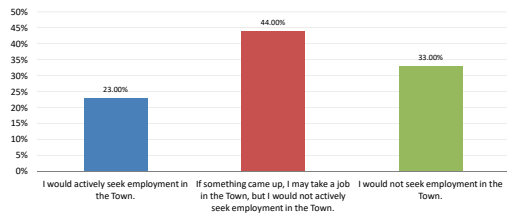
If there were local retail options (small, locally-owned shops, boutiques, specialty shops) available in or near the Town, would you do more of your shopping in the Town?



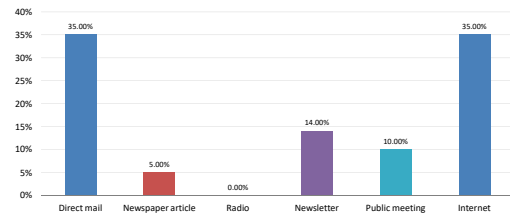
If there were more restaurants available in or near the Town, would you do more of your dining in the Town?



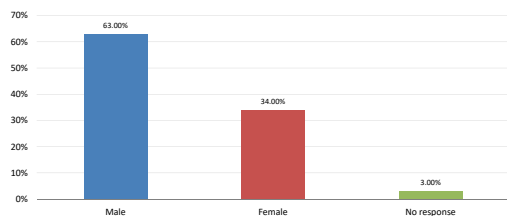
If there were more employment opportunities available in or near the Town, would you look for jobs in the local area?



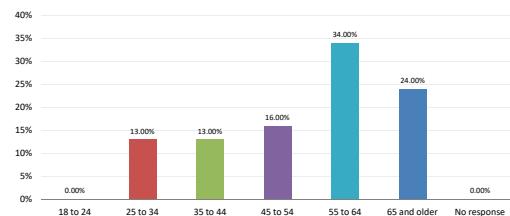
Mark the two most effective ways your local jurisdiction could provide information to its landowners and residents.



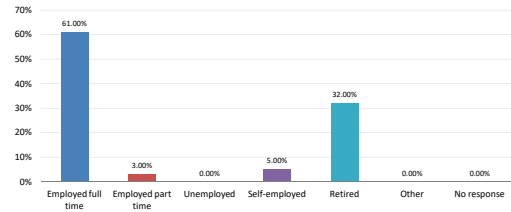
Gender



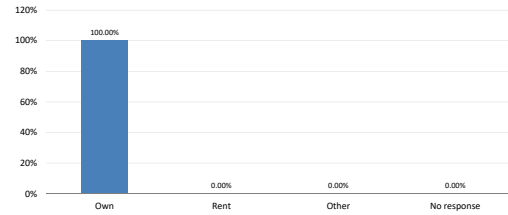
Age



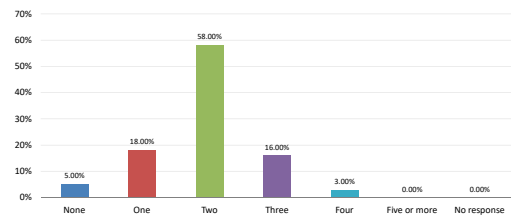
Employment Status



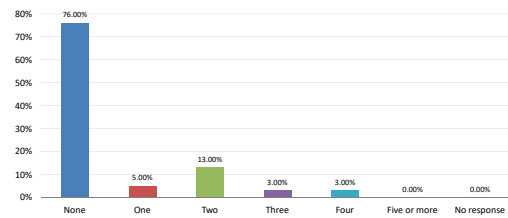
Place of residence



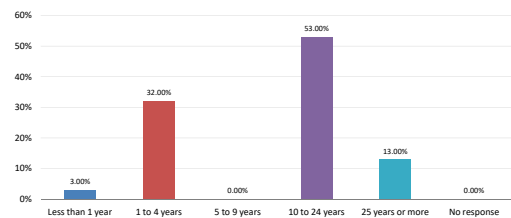
Number of adults (over 18) in household



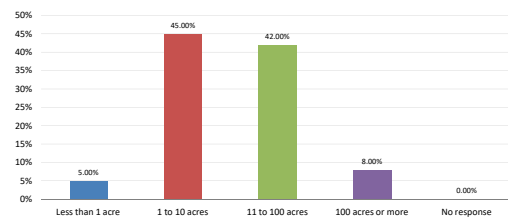
Number of children (under 18) in household



How long have you lived in the Town?



How many acres of land do you own in the Town?



