

The
Official TOWN OF DUNN NEWSLETTER Fall 2003

Views From the Town Chair

Edmond P. Minihan, Dunn Town Chair

The Sandhill Cranes are preparing to leave us for warmer climes now that autumn is here. But they will be back in the early spring returning to the habitat our community has protected for them. We can depend upon their return as long as they have a home here.

There are, however, some people who would like to eliminate the welcome we give to the cranes and dozens of waterfowl species that nest or rest in Lower Mud Lake. This is a vital stop over for migrating birds, is an excellent fishing spot, and is beautiful to the human eye. But to those who would annex and develop this area, these features are not important in the quest for more urban sprawl. Certainly our community would not even contemplate such a travesty, but there are some in our neighboring village who want to do just that. This is a very real threat to what we value in our community, and what most people in McFarland value as well.

Unfortunately, the McFarland Chamber of Commerce has chosen to denigrate our citizens and our Town.

This is not just a difference of opinion, those in favor of annexing across the Yahara River display a bald arrogance in the attempt to impose their will on land now in our Town, while the citizens of both communities bear the burden of more costs and the loss of a beautiful and precious natural area. We can only hope the people of McFarland make it clear that they value having the Town of Dunn as a neighbor. McFarland provides value to us as well. There is no good reason for our communities to fight with each other.

It is a mystery why the merchants in McFarland, whom we patronize, would decide to criticize and denigrate our community. Perhaps we should remind them when we shop in McFarland that we are from the Town of Dunn, and good for their businesses.

There are a large number of people in the village who realize the quality of life our two communities offer us now, and value a good relationship between our town and the village. Let's hope the leadership listens to them.

Property Revaluation Begins

By Rosalind Gausman, Clerk/Treasurer

The town signed a contract with our assessor at Gardiner Appraisal Services to do a revaluation of all real estate and personal property beginning this winter. It will be completed for the 2005 Board of Review. The interior and exterior of all property will be physically inspected. A new software program will be used that makes the assessment information accessible on computer vs the field cards used in the past. New digital pictures will be taken of all properties. The cost of the revaluation is \$70,400 plus postage and maps. The town's assessment valuation is at 70% and needs to be raised to 100%. The town-wide revaluation will not affect the 2004 assessments. Any changes in 2004 will reflect changes made to the property since January 2, 2003 through January 1, 2004. The revaluation will reflect the value of the property as of January 1, 2005.

Questions and Answers:

Q - Why is revaluation necessary?
Wisconsin law requires municipalities to assess property within 10% of market value within each four-year period. In 2005 our assessment will be below 90% for the fourth year.

Attend the Revaluation information meeting on January 15, 7:00 PM at the Town Hall to learn more about how the revaluation will affect you.

Q - How does the assessor go about placing a "fair market value" on my property?
Finding the market value of property involves reviewing what similar properties are selling for, what the property would cost today to replace and what financial factors, such as interest rates, may be affecting the real estate market. Valuation techniques for commercial properties also include analysis from an investment point of view. The assessors do not create value. Rather, they have the legal responsibility to discover and report the changes that are occurring in the market place.

Q - How can my assessment go up when my property hasn't changed?
Since the new assessments will be set at market value, rising real estate values in the town will be reflected in generally higher assessments. All properties, however, do no change in value to exactly the same degree. Many factors influence the value of

**TOWN OF DUNN
SPECIAL TOWN MEETING
Tuesday November 18, 2003 7:00 PM**
Dunn Town Hall - 4156 County Road B

**NOTICE OF SPECIAL TOWN MEETING
OF THE ELECTORS OF THE
TOWN OF DUNN, DANE COUNTY**

Notice is hereby given of a Special Town Meeting called pursuant to Wis Stats. 60.12(1)(c), by the Town Board of the Town of Dunn, on November 18, 2003 immediately following the budget hearing at 7:00 PM at the Dunn town hall at 4156 County Road B, McFarland. The purpose of the meeting is:

1. To approve the minutes of the Annual Town Meeting of April 8, 2003.
2. To approve the highway expenditures pursuant to Section 81.01(3) of the Wisconsin Statutes.
3. To approve the town tax levies for the general fund, debt service fund and rural preservation fund for the year 2003.

Town Meetings are the forums at which major issues and town policy are decided. The residents of the town are the decision makers. Every resident of legal voting age present casts a vote. Agendas and announcements for all special meetings are posted at the following locations: the bulletin board outside the Town Hall, 4156 County Road B; Christy's Landing, 2952 Waubesa Ave.; and Quick Stop, 1888 Barber Drive.

Rosalind Gausman, Town Clerk/Treasurer

property, including location, age, size and style.

Q - Will my home be inspected?
An experienced appraiser hired by the town will make a personal visit to your property. The appraiser will need to walk through the interior of your home and also walk around the exterior. The appraiser will be carrying identification and a letter of introduction from the Town of Dunn. If you refuse to let the assessor view your property you lose the right to appeal the value placed on the property by the assessor.

Q - How will I know what my new assessment is?
All property owners will receive a notice of assessment change by mail in 2005 when the revaluation of the whole town is finished. Watch for articles in future newsletters about the dates and procedures for viewing the assessment records and appealing assessment values. If you have questions you may contact the Deputy Clerk, Cathy Hasslinger at 255-4219 Ext. 3.

**Town of Dunn
4516 County Road B
McFarland, WI 53558**

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What's All the Talk About Planning Anyway?

Everybody plans. We make financial plans, vacation plans, plans for retirement, even plans for an evening out. Planning helps each of us work toward achieving our personal objectives - and it helps us do it in an orderly and effective way.

Planning also allows communities to make better decisions. Our communities deal with constant change.

Planning is a process that helps communities prepare for change rather than reacting to it. Planning aids communities in assessing where they are now, where they are going given the trends present, what they'd like to be in the future, and how they can get to that desired future state.

