Town of Dunn
Comprehensive Plan

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INTRODUCTION

Dunn at a Glance

The Town of Dunn is located directly south of the City of Madison and is surrounded by the Cities of Fitchburg and Stoughton, the Villages of McFarland and Oregon and the Towns of Blooming Grove, Pleasant Springs, Rutland and Oregon. According to the U.S. Census, the 2010 population was 4,931 residents, slightly less than the 5,270 residents in 2000. In 2010, the Town contained 18,151.5 acres. Agriculture is by far the dominant land use, with 81% of the area being categorized as agriculture and undeveloped. The Town is bisected by US Highway 51 from north to southeast and by CTH B from east to west.

Dunn has a rich agricultural and natural history. Most of the land was originally prairie or thinly timbered and was in great demand because of the ease of converting it to agricultural production. Most of the soils are very suitable for crop production and result in good yields without overly intensive management. Proximity to an urban market (Madison) for the farm commodities produced has contributed to the vitality of the farming activities, which are quite diversified and include beef, dairy, hogs, corn, tobacco, oats, alfalfa, soybeans, canning crops and others.

Comprehensive Plan Purpose

The Town of Dunn's Comprehensive Plan is an update to and replaces the Town's 2006 Comprehensive Plan. The purpose of the Plan is to outline the Town's land use management strategy to ensure that growth and development decisions are consistent with the Community's desired character and vision for the future. The Plan will act as a guide for the Town Board, Plan Commission, residents, landowners, developers, neighboring communities, and others as they make the decisions that will shape the Town of Dunn.

Plan Outline

The Plan is organized into two sections. The first section is a guiding policy document and consists of nine chapters that outline the goals, objectives, and policies for decisions regarding preservation, growth, and development in the Town.

The second section is the Appendix of Existing Conditions. This includes the analysis required by Wisconsin's Comprehensive Planning Law.

Overall Planning Goals

The Town of Dunn has identified overall planning goals that we would like to achieve during this planning horizon:

- Preserve the town's open space and agricultural areas
- Protect the town's natural resources
- Establish boundary agreements with neighboring municipalities
- Support nature-based recreation opportunities
- Continue the town's active land use policies
- Encourage compatible development of vacant parcels in existing neighborhoods

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1 ISSUES & OPPORTUNITIES

This chapter of the *Comprehensive Plan* provides an overview of the important demographic trends and background information for the Town of Dunn. This section also summarizes the public process and public input used to create the policies found in other chapters.

Overall Goals, Objectives and Policies

Overall goals guiding the Town's comprehensive plan are:

- **Preserve the Town's open space and agricultural areas**
- **Protect the Town's natural resources**
- **Establish boundary agreements with neighboring municipalities**
- **Support nature-based recreation opportunities**
- **Continue the Town's active land use policies**
- **Encourage compatible development of vacant parcels in existing neighborhoods**

Further detail about specific objectives and policies to help meet the overall goals as well as element specific goals are contained herein.

Trends Analysis

The goals and objectives developed in this plan are based on analysis of the issues and opportunities in this plan. This analysis contains two parts:

a) Review of Public Participation
b) Review of Demographic and Statistical Trends

A. Review of Public Participation

In order to ensure a high level of public participation and input in the comprehensive planning process, the Town convened a Comprehensive Plan Update Committee and passed public participation procedures.

The Comprehensive Plan Update Committee consisted of 6 members: 1 member of the Town Board (also Town Board liaison to Plan Commission), 2 members of the Plan Commission, 1 member of the Parks Commission, 1 member of the Land Trust Commission, and 1 town citizen at large. Throughout the planning process, the

Comprehensive Plan Update Committee served as an advisory board of Town citizens to inform and guide the planning process.

Through the use of a variety of public participation techniques, the Town gathered citizen and landowner opinions about the Town's future land use and vision. Public participation procedures were approved by resolution by the Town Board on November 11, 2015 and are listed below.

- **Community Survey:** A community survey was mailed with 2015 tax bills including real property and personal property tax bills. The survey was also directly mailed to Bay View Heights residents along with their newsletter An online version of the survey was made available on the town's website and publicized on its social media pages. The opportunity to participate in the survey was announced at the December meetings of the Comprehensive Plan Update Committee, the Plan Commission, and the Town Board as well as at the November budget hearing and special town meeting. The goal of the survey was to assess the public's attitudes and opinions on the Town's quality of life, PDR program, future of the Town, etc. The survey results are available to the community on the Town's webpage.

- **Website:** The Town created a webpage on the Town's website that hosts the Town's comprehensive plan and planning process information. This information includes project timeline, meeting dates, agendas, and minutes, draft plan elements and reports, maps, photographs, and survey results. The Town's website was used to publicize and promote the planning process, provide information on upcoming meetings, and supply the minutes of meetings and notify community members of other participation techniques. The page also included information on how to submit comments at any time.

- **Press Releases:** The Town provided information for the media at key points to facilitate widespread awareness and education of events and overall plan creation progress.

- **Newsletter:** The Town's newsletter provided updates on the planning process and publicized meetings, including two open houses. An article presenting preliminary survey results and explaining other opportunities for input was published. The newsletter is mailed to every town resident, and is the most effective way to reach community members.

- **Meeting Notices:** Notices of meetings regarding the Comprehensive Plan Update were posted at the Town Hall, on the Town's website, and were announced on the Town's social media platforms.

- **Comprehensive Plan Update Committee Meetings:** The Comprehensive Plan elements were discussed and updated at monthly meetings of the Comprehensive Plan Update Committee. The meetings were open to the public and allow opportunities for public comments. The meeting focused on the development of plans, policies, and programs to implement the Town's vision.

- **Open House to Review Draft Plan:** The goal of the community open houses was to present the draft plan and provide an opportunity for the public to review and comment on the complete Draft Comprehensive Plan. After the community open houses, the Comprehensive Plan Update Committee reviewed the comments received and sent a "Recommended Comprehensive Plan" to the Plan Commission for their review and recommendation to the Town Board for adoption.

- **Opportunity for written comment:** Notice of the opportunity for written comment on the draft plan was announced at public meetings, posted on the webpage and in the Town newsletter.

Community Input Summary

Community Survey

Using input from the Comprehensive Plan Update Committee, the Town developed a community survey that was sent with 2015 tax bills including real property and personal property tax bills, and to residents of the Bay View Heights community with their newsletter as residents do not receive a tax bill. 1,945 surveys were sent out, 535 surveys were returned, and 6 surveys were completed online. The survey asked opinions about current and potential future land use policies along with demographic questions. A copy of the full survey results can be viewed on the Town's webpage or obtained from the Town's Land Use Manager. A summary of the primary issue categories are below.

- **Current Land Use Policies and Procedures:**
  The top reason respondent cited for choosing to live in the Town was Natural Resources and Recreation, which 53% chose as a top-three reason. When asked about the top land use issues moving facing the town, 57% of respondents cited Preservation of Rural Character as a top-three issue. 54% of respondents felt the current land use policies are about the right amount of regulation. 23% were unsure or had no opinion. 12% thought the town has too many regulations, and about 10% thought the town has too few.

- **Comprehensive Plan Goals:**
  The survey asked community members whether or not they agree with the overall goals presented at the beginning of this chapter. The first two goals were extremely well supported: preserving agricultural and open space was supported by over 92% of respondents, and protecting natural resources, were supported at a rate over 96% (combined "agree" and "strongly agree" responses).

- **Purchase of Developments Program:**

  When asked about the Purchase of Development Rights program, including the levy that supports it, approximately 75% of respondents said they support the program. About 12% were unsure or needed more information, and another approximately 13% did not support the program.

- **Transportation:**

  The Community Survey asked about conflicts between bicycles and cars in the Town. 53% of respondents thought this was a problem. Of those that responded that there is a problem with conflicts between bicycles and cars, approximately 62% supported constructing separate bike lanes/walking paths as the best method for resolving the conflict.

Open House

Two Draft Plan Open Houses were held in the Dunn Town Hall. The first was held on April 19, 2016 at 6:30 pm, prior to the Annual Town Meeting and 21 people attended. The second Open House was held during the Town's Arbor Day Celebration on April 30, 2016 from 4 pm to 6 pm and was attended by 59 people. Most residents' verbal comments were thanking the Town for its current land use policies and for accumulating new demographic data. Some comments were made to staff wondering how to attract younger families and new residents to the Town since the Town is getting older. One written comment was received. The comment did not provide a policy recommendation but commended the information provided at the Open House and the efforts of the Comprehensive Plan Update Committee.

Public Hearing

The Town Board held a formal public hearing on the Amendment to Town's Comprehensive Plan on June 20, 2016 and July 18, 2016. No public input was received at either public hearing. The Amendment to the Comprehensive Plan was adopted as an Ordinance 12-6(2) on August 15, 2016. The Ordinance was subsequently posted and became effective upon posting. Following the plan adoption, the Town provided copies of the comprehensive plan to surrounding governments and other parties as per the requirements of the state's comprehensive planning law.

B. Review of Demographic and Statistical Trends

The following section provides a summary of the demographic and statistical trends. A more detailed analysis of existing conditions is found as an appendix to the report.

Historic Population Trends

During the 1970s the Town of Dunn grew much faster than Dane County as a whole. However, after the Town's two-year lot creation moratorium from 1977 to 1979 and the adoption of the Land Use Plan in 1979, population stabilized and held steady until 2003. Over the last 11 years, the population has generally declined, down to an estimated 4,943 people (Figure 1.1). From 2000-2014, the Town of Dunn has experienced an estimated population decline of 6.2%, while Dane County as a whole grew by an estimated 17.8%, and growth in Dane County towns during the same period averaged 7.1%. According to US census data, the Town of Dunn's total population dropped from 5,270 people to an estimated 4,943 people during the 2000-2014 period. Population data by census year for Dunn and surrounding municipalities is depicted in Table 1.1. Dunn is one of two municipalities in the region that has experienced a population decline.

According to the 2010 Census, 96.9% of the Town's population is of white racial heritage, with the largest minority group being Hispanic or Latino at 2.0%. These percentages are almost identical to 2000 census figures. In Dane County, 84.7% of the population is of white racial heritage, with Hispanics or Latinos comprising the largest minority group with 5.9% of the population.

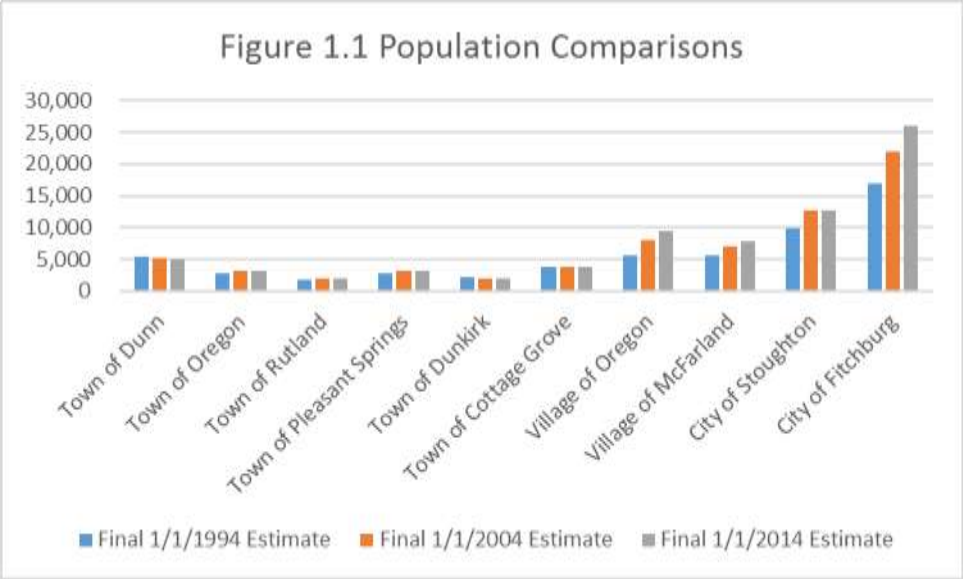


Table 1.1 Historic Population Trends 1980-2010

	Census 1980	% Change	Census 1990	% Change	Census 2000	% Change	Census 2010	% Change
Dunn (T)	**4,966**	**---**	**5,274**	**6.2**	**5,270**	**-0.1**	**4,931**	**-6.4**
Oregon (T)	1,798	---	2,428	35.0	3,148	29.7	3,184	1.1
Rutland	1,393	---	1,584	13.7	1,887	19.1	1,966	4.2
Pleasant Springs	2,529	---	2,660	5.2	3,053	14.8	3,154	3.3
Dunkirk	2,098	---	2,121	1.1	2,053	-3.2	1,945	-5.3
Cottage Grove (T)	2,952	---	3,525	19.4	3,839	8.9	3,875	0.9
Oregon (V)	3,876	---	4,519	16.6	7,514	66.3	9,231	22.9
McFarland	3,783	---	5,232	38.3	6,416	22.6	7,808	21.7
Stoughton	7,589	---	8,786	15.8	12,354	40.6	12,611	2.1
Fitchburg	11,973	---	15,648	30.7	20,501	31.0	25,260	23.2

Source: US Census

Population Forecasts

The Wisconsin Department of Administration projects a 5.6% population decline in the Town over the next twenty years. By comparison, the population of most neighboring municipalities are typically forecasted to increase.

Table 1.2 Population Forecasts

	U.S. Census	WI DOA Projections					Percent Change
	2010	2015	2020	2025	2030	2035	
Dunn (T)	**4,931**	**4,900**	**4,870**	**4,825**	**4,765**	**4,655**	**-5.6%**
Oregon (T)	3,184	3,225	3,315	3,400	3,470	3,510	+10.2%
Rutland	1,966	2,000	2,065	2,125	2,175	2,200	+11.9%
Pleasant Springs	3,154	3,190	3,270	3,345	3,400	3,425	+8.6%
Dunkirk	1,945	1,925	1,910	1,895	1,870	1,830	-5.9%
Cottage Grove (T)	3,875	3,880	3,935	3,980	4,010	4,000	+3.2%
Oregon (V)	9,231	9,605	10,300	10,980	11,620	12,130	+31.4%
McFarland	7,808	8,035	8,490	8,930	9,335	9,635	+23.4%
Stoughton	12,611	12,740	13,130	13,490	13,800	13,970	+10.8%
Fitchburg	25,260	26,030	27,620	29,180	30,610	31,720	+25.6%

Demographic Trends

Age & Gender

In 2010, the median age in the Town of Dunn was 48.1 years, increasing over the 2000 Census by 6.9 years and the 1990 Census by 13 years. The current median age for the Town is older than Dane County's median age of 34.4 years. Both the Town and County populations have seen increases in their median ages over the last two decades, although the Town has experienced a greater increase in median age (13 year increase for the Town versus a 3.7 year increase for the County). Generally, Dunn's median age has increased at a similar rate to neighboring towns, but at a faster rate than neighboring villages and cities (Table 1.4). The population pyramids in Figures 1.2, 1.3, and 1.4 further depict the Town of Dunn as a municipality with an aging population. Data was not comparable between 2000 and 2010 due to different age brackets. For this reason, the population pyramids in figures 1.3 and 1.4 use general sex percentage data and applies these percentages evenly across age brackets for a better comparison.

The gender breakdown in the Town continues to be approximately equal, with males comprising 50.6 percent of the population and females comprising 49.4 percent.

Table 1.3: Age Distribution, 2010

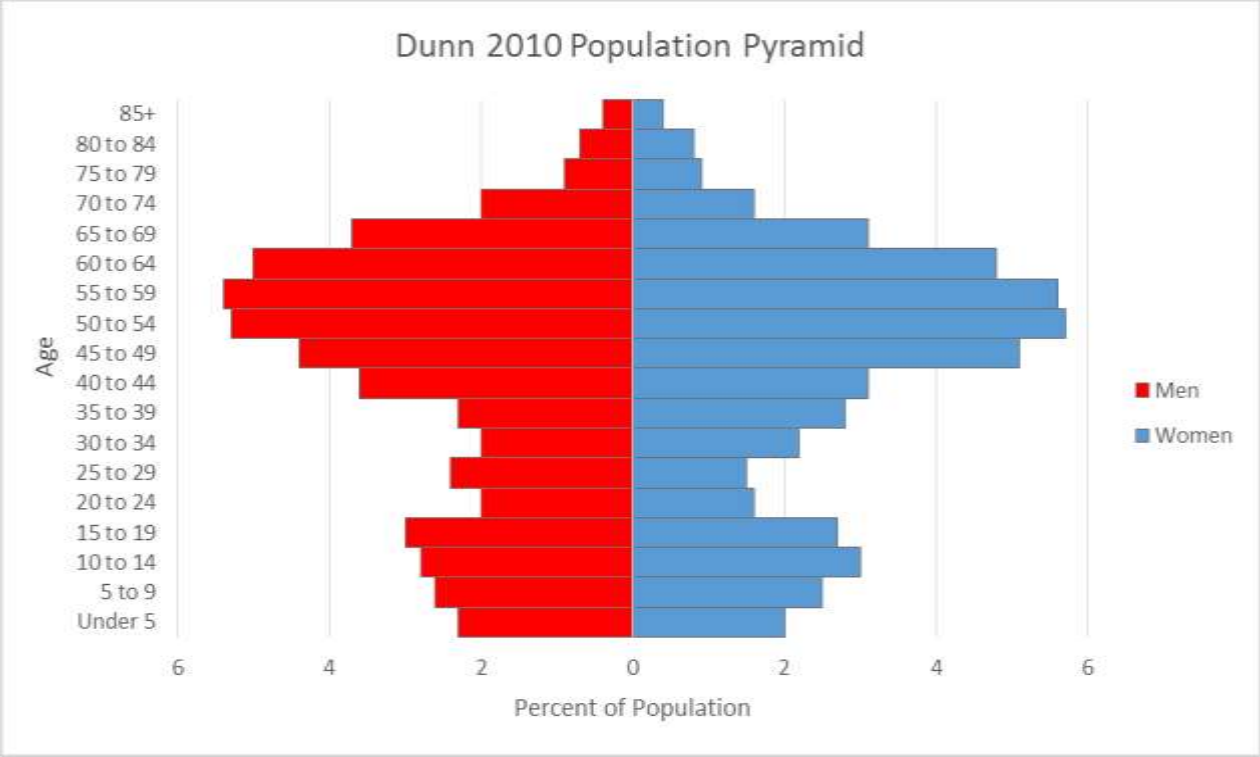
Age	Number	Percent of Total
Under 5 years	209	4.2
5-9	248	5.0
10-14	286	5.8
15-19	282	5.7
20-24	180	3.7
25-29	193	3.9
30-34	208	4.2
35-39	253	5.1
40-44	330	6.7
45-49	468	9.5
50-54	539	10.9
55-59	544	11.0
60-64	484	9.8
65-69	333	6.8
70-74	176	3.6
75-79	88	1.8
80-84	72	1.5
85 years and over	38	1.5
Total	4,931	100%

Note: 2000 data not included due to different age breakdowns
Source: U.S. Census Bureau 2010

Table 1.4: Median Age

Municipality	Census 2000	Census 2010	Change In Years
Dunn (T)	**41.2**	**48.1**	**6.9**
Oregon (T)	38.8	45.2	6.4
Rutland	38.6	46.4	7.8
Pleasant Springs	39.8	46.6	6.8
Dunkirk	38.9	45.1	6.2
Cottage Grove (T)	38.1	45.2	7.1
Oregon (V)	34.2	37.0	2.8
McFarland	37.1	39.7	2.6
Stoughton	35.2	39.2	4.0
Fitchburg	31.3	32.9	1.6

Figure 1.2



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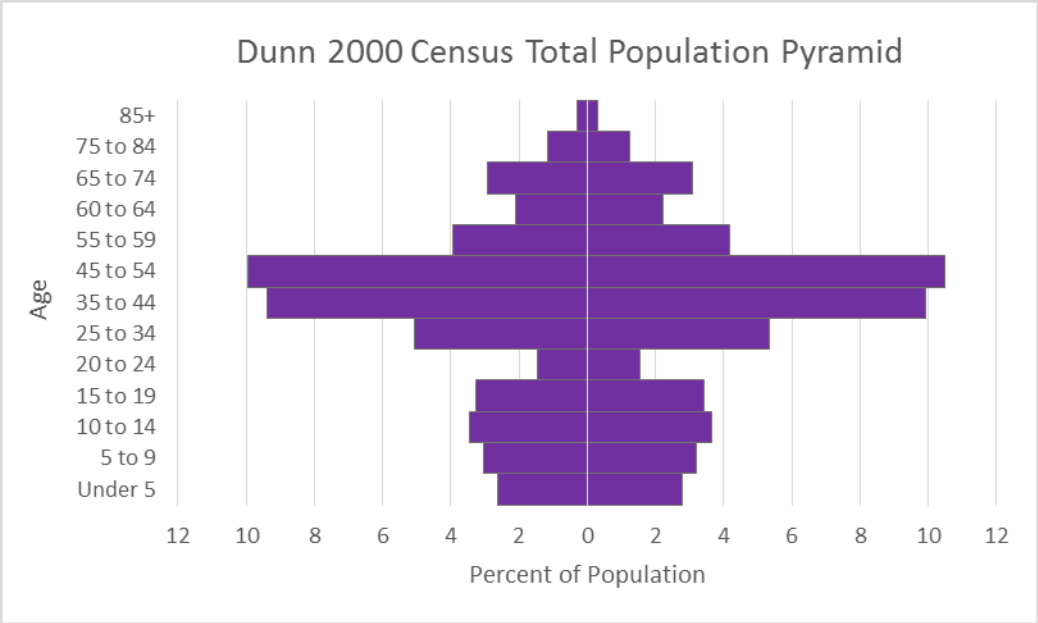

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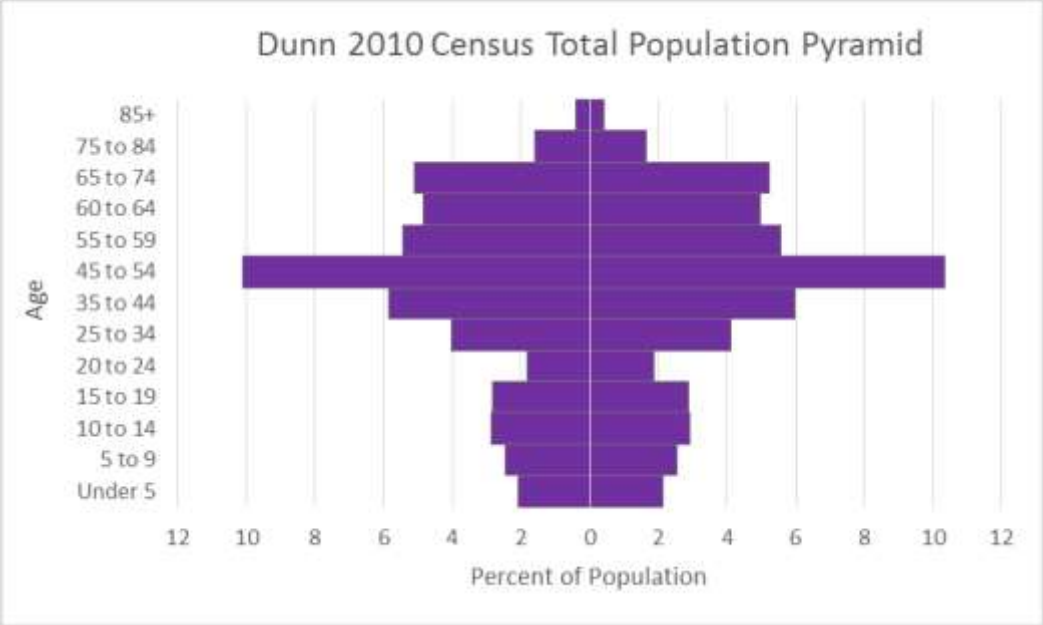


Educational Attainment

According to the 2009-2013 American Community Survey 5-Year Estimate from the US Census, 96.6% of the Town's population that is age 25 or older holds a high school diploma or higher, and 31.8% of Town residents hold a bachelor's degree or higher. These percentages are slightly higher

than the 2000 census figures which indicated that 91.9% of the Town's population were high school graduates and 30.9% held a bachelor's degree or higher. In 1990, 89.9 percent of the Town's population were high school graduates, and 24.2 percent of Town residents held a bachelor's degree or higher.

Income Data

According to the 2009-2013 American Community Survey 5-Year Estimate from the US Census, the Town's median household income was $70,761, which was more than Dane County's median income of $61,721. This is an increase from the 2000 Census, when the median household income in the Town was $66,250. The Town's median household income also exceeded the Dane County median household income in 2000, which equaled $49,223. As shown in Table 1.5, the Town of Dunn's median household income has decreased by 22.31% since 2000 (when adjusting for inflation), which is one of the largest decreases in median household income compared to neighboring municipalities.

The number of persons below the poverty level increased from 89 (or 1.7% of the population) in 2000 to 207 (or 4.2% of the population) according to the 2009-2013 American Community Survey 5-Year Estimate from the US Census Bureau. This marks an increase of 147%.

Table 1.5 Median Household Income Comparison

	1990	2000	2000 Median Income Adjusting for Inflation (2013)	2009-2013 Survey	Percent Change from 1990 (adj. for inflation)	Percent Change from 2000 (adj. for inflation)
Town of Dunn	**40,839**	**66,250**	**89,625**	**70,761**	**-4.54%**	**-21.05%**
Town of Oregon	50,337	72,250	97,742	105,945	16.20%	8.39%
Town of Rutland	41,759	64,740	87,582	83,867	10.88%	-4.24%
Town of Pleasant Springs	44,338	68,958	93,288	85,263	6.17%	-8.60%
Town of Dunkirk	37,062	62,426	84,452	65,238	-2.82%	-22.75%
Town of Cottage Grove	N/A	71,007	96,060	83,527	---	-13.05%
Village of Oregon	N/A	56,584	76,548	74,794	---	-2.29%
Village of McFarland	41,090	62,969	85,186	69,015	-7.27%	-18.98%
City of Stoughton	N/A	47,633	64,439	62,021	---	-3.75%
City of Fitchburg	35,550	50,433	68,227	61,482	-4.52%	-9.89%

Source: U.S. Census Bureau, CPI Inflation Calculator

Table 1.6. Poverty Rate

	2000	2009-2013 Survey	Percent Change
Town of Dunn	**1.7%**	**4.2%**	**+ 147%**
Town of Oregon	0.4%	5.7%	+ 1,325%
Town of Rutland	1.3%	3.0%	+ 131%
Town of Pleasant Springs	4.1%	2.2%	- 46%
Town of Dunkirk	3.0%	10.9%	+ 263%
Town of Cottage Grove	2.4%	0.4%	- 83%
Village of Oregon	3.3%	5.9%	+ 79%
Village of McFarland	3.0%	4.6%	+ 53%
City of Stoughton	5.0%	10.0%	+ 100%
City of Fitchburg	6.4%	15.1%	+ 136%

Source: US Census Bureau

Housing and Household Trends

Household Number and Size

According to the 2013 American Community Survey, the Town of Dunn has seen a decline in average household size since 1990 from 2.73 to 2.53 in 2000 to 2.39 in 2010. The number of households in the Town has varied slightly from 1,932 total households in 1990 to 2,079 total households in 2000 to 2,062 in 2010.

Housing Units

In 2000 there were a total of 2,259 housing units in the Town of Dunn. Housing units increased by 1.4 percent to 2,291 total units by 2010. Over the past 20 years, the composition of housing units has continued to shift toward owner-occupied. According to the 2010 Census, 89% of homes are owner-occupied, increasing from 79.9% in 2000 and 83% in 1990. According to the 2010 Census, the total housing vacancy rate, which includes owner-occupied and rental units, was 10%. This is an increase from a 7.9% vacancy rate in 2000.

Table 1.7: Vacancy Rates

	Town of Dunn		Dane County		State of Wisconsin	
	2000	**2010**	2000	2010	2000	2010
% Vacant	**8.0**	**10.0**	3.8	5.7	10.2	13.1
% For Seasonal, Recreational or Occasional Use	**5.8**	**7.4**	0.6	0.8	6.1	7.4
% Vacant Less Seasonal	**2.2**	**2.6**	3.2	4.8	4.1	5.8

Housing Tenure

According to the 2009-2013 American Community Survey, on average, 19 homes were built per year in the Town from 2000 to 2009. This extends a trend of fewer homes being built in the Town of Dunn, a trend which coincides with the Town's Land Use Plan being passed in 1979.

Table 1.8: Year Structure Built

Year Structure Built	Number	Percent
2000 to 2009	190	8.1
1990 to 1999	267	11.4
1980 to 1989	348	14.9
1970 to 1979	554	23.7
1960 to 1969	242	10.4
1950 to 1959	195	8.4
1940 to 1949	130	5.6
1939 or earlier	408	17.5

Source: U.S. Census Bureau 2010

Labor Force and Employment Trends

In 2013, 69.5% (or 2,768 people) of the Town's population, age 16 and older, was in the labor force. This marks a decline from 2000, when 75.4% of the Town's population was in the labor force and the census recorded a total of 3,086 persons in the labor force. This is also a decline from 1990 when the Town had 3,257 people in the labor force. A declining labor force is prevalent in most of the neighboring municipalities (Table 1.9)

Table 1.9

	2000	2009-2013 Survey	Percent Change
Town of Dunn	**75.4%**	**69.5%**	**- 7.8%**
Town of Oregon	79.3%	78.6%	- 0.9%
Town of Rutland	82.1%	76.0%	- 7.4%
Town of Pleasant Springs	80.3%	69.0%	- 14.1%
Town of Dunkirk	76.6%	73.6%	- 3.9%
Town of Cottage Grove	82.4%	81.0%	- 1.7%
Village of Oregon	76.7%	77.7%	+ 1.3%
Village of McFarland	79.7%	76.4%	- 4.1%
City of Stoughton	72.5%	72.2%	- 0.4%
City of Fitchburg	77.9%	73.2%	- 6.0%

The bulk of the Town's labor force is employed in educational services, and health care and social assistance sector (Table 1.10). This is a new category for the 2010 Census so comparison across years is not possible. According to the 2013 American Community Survey, 93.2% of the Town of Dunn residents are employed outside of the Town of Dunn and the mean travel time to work is 24.3 minutes. This commute time is an increase from the 2000 Census, when the mean travel time was 21.1 minutes.

Table 1.10: Occupation and Labor Force, 2013

Occupational Group	Number Employed	Percent
Agriculture, forestry, fishing and hunting, and mining	210	7.59%
Construction	194	7.01%
Manufacturing	286	10.33%
Wholesale trade	109	3.94%
Retail trade	357	12.90%
Transportation and warehousing, and utilities	148	5.35%
Information	36	1.30%
Finance and insurance, and real estate and rental and leasing	255	9.21%
Professional, scientific, and management, and administrative and waste management services	307	11.09%
Educational services, and health care and social assistance	570	20.59%
Arts, entertainment, and recreation, and accommodation and food services	131	4.73%
Other services, except public administration	57	2.06%
Public administration	108	3.90%

2 LAND USE PLAN

The Town of Dunn's character is and has been defined by both the variety and the abundance of its open spaces. Land conservation has been a local priority, and a successful one, for several decades. The Town's first Land Use Plan, created in 1979, recognized the importance of protecting Dunn's resources because they are central to the Town's rural identity and the plan resulted in the creation of a model Open Space Preservation Plan. The early identification and protection of farmland and natural resources in the Town has allowed it to retain its character and identity despite its location adjacent to the rapidly growing and expanding Madison Metropolitan Area.

2.1 Land Use Goals and Objectives

Goal 1: Plan for the 200-year future of the Town of Dunn.

1-1: Make land use decisions based on the Comprehensive Plan and Future Land Use Map.

1-2: Consider long-term implications of land use decisions

Goal 2: Ensure any future development is sensitive to the natural environment.

2-1: Environmentally, culturally and archaeologically important areas shall be protected from development.

2-2: Any new development will be located such that it does not disturb scenic views or impact the Town's rural character.

Goal 3: Participate in local and regional planning efforts to achieve a well-planned regional land use pattern.

3-1: Involve the public in Town planning efforts.

3-2: Encourage higher density developments to be located in and immediately adjacent to cities and villages or in Mixed Use Areas that won't negatively impact the Town of Dunn (refer to the Intergovernmental Plan for additional actions for this objective).

Goal 4: Maintain the Town's existing agricultural resources and maintain this as an economic and social way of life.

4-1: Utilize existing and new techniques to protect the Town's agricultural and environmentally sensitive areas.

4-2: Only allow development practices that protect the Town's agricultural lands.

Goal 5: Allow a limited amount of planned, mixed-use development provided that such development is located in the areas designated on the Future Land Use map.

5-1: Ensure businesses are properly located and related to Town needs.

5-2: Allow businesses that support the Town's agricultural economy.

5-3: Carefully monitor any mineral extraction activities in the Town.

Please see Future Land Use Map

2.2 Planning Districts and Policies

Land Division Allocation Policy

Areas outside of the Limited Service Area. Land Divisions outside of the Limited Service Area are governed by the following Land Division Allocation Policy.

1. No land located outside Limited Service Areas may be divided, except for development that is permitted per the standard of one (1) land division per 35 acres per Base Farm Tract. This policy shall be referred to as the Land Division Allocation Policy.