Please comment on any additional issues or opportunities you see in the Town regarding land use.
Development should be slow, following all the rules and processes, so as to preserve ag land, preserve distant vistas, preserve rural character while still allowing some development. Development for development sake is not necessarily a good thing and does not necessarily keep property taxes in check. That is more people demand/require more services.
I think the Town has recently shown lack of common sense in making recommendations about where to place certain types of developments. Commercial developments should not be placed in established neighborhoods, especially those without the infrastructure to support them.
I would not like to see large CAFO's in the Town. While I support agriculture large CAFO are a new practice and have little in common with traditional ag. hen farmer were part of the community. Most CAFO's have out of state owners and workers from Mexico. They contribute little to the community and creat great pains for those live near them in terms of truck traffic, noise, smell and potential water damage.
Land use ordinances should be revisited by the board and planning commission.
Less storage units! Or, at least, require landscaping around them.
Many families have brought up the issue and lack of bike paths from the north towards the Village. It would be nice to know children could safely bike into town and go to pool or library.
N/A
None
Pursue long-term vision that builds value as opposed to short-term dead end decisions that undermine the area's strengths.
Require evergreen trees as part of landscaping requirements for developed area.
Splits should be restricted only to 3+ acre single family home sites.
Town Board should learn to say 'no' on some land use proposals. Not every piece of land is suitable for development.
We like the current use - landscape. Good mix of neighborhoods, agriculture and woodlands.
Zoning has to be used to prevent industrial development occurring near schools or residential development to preserve our future
Please comment on any additional issues or opportunities you see regarding the relationship and intergovernmental cooperation between the Town of New Glarus and surrounding communities.
Bike path development between towns - share the cost.
Collaborate with surrounding communities on shared services.
Could and should be better, on both sides. I think the Town and Village and surrounding communities will have to (and should) cooperate to create some real community facilities, recreational facilities, and community education programs. All sorely lacking in this area. However, I would not favor a school referendum that asks the community to help fund a school recreational facility that is primarily used by the school. It makes more sense to seek to build a small YMCA (with a pool and indoor track) that is built with private funds. In my experience when a school district asks the community to fund a 'community' facility, it usually winds up being primarily a school-based facility.
Every opportunity for cooperation that builds regional community and increases cost efficiencies should be promoted.
I really don't know how to resolve the library issue. The village has wrangled against the library users and library board for over 20 years.
Intergovernmental cooperation would be a good thing if the Village would treat the Town as an equal.
It is time that the Village and the Town work together for purpose of community and services
no comment
None
The cooperative boundary agreement committee was an effort unfortunately tanked by some Village elements. Perhaps it could be revived if there is a change in the Village board.
The Town and Village need to cooperate to solve the issue regarding the lack of athletic facilities.
Currently, no cooperative buying agreements exist. By partnering with other local jurisdictions costs for equipment and supplies could be reduced
Please comment on any additional issues or opportunities you see in the Town regarding cultural resources.
Better advertise/coordinate the festivals - e.g. The Taste of NG didn't have all food service facilities participating. Other festivals compete with known other events in the surrounding area which results in low turn out.
Better planning for 'events/festivals'. Taste of New Glarus was a flop; some restaurant merchants didn't even know it was going on.
Consider holding a Criterium because of the popularity of biking in the area I'm sure this would draw huge crowds and they are exciting to watch:)
N/A
No comment
No comment.
None.
Protect them.
Stricter adherence to the commercial 'Alpine Aesthetic' ordinance to encourage continued tourism
There are some cool Swiss street signs and canton crests on the street currently that could use an update + could be called out in tourist promotions.
Incentives for current owners to restore/update deteriorating elements of historical buildings.

Please comment on any additional issues or opportunities you see in the Town regarding agricultural resources.
Add a community garden somewhere?
Broadband should be pursued for all areas of the Town.
Community garden with leased plots
Destruction of farmland for subdivisions.
Egregiously high cost of farmland, making it almost impossible to buy land for ag opportunities.
Efforts to limit types of agricultural or other business should not be promoted by the Town
I hope the town does NOT allow the huge dairies seen elsewhere. Would love to see artisanal cheese factories (Poplar Grove building is still standing!) and more small dairy and sheep farms.
In regard to large CAFO's which I would consider over 150-200 cows we should follow Bayfield and require bonding, insurance companies are experts at determining risk and this would also protect the town in case of a disaster and a cafo that files for bankruptcy or becomes insolvent
More farmers market type of retail - maybe use soon to be vacant Brennan's building?
N/A
No comment
None.
Protect them.
road preservation, manure spreading
would like to see a big farmers market saturday mornings to attract people from out of town and support our local farmers
Please comment on any additional issues or opportunities you see in the Town regarding community facilities. These can include schools, churches, government buildings, and similar facilities.
Is sufficient.
N/A
none
None.
rehab the Village Hall for increased library space and improved Police station
Schools should be a priority. We still don't understand we pay such high taxes for MATC, but there are no realistic options for taking courses without having to travel 45+ minutes. No, we do not want to pay higher taxes to have something local.
Town should pursue working with the Village and neighboring Towns as to joint maintenance facilities. With the purchase of its own Town Hall, the time has passed to share such space with the Village.
We need an outdoor bandstand or stage for all of the festivals
better special needs program, perhaps more development of the park space downtown
The Brennan's site off 69 could be used as a multi-use community site.
Good location, room to expand, high visibility etc.
Please comment on any additional issues or opportunities you see in the Town regarding utilities such as water, sanitary sewer, storm sewer, power, or gas.
Fixed/wired High speed internet is a must. TDS has a gigabit line 4000 feet away down a straight paved road, yet we can't get better than dial up. High speed internet, besides becoming a near necessity, greatly impacts home values. This will continue to increase in impact year over year.
High speed internet is needed badly. We are on well and septic and is fine.
Need better rural high speed internet options ASAP
Small developments could pursue a joint sanitary sewer if unable to connect to Village sewer. Same for wells.
It would be great to have natural gas lines extended and maybe sanitary sewer lines.
Broadband a priority
None
Any switch to solar or renewable energies would be advantageous for the future.
With the increase of electric cars on the road (and expected growth), it would be nice to have a supercharger station in town for visitors and residents
Need high speed internet.
all need upgrades
natural gas needs to be expanded
I don't think the town has any plans to provide such utilities, nor is that in any way practical. Why include the question at all?
Internet could be faster, however if it takes another cell tower, I'd prefer slower internet.
Better high-speed internet is a priority. Natural gas for all homes within the town is the second priority.
the town needs to maximize internet access
PLEASE move forward as quickly as you can on high speed internet. TDS SUCKS!
Hi Speed internet access is a real issue. I would like to work from home more rather than drive into Madison, but the only internet available to us through TDS is intermittent and not reliable enough.
Access to natural gas
high speed internet is a must (truly high speed)
We would like to see the town pursue expansion of natural gas, especially since there is pipeline that goes through the town. Why is the distribution the town more extensive. Also, high speed internet should be a priority. DSL is becoming too slow for the needs of the internet.