Planning is an orderly, open approach to determining local issues

"Change is the law of life. And those who look only to the past or present are certain to miss the future."

John Fitzgerald Kennedy

and needs, and it helps communities establish priorities and actions to address those issues most important to their future vitality. Planning is also a concentrated effort to reach a balance between the natural environment and residential, industrial, commercial, and agricultural development.

Purchase of Development Rights

By Beth Hastings, Land Trust Commission Chair

This has been another good year for the Town's Purchase of Development Rights Program. We continue to move forward with our plans to preserve as much farmland and open space in the Town of Dunn as we can.

We closed on two farms this past year, adding another 172 acres to the protected land in the Town of Dunn. These purchases were the 105 acre Nelson farm on Hawkinson Road and the 65 acre Graber property along the Yahara River. Both of these transactions are good examples of our plan to make the best use of our limited PDR funds by using grants and partnering with other agencies. We facilitated the Nelson purchase, but

all the funding came from the Department of Natural Resources and the USDA-Natural Resources Conservation Service. For the Graber deal, we partnered with the USDA-NRCS and Dane County. The owner also gave us a 15% discount on the appraised price. The grants covered 55.7% of the purchase price. The town paid the rest out of the PDR fund, which is the revenue for the program that comes from your tax dollars.

Through the good work of Renée Lauber, the Town's Land Use Manager, the PDR program was

awarded another matching grant from the USDA-NRCS, Farm and Ranchlands Protection Program. The 2003 grant is for \$319,250. This is our 5th grant from them!

We are currently working with four landowners to purchase their farms' development rights and have ambitious plans for next year. The Land Trust Commission would like to close on the four purchases that we are currently working on plus an additional four. That would be eight total purchases of development rights for next year. As always, the meetings for town residents to approve PDR deals will be posted at the Town Hall, announced on our web page, and when possible in the town newsletter.

Even though our program is now seven years old and quite well established, we are finding that there are always new policy and program issues to address. This year we have discussed and created policies on lot line adjustments and easement donations, continued to review and refine the application ranking criteria, and reviewed property appraisals. Reviewing appraisals is an important part of our process for purchasing development rights. Before we can begin to discuss

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Finally, a plan is a guide for public officials and the citizens who they represent to use in making informed decisions about issues affecting their community.

So, why all the talk about planning?

The State of Wisconsin enacted new legislation with the 1999-2001 budget that requires communities across Wisconsin to plan. The legislation was developed by a collection of real estate development, local government, environmental, and state government organizations as a way to require community comprehensive planning.

Called the "Smart Growth" Law, this new legislation requires that "any program or action of a local unit of government that affects land use shall be consistent with that local governmental unit's comprehensive plan." The legislation is the strongest growth management legislation ever passed in Wisconsin and the most significant Wisconsin land use legislation of any kind in a generation or more. Plans

A comprehensive plan is the adopted official statement of a local government that sets forth (in words, maps, illustrations, etc.) goals, policies and guidelines intended to direct the present and future physical, social, and economic development within the community.

must include elements on:

- Transportation
- Housing
- Utilities and Community Facilities
- Agricultural, Natural and Cultural Resources
- Economic Development
- Intergovernmental Cooperation
- Land Use
- Issues and Opportunities Implementation

Communities must complete their plans by January 1, 2010.

Adapted from Dane County and Portage County UW-Extension materials

Plan Commission Update

By Jim Molloy, Plan Commission Chair

Town Board regarding land division requests, zoning changes, site plans, driveway placements, commenting on various Dane County land use issues, and updating the Town's Land Use Plan, policies and ordinances. Individuals who wish to come before the Plan Commission, should contact Renée Lauber, the Town's Land Use Manager. She will include you on our next agenda and provide you with the administrative details associated with appearing before us.

We are also currently working on the Wisconsin Comprehensive Plan (also known as "Smart Growth") initiative, as we will be responsible for preparing the comprehensive planning document required by this law. As many of you know, this legislation represents an effort by the State of

Wisconsin to encourage sound land use planning and attempts to curb urban sprawl and promote better land use. Other articles in this newsletter explain the Smart Growth law and where we are in the planning process.

The Plan Commission consists of the following seven volunteers: Tim Andrews, Lorraine Gardner, Steve Greb, Dean Hein, Jim Molloy, Bob Uphoff, and Vicki Wangerin. Occasionally a vacancy occurs on the Commission. If you are interested in serving your Town as an uncompensated member of this Commission, please indicate your interest to Roz Gausman, Town Clerk.

Our 7:00 PM meetings are held the second Monday of each month. Everyone is welcome to attend.

Town Embarks on Planning Process

By Laura Stauffer, Land Use Intern

The Town received a comprehensive planning grant from Dane County to assist in creating a comprehensive plan for the Town. While the Town currently has a Land Use Plan, its scope is considerably narrower than that of the new comprehensive plan requirements. Over the next couple years, the Town will engage in the comprehensive planning process to meet the requirements of the State of Wisconsin's Comprehensive Planning Law.

To ensure that the plan is a reflection of Town residents' ideas and vision, the Town Board passed Public Participation Procedures that govern the planning process. The Procedures are posted on the town's webpage www.town.dunn.wi.us and detail how the town's website and newsletter will be used to publicize the planning process and provide information updates. Focus groups, a community survey, and community vision workshop will be used to get in-depth input

on issues. And a draft plan open house and review of written comments will be two methods used to obtain feedback and input from the community on the draft plan.

Currently, the Town is facilitating focus groups of Town residents to get in-depth input on topics in the Town. A community survey will be mailed out to all Town residents within the next couple months. Please take the time to fill out the survey and share your thoughts with the Town Plan

Commission.