2. Divisions are calculated by dividing Base Farm Tract acreage by 35. The quotient is rounded down. (Example: a 102 acre Base Farm Tract, divided by 35 = 2.91. The 102-acre Base Farm Tract property is allocated two land divisions.)

3. In addition to the land divisions allocated above, for parcels of at least 20 acres, a residential dwelling unit and outbuildings may be divided from the base farm tract, subject to paragraph 12 below, provided that a deed restriction is recorded on the base farm tract prohibiting residential development and stating that all land divisions on the property have been exhausted. In addition, the remaining land may be required to be rezoned to the A-4 zoning category.

   Exceptions to the 20 acre minimum requirement will be considered for parcels 5 acres or more but less than 20 acres only if the applicant demonstrates the agricultural viability of the remaining vacant land. Any exceptions granted are at the sole discretion of the Plan Commission.

4. In order to prevent the occurrence of multiple divisions by successive landowners, the limitation of the Land Division Allocation Policy shall run with the land, shall be cumulative, and shall apply to those persons or entities owning land on September 1, 1979 and to their grantees, heirs, successors and assigns.

5. Parcels that were smaller than 35 acres as of September 1, 1979 are not permitted to be divided to create a new residential lot. However, a residential dwelling unit and outbuildings may be divided from the base farm tract as provided in paragraph 3 above.

6. Land sold to the State of Wisconsin Department of Natural Resources, Dane County Parks or other public agencies or non-profit organizations having land conservation as a primary mission will count as a land division unless an agreement was made with the Town not to count it. The Town will consider entering into such an agreement, at the discretion of the Plan Commission, only if the property sold is restricted by deed restriction, conservation easement, or other encumbrance acceptable to the Plan Commission to prohibit development.

7. When a property is divided, available land divisions remain with the Base Farm Tract unless they are transferred by an affidavit, approved by the Town Board, recorded at the Dane County Register of Deeds and filed with the Town Clerk.

8. Determination of available land divisions will be made by the Plan Commission.

9. When a Base Farm Tract exhausts all available land divisions under the Land Division Allocation Policy, a deed restriction shall be recorded at the Dane County Register of Deeds

and filed with the Town Clerk on the balance of the Base Farm Tract prohibiting further land divisions.

10. All land divisions will require a Certified Survey Map approved by the Plan Commission regardless of the size of the parcels involved.

11. Adding land to a non-dividable parcel does not make it dividable.

12. The maximum permitted size of a lot resulting from a land division shall be two (2) acres in order to minimize conversion of farmland to non-agricultural use. A maximum of 2.3 acres (net) will be considered if needed to meet RH-1 zoning requirements.

13. The two-acre maximum land division size shall be enforced for a land division separating a residential dwelling unit and accessory buildings from the Base Farm Tract. Applicants may request an exception to the two acre maximum if additional acreage is needed to include the residential dwelling unit and usable residential and agricultural accessory buildings.

14. The Plan Commission may require newly created lots to be clustered with existing lots.

15. The Plan Commission may require a site plan when new lots or residential dwelling units are proposed.

16. Each lot resulting from a land division must front on an accessible public road for at least 66 feet. A public road is considered accessible if driveway access is allowed. For example, if the State Department of Transportation will not allow a driveway access from Hwy 51, then road frontage on Hwy 51 cannot be used to meet the 66 foot road frontage requirement.

17. No land may be divided without town approval except that parcels over 35 acres may be divided from the parent parcel, provided that:
    a. Both the parcel being transferred and the parent parcel must be at least 35 acres.
    b. No building rights are transferred. Any division that intends a building right to be transferred with the divided land requires Town approval in advance of the transaction.

<u>Areas within the Limited Service Area</u>: Lands within the Limited Service Area may be divided if all of the following standards are all satisfied:

1. The minimum size of the newly created lot is 20,000 square feet

2. The entire parent parcel is located within the limited service area

3. All requirements of the county zoning, shoreland zoning, floodplain zoning, and Town and County Land Divisions and Subdivision ordinances are met.

4. Each lot resulting from a land division must front on an accessible public road for at least 66 feet. A public road is considered accessible if driveway access is allowed. For example, if the State Department of Transportation will not allow a driveway access from Hwy 51, then road frontage on Hwy 51 cannot be used to meet the 66 foot road frontage requirement.

5. In sewered areas only, the Plan Commission may in its sole discretion permit smaller size lots when it determines:

a. The size of the newly created lots will be compatible with the sizes of already existing lots in the immediate area, and

b. The size of the newly created lots will not be detrimental to the public health or welfare or public policies as expressed in the provisions of this Ordinance or any applicable master plan

A. Agricultural Preservation Area

Purpose

- Preserve farmland in the Town for long-term farm use and maintain agriculture as a major economic activity and way of life.
- Protect farm operations from incompatible adjacent land uses or activities that will adversely affect the long-term agricultural investment in land and improvements.

Policies

1. A two-acre maximum land division size shall be enforced for splits separating a farm dwelling from land. Applicants may request an exception to this rule if additional acreage is needed to include farm residences and usable outbuildings, or to meet RH-1 zoning requirements.
2. Purchase of Development Rights or conservation easements are a priority in this land use area.
3. Support bed and breakfasts and other agri-tourism businesses in this land use area, provided they do not negatively impact existing land uses or neighboring residents.
4. Follow the guidelines in Sections 2.3 (Site Plan and Development Review) and 2.4 (Review Requirements for Rezoning Requests) for additional standards.
5. Allow conversion of single family homes to duplexes per policy 2.2 (F) (5).
6. Support conservation efforts and best management practices to protect air and water quality on and adjacent to agricultural lands.

Agricultural Preservation Area

This land use area includes agricultural lands and farming operations; farmsteads and homes with densities generally not exceeding one (1) single family residential unit per 35 acres owned; woodlands, non-tillable slopes, agriculture-related and farm family businesses; and mineral extraction operations.

This land use area covers most of the Town of Dunn and this Plan continues to support this as the predominant land use in the Town. New housing should be limited in this area to prevent incompatibilities with farm operations. When housing is allowed, it should follow the guidelines presented below.

The zoning category most compatible with this district is the A-1 Exclusive Agriculture District and the A-4 zoning district for parcels smaller than 35 acres. The Town generally does not support rezoning of land from A-1 Exclusive Agriculture to any other zoning category. The A-2 Agriculture and A-B Agriculture Business zoning districts may be suitable for parcels proposed for farm-related businesses or services. Rezones in this planning district are guided by specific policies.

Conditional Uses in the Agricultural Preservation Area

The Town will support conditional uses in each district only if all provisions of the Land Use Plan and the Future Land Use Map are addressed and met and after consideration of the following factors:

a. The use is complementary with agricultural uses.
b. The need of the proposed use for a location in an agricultural area.
c. Compatibility with existing or permitted use on adjacent lands.
d. The productivity of the lands involved.
e. The location of the proposed use so as to reduce to a minimum the amount of productive agricultural land converted.
f. The need for public services created by the proposed use.
g. The availability of adequate public services and the ability of affected local units of government to provide them without an unreasonable burden.
h. The effect of the proposed use on water or air pollution, soil erosion and rare or irreplaceable natural resources.

The Town will consider applications for the following conditional uses. It will not support the granting of any other conditional use in these districts. All Applications will be evaluated to determine compliance with the six standards detailed in Dane County Ordinance 10.255(2)(h). A site plan per section 2.3 and/or 2.5 will be required.

A-B Agriculture Business District

- Farm residences
- Limited family businesses within existing residence
- Limited rural businesses
- Bed and breakfast in an existing farm residence
- Agricultural related plant or livestock genetic laboratories
- Agricultural related experimental laboratories
- Agricultural related landscape supply or business associated with a plant or tree nursery
- Dead stock hauling services. (Use will not be allowed within 500 feet of a neighboring residence.)
- Sales or storage of agricultural byproducts.
- Stockyards (Use will not be allowed within 500 feet of a neighboring residence.)
- Livestock auction facilities. (Use will not be allowed within 500 feet of a neighboring residence.)
- Biopower facilities for distribution, retail, or wholesale sales
- Governmental, institutional, religious, or nonprofit community uses
- Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law
- Non-metallic mineral extraction

A-1EX Exclusive Agriculture District

The Department of Agriculture, Trade and Consumer Protection must be notified prior to the approval of any conditional use permit in this district.

- Farm residences
- Limited family businesses within existing building
- Limited rural businesses operated by an owner or operator of the farm
- Sale of agricultural and dairy products not produced on the premises
- Seasonal storage of recreational equipment and motor vehicles in existing buildings.
- Farm related exhibitions, sales or events exceeding 5 days a year
- Agricultural entertainment activities: exceeding 45 days a year or in excess of 200 persons
- Horse-boarding stables, riding stables, hay and sleigh rides, and horse training facilities.
- Sale of bridles, saddles, and grooming supplies. Said use shall be limited to a maximum of 150 square feet of floor space.
- Governmental, institutional, religious, or nonprofit community uses.
- Non-metallic mineral extraction
- Small scale electric generating stations.

A-2 Agriculture District

- Additional livestock on 3 to 16 acres
- Sale of agricultural and dairy products not produced on the premises
- Training of dogs.
- Retail sales of pet food, pet supplies and related items. Said use shall be limited to a maximum of 100 square feet.
- Horse boarding and riding stables.
- Horse shows/events.
- Training of horses at a horse boarding facility.
- Hay and sleigh rides
- Retail sale of bridles, saddles, grooming supplies and related items at a horse boarding or riding stable. Said use shall be limited to a maximum of 150 square feet of floor space.
- Native wildlife rehabilitation facilities.
- Seasonal storage of recreational equipment and motor vehicles (not owner's or occupant's).
- Dependency living arrangements.
- Limited family businesses.
- Communications towers

- Religious uses
- Schools
- Governmental uses.
- Cemeteries.
- Parking or storage of not more than two trucks, semi- tractors or semi-trailers which have a gross vehicle weight of over 12,000 lbs.
- Mineral extraction operations
- Sanitary plumbing fixtures in agricultural accessory buildings on parcels over 5 acres.

A-4 Agriculture District

- Livestock in excess of 1 animal unit per acre
- Sale of agricultural and dairy products not produced on the premises
- Incidental sale of non-alcoholic beverages and snacks
- Seasonal storage of recreational equipment and motor vehicles in existing buildings
- Farm related exhibitions, sales or events exceeding 5 days a year
- Agricultural entertainment activities: exceeding 45 days a year or in excess of 200 persons
- Horse boarding stables, riding stables, hay and sleigh rides, and horse training facilities
- Sale of bridles, saddles, and grooming supplies. Said use shall be limited to a maximum of 150 square feet of floor space.
- Governmental, institutional, religious, or nonprofit community uses
- Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law.

B. Environmental and Cultural Resources Protection Area

Purpose

- Preserve environmentally sensitive and culturally important areas, including woodlands, wetlands, floodplains, wet soils, steep slopes (15 percent or greater over 30 feet or on 25 percent or greater slopes), wildlife corridors, woodlands, archaeological sites and other culturally significant areas. This land use area does not prevent existing uses, such as agriculture, from continuing. This district is an overlay district and the policies of the underlying Area also apply.

Environmental and Cultural Resources Protection Area

This land use area includes continuous systems of environmental corridors such as drainage ways, stream channels, floodplains, wetlands and woodlands. New development should be allowed only along the edges of these areas to protect environmental resources, protect private property from damage and preserve wildlife habitat.

The A-1 Exclusive Agriculture District and the CO-1 Conservancy District are the zoning districts most compatible with this land use area. County floodplain and wetland overlay zoning districts cover most of these areas. In addition, the Historic Overlay zoning district can be used to protect the Town's cultural and historic resources in this area and throughout the Town.

Policies

1. Utilize the Town's PDR program to preserve environmental, archaeological, scenic and historic resources.

2. New development shall be allowed only along the edges of Environmental and Cultural Resources Protection Areas. These areas should not otherwise be altered. Exceptions will only be considered in situations where the reasonable use of previously existing lots is made impractical by this restriction.

3. Encourage the preservation of areas needed to support local wildlife.

4. Existing zoning prohibits all development on and within 25 feet of archeological sites. The Town should consider adopting an Archeological Preservation Ordinance to provide more stringent protection of these areas.

5. A wetland buffer of 100 feet shall be enforced around wetlands with an area of 2 acres or greater. Variances of no greater than 25 feet will only be considered in situations where the reasonable use of previously existing lots is made impractical by this restriction. The 100 foot buffer shall be measured from the DNR Wetland Inventory where a wetland delineation is not available. The Town may require a wetland delineation to determine this buffer at the discretion of the Plan Commission.

6. Request rezoning of important wetlands and appropriate buffers in these areas for conservation and protection.

7. Minimize habitat fragmentation and ensure that a larger area is available for wildlife populations through the following actions:

   - Encourage building only along the "edges" of woodlots to limit habitat fragmentation.
   - Avoid building above wooded slopes. Building above wooded slopes can increase erosion and severely impact wooded areas.
   - Collaborate with regional partners to update the environmental corridor map if needed.

8. The Town shall support all other levels of government in acquiring natural features in this area, especially those within the identified environmental corridors, for public use and protection consistent with the objectives and policies of this Plan.

9. Follow the guidelines in Sections 2.3 (Site Plan and Development Review) and 2.4 (Review Requirements for Rezoning Requests) for additional standards.

C. Private Conservation Agreement Overlay Area

Purpose

- Continue to encourage conservation easements on private land to ensure the protection of the Town's environmentally, agriculturally and culturally significant resources.

Policies

1. Support The Nature Conservancy, the Natural Heritage Land Trust, American Farmland Trust, WDNR, Dane County Parks and similar organizations in acquiring conservation easements on appropriate lands from willing landowners.

2. Pursue conservation agreements with willing landowners.

3. Consider identifying Town lands that should be targeted for protection through easements.

4. All Agricultural Preservation Area policies apply or as defined per agreement if stricter.

5. Zoning districts that are appropriate to this land use area vary, and any district could have a conservation easement attached to it.

Private Conservation Agreement Area

This land use area is located throughout the Town of Dunn and includes land with conservation easements that are owned by the Town of Dunn, the Natural Heritage Land Trust, The Nature Conservancy, Wisconsin Department of Natural Resources or American Farmland Trust. The land is privately owned and public access is not allowed in these areas.

Because it is impossible to determine which landowners will pursue easements, the Future Land Use Map does not identify additional Conservation Agreement parcels. As easements are secured, the map should be updated.

This land use area is extremely important because the easements generally protect the land in perpetuity and maintain the land for agricultural or conservation purposes, which is one of the most important objectives of the Town's Comprehensive Plan.

D. Parks and Recreation Area

Purpose

- Provide sufficient parks and nature-based recreation areas to meet the needs of the residents of the Town of Dunn.

Policies

1. Allow for only low-impact recreational uses of environmentally sensitive areas.

2. Create a system of connected open spaces and multi-use trails in this area and link them to surrounding jurisdictions.

3. Work with Dane County, Wisconsin DNR (WDNR), the U.S. Fish and Wildlife Service, The Nature Conservancy and others to provide high quality park and recreation areas.

Parks and Recreation Area

This land use area includes publicly owned lands, including land owned by Dane County Parks, WDNR, the Town of Dunn, the U.S. Fish and Wildlife Service and lands privately owned by The Nature Conservancy.

The A-1 Exclusive Agriculture District and the CO-1 Conservancy District are the zoning districts most compatible with the Park and Recreation Area land use. Also, the Historic Overlay Zoning District may be used to protect important historic sites. It should be noted that the Town does not support Recreational District (RE-1) zoning.

4. In the event the Town purchases conservation easements in the No Annexation Buffer Area pursuant to the Preservation Program, the Town agrees that such easements shall not prohibit non-motorized, passive public recreational access and uses ("Passive Uses"). Passive Uses include hiking, bicycling, cross-country skiing, snowshoeing, and guided nature walks. Passive Uses do not include playground uses, or soccer, basketball, or football recreational purposes or uses for other organized team sports. During conservation easement negotiations with landowners in the No Annexation Buffer Area, the Town will make efforts to partner with the Village of McFarland, Dane County Parks Department and/or Wisconsin Department of Natural Resources to purchase all or part of the land for Passive Uses.

5. Maintain the existing access to the Town's lakes for park and recreation opportunities and pursue new opportunities for these access points.

6. Priorities for facilities and improvements in this land use area should be given to:

    - Minimal development to control maintenance and operation costs and preserve the natural value of the land
    - Trail-oriented activities
    - Make all reasonable accommodations possible for people with disabilities in accordance with the Americans with Disabilities Act
    - Recommended Improvement Projects listed within the Town's Parks & Open Space Plan

E. Agricultural Transition Area Overlay

Purpose

- Provide for the orderly transition of agricultural land into the Village of McFarland in the area that is identified in the McFarland/Dunn Inter-municipal Cooperation Agreement for eventual urban expansion.

Policies

1. This area should be used primarily for agriculture until it is annexed. Prior to annexation, new development should be limited to the Agricultural Preservation Area policies.

2. Implement the McFarland/Dunn Inter-municipal Cooperation Agreement.

3. The McFarland/Dunn Inter-municipal Cooperation Agreement expires in 2025. Efforts should be made to renew this agreement.

Agricultural Transition Area

This land use area is generally located to the east of the Village of McFarland corporate limits (as defined at the time of this writing) and encompasses the area that is proposed for the Village's urban expansion, as defined in the McFarland/Dunn Inter-municipal Cooperation Agreement, which was adopted by the Village and the Town in 2005. The land in this area is primarily used for farming, with scattered open lands and woodlots, farmsteads and single family residential development at a density of approximately one (1) home per 35 acres.

F. Limited Service Area

Purpose

- Permit sewered development in the Town of Dunn only in infill areas within the Waubesa and Kegonsa Limited Service Areas (see Waubesa and Kegonsa Limited Service Area Boundaries Maps) and in areas designated on the Future Land Use Map for limited service area expansion.

Policies

1. Possibly extend the Kegonsa Limited Service Area (LSA) to include the Quam Drive Area (land in section 25 shown as mixed use on the Future Land Use Map) if a neighborhood plan is approved by the Town Board and meets the Capital Area Regional Planning Commission Limited Service Area Policy.

2. Should the Town of Dunn Town Board deem it in their interest, the Dunn Town Board may petition the Capital Area Regional Planning Commission (CARPC) in order to extend the Limited Service area. Expansions are limited to special facilities, institutional uses, existing development experiencing wastewater disposal problems or infill development, per the CARPC Limited Service Area Policy.

Limited Service Area

This land use area encompasses the residentially zoned land within the Lake Kegonsa and Lake Waubesa Limited Service Areas. The land in this district is generally used for higher density residential development, including single family and duplex housing. Limited service areas are established in areas where only a limited range of urban services are needed.

These situations usually involve areas of existing development experiencing sewage disposal problems, or unique sites or facilities requiring sanitary sewer service but no other urban services. The zoning districts that are compatible with this land use area are the Residential R-1 through R-3A districts.

It is not the Town's intent to encourage development in the areas of the sanitary district that are not currently in the LSA.

Proposals to expand a Limited Service Area which was established to serve existing development may be considered if the following criteria are met:

(A) Extensions for infill development should be limited to vacant lots or parcels contiguous to existing development or permanent open space, or a combination thereof, on at least two sides; and immediately adjacent to and having direct access to sanitary sewer and existing public streets or roads. Any area proposed for infill must contribute to the solution of the stated water quality problem and must be consistent with resolution of the problem as defined in the application for creation of the LSA;

(B) The additional development should be consistent with the goals and objectives of the *Dane County Land Use and Transportation Plan* and Wisconsin's Comprehensive Planning Legislation.

(C) Residential development should meet the definition of Conservation Subdivisions in §66.1027(1)(a) Wis. Stats., with compact lots, common open space and maintenance/protection of natural features. Suggested guidelines include a minimum net density (exclusive of open space) of two dwelling units per acre (which corresponds to a

maximum lot size of about 20,000 sq. ft.). It is also recommended that a mix of housing types be included.

(D) Lots that are brought into the LSA are deed restricted to prohibit future land divisions.

3. Lots can be divided in the LSA if:

   a. The entire parent parcel is located within the LSA boundary (if only a portion of the parent parcel is within the LSA boundary, it cannot be divided), and

   b. All requirements of the county zoning, shoreland zoning, floodplain and both the county and Town subdivision ordinances, Town Comprehensive Plan and Future Land use Map must be met.

   c. The minimum lot size is 20,000 square feet. The Plan Commission may in its sole discretion permit smaller size lots when it determines:

      i. The size of the newly created lots will be compatible with the sizes of the already existing lots in the immediate area, and

      ii. The size of the newly created lots will not be detrimental to the public health or welfare or public policies as expressed in the provisions of Ordinance #12-3 Land Division Ordinance.

4. Except for the Quam Drive Area (land in section 25 shown as mixed use on the Future Land Use Map), minimize population density by prohibiting new zoning for multifamily residential dwellings, without respect to whether the form of ownership is condominium or otherwise. This provision shall be construed and applied so as: 1) not to alter the rights of location of community living arrangements; and 2) not to discriminate against low-income housing.

5. Rezoning to R-3A for duplexes may be permitted in areas otherwise suitable for residential use on the condition that the density of dwelling units per acre does not exceed the maximum permissible density that the Town would approve for new R-1 zoning. This allows for duplex zoning in some areas if the density is the same. For example, a 40,000 square foot lot in a sewered area could have a duplex since the density would be one (1) residence per 20,000 square feet. In unsewered areas of the Town, a duplex would be allowed on a two (2) acre lot.

6. Follow the guidelines in Sections 2.3 (Site Plan and Development Review) and 2.4 (Review Requirements for Rezoning Requests) for additional standards.

G. Unsewered Subdivision Area

Purpose

- Allow only the development of vacant parcels in existing unsewered subdivisions in this area.

Policies

1. Prohibit the creation of any new unsewered subdivisions in the Town of Dunn.
2. Prohibit the division of any parcel in an existing unsewered subdivision.
3. If in the future an unsewered subdivision is provided with sewer service, the parcels in that subdivision may not be further divided.
4. Allow for the conversion of single family homes to duplexes per policy 2.2 F(5).
5. Follow the guidelines in Sections 2.3 (Site Plan and Development Review) and 2.4 (Review Requirements for Rezoning Requests) for additional standards.

Unsewered Subdivision Area

This land use area includes existing residential areas that are located outside of the Limited Service Areas and are served by on-site waste disposal systems. Any proposal to develop one of these existing vacant parcels must meet all of the requirements of the Land Use Plan and Future Land Use Map, including demonstrating suitability for an on-site wastewater treatment system that complies with the state plumbing code and the Dane County Sanitary Ordinance.

The zoning districts most appropriate for Residential land use are the RH-Rural Home districts and the R-1A Residential District.

H. Mixed Use Area

Purpose

- To provide a compatible mix of uses in an area that preserves and enhances the Town's rural character and resources while also providing important community-oriented places to live, work, recreate and more.
- Protect and enhance the unique rural character of the Town by establishing and enforcing design standards that require appropriate and quality designs for the mixed-use areas of the Town.

Mixed Use Area

This land use area allows for a variety of community-oriented uses, including government, institutional, limited commercial and residential. The following areas in the Town of Dunn are designated as Mixed Use on the Future Land Use Map: the Quam Drive area and the area along Goodland Park Road and Berkan Street.

Policies

Quam Drive

1. Create a detailed site plan for this area with substantial neighborhood input. The Town must approve this detailed site plan. Focus on creating safe access to the church, not increasing traffic on Quam Drive, mitigating negative effects of stormwater runoff from the site and adhering to dark night sky principles to limit light pollution.
2. The Town will consider a variety of rezone requests for this district provided they meet the stated purpose and intent.
3. Primary uses in this area should be residential, senior housing, religious, limited neighborhood-oriented business, and possibly recreational or other uses determined to be acceptable by the neighborhood.
4. Design guidelines should be created and followed for this area.

Goodland Park Road and Berkan Street

1. Support limited neighborhood-oriented commercial development in this area, such as a grocery store, ice cream store, or bait shop with input from local residents and the Waubesa Beach Neighborhood Association for the types of uses. A site plan must be approved by the Town.
2. Primary uses in this area should be residential, recreation oriented, or neighborhood oriented commercial.
3. To maintain consistency with the Town's rural character and the surrounding buildings, building heights in this area should generally not exceed 2.5 to 3 stories.

2.3 Site Plan and Development Review

A site plan reviewed by the Plan Commission and approved by the Town Board shall be required for all proposed development that is not located in a platted subdivision for parcels greater than 2 acres in size without an established building envelope. A site plan may be required, at the discretion of the Plan Commission, for new development on parcels smaller than 2 acres and for replacement of existing homes on parcels larger than 2 acres.

The following standards shall apply unless more restrictive standards are in place for a property's existing zoning or planning classification.

Site Plan Submittal Requirements

a. All existing property boundaries, lot lines and easements must be shown.

b. All existing uses, structures, roads and driveways must be shown.

c. Areas of differing soil productivity shall be delineated.

d. All natural features, such as woodlands, wetlands, floodplains and steep slopes (15 percent or greater over 30 feet) shall be delineated.

e. All proposed uses.

f. The Plan Commission may require a "full build-out" plan when lots or new homesites are proposed.

f. Other information requested by the Plan Commission.

Review Criteria for Site Plans and New Development

a. All land divisions that create a building site will require a final Certified Survey Map, approved by the Town, regardless of the size of the parcels involved.

b. Each parcel must front on an accessible public road for at least 66 feet. A public road is considered accessible if driveway access is allowed. For example, if the State Department of Transportation will not allow a driveway access from Hwy 51, then road frontage on Hwy 51 cannot be used to meet the 66 foot road frontage requirement.

c. Discourage "flag lots" because long driveways are more difficult for fire and rescue vehicles to access, increase impervious surface, and homes placed significant distances from roadways fragment habitat. When possible, excessive lot depth in relation to lot width shall be avoided in new lots. A depth to width proportion from 1 to 1 (1:1) to 2 to 1 (2:1) shall be considered desirable ratios under normal conditions.

d. Require, when possible, the clustering of any lots created on a given site.

e. The use of shared wells is encouraged. For all new residential development, each dwelling unit will be required to have its own well, or present the Town with a carefully considered and detailed shared-well agreement. If a shared well will be used, an agreement recorded at the Dane County Register of Deeds is required.

f. The Town may require deed restrictions, covenants and/or similar notations to be included on certified survey maps, plats or other documents recorded at the Dane County Register of Deeds.

g. Driveways may be shared. Any driveway proposed for joint use will be required to have multi-party access easements and maintenance agreements that are reviewed and approved by the Town and recorded at the Dane County Register of Deeds.

h. Where practical, non-agricultural development is to be located on non-prime farmland. Prime and non-prime farmland will be determined with GIS with data provided by the Soil Survey of Dane County, Wisconsin.

i. New or updated roads, driveways, or utility transmission lines should be located and constructed in a manner that would minimize any impact on prime farmland and other natural resources.

j. If at all possible, driveways shall not be permitted to cross productive agricultural lands and disrupt the agricultural use of the property. All driveways must permit safe access by fire trucks, ambulances and any other emergency vehicle. The Town Highway Foreman and Town Land Use Manager must approve all access permits and may require a site inspection and/or a Town easement for road work and snow plowing. The Town Board and/or Plan Commission may require notification of the fire chief or other emergency service provider, as well as their approval of any driveway configuration.

k. The site plan should indicate a minimal level of tree clearing necessary for a building site. Good site planning will preserve the natural view, protect erodible slopes, preserve woodlands and protect wildlife habitat. It is desirable that development sites be landscaped with native vegetation to blend with the surrounding area.

l. Section 2.6 Protect Scenic Views and Natural Character policies.

m. Minimize earthmoving and disruption of existing topography and drainage patterns.

n. Encourage a variety of stormwater management practices including rain gardens, bio-retention basins, preservation of local infiltratable soils, native vegetation, residential roof runoff directed to pervious yard areas, and other similar techniques to reduce water runoff and to maintain or increase groundwater recharge.

o. Lands that are unsuitable for development include, but are not limited to:

   i. All areas mapped as Floodplain by the Federal Emergency Management Agency (FEMA), Wisconsin Department of Natural Resources, or Dane County Zoning and discourage filling or developing within 300 feet of Floodplains. When a proposed land division is located in an area where flooding or potential flooding may be a hazard, the Plan Commission may request technical assistance from any of these agencies in determining whether the land is suitable or unsuitable for the use proposed.

   ii. All wetlands as defined in NR 103.02(5) of the Wisconsin Administrative Code, including a 100 foot buffer (around wetlands with an area of 2 acres or greater). Variances of no greater than 25 feet will only be considered in situations where the reasonable use of previously existing lots is made impractical by this restriction. The 100 foot buffer shall be measured from the DNR Wetland Inventory where a wetland delineation is not available. The Town may require a wetland delineation to determine this buffer at the discretion of the Plan Commission.

   iii. All area within 75 feet of the ordinary high-water mark of navigable streams and lakes, as identified by Wisconsin Department of Natural Resources.

iv. All areas having slopes 15 percent or greater.

v. Areas that provide habitat for threatened, endangered, or special concern species in the opinion of a natural resource specialist.

vi. Burial sites and Indian mounds.

vii. Drainageways that contain running water during spring runoff, or during storm events plus a 25 foot buffer from the edge of the drainageway.

viii. Lands having bedrock within six (6) feet of the natural undisturbed surface

ix. For unsewered development, all soil types as shown on the operational soil survey maps prepared by the U.S. Department of Agriculture, Natural Resource Conservation Service, which have very severe limitations, unless in conformance with the applicable state administrative code and the Dane County Private Sewage System Ordinance.

x. Lands that are encumbered by a conservation easement which prohibits the land division or the type of development proposed.

xi. Areas of archeological, historical, or geological importance.

xii. Lands within the Environmental and Cultural Resources Protection Area, as stated in the policies of 2.2(B) in the Comprehensive Plan.

p. The Plan Commission, when applying the provisions of this section, shall recite the particular reasons upon which it bases its conclusion that the land is not suitable for a proposed use, and afford the land divider an opportunity to present evidence regarding such unsuitability if the land divider so desires. Thereafter, the Plan Commission may affirm, modify or withdraw its determination of unsuitability.

q. The land divider shall provide all necessary maps, data, and information for determining suitability.

2.4 Review Requirements for Rezoning Requests

a. The Town will support rezoning of land only to the following zoning districts if all provisions of this Plan, section 2.3 of this Plan, and the Future Land Use Map are addressed and satisfied:

- Residential Districts R-1, R-1A, R-2, R-3 and R-3A
- Rural Homes Districts
- Agriculture (Exclusive) A-1EX, Agriculture A-4, Agriculture A-2, and Agriculture Business A-B
- Limited Commercial District LC-1
- Conservancy District CO-1
- Historic Overlay District HD
- Commercial District C-1 and C-2 according to paragraph d below.

b. The Town will not support the rezoning of land to any other zoning district with the special exception of the Mixed Use areas. In these areas the Town will allow rezonings to accommodate the uses identified for each area. The Town should also support changes to the Dane County Zoning Ordinance that allow for mixed-use areas.

c. The Town requires that a minimal amount of farmland be rezoned when considering rezonings of agricultural land to nonagricultural uses. Areas to be considered for rezoning should be:

1. Land which is inaccessible to the farm machinery needed to produce and harvest agricultural products.
2. Land where development would not disturb or destroy any important natural features such as significant woodland areas, wetlands, steep slopes (15 percent or greater over 30 feet).
3. Consistent with the adopted Future Land Use Map and related policies outlined in this Plan.
4. Land with non prime agricultural soils or soils that are not well suited to agricultural production.
5. Land located such that there would be no possible conflict with the surrounding agricultural uses.
6. Land that would not cut up a field or place the house in the middle of a field.

d. The Town will only support rezoning of land to C-1 or C-2 if the following criteria are met:

1. The parcel contains a marina determined to be operating in the Town of Dunn prior to September 1, 1979.
2. The zoning change does not create an undue impact on surrounding properties and is consistent with the physical character of the surrounding area.
3. A deed restriction is created, allowing <u>only</u> marinas; sales of new and used watercraft and related equipment; snowmobiles and all terrain vehicles and related equipment; and repairs and service of watercraft, snowmobiles and all terrain vehicles; incidental retail sales; and outdoor watercraft storage

2.5 Business Site Plan and Development Review

a. Prohibit the development of new industrial, commercial, manufacturing and business sites.

b. Businesses permitted in the LC-1 Limited Commercial zoning district are only allowed on lots that are not within a subdivision or other grouping of houses. Any proposed LC-1 use must meet all of the following conditions and standards.

1. A site plan shall be prepared and submitted to the Town Plan Commission for its approval. The site plan shall show all existing and proposed buildings, parking areas, landscaping, waste disposal areas and any existing and proposed screening and fencing.

2. The name and width of the road(s) serving the business shall be shown on the site plan. If the business requires any special access improvements, these shall be shown on the site plan.

3. A plan for storage and/or disposal of solid waste and hazardous materials used in the operation shall be submitted to the Town.