Please comment on any additional issues or opportunities you see in the Town regarding transportation.
Additional bike paths
Bike/Pedestrian paths
I hate to see people in rural areas (especially those who are seniors) have to move because they lack transportation. I think this is a need, but I'm not sure how to address it.
Increased traffic on country roads.
Is sufficient.
It would be great for the Town and Village of New Glarus to have taxi, Uber or other public transportation for the elderly, those that may want a ride home after 'celebrating' at a local tavern, for others during Festivals
Lack of public transportation
Like the available volunteer rides available
N/A
None.
Parking is an issue in the summer months. Shuttle or taxi services would likely be better than more parking lots in downtown, so they wouldn't take up prime space and remain stagnant during slower seasons.
Paved bike paths
The town doesn't need public transportation. Don't go down this path.
The Town needs to maintain its paved roads and not resort to gravel to save money in the short term. Bike paths near the Village should be pursued.
We lost the chance for light rail to Madison when the Sugar River trail was created. There had been a real push at that time for Freeport to Madison light rail. I don't see any chance of getting away from car based suburban type transport, and think that is a shame.
could be an easier bike trail route to the main trails in the area.
No bus service
It would be worth exploring a shuttle from New Glarus to a bus hub in Madison twice per day to conserve energy and reduce pollution
We should encourage Uber drivers to frequent New Glarus during festivals where alcohol is served
Please comment on any additional issues or opportunities you see in the Town regarding housing.
As someone that owns a single family home, but growing older there are limited options for condos/apartments/duplexes that are on one level and reasonably priced.
Designed and planned communities like down south. Have low to moderate priced and size housing with a community pool, fitness center and clubhouse.
I believe building permits and land splits should be closely assessed. I also believe the Town should work hard to establish ordinances to protect hills and vistas.
I do agree that the Town lacks affordable housing, and contains no multi-family units, and that both are very much needed. However, it's hard for me to picture where multi-family housing should/could go, based on how the Village and Town look now. That's not to say it couldn't/shouldn't be built, it's just hard to picture where it could/should go--other than the Hwy. 69 corridor.
I see a real dilemma regarding affordable housing: I'm opposed to double-wides and trailers, and huge apartment blocks; but equally opposed to the ugly McMansions of Windmill Ridge, Spring Valley, et al. Wish there were options for small clusters of SMALL single-family modest houses.
Is sufficient.
Keep new houses off of the hills. The hills are the beauty of this area
limit apartment buildings - we don't want to be the next Sun Prairie.
More apartments in town, on top of commercial stores and restaurants
N/A
NO MORE SUBDIVISIONS!
Traffic on our rural roads is increasing a distressing degree and ruining the quiet, increasing light pollution, and destroying agricultural opportunities.
None; housing is good as-is and sparse single-family homes is the priority.
The Town needs to enforce its Land Development Ordinances. Housing, low or high income, should be at the discretion of the developer and the Town should not get involved.
Revitalize unused historic buildings into charming apartments and restaurants and bring in more Epic employees
Need better rural high speed internet for housing
The town should be pressuring TDS and others to build cell towers and improve high speed internet access. It is impossible to grow businesses in this area without reliable, high speed access. It also affects housing prices.
We are not in favor of apartments, condos, or affordable housing. The town has very nice neighborhoods with beautiful homes. Keep this landscape.

Please identify the most appropriate areas and corridors for general commercial development.

A lot of this survey was hard to answer because the town is mostly rural and it is hard to picture where it would be appropriate to have any commercial activity outside of farming and in-home businesses. The exception being if properties sold in the Town that are on Hwy. 69, to the north of the Village. As a general rule, I do not feel that other commercial activities are appropriate in the Town outside of those mom and pop in-home businesses.

areas adjacent to the village

Current distribution seems appropriate. Development decisions should always take environmental concerns into strong consideration.

Don't know

downtown

Highway 69

Hwy 39

Hwy 69

Hwy 69

Hwy 69 & Business District

HWY 69 corridor

Hwy W

I do not want to see any non-ag commercial development in the township.

Just outside of village, Near RPM motors

Maintain downtown type businesses - no need for pole building industrial parks

N/A

Near the Village of New Glarus.

No more.

NOT along 69. Every other town has the same look of business after business that look the same - mix it up some!

state hwy 69, 39 corridors

The only opinion we have on this subject is - why another gas station in NG. We realize the village made this decision. We have heard a lot of negative comments on this from neighbors. Perhaps the town can learn from this.

Village

We are not in favor of commercial development. We moved here and choose to live here because of the rural nature of our community

highway 69 north, highway 39 west

Lots of county property that is an eyesore not sure in city limits. Plenty of room down by Brennan's building to car dealership. That whole industrial area. All along by a True Value to Brewery.

Hwy 69

Easily accessed from 69 with strong architectural restrictions unlike the hodge podge created by the Village of NG

Within the Village of New Glarus. General commercial development doesn't belong in the Town.

Please identify the most appropriate areas for civic and recreational space within the Town of New Glarus.

all housing developments must include green space, walking trails, bike trails or parks or playgrounds

Along roads for a walking trail system (where wide enough to allow separate, off-road path). Can't really figure out a good place for a community building.

areas adjacent to the village

Between Hardware Store and Vet

Biking trails

biking/hiking trails along our roads and with easements

Civic facilities (library, meeting spaces, etc.) should be located within the Village limits. A Sports Complex could be located on Town land close to the Village limits as no available appropriate land (flatter topography, no wetland/stream impacts) is located within the Village.

close to the village with access off of county or state roads

Close to village boundaries and areas with adequate walkways and/or parking areas

Current distribution seems appropriate.

Hard to answer because there is no part of the town that is not residential/rural. I'm not sure a civic space would be used much if at all, especially if the library comes to fruition. Recreational spaces could be more easily located in various parts of the Town.

Hwy W

in the town

N.G State Park

N/A

N/A

Near current housing developments

Near the Village of New Glarus.

neighborhood centers in specific areas such spring valley, windmill and highlands

Old lumber yard

Perhaps In Village with cooperation,

Pool - teaming with village of New Glarus

Village

across from the high school, behind Roy's, past Flannery's

Collaboration with the Village would be helpful for civic space. We don't need additional recreational space.

Village Park

Veteran's Park

Please identify any civic needs or public facilities (i.e. library, community center, etc.) and like to see addressed in the comprehensive plan.