To assist the Town Plan Commission and staff in preparing the new comprehensive plan, the Town has hired Schreiber/Anderson Associates a local planning consulting firm. Look for updates on the Town's comprehensive planning process on our website

www.town.dunn.wi.us

2003 Budget Highlights

By Rosalind Gausman, Clerk/Treasurer

This is the first year of the reductions in State Shared Taxes to municipalities as the state works to offset their 3.2 billion-dollar deficit. We will receive \$40,033 less revenue in the category of state shared revenue. That loss represents 8 cents of our equalized mill rate of \$2.19 or twelve cents of our assessment mill rate of \$3.11.

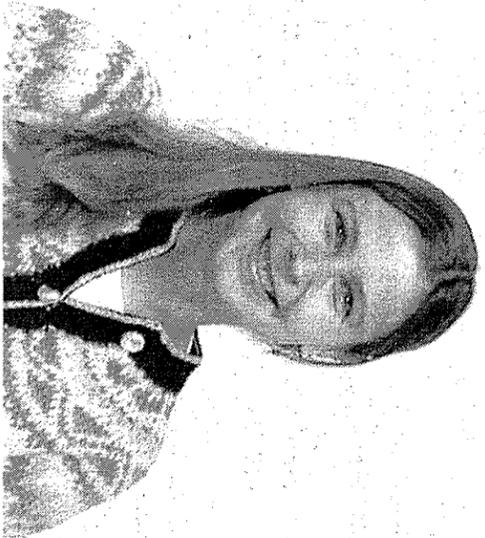
The 2003 budget includes three fund accounts with a tax levy, the General Fund, the Debt Service Fund, and the PDR Fund. The mill rate for the total levy on all three funds is \$3.11 per thousand of assessed valuation. The equalized mill rate is \$2.19 or \$219.00 tax for a \$100,000 property value.

On the revenue side of the budget sheet, the following lines are worth noting. Under the General Fund - General Property Tax levy is proposed to increase \$53,300 to offset the revenue shortage and the 2 % cost of living increase in some expenditure lines. Omitted property taxes of \$6,055 are a result of assessor errors that were not discovered until the tax bills were printed. The county bridge aid is a matching fund program for replacing existing culverts. The reduction in bridge aid reflects the reduction in culvert replacement on the expense side of the budget. We are estimating that income from driveway permits and land divisions will slow down in 2004 because we have seen a slow down in building permits recently. Again this year interest revenue came in below the budgeted amount as a result of the severe drop in interest rates. Therefore we are anticipating less in 2004 as well. Revenue from citations written by the contracted

sheriff service is increasing so we project an additional \$7,000 in ticket revenue. Dog license fees will increase \$4.00 to \$8.00 per dog depending on the gender. That fee increase should result in additional \$2,300 on the revenue side. The rental of highway equipment to other municipalities will generate close to \$11,000 in 2004.

On the expense side of the budget sheet, the following changes are proposed in 2004: Wage categories were increased 2% for 2004. (Note: the cost of living index went up 2.1%) Benefit costs are up do to an increase in health insurance premiums. Actual expenditures for attorney fees are down, so that line was decreased for 2004. Office supplies and expenses are proposed to decrease by \$6,400. Office equipment reductions reflect the replacement of only one computer. Election expenses will be slightly higher in 2004 because it is a presidential election year with a presidential preference in February. Town hall expenses are up to cover an increase in the cost of natural gas and utilities. Property and workers comp insurance is expected to increase in 2004.

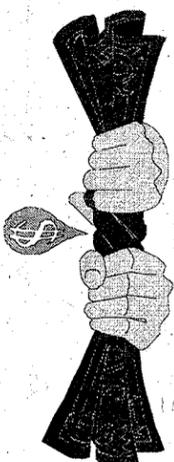
The public safety portion of the budget is one we have little control over. We contract for fire and emergency services from McFarland, Oregon and Stoughton. The service we purchase from Stoughton is projected to go up a minimum of \$6,700. Oregon and McFarland net costs are down because they are increasing their charge for services. Street repair and maintenance (sealcoating) is lower to allow for increased road reconstruction listed in the capital improvement budget.



The Town Welcomes Intern Laura Stauffer

A Note from Laura:

In June of this year, I started as the Town's Land Use Intern. I am currently working on my master's degree in Urban and Regional Planning at UW-Madison, and will be graduating this coming May. My time at the Town Hall is spent working on the Town's comprehensive planning process, attending Plan Commission meetings, and assisting with the purchase of development rights program. I have learned a tremendous amount already and look forward to the months ahead.



Roads planned for resurfacing in 2004 include all the roads in Waubesa Heights, Princess Court, and Vic Anderson Road. Roads to be ressealed include Willow Court, Crescent Drive, the town parking lots and the town-owned roads in Bay View Heights.

Snow and ice control cost should be down in 2004 because the town will start using a sand and salt mixture instead of all salt and there was a surplus of salt left from last year's mild winter. Mixing sand and salt will save salt and be more environmentally friendly, but it will result in dirtier roads. Sign expenses are back down to normal with the completion of the rural number project.

Waste Management will continue to provide curbside garbage and recycling service with only the contracted 4.5% increase.

There is only a 2% increased

proposed for donations to the senior citizen programs and youth centers to reflect the change in cost of living expense. Park expenses are also similar to last year with the exception of wages which are down to reflect a reduction in hours by one employee. Plan Commission expenses are also similar to last year. The Smart Growth Plan expenses over the next four years will be offset by a grant and the use of in-kind expenses for about one half of our share of the match.

No new storm water projects are planned for 2004.

We have an accrual-based budget. Therefore beginning balances were adjusted to reflect the year the revenue or expense covered, instead of the date of the receipt or check. The ending year balances will be adjusted to reflect the same.