4. Off-street parking shall be delineated on the site plan, in accordance with the Dane County Zoning Ordinance. No parking or storage of vehicles is permitted within the street right-of-way. The projected traffic levels and types of vehicles proposed to service or use the business shall also be delineated. Parking should be located behind the building or screened from the main road by vegetation.

5. If the business is to operate at night, all outdoor lighting shall be designed so as not to create glare or shine directly on neighboring residences.

6. Businesses requiring high amounts of water usage, large septic tanks or needing fire protection provided by a public system with hydrants should be directed to an urban service area in another municipality. The Town of Dunn does not intend to provide these services.

7. Businesses shall satisfy the requirements of the Dane County Construction Site Erosion Control Ordinance, Chapter 14, Sec. 14.50-14.99. Stormwater runoff from a commercial development shall be no greater than what existed prior to development.

8. Hours of operation shall be clearly stated

9. Outside loudspeakers shall be prohibited.

10. LC-1 zoning will not be allowed within 500 feet of a neighboring residence.

11. External lighting shall be restricted to safety lights at the entrance and exists of buildings.

12. Require visual landscaping barriers to block views between LC-1 area and neighboring residences.

13. The number of on-site employees shall not exceed six.

14. At the discretion of the Plan Commission, properties can be deed restricted to clearly state that the business is not open to the public. (If such a deed restriction is placed on the property, meetings with clientele must be conducted off-site).

15. Business signage is limited to one sign on a building and signs shall not be illuminated.

c. The preceding standards will be reviewed and considered for C-2 zoning requests and other business proposals.

2.6 Protect Scenic Views and Natural Character

a. Preserve viewsheds from within wetland areas and stream corridors which currently contain few signs of human development. Such areas include but are not limited to:

- **Hook Lake Viewshed** in sections 28, 29, 32, and 33.
- **Wetland Systems Viewshed** (adjacent to U.S. Fish and Wildlife Service and WDNR lands) in section 35.
- **Waubesa Wetlands Viewshed** in section 7, 17, and 18.
- **Grass Lake Viewshed** in sections 30 and 31.
- **Lower Mud Lake Viewshed** in sections 10 and 11.

b. Discourage building on hilltops where development would dominate the landscape, which spreads light further distances and impacts viewsheds. When possible, the peak of the roof line should be lower than the highest contour of the land.

c. Where possible, require clustering of new development with existing development to limit new viewshed impacts.

d. Any new development will be located such that it does not disturb scenic views or impact the Town's rural character. To the extent possible, encourage new communication towers and wind energy systems to locate in areas that minimize viewshed impacts.

2.7 Environmental Protection and Conservation Guidelines

a. When and where possible, restore the quality and continuity of degraded environmental areas, such as streams and wetlands.

b. Continue to expand the Town's PDR program and explore other incentives and programs to compensate private property owners for the protection of agricultural and environmentally sensitive areas. The Town's PDR program has been designed to:

- Permanently protect vulnerable lands and important resources;
- Retain scenic views of open space, natural areas and farmland;
- Preserve the quality of life and rural character of the Town; and
- Limit the expansion of public services needed for residential and commercial development.

2.8 Intergovernmental Land Use Planning

a. Encourage higher density developments to be located in cities and villages in areas that will not negatively impact the Town of Dunn (refer to the Intergovernmental Plan for additional actions for this objective).

b. Work with neighboring communities and Dane County to promote growth in urban areas where it can be efficiently served by urban services.

c. Create intergovernmental agreements to implement the Land Use Plan and Future Land Use Map.

d. The Town should support a regional Transfer of Development Rights (TDR) program that would designate the Town of Dunn as a “sending” area, or area that would be protected from development. It should be noted that the Quam Drive Mixed Use area could possibly be designated as a “receiving” area, or area where carefully planned growth could occur.

2.9 Mineral Extraction

The Town intends to participate in the rezoning and conditional use deliberation of any application for a new mineral extraction operation in coordination with Dane County. Therefore, all materials submitted to the County Zoning Administrator must also be submitted by the applicant to the Town Plan Commission. The following mineral extraction policies will be used by the Town Plan Commission in reviewing all mineral extraction applications:

a. A detailed mineral extraction operation plan will be submitted to the Plan Commission and will include the following:

    1) A site map showing the areas to be mined, all access roads, all rights-of-way, all structures, and all utilities, within 1/4 mile of the property lines of the site.
    2) Information about the site, including the zoning district of the site and all adjoining and adjacent parcels.
    3) A description of the mineral extraction activities, including methods and procedures to be used.
    4) The hours of operation, and whether or not blasting will be conducted on site.
    5) How the operator intends to limit the noise exposure to adjoining and adjacent residents.
    6) A timetable for completion of various stages of the nonmetallic mining.

b. All mineral extraction areas shall be surrounded by a fence that shall be no less than 10 feet from the top edge of a slope of the mineral extraction operation. The fence shall be posted with "Warning" signs. A gate shall be erected across all access roads, which shall be kept closed and locked whenever there is no authorized activity being conducted on the site.

c. All mineral extraction sites shall be reclaimed so that all final slopes shall have the topsoil that was removed or disturbed, or replaced with soil at least as adequate as the topsoil that was removed, for the purpose of providing adequate vegetative cover, and stabilization of soil conditions.

d. Excavations made to a water-producing depth shall be filled to not less than three (3) feet above the water level, measured at the high-water mark.

e. All applicants must follow the Ordinance #11-21 Regulating Blasting within the Town of Dunn.

f. The applicant shall submit proof that any proposed blasting is within the limitations set by the Wisconsin Department of Commerce and the Town of Dunn Blasting Ordinance. Also, the applicant must provide a process to review claims of structural damage to neighboring uses and ways to compensate landowners for any damages. This process must be approved by the Town.

g. In addition, the applicant must submit evidence that all applicable regulations of the Wisconsin Department of Commerce, Wisconsin Department of Natural Resources, and the U.S. Department of Labor's Mine Safety and Health Administration and Occupational Safety and Health Administration have been met.

h. The conditional use shall conform to all applicable regulations of the district in which it is located. This limits other uses beyond the mineral extraction, such as hot blacktop mix and ready-mix concrete operations which would require separate permits. It also relates to certain uses which are allowed only in other zoning districts, such as commercial truck repair or sales.

2.10 Involving the Town in Land Use Decisions

a. All neighbors within a minimum of 300 feet of a proposed rezoning or request for development of a lot shall be notified of the Public Hearing at which the proposal will be discussed.

b. The Town requires notification of any lot line adjustment between adjacent property owners. Lot line adjustments by Certified Survey Map must be approved by the Town of Dunn Plan Commission.

c. The Plan Commission shall not hold more than two (2) pre-application meetings in a 12 month period with an applicant to discuss land use changes to a specific parcel. The Plan Commission may update this policy as needed.

2.11 Variances and Exceptions

Variances will be reviewed on a case-by-case basis. Variances may be approved, without a formal plan amendment if:

a. The proposed change is an administrative function needed to allow an existing use to continue operations and the Town Board finds the use to be existing prior to September 1, 1979 and/or,

b. The proposed change involves a land sale to a government, quasi-government, or non-profit agency for the purpose of environmental protection, open space preservation or farmland preservation.

Variances will not be granted if the proposal would:

a. Result in new residences or businesses.

b. Conflict with existing agricultural operations.

2.12 Definitions

The following words and phrases shall have the designated meaning unless a different meaning is expressly provided or the context clearly indicates a different meaning:

1. BOARD. The Dunn Town Board.

2. BASE FARM TRACT. Lands under contiguous ownership as of September 1, 1979, except lots determined to have been legally created prior to September 1, 1979, as determined by a parcel status determination approved by the Plan Commission.

3. CERTIFIED SURVEY MAP. A map of land division meeting all of the requirements of Section 236.34 of the Wisconsin Statutes and in full compliance with the provisions of this ordinance.

4. CLERK. The Dunn Town Clerk.

5. CONDOMINIUM. Property subject to a condominium declaration established under Wis. Stats. Chapter 703.

6. CONTIGUOUS OWNERSHIP. All parcels under common ownership that share a common boundary. A public road, navigable waterway, or connection at only one point should not be considered to break up contiguity.

7. DRAINAGEWAY. A route or course along which water moves or may move to drain an area.

8. EASEMENT. The area of land set aside on or over or through which a liberty, privilege or advantage in land, distinct from ownership of the land, is granted to the public or some particular person or part of the public.

9. IMPROVEMENT, PUBLIC. Any sanitary sewer, storm sewer, open channel, water main, roadway, park, parkway, public access, sidewalk, pedestrian way, planting strip or other facility for which the Town may ultimately assume the responsibility for maintenance and operation.

10. LAND DIVIDER. Any person, firm, corporation, partnership, or entity of any sort, which divides or proposes to divide land in any manner which results in a land division.

11. LAND DIVISION. The division of a lot, parcel or tract of land where the act of division creates fewer than five lots, parcels or building sites.

12. LAND USE MANAGER. The Land Use Manager of the Town of Dunn.

13. LIMITED SERVICE AREA. Areas where only one or a few urban services, such as sanitary sewer service, are provided to accommodate special or unique facilities or institutional uses which are appropriately located outside urban service areas, or areas of existing development experiencing wastewater disposal or water supply problems.

14. LOT. A parcel of land defined by a Certified Survey Map or Plat.

15. PARCEL. Contiguous land under the control of a land divider whether or not separated by streets, highways, or railroad rights-of-way. May not correspond with tax parcels.

16. PARENT PARCEL. The original parcel which the land divider seeks to divide.

17. PLAN COMMISSION. The Dunn Plan Commission.

18. PUBLIC WAY. Any public road, street, highway, walkway, drainageway, or part thereof.

19. REPLAT. Process of changing, or the map or plat which changes, the boundaries of a recorded subdivision plat or a part thereof. The division of a block, lot or outlot within a recorded subdivision plat without changing the exterior boundaries of said block, lot or outlot is not a replat but is a land division.

20. RESIDENTIAL DWELLING UNIT. A single family dwelling or that part of a duplex, apartment, or other multiple family dwelling occupied by one family or one distinct set of inhabitants.

21. RURAL CHARACTER. Patterns of land use and development:
    A. In which open space, the natural landscape, and vegetation predominate over the built environment;
    B. That provide visual landscapes that are traditionally found in rural areas and communities;
    C. That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
    D. That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
    E. That generally do not require the extension of urban governmental services; and
    F. That are consistent with the protection of natural surface water flows and groundwater and surface water recharge and discharge areas.

22. STREET. A public way for pedestrian and vehicular traffic whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place, or however otherwise designated.

23. STRUCTURE. Anything which has the capacity to contain, used for the occupation or shelter of man or animal or for the storage, receiving, retaining or confining of personal property, the use of which requires temporary or permanent location on the ground or attachment to something having temporary or permanent location on the ground. The term does not include the facilities and appurtenances of public utilities other than buildings.

24. SUBDIVISION. The division of a lot, parcel or tract of land where the act of division:
    A. Creates five or more lots, parcels or building sites; or
    B. Creates five or more lots, parcels or building sites by successive divisions within a period of five years.

25. TAX PARCEL. A specific tract of real estate defined by a legal description and used for taxing purposes. Tax parcel boundaries may not correspond to Parcels as defined above.

26. TOWN. The Town of Dunn situated in Dane County, Wisconsin.

3 AGRICULTURAL, CULTURAL, & NATURAL RESOURCES PLAN

The Town of Dunn's significant natural, historical and cultural amenities define its identity. Residents value and are dedicated to the preservation of irreplaceable productive agricultural lands, bucolic open spaces and rich natural resources. This dedication is demonstrated by the Town's extensive history of land use planning and the Town continues to be committed to the protection of these resources. Agricultural land, waterways, wetlands and woodlands comprise much of the Town of Dunn's land area. Therefore, the goals, objectives and policies of the Agricultural, Cultural and Natural Resources Plan are critical in determining how the Town looks, feels and functions in the future.

Goal 1: Protect the Town's open spaces and agricultural areas.

1-1: Preserve the productive farmlands in the Town for long-term farm use and maintain agriculture as a major economic activity and way of life.

Action 1-1a: Utilize the Town's Purchase of Development Rights program to protect high-quality farmland and viable farm operations, and to create substantial clusters or blocks of agricultural land. The PDR program will be used to give farmers and landowners an alternative to dividing the farm for new residential lots. By maintaining contiguous blocks of land dedicated solely to agricultural-related uses, the Town desires to eliminate land use conflicts that can hinder efficient agricultural operations.

Action 1-1b: Identify prime agricultural land by using LESA criteria.

1-2: Protect farm operations from incompatible adjacent land uses or activities that will adversely affect the long-term agricultural investment in land and improvements.

Action 1-2a: Require the clustering of rural residential development in order to preserve prime agricultural lands.

Action 1-2b: Prohibit new unsewered subdivisions.

Goal 2: Protect the Town's natural resources.

2-1: Increase the amount of protected open space in the Town by preserving large ecologically significant tracts of wooded areas, wetlands, habitat corridors and water resources.

Action 2-1a: Utilize the Town's PDR Program to preserve environmental, archaeological, scenic and historic resources.

Action 2-1b: Encourage the preservation and management of areas needed to support local wildlife.

Action 2-1c: The Town will support all levels of government in acquiring natural features, especially those within identified environmental corridors, for public use and protection consistent with the objectives and policies of the Town.

Action 2-1d: Coordinate with neighboring municipalities to ensure important open space corridors, as designated on the Open Space and Urban Service Area Map, and other important natural resource areas are protected.

2-2: Respect the capacity and quality of the Town's wetland, surface and groundwater resources and strive to improve these resources.

Action 2-2a: Work with other organizations and government agencies to identify disturbed or degraded lakeshore and wetland areas that are important to water quality and support efforts to restore and improve such areas.

Action 2-2b: Require strategies to address the potential impacts of development on water quality and quantity in the Town's streams, rivers, lakes, wetlands and groundwater aquifers. Such strategies could include buffers, setbacks and/or best management practices for erosion control and stormwater management.

Action 2-2c: When possible, promote pervious pavements, bioswales and other techniques to reduce impervious surfaces and stormwater runoff.

Action 2-2d: Work to maintain groundwater levels and quality within the Town by supporting efforts to identify and protect groundwater recharge areas in the Town and adjacent municipalities.

Action 2-2e: Work with the Department of Natural Resources and Dane County to manage lake levels in the Town in a way that balances habitat and natural resource needs, shoreline protection, flood protection and recreational lake use.

2-3: Prohibit development in areas that possess valuable natural resource characteristics, such as floodplains, wetlands, viewsheds and wildlife habitats.

Action 2-3a: Request rezoning of important wetlands and lands unsuitable for development and appropriate buffer areas for conservation and protection.

Action 2-3b: Discourage filling or developing of floodplains and/or wetlands and areas within 100 feet of them for new development.

Action 2-3c: Follow Dane County mineral extraction ordinances and reclamation plans and the Town Blasting Ordinance.

Action 2-3d: Require that agencies responsible for the location of public improvements such as highways, pipelines or power lines, recognize and not violate the intent of the Towns goals and policies for protecting natural resources.

Goal 3: Protect the Town's historical, archeological and cultural features.

3-1: Preserve historic farmsteads and properties that contribute to the Town's history and aesthetic beauty.

Action 3-1a: Continue to identify buildings or sites of historic or scenic value and encourage their preservation by considering the creation of a historic preservation ordinance.

Action 3-1b: Conduct a local historic preservation inventory, to include buildings of both historical and cultural importance.

Action 3-1c: Consider allotting wrecking permits only to those that will not be destroying an important historic or cultural building, as determined by the historic preservation inventory.

Action 3-1d: Encourage new developments or redevelopments to incorporate existing farm structures and/or buildings.

3-2: Continue to protect the Town's important archaeological resources, including the effigy mounds.

Action 3-2a: Consider adopting an archaeological zoning ordinance.

Action 3-2b: Consider adopting an ordinance to require development be a greater distance from Native American burial mounds than the 25 feet required by Dane County.

3-3: Maintain the rural community culture and character of the Town.

Action 3-3a: Protect scenic views in the Town.

Action 3-3b: Prohibit new subdivisions in areas planned for agricultural preservation, important natural resource areas and environmental corridors.

Action 3-3c: Discourage new driveways on Rustic Roads if there is an alternative access point available.

Action 3-3d: Promote "dark night skies" in the Town by monitoring lighting requirements and design patterns and considering a lighting ordinance.

Action 3-3e: Prohibit billboards and limit lighted signs in the Town.

Action 3-3f: Support local festivals, picnics, farm tours, markets and other gatherings that celebrate the Town's farming heritage and rural character.

Goal 4: Maintain the Town's existing parks and recreation areas and look for opportunities to expand these resources.

4-1: Explore opportunities to expand the Town's existing park and recreation system.

Action 4-1a: Work with Dane County, the DNR, and other agencies on planning for parks and recreation facilities.

Action 4-1b: Promote and encourage the expansion of multi-use trails where appropriate, including bike routes and walking trails.

Action 4-1c: Support Dane County and the DNR in their efforts to maintain public safety and enjoyment on Town lakes while protecting the lake and riparian resources. This may include the numbering of piers, expanding boater training and safety programs and other similar efforts.

Action 4-1d: Work to implement the recommendations in the Town's Parks and Open Space Plan

Please see Environmentally Sensitive Lands Map

4 HOUSING PLAN

It is important for a community to provide adequate, safe and affordable housing for all of its residents. As stages of life, health, family, marital status and financial circumstances change, so do housing needs. Housing is an important land use category, and like other land uses, housing generates demands for different services. While population and density may determine the aggregate level of housing demand, the configuration and location of dwelling units may determine how, where and at what costs services may be delivered.

Goal: The Town of Dunn will promote safe, code-compliant, affordable housing that is consistent with the rural character of the community and takes into consideration all residents, including those of different ages, incomes and special needs.

1-1: Maintain the Town's current low-density, clustered housing pattern, compatible with agriculture and natural resource protection and support regional approaches to providing new housing pursuant to boundary agreements and the Town's Future Land Use Plan. The Town does not support annexation of agricultural land or environmental areas for housing.

Action 1-1a: Support a regional housing approach and encourage housing to be developed in or immediately adjacent to urbanized areas in the Madison metropolitan area where there is convenient and economical access to daily or frequent necessities, urban services and transportation facilities.

Action 1-1b: Support regional and county-wide programs, including Transfer of Development Rights (TDR), that strive to protect rural areas, farmlands and natural resources by directing growth to urban areas where people will live closer to existing services, transportation networks and conveniences.

1-2: Encourage investment in existing housing units to maintain and enhance the Town's supply of housing.

Action 1-2a: Promote the preservation of historic homes in the Town by working with local and regional historic preservation organizations and participating in historic preservation programs. The Town should also consider creating a Historic Preservation Ordinance.

Action 1-2b: Enforce the Town's ordinance that requires the maintenance of premises and structures, and modify as needed.

Action 1-2c: Ensure that housing units have adequate access to public services and facilities, consistent with existing level of

service. For example, streets serving residential areas should be adequately designed and maintained.

1-3: Support the Town's aging population by supporting senior centers and other services that allow residents to remain in the Town as they age, while promoting some senior-oriented housing stock where appropriate.

Action 1-3a: Convene a committee to evaluate the best manner of providing services to seniors that allow them to remain in the community, and evaluate the best means of providing senior housing in the wider area.

Action 1-3b: Encourage Senior Housing as a key component of the neighborhood plan if the Quam Drive Mixed Use area is developed.

Action 1-3c: Support and promote organizations that assist seniors with pursuing independent lives within their own homes.

1-4: To meet the needs of residents across income classes and occupations, encourage construction of affordable housing.

Action 1-4a: Consider developing a policy providing incentives for redevelopment of lots currently zoned multifamily in sewered areas when a portion of the development will provide quality affordable units.

Action 1-4b: Consider working with Community Land Trusts to provide single-family affordable housing options.

5 TRANSPORTATION PLAN

Transportation networks are a critical determinant of growth and development in a community or region and have a significant impact on community character. The Town of Dunn is served by regional and local street networks. Other regional transportation facilities accessible to Dunn residents, but located outside of the Town, include: freight and passenger rail, airport service, bike and pedestrian routes, and recreation trails.

The Town of Dunn, like most rural communities with low development densities, is automobile dependent. This means that most trips both within and outside of the Town will be made by personal automobile and currently there is relatively low demand for alternative commuter transportation modes, such as ridesharing, transit and bicycling. Therefore, the current transportation system is primarily designed for automobiles. However, Town residents have expressed interest in these alternative modes of transportation and this plan therefore encourages a diversified, affordable transportation network within the Town and region to accommodate alternative transportation options.

Goal 1: The Town of Dunn will work with Dane County and neighboring jurisdictions to maintain the Town's existing roads, explore alternative transportation options and provide a safe, efficient and economically sound transportation system that meets the needs of its residents, farmers, businesses and visitors, while respecting the Town's unique environmental, agricultural and historical resources.

1-1: Maintain and improve a balanced, efficient and low cost transportation system.

Action 1-1a: Continue to prepare and annually update a multi-year transportation improvement plan to identify and prioritize short-term and long-term needs and funding sources for improvements to existing roads. Periodically review needs for pedestrian and bicycle paths and trails, and other transportation facilities. Allow for public review and comment, and involve directly affected parties in the decision-making process.

Action 1-1b: Give priority to maintaining and enhancing existing transportation facilities before adding new facilities or capacity; adopt a "Fix it First" policy.

Action 1-1c: Consider implementing Town road impact fees for new development projects that place a burden on or require the upgrading of Town roads.

Action 1-1d: Support efforts of the Madison Metro bus system to work with neighboring communities to provide transit access that is accessible to residents of the Town of Dunn.

Action 1-1e: Support Dane County and other regional efforts to create alternative transportation options to the automobile. In particular, encourage commuter rail service and commuter express bus/rail service.

Action 1-1f: Continue to explore and support regional alternative transportation options that benefit Town residents, including the use of "dead" spaces, such as parking lots during off-peak times, as potential "park and ride" areas.

Action 1-1g: Work with the Madison Area Metropolitan Planning Organization and Dane County to classify the following roads as collectors:

- Schneider Road
- Lake Kegonsa Road
- Rutland-Dunn Town Line Road

1-2: Coordinate with the County and the State to improve safety problems at dangerous intersections and existing or potentially hazardous areas.

1-3: Ensure rural roads are safe for everyone, including cyclists, motorists and farm machinery.

Action 1-3a: Clear brush from the roadside in high volume traffic areas so that farm equipment can safely pull off the side of the road.

Action 1-3b: Educate Town residents and visitors about how farm equipment, motorists and bicyclists can safely share the road. Consider providing signage notifying motorists that the Town is a farming community and to be aware of farm vehicles on the roads. Encourage the use of signs posted on private property cautioning vehicles to slow down during periods of high farm vehicle activity.

Action 1-3c: Work with farmers to provide adequate warning signage and lighting on farm equipment when using public roads.

Action 1-3d: When transportation facilities are upgraded, do not inconvenience farmers or make it difficult for farmers to safely and conveniently move livestock or equipment.

1-4: Support efforts to improve the existing Town and regional transportation system to ensure it meets the needs of residents who are elderly or disabled.

Action 1-4a: Work with surrounding communities and Dane County to continue to support cost effective transportation services to transit-dependent and disabled residents.

1-5: Accommodate and encourage safe, convenient, non-motorized transportation choices (pedestrian, bicycle, etc.).

Action 1-5a: Work with Dane County to provide feasible, non-motorized transportation options.

Action 1-5b: Identify major issues and deficiencies related to pedestrian and bicycle activities (e.g. overall use/demand, lack of bikeways and connectivity, safety issues, etc.) and work to improve these issues and deficiencies.

Action 1-5c: Consider supporting a unified regional system for multi-use trails/transportation in the Town.

Action 1-5d: If rumble strips are installed on Town roads, an adequate smooth, paved shoulder beyond the rumble strips should be provided to accommodate bicyclists.

Action 1-5e: Work with the Wisconsin Department of Transportation (WisDOT) and Dane County to create on-road bicycle facilities (e.g. paved shoulders) in conjunction with roadway reconstruction and install necessary bicycle route signage.

Action 1-5f: Consider creating a bicycle plan for the Town and support safe, regional bicycle plans.

Action 1-5g: Pursue non-motorized easements when available in order to create trail connectivity.

Goal 2: The Town's transportation system will be designed to protect the rural character of the Town and minimize impacts on the natural environment to the greatest extent possible.

2-1: Ensure that decisions regarding transportation are consistent with other elements of this Comprehensive Plan and do not adversely impact the Town's outstanding natural or agricultural resources.

Action 2-1a: Work with WisDOT, Dane County and others to ensure that transportation improvements are consistent with the goals and policies of the Comprehensive Plan.

Action 2-1b: Maintain Lalor Road and Dyreson Road as Rustic Roads.

Action 2-1c: Support access control and rural character objectives by discouraging "side of the road" commercial development on state and county highways, and especially along USH 51.

Action 2-1d: Discourage development that would require new Town roads and oppose any new highways in the Town or highway expansion that negatively affects farmland or natural areas in the Town.

Action 2-1e: Ensure all transportation systems are designed and maintained to enhance the Town's rural character by pursuing efforts to maintain scenic views.

6 UTILITIES & COMMUNITY FACILITIES PLAN

The Town of Dunn is committed to providing efficient, affordable and quality public services and facilities, and requiring any new development to be located in areas that will continue these practices.

Goal 1: Ensure Town residents and businesses are adequately served by public utilities and facilities in a cost-effective manner that contributes to a high quality of life and is consistent with the Town's rural character.

1-1: Maintain low public service and facility costs in the Town.

Action 1-1a: Create and refine mechanisms to ensure that any future development projects pay their own way. Some existing and possible future mechanisms include:

- Establishing impact fees (i.e., transportation system improvements) where allowed by Wisconsin State Law.
- Significantly increasing development review fees.
- Amending Town ordinances to require evaluation of development impacts on the provision of public services and facilities, including the fiscal impacts of providing new or expanded services and facilities.
- Evaluating costs of providing services and facilities with growth and development in the Town at least every five (5) years and adjusting fees accordingly.

Action 1-1b: Continue to seek grants, state and federal loans, and alternative methods of funding improvements.

Action 1-1c: Direct any new development to locations where it can be efficiently served by existing utilities and facilities, including fire and EMS services.

1-2: The Town of Dunn will continue to work cooperatively with Dane County, the School Districts, Fire/EMS Districts, surrounding communities, the Department of Natural Resources, and other jurisdictions to ensure efficient, economical, and quality provision of community services and facilities.

Action 1-2a: Continue an on-going dialogue with the School Districts in order to address issues of mutual concern.

Action 1-2b: Continue to ensure Town participation on regional boards, commissions and committees to jointly plan for and coordinate the provision of Town utilities and community facilities.

1-3: The provision of public services and facilities will improve the quality of life of Town residents, property owners, businesses and visitors.

Action 1-3a: Involve the public in facility and utility expansion decisions and sewer districts and monitor their satisfaction, whenever possible, by asking for public comments and placing citizens on appropriate boards.

Action 1-3b: As contracts are up for renewal, evaluate the quality of services provided by the police, fire and emergency medical service in order to assure the community of prompt and efficient responses to emergencies.

Action 1-3c: As budget requests come in, evaluate the quality of services provided by area youth and senior centers in order to assure the community is receiving ample services.

Action 1-3d: Continue to contract with Dane County Sheriff's office for a dedicated officer in the Town of Dunn.

Action 1-3e: Maintain the Town's excellent government accessibility.

Action 1-3f: Ensure that the Town Hall is maintained as a vital community facility that is accessible to all residents and visitors.

Action 1-3g: Encourage service providers, businesses and developers to promote energy conservation and green building practices in the Town.

Action 1-3h: Pursue the use of alternative energy sources, such as wind energy, bio diesel fuel, solar energy, etc. at the Town Hall and on Town property.

Action 1-3i: Encourage development designs and patterns that promote energy efficiency and conservation.

Action 1-3j: Pursue grant funding, other collaborative opportunities, and creative uses of funding to expand affordable, broadband internet.

Action 1-3k: Encourage public-private collaboration when installing broadband internet infrastructure.

Action 1-3l: Obtain and assemble maps from internet service providers of their broadband facilities or service areas.

Action 1-3m: Discourage the installation of new communication towers when pursing the expansion of high speed internet.

Goal 2: Avoid environmentally sensitive areas when upgrading existing utilities and community facilities.

2-1: Consult the Sensitive Environmental Areas Map before making decisions regarding the upgrade of existing utilities or community facilities, and encourage development and redevelopment practices that will maintain or improve the natural environment.

Action 2-1a: The Town should consider the land use planning implications of the SPS 383 rules. Specifically, the Town should understand that SPS 383 regulations often allow development to occur in areas where private, on-site waste disposal systems were previously not feasible due to poor soil conditions. The Town should work with the County to prevent and control pollution of surface and subsurface waters by regulating the location, construction, installation, alteration, design and use of all private sewage systems.

Action 2-1b: The Town should work closely with Dane County to implement the County's Stormwater Management Ordinance (Chapter 14, subchapter II) to prevent soil erosion and protect water quality.

Action 2-1c: Permit sewered development in the Town of Dunn only in infill areas within the Waubesa and Kegonsa Limited Service Areas and within areas designated for Limited Service Area expansion on the Future Land Use Map.

Action 2-1d: To control erosion and runoff, encourage designs and landscaping patterns in the Town that promote the retention of natural vegetation. This includes rain gardens.

Action 2-1e: Do not extend or develop new utilities and facilities in floodplains, wetlands, steep slopes, or other environmentally sensitive areas.

Action 2-1f: Follow the Town's ordinance related to the construction and operation of communication towers and periodically review and update the ordinance as necessary.

Action 2-1g: Maintain drainage ditches along Town roads. The ditches provide important stormwater management functions by allowing runoff to filter into the ground.

Please see Utilities Service Area Map

7 ECONOMIC DEVELOPMENT PLAN

Dunn's economic development priority is supporting the Town's existing farm-based economy. Survey respondents generally support the Town in its efforts to prohibit rezoning to business, commercial or industrial zoning categories.

It is important to note that commercial development is very limited in the Town. Future commercial uses will likely only include small-scale uses that are compatible with the existing rural character of the Town. Because Dunn is a rural, agricultural community, the primary economic activity within the Town is farming. However, most Town residents work in neighboring communities, which is why regional economic development trends are included in this element.

Goal: The Town of Dunn will encourage economic development that emphasizes agriculture, serves Town residents and visitors, and respects the Town's rural character.

1-1: Focus economic development efforts on farming, farm-related businesses, accessory uses such as small engine repair or processing of agricultural products grown on site compatible with agriculture, and home occupations.

Action 1-1a: Support and encourage the use of conservation easements to protect agricultural and natural resource areas in the Town. Use the Town's Purchase of Development Rights Program to preserve productive farmlands in the Town for long-term farm use and maintain agriculture as a major economic activity and way of life.

Action 1-1b: Continue to apply for state and federal farmland protection programs and funding. Evaluate new programs for farmland preservation as they become available and consider implementation if they meet the Town's goals.

Action 1-1c: Support emerging markets for value-added agriculture, e.g. agri-tourism, heritage-based tourism, farm stays, equine agri-tourism, direct farm-product sales, community supported agriculture, greenhouses, hoop housesbio-mass, specialty crops, organic farming, etc. Agri-tourism may include rural lodging, farm tours, hay and sleigh rides, restaurants, wineries, orchards, farm markets, cheese factories, agriculture-related events and other businesses interested in promoting agricultural tourism.

Consider ways to promote and market such farms and products, including seminars, markets, “farm tours”, and festivals. Other strategies to implement this objective include offering non-residential land divisions and promoting the farmers market at the Town Hall or other community facilities

Action 1-1d: Ensure Town roads serve agricultural needs.

Action 1-1e: Support the establishment of home occupations as defined by the Dane County Zoning Ordinance [10.01 (25)], as long as the home business does not negatively impact neighbors or generate excessive traffic.

1-2: Protect and enhance Dunn’s scenic and environmental character as an economic asset to the Town and the region.

Action 1-2a: Promote economic development that has minimal environmental impact.

Action 1-2b: Prohibit the creation or development of additional manufacturing, commercial, business and industrial sites.

Action 1-2c: Prohibit “strip” commercial development along roadways. Strip commercial development can generally be described as businesses that are engaged in auto-oriented commercial activity and are arranged in a line, usually along an arterial street. Strip commercial developments are often only one (1) lot in depth with minimal standards for landscaping and design.

Action 1-2d: Explore options to sustain and possibly increase tourism and recreation businesses in the Town, such as bed and breakfasts, parks, cross country ski trails, biking trails, walking trails and/or nature sanctuaries, provided that these businesses do not negatively impact the rural character of the Town, nor harm the Town’s outstanding natural resources.

1-3: Ensure new economic development provides for local residents’ needs, while respecting the Town’s rural character.

Action 1-3a: Explore ways to recognize and highlight local businesses in the Town newsletter.

Action 1-3b: Communicate with adjoining municipalities in the planning and timing of the location and form of all commercial and/or industrial development proposed adjacent to the Town

8 INTERGOVERNMENTAL COOPERATION PLAN

The Town of Dunn recognizes the importance of intergovernmental cooperation and deliberately commenced its comprehensive planning update following a number of regional planning efforts including the Capital Regional Sustainable Communities intiative, a Future Urban Development Area planning process, and the regional Bicycle Transportation Plan. Intergovernmental cooperation is a critical component of this planning effort and the future wellbeing of the Town. Local services and planning strategies can be strengthened by cooperative relationships throughout the County.