#1 Loop trails that intersect, throughout the town, not just the north subdivision-to-New Glarus proposal. Will be difficult to keep the 4 wheelers and snowmobilers (in snowy season, which are rare now) off but essential that they NOT be allowed to use the trails. #2 Library--but the village has been making that impossible for over 20 years. I don't think the twp can build its own under state regs for libraries.

a library; joint work with the Village;
modern fire department and EMS facility

Athletic fields within the Village of New Glarus are completely inadequate, and the Town kids are charged a higher rate than Village kids to participate in summer sports. I would like to see cooperation on a Town/Village Sports Complex that serves the entire community with equal fees for all.

Better High-speed internet is a civic need and top priority.

bike/pedestrian paths

Community Center with fitness aspect to it i.e. gym equipment

community center would be nice

Cooperation with Village on recreational/community spaces and facilities

indoor pool

Library

Library

library

Library

Library - teaming with village of New Glarus

library / community center, sidewalk repair

Library

Community Center

Pedestrian & Bike Trails

library!

Library, bandstand/outdoor stage

library, Fire, EMS

library, park with playground equipment, bike trails

Library, Playing fields.

Library; Community/Rec Center; High speed internet, bike corridors

N/A

New library needs to happen.

Senior Center

The new library needs to built ASAP, we've been at it long enough. The area needs a senior citizen center. A new ball diamond needs to be built without abandoning any existing ones.

we do not need a new library

sports/athletic indoor facility, pool

Fixed/wired High speed internet

Hiking/Biking Trails,

Library,

Community Center

High speed internet

I have given up on the library being built in my lifetime!

Identify important entryways to the Town.

???

2nd street

69 north and south. 39 east and west

Hay 39,69.w H

Highway 69 from north and south

Highway 39 from west

Highway W from east

Highway 69

Highway 39

Highway W

Highway J

Highway 69, 39

Highway 69; Highway 39; Highway W

Hwy 39 & 69

Hwy H & N

Hwy W

hwy 69

Hwy 69

Hwy 69

hwy 69

HWY 69 from north near W and south near NN

HWY 39 from west near cemetery

Hwy 69

Hwy 39

Cty O

Hwy 69, CTH W, Hwy 39

Hwy 69, Hwy 39

Hwy 69, Hwy 39, Co Rd W

Hwy 69. Hwy W. Hwy 39

DRAFT

Hwy. 69 from Madison
Hwy. 69 from Monroe
Hwy. 39 and J intersection
Old Madison Road
Rt. 39Rt. 69 N & S, Cty Rd. W, Cty Rd. O
Hwy 69
Rts. 69 & 39, County HWY W, County HWY O
Hwy 39 and 69, Cty W.
Both sides of 69
highway 39, Highway 69 north, highway 69 south, county W, county A

Please comment on any additional issues or opportunities you see in the Town regarding natural resources and economic development.
Be careful in not turning into every other historic town that is big box on the outskirts and a small historic area in the center.
Business should only be located along Hwy 69 in a business district. No intermingling of residential and business should be allowed.
Development should build on the strengthening of the best the area has to offer- healthy agriculture,natural beauty,culture that values raising families.
In-home businesses are fine. But I hope that in the future, the Town will exercise good judgment in creating barriers/buffers between commercial and residential development, and in placing commercial operations where it makes sense to place them, i.e., on the Hwy. 69 corridor. Spot zoning (placing a commercial operation in an island of residential/rural) is generally a very bad idea and will drastically change the positive character of the Town. Inconsistent uses do not belong together. I also hope that Town board members don't get rolled or intimidated by developers making promises that generally aren't kept. The number one reason people live here is because of the rural character of the Town and because they want peace and quiet and to enjoy the rural/natural character of the Township. If we wanted to live in Madison or even the Village, we would have made the choice to live there.
It is very important not to mix residential development with business developments that will be serving alcohol. Single family homes and bars that stay open until midnight with live music do not make good neighbors. The Township of New Glarus has the responsibility of ensuring ALL residents are able to thrive, not just the new development that will be bringing in tourists.
leave economical development/businesses in the village of New Glarus, Belleville, Monticello and Monroe, and Madison metro area
N/A
No comment
None
Our taxes are already the highest in Green County. I discourage people from buying here because of the ridiculous tax rate.
Small business within the Town needs access to high speed internet. As do Town students.
Support Economic Development
We already see a large impact of large agricultural vehicles damaging roads...will additional development continue to impact the town and county roads.
There are a few downtown buildings empty or with little commercial use. It would be nice to see downtown bustling with activity even on weeknights in the summer due to a revitalization from an influx of young professionals.
If we are going to attract any business that can help with economic development while keep the culture of the town, availability to high speed internet is a must. Without it, we will not attract those business.
Without high speed internet business and economic development stall
Please comment on any additional issues or opportunities you see in the Town regarding natural resources.
better use of the Little Sugar River
It would be nice if there were more access points to the sugar river
Landowner should know they can be fined for burning hazardous items.
Little Sugar River - underutilized resource. Promote fishing, etc.
More hiking and horseback trails in preservation areas.
N/A
None
Please stop sterilizing the roads by reducing curves and hills. You can't save people from themselves. If you want it to look like Illinois, move to Illinois. SW Wisconsin is supposed to be curvy and hilly.
protect open space, environmental corridors, and vistas
Protect them.
The Town has neither the experience or expertise to regulate air or water. Don't attempt to exceed state/federal regulations in these areas
Too much building in the countryside.
We should balance preserving ag land with preserving distant vistas with development.
We would like to see the expansion of the bike trail system throughout the town. Perhaps along Highway 69 connecting the neighborhoods North of the village