IS YOUR VEHICLE REGISTERED IN THE TOWN OF DUNN?

DOES YOUR INCOME TAX FORM IDENTIFY DUNN AS YOUR RESIDENCE?

These questions are important in the calculation of the town's share of state aid revenue. The Wisconsin vehicle registration form you fill in and send with a check to FEE REGISTRATION every year, includes a box to fill in to indicate which **municipality** your vehicle is kept in. It is important to write TOWN OF DUNN in that box, as opposed to McFarland, Oregon, Stoughton or Madison which is your *post office* address. State shared aid is distributed to municipalities based on a formula which uses a per capita figure derived in part from vehicle registration forms and state income tax forms. If you are not writing in TOWN OF DUNN, those other municipalities are getting part of the state revenues that should come to the town.

Please make a special effort every year to indicate the TOWN OF DUNN when ever a question refers to your **municipality**.

Purchase of Development Rights Continued from page 2

buying development rights with a landowner, the Commission must decide if it will accept an appraisal: does the value seem high, low, consistent with others; are the comparable properties appropriate, etc. We have also begun a yearly reporting process on grant activity, completed PDR transactions and easement monitoring (going out to the property and verifying that the landowner is complying with the conditions listed in the conservation easement).

The Commission also completed a Memorandum of Understanding with the Natural Heritage Land Trust that outlines our relationship with them along with our mutual responsibilities. The Natural Heritage Land Trust is a co-holder of the easements that are placed on each piece of land whose development rights the Town purchases.

We have been doing some strategic planning, as well. As we continue to increase the amount of preserved farms and open space, the Commission periodically reviews our vision and goals for the program to determine if they still meet current needs. For instance, we look at where development pressure is coming from and decide if we should focus our efforts on purchasing development rights on properties that are close to the areas being developed. We have been very aware of McFarland's interest in some of the land on the village's southern border.

The Town of Dunn has a nationally known PDR program. Our Commissioners are enthusiastic and eager to continue its success. I am proud to be a part of such a wonderful concept and really enjoy helping to make it work.

TOWN OF DUNN PROPOSED 2004 BUDGET

GENERAL FUND REVENUES

Line	GENERAL FUND		2003		2004		VARIANCE
	2002 ACTUAL YEAR END	2003 YTD 10/14/03	2003 ESTIMATED YEAR END	2003 ADOPTED BUDGET	2004 PROPOSED BUDGET	2003 BUDGET	
REVENUES							
1	Gen Property Taxes	510,546	557,620	557,620	556,700	610,000	53,300
2	Omitted Prop. Taxes	-	4,262	4,262	152,138	112,105	(40,033)
3	Taxes - Mobile Home	27,771	19,540	22,727	11,000	13,000	2,000
4	Taxes - Forest	150	38	38	100	100	-
5	Taxes - Other	26	0	-	117,968	117,804	(164)
6	Inf/Pen. Del. Taxes	1,296	831	831	39,000	40,000	1,000
7	TOTAL TAXES	539,789	582,291	585,478	585,200	643,585	58,385
8	Special Assessments	787	787	787	787	-	(787)
9	TOTAL Sp. Assmts	787	787	787	787	-	(787)
10	Fed Aid in lieu of tx	73	138	138	73	138	65
11	Federal Emergency Management	-	6,084	6,084	152,138	112,105	(40,033)
12	Shared Taxes - State	150,631	22,821	152,138	11,000	13,000	2,000
13	Fire Dept. Dues	11,450	13,329	13,329	100	100	-
14	Other State Shared Taxes	20,104	336	336	117,968	117,804	(164)
15	Road Aids - State	113,619	117,968	117,968	39,000	40,000	1,000
16	Recycling Grant	44,915	44,955	44,955	3,391	3,100	(291)
17	State Payment-run svcs	3,145	3,508	3,508	5,300	5,500	200
18	State Aid in lieu of tx	5,286	5,726	5,726	14,229	10,318	(3,911)
19	County Aid - Bridges	13,633	14,431	14,431	343,199	302,065	(41,134)
20	TOTAL Intergov. Rev	362,856	229,296	358,613	343,199	302,065	(41,134)
21	License - liquor	5,571	5,891	5,891	5,600	5,800	200
22	License - Operator	1,985	1,800	1,825	1,600	1,800	200
23	License - Cable TV fran	23,772	21,467	22,467	22,600	22,000	(600)
24	License - Cigarette	40	50	50	40	600	560
25	License - Coin machine	215	205	205	215	500	285
26	License - Mobile Hm	120	120	120	100	100	-
27	License - Mobile Hm Park	600	600	600	600	600	-
28	License - Dog	1,900	495	2,389	1,500	3,800	2,300
29	Permits - Building	31,614	24,001	24,500	21,000	20,000	(1,000)
30	Permits - Driveway	2,840	1,020	1,020	2,100	900	(1,200)
31	Permits - Land Div. Fee	443	1,338	1,338	850	850	-
32	TOTAL Lic./Permits	69,100	56,987	60,405	56,205	56,950	745
33	Court Penalties & Costs	17,725	18,306	21,000	13,000	20,000	7,000
34	Dog Lic. Late Penalty	100	131	131	100	100	-
35	TOTAL Fines/Penalties	17,825	18,437	21,131	13,100	20,100	7,000
36	Public Chrgs - Misc. Inc.	129	39	39	100	50	(50)
37	Public Safety	179	5,815	5,900	3,000	4,000	1,000
38	Public Chrgs - RE Verif	7,100	24,063	138,453	138,075	143,703	5,628
39	Public works	233	191	191	100	100	-
40	Curbside garbage changes	138,617	79,371	79,371	79,157	82,047	2,890
41	Solid Waste Disposal Chg	233	191	191	100	100	-
42	Recycling charges	66,233	223,868	223,954	220,432	229,900	9,468
43	TOTAL Publ Chrges	236,554	223,868	223,954	220,432	229,900	9,468
44	Interest - General Fund	18,642	12,118	14,818	18,000	10,000	(8,000)
45	Interest - Spec. Assmts	134	0	-	67	-	(67)
46	Insurance Recovery	500	75	75	-	-	-
47	Rent - Town Hall	-	12,218	12,218	13,792	10,793	(2,999)
48	Sale/Rental - Highway Equipment	26,457	66	63	30	30	-
49	Sale - Recycling goods	66	0	-	-	-	-
50	Sale - Other Equipment	2,000	0	-	-	-	-
51	Donations - Gen. Fund	-	0	-	-	-	-
52	Refund-Prior Yr Expense	-	0	-	-	-	-
53	Misc. Inc.	1,286	247	247	100	100	-
54	TOTAL Misc. Revenues	49,085	24,721	27,421	31,989	20,923	(11,066)
55	TOTAL General Fund Revenues	1,275,996	1,136,386	1,277,789	1,250,912	1,273,523	22,611