Goal 1: The Town will coordinate with Dane County, neighboring communities, affected school districts and sanitary districts on area-wide growth and preservation issues.

1-1: Establish and maintain positive communication with other government officials (staff, elected and appointed officials) both formally (on committees, etc.) and informally (telephone calls, emails, etc.); and continue to build and establish new relationships.

Action 1-1a: Provide a copy of this Comprehensive Plan and any proposed Plan updates or amendments to neighboring governmental units and Dane County.

Action 1-1b: Notify neighboring jurisdictions of any updates or amendments to the Town's Purchase of Development Rights program.

Action 1-1c: Work toward resolving differences between the Town's Comprehensive Plan and plans of neighboring communities.

Action 1-1d: Continue to share meeting notices with surrounding jurisdictions and consider sharing these notices with additional jurisdictions to maintain positive intergovernmental relationships.

Goal 2: Participate in regional planning efforts and coordinate all planning activities with neighboring communities and Dane County.

2-1: Local and regional planning efforts (e.g., comprehensive, land use, transportation, farmland and natural resource protection), regulations, and specific land use decisions should be coordinated with neighboring communities and Dane County.

Action 2-1a: Participate in regional or joint planning committees and commissions.

Action 2-1b: Continue to participate in informal quad town meetings with the Towns of Dunkirk, Rutland, and Pleasant Springs. The meetings, which are held on a quarterly basis, help address mutual areas of concern.

Action 2-1c: Coordinate with the school districts, senior centers, fire, police, EMS, utility providers and sanitary districts on long range planning efforts.

Action 2-1d: Support regional efforts to provide affordable housing for the existing and the future population.

Action 2-1e: Support regional efforts to expand alternative transportation options through such measures as expanding transit service and connecting pedestrian and bicycle routes to neighboring communities and the regional trail networks, such as the Capital City Trail.

Action 2-1f: Maintain, improve or expand existing successful intergovernmental cooperation efforts, such as the McFarland/Dunn Inter-municipal Cooperation Agreement.

2-2: Establish intergovernmental agreements with the City of Fitchburg, the City of Madison, the City of Stoughton and the Village of Oregon and renew the Town's intergovernmental agreement with the Village of McFarland.

Action 2-2a: Create intergovernmental agreements with the Cities of Fitchburg, Stoughton and Madison (as Madison moves forward with their process of incorporating the Town of Blooming Grove) and the Village of Oregon and renew the Town's intergovernmental agreement with the Village of McFarland. This agreement should address issues such as, but not limited to, the following:

a. An agreement that will guide and achieve a coordinated land use pattern in the Town and the City and/or Village that will meet existing and future needs of the two communities and best provide for the public health, safety, morals, order, convenience, prosperity, and the general welfare of both communities and their residents. An emphasis shall be placed on protecting natural and agricultural resources through these agreements and directing growth toward urban areas where it is most cost effectively and efficiently served by community facilities and utilities. Additionally, the agreement may address one or all of the following:

- Community boundary agreements
- Urban service area (USA) boundaries
- Future land use plans and recommendations, including areas designated for agricultural and/or natural resource preservation

- Shared services

b. Future boundaries that are compatible with the characteristics of the comprehensive plans of both communities, taking into consideration the preservation of agriculture, environmentally and culturally important lands; air and water quality; current and future transportation opportunities; sewer, water and stormwater facilities; and other infrastructure.

   The agreement should also address the importance of the Town's Purchase of Development Rights program and its associated impacts in terms of what lands may be protected, just as the Dunn/McFarland Inter-municipal Cooperation Agreement did.

c. Establishment of a joint review committee or process, or referral process for development applications on properties in or near the agreed upon future boundaries to ensure that development in adjacent communities is compact and will not adversely impact preservation efforts in the Town of Dunn. Compact and thoughtfully planned development within existing municipal boundaries can help prevent growth from sprawling into Dunn and other adjacent towns.

d. The protection and preservation of farmland and environmentally and culturally important areas.

e. Formal methods of resolving disputes, such as arbitration.

f. The period for which the agreement will remain in effect and intervals in which either or both communities can call for the agreement to be amended, re-negotiated or terminated.

g. The mechanism(s) and/or forum(s) for representatives of the City and/or Village and the Town to discuss and plan for the orderly development or conservation of lands within the agreement's boundaries.

h. Annexation of land from the Town of Dunn is and will be strongly opposed. However, if it is mutually agreed that an area from the Town of Dunn could be annexed at some future time when certain conditions are satisfied (such as the Town's agreement with McFarland) and an intergovernmental agreement can be executed, then the Town of Dunn will partner with that adjacent community for carefully planned and necessary growth. Such an agreement will create the criteria/standards that will dictate when the annexation of land can be initiated. It should be emphasized that before any annexation occurs under this agreement, a demonstrated need for growth must be shown. In addition, the agreement should address:

   - Environmental impacts
   - Agricultural impacts
   - Social/cultural impacts

- Economic impacts

Goal 3: Coordinate with neighboring communities and Dane County to provide high quality services in the most cost effective and environmentally conscious manner possible.

3-1: Continue to work cooperatively with neighboring communities and school districts to lower the costs of providing services.

Action 3-1a: Share information, equipment, resources, facilities, technology and services that have cross-jurisdictional applications.

Action 3-1b: Identify opportunities to jointly provide expanded or new services such as additional recreational programs, transit programs, bicycle trail and park facilities with neighboring communities.

9 IMPLEMENTATION PLAN

Successful implementation depends upon public support. Public action includes administration of the land division and subdivision regulations and review by the Plan Commission of proposals affecting the physical development of the Town. The Plan Commission has a continuing responsibility to see that the plan is kept alive, and is adequately addressing concerns in the Town.

For the purposes of complying with Wisconsin's Comprehensive Planning Law, "actions" are used synonymously with the law's "programs" to implement the plan.

Organization of the Action Plan

The Comprehensive Plan includes several "actions" to implement specific goals and objectives. This chapter is a summary of those chapters. This chapter includes the following:

- Consistency with the Comprehensive Plan
- Recommended Ordinance Updates
- Intergovernmental Agreements
- Special Local Initiatives
- Updating and Amending the Plan

Consistency with the Comprehensive Plan

The state's comprehensive planning law requires that as of January 1, 2010, a local government wishing to engage in official mapping, subdivision regulation, or zoning (general, shoreland, wetland) shall make its decisions consistent with the adopted comprehensive plan. Dunn currently administers its own land division ordinance. One of the intents of the law is to "elevate" the status of a comprehensive plan. Prior to the law, plans were meant to be advisory. With the law, their status is now a legal basis for making land use and development-related decisions.

The following considerations should be made when using the comprehensive plan:

- Zoning changes must be consistent with the comprehensive plan.
- Development Review- Proposed land divisions or plats may be denied if not consistent with the Comprehensive plan. All reviews should be done in close coordination with legal and planning staff.

Recommended Ordinance Updates

The following ordinance updates are identified to fully implement the recommendations in this plan. Other ordinance updates may be necessary.

- Land Division Ordinance

The Land Division Ordinance was updated just prior to beginning the Comprehensive Plan update process. The Town should evaluate changes based on the results of the Comprehensive Planning process. The land division ordinance is arguably the most important local tool to implement the recommendations in this plan. Close coordination with legal and planning staff is recommended to codify many of the plan's guidelines and recommendations.

- Zoning Ordinance Update

Dunn should work with the County to promote necessary updates to the zoning code including:

a) Appropriate Mixed-Use Categories for the Quam Drive Area
b) Viewshed protection standards
c) Potential archeological protection standards.
d) Detailed clustered housing standards.

- Wind Tower Ordinance

The Town should work with the County on the development of standards guiding wind towers that are currently not covered under existing ordinances.

- Dark Skies / Light Pollution Ordinance

The Town may wish to consider a "Dark Skies" ordinance to regulate light spillover and light pollution. This would implement many design objectives found within the plan.

- Historic Preservation Ordinances

Based on the findings of the local historic research, as recommended in the Plan, the Town may wish to adopt a formal Historic Preservation Ordinance to protect key features that are identified. Towns have authority to adopt such an ordinance.

- Stormwater Management Ordinance

Intergovernmental Agreements

The Town of Dunn will continue to pursue intergovernmental agreements, as allowed by state statute, with surrounding communities. This includes City of Madison, City of Fitchburg, City of Stoughton, Village of Oregon, and surrounding Towns.

The following are among the topics that may be considered for any intergovernmental agreements:

- Boundary Changes
- Sanitary Sewer Service Boundaries
- Future Land Use Recommendations
- Consistency with adopted Plans

- Extraterritorial Jurisdiction Provisions
- Joint Economic Development Efforts
- Revenue Sharing
- Road Maintenance and Upgrades
- Shared Services
- Consistent Design Standards
- Intergovernmental Planning Committees
- Length of the agreement.

Special Local Initiatives

There are several local initiatives that should be considered to implement the plan. These are in addition to the ordinance update and intergovernmental agreements described above. This is a summary of key actions listed elsewhere in the plan.

- Continue to monitor, update, and utilize the PDR program to meet Town objectives.
- The Town may require deed restrictions, covenants and/or similar notations to be included on certified survey maps and plats
- Work with the neighbors and property owners of the Quam Drive Mixed Use Area to create a site plan for the area.
- Proactively explore the potential rezoning of environmentally sensitive properties as described in the plan.
- Continue to work on a regional TDR (transfer of development rights) program.
- Continue to review and update the multi-year transportation plan. Address the elements of concern detailed in the Transportation Chapter.
- Formally evaluate the development of an impact fee program. The plan commission, Town staff, legal, and planning staff should prepare this analysis.
- Establish local committees to prepare an inventory of historical and cultural significant properties as recommended in the Plan.

Reviewing the Comprehensive Plan

Although the Plan is being adopted as a 20 year guide, this document is meant to be a “living document” that may be amended. For this to take place, the Plan Commission or designated steering committee will need to formally review the plan and recommend changes on a regular basis. A formal review may occur every ten years, or as deemed necessary.

Ensuring Consistency among Plan Elements

It must be realized that a change in one phase of the plan will, in most probability, affect all parts of the plan and therefore, thoughtful consideration should be given to all implications before making a decision. When amending the plan, the criteria described (under 1 and 2, below) should be followed to ensure consistency among all plan elements.

Amending the Comprehensive Plan

The following policies shall be followed to update the Town of Dunn Comprehensive Plan. Examples of amendments to this plan include, but are not limited to, changing the goals or purpose for a plan element, district or land use category; adding or deleting land uses which may be considered within a

plan district or land use category; revising the future land use plan map; or adding or deleting policies or actions for a plan district or land use category.

1. Plan Amendment Procedure:

    - The Town Board adopts a resolution outlining the procedures that will be undertaken to ensure public participation during every stage of the plan amendment process.

    - The Town Plan Commission will notify all concerned individuals (as identified in the plan) and conduct a public meeting to gather and present information.

    - Following the public meeting, the Plan Commission shall make a recommendation to the Town Board.

    - The recommended plan amendment shall be sent to all adjacent and surrounding jurisdictions as required under Section 66.1001(4), Wisconsin Statutes.

    - The Town Board shall hold a public hearing on the recommendations of the Plan Commission. This public hearing will follow the notification requirements listed under Section 66.1001(4), Wisconsin Statutes.

    - The Town Board shall act on the Plan Commission's recommendation and approve, deny, or amend any proposed change to this Plan by ordinance.

    - The Town will forward any amendment to the County for incorporation into its Comprehensive Plan.

2. Consider the following criteria when reviewing changes to the Plan:

    - The change is consistent with the goals and objectives or other elements of this Comprehensive Plan.

    - The change does not create an adverse impact on public facilities and services. Public facilities and services include roads, drainage, schools, emergency services and parks.

    - Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding areas.

    - The change does not have a significant adverse impact on working farms, the Town's rural character, archeological resources, or the natural environment including woodlands, slopes, wetlands, and groundwater.

    - There is a change in Town policies or area characteristics that would justify a change.

    - The change corrects an error made in the original plan.

    - There is a community or regional need identified in the Comprehensive Plan for the proposed land use or service.

- The change helps the Town implement its overall goals.
- The change retains consistency among Plan elements.
- The amendment is in compliance with Wisconsin State Laws.

APPENDIX 1 EXISTING CONDITIONS

The following existing conditions report has been prepared as a summary of trends and conditions. This information was used to develop and evaluate policies contained in the planning document.

I. Housing Trends and Analysis

Housing Growth Characteristics

The Town carefully evaluated its housing growth when it created its 1998 Land Use Plan, which was an update to its 1979 Land Use Plan. In order to preserve important agricultural and natural features, the Town carefully planned where development should and should not occur based on policies adopted in 1979 that limited residential development to three (3) separate areas.

1. The first policy for residential development was to build out all of the vacant residential lots that had been platted in unsewered subdivisions and scattered residential areas.

2. The second major policy area for residential development in the Town was to infill sewered platted areas where large lots exist and are surrounded by smaller lots. The Town created the Kegonsa Limited Service Area (LSA) to serve existing residential development and to allow for a limited amount of infill development around Lake Kegonsa. In addition, as part of the update to the 1979 Land Use Plan, the Town revised the portion of the Central Urban Service Area surrounding Lake Waubesa to become the Waubesa Limited Service Area (LSA). Again, the intent was to serve only existing and strictly defined new infill development in this LSA. As of 1998, there were approximately 44 vacant lots in the Lake Waubesa LSA and 35 in the Lake Kegonsa LSA. Almost all of these were either owned by adjoining property owners or were determined unbuildable due to the size of the lot or specific physical constraints.

3. The third planned area for residential growth in the Town is in agricultural areas where the splitting of one (1) lot per 35 acres contiguously owned as of September 1979 is permitted. The stated purpose of this policy is to allow some flexibility for farmers or large landowners. The Town calculated that, in 1998, there were approximately 168 lots that could be split under this policy, given the land ownership patterns and size of parcels that existed at the time of the adoption of the 1998 Land Use Plan. As of 2004, the Town estimated that there are approximately 70 lots remaining that can be split. The Town wishes to stress that it does not consider the agricultural lands in the Town to be "vacant" or awaiting eventual conversion to some other use. The primary and long-term planned use in the agricultural preservation areas is agriculture.

   It is the intent of the Town of Dunn that when either all of the permitted splits are developed and/or an equivalent number of development rights have been purchased and severed from these lands, the farmland preservation areas of the Town shall be considered to be fully built out.

Table 1 illustrates the housing permits issued in the Town of Dunn between 1996 and 2003. New single family housing often occurred as a rebuild on an existing lot. No new multi-family housing has been constructed in the Town since 1999.

Table 1: Building Inspectors Report, 2004-2015

Year	New Single Family Rebuilds on Existing Lots	New Single Family Units on Vacant Lots
2004	3	8
2005	4	19
2006	3	0
2007	14	0
2008	6	3
2009	5	1
2010	2	1
2011	4	3
2012	4	2
2013	1	4
2014	1	1
2015	8	4

Source: Town of Dunn Building Inspector Records, 2008-2015

Housing Stock Assessment

As the Town considers its future housing needs, it is helpful to look at the condition and character of the existing housing stock. This section assesses the Town of Dunn's current housing stock with respect to age, number and type of units, value, occupancy trends and structural characteristics.

Age Characteristics

Table 2 illustrates the age of the Town of Dunn's housing stock based on the 2010 U.S. Census data. The age of a community's housing stock is one method to measure the general condition of its housing supply. The largest build-out to date occurred from 1970 to 1979, the decade in which the Town created its first land use plan

	Number	Percent
Built 2000 to 2009	190	8.1
Built 1990 to 1999	267	11.4
Built 1980 to 1989	348	14.9
Built 1970 to 1979	554	23.7
Built 1960 to 1969	242	10.4
Built 1950 to 1959	195	8.4
Built 1940 to 1949	130	5.6
Built 1939 or earlier	408	17.5

Table 2: Year Structure Built – Town of Dunn Homes

Source: U.S. Census Bureau, 2000

Occupancy Characteristics

Housing tenure refers to whether a particular housing unit is owned or rented by the occupant. Table 2.3 indicates that 89 percent of the housing units in the Town of Dunn were owner-occupied in 2010, slightly higher than 2000 when 88.9 percent of housing units in the Town were owner-occupied. In Dane County in 2010, 60 percent and 40 percent of housing units were owner-occupied and renter-occupied, respectively. In Wisconsin in 2010, 68 percent and 32 percent of homes were owner-occupied and renter-occupied, respectively.

Table 3: Housing Tenure Characteristics

	Town of Dunn				Dane County	State of Wisconsin
	2000		2000		2010	2000
	Number	Percent	Number	Percent	Percent	Percent
Total:	2,079	100.0	2,062	100.0	100.0	100.0
Owner occupied	1,848	88.9	1,836	89.0	59.6	68.1
Renter occupied	231	11.1	226	11.0	40.4	31.9

Source: US Census Bureau

Housing vacancy can help a community determine whether its housing supply is adequate to meet demand. According to the U.S. Department of Housing and Urban Development (HUD), an overall vacancy rate of roughly three (3) percent is optimal to allow consumers an adequate choice of housing. When adjusted for seasonal, recreational or occasional use, the Town of Dunn's overall vacancy rate in 2010 was 2.6 percent, which is lower than the county average of 4.8 percent, the state average of 5.8 percent and the HUD recommendation of three (3) percent.

Table 4: Vacancy Characteristics, 2010

	Town of Dunn	Dane County	State of Wisconsin
% Vacant	10.0	5.7	13.1
% For Seasonal, Recreational or Occasional Use	7.4	0.8	7.4
Actual % Vacant	2.6	4.8	5.8

Source: US Census Bureau, 2010

Structural Characteristics

Table 5 lists the housing units in the Town by type. Of the 2,257 housing units in the Town of Dunn in 2015, 85.4 percent were single family detached homes. Mobile homes ranked second to single-family detached homes in the Town, accounting for 8.3 percent of the housing stock. The percentage of both single family and mobile homes in the Town are significantly higher than in the county or state, as shown in Table 5.

Table 5: Housing Units by Type, 2015 Estimate

	Town of Dunn		Dane County		Wisconsin	
	No.	%	No.	%	No.	%
Total:	2,257	100.0	208,749	100.0	2,293,250	100.0
1-unit, detached	1,927	85.4	113,351	54.3	1,531,891	66.8
1-unit, attached	52	2.3	13,986	6.7	105,489	4.6
2-units	50	2.2	9,394	4.5	149,061	6.5
3 or 4 units	9	0.4	13,151	6.3	87,144	3.8
5 to 9 units	-	-	14,404	6.9	114,663	5.0
10 or more units	31	1.4	43,002	20.6	236,205	10.3
Mobile home	187	8.3	1,170	0.8	66,504	2.9

Source: US Census Bureau, 2010-2014 American Community Survey 5-Year Estimate

Value Characteristics

Table 6 lists median home value of owner-occupied housing units for the Town of Dunn, Dane County and the State of Wisconsin. Housing values in the Town of Dunn are higher than both the county and state averages. However, it is important to note that the Town has a significant number of taxable waterfront parcels, which contributes to the high housing value. The Town also has a high percentage of mobile homes (8 percent of the housing stock), which helps provide affordable housing to Dunn residents.

Table 6: Housing Value, 2010

	Town of Dunn	Dane County	State of Wisconsin
Median Home Value	$251,900	$229,000	$165,900

Source: US Census Bureau, 2010-2014 American Community Survey 5-Year Estimate

Housing Projections

Good planning involves maintaining and rehabilitating the existing residential stock in the Town, while also planning for future housing growth. Additionally, the Comprehensive Planning Law requires communities to provide an adequate supply of housing to meet existing and forecasted housing demand. This section makes projections for the amount of new housing stock that will be needed in the Town of Dunn over the next 20 years.

The housing projections represent the number of housing units that will be required to meet the basic components of growth. They are not intended to be forecasts of the effective demand for housing, which is affected by many factors such as consumer income, tastes and preferences, price and financing. All forecasts, including those presented in this plan, must be used with great caution. Forecasts cannot take into account unpredictable events that could have a significant effect on the housing market.

Since the late 1970's, households have been decreasing in size primarily due to an increase in the divorce rate, a decrease in the birth rate, the postponement of marriage and an increase in the proportion of the population age 65 and older.

As households decline in size, the need for additional housing increases. Household size is a key production factor. Dane County had an average household size of 2.4 persons in 2000 and 2.33 persons in 2010. Utilizing this most recent rate of decline and other factors, Dane County will have an average household size of 2.20 by 2040.

Dane County household sizes have been decreasing for both owner-occupied and renter-occupied households. In 2010, owner occupied households averaged 2.52 persons per household and renter-occupied households averaged 2.09 persons per household. Smaller household sizes will cause the demand for housing to rise faster than population growth.

Dane County's housing supply is expected to increase by 32 percent from 2010 to 2040. This means there will be approximately 215,044 households by 2015, nearly 252,479 households by 2030 and nearly 268,335 households by 2040.

The Town of Dunn is focusing on a regional housing approach. Under this approach the Town anticipates extremely low rates of housing growth in the Town, consistent with the Town's thoughtfully planned housing approach, but would possibly allow condominium housing for senior citizens on Quam Drive, which would help provide homes for the 65 and older population that is anticipated to increase in the county in the coming decades.

The State of Wisconsin has prepared household forecasts for all counties, municipalities and towns in Wisconsin. Based on the state projections, the Town of Dunn is projected to see household growth of 1.8 percent by 2020. By 2040, total households are projected to fall as shown in Table 7.

Table 7 Future Housing Projections

	Year	Town of Dunn		Dane County	
Census					
		Housing Units	% Change from 2010	Housing Units	% Change
	2010	2,062	--	203,750	--
Projection	2015	2,087	1.21	215,044	5.54
	2020	2,099	1.79	228,371	12.08
	2025	2,100	1.84	240,920	18.24
	2030	2,093	1.50	252,479	23.92
	2035	2,063	0.05	261,392	28.29
	2040	2,018	-2.13	268,335	31.70

Source: Wisconsin Department of Administration, 2015

These projections show that housing growth of a maximum of 38 houses can be expected over the next 25 years. However, according to data displayed in Table 1, new housing permits on vacant lots have averaged closer to 4 annually since 2004. As buildable lots are developed, the housing growth in the Town will slow. However, the housing projections in Table 7 may be lower than the Town will actually experience, and there are already more housing units in the Town than the Wisconsin Department of Administration predicted; the 2010 Census showed 2,291 housing units in the Town of Dunn, which is 229 more than predicted.

It is important to note that the Town's housing policy focuses on allowing existing lots to be developed, but then guiding new housing growth toward urban areas where the growth can be more efficiently served with community facilities and utilities. A Transfer of Development Rights (TDR) program could help implement this regional housing approach. A TDR program would involve landowners in a "sending area", or area to be preserved (such as the Town of Dunn), selling their development rights to private developers who transfer those rights to develop real estate in a "receiving area", which is often an urban area such as Madison or another surrounding municipality.

It should be emphasized that the Town of Dunn is nearing its capacity for new housing units given the Town's agricultural and natural resource protection areas and the limited community utilities and facilities. The Town recognizes the importance of planning for and providing housing and will continue to participate in regional approaches to providing adequate, safe and affordable housing for area population growth.

II. Transportation Trends and Analysis

Existing Transportation Facilities

Transportation networks are a critical determinant of growth and development in a community or region and have a significant impact on community character. The Town of Dunn is served by regional and local street networks. Other regional transportation facilities accessible to Dunn residents, but located outside of the Town, include: freight and passenger rail; airport service; bike and pedestrian routes; and recreation trails.

The Town of Dunn, like most rural communities with low levels of development densities, is automobile dependent. This means that most trips both within and outside of the Town will be made by personal automobile and currently there is relatively low demand for alternative commuter transportation modes, such as ridesharing, transit and bicycling. Therefore, the current transportation system is primarily designed for automobiles. However, Town residents have expressed interest in these alternative modes of transportation and this plan therefore encourages a diversified, affordable transportation network within the Town and region to accommodate alternative transportation options.

Street Network

Traffic Counts

Table 8 shows average daily traffic counts on several roads in the Town. Traffic counts have fluctuated, depending on the road and the road segment. However, several trends are evident, including increased traffic counts between 1993 and 2002 on the following roads:

Table 8 Town of Dunn Annual Average Daily Traffic Counts

Town of Dunn Road Segment	2002	2010	2012	2015
USH 51 (1.5 miles North of CTH B)	*n/a*	13,000	10,600	11,100
USH 51 (at Dyreson Road)	*n/a*	9,600	10,400	9,800
USH 51 (North of CTH B East)	*n/a*	10,700	10,900	10,600
CTH MN (West of CTH AB)	1,500	1,700	*n/a*	*n/a*
CTH AB/MN (CTH AB to Town Line)	1,900	1,800	1,900	1,600
CTH AB (South of Elvehjem Road)	610	860	840	1,000
CTH B (Sandhill Road to Mahoney Road)	3,200	4,000	*n/a*	*n/a*
CTH B (Hawkinson Road to Dyreson Road)	2,800	3,000	*n/a*	*n/a*
Keenan Road (North of CTH B)	750	940	*n/a*	*n/a*

Source: Wisconsin Department of Transportation

Functional Street Classification

The street network shapes access and circulation throughout the Town and surrounding communities. Public streets in the area are classified as arterial, collector or local. Table 9 shows the standards used by the Wisconsin Department of Transportation (WisDOT) to classify streets and lists streets in the Town of Dunn by classification.

Table 9 Functional Street Classification for the Town of Dunn

Classification	Description	Dunn Streets
Principal arterials	Serve longer intra-urban trips and traffic traveling through urban areas. They carry high traffic volumes and provide links to major activity centers.	n/a
Minor arterials	Provide intra-community continuity and service to trips of moderate length, with more emphasis on land access than principal arterials. The minor arterial system interconnects with the urban arterial system and provides system connections to the rural collectors.	USH 51
Collectors	Provide both land access and traffic circulation within residential neighborhoods, commercial areas, and industrial areas. These facilities collect traffic from the local streets in residential neighborhoods and channel it onto the arterial system.	CTH MN CTH AB/MN CTH AB CTH B Dyreson Road Halverson Road Goodland Park Road Lake Farm Road Mahoney Road Keenan Road
Local streets	Local streets primarily provide direct access to adjacent land and access to higher order systems. Local streets offer the lowest level of mobility, and through traffic movement on this system is usually discouraged.	All local streets not included as a collector street (e.g. Evans Road, Hawkinson Road, Lake Kegonsa Road, etc.)

Source: Dane County, 2004

Arterials are intended to move traffic quickly and smoothly, providing for long-distance traffic movement. USH 51 is classified as a minor arterial. Collector roadways serve the dual function of providing for both traffic mobility and access to homes or businesses. The following roadways in the Town of Dunn are classified as major collectors: CTH MN (McFarland to CTH AB); CTH AB/MN (CTH AB to Town Line); CTH AB (CTH MN to USH 51); CTH B (Town Line to USH 51); Dyreson Road, Halverson Road, Goodland Park Road (Town Line to Lake Farm Road); Lake Farm Road (Town Line to Goodland Park Road); Mahoney Road (USH 51 to Keenan Road); and Keenan Road (Mahoney Road to CTH B). In addition to the roads mentioned above, several roads in the Town (including Schneider Drive, Rutland-Dunn Town Line Road and Lake Kegonsa Road) have experienced significant increases in daily traffic and may be considered as collectors, although not officially designated as such. Access to arterials such as USH 51 serves an important function to the agricultural economy in the Town of Dunn by allowing easy access to major markets.

Rustic Roads

In addition to the roads identified in Table 9, the Town of Dunn also has two (2) designated Rustic Roads, Lalor Road and Dyreson Road. The Rustic Roads System in Wisconsin was created by the 1973 State Legislature in an effort to help citizens and local units of government preserve what remains of Wisconsin's scenic, lightly traveled country roads for the leisurely enjoyment of bikers, hikers and motorists.

Lalor Road

Lalor Road is a 2.3 mile paved road that runs north/south from CTH B to Goodland Park Road. The road is bordered on either side by native prairie plants, including numerous stands of wild plum and scattered wild asparagus. Lalor Road crosses Swan and Murphy Creeks and borders the Waubesa Wetlands preserve. Set back in the evergreens along the west side of the road is the William Lalor Farm, originally purchased from the government in 1846. President James Polk signed the original deed.

Dyreson Road

Dyreson Road is a 2.9 mile paved road that runs from Schneider Drive north to CTH AB. Rich in heritage, Dyreson Road travels through fertile farmland and wooded areas. The road offers an excellent view of Lake Kegonsa as it crosses CTH B. Historic Dyreson Bridge over the Yahara River is the site of early Native American and pioneer crossings and is adjacent to ancient Native American effigy mound sites. Nearby wetlands provide glimpses of native waterfowl, fish and wildlife. Also located on the road is Dyreson House, an early Wisconsin homestead listed in the Wisconsin State Historical Society's Inventory of Historic Places.

Highways

The only State highway in the Town of Dunn is USH 51, which in its entirety runs 1,286 miles north/south from Hurley, WI to New Orleans, LA. Three (3) County Trunk Highways are located in the Town of Dunn: CTH B, CTH AB and CTH MN.

Transit Service

Bus Service

Local bus service is available in the City of Madison through Madison Metro. Regional bus service is provided by Greyhound, which has stations located at 4 Collins Court, 800 University Avenue, 600 Highland Avenue, and 700 University Avenue (all in Madison) and serves many regional and national locations. In addition, Badger Bus Service runs daily between Madison, Milwaukee, La Crosse, Eau Claire, Brookfield, Johnson Creek, and Menomonie and Megabus picks up in Madison and travels to Chicago, Milwaukee, and the Twin Cities

The Dutch Mill Park and Ride lot is located at the USH 51 and Broadway Street intersection and provides service to Chicago via Van Galder Bus and to locations in Madison via the Madison Metro Transit System. There is limited parking at this park and ride location. Additionally, there are Madison Metro stops in Fitchburg, west of Dunn.

Elderly/Transit Dependent Service

A variety of transit services are available for elderly and transit dependent Dane County residents. The Dane County Department of Human Services (DCHS) Adult Community Services Division contracts with private providers for provision of several group trip and demand-responsive services for the elderly, persons with physical or developmental disabilities, and low-income persons who live outside of the Madison Metro area.

The Retired Senior Volunteer Driver Escort Program (RSVP) provides individual and small group rides for the elderly throughout the County when other options are not available. Rides are provided using volunteer drivers in private automobiles. Medical trips are the first priority for the program.

The City of Stoughton offers a shared-ride taxi service primarily within the City, but also to outlying areas for a higher fare.

Ridesharing

The Madison Area MPO's Rideshare, Etc. Program provides information and assistance to commuters interested in an alternative means of transportation. The program includes a ride-matching service for callers to the information number (266-RIDE), utilizing a computerized database of over 2,000 commuters interested in ridesharing. Program participants are eligible for a guaranteed ride home program, providing transportation home in the event of an emergency. In addition, on-site ridesharing assistance and transportation demand management (TDM) services are provided to major employers and coordinated with Madison Metro, the State Employee Vanpool Program, Dane County and the Wisconsin Department of Transportation (WisDOT).

Rail Service

Rail freight service in Dane County is currently provided by two (2) mainline operators, Canadian Pacific Rail System-Soo Division, and the Union Pacific/Southern Pacific, and by one (1) short-line carrier, the Wisconsin & Southern Railroad Company.

The federal government had awarded the State of Wisconsin grant money to build a high speed rail connection from Milwaukee (from Chicago) to Madison (to Minneapolis), but this money was rejected by Governor Scott Walker in 2011.

Airports

Airport facilities are accessible by car or bus (via the Dutch Mill Park and Ride) to Dunn residents. The Dane County Regional Airport (DCRA), located in Madison, is the second largest airport in the state and provides service to commercial air passenger, air cargo carriers, general aviation and the military.

Construction work on a major terminal expansion and remodeling project, which almost doubled the terminal's square footage, was completed in 2005. The increased space is used to expand the airlines' operations and commuter areas, adds a baggage claim carousel and accommodates a new commuter security checkpoint.

Metro bus service provides weekday service to the airport from the North Transfer Point with 30-minute peak and 60-minute off-peak frequencies.

In addition to the DCRA, Uff-Da Airport is a private airport facility located on Halverson Road in the Town of Dunn.

Water Transportation

Water transportation facilities in the Town of Dunn exist in the form of recreational watercraft marinas and boat launches on Lake Waubesa and Lake Kegonsa.

Lake Waubesa water transportation facilities include:

- Goodland Park boat access (County owned)
- Babcock Park boat access (County owned)
- Dunn Heritage Park non-motorized canoe/kayak access (Town owned)

Lake Kegonsa water transportation facilities include:

- Fish Camp Launch (County owned)
- Quam Drive Launch (Amundson Boat Launch - Town owned)
- Quam's Motor Sports marina and boat rentals (privately owned)
- Kegonsa Cove marina and boat rentals (privately owned)

On busy days, the Quam Drive Launch has problems with overflow parking. The facility has just five (5) parking stalls, with overflow parking allowed off of the road.