DRAFT

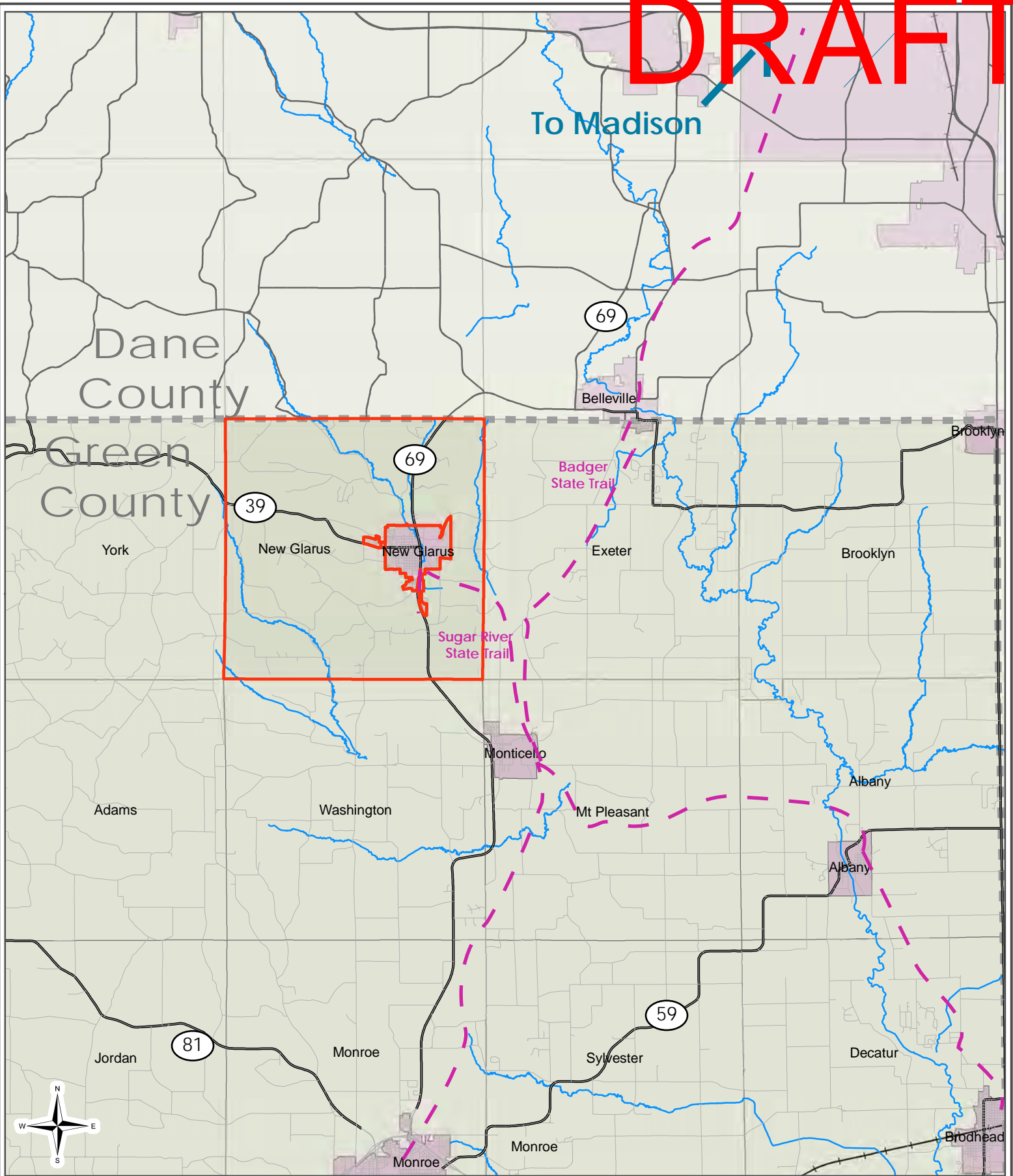
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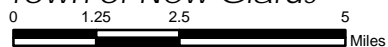
APPENDIX B – MAPS