Line	GENERAL FUND		2002 ACTUAL YEAR
	2003 ACTUAL YEAR END	2004 BUDGET	
EXPENDITURES			
56	Town Board Salaries		
57	Town Board Benefits		
58	Town Board Expenses		
59	Judicial Salary		
60	Judicial Benefits		
61	Judicial Expenses		
62	Court Clerk Wages		
63	Court Clerk Benefits		
64	Attorney Fees		
65	Clerk/Treas. Salary		
66	Clerk/Treas. Benefits		
67	Office Supplies & Exp.		
68	Dues & Publications-General		
69	Office Mileage/Exp.		
70	Office Educ. & Training		
71	Legal Publications		
72	Newsletter		
73	Misc and Contingency Expense		
74	Property & Wkrs Comp.		
75	Administrative - Wages		
76	Administrative - Benefits		
77	Election Workers		
78	Election Expense		
79	Independent Accounting		
80	Assessor Contract		
81	Assessor Expenses		
82	Town Hall Expenses		
83	Office Equipment		
84	Tax Chargebacks		
85	Other Insurance		
86	TOTAL General Gov.		
87	Public Safety Contract		
88	Public Safety Admn wages		
89	Public Safety Admn Benefits		
90	Fire Protection - MCF		
91	EMS-Fire Oregon Jt. Dist		
92	Fire Protection - Sto		
93	EMS - McFarland		
94	EMS - Stoughton		
95	Bldg Inspector wages		
96	Bldg Inspector Benefits		
97	Other Public Safety		
98	Building Insp. Expenses		
99	TOTAL Public Safety		
100	Public Works Wages		
101	Public Works Benefits		
102	Engineering		
103	Education & Training PW		
104	Garage Expenses		
105	Tools & Equipment		
106	Gas & Oil		
107	Equipment Repair & Mntce		
108	Street Repairs & Mntce		
109	Snow and Ice Control		
110	Bridges & Culverts		
111	Highway Signs		
112	Tree & Brush Control		
113	Street Lighting		
114	Curbside Garbage		
115	Transfer Site wages		
116	Transfer Site Benefits		
117	Transfer Site Expenses		
118	Solid Waste Disposal		
119	Recycling Expenses (Curbside)		
120	Newsltr Recycle Insert		
121	TOTAL Public Works		
122	Senior Citizens - MCF		
123	Senior Citizens - Ore		
124	Senior Citizens - Sto		
125	Other Civic Donations		
126	Total Health and Human Services		
127	Parks Expenses		
128	Gas & Oil - Parks		
129	Parks Admn. Wages		
130	Parks Admn. Benefits		
131	Pks/Bldg/Gnds Wages		
132	Pks/Bldg/Gnds Benefits		
133	TOTAL Culture Recreation		
134	Plan Comm. Admn. Wages		
135	Plan Comm. Admn. Benefits		
136	Plan Com. Exp		
137	TOTAL Conserv. & Dev.		
138	Principal on Capital Lease		
139	Interest		
140	TOTAL Lease Expense		
141	Transfer Out- Operating Transfers		
142	Transfer Out-Park Funds		
143	Transfer Out-Comp Planning		
144	TOTAL Other Financing		
145	TOTAL General Fund Expense		
146	BEGINNING FUND BALANCE		38
147	REVENUES		1,27
148	EXPENDITURES		1,29
149	ENDING FUND BALANCE		36

2002 Mill Rate Comparison				
Municipality	Pop.	* Equal Mil Rate	Local Tax \$100,000	
City of Stoughton	12,524	7.85	\$785.00	
Village of McFarland	6,682	7.08	\$708.00	
Vil. - Cottage Grove	4,229	6.75	\$675.00	
City of Fitchburg	21,257	6.64	\$664.00	
Village of Oregon	7,727	6.19	\$619.00	
Town of Windsor	5,456	4.25	\$425.00	
Tw - Cottage Grove	3,854	3.91	\$391.00	
Town of Oregon	3,220	2.76	\$276.00	
Town of Rutland	1,911	2.35	\$235.00	
Town of Dunn	5,284	2.19	\$219.00	
Town of Dunkirk	2,050	2.15	\$215.00	
Tw - Pleasant Springs	3,098	1.35	\$135.00	

*Tax Mill rate levied in 2002, collected in 2003
 Information is from Wisconsin Taxpayers Alliance
 web site at wistax.org