Pedestrian/Bicycle Transportation

Pedestrian and bicycle travel are vital parts of transportation and recreation networks.

Pedestrians

Because Dunn is a rural community, pedestrian travel is not common. However, it is important to provide safe pedestrian environments within and between neighborhoods. Also, the 2014 Town's Parks survey supported the creation of walking trails, which is included as a goal in this plan. There are informal pedestrian trails through the DNR property located south of CTH B.

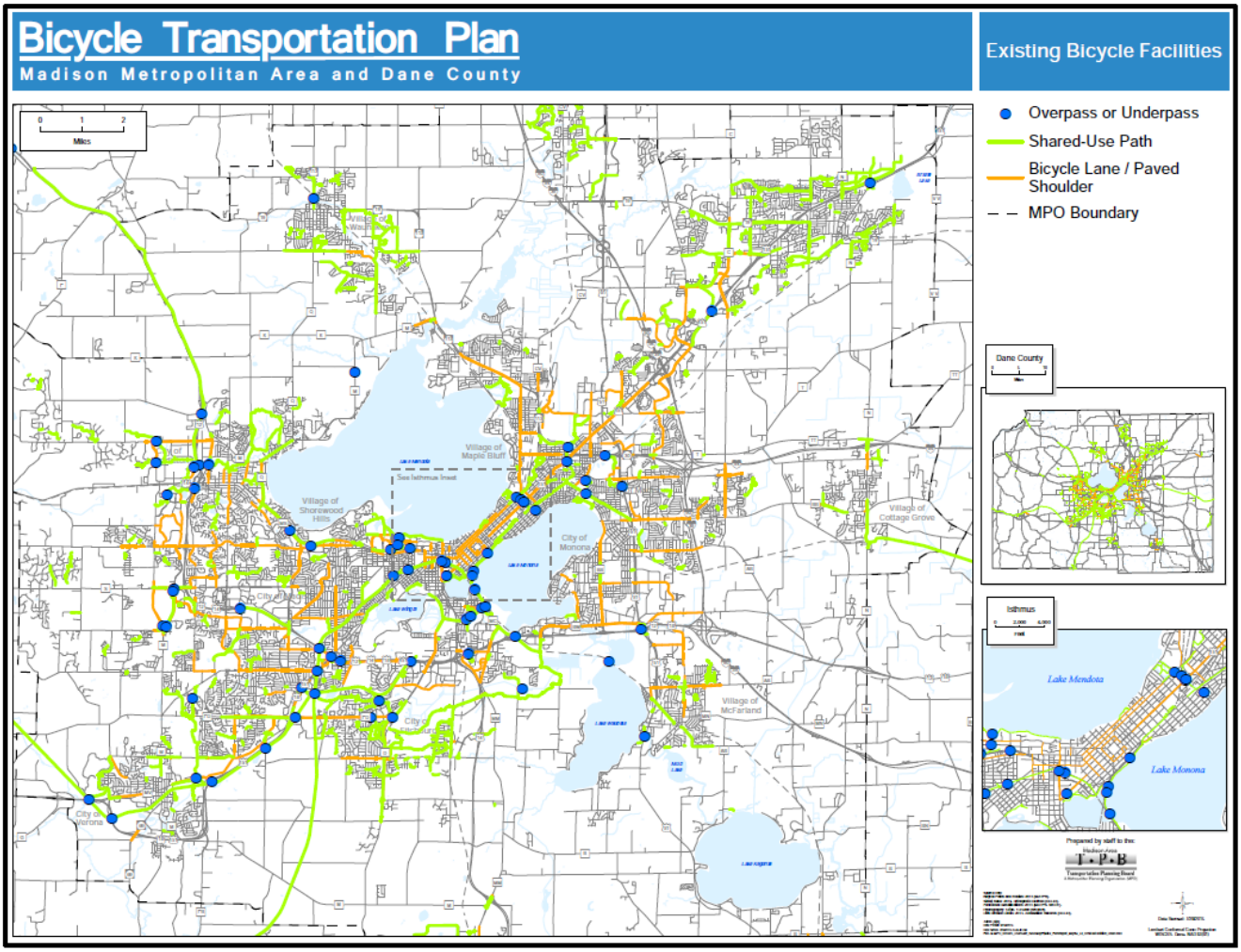
Bicycles

The Bicycle Transportation Plan for the Madison Metropolitan Area and Dane County (2015) provides the planning and policy framework and serves as the guide for development of bicycle facilities and programs. The plan outlines a prioritized set of recommended facility improvements and proposed bicycle routes for both the Madison area and the rest of the County. Specifically the plan identifies HWY 51, CTH MN, and CTH AB as needing new or improved paved shoulders to better accommodate on-road bicycle traffic.

WisDOT identifies CTH AB south of CTH MN as exhibiting the best conditions for bicycling while CTH B is listed as exhibiting moderate conditions. In the Town of Dunn, WisDOT maps show that bicyclists are prohibited or not recommended on USH 51 CTH MN. Generally, rural Town roads are safe for bicyclists because of their low traffic volumes. However, it is important to adequately maintain these facilities to ensure safe, comfortable bicycle travel. Additionally, it will be important to identify a safe route for bicyclists to ride through the Town to reach bike trails located just north of Dunn.

In 2015, Dane County Parks began construction of a new bike trail that will run from the Capital City Trail at the Lussier Family Heritage Center to the western shore of Lake Waubesa. The longest continuous bicycle pedestrian bridge and boardwalk system in Wisconsin, measuring 1.1 miles will be included as part of this project.

Figure 1 Regional Bike Paths near Dunn



Source: Dane County Bicycle Transportation Plan, 2015

The Dane County Bicycle Transportation Plan recommends providing a paved shoulder at least four (4) feet in width on rural roads. Wider lanes may be necessary where automobile volumes and speeds are higher. This extra width makes roads more convenient and safer for motorists, increases highway capacity, facilitates maintenance and snow removal, and helps extend roadway life by reducing edge deterioration. The plan also recommends adding or widening paved shoulders in conjunction with road resurfacing and reconstruction.

Trucking

Trucking is an important transportation element and is used extensively throughout the region. The only designated truck route through the Town is USH 51.

Commute to Work

The data in Table 10 show that most employed civilian persons age 16 and older in both the Town of Dunn and Dane County drive to work alone. Differences between Town and County commuting patterns include:

- A higher percentage of Town residents than County residents drove alone (86.3 versus 72.6)
- Fewer Town residents than County residents car pooled (6.4 percent versus 8.4 percent)
- No Town residents used public transportation or walked to work
- Mean travel time to work was slightly higher for Town residents than County residents (25.6 minutes versus 20.9 minutes)

Table 10 Commute to Work Patterns

Group	Town of Dunn (%)	Dane County (%)
Car, truck, or van-drove alone	86.3	72.6
Car, truck, or van- car pooled	6.4	8.4
Public transportation	0.0	5.1
Walked	0.0	5.7
Bicycle	0.0	3.0
Worked at home	6.6	4.5
Taxicab, motorcycle, or other means	0.6	0.8
Mean travel time to work (minutes)	25.6	20.9

Source: U.S. Bureau of the Census, 2010-2014 American Community Survey 5-Year Estimate

State and Regional Transportation Plans

Effective local planning requires consistency with state and regional plans. Wisconsin Statutes §66.1001(2)(c) requires communities to compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans. This section satisfies this statutory requirement. The Town of Dunn's transportation goals, objectives, policies and recommendations are consistent with and implement all relevant sections of the following plans and programs.

Translinks 21: A Multimodal Transportation Plan for Wisconsin's 21st Century (1995)

This plan covers a broad array of transportation topics and includes an overall vision and goals for transportation systems in the state for the next 25 years. The plan recommends complete construction of the Corridors 2020 "backbone" network by 2005; the creation of a new state grant program to help local governments prepare transportation corridor management plans to deal effectively with growth; the provision of state funding to assist small communities in providing transportation services to elderly and disabled persons; and the development of a detailed assessment of local road investment needs.

Wisconsin State Highway Plan (2000)

This plan focuses on the 11,800 miles of State Trunk Highway routes in Wisconsin. The plan does not identify specific projects, but does outline overall strategies and policies to improve the state highway system through 2020. The plan includes three (3) areas of emphasis, including pavement and bridge preservation, traffic movement and safety. This plan indicates that traffic congestion along USH 51 between Stoughton and McFarland will become "severe" in 2020 if there are no capacity expansions to this roadway.

Wisconsin DOT: Six Year Highway Improvement Program

This plan identifies all construction projects scheduled for Wisconsin's 112,363 miles of public roads between 2002 and 2007. The projects change frequently, and plan updates are made monthly. Each project is listed by highway, county, location, cost, year and brief description of the project. No projects are identified for the Town of Dunn during this time period.

Wisconsin Bicycle Transportation Plan 2020 (1998)

The *Wisconsin Bicycle Transportation Plan 2020* establishes WisDOT goals, objectives and policies for both intercity and urban and suburban bicycling, and recommends strategies and actions for WisDOT, local governments and others to take to implement the plan. The two (2) primary goals of the plan are to double the number of trips made by bicycles and to reduce bicyclist-motorist crashes by at least 10 percent by the year 2010. The plan also seeks to improve bicycle access to major destinations along arterial and collector streets. The plan makes no specific recommendations for Dunn, however, it does recommend that paved shoulders should be provided on all higher-volume rural roadways (generally with motor vehicle volumes exceeding 1,000 per day). This includes all of the County roads in Dunn. Additionally, the plan recommends a three (3) foot paved shoulder on all two (2) lane State Trunk Highways with 1,250 vehicles or more per day. For highways that exceed this capacity or have more than 25 bicyclists per day, the plan recommends a five (5) foot paved shoulder.

The Wisconsin Pedestrian Policy Plan 2020 (2002)

The Wisconsin Pedestrian Policy Plan 2020, created by WisDOT, was established to make pedestrian travel a viable, convenient and safe transportation choice throughout Wisconsin. While the plan primarily aims to minimize the barrier to pedestrian traffic flow from major road expansions and improvements, it provides guidance to local communities on how to encourage pedestrian travel through the creation of pedestrian plans, increasing enforcement of pedestrian laws, adopting and implementing sidewalk ordinances, and addressing pedestrian issues through the public participation component of Comprehensive Smart Growth Planning. The plan makes no specific recommendations for the Town of Dunn.

Dane County Land Use & Transportation Plan (1997)

The Vision 2020 Dane County Land Use & Transportation Plan provides the overall framework for development and transportation decisions within the County. The transportation section of the plan provides goal, objectives and recommended implementation measures to guide needed improvements to all modes of transportation, including bicycles. The plan was adopted by the Madison Area MPO as the regional transportation plan. Bicycle-supportive land use goals in the plan include: 1) promoting functionally and visually distinct communities; 2) encouraging compact, mixed-use neighborhoods with convenient pedestrian and bicyclists access to neighborhood focal points; 3) discouraging commercial strip development; 4) protecting the scenic values of the Dane County landscape; and 5) developing a county-wide system of open space corridors to protect the environment and provide outdoor recreation opportunities.

The following are plan recommendations relevant to the Dunn planning area:

- Listing a USH 51 north bypass around Stoughton (CTH B and CTH N) as a potential capacity improvement in need for further study. This bypass is recommended to be a 4-lane divided roadway. According to this plan, the estimated timetable for planning this bypass is 2011 to 2020, with actual construction beginning sometime after this planning stage.

- Listing McFarland (located adjacent to the Town) as a possible long-range commuter rail stop for a region-wide rail system.

Design Dane! Report (1998)

This plan sets forth a series of recommended actions for better growth management in Dane County. Recommendations that could impact transportation planning in the Town of Dunn include: 1) give priority to projects that promote efficient development in funding highway improvements; 2) work with towns to create a "rural scenic byways" designation on selected county and town roads, which might then be subject to special access restrictions and development standards, in order to preserve scenic vistas, bike routes and farmland. No specific recommendations are given for the Town of Dunn.

Madison Area Metropolitan Planning Organization (MPO)

The Madison Area Metropolitan Planning Organization (MPO) is the designated regional policy body responsible for cooperative, comprehensive regional transportation planning and decision making for the Madison Metropolitan Planning Area. The Madison Metropolitan Planning Area consists all or portions of the 27 contiguous villages, cities, and towns in and near Madison that are or are likely to become urbanized within a 20-year planning period. This includes the Town of Dunn and adjacent towns and municipalities.

The MPO is responsible for preparing a long-range transportation plan and a 5-year Transportation Improvement Program (TIP). The current TIP covers the years 2016-2020, and is updated annually. According to this plan, the replacement of the County Highway AB Bridge is planned for replacement in 2018.

Transport 2020:
Transportation Alternatives Analysis for the Dane County/Greater Madison Metropolitan Area (2002)

WisDOT, Dane County and the City of Madison jointly conducted this transportation alternatives analysis between 2000 and 2002. The *Transport 2020* report, released in 2002, identified a future transit system to address current and future needs and achieve regional goals identified in the planning process. According to this report, projections between 1990 and 2020 indicate that the trend in population and employment growth and vehicle trips will increase 35 to 45 percent in the greater Madison metropolitan area–which includes the Town of Dunn. As a result of this planning process, the reported "Locally Preferred Alternative" includes a network of strategically located park-and-ride lots, new regional express bus service to several Dane County communities (including areas near the Town of Dunn, such as McFarland), and new passenger rail service (i.e., commuter rail and urban streetcar service) operating in the central part of Madison.

USH 51 Needs Assessment Study (2004)

WisDOT completed an in-depth study to review and analyze transportation needs for USH 51 in early 2004. The study area covered the USH 51 corridor from Burma Road in McFarland south to CTH N on the east side of Stoughton. The study identified existing problems along the corridor and looked at the impact that growth within and between McFarland and Stoughton will have on the route. In 2004, a technical report and executive summary identified several corridor issues and concerns, including the need for:

- Increased law enforcement to control travel speeds and aggressive driving.
- Improved lane markings and signage at key intersections.
- A grade-separated pedestrian crossing between Babcock Park and its overflow parking lot.
- A suitable bike and pedestrian route between McFarland and Stoughton. Since USH 51 may not be a suitable route, the study suggests that the Wisconsin & Southern rail corridor could be a potential route worth further investigation.
- Continued promotion of existing transit programs, including the State Vanpool, Dane County Rideshare and other specialized transportation services; along with continued planning for future park-and-ride sites along the corridor.

US 51 Corridor Study

In 2013, a Draft Environmental Impact Statement (DEIS) was completed for this corridor of US 51 however it was not published because the project was not high on the State's priority and therefore, the project would not be advanced in a reasonable timeframe. Instead, a "fiscally constrained improvement project that would address the existing safety, operations, and pavement issues on the corridor" was proposed. The existing DEIS was split into two environmental documents, one which would address near-term needs and one that would address long-term needs. In December 2015, the DOT proposed removing the long-term needs from the study because funding would not be available for the next 30+ years.

It is now proposed that US 51 be reconstructed between McFarland and Stoughton in order to add turn lanes and roundabouts, while the highway remains a 2-lane highway. Final design and construction for this project is planned for Fall 2018.

Bicycle Transportation Plan for the Madison Metropolitan Area and Dane County (2015)

The 2015 Bicycle Transportation Plan for the Madison Metropolitan Area and Dane County recommends bicycle facility improvements for the Madison Urban area and rural Dane County. WisDOT identifies CTH AB south of CTH MN as exhibiting the best conditions for bicycling while CTH B is listed as exhibiting moderate conditions. In the Town of Dunn, WisDOT maps show that bicyclists are prohibited or not recommended on USH 51 CTH MN. The plan identifies HWY 51, CTH MN, and CTH AB as needing new or improved paved shoulders to better accommodate on-road bicycle traffic. The plan also proposes a shared use path and street path through Dunn, connecting McFarland to Oregon and McFarland to Stoughton.

III. Utilities and Community Facilities Profile

Sanitary Waste Disposal Facilities

The Town of Dunn has two (2) Limited Service Areas (LSA's), Kegonsa and Waubesa. These LSA's were created to accommodate existing homes and provide water quality protection. They are not intended to provide the impetus for additional growth in the Town. Within these areas, residents are served by public sewer that is provided by four (4) different sanitary districts:

- Sanitary District #1 serves the west and southwest sides of Lake Waubesa
- Kegonsa Joint Sanitary District (formerly Sanitary District #2) serves the properties around Lake Kegonsa and the adjoining residential areas
- Sanitary District #3 serves the east and southeast sides of Lake Waubesa and Spartan Hills, Waubesa Heights and Burmester Woods
- Sanitary District #4 serves the Meadowview Subdivision in the northwest corner of Dunn

The sanitary districts are separate entities from the Town and their only connection to Dunn is that the Town Board appoints the commissioners who oversee the districts' operations. Each district has its own budget and taxing authority. As a service to Town residents, a financial statement is provided for each sanitary district as part of the Town's annual report in April.

The disposal of wastewater in the Town of Dunn outside of the LSA's is handled through the use of individual on-site wastewater disposal systems, often referred to as septic systems. Some residents also use holding tanks. Septic systems discharge wastewater to underground drainage fields.

The Wisconsin Department of Safety and Professional Services (DSPS) regulates the siting, design, installation and inspection of most private on-site sewage systems. Also, the Dane County Zoning and Subdivision Regulations control on-site placement in floodplain and shoreland districts.

During this planning horizon, the Town anticipates that private on-site sewage treatment will continue and that sewer service will be provided only within the Limited Service Areas to service existing properties.

Water Supply

The Town of Dunn does not provide municipal water service to its residents. Water in the Town generally comes from private wells drilled into the aquifer or from small community wells that serve a few homes in a subdivision. Such wells are not considered to be public systems under Wisconsin Statutes.

Groundwater in the Town of Dunn is generally of good quality. Calcium, magnesium and bicarbonate are the principal constituents, which are minerals that contribute to the "hard" groundwater in the County. Despite the generally good water quality, there are known groundwater contaminants, including nitrates, bacteria, pesticides and volatile organic chemicals (VOCs). High priority should be given to safeguarding existing groundwater quality from further degradation.

Nitrate levels in private wells in the Town of Dunn have been tested and in 1993, 22 percent of wells tested exceeded the state groundwater enforcement standard of 10 mg/L. The Town of Dunn is in a prohibited Atrazine use area, as this chemical has been known to affect groundwater quality in many areas of the state.

The Dane County Health Department has been delegated state authority to administer and enforce well siting and abandonment permits and requirements. Private well owners are encouraged to test their water for bacteria and nitrates on a yearly basis, but this is not required. The Town anticipates residents will continue to receive their water from private wells during this planning period.

Stormwater Management

Stormwater is untreated runoff from rainfall and snowmelt. It flows across impervious surfaces (such as buildings, roads, driveways and parking lots), through fields and over construction sites, crossing municipal boundaries and carrying contaminants to lakes and streams. These contaminants can include sediment, excess nutrients, heavy metals, oil, pesticides and bacteria. Because runoff is often warmer than the receiving body of water, it can raise lake and stream temperatures and degrade fish habitat.

The Wisconsin Department of Natural Resources (DNR) requires an erosion control plan and permit for all projects that disturb one (1) or more acre of land. The landowner is required to ensure that a site specific erosion control plan and stormwater management plan are developed and implemented at the construction site.

In addition, the Dane County Lakes and Watershed Commission, after more than two (2) years of careful and collaborative work, developed a stormwater management ordinance to control stormwater runoff. In August 2001, the Dane County Board of Supervisors adopted the ordinance as an amendment to Chapter 14 of the Dane County Code of Ordinances. This ordinance must be followed in the Town of Dunn.

The Town of Dunn maintains drainage ditches along Town roads to provide stormwater management, and also worked with the Wisconsin Wetlands Association and the DNR to maintain the wetlands along 3rd Street. The Town has also required retention ponds on several properties to slow water before it enters the receiving body of water.

Solid Waste Disposal/Recycling Facilities

The Town has a contract with Pellitteri for private waste collection. Dunn also has a transfer station located on CTH B where scrap metal, compost materials and other solid waste items are collected from Town residents.

The State of Wisconsin adopted a recycling law in 1989. Beginning in 1995, the disposal of paper products such as newspaper, office paper, magazines and corrugated cardboard and containers made from aluminum and steel were prohibited from being disposed of in landfills. Certain glass and plastic containers were also banned. In addition, the recycling law prohibited landfill disposal of tires, automotive batteries, oil, appliances, toxic substances and yard wastes. The Town of Dunn contracts with Pellitteri to provide curbside recycling pick-up of some of these items in the Town. Trash is collected weekly and recycling is collected every other week. There are no anticipated problems handling the Town's recycling needs for the duration of this planning period.

Town Facilities and Government

Town facilities generally include property such as fire stations, meeting halls and any road or other maintenance equipment.

Town Facilities

The Town owns public buildings at three (3) sites.

1) The Town Hall is located at 4156 CTH B, on the corner of CTH B and Keenan Road. This site has the following amenities, including the Town Hall: a highway garage/office; a new highway garage used for cold storage of old equipment; and a salt storage shed.

2) The Recycling/Transfer site at 4030 CTH B includes a small oil recycling building, a small Quonset style storage building and a small garage/storage building.

3) The Town of Dunn Storm Shelter at 699 Norman Drive in Bay View Heights. During sever weather, the building is open to anyone wishing to seek shelter. The building is also used for various community events.

Town residents have access to the Town Hall and the highway garage for Town sponsored events. Residents may also reserve the Town Hall for personal events or community events. Additional public buildings in Dunn include:

- The Goodland County Park bathroom facilities and shelter on Waubesa Avenue
- The Kegonsa Sanitary District administrative building at CTH AB/CTH B/USH 51
- The County Parks Department bathrooms and storage buildings at Fish Camp Boat Landing
- The County Parks Department bathrooms and fish cleaning room at Babcock County Park
- Other state-owned buildings and facilities

The Town owns several large pieces of road maintenance equipment but contracts out for most road reconstruction and for some brushing and tree trimming.

Town Government Structure

The Town is governed by an elected board of supervisors consisting of four (4) members, including the Town Board Chair, and an elected clerk/treasurer. The Town has a seven (7) member planning

commission and is regulated by County zoning. The Town also has a land trust commission, a parks commission, and a tree board

In addition to the elected and appointed positions, the Town employs the following:

- Financial Assistant
- Court Clerk
- Clerk Treasurer/Business Manager
- Deputy Clerk/Administrative & Land Use Coordinator
- Land Use Manager/Deputy Clerk Treasurer
- Parks Buildings and Grounds Superintendent
- Highway Superintendent
- Highway Crewman
- Buildings and Grounds Maintenance

Fire Protection & Rescue/Emergency Medical Services

The Town has entered into three (3) separate contracts with the Villages of McFarland and Oregon and the City of Stoughton to provide fire and EMS services. The nearest fire stations are located in each of these communities. Two (2) dry hydrants are located on the west side of Lake Waubesa to be used by the fire districts to pump water from the lake in the event of a fire.

The McFarland Fire Department provides fire protection and ancillary services in a 36 square mile fire district that consists of the Village of McFarland and portions of the Town of Dunn and the Town of Pleasant Springs, including a segment of Interstate 90. McFarland Fire responds to a wide variety of emergency situations including structure fires, motor vehicle accidents, grass fires, severe storm emergencies, smoke and carbon monoxide alarms, and water related emergencies. The water related emergencies involve responses to Lakes Waubesa and Kegonsa for lake or ice related emergency situations.

The Oregon Area Fire-EMS District provides fire protection and emergency medical services to the Village of Oregon, Town of Oregon, Town of Dunn and the Town of Rutland. The protection area covers 44 square miles with a population of 16,000 people. The district has a part-time chief, 3 full-time captains, 2 full-time firefighters/EMT's, and 36 paid on call members.

The City of Stoughton Fire Department suppresses and prevents fires in the City of Stoughton and the townships under contract for protection with the City, including Dunn, Dunkirk, Pleasant Springs, and Rutland. The department is also trained to handle other emergencies such as wind storms or tornadoes, gas explosions, industrial accidents, and farm and auto accidents. The department is attended 24 hours and has the following equipment:

All of Dane County is served by 911 Emergency Dispatch.

Law Enforcement

In addition to the existing police protection provided to the Town by the Dane County Sheriff's Department, the Town has contracted with the Department for an additional 18 hours of coverage per week. Four deputies primarily serve the Town of Dunn during this coverage.

Health Care Facilities

No health care facilities are located in the Town of Dunn, as the Town's population is not large enough to support its own hospital or other major medical facility. However, many health care facilities are located near the Town in the Cities of Madison, Stoughton and Fitchburg and the Villages of McFarland and Oregon. The health care facilities in these surrounding communities are sufficient to serve the Town for the duration of this planning period.

Library

Dunn is served by the seven (7) county South Central Library System (SCLS). The nearest branches are located in the Villages of McFarland and Oregon and the Cities of Stoughton and Fitchburg.

The South Central Library System serves nearly 700,000 people in Adams, Columbia, Dane, Green, Portage, Sauk and Wood counties. Its membership includes 65 public libraries, including the nine (9) branches of the Madison Public Library, the four (4) branches of the Portage County Public Library and the Dane County Library Service and its Bookmobile. SCLS headquarters are located in Madison.

Schools

The Town is served by three (3) school districts: McFarland, Oregon and Stoughton.

McFarland School District

The McFarland School District serves the central and northeast portion of the Town. Schools within this district include:

- McFarland High School, grades 9 through 12
- Indian Mound Middle School, grades 6, 7, 8
- Waubesa Intermediate School, grades 3-5
- Elementary Campus & 4K, 4K and grades 1-2

Oregon School District

The Oregon School District serves most of the western half of the Town of Dunn. Schools in this District include:

- Oregon High School, grades 9 through 12
- Oregon Middle School, grades 7 and 8
- Rome Corners Intermediate School, grades 5 and 6
- Prairie View Elementary School, grades pre K-4
- Netherwood Knoll Elementary School, grades K-4
- Brooklyn Elementary School, grades K-4
- Four year old kindergarten

Stoughton Area School District

The Stoughton Area School District serves the southeastern part of the Town. Schools in this District include:

- Stoughton High School, grades 9 through 12
- River Bluff Middle School, grades 6 - 8
- Sandhill Elementary School, K-5
- Kegonsa Elementary School, K-5
- Fox Prairie Elementary School, K-5

It is important to remember that each school district boundary extends beyond the Town of Dunn. As a result, development in neighboring communities can impact the need for new or expanded school facilities. Given that the school districts serve relatively rural areas, much of the districts' financial support is derived from residential taxes. Major changes in facility and staff needs can impact the Town's taxpayers. Therefore, it is important for Dunn to coordinate with the school districts and adjacent communities as the Town implements this plan.

Child Care Facilities

Privately owned childcare operations exist in several homes scattered throughout the Town, and other childcare facilities are located in nearby communities. Because many residents work outside of the Town, they choose to utilize childcare options near their places of employment. Therefore, there is not a strong demand for child care services in Dunn, and facilities seem adequate to serve the current demand.

Power Plants/Transmission Lines/Electricity

Utilities in the Town are provided by the following companies:

- Madison Gas & Electric (serves the northwest part of Dunn)
- Stoughton Utilities (serves the southeast part of Dunn)
- Alliant Energy (serves the remainder of the Town)

These companies have a long history of supplying safe and reliable service to its customers and this is expected to continue throughout this planning horizon.

The American Transmission Company (ATC) is a multi-state transmission company that provides electric transmission service from the Upper Peninsula of Michigan, throughout the eastern half of Wisconsin (including the Town of Dunn) and into portions of Illinois. ATC's 8,900 miles of high-voltage transmission lines and 450 substations provide communities with access to local and regional energy sources. ATC has recently completed a project that runs from Middleton to Rockdale, installing new lines just north of Dunn, a project that runs from Paddock to Rockdale, installing new lines to the southeast of Stoughton, and a project that runs from the Sprecher Substation to the Femrite Substation, installing new lines just north of the Town of Dunn.

Communication Services

Access to communication facilities is very important in the modern economy. Several communication companies provide services to the Town of Dunn and the quality of these services depends upon the capacity of the lines and towers serving the Town.

Several companies offer telephone service to Dunn residents. Most of the Town is served by Frontier, AT&T, or Charter. Because many different providers are available, costs remain competitive and services are regularly upgraded to reflect new technologies and services in this competitive environment.

Charter Communications provides cable service where it is available in the Town, generally only in medium density areas. Many Town residents also supplement the local television service with a satellite dish.

The Town Hall has high speed internet access provided by Charter Communications. Internet is generally available throughout the Town, however costs can be high and service can be slow and unreliable, especially for satellite service. In areas where there is no broadband service, residents face limited data caps. A lack of internet is especially difficult for operating a business or doing schoolwork in the 21st century. The Town has and will continue to work with telecommunication companies to bring broadband internet to all residents.

The Town has its own website, www.town.dunn.wi.us, which is used to educate and inform residents about community services and programs. Contact information for elected and appointed officials, announcements and plans are posted on the website. The Town also uses the website dunn.civicweb.net to post meeting agendas and minutes.

The Town of Dunn publishes and distributes a spring and fall newsletter, which is distributed to all Town residents. This publication provides residents with current information about official Town business, local activities and other important features.

The advent of advanced communication technologies, such as cell phones, has greatly increased the need for towers to provide receiving and sending capabilities. The federal government formally recognized this need by passing the Federal Telecommunications Act of 1996. This act has increased the need for many local governments to examine their zoning ordinances to ensure they do not discriminate against cellular communications in land use and zoning decisions. Under Section 714 of the act, townships have the power to regulate the placement, construction and modification of personal wireless facilities, as long as the rules do not unreasonably discriminate between providers or prohibit service. The Town of Dunn has and adopted tower siting ordinance, Ordinance 12.5, which regulates communication towers in the Town. However, the 2013 Biennial Budget Act modified the regulatory powers of local governments in regard to cell phone towers. The new law specifies the manner in which a political subdivision can use zoning to regulate cell phone towers and lists specific regulations that a political subdivision may not apply. The Town should continue to enforce its ordinance in a manner that is allowed by State Statutes. Several communication towers are located in the Town of Dunn. One (1) tower is located near USH 51 and Dyreson Road and six (6) more are located along Tower Road.

Cemeteries

Often overlooked, cemeteries are an important facility that every community should provide. There is one (1) cemetery in the Town; the cemetery, named the Town of Dunn Burying Ground, is located at the corner of Sand Hill Road and County Road B and is owned by the Town of Dunn.

Religious Institutions

There are two (2) religious institutions located in the Town of Dunn. Good Shepherd By the Lake Church is located on USH 51, near Stoughton; the Deer Park Buddhist facility is located on Schneider Drive, near Oregon. This facility has monastic living quarters, offices and a library. Deer Park also hosts international guests at the facility.

Timetable for Utilities and Community Facilities Expansion or Renovation

This section provides an approximate timetable of the necessary expansions or renovations of utilities and community facilities that should take place in the Town of Dunn during this 20-year planning horizon.

Table 11 Town of Dunn Utilities and Community Facilities Updates/Expansions

Utility or Community Facility	Status	Year of Expansion or Action
Stormwater Management	Follow Dane County Ordinance	Ongoing
Solid Waste/Recycling	Existing facilities adequately serve the Town	N/A
Water Supply	All water supplied by private wells	N/A
Wastewater Disposal	LSA and Private Septic-fill in existing LSA areas before considering any expansions	N/A
Power Plants and Transmission lines	Existing facilities adequately serve the Town	N/A

Electricity and Natural Gas Services	Existing facilities adequately serve the Town	N/A
Cemeteries	Maintain	N/A
Health Care Facilities	Existing facilities adequately serve the Town	N/A
Child Care Facilities	Existing facilities adequately serve the Town	N/A
Police	Maintain and monitor vandalism	Ongoing
Fire	Monitor response times	Ongoing
Rescue	Monitor response times	Ongoing
Telecommunication Facilities	Encourage telecommunication companies to expand services in the Town of Dunn for broadband internet. Enforce tower siting ordinance and update as needed.	Ongoing
Schools	Work cooperatively with School Districts.	Ongoing
Town Hall	Maintain and make repairs as necessary. A new equipment and cold storage building is being built in 2016.	N/A
Town Employees	Maintain	N/A

V. Agricultural Resource Inventory

Agriculture has long been an important livelihood in the Town of Dunn. Most land in the Town was originally prairie or thinly timbered and was in great demand because of the ease of converting it to agricultural production.

The soils in the Town are generally well suited to crop production and result in good yields without overly intensive management. The Town's proximity to Madison means farm commodities, including beef, dairy, hogs, corn, tobacco, oats, alfalfa, soybeans and canning crops, are easily marketed.

Agriculture in the Town of Dunn has changed significantly over the years. The average age of active farmers has steadily risen as the economics of small scale farming has made it more difficult for farms to remain in families. The types of crops and livestock raised have changed as the economics of producing one crop or animal versus another have changed. Farms are sold for various reasons, such as for retirement, when the farmer is unable to make a profit given the increasingly tight cost-price squeeze and/or when high prices are offered for land by non-farming interests.

With fewer farmers and farms, the active farms have become larger and often include as part of their operation land rented from other farms. However, both numbers of farms and total acreage in farms have decreased, reflecting land purchased for purposes other than farming.