DRAFT



**Proximity to
Madison**
Town of New Glarus

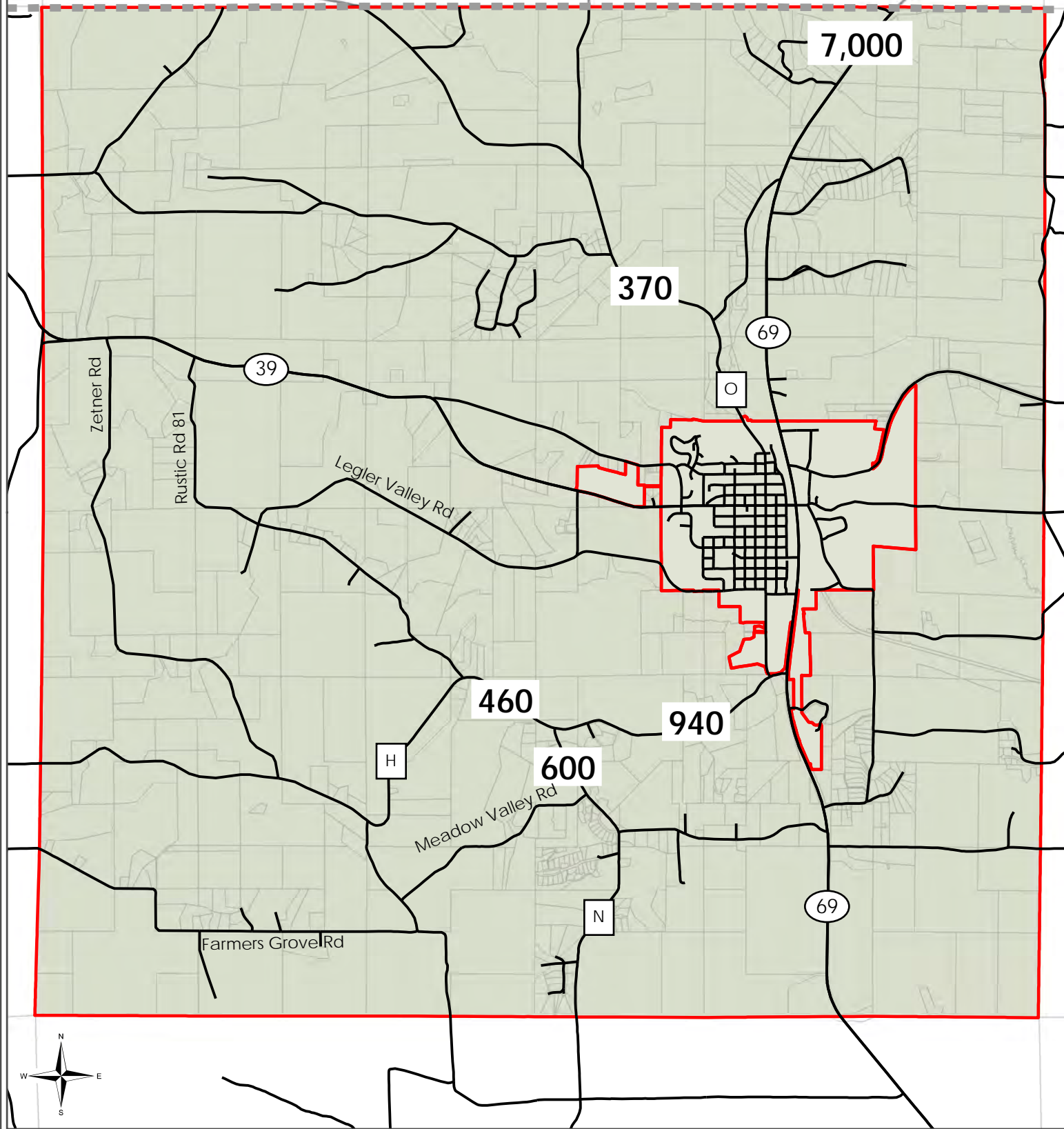


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Average Annual Daily Traffic

Town of New Glarus

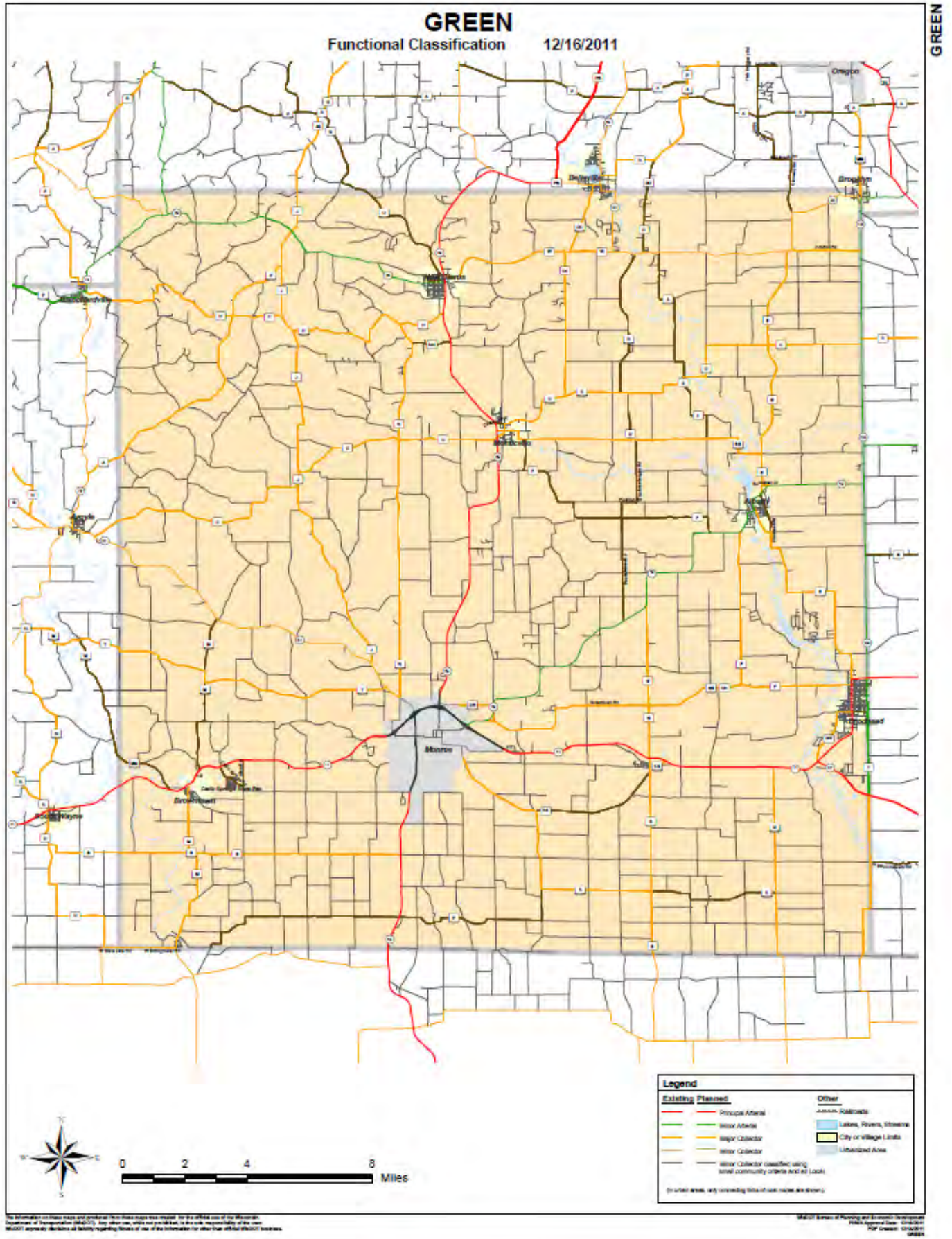
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planners engineers advisors