TOWN OF DUNN PROPOSED 2004 BUDGET

RURAL FUND EXPENDITURES

2003 YTD	2003 ESTIMATED YEAR END	2003 ADOPTED BUDGET	2004 PROPOSED BUDGET	VARIANCE 2003 BUDGET 2004 BUDGET
7,750	10,000	10,000	10,000	-
540	765	765	765	-
2,149	2,549	2,850	2,586	(264)
1,860	2,400	2,400	2,400	-
130	184	184	184	-
882	1,050	1,050	1,000	(50)
4,446	5,994	5,994	6,114	120
2,047	2,728	2,728	3,118	391
6,485	9,000	18,000	10,000	(8,000)
28,570	38,760	38,760	39,341	581
12,961	16,500	16,500	17,933	1,433
9,140	15,000	24,000	17,600	(6,400)
179	179	350	300	(50)
361	550	1,100	600	(500)
485	485	2,500	2,000	(500)
591	500	900	900	-
571	1,300	1,500	1,500	-
20,425	8,000	22,934	21,300	(1,634)
52,943	24,000	23,000	26,000	3,000
18,428	72,582	72,582	74,076	1,494
1,218	26,361	26,361	29,338	2,976
457	1,218	3,200	4,300	1,100
8,718	500	1,400	850	(550)
4,042	10,000	10,000	11,000	1,000
1,391	12,100	12,100	10,000	(2,100)
7,826	1,391	1,250	5,000	3,750
205	10,800	9,610	13,100	3,490
0	2,000	2,000	1,000	(1,000)
315	315	380	1,879	1,879
135,324	277,211	314,393	314,234	(164)
32,819	54,000	54,000	55,000	1,000
11,679	14,986	14,986	15,286	300
5,215	6,819	6,819	7,796	977
88,830	88,830	84,895	74,934	(9,961)
99,217	99,217	99,017	98,007	(1,010)
42,494	52,000	52,000	56,135	4,135
5,092	42,494	40,191	34,508	(5,683)
8,597	5,092	5,000	7,436	2,436
601	12,000	12,000	12,500	500
527	905	905	956	51
2,075	627	300	700	400
328,744	2,500	2,000	2,500	500
37,497	37,497	32,113	365,758	(6,355)
4,288	129,096	129,096	132,986	3,890
195	51,487	51,487	57,414	5,927
7,907	8,688	2,000	3,000	1,000
742	195	500	250	(250)
7,825	8,600	8,000	8,800	800
7,125	2,000	3,700	3,000	(700)
33,862	9,500	8,700	10,000	1,300
8,160	8,000	8,500	10,000	1,500
6,189	49,350	18,000	37,800	(11,550)
5,818	18,000	18,000	18,000	-
99,511	22,150	22,150	16,600	(5,550)
5,709	6,500	6,000	4,000	(2,000)
620	4,527	5,000	3,000	(2,000)
221	9,504	9,504	7,600	(1,904)
906	966	966	865	(101)
59,193	5,000	6,250	2,000	(4,250)
197	1,500	2,500	1,900	(600)
397,140	79,157	79,157	82,047	2,890
560,798	500	500	500	-
7,000	560,798	556,965	551,795	(5,170)
23,090	7,000	7,000	7,140	140
18,200	23,090	23,090	24,889	1,809
8,500	18,200	18,200	18,564	364
56,790	8,500	8,500	8,670	170
1,697	56,790	56,790	59,273	2,483
600	3,450	4,000	3,100	(900)
1,382	600	600	600	-
558	1,499	1,499	1,529	30
15,285	682	682	780	98
6,402	23,260	23,260	16,561	(6,699)
25,924	8,390	8,390	7,999	(391)
8,724	37,881	38,431	30,569	(7,862)
3,846	11,601	11,601	12,188	587
1,723	4,876	4,876	5,475	598
14,292	5,810	7,733	6,825	(908)
35,893	22,287	24,211	24,488	277
497	35,893	32,552	40,839	8,287
36,390	497	3,838	1,714	(2,126)
4,000	36,390	36,390	42,553	6,162
4,000	4,000	4,000	4,000	-
1,054,605	4,000	4,000	4,000	-
364,954	1,374,827	1,403,299	1,392,670	(10,629)
1,277,789	1,277,789	1,250,912	1,273,523	22,611
1,374,827	1,374,827	1,403,299	1,392,670	(10,629)
267,916	267,916	170,106	148,768	(21,338)