In 1977, the Town prepared a study to determine the agricultural activities in the Town. The study showed that the major cash crops in the Town appeared to be corn and tobacco. Corn acreage was dispersed throughout the Town, but tobacco was concentrated in the eastern and southern parts. The 1977 study also showed 10 farms involved in dairying as a major source of income, 15 farms with cattle and nine (9) farms with hogs.

For the 1998 update of the Town's Land Use Plan, the Town surveyed large landowners and operators of agricultural operations. Approximately 70 percent of the surveys were returned. Survey results indicated that about 7,500 acres in the Town were devoted to some type of agricultural use. The largest agricultural activity in terms of acreage was corn production. Significant acreage was also devoted to soybeans and hay. In 1998, the number of farming operations with dairy and beef cattle was similar to the number in 1977, while the number of hog farms appeared to have decreased. Approximately 60 percent of the land in agricultural production in the Town was owned and 40 percent was rented.

Preserving agricultural lands, farm operations and open spaces in the Town is essential. It is recognized that the essence of the Town has historically been its agricultural base and that the importance of

agriculture to the Town in terms of economic strength, food supply and scenic beauty remains today. The Town implemented actions to preserve its agricultural resources, including the adoption of exclusive agricultural zoning in July 1978 and the creation of the Purchase of Development Rights (PDR) program in September 1996. This program is described in the Land Use Element of this Plan.

VI. Natural Resources Inventory

The Town's natural resources are extremely important to its character and the health and vitality of the entire region. The Town is blessed with abundant water, wetland and wildlife amenities and it has worked hard to protect these important resources and will continue to do so. Town residents support open space conservation and resource protection. There are many opportunities to safeguard the features people love about Dunn. The PDR program has been one successful implementation tool, and others, including Transfer of Development Rights (TDR) could also prove successful. These implementation strategies are discussed in the Implementation Element of this Comprehensive Plan.

Landforms and Topography

The Town of Dunn lies within two (2) topographic regions: the glacial moraine area, in the southern one-third of the Town, and the Yahara River Valley area, which makes up the northern two-thirds of the Town.

The moraine area in Dane County is perpendicular to the south-southwest movement of the region's most recent glacier. It is composed of material that was pushed in front of the glacier as it advanced southward, and represents the furthest reaches of the last glacial period, which ended about 12,000 years ago.

The moraine in Dunn is characterized by knobby hills and ridges that consist of rock fragment ranging in size from clay to boulders. Layers of sorted sands and gravels that were deposited by glacial meltwaters are also evident in the area.

Some small kettle-holes exist in the moraine area, most less than 20 feet in depth. These kettles were formed by the accumulation of glacial material around isolated ice blocks left behind from a glacial advance or retreat. The blocks, which slowly melted away, then left a depression in the ground. These depressions, or kettles, occasionally contain a small lake or wetland. An example of a kettle-hole lake is Hook Lake, located in the southwest area of the Town. The island in Hook Lake is a glacial deposit. Several other small kettle-hole marshes exist just south of Grass Lake.

The Yahara River Valley region includes Lake Waubesa, Lake Kegonsa and Upper and Lower Mud Lakes. The lowlands adjacent to these lakes and the Yahara River are marshy while the upland areas are generally well-drained. The topography of the area varies from flat and rolling to hilly and hummocky. Some drumlins are evident. The drumlins, which are rounded cigar-shaped hills formed from glacial materials, were formed under glacial ice and lie parallel to the southwest movement of the glacier.

General Soils Information

The soils in the Town of Dunn are predominantly high quality agricultural soils and wetland soils. Soils vary from silt loams to muck and marsh soils that are part of complex wetland systems. Soil classifications are depicted on the Hydric Soils and Wetlands Map, Agricultural Land Evaluation Map and the Building Site Potential Map.

Soil suitability is a key factor in determining the best and most cost-effective locations for new development and soils are a strong determinant of the type of use the land will support. For example, the sand and gravel areas in the Town are poorly suited for septic systems and landfill sites, and such facilities should be very carefully sited in this part of the Town. Other problems that limit development on certain soils include slumping, poor drainage, erosion, steep slopes and high water tables.

Groundwater

The groundwater reservoirs, or aquifers, in the Town are found at two levels: the upper aquifer, which is composed of fine wind-blown soil (loess) and glacial deposits; and the lower aquifer, which is composed of various rock types. These two aquifer levels lie above a bed of impermeable rocks.

The movement of groundwater in the aquifer is from points of recharge, such as areas of high elevation, to points of discharge, or areas of low elevation like springs, streams, lakes, wells and drainage ditches. For example, rainfall percolating down from high areas in the southern part of the Town moves to discharge areas, like the springs in the Waubesa Wetlands, which release water to the streams and lake.

Groundwater is depleted through the artificial means of pumping from wells. If water storage in the aquifer is to remain constant, recharge should equal discharge. Most water in the Madison Metropolitan Area is treated at the Madison Metropolitan Sewerage District Nine Springs Treatment Plant, which is located north of Dunn. From there it is discharged into the Lower Yahara River Basin via Badfish Creek. Because of the discharge out of the basin, groundwater levels in the Town are declining.

Eventually the diversion of groundwater outside of the Upper Yahara River Basin will cause a decline in surface water levels. This diversion could significantly affect the Town's lakes, streams and wetlands. In the long run, the problem could be solved by returning treated water to the Upper Yahara River Basin or by recharging the aquifer with the treated water.

Slopes

Slopes in the Town of Dunn are fairly moderate, with no areas of extreme elevation change. However, there are numerous isolated areas of the Town that exhibit slopes greater than 12 percent. These slopes are small in area and are generally found in agricultural areas in the southern and western portions of the Town.

Elevations in the Town range from 816 to 1064 feet above sea level, with lower elevations typically in the northeast corner of the Town and higher elevations in the southwest corner of the Town. The Elevation Map shows the elevations in the Town of Dunn.

Floodplains

Floodplains are land areas that have been or may be covered by floodwater during the "regional flood". The regional flood is determined to be representative of large floods known to have occurred in Wisconsin or that may be expected to occur on a particular lake, river or stream. In any given year there is a one (1) percent chance that the regional flood may occur or be exceeded.

Floodplains are mapped by the Federal Emergency Management Agency (FEMA). According to FEMA, floodplains exist throughout the Town of Dunn, primarily in areas adjacent to lakes, wetlands and streams, including the Lake Waubesa shoreline and the Yahara River corridor.

In 2001, FEMA and Dane County began digitizing the floodplain areas for Dane County. The National Flood Insurance Program maps produced by FEMA should be referenced for official delineation and elevations of floodplain boundaries.

Wetlands

Wetlands provide valuable wildlife habitat areas, provide important groundwater recharge and water quality functions, and contribute greatly to the aesthetic appeal of the area. Wetlands are protected by the Wisconsin Department of Natural Resources (WisDNR) and the U.S. Army Corps of Engineers and alteration of any wetland without regulatory approval from one or both of these agencies is prohibited.

The Yahara River watershed has relatively few tributaries and flows through broad, undrained areas containing large wetlands. The wetlands located in the Yahara River watershed and in the Town of Dunn are among the largest in Dane County. They include the South Waubesa Marsh, Lower Mud Lake Marsh and Door Creek Marsh.

The Town of Dunn has a greater concentration of high-quality wetland areas than any other township in Dane County. The five major wetland systems and several smaller systems in the Town are an important part of the Town's open space system because they: 1) provide habitat and/or food for most fish and wildlife species in the Town; 2) store floodwaters and release them slowly; 3) filter sediments and pollutants from runoff entering lakes and streams; 4) serve as groundwater recharge and discharge areas; and 5) are an important part of the Town's scenic landscape.

The Town's wetlands are the result of glacial activity. The last glacier deposited a layer of glacial till in varying thicknesses across the landscape. The material often blocked the path of rivers and streams, creating lakes and marshes of varying size, shape and distribution. The Yahara River Valley topographic region is characterized by this type of wetland formation.

- **Waubesa Wetlands.** The Waubesa Wetlands are located in the southwest corner of Lake Waubesa and cover more than 700 acres of a variety of wetland types. The wetland complex includes fens, sedge meadows, shallow marsh, deep marsh and shrub carr, all of which lie on a deep bed of peat. This peat bed is one of several important large peat deposits in the Yahara River system.

  Murphy's Creek and Swan Creek both flow through the wetland. Nine (9) large springs and seepages maintain high water quality in the wetland and in Murphy's Creek, which in turn contributes to the water quality in Lake Waubesa. Seepages and springs indicate that the wetland is a groundwater discharge area.

  The wetland also provides excellent habitat for waterfowl, small marsh birds, sandhill cranes, hawks and owls. Cooper's hawks, rough-legged hawks and red-tailed hawks are found in the area. The large springs keep water open and provide an over-wintering area for several hundred ducks.

  Over 600 acres of the wetland have been purchased by a variety of groups for preservation and study. Among those participating in protecting this resource are the State of WisDNR, the Nature Conservancy of Wisconsin and the Natural Heritage Land Trust. The Town of Dunn and the Southern Wisconsin Wetlands Association also participate in protecting the wetland.

- **Lower Mud Lake Wetlands.** The Lower Mud Lake Wetlands that surround the natural widening of the Yahara River (Lower Mud Lake) are part of the many large peat deposits along the Yahara River. A large peat bed underlies the marsh on the west side of the lake. The marsh is fed directly by springs and partially from overland runoff. The open water area, Lower Mud Lake, is an extremely important resting area for migrating waterfowl during the spring. Ducks, geese, herons and swans stop to rest and feed here. Because the water opens early on the river, the area is especially suited to early migrating waterfowl.

The east side of the wetland is primarily sedge meadow lying upon peat and is drier than the west side. Shrubs and trees are invading the area, as is reed canary grass. Breeding and feeding habitat areas are used by woodcock and snipe.

In 1994 the Dane County Board of Supervisors adopted the Lower Mud Lake Resource Protection Plan as part of the County Parks and Open Space Plan. The main objectives of the plan are to create a preserve along the Yahara River and Lower Mud Lake to preserve and restore natural resources; preserve wetland, floodplain, springs and related features to protect water quality along the Yahara chain of lakes; provide and protect natural habitat for fish, waterfowl and wildlife; and preserve archeological and historic resource sites.

- **Door Creek Marsh.** Door Creek Marsh is a shallow marsh with stands of cattail. This marsh also sits on a major peat deposit of the Yahara River Valley. The north end of the peat deposit is drier than the south end, and is vegetated by sedge meadow and shrubs. Further north, Door Creek's ditched water course is lined with sedge meadow and disturbance vegetation. The upper reaches of the creek have been ditched and farmed extensively. Because Door Creek is channelized, the wetland no longer acts as a filter. Therefore, nutrient and sediment input into Lake Kegonsa is very high from this source.

  The Dane County Regional Planning Commission prepared the Door Creek Wetlands Resource Protection Plan, which was adopted by the Dane County Board of Supervisors in 2000 as an element of the County Parks and Open Space Plan. The plan specifically focuses on establishing a Door Creek Wetlands Resource Area; providing Northern Pike spawning habitat; promoting wetland restoration; and encouraging stormwater management.

- **Hook Lake.** Hook Lake, located in the moraine region of the Town, is a bog and shallow marsh of several hundred acres in size. The lake was created when the last glacier retreated more than 12,000 years ago, leaving a kettle hole depression. A bog is a community containing characteristic sedges, forbs, shrubs, trees and sphagnum mosses that grow in acidic organic soil. Hook Lake, which contains emergent floating and submerged aquatic plants existing in shallow waters, is one of the most unusual wetlands in Dane County. The soft water condition of this remarkable undisturbed wetland is rare in southern Wisconsin. This type of bog lake is more common in northern Wisconsin and Canada. Water sources for the lake are nutrient-poor rainfall and limited surface runoff.

  Only a small area of open water exists in Hook Lake. A well-developed tamarack stand exists in the southwest corner and an extensive leather leaf bog exists between the tamarack and open water.

  Hook Lake appears to be located in the groundwater recharge area for the Waubesa Wetlands and Lower Mud Lake. The elevation of the lake is 20 to 40 feet above the bedrock surface and 20 feet above the water table. This indicates that there is no significant flow of groundwater to the lake, which is a unique condition.

  A large variety of cover and habitat is available in the bog and shallow marsh because of the diversity of vegetation, which includes sedge mats, weed beds, cattails, shrubs and deciduous and coniferous woods. Common nesting birds include the snipe, woodcock, sora, green heron, wood duck and mallard. The red-tailed hawk and great blue heron use the area for feeding. Muskrat and mink inhabit the area and are trapped there.

  The WisDNR owns and manages approximately 711 acres around Hook Lake as the Hook Lake Wildlife Area. The WisDNR has initiated numerous activities to restore the site to an open oak savanna common to the area in pre-settlement. Logging has been conducted to remove the non-oak trees, such as cherry, elm, box-elder and aspen. In total, the WisDNR hopes to restore more than 500 acres of cropland and "weedy" woodlots to oak savanna. The site is also being seeded with

prairie grasses and burned in the spring to clean out some of the fire-susceptible exotic plants. The site is open to the public for hiking, bird watching, hunting, skiing and other outdoor recreational activities.

Housing development, the major threat to Hook Lake, could result in disruption of internal water flows and wildlife habitat, the loss of its aesthetic qualities and a decrease in water quality.

- **Grass Lake.** Grass Lake, also located in the moraine region, is one of the few deep water marshes found in Dane County. The lake contains characteristic emergent, floating and submerged aquatic plants. The water in a deep water marsh is usually permanent, except during extreme drought. Grass Lake, with its irregular edge between open water and cattails, provides good nesting sites for marsh birds. The WisDNR has purchased land on the east side of Grass Lake to help manage the biologically unique wetland.

  The Madison Metropolitan Sewerage District maintains a large ditch along the marsh that carries the district's sewage effluent to Badfish Creek. This ditch bisects the northwest corner of the marsh and runs along its western boundary. Possible water contamination from the effluent ditch is a potential threat to Grass Lake.

  Another potential threat to water quality in the lake is a 38-acre superfund site located approximately 700 feet southwest of the lake. The site was originally the City Disposal Corporation Landfill, but is now owned by Waste Management. The site was placed on the EPA's National Priorities List in 1984. Household wastes, industrial wastes, general construction wastes and debris were disposed of at the site. Onsite groundwater and soils are contaminated with volatile organic compounds (VOCs) that could contaminate Grass Lake. Cleanup and monitoring of the site is ongoing, and at the time of writing, groundwater discharge at the site is achieving pollutant effluent limitations.

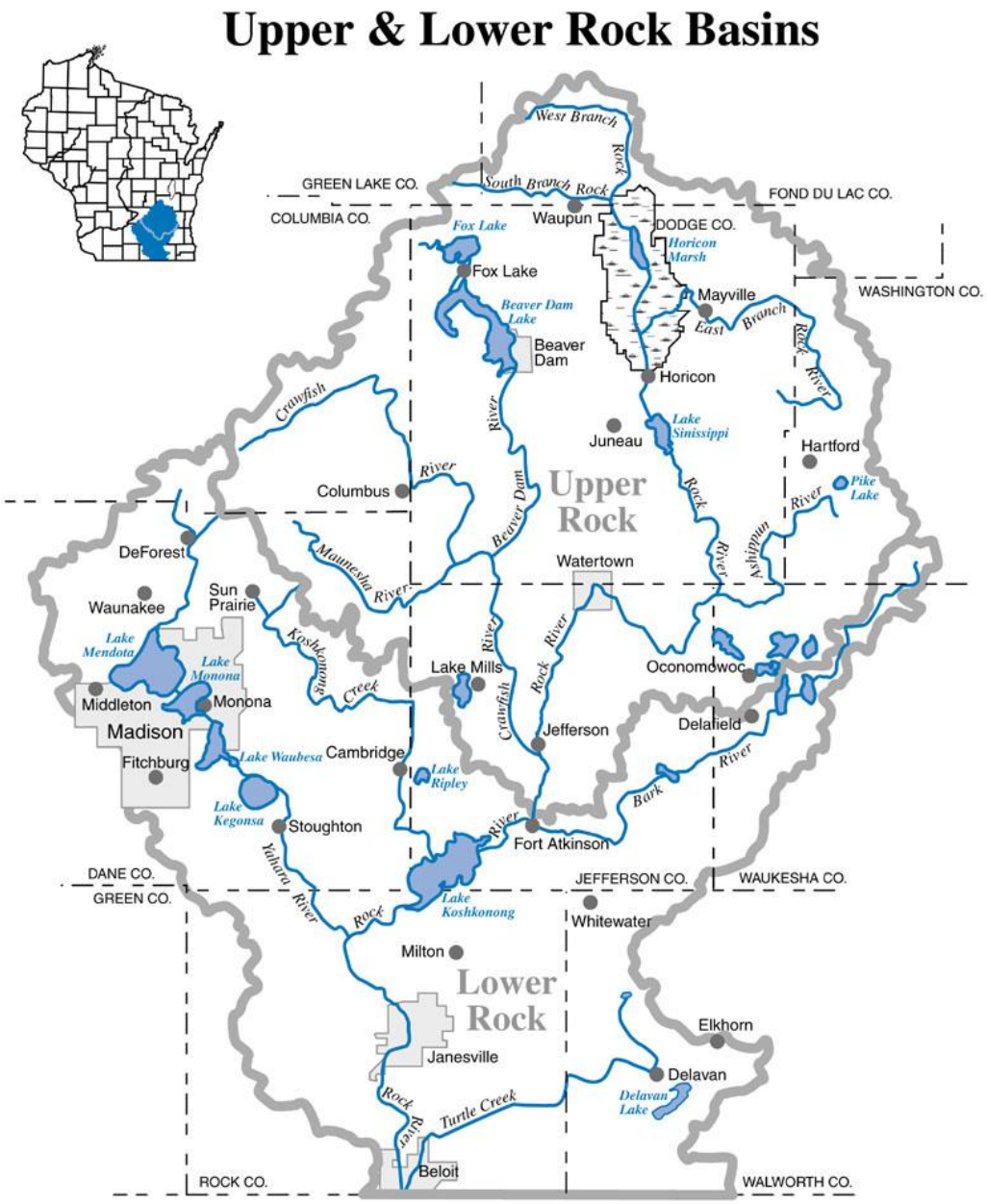
Woodlands

Woodlands play an important role in protecting water resources, reducing surface runoff and erosion, and improving air quality. Woodlands also accommodate outdoor recreation and education opportunities, provide wildlife habitat and enhance scenic beauty. According to the Dane County Regional Planning Commission's 1990 Land Use Survey, there were approximately 1,270 acres of woodlands in the Town of Dunn. In 2000, there were approximately 1,185 acres of woodlands in the Town. According to the 2015 Statement of Assessment, there are now 977 acres of woodlands. Most of these areas are located along Lake Waubesa and the Yahara River. Overall, the burr, black, white and pin oak are the primary oak varieties found in the Town. Shagbark hickory is the most common hickory present. Common shrub types found in the understory of woodlots include dogwood, sumac (on woodlot edges), gooseberry and the high bush cranberry.

Drainage Basins and Watersheds

The Town of Dunn's topography and drainage patterns were originally determined by the bedrock's varying resistance to the erosive action of past glaciers.

The Town lies within the Yahara River watershed, which is located in the western part of the Rock River Basin. The basin encompasses approximately 3,800 square miles with approximately 2,325 miles of streams.



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Stream Corridors

Several stream corridors of varying type, size and level of water quality exist in the Town. The streams are important to the hydrologic system of the area, the wildlife that inhabits the streams and its banks, and the humans who recreate in and along the streams.

- **Door Creek.** Door Creek is a tributary stream flowing from the southeast corner of the Town of Burke, south 12 miles to Lake Kegonsa. Door Creek and its tributaries have a drainage area of 29.45 square miles. Agriculture is the predominant land use in this drumlin-marsh area.

- **Swan Creek.** Swan Creek is a small stream that flows into the southwestern end of Lake Waubesa. The stream is approximately three (3) miles in length and drains approximately seven (7) square miles. Swan Creek is fed from groundwater (including marsh seepage) and from stormwater runoff within its drainage basin. The baseflow is low compared to other streams in the basin.

- **Murphy's Creek.** Murphy's Creek is a tributary stream that starts at the southwest corner of Lake Waubesa. The creek flows south of Swan Creek and drains approximately five (5) square miles. Where flow is intermittent, the water quality is poor. Baseflow near Lalor Road increases because of inflow from springs, and water quality improves in this area.

- **Keenan's Creek.** Keenan's Creek is a small tributary stream that flows northwest through agricultural land and wetlands to the southwest side of lower Mud Lake. The creek drains approximately 3.6 square miles and is 4.4 miles in length.

Surface Water

There is an abundance of surface water in the Town of Dunn. Maintaining and improving water quality is an important issue in Dunn, as identified by Town residents through public surveys and other public input. Nutrient loading, sedimentation and erosion, point and non-point source pollution and invasive species threaten water quality everywhere, including Dunn. While many of these problems do not originate in the Town, the Town does need to implement and enforce strategies to manage nutrient loading from septic systems, lawn care practices, agriculture, sedimentation and erosion.

In addition to the numerous creeks and wetlands with standing water, the following lakes are located in the Town:

- **Lake Waubesa**. Lake Waubesa was formed when glacial moraines dammed the Yahara River Valley. The lake's maximum depth is 34 feet and it is 2,113 acres in size.

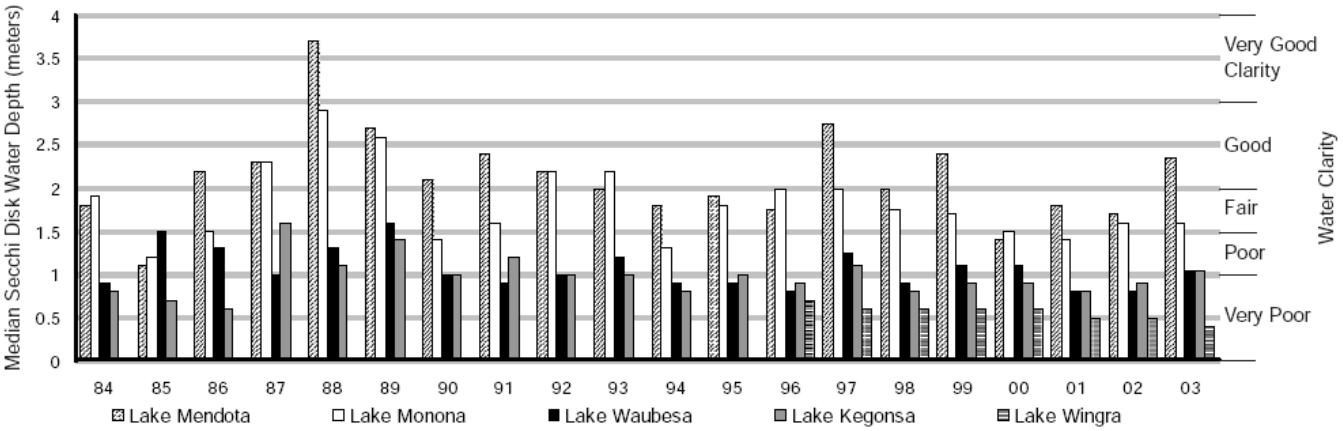
- **Lake Kegonsa**. Lake Kegonsa was formed by the same kind of damming action that formed Lake Waubesa. Like Waubesa, Kegonsa is relatively shallow, with a maximum depth of 31 feet. It is 2,716 acres in size.

- **Lower Mud Lake**. Lower Mud Lake is a natural widening of the Yahara River, and is located between Lake Waubesa and Lake Kegonsa. It is a very shallow lake, with a maximum depth of five (5) feet. The lake is 195 acres in size and is completely encircled by shallow marsh and sedge meadow. In addition to river flow, water sources include groundwater discharge by small springs and seepages in the surrounding marsh.

Water quality in the Yahara Lakes chain, which includes Lake Waubesa and Lake Kegonsa, is of local and regional importance for both ecological, economic and recreation purposes.

Because of increasing urbanization in the watershed and runoff from agricultural lands, water quality has decreased substantially in these lakes. The following figure shows water clarity in the Yahara Lakes from 1984 through 2003. Overall, while water quality has decreased, water clarity in Lake Waubesa and Lake Kegonsa has not changed significantly.

Figure 2: Yahara Lakes Summer Water Clarity



Source: Wisconsin Dept. of Natural Resources Bureau of Research, and U.W. Center for Limnology (1995-2002).

Open Space/Environmental Corridors

Because of Dunn's expansive agricultural and natural resource areas, numerous open space and environmental corridors exist in the Town. A major environmental corridor runs from the northeast corner of the Town to the south and west portions of the Town. Open space and environmental corridors are mapped on the Urban Service & Resource Areas Map.

Nonmetallic Mineral Resources

There are two mining sites in the Town of Dunn; both are located in the central part of the Town, south and west of Lake Kegonsa.

Wildlife Habitat and Threatened and Endangered Species

Many residents believe that one of the benefits of living in the Town of Dunn is the opportunity to enjoy the large variety of wildlife found there. While some like the wildlife for the hunting and trapping opportunities they provide, others simply enjoy observing wildlife.

Waterfowl and Birds

Waterfowl are especially abundant in the Town because of the wealth of lakes and wetlands. Mallards, blue-wing teal and wood ducks are commonly found in the area. Uplands adjacent to small wetlands (to 1/10th of an acre in size) are areas where the mallard, teal and wood duck will nest and rear their young, especially if the wetland is associated with larger areas of open water nearby. Puddle ducks, such as the mallard, teal and gadwall, feed in shallow areas. Diving ducks, such as the ruddy duck, require deeper waters for feeding.

Hook Lake is a good production area for mallards, blue-wing teal and possibly wood ducks. Lakes Kegonsa and Waubesa, and especially Lower Mud Lake, support the migratory habit of several types

of waterfowl. The green-winged teal, widgeon, gadwall, shoveller, ruddy duck, Canada goose and whistling swan stop at these lakes to rest and feed.

The sandhill crane, the largest and most impressive bird found in the Town, is valued as a symbol of the Town's heritage. The cranes require extensive marshes and adjacent upland feeding areas as their primary habitat. Waubesa Wetlands, Lower Mud Lake Marsh and Hook Lake all support breeding pairs of sandhill cranes. While they are also found in the Door Creek Marsh, it is not known if they nest there.

Pheasants inhabit almost any brushy type of wetland and adjacent uplands. The Hungarian partridge can be found in isolated pockets in the Town. They are dependent on grassy areas and feed on small grains, corn, and some weed seed. Woodcock, on the other hand, prefer aspen and alder bottoms. Hook Lake provides this type of habitat. A large variety of song marsh birds are present in the Town. Wild turkeys are found in abundance throughout the Town.

Predator birds that inhabit the Town include the northern harrier, rough-legged hawk, sharp-shinned hawk, Cooper's hawk, red-tailed hawk and great horned owl.

Mammals

White-tailed deer are present in large numbers throughout the Town. They utilize woodlands, wetlands and agricultural lands for feeding and shelter.

Other fur bearers found in the Town are the muskrat and mink (which are associated with wetlands) and raccoon, skunk, red fox and opossum (which are upland animals). Muskrat and mink populations in the Town are quite large, and regulated trapping occurs in the winter months. The fox and gray squirrel are common in woodlots, especially when adjacent to cornfields. The cottontail rabbit is abundant.

These upland birds, song birds and animals travel along movement corridors, which include fence rows, woodlots and stream corridors. The corridors provide a protective path of cover which permits wildlife movement from one part of their habitat to another.

Hunting is quite heavy in the Town. Landowner permission is required for hunting or trapping on private property. Hunting for fox, raccoon, deer, ducks and pheasant occurs in the Town, along with trapping for muskrat, mink, fox and raccoon. Hook Lake and Lake Waubesa are two major duck hunting areas.

Reptiles and amphibians.

Turtles, salamanders, frogs and snakes are also common inhabitants of the Town's uplands and wetlands. Painted box turtles, rarely found in this part of the state, require a woodland habitat, searching out berries, fruits, grubs and earthworms to eat. Blanding's turtles, painted turtles and snapping turtles inhabit wetlands. The spiny soft-shelled turtle inhabits rivers and lakes and feeds on aquatic insects and amphibians. Map turtles, also river inhabitants, have specially constructed jaws for crushing, as their main diet is snails.

The frogs found in the Town, among others, are the leopard frog, green frog, chorus frog, spring peeper, cricket frog, tree frog and pickerel frog. Leopard frogs live in meadows and open grassy areas, whereas the green frog remains in wetlands and ponds year around. The American toad inhabits woods and fields in the summer. Frog and toad species that do not live in wetlands permanently migrate in the spring to wetlands or ponds to breed. Chorus frogs and spring peepers remain in woodlands the rest of the year. Also, a variety of snakes are found in the Town of Dunn.

Fisheries

The quality of the Town's fisheries attracted people to the area long before European settlers arrived. Since the early 1900s, walleye, northern pike and other fish have drawn people from throughout southern Wisconsin and northern Illinois. The high quality fishing in the Town, along with the other opportunities offered by Lakes Waubesa and Kegonsa, make the Town an important recreational area.

- **Lake Waubesa.** Lake Waubesa provides good and consistent fish production with periodic stocking of walleye. Other fish species will successfully reproduce. The Waubesa Wetland area provides a major spawning area for the northern pike population. Pike also spawn in the wetland area near the radio towers. Fish found in the lake include the large-mouth bass, blue gill, black crappie, white crappie, perch, walleye and pumpkin seed. The rough fish in Lake Waubesa include channel catfish, white sucker, carp, freshwater drum, the black bullhead, brown bullhead and yellow bullhead. Low populations of white bass and yellow bass and an assortment of minnow species are also found in the lake.
- **Lower Mud Lake.** Lower Mud Lake is predominantly a panfish and bass lake. Blue gill, crappie, perch, bullhead, carp, some northern pike, large-mouth bass and mud minnows reproduce here. Walleye fishing, however, is negligible.
- **Lake Kegonsa.** Lake Kegonsa supports a diverse warm water fishery, and contains similar kinds of fish as found in Lake Waubesa. However, because it also supports a large population of rough and forage fish, the quality of fishing in Kegonsa is not as high. However, it does provide for better walleye spawning than Lake Waubesa. Door Creek Marsh, just north of the lake, is used by northern pike for spawning.
- **The Yahara River.** The Yahara River fishery supports warm water fish species due to the natural conditions in the area, especially the high summer temperatures. The river provides a rocky gravel substrate and a good flow of water required by walleye for spawning grounds. Crappie, sucker and northern pike also spawn in the river to some extent.
- **The Town's Creeks.** Swan Creek primarily supports forage fish although some pan fish, northern pike and walleye use the creek during the spawning season. Murphy's Creek also supports forage fish where the spring flow increases and water quality improves. Pan fish and northern pike use the creek for a spawning area. Door Creek, in its channelized condition, only supports a limited warm water fishery, consisting predominantly of forage fish. Northern pike spawning areas in Door Creek Marsh can be protected by limiting further ditching and wetland drainage. No information is currently available about fish species that may inhabit Keenan's Creek.

Threatened and Endangered Species.

Many rare, threatened or endangered species exist in Dane County. Rare plants and animals have been identified in the Town of Dunn by WisDNR's Natural Heritage Inventory. This is a statewide listing of known locations of rare, threatened or endangered plant and animal species. The data is obtained through field inventory and site analysis. Generally, the identified areas are located along the Yahara River and Lower Mud Lake. More specific information on location and species type is available from WisDNR's Bureau of Endangered Resources office.

Air Quality

The Wisconsin Department of Natural Resources classifies Dane County as an air quality attainment area, meaning it is not in violation of any air quality regulations. Because land use densities and configurations strongly influence air quality, these must be carefully considered in the future to maintain the region's good air quality.

VII. Cultural Resources Inventory

Preservation of historic and cultural resources is important to the vitality of any community as these resources foster a sense of pride and provide an important context for social and cultural continuity between the past, present and future.

Historic Resources

For thousands of years since the retreat of the last glacier, nomadic bands of Native Americans took advantage of Dunn's plentiful fish and game. Approximately three to four thousand years ago, plant cultivation, pottery and effigy mounds first appeared in the area.

The effigy mounds are now the most visible landmarks of the Town's pre-settlement past. These mounds, constructed of soil, take many different forms, many in the shape of animals, birds, lines and cones. Among the largest are a bird effigy with a wingspread of 135 feet and a linear mound that measures 305 feet in length. Unfortunately, many mounds have been destroyed by housing development and cultivation.

The earliest known residents of the Town of Dunn were groups of Woodland Indians of the effigy mound culture. They lived near the lakes and waterways. Later the Ho-Chunk Native Americans inhabited the area. Indian Agent John H. Kinzie, in 1829, mentioned the existence of a Ho-Chunk village on Lake Waubesa containing four (4) lodges and 76 inhabitants. Its chief was Spotted Arm. In 1832, Kinzie listed a Ho-Chunk village on the east shore of Lake Waubesa containing 94 inhabitants.

Chief Blackhawk, while being pursued by U.S. government troops, is reputed to have crossed the Town of Dunn in his flight, and a skirmish is said to have occurred between Blackhawk and the pursuing troops not far from the junction of Schneider and Greene Roads. As late as 1875, groups of Ho-Chunk on their way from the Rock River region camped on the shore of Lake Kegonsa.