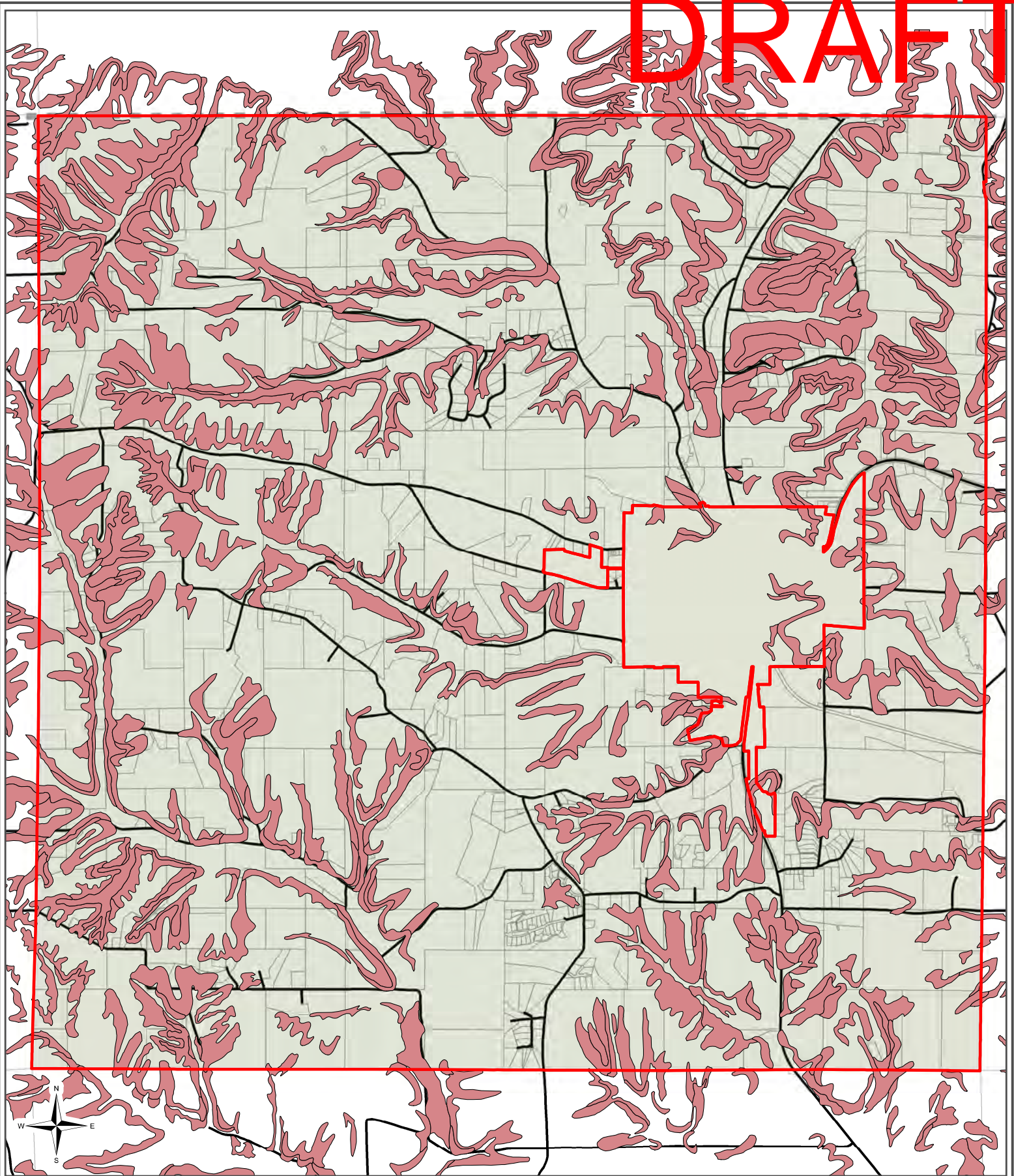


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Slopes greater than 12%
Town of New Glarus

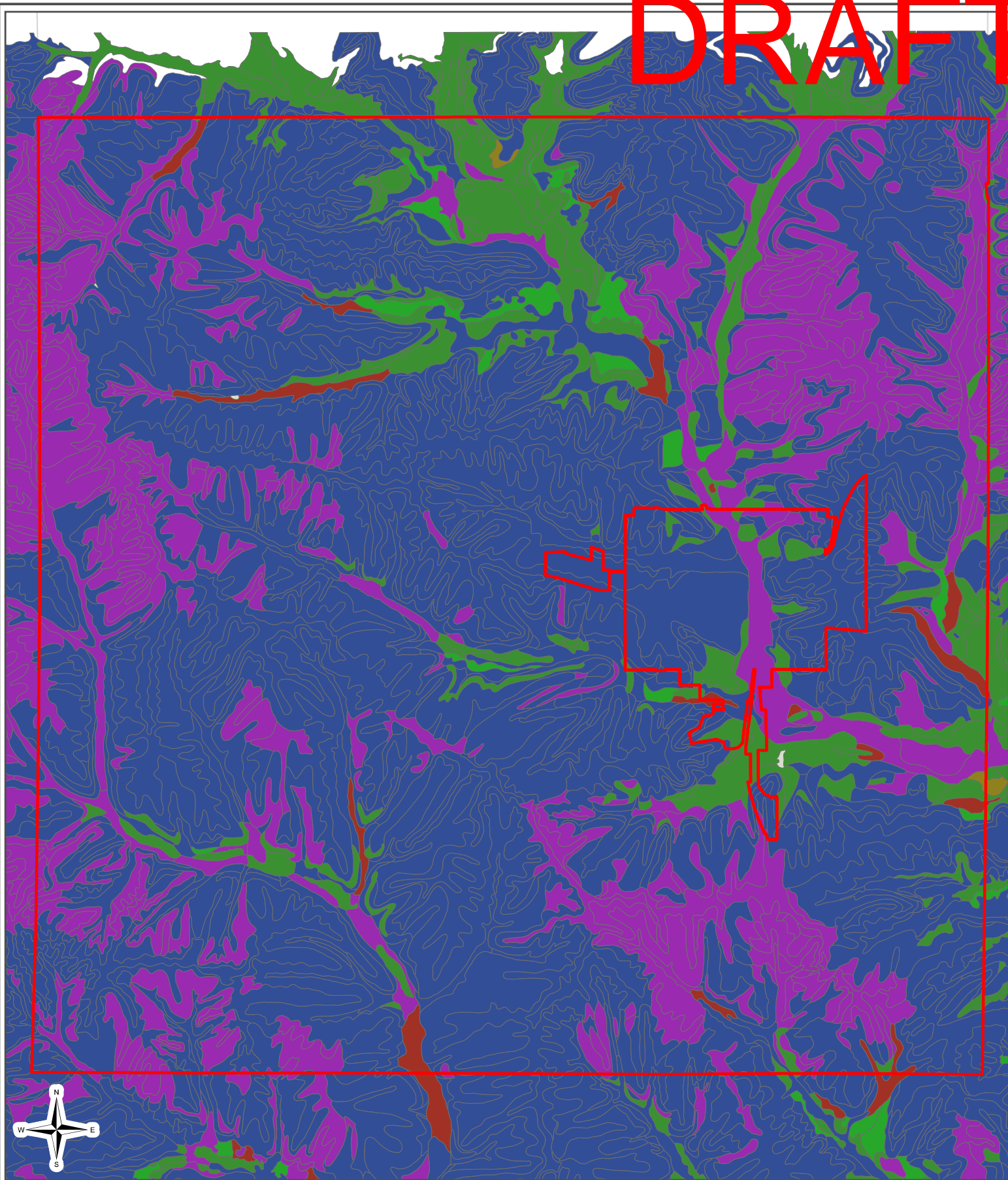
-  Town of New Glarus
-  Slopes greater than 12%