OTHER FUNDS

Line	2002 ACTUAL YEAR END	2003 YTD 10/14/03	2003 ESTIMATED YEAR END	2003 ADOPTED BUDGET	2004 PROPOSED BUDGET	VARIANCE 2003 BUDGET 2004 BUDGET
RURAL PRESERVATION PROGRAM						
REVENUES						
150 PDR Fund Taxes	207,410	224,463	224,463	224,463	245,396	20,933
151 Grant Revenue	183,034	45,000	45,000	500,000	897,375	397,375
152 Interest Income	41,076	2,391	3,500	25,000	14,000	(11,000)
153 Donations	1,000	500	500	-	-	-
154 TOTAL PDR Revenues	432,520	272,354	273,463	749,463	1,156,771	407,308
EXPENSES						
155 PDR Admin. Wages	12,078	8,724	11,601	11,601	12,188	587
156 PDR Admin. Benefits	4,582	3,846	4,876	4,876	5,475	598
157 Easement Purchases	458,934	129,315	129,315	1,252,551	915,375	(337,176)
158 Easement Endowments	4,358	2,904	2,904	16,626	26,128	9,503
159 Operating Expenses	13,167	5,277	7,400	22,489	29,449	6,950
160 Transfer to Debt Service	145,918	154,448	154,448	154,448	157,651	3,204
161 TOTAL PDR Expenses	639,037	304,513	310,544	1,462,601	1,148,266	(316,334)
162 BEGINNING FUND BALANCE	1,763,982	-	1,557,465	1,459,043	1,520,384	61,341
163 REVENUES	432,520	45,000	273,463	749,463	1,156,771	407,308
164 EXPENDITURES	639,037	129,315	310,544	1,462,601	1,148,266	(316,334)
165 ENDING FUND BALANCE	1,557,465	1,520,384	1,520,384	745,905	1,530,899	84,994
BURYING GROUND						
REVENUES						
166 Lot Sales	7,650	3,300	3,300	900	2,000	1,500
167 Interest Earned	389	236	240	300	100	(200)
168 TOTAL Cemetery Revenues	8,039	3,536	3,540	1,200	2,100	900
EXPENSES						
169 Cemetery Wages	3,018	2,004	2,004	2,081	2,144	83
170 Cemetery benefits	913	637	637	778	887	109
171 Cemetery Expenses	164	2,206	2,612	500	3,000	2,500
172 TOTAL Cemetery Expenses	4,095	4,847	5,253	3,339	6,031	2,692
173 BEGINNING FUND BALANCE	17,996	21,940	21,940	16,475	20,227	3,752
174 REVENUES	8,039	3,540	3,540	1,200	2,100	900
175 EXPENDITURES	4,095	5,253	5,253	3,339	6,031	2,692
176 ENDING FUND BALANCE	21,940	20,227	20,227	14,336	16,296	1,960
DEBT SERVICE FUND						
REVENUE						
177 Taxes-Debt Service Fund	191,673	201,779	201,779	201,779	220,798	19,019
178 Interest Income	532	(11)	(11)	300	157,651	157,351
179 Transfer from PDR	148,809	154,448	154,448	154,448	157,651	3,204
180 TOTAL Debt Svc Revenues	341,014	356,216	356,227	356,527	378,449	21,923
EXPENDITURE						
181 Principal Payment	244,644	138,101	207,519	207,637	236,173	28,536
182 Interest Payment	161,188	133,463	145,751	146,347	145,233	(1,114)
183 Debt Issuance Expense	-	-	-	-	-	-
184 TOTAL Debt Svc Expenses	405,832	271,564	353,270	353,984	381,406	27,422
185 BEGINNING FUND BALANCE	64,818	64,818	(2,543)	2,957	2,957	-
186 REVENUES	341,014	356,227	356,227	356,527	378,449	21,923
187 EXPENDITURES	405,832	271,564	353,270	353,984	381,406	27,422
188 ENDING FUND BALANCE	2,957	2,957	(2,543)	2,957	2,957	-
CAPITAL PROJECTS FUND						
REVENUE						
189 Loan Proceeds - Road Const.	129,051	-	167,734	135,820	150,000	14,180
190 Hwy Reconstr - Interest Income	911	-	-	-	28,000	28,000
191 Loan Proceeds Assessor Re-eval	25,771	-	7,652	6,050	6,050	(6,050)
192 Loan Proceeds - Hwy Equip.	14,443	14,981	26,253	30,000	30,000	(30,000)
193 Loan Proceeds - Drainage Proj.	-	-	-	-	-	-
194 Loan Proceeds-Jaeger Land	61,250	-	-	-	-	-
195 Grant Revenue-Jaeger Land	-	-	-	-	-	-
196 Loan Proceeds - Town Hall	-	-	-	-	-	-
197 TOTAL CAPITAL PROJECTS	231,426	14,981	201,639	171,870	178,000	6,130
EXPENSES						
198 Road Construction Exp.	141,679	167,733	167,732	160,600	150,000	(10,600)
199 Assessor Re-eval Expense	25,770	7,652	7,652	6,050	28,000	28,000
200 Hwy Related Equip. Exp.	14,364	30,421	39,398	30,000	30,000	-
201 Barber Drive Storm Sewer	-	-	-	-	-	-
202 Drainage Projects	-	-	-	-	-	-
203 Land Purchase-Jaeger	181,813	205,806	214,782	196,650	178,000	(18,650)
204 TOTAL CAPITAL PROJECT EXP	(36,470)	13,143	13,143	178,000	178,000	-
205 BEGINNING FUND BALANCE	231,426	14,981	201,639	171,870	178,000	6,130
206 REVENUES	231,426	14,981	201,639	171,870	178,000	6,130
207 EXPENDITURES	181,813	13,143	13,143	196,650	178,000	(18,650)
208 ENDING FUND BALANCE	13,143	13,143	13,143	7,751	7,751	-
GENERAL FUND TAX LEVY						
209 ASSESSED VALUATION	339,661,200	343,441,200	346,309,400	346,309,400	346,309,400	0.83%
210 EQUALIZED VALUATION	384,093,500	448,926,100	490,792,200	490,792,200	490,792,200	8.53%
DEBT SERVICE TAX LEVY						
211 GENERAL FUND TAX LEVY	510,546	556,700	610,000	610,000	610,000	8.74%
212 DEBT SERVICE TAX LEVY	123,025	201,779	220,798	220,798	220,798	8.61%
213 PDR TAX LEVY	207,410	224,463	245,396	245,396	245,396	8.53%
214 TOTAL LEVY	840,981	982,942	1,076,194	1,076,194	1,076,194	8.66%
ASSESSED VALUE MIL RATE						
215 ASSESSED VALUE MIL RATE	2.48	2.86	2.86	3.11	3.11	7.90%
216 EQUALIZED VALUE MIL RATE	2.19	2.19	2.19	2.19	2.19	0.15%
YEAR END UNDESIG. FUND BAL.						
217	364,959	267,916	148,768	148,768	148,768	-
2003 Assessment ratio is 70.0438212%.						

Parks and Grounds News

Jay Hoel, Public Works Superintendent

Matching Funds

Residents are reminded that certain parks in the Town of Dunn have funds available for park improvements. Contact the Parks Commission or Mary at 255-4219 ext. 1 if you would like to request an improvement to your neighborhood park. Matching funds are also available on a first come first serve basis. Up to \$1500 is allowed per request, but each request must be matched dollar for dollar by neighborhood groups or associations.