The Town's first European settler was Alvin W. Wetherby, who arrived with his family in 1843. They settled on a farm in Section 21, near the present Town Hall. They were soon followed by many other European settlers.

The Town had grown considerably by the mid-1880s, with settlers drawn by the rich and easy-to-clear farmland. Land in these early days sold for $1.25 per acre. The western part of the Town was settled mostly by New Englanders, and Scottish and Irish immigrants, while the eastern part attracted more Norwegian immigrants, perhaps because of the strong Norwegian community of Stoughton, just southeast of the Town.

In 1848, the same year Wisconsin became a state, the Town of Dunn was established. Although Dover was chosen as its original name, through an error by an assembly clerk the name was misread and the name Dunn was entered.

Wheat was the primary crop for the Town's early settlers until about 1870, when the chinch bug reached the Town on its devastating march northward. Farmers then changed to dairy, livestock, corn and tobacco as their primary pursuits. This agricultural pattern remains today, although the number of dairy herds has declined significantly in the past few decades.

As farms began to prosper, the settlers built suitable homes for their families. Numerous fine examples of Greek revival and other architectural styles were constructed during that period. The Town of Dunn Bicycle Tour Guide and the Town of Dunn Bicentennial Tour, developed by the Town bicentennial committee, contains more information about many of these sites, as well as information about the Town's archaeological and natural heritage.

In the early 1900s, the rich farmland bordering Lake Waubesa and Lake Kegonsa was platted for residential use. Within a short time, the shorelines of both lakes were dotted with summer cottages. Most of these cottages were converted to permanent year-round homes, thus starting the trend that has resulted in dense tiers of homes encircling the lakes. Rural subdivisions began to appear in the 1960s.

The State Historical Society's Architecture and History Inventory (AHI) contains data on a wide range of historic properties throughout the state, such as round barns, cast iron bridges, commercial buildings, schoolhouses and turn of the century homes, that help shape Wisconsin's distinct cultural landscape. The AHI lists 59 documented properties in the Town of Dunn, including (several are not listed below because they are not named):

- Ole E. Elvehjem House
- Dance Hall
- George Hamilton House
- Swan Creek Cheese Factory
- Chris Uphoff House
- Exchange Street Bridge
- Dyreson Bridge
- Dyreson House and Farmstead
- William E. Sherlock House
- Amelia and William Lalor House
- William Lalor, Jr. House
- George Melville House
- Walter Moody Dick House
- Oakside School
- Matilda and George Keenan House
- Dunn Town Hall
- Michael Lally House
- J. Penewell Jr. House
- Stener Halverson House
- Parachute Folding Factory
- Stener Lewton House
- Halverson's Restaurant
- Amanda and Asher Green House
- James Keeley House
- Hank and Carrie Hawkinson Homestead
- James Criddle Farm
- James Tusler House
- Ole and Gunil Berge Homestead
- Ezekial Emmons House
- Imbrecht Johnson House
- William Sigglekow House
- Ole Skare House (2)
- Dunnville Stone Quarries
- Edwin Blank Farm
- Odd Fellows Hall
- Knapp, Stout and Co County Store
- Booth Hall
- Dunnville/Red Cedar River Bridge
- Dunn Burial Ground
- Caddie Woodlawn House
- Lake Kegonsa Rough Fish Station (2)
- Deer Park-Temple
- Andrew Peterson House
- Hannah and Peter Sorensen House
- William and Lucinda Manson Homestead
- Orrin Grout Farm
- Tipple House
- Egbert Bennet House

One (1) site in the Town of Dunn is identified by Dane County as an historic site. Babcock Park, on the east shore of Lake Waubesa, is named for Stephen Babcock, 1843-1931, a UW food scientist and inventor of Babcock tester.

In addition to the properties mentioned above, markers have been erected at old school sites throughout the Town to denote their historic and cultural importance.

Archeological Resources

Because of the Town's rich Native American history, it boasts many archeological resources. According to the State Historical Society, there are numerous archaeological sites and cemeteries identified in the area.

The types of sites that have been identified include cemeteries (burial mounds and unmarked graves), historic campsites and early homesteads. Many of these archaeological sites are located along Lake Waubesa. Few of the sites have been evaluated by the Society for their importance, or their eligibility for listing on the State or National Register of Historic Places.

The sites that are listed on the National Register of Historic Places include:

- The Bram Mound Group in Goodland Park was added to the Register in 1993. This ceremonial burial site dates between 500 and 1499 AD.
- Moore Mound Group was also added to the Register in 1993 and also dates to between 500 and 1499 AD.
- Sure Johnson Mound Group was added to the Register in 1994. This cemetery dates between 500 and 1499 AD.
- The Lower Mud Lake Archaeological Complex is listed on both the National and State Register of Historic Places, and was added to the lists in 2004. This site is one of the most significant archeological sites in the upper Midwest and is owned by Dane County. The complex was used as a camp, fishing site and water works and dates between 11,000 BC and 1860 AD.

Under Wisconsin law, Native American burial mounds, unmarked burials and all marked and unmarked cemeteries are protected from encroachment by any type of development. Dane County ordinances require a 25-foot building setback from Native American burial mounds; the Town would like to explore options to increase this setback.

Recreational Resources

The Town of Dunn contains a significant amount of park, recreation and open space land owned by public agencies, including the U.S. Fish and Wildlife Service, the Wisconsin Department of Natural Resources, Dane County and the Town. In addition, there is a large amount of land owned by private nonprofit groups, including the Natural Heritage Land Trust and the Nature Conservancy of Wisconsin. There are also a number of smaller neighborhood park and open space facilities. Some of the park, recreation and open space lands are designed for active recreational use while others are conservancy lands with restricted public access. See Parks, Open Spaces, Trails, Grassland Management Areas & Public Lands Map.

The U.S. Fish and Wildlife Service owns approximately 70 acres in the Town. The Wisconsin Department of Natural Resources owns over 1,727 acres, including part of Fish Camp Launch. Dane County Parks owns and operates approximately 852 acres, including Babcock Park, Fish Camp Launch, Goodland Park, Orvold Park Conservancy and Holtzman Resource Area, along with land in the Lower Mud Lake resource protection area. The Town of Dunn owns approximately 99 acres, including Dunn Heritage Park located between Jordan Drive and Tower Road.

In addition to these areas, there are privately owned, non-public access easements owned by The Nature Conservancy, American Farmland Trust and other private landowners.

Many of the neighborhoods in the Town have small neighborhood parks and open space areas. There are also a number of private recreational and open space uses in the Town, such as the Oregon Sportsmen's Club, the Madison Retriever Club, the Lake Waubesa Bible Camp and a portion of the Stoughton Country Club.

County Parks

Goodland Park is located on the west shore of Lake Waubesa and is one of the oldest county parks. The park consists of partially wooded 15-acres containing 600 feet of shoreline. Facilities include two (2) shelter houses, picnic areas, volleyball, tennis courts, basketball courts, a softball field, play equipment, an unsupervised swimming area and a boat launch.

Fish Camp Launch is a 99-acre site that is located on the northwest shore of Lake Kegonsa at the inlet of the Yahara River. This exceptional boat launch site offers a protected launching area that features launch piers, bathrooms, a fish cleaning facility and a parking area. A picnic area along the lakeshore provides a pleasant area for family outings and shoreline fishing with fully accessible fishing piers. A canoe launch has also been installed on the Yahara River.

Babcock Park is named after Stephen Babcock, a Wisconsin dairy scientist known internationally for discovering the method for determining the percentage of butterfat found in milk. The park is approximately 33 acres in size and is located on the east side of Lake Waubesa at the outflow of the Yahara River near the Village of McFarland on USH 51. The boat launch offers a fish cleaning facility and an accessible fishing pier. The park also has a 25-unit campground with electricity supplied to all sites, a fully accessible bathroom and shower, and a sanitary dump station.

Door Creek Wetlands are located on the shore of Lake Kegonsa and includes the wetlands and surrounding upland buffers of Door Creek. The County owns this land and is working to protect the Northern Pike spawning habitat and enhance the water quality of Door Creek.

Holtzman County Resource Area is a 64-acre site that was donated to Dane County as a nature preserve. Access may be obtained only by receiving permission from one of the surrounding private landowners. The Dane County Parks & Open Space Plan 2001-2005 recommends acquiring a small addition for public access.

Lower Mud Lake is a 1,700 acre site that includes the wetlands between Lake Waubesa and Lake Kegonsa. Approximately 229 acres have been acquired by the County in this area.

South Waubesa Marsh contains approximately 700 acres in the Town of Dunn. The marsh is a deep peat deposit with major springs and seepages contributing water to Lake Waubesa.

Orvold Park Conservancy is currently owned by Dane County Parks and maintained by the Town of Dunn. The property is located east of Dyreson Road, near Lake Kegonsa.

VIII. Economic Development Profile

Existing Work Force

The labor force is the sum of employed and unemployed persons age 16 years and older and includes those who are either working or actively seeking work. The character of the Town's labor force—the skills, education, aptitudes and availability of its population—represents one of the most important resources for existing and potential economic investors.

Table 12 shows the employment status of Dunn residents in 2014. All 2,903 individuals in the labor force were employed in civilian occupations and 3.4 percent of the civilian labor force was unemployed. The statistical profile reveals there are more males than females in the labor force, and for 86.8 percent of families with children under 6 years old, both parents participate in the labor force.

The lower portion of Table 12 shows worker breakdown by class. Private wage and salary workers constitute the largest component of Dunn's labor force with over 77.3 percent.

As discussed above, in 2014 only 8.6 percent of Town residents worked in the Town; the remainder commuted to work in adjacent municipalities. In 2014, the mean travel time to work for Town residents was 25.6 minutes. Therefore, when considering economic development in the Town of Dunn, it is important to consider it on a regional scale. See the Town of Dunn Employment Points Map.

Table 12: Employment Status of Dunn Residents, 2014

Employment Status	Number	Percent
Population 16 years and over	**4,250**	**100.0**
In Labor Force	2,903	68.3
Civilian Labor Force	2,903	68.3
Employed	2,758	64.9
Unemployed	145	3.4
Armed Forces	0	0.0
Not in Labor Force	1,347	31.7
Females 16 years and over	**2,118**	**100.0**
In Labor Force	1,394	65.8
Civilian Labor Force	1,394	65.8
Employed	1,277	60.3
Own children under 6 years	393	(X)
All parents in family in labor force	341	86.8
Own children 6 to 17 years	465	(X)
All parents in family in labor force	356	76.6
CLASS OF WORKER	**Number**	**Percent**
Private wage and salary workers	2,133	77.3
Government Workers	409	14.8
Self-employed workers in not incorporated business	216	7.8
Unpaid family workers	0	0.0

Source: US Census Bureau, 2014

Educational Attainment

Educational attainment is another component of a community's labor force. Table 13 shows education levels in the Town of Dunn as compared to Dane County and the State of Wisconsin. Over 96 percent of Dunn residents are high school graduates or higher and over one-third have a bachelor's degree or higher.

Table 13: Educational Attainment

	Town of Dunn		Dane County		State of Wisconsin	
	No.	%	No.	%	No.	%
Population 25 years and over	3,899	100.0	328,316	100.0	3,850,995	100.0
Less than 9th grade	51	1.3	6,566	2.2	123,232	3.2
9th to 12th grade, no diploma	101	2.6	10,178	3.3	231,060	6.0
High school graduate (incl. equivalency)	1,135	29.1	63,693	20.2	1,247,722	32.4
Some college, no degree	694	17.8	60,410	18.0	812,560	21.1
Associate degree	581	14.9	31,518	8.5	381,249	9.9
Bachelor's degree	963	24.7	92,257	27.9	697,030	18.1
Graduate or professional degree	370	9.5	63,693	19.9	358,143	9.3
Percent high school graduate or higher	(X)	96.1	(X)	94.5	(X)	90.8
Percent bachelor's degree or higher	(X)	34.2	(X)	47.8	(X)	27.4

Source: US Census Bureau, 2014

Personal and Household Income

Overall, residents in the Town of Dunn have significantly higher personal and household incomes than residents of Dane County or the State of Wisconsin. Table 14 shows median household income, as well as personal income statistics for the Town, county and state.

Table 14 Personal and Household Income, 2014

	Town of Dunn	Dane County	State of Wisconsin
Median Household Income	$72,666	$62,303	$52,738
Per Capita Income	$43,612	$33,895	$27,907

Source: US Census Bureau, 2014

Unemployment Trends

Unemployment rates show the percent of labor force participants who are unemployed and actively looking for work. These rates are illustrated in Table 15 for the Town of Dunn, Dane County and the State of Wisconsin in 2014. Unemployment in the Town of Dunn was lower than both the state and the county.

Table 15: Unemployment Rates, 2014

	Town of Dunn	Dane County	State of Wisconsin
2014	3.4	4.0	4.9

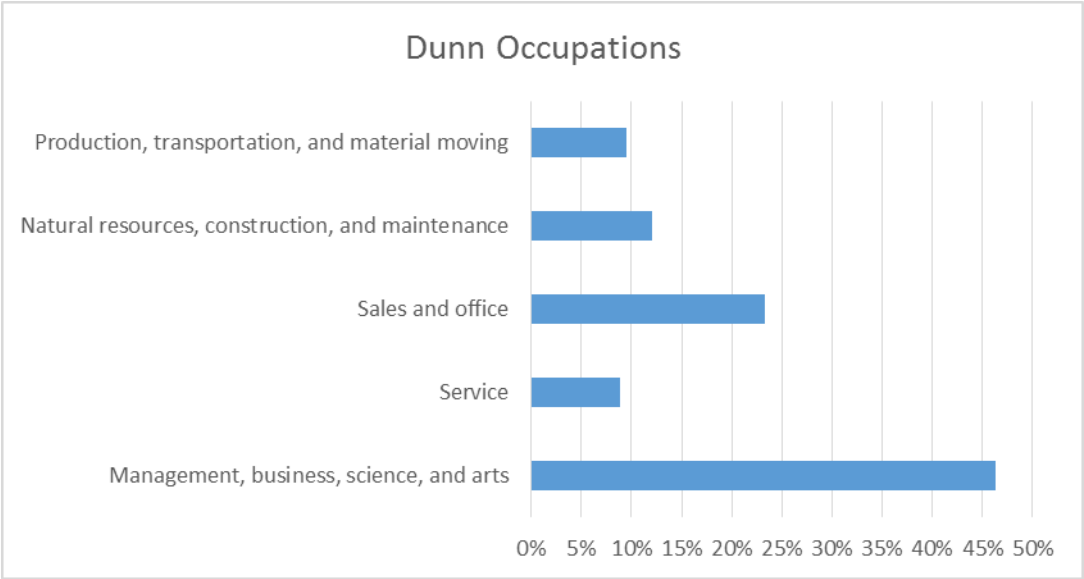
Source: US Census Bureau, 2014

Economic Base

Occupational Structure

The bar chart in Figure 3 illustrates the occupational structure of the residents of the Town of Dunn in 2014. "Sales and office occupations" and "management, business, science, and arts occupations" employ 23% and 46%, respectively, of the Town of Dunn.

Figure 3: Occupational Structure of Residents, 2014

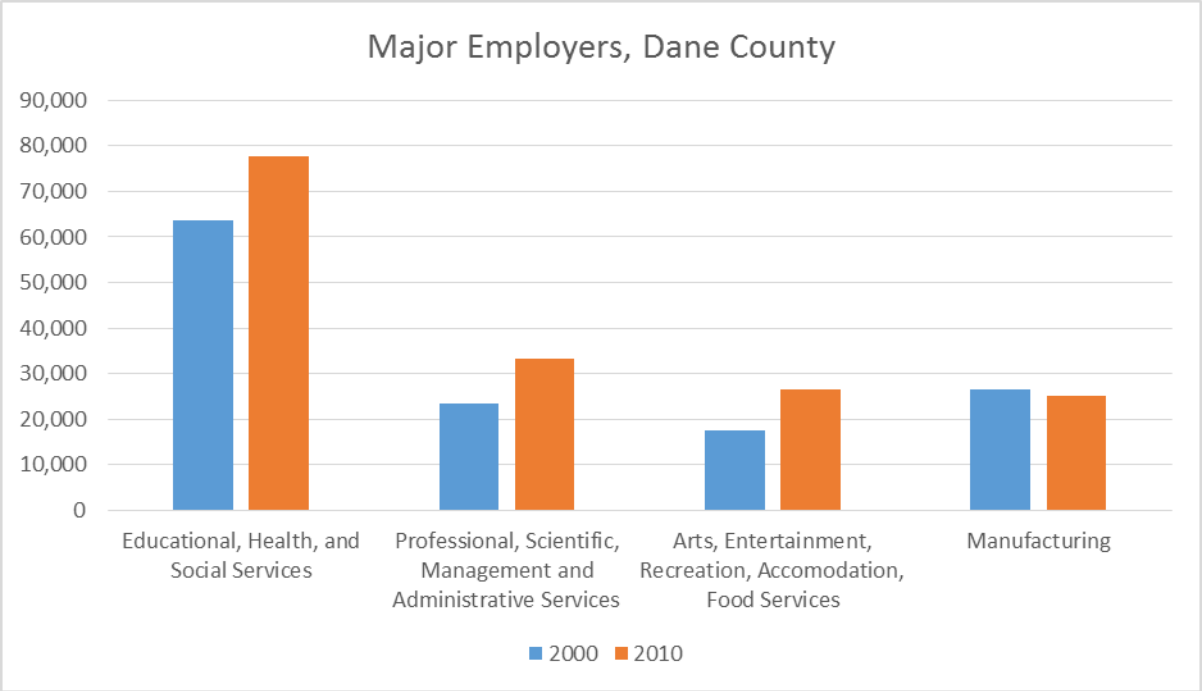


Source: US Census Bureau, 2014

Major Employers

Figure 4 lists the four (4) largest employment sectors for Dane County in 2000 and 2010. Six industry types experienced employment increases between 2000 and 2010; most of the gains were in educational, health, and social services; professional, scientific, management and administrative services; and arts, entertainment, recreation, accommodation, and food services. The largest declines occurred in retail trade, information, and public administration.

Figure 4: Major Employers, Dane County



Occupations Compared to Dane County and Wisconsin

Table 16 depicts the trends in Dane County's employed labor force between 1980 and 2000. Employment in all industries has increased, with the largest increase in transportation and public utilities and the smallest in public administration.

Table 16: Area Occupations

	Town of Dunn		Dane County		State of Wisconsin	
	No.	%	No.	%	No.	%
Management, business, & financial	781	28.3	47,934	17.1	396,147	13.9
Computer, engineering, & science	83	3.0	29,046	10.3	142,116	5.0
Education, legal, community, service, arts, & media	212	7.7	39,232	14.0	275,255	9.7
Healthcare practitioner & technical	203	7.4	19,533	6.9	163,886	5.7
Healthcare support	28	1.0	6,609	2.4	82,467	2.9
Protective service	88	3.2	3,863	1.4	48,600	1.7
Food preparation & serving related	46	1.7	15,990	5.7	164,532	5.8
Building & grounds cleaning & maintenance	67	2.4	9,265	3.3	96,387	3.4
Personal care & service	15	0.5	8,440	3.0	94,419	3.3
Sales & related	350	12.7	25,711	9.1	278,814	9.8
Office & administrative support	292	10.6	36,493	13.0	389,270	13.6
Farming, fishing, & forestry	37	1.3	1,420	0.5	29,584	1.0
Construction & extraction	189	6.9	8,198	2.9	118,971	4.2
Installation, maintenance, & repair	106	3.8	5,737	2.0	92,796	3.3
Production	149	5.4	12,909	4.6	286,950	10.1
Transportation	56	2.0	6,000	2.1	96,519	3.4
Material moving	56	2.0	4,736	1.7	95,305	3.3

Source: US Census Bureau, 2014

Although only a small percentage of Dunn's workforce is employed in "Farming, Fishing & Forestry", agriculture is crucial to the Town's economic livelihood and way of life. Tables 17 through 18 identify economic farming trends in Dane County. Table 17 shows agricultural land sales in 2013 for Dane County, the counties of Columbia, Dane, Dodge, Green, Jefferson and Rock, the South Central District (which encompasses these six counties) and the State of Wisconsin. In 2013, nearly 86 percent of agricultural land sold in Dane County remained in agricultural use; whereas around 96 percent of the agricultural land sold in the South Central District remained in agricultural use and nearly 97 percent of agricultural land sold in Wisconsin remained in agricultural use. This demonstrates the pressure in Dane County to convert agricultural land to other land uses, and illustrates part of the difficulty in retaining agriculture as an economic livelihood in the County.

Table 17: Agricultural Land Sales, 2013

	Agricultural land continuing in agricultural use			Agricultural land being diverted to other uses		
	Number of transactions	Acres sold	Dollars per acre	Number of transactions	Acres sold	Dollars per acre
Columbia County	7	340	6,750	-	-	-
Dane County	23	1,348	7,544	4	224	6,678
Dodge County	18	1,108	6,290	1	6	6,200
Green County	29	1,858	4,752	2	36	4,239
Jefferson County	18	959	6,006	-	-	-
Rock County	18	1,324	5,883	-	-	-
SC District	113	6,937	6,027	7	266	6,413
State of WI	1,112	62,982	4,442	56	1,989	5,670

Source: Wisconsin Agricultural Statistics Service, 2013

Table 18 shows farm statistics in Dane County between 2002 and 2012. The number of farms decreased during this time period, and while average farm size increased slightly, the total land in farms increased. One advantage the Town of Dunn has over other communities in the county is its ability to protect farmland through its purchase of development rights program, which is described in the Agricultural, Natural and Cultural Resources Element of this Existing Conditions Report.

Table 18: Dane County Farm Statistics, 2002 and 2012

	2002	2012
Farms (number)	2,887	2,749
Land in Farms (acres)	515,475	504,420
Average Farm Size (acres)	179	183
Estimated Market Value of Land and Buildings	$580,806 (average per farm) $3,264 (average per acre)	$1,111,346 (average per farm) $6,057 (average per acre)

Source: U.S. Census of Agriculture, Wisconsin Data

Table 19 illustrates that farmers in Dane County, make less, on average than farmers elsewhere in the state.

Table 19: Net Cash Farm Income of the Operations and Operators, 2012

	Net Cash from Farm Income (Operations)	Average per Farm
Dane County	$111,553,000	$40,580
State of Wisconsin	$3,073,224,000	$44,058

Source: 2012 U.S. Census of Agriculture, Wisconsin Data

Table 20 shows that farm sales and the average value of agricultural products sold per farm have increased dramatically between 2002 and 2012. The table also shows that the value of agricultural products sold directly to individuals has increased since 2002. Also, there is substantial value in organically produced commodities. These trends demonstrate that there may be emerging markets for Dunn farmers to directly sell agricultural products to individuals and/or to produce organic commodities.

Table 20: Market Value of Agricultural Products Sold (Including Direct and Organic), 2002 and 2012

	Total Sales		Average Per Farm		Value of Ag Products sold directly to Individuals		Value of Certified Organically Produced Commodities	
	2002	2012	2002	2012	2002	2012	2002	2012
Dane County	$287,637,000	$471,599,000	$99,632	$171,553	$1,918,000	$2,939,000	$1,651,000	$2,946,000
State of Wisconsin	$5,623,275,000	$11,744,476,000	$72,906	$168,370	$29,072,000	$46,949,000	$20,828,000	$121,527,000

Source: 2012 U.S. Census of Agriculture, Wisconsin Data

One trend in agriculture in the Town of Dunn is the increase in non-residents leasing agricultural land to grow products for farmers markets. This trend is referred to as “truck farming” and it is expected to continue and expand in the future.

Employment Projections

The State of Wisconsin’s Department of Workforce Development’s “South Central Workforce Profile” provides insight into the regional employment forecast. This section illustrates employment forecasts for the Dane County area and for the entire State of Wisconsin. Table 21 lists the top 10 occupations experiencing the fastest growth rates and the most job openings in South Central Wisconsin. Many of the fastest growing

occupations and occupations with the most openings are generally “service occupations”, with some exceptions.

Table 21: South Central Region Occupation Projections: 2022

	Top Ten Occupations	Education Typically Required	Average Wage
Fastest Growth	Combined Food Preparation and Serving Workers, Including Fast Food	Less than high school	$8.67
	Personal Care Aides	Less than high school	$10.64
	Registered Nurses	Associate's degree	$34.43
	Customer Service Representatives	High school diploma or equivalent	$16.53
	Computer Systems Analysts	Bachelor's degree	$33.19
	Sales Representatives, Wholesale and Manufacturing, Technical and Scientific Products	High school diploma or equivalent	$27.35
	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	Less than high school	$10.92
	Carpenters	High school diploma or equivalent	$23.82
	Office Clerks, General	High school diploma or equivalent	$15.44
	Market Research Analysts and Marketing Specialists	Bachelor's degree	$24.77
Most Openings	Retail Salespersons (456)	Less than high school	$9.92
	Cashiers (386)	Less than high school	$8.95
	Combined Food Preparation and Serving Workers, Including Fast Food (371)	Less than high school	$8.67
	Waiters and Waitresses (354)	Less than high school	$9.23
	Office Clerks, General (265)	High school diploma or equivalent	$15.44
	Customer Service Representatives (243)	High school diploma or equivalent	$16.53
	Laborers and Freight, Stock, and Material Movers, Hand (223)	Less than high school	$13.18
	Stock Clerks and Order Fillers (139)	Less than high school	$10.84
	Registered Nurses (135)	Associate’s degree	$34.43
	Bartenders (128)	Less than high school	$9.38
	Janitors and Cleaners, Except Maids and Housekeeping Cleaners (128)	Less than high school	$10.92

Source: WI DWD, Bureau of Workforce Information, 2015
South Central WDA includes Columbia, Dane, Dodge, Jefferson, Marquette and Sauk counties.

Other employment projections were prepared at the state level. Table 22 lists the projected growth statewide for all occupations.

Table 22: Statewide Employment Projections by Occupation 2012-2020

Occupation	Employment in 2012	Av. Annual job openings
Retail Salespersons	81,460	3,070
Combined Food Preparation and Serving Workers, Including Fast Food	56,630	2,910
Cashiers	64,520	2,790
Waiters and Waitresses	46,330	2,440
Customer Service Representatives	59,200	2,320
Laborers and Freight, Stock, and Material Movers, Hand	56,230	2,130
Registered Nurses	57,990	1,920
Office Clerks, General	78,950	1,850
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	60,950	1,850
Personal Care Aides	47,290	1,590
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	47,720	1,350
Heavy and Tractor-Trailer Truck Drivers	47,300	1,140
Bartenders	24,200	1,120
Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	37,280	1,070
Nursing Assistants	38,120	1,020
Stock Clerks and Order Fillers	31,220	940
General and Operations Managers	33,210	900
Childcare Workers	27,310	870
Landscaping and Groundskeeping Workers	21,230	860
Maids and Housekeeping Cleaners	25,960	830
First-Line Supervisors of Office and Administrative Support Workers	25,340	820
Accountants and Auditors	21,920	810
Maintenance and Repair Workers, General	27,380	740
Packers and Packagers, Hand	20,140	680
Team Assemblers	32,260	670

Source: State of Wisconsin, Department of Workforce Development

As shown in the bar chart in Figure 3, almost 70% of the population in the Town of Dunn is employed in "management, business, science, and arts occupations" and "sales and office occupations". Both of these occupational categories are well positioned to absorb much of the job growth projected in Table 22.

Environmentally Contaminated Sites

The Comprehensive Planning Law requires communities to evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The Wisconsin Department of Natural Resources (WisDNR) Environmental Remediation and Redevelopment Program maintains a list of contaminated sites, or brownfields. The WisDNR identifies brownfields as "abandoned or under-utilized commercial or industrial properties where expansion or redevelopment is hindered by real or perceived contamination."

Properties listed in the WisDNR database are self-reported and do not represent a comprehensive listing of possible brownfields in a community. Other state and federal databases may provide more comprehensive lists for the Town.

As of June 2016, eleven (11) sites in the Town were listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS). Four (4) of the sites are leaking underground storage tank (LUST) sites that contaminated soil and/or groundwater with petroleum. Two (2) sites are environmental repair sites (ERP), which are sites other than leaking underground storage tanks that have contaminated soil and/or groundwater. Examples include industrial spills that need long-term investigation, buried containers of hazardous substances and closed landfills that caused contamination. Three (3) sites required no action and two (2) sites are closed spills. Table 23 lists the sites and their addresses. The properties will need special attention for successful redevelopment to occur.

Table 23: Town of Dunn Brownfield Sites

Activity Type	Site Name	Address
CLOSED LUST	DUNN TN	4156 CTH B
CLOSED ERP	GERVASI PROPERTY	2797 WILLOW CT
CLOSED LUST	LOOMIS PROPERTY	2334 CTH AB
CLOSED LUST	MCMANUS DOUBLE M RANCH	4136 RUTLAND DUNN TOWNLINE RD
CLOSED LUST	ROCK ELM PARK	1894 BARBER DR
No Action Required	VONDRA RESIDENCE	1702 SAND HILL RD
No Action Required	DUNN TN LF	CNTY RD B E OF SANDHILL RD
CLOSED SPILL	WASTE MGT	910 CHARLES LN
No Action Required	SCHUETZ APPLE ORCHARD FORMER	2860 HIDDEN FARM RD
OPEN ERP	CITY DISPOSAL LF (SF NPL)	1847 SANDHILL RD
CLOSED SPILL	BT2 SPILL	SANDHILL RD

Source: WDNR BRRTS, http://dnr.wi.gov/botw/SetUpBasicSearchForm.do, June 2016

The superfund site is the City Disposal Corporation Landfill that is located on approximately 38 acres of land in the Town. The landfill opened in the mid-1960s and closed in 1977. Household wastes, industrial wastes, general construction wastes and debris were disposed of at the site. The site was placed on the Environmental Protection Agency's (EPA) National Priorities List (NPL) in 1984.

Strengths and Weaknesses for Economic Development

The Town of Dunn's economic development priority is to support the Town's existing farm-based economy. The Town's strengths for fostering its desired economic focus in the future are its:

- productive soils;
- commitment to agriculture;
- successful purchase of development rights program;
- interest in limiting non-farm development on productive soils and agricultural areas;
- natural and recreational resources;
- rural character;
- transportation access;
- and proximity to the City of Madison.

The Town's weaknesses in achieving this desired economic goal include:

- residential development pressure in agricultural areas;
- potential annexation from surrounding municipalities;
- weak agricultural markets;
- high entry cost to farming;
- high land costs because of the Town's location in an urbanizing region (provides value beyond farming, such as value for hunting, etc);
- youth often don't want to go into the farming business;
- and the Town's good transportation access and proximity to Madison (which, interestingly, are also strengths).

Available Economic Development Programs

Dairy 30x20 Initiative
Dairy 30x20 was developed to ensure that dairy farming will continue to maintain a diverse dairy industry. The initiative's goal is to reach an annual milk production of 30 billion pounds by 2020. In order to reach this goal, DATCP will provide assistance to dairy farmers. One form of this assistance is the Wisconsin Dairy and Livestock Farm investment Credit, which "is a nonrefundable credit equal to 10% of the amount a producer spends on dairy and livestock farm modernization or expansion. The maximum credit is $75,000.

WHEDA-Agribusiness Program
This program provides loans through local lenders to help small businesses develop new products, methods of processing, markets or improved marketing methods for a Wisconsin product using Wisconsin's raw commodities. Loan proceeds under this program can be used for the purchase of land, buildings, equipment, inventory application and closing fees, permanent working capital, soft costs and refinancing existing debt that has matured.

WHEDA-Beginning Farmer Bond Program (BBF)
The purpose of this program is to offer low interest loans to beginning farmers. Eligible uses of loan proceeds include the purchase of land, buildings, machinery, equipment and livestock.

WHEDA-Credit Relief Outreach Program (CROP)
This program features 90% guarantees on loans up to $30,000 made by local lenders. CROP can be used for feed, seed, fertilizer, pesticides, land rent, custom hire, animal feed, UCC filing fees, crop insurance, feeder animals, tillage services, equipment rental or repair, or utilities for commodity production.

WHEDA-Farm Program
This program provides access to credit by guaranteeing a loan made by a local lender. The purpose of the program is to help farmers modernize an existing farm operation. Eligible uses of loan proceeds include acquisition of agricultural assets that are defined as machinery, equipment, buildings, land or livestock to be kept for more than one year.

The Wisconsin Farm Center
This Program is administered by the Wisconsin Department of Agriculture, Trade and Consumer Protection and provides assistance with a wide range of farm-related subject areas including feasibility analysis, cash flow and enterprise analysis, and debt analysis and restructuring.

IX. Intergovernmental Cooperation Profile

As the Regional Context map depicts, the Town of Dunn, located in Dane County, is bordered by the Village of McFarland, the Town of Blooming Grove, the Town of Pleasant Springs, the Town of Rutland, the Village of Oregon, the City of Fitchburg and the City of Stoughton.

This element summarizes the agreements and relationships between the Town and these surrounding jurisdictions.