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Soil Associations

Town of New Glarus

- | | | | |
|---|-------------------|---|--------------------------|
|  | Dodgeville-Edmund |  | Hebron-Saylesville |
|  | Dunbarton-Whalan |  | NewGlarus-Sogn |
|  | Fayette-Tama |  | Orion-Huntsville-Ettrick |
| | |  | Town of New Glarus |

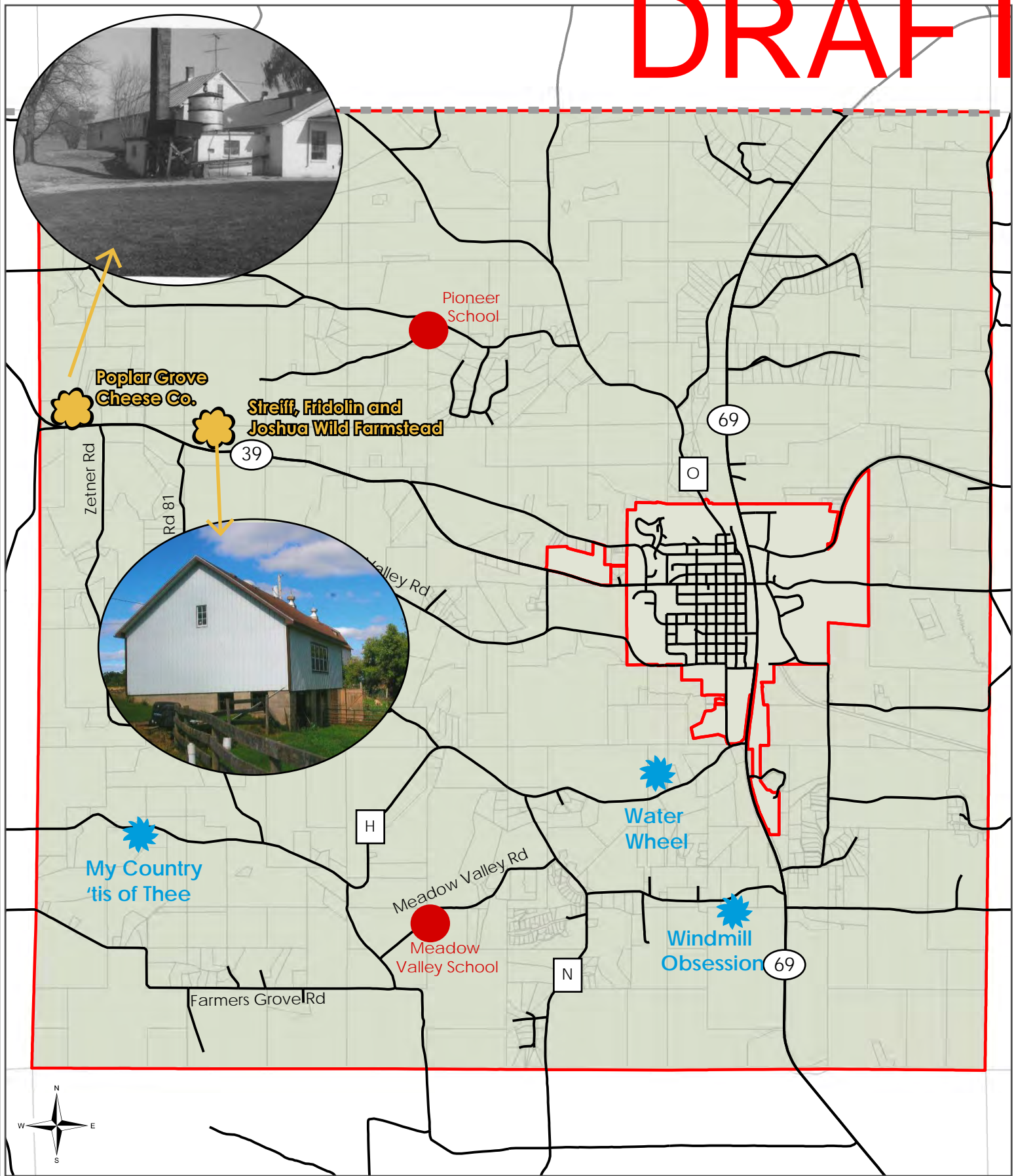
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Cultural Resources Town of New Glarus

-  Historical Cheese Factory
-  Barn Quilt
-  Historical School

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