Parade of Prairies

The town is also looking for volunteers for the Parade of Prairies this coming summer. All prairie enthusiasts are encouraged to get involved in this wonderful event. Tours are planned for local prairies established by town residents.

No Snowmobiles/ATV's/etc.

Residents are reminded that there are **NO** snowmobiles, ATV's, etc.

On the Road Again . . .

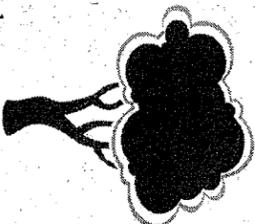
Todd Klahn, Public Works Foreman

Roadside mowing is three quarters finished for this year. The fall is the one time each year that we mow back to the edge of the right of way to remove woody growth and reduce snow drifting on roads. We are ready for winter with a full shed of salt. For snow and ice control we will be using a salt/sand mixture to reduce total salt usage and overall winter maintenance costs.

In 2003 we reconstructed Dyreson Road from the bridge to Hwy AB.

We were able to water, roll and shape the gravel ourselves saving the town roughly \$13,000. We also resurfaced Spartan Hills subdivision and Keenan Road after experiencing many scheduling delays by the contractor. We appreciate your patience while enduring the inconveniences caused by the delayed schedule.

Roads planned for resurfacing in 2004 include all the roads in Waubesa



allowed in town parks.

People using these recreational vehicles **MUST** stay on designated trails or be subject to a fine.

Garbage

Please keep your town parks looking nice and clean up after yourself before you leave. Remember, these

are parks, not garbage cans!

Dog Waste

Please be a responsible pet owner and clean up your dog's waste. Other people walk in the same places you do, and they don't want to step in something stinky when they are trying to enjoy a nice walk in a park, on a trail, or even along the roadside.

Thank You for enjoying and respecting the town parks. Have a wonderful fall.



Heights, Princess Court, and Vic

Anderson Road. Roads to be resealed include Willow Court, Crescent Drive, the town parking lots and the town-owned roads in Bay View Heights.

We purchased the broom attachment for the skid steer for sweeping the roads, and it works well. We also replaced a Woods mower used for mowing road sides, and upgraded our skid steer. No new equipment is budgeted for 2004.

We still have a few more ditches to clean out before the snow flies and we will be putting on our snow equipment mid-November. Please do not park on the roads or on the shoulder when it snows for ease of snow removal. The state law requires motorist stay 300 feet behind a snow-plow or a citation could be issued. Help keep our highway crew and motorists safe.

Estimated Ending Fund Balances for 2003

Parkland Dedication Ending Fund Balance	17,496
Waubesa Heights Park Ending Fund Balance	1,424
Dunn Heritage Park Ending Fund Balance	22,825
Bike Path Ending Fund Balance	8,216
Orvold Park Ending Fund Balance	4,767
Rock Elm Park Ending Fund Balance	3,439

Vacancies on Town Commissions

Parks Commission
Building Board of Review
Sanitary District #4
(Meadowview residents only)

Interested parties should complete an application at the Town Hall. For more information about the vacancies contact Roz Gausman, Clerk-Treasurer at 255-4219 ext. 6.

Winterizing our Homes



Denis Dennis,
Building Inspector

For safety reasons residents should check a number of things before winter:

- There should be fresh batteries in the smoke detectors.
- The carbon monoxide alarms should be in working order.
- All exit doors need to be clear of storage, debris, or furniture.
- Chimneys and fireplaces should be checked to make sure they are not plugged.
- There should be a cleared separate exit from the garage to the outside in case of a power outage and the overhead door can not be opened.
- Change furnace filters regularly
- Clean drier vents to prevent build-up

Town Email and WebPage Addresses

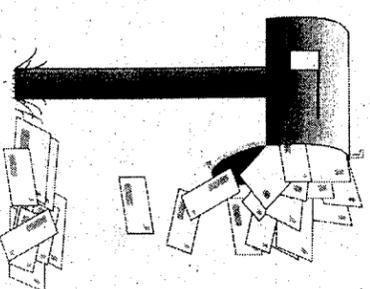
Webpage: www.town.dunn.wi.us

Email: townhall@town.dunn.wi.us

The Town of Dunn website provides updates on current issues, Town Board, Parks, Plan and Land Trust Commission meeting schedules and agendas. There is also information on the Purchase of Development Rights Program, a copy of the town's Land Use Plan, transfer site hours, maps and lots more.

2004 Dog License Fee Increase

The new price for a dog license is increasing to \$10.00 for a neutered dog and \$20.00 for an un-neutered dog. The fee has not changed for more than ten years. This increase is more in line with what other communities are charging. Kennel (multi-dog license) is increasing to \$100.00. The \$100.00 fee for a kennel license includes up to 12 dogs, with additional dogs at \$10.00 each. The fees collected for dog licenses are shared with the county and state. The state gets \$3.00 for each neutered dog, \$8.00 for un-neutered and \$35.00 for each kennel license. The county gets twenty-five cents for each dog regardless of the gender. We issued 558 licenses in 2003. A list of the dog licenses issued is on our web site. Please help us identify those residents with dogs who are not on the list. Failure to license a dog over 6-months old is a fine of \$50.00. The deadline for dog licenses is March 31. A late penalty of \$5.00 is charged after March 31.



Stop Junk Mail before it becomes trash

Send your name and address, or any variation that junk mailers have of your name and address, and a request to be dropped from mail lists to: Direct Marketing Association, Mail Preferences Service, PO Box 9008, Farmingdale, NY 11735-9008.

Reduce

Telemarketing Calls with

Wisconsin's No Call List

Wisconsin's new no call list will restrict some telemarketing calls. Sign up for the no call list at the no call website

<http://nocall.wisconsin.gov>
or call toll free
866-966-2255