Dane County and the Capital Area Regional Planning Commission (CARPC)

The Town of Dunn is located in south central Dane County and is under County zoning. Numerous County plans affect the Town, most notably:

- Dane County Comprehensive Plan (Adopted 2007, amended 2012)
- Door Creek Wetlands Resource Protection Plan (2000)
- Dane County Farmland Preservation Plan (1981, comprehensive rewrite adopted2012)

Dane County is in the process of updating its zoning code and the Town plans to work with the County in rewriting this code.

The Town of Dunn is located within the Capital Area Regional Planning Commission's (CARPC) jurisdiction. CARPC provides planning data analysis and oversees the expansion of urban and limited service areas.

The Town and the City of Stoughton and towns of Dunkirk, Rutland and Pleasant Springs jointly worked with the Capital Area Regional Planning Commission (CARPC) to explore different scenario of future growth through the Future Urban Development Area (FUDA) planning study beginning in 2012. A report documenting the study was finalized in 2015.

Surrounding Municipalities

The policies and implementation measures adopted by the Town will not only guide development within the Town but will impact neighboring municipalities as well, just as the policies and implementing actions of neighboring municipalities will impact the Town. It is important to not only recognize the land use planning efforts of these municipalities but also to ensure coordination in future actions.

a. Town of Blooming Grove

The Town of Blooming Grove borders the northwest and northeast corner of the Town of Dunn, and recently entered into an agreement with the City of Madison to be annexed into the City by 2027.

b. Town of Pleasant Springs

The Town of Pleasant Springs is located east of Dunn and both are served by the Lake Kegonsa Limited Service Area (LSA). The Towns also share fire, rescue and EMS services with the Village of McFarland and the City of Stoughton. At the time of this writing, Pleasant Springs is in the final stages of updating their comprehensive plan.

One potential conflict between the Towns is that Pleasant Springs is increasing the number of residences in the LSA, which could potentially limit the Town of Dunn's ability to expand its LSA in the future, if it so chooses.

Another potential conflict is that Pleasant Springs' Future Land Use map shows an agricultural transition area adjacent to the Town of Dunn's northeast border, which conflicts with Dunn's designation of agricultural preservation in this area. This area is listed as residential development and could have transportation and other land use impacts that spillover into the Town of Dunn. The map also shows residential and highway commercial growth in the southwest corner of Pleasant Springs, along the Town of Dunn's southeast border.

c. Town of Rutland

The Town of Rutland borders the Town of Dunn's southern edge and both Towns share fire and EMS services with the Village of Oregon and the City of Stoughton. Almost all of the lands in Rutland that border the Town of Dunn are designated as either agricultural or floodplain.

Rutland's Comprehensive Plan was adopted in 2007 and in general, Rutland and Dunn's comprehensive plans identify similar goals of protecting natural resource areas and agricultural land. Rutland seems to be growing at a similar rate to Dunn. Rutland also shares similar transportation goals in terms of supporting local and regional pedestrian and bicycle network. Rutland's plan also has a boundary agreement with the City of Stoughton.

d. Village of McFarland

The Village of McFarland is located northeast of Dunn. The Town and the Village have entered into an Intermunicipal Cooperation Agreement which outlines an area of land to the east of the existing Village boundaries that will be transitioned to urban land uses until 2025. The following items are included in the Agreement:

- No annexation buffer area
- Restrictions on Town purchase of conservation easements
- Allowable activities in the no annexation buffer area
- Town not to oppose annexations
- Maintenance of Hidden Farm Road
- Exchange Street Bridge
- Solid waste and recycling
- Sharing and exchange of equipment
- Good faith cooperation
- Conditions on the Agreement (binding effect, challenges, severability, etc.)

The Town and the Village currently share fire and emergency medical services. The Village has a three (3) mile extraterritorial plat review authority that it exercises.

e. Village of Oregon

The Village of Oregon borders the Town's southwest corner. The Town and the Village share fire, rescue and EMS services. The Town also contracts with the Village to support the senior center, which is located in Oregon and used by both Town and Village residents. Oregon has a 1.5-mile extraterritorial plat review authority, which it exercises.

The Village completed its comprehensive plan update in 2013 and does not have any plans for annexation or development in the Town of Dunn. The Planned Land Use map identifies the southwest corner of the Town of Dunn for a variety of uses, including agriculture, parks and open space.

f. City of Fitchburg

The City of Fitchburg lies west of the Town of Dunn and adopted its Comprehensive Plan in 2009. The City recently expanded its Urban Service Area boundary to bring development right on the border of the Town through the "Northeast Neighborhood". The City also lists multiple future urban growth neighborhoods near Dunn's border, including the "East HWY 14 Neighborhood", "Southeast Neighborhood", and "Study Area Neighborhood". It will be important for the Town to participate in future planning efforts for these sites, as development here may impact transportation and other land use in the Town.

The City has three (3) mile extraterritorial jurisdiction (ETJ) authority, which it does not enforce at the time of this writing.

g. City of Stoughton

The most recent amendment to the City of Stoughton Plan occurred in 2012. The City's current plan recommends a planned office area in the southeast corner of the Town of Dunn. The Town should monitor potential development proposals in this area, as it conflicts with the Town's designation of this area as Agricultural Preservation. Stoughton has a three (3) mile extraterritorial plat review authority that it exercises.

h. City of Madison

Although the Town of Dunn and the City of Madison do not currently share any borders, they will in the future as the Town of Blooming Grove, which lies along Dunn's northwest and northeast border, is incorporated into the City. Madison most recently amended its Comprehensive Plan in 2012 and does not show any development in the Town of Dunn. Madison has a three (3) mile ETJ authority, which it enforces at this time. This may have implications for the Town in the future as the City expands south toward Dunn.

State Agencies

The Wisconsin Department of Transportation's (WisDOT) Southwest office is located in Madison and serves all of Dane County. WisDOT created the Highway 51 Needs Assessment in 2004; this assessment included portions of the Town of Dunn and is described in the Transportation Element of this Plan. The Wisconsin Department of Natural Resources' (WisDNR) Fitchburg office serves all of Dane County and south central Wisconsin. WisDNR has had a very active role in protecting important natural resource and environmental areas in the Town of Dunn. The Department of Agriculture, Trade and Consumer Protection (DATCP) administers Wisconsin's Farmland Preservation Program and other programs that may be applicable to farmers in the Town of Dunn.

School Districts

The Town of Dunn is served by the Oregon School District, the McFarland School District and the Stoughton School District; these districts are discussed in greater detail in the Utilities and Community Facilities Element of this Plan. No known conflicts exist between the Town and the school districts.

Existing or Potential Conflicts

Because of growth pressures from surrounding municipalities and the potential for these municipalities to annex land from the Town of Dunn, it is important to recognize this as the single most significant conflict between the Town and its neighbors. However, it is also important to note that there are ways to address this conflict, and the Town is already working toward this goal with the adoption of the McFarland/Dunn Intermunicipal Cooperation Agreement. This Agreement is a significant intergovernmental milestone, and similar agreements should be pursued with the Village of Oregon, the City of Fitchburg, the City of Madison (as it incorporates the Town of Blooming Grove) and the City of Stoughton.

Processes to Resolve Conflicts

Overall, the Town has good relationships with its neighboring jurisdictions. However, as described above, the growth pressure in the region has and will continue to impact the Town and it is important to consider how the Town will deal with these conflicts. The accompanying plan document includes goals, objectives, policies and actions for Intergovernmental Cooperation that outline ways the Town can address these conflicts.

X. Land Use Profile

Existing Land Use

Table 24: Generalized Land Use Inventory, 2015

	Acres	Percent of Land Use
Residential	1,985.4	10.9%
Single Family	1,920.0	10.6%
Two Family	9.4	0.1%
Multi-Family	1.7	0.0%
Group Quarters	1.4	0.0%
Mobile Home	53.0	0.3%
Industrial	63.8	1.4%
Manufacturing	35.7	0.2%
Wholesale	0.0	0.0%
Extractive	28.2	0.2%
Transportation	716.0	3.9%
Right of Way	687.6	3.8%
Railroads	18.1	0.1%
Other	10.2	0.1%
Communication/Utilities	98.3	0.5%
Generating Processing	2.7	0.0%
Transmission	1.0	0.0%
Waste Processing	94.7	0.5%
Other	0.0	0.0%
Commercial Retail	10.5	0.1%
Repair & Maintenance	0.4	0.0%
Transportation Related	0.9	0.0%
Other	9.2	0.1%
Commercial Services	25.5	0.1%
Lodging	0.0	0.0%
Other	25.5	0.1%
Institutional/Governmental	27.3	0.2%
Education	0.0	0.0%
Administrative	0.0	0.0%
Cemetery	2.2	0.0%
Other	25.1	0.1%
Outdoor Recreation	405.5	2.2%
Under Construction	0.0	0.0%
Agricultural & Undeveloped	14,819.2	81.6%
Woodlands	2,149.8	11.8%
Other Open Lands	4,390.3	24.2%
Vacant Unused Lands	43.3	0.2%
Water	363.9	2.0%

Cropland Pasture	7,872.0	43.4%
TOTAL DEVELOPED AREA	3,332.4	18.4%
AGRICULTURE & UNDEVELOPED	14,819.2	81.6%
TOTAL AREA	18,151.5	100%

Source: Statement of Assessment Roll, 2015

Residential

Residential land in the Town is primarily single family with some mobile home and duplex properties. Most concentrated residential growth is found in the Limited Service Areas that surround Lake Waubesa and Lake Kegonsa. Farm and non-farm residences are also located throughout the Town. In total, approximately 1,985.4 acres of residential land currently exists in Dunn, equaling 10.9 percent of the Town's area.

Agricultural (Cropland/Pasture)

Agricultural uses account for the majority of the Town's land use, covering nearly 8,000 acres and 43 percent of the Town's total area. While this is still a large percentage of the Town's area, it has decreased slightly from 11,361 in 1980, 10,816 in 1990, and 9,899 in 2000.

Other Open Lands

This category describes open areas that are neither croplands nor woodlands. Much of this land area is less productive farmland that has been taken out of production for various reasons. Land in this category also includes land that is enrolled in the federal Conservation Reserve Program (CRP), where farmers make a commitment to keeping the land out of production.

Woodlands

Forested lands account for around 2,150 acres in the Town, comprising 11.8 percent of the Town's land area. While woodlands comprise a small percentage of the Town's area, this percentage is generally increasing in Dane County due to natural growth of wooded areas and planting of new trees for aesthetic, ecological and other purposes.

Vacant and Unused Land

Vacant and unused land primarily describes vacant lots that have not been developed at the time of the land use inventory. Not surprisingly, this number is low for Dunn.

Industrial

This land use category includes land used for manufacturing, wholesale and extraction (mining). This land use is not common in the Town of Dunn, and this Plan prohibits the creation of any new industrial land in the future.

Commercial/Retail

Because of the Town's rural nature, commercial is a very limited land use in Dunn and will generally remain so in the future

Other Land Uses

Other land uses in the town include transportation (roads and right of ways), communication and utilities, and institutional. Because of the Town's rural nature, these land uses constitute a very small percentage of total land area and will continue to do so in the future.

Net Residential Density

According to the 2010 U.S. Census, the net residential density in the Town is 176.2 people per square mile and 81.9 housing units per square mile. Density varies significantly throughout the Town and is significantly higher in the Limited Service Areas surrounding Lake Waubesa and Lake Kegonsa and lower in the exclusive agricultural areas. See Zoning Map for zoning district locations.

Table 25: Town of Dunn Residential Density, 2010

			Area in Square Miles			Density (Units per Sq. Mi)	
	Population	**Housing Units**	**Total Area**	**Water Area**	**Land Area**	**Population**	**Housing Units**
Town of Dunn	**4,931**	**2,291**	**34.3**	**6.31**	**27.99**	**176.2**	**81.9**
City of Madison	233,209	108,843	94.03	17.24	76.79	3,037.0	1,417.4
Dane County	488,073	216,022	1,238.25	41.01	1,197.24	407.7	180.4

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

Residential density is regulated by the Dane County Zoning Ordinance. Updates to this ordinance could occur as a result of the Dane County Zoning rewrite process, ongoing at the time of this writing. The current zoning ordinance has six (6) residential zoning districts (R) (however the Town does not allow R-4 zoning) and four (4) rural home zoning districts (RH) for the Town of Dunn.

Residential Zoning (R)

- The R-1 and R-1A zoning districts are primarily designed to support single family, detached dwellings. However, other uses are allowed by right and on a conditional use basis and are listed in the ordinance. Building height limit for residences in all of the "R" districts is 2.5 stories, or 35 feet.
- The R-2 zoning district is also designed for single-family, detached dwellings. Residential building height is the same as the other "R" zoning districts.
- The R-3 zoning district allows single family dwellings and has the same building height requirements as the other "R" zoning districts.
- The R-3A zoning district permits single-family dwellings and duplexes. Residential building height is the same as the other "R" districts.

Rural Home Zoning (R-H)

- The RH-1 zoning district primarily allows single family homes, but also allows other uses and several conditional uses, including bed and breakfasts. Building heights for residential buildings in this district, and all Rural Home districts may not be greater than 2.5 stories or 35 feet. The minimum lot area in this district is two (2) acres.

- The RH-2, RH-3 and RH-4 zoning districts allow the same uses and have the same building height restrictions as the RH-1 district. However, the minimum lot area in the RH-2 district is four (4) acres; the minimum lot area in the RH-3 district is eight (8) acres; and the minimum lot area in the RH-4 district is 16 acres.

In addition to the residential districts described above, the A-1 Exclusive Agriculture district also allows one (1) residence per 35 acres. Other districts allow residences as well, as described below.

Nonresidential Intensity

The Dane County Zoning Ordinance regulates the intensity of nonresidential development in the community. Several zoning districts allow nonresidential development; those districts are described below.

A-1 Agriculture District (Exclusive)

This district encompasses much of the land in the Town of Dunn and its overall purpose is to preserve productive agricultural land and farms. Residential dwellings in this district may not exceed 35 feet in height; residential accessory buildings shall not exceed 16 feet in height; agricultural accessory buildings have no height limitation. One (1) house per 35 acres is allowed in this district for parcels approved by the County between November 1, 1992 and April 14, 1994.

A-2 Agriculture District

The purpose of this district is to provide for low density land uses compatible with agricultural and other rural uses and to accommodate agricultural uses on parcels of less than 35 acres. Single family homes are allowed in this district as follows:

- The A-2 (1) District requires a minimum lot size of one (1) acre
- The A-2 (2) District requires a minimum lot size of two (2) acres
- The A-2 (4) District requires a minimum lot size of four (4) acres
- The A-2 (8) District requires a minimum lot size of eight (8) acres
- The A-2 District requires a minimum lot size of 16 acres

Residential dwellings in this district may not exceed 35 feet in height (2.5 stories); residential accessory buildings may not exceed 16 feet in height; there is no limitation on height for agricultural accessory buildings.

A-B Agriculture Business District

The Agriculture Business District is designed to provide for land uses that are commercial in nature, are associated with local agricultural production; require a rural location and do not require urban services. The maximum building height allowed in this district is 35 feet. However, there is no maximum height for buildings such as silos, bins and feed and seed storage facilities.

B-1 Local Business District

This district allows for retail businesses and services that do not include manufacturing or major assembly of items or products. Residential uses in this district are a conditional use and are limited to apartments and multi-family dwellings that are attached to the business. Outside storage of items is restricted and landscaping of properties is required. Building height limit in this district is the lesser of six (6) stories or 75

feet. A conditional use permit is required for buildings proposed to be over four (4) stories in height. For parcels to be used exclusively for business purposes, there is no minimum area. Area for parcels that will be used for a combination of business and residential purposes is described in the Zoning Ordinance. The Town will not allow any rezones of land to this district.

C-1 Commercial District

Very few parcels in the Town of Dunn are zoned C-1. The purpose of this district is to allow for a wider variety of retail uses than the B-1 District, including warehousing and manufacturing. The maximum building height is four (4) stories and the area requirement is the same as the B-1 District. The Town will not allow any rezones of land to this district.

C-2 Commercial District

There are several C-2 zoned parcels in the Town. This district allows the same uses as the C-1 District, with no limitations on building size. The Town will not approve any rezones of land to this district.

LC-1 Limited Commercial District

This district allows commercial activities related to general mechanical, landscaping, construction, storage and similar activities. Building height limit is restricted to 35 feet and lot area shall not be less than 20,000 square feet. There are several LC-1 zoned parcels in the Town.

M-1 Industrial District

There is one (1) M-1 zoned parcel in the Town of Dunn, which allows for heavy manufacturing, as well as all uses allowed in the C-2 District. The Town will not allow any land to be rezoned to M-1.

CO-1 Conservancy District

The purpose of this district is to allow for conservancy use, including hunting, fishing , gaming, forestry, harvesting and other similar uses. If the land is privately owned, any filling of marsh land, removal of top soil or damming of a water course is prohibited, unless approved by the zoning committee after public hearing. There are several parcels in the Town of Dunn with this zoning designation.

Purchase of Development Rights Program

The Town's Purchase of Development Rights (PDR) program is a voluntary farmland protection technique that compensates landowners for limiting future development on their land. The Town purchases the landowner's right to develop that land. The land itself remains in private ownership and the landowner still retains all other rights and responsibilities associated with being a property owner.

History of the PDR Program

The Town's Land Use Plan and growth management strategies have been very effective in managing growth, maintaining a vital farming community, protecting important natural and historical areas and keeping taxes significantly lower than surrounding communities. However, despite the strength of the Land Use Plan and its implementation, the Town has still lost a significant amount of farmland. The Town also recognized the municipal costs of new residential development, the ease with which growth management efforts could be reversed, and the vulnerability of the Town to annexations from surrounding communities. Therefore, in 1993 a volunteer ad hoc committee made up of local residents and members of the Dunn Plan Commission met to explore further options for protecting open space and farmland in the Town. The

committee decided that the best alternative would be to purchase development rights from willing landowners.

The Town's PDR program is designed to:

- Protect and buffer farmland and viable farm operations from the impacts of development
- Preserve and buffer significant natural features, scenic vistas, and historic, cultural, and archaeological sites and landscapes from the impacts of development
- Manage and buffer the encroachment of neighboring cities and villages and development within the Town
- Create and maintain corridors of protected land
- Foster a community that is supportive of a local food economy

The PDR program is a voluntary land protection tool that compensates landowners for limiting future development on their land. The land itself remains in private ownership and the landowner still retains all other rights and responsibilities associated with being a property owner. In 1996, Town residents voted to increase their property taxes by 50 cents per $1,000 equalized valuation to fund the PDR program.

On April 22, 1997 (Earth Day) the Town of Dunn protected its first property, the Sinaiko farm, under the PDR program. The Town worked with a resident farmer, the Dane County Parks Department and two (2) local land trusts to protect this 240-acre farm with parcels in the City of Madison and the towns of Dunn and Blooming Grove. Specifically, the Town of Dunn purchased development rights to the 174 acres of the farm located within the Town's borders.

In September 1997, the Town received a $100,000 matching grant from the USDA's Farmland Protection Program to be used in 1998 and 1999 to purchase agricultural easements on prime farmland within the Town. The Town has acquired additional funding for the program since this time, totaling $4,099,941 to date.

As of August 15, 2016, the Town had purchased development rights from 29 landowners and protected over 3040.34 acres of land for permanent farmland and open space uses. The Town has accomplished this in partnership with several organizations, including the Wisconsin Department of Natural Resources, US Department of Agriculture, Dane County Parks, and Natural Heritage Land Trust.

Land Use Trends

There are a number of notable trends related to the supply, demand and sale of land within the Town of Dunn. At the center of these trends is the fact that the Town is located in one of the most desirable, growing regions in the United States.

Land Supply

An abundant amount of agricultural and open space land exists in the Town of Dunn. In other areas of the state, this land could potentially be available for development purposes. However, Dunn is unique in that it has a successful PDR program and an established history of protecting its valuable natural and agricultural resources. The Town fully supports regional programs aimed at balancing housing and growth with agriculture and environmental protection and sees its regional role as one which provides important agricultural, ecological, hydrological and cultural functions to the greater community.

Land Demand

The demand for residential land continues to grow. Based on new home building permit data gathered for 2004-2015, the median number of new homes built on vacant lots in the Town of Dunn was 2.5 per year. New housing starts on vacant lots ranged from two (0) (2006 and 2007) to 19 (2005).

An account of land use demand must also factor in lands susceptible to municipal annexations. The most recent annexation occurred in 2015 when land was annexed by McFarland in the agricultural transition area. No development has occurred on this property, although discussions of a new school or housing has been proposed.

Opportunities for Redevelopment

Redevelopment opportunities exist in three (3) areas of the Town:

1. Goodland Park mixed-use area
2. Quam Drive mixed-use area
3. Old landfill site (currently owned by the Town, could be used as a dog park, wind facility, etc)

Existing/Potential Land Use Conflicts

The following land use conflicts should be considered in the planning process:

1. Ongoing conflicts between the desire to protect scenic areas, rural character and agricultural lands with increased development pressure and private property owner's interests.
    - Other existing and potential conflicts may occur with neighboring municipalities

Land Use Projections

Wisconsin Statutes (§66.1001) requires comprehensive plans to contain land use projections for the 20-year planning period, in five-year increments, of future residential, agricultural, commercial and industrial uses. The Town of Dunn is planning for no substantial additional non-farm commercial or industrial development over the planning period; therefore, this plan does not contain projections for these uses.

The following generalized land use projections are based on the housing growth projections prepared by the Wisconsin Department of Administration and discussed in the Housing Element. These projections are intended to serve as a guide and are based on the assumptions noted below.

	2010	2020	2030	2035	2040	Net

	2015						Change
Residential (0.867 acres/home)	1,788	1,809	1,820	1,815	1,789	1,750	-38
Other Land Use (0.588 acres/home)	1,212	1,227	1,234	1,231	1,213	1,187	-25
Agriculture and Undeveloped (1.16 acres/home)	14,819	14,783	14,776	14,773	14,817	14,882	63

Table 26: Generalized Land Use Forecast[1] (acres)

Source: Capital Area 2005, Department of Administration, 2004

The projections show that land absorption for residential use is estimated to rise until 20fall in the next 30 years. This figure will likely vary and is dependent upon the land use patterns, design and intensity ultimately outlined in the Plan.

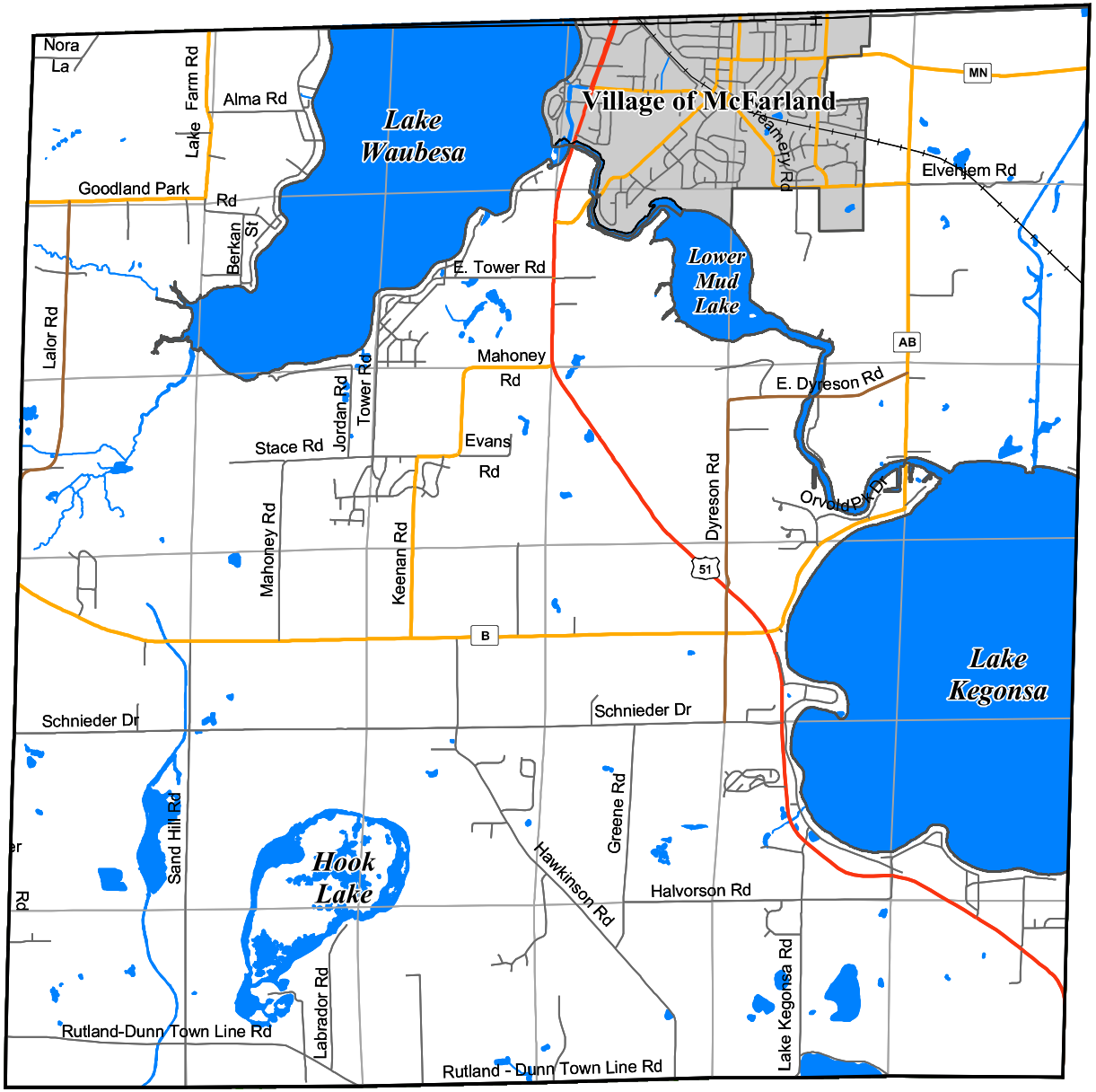
According to the Town's building permit data, approximately 4 houses per year were built on vacant lots between 2004 and 2015; the Department of Administration projects a loss of homes at approximately one (1) home per year through 2040. If these are averaged, the result is one (1) new home each year, which means that housing growth in the Town will be accommodated for the next 25 years.

[1]
a. Acreage projections are based on Department of Administration housing growth figures.
b. Residential acreage needs applied a factor of 0.867 acres per home. This figure was derived by dividing the total 2010 residential acreage (1,985.4) by the total number of households (2,291).
c. Other Land Use need was based on a straight line projection of the 2010 ratio of other land uses (but not Agricultural and Undeveloped) to residential acreage. The factor of 0.588 was multiplied by the projected residential acres. Other land uses included the sum of Industrial, Transportation, Communication/Utilities, Commercial-Retail, Commercial-Services and Institutional/Government uses.
d. Losses in Agriculture and Undeveloped are based on losses in other categories.
* It is important to note that these projections do not take into account undevelopable parcels or future conservation easements (which are impossible to predict), which could decrease the projected number of acres available for residential and other land use development and increase the number of agricultural and undeveloped parcels in the Town.

Town of Dunn

Existing Transportation Systems

Town of Dunn Comprehensive Plan Map A-1



Functional Classification of Roads

- Arterials
- Collectors
- Local Collectors
- Rustic Roads
- Railroad
- Water
- Municipal Boundary
- City or Village

Jun, 2007

0 0.25 0.5 1 Miles

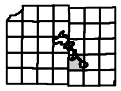
N W E S

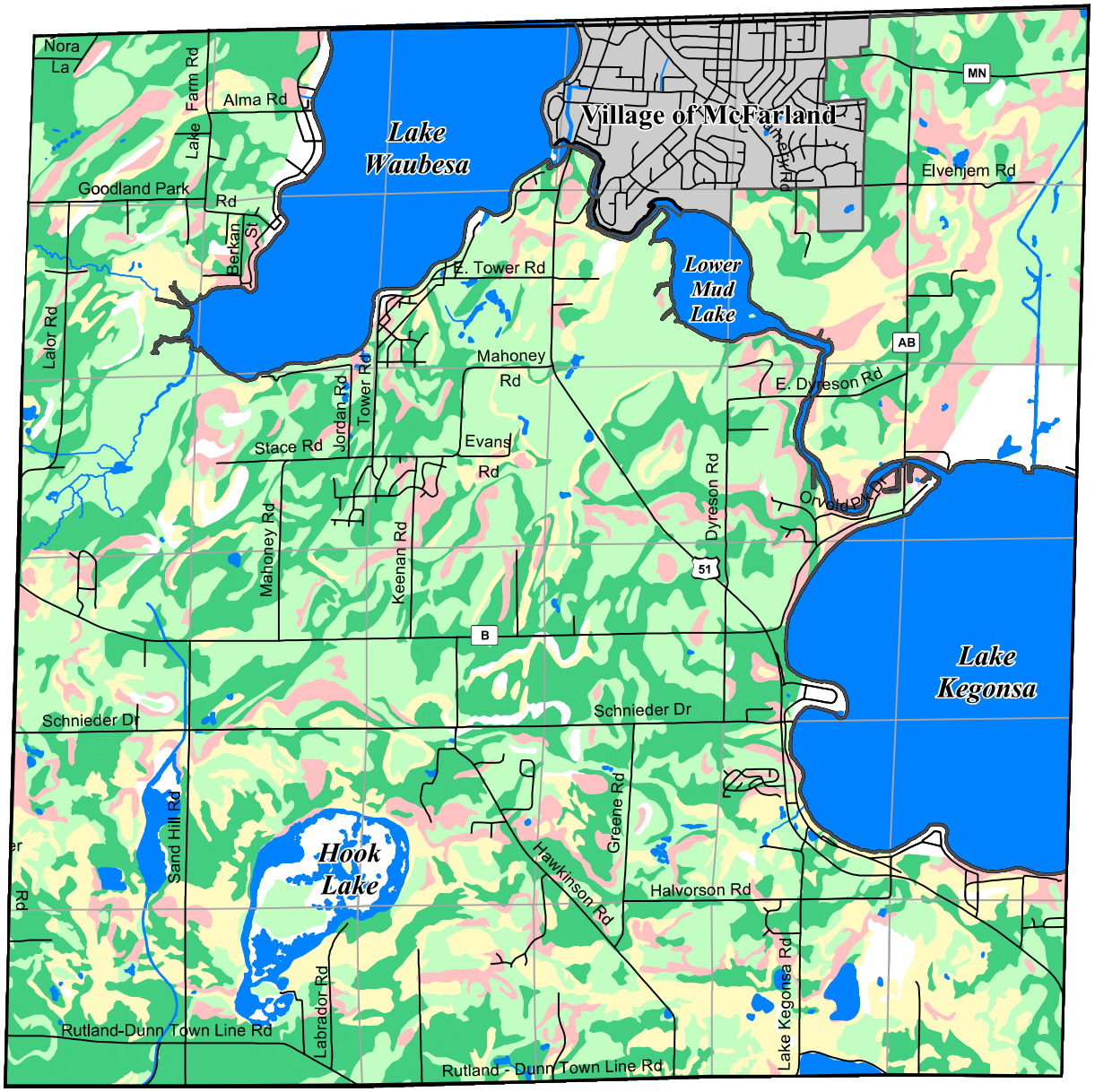
Source Info:
Rustic Roads: 2004, (DCDOT)
Road Network: 2005, (DCPD)
Towers: 2005, (DCPD)
Airports: 2003, (DCPD)
Town Halls: 2004, Parcel Derived (DCLIO

This map was prepared through the Dane County Department of Planning and Development in conjuction with the Dane County Land Conservation Department, Dane County Land Information Office and the Dane County Regional Planning Commission.

Town of Dunn

Agricultural Land Evaluation





Town of Dunn Comprehensive Plan Map A-2

Agricultural Groups

- I, II (best soils for agricultural use)
- III, IV
- V, VI
- VII, VIII (least productive soils)

- Road
- Section boundary
- Stream or ditch
- Open water

Agricultural Groups are based on the Land Evaluation Site Assessment rating system from Land Evaluation and Site Assessment: A Guidebook for Rating Agricultural Lands, Second Edition, published by the Soil and Water Conservation Society

See Appendix for more information about Agricultural Land Evaluation.

Jun, 2007

0 0.25 0.5 1 Miles

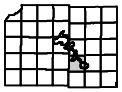
N W E S

Source Info:
Agricultural Groups: Digital Soils (NRCS, LCD, LICGF).
Section Boundaries: 2000 (DCLIO)
Road Network: 2006, (DCPD)
Water: 2000, Orthophoto Derived (DCLIO).

This map was prepared through the Dane County Department of Planning and Development in conjuction with the Dane County Land Conservation Department, Dane County Land Information Office and the Dane County Regional Planning Commission.

Town of Dunn

Building Site Potential



Town of Dunn Comprehensive Plan Map A-3

Soil Potential Rating for Dwellings with Basements

- Very high
- High
- Medium
- Low
- Very low

- Road
- Section boundary
- Stream or ditch
- Open water

Soil Potential Ratings are based on Natural Resources Conservation Service (NRCS) data. The purpose of the ratings is to identify the relative suitability of soils for a particular use considering economic, social, and environmental values.

See Appendix for more information about Building Site Potential.

Jun, 2007

0 0.25 0.5 1 Miles

N W E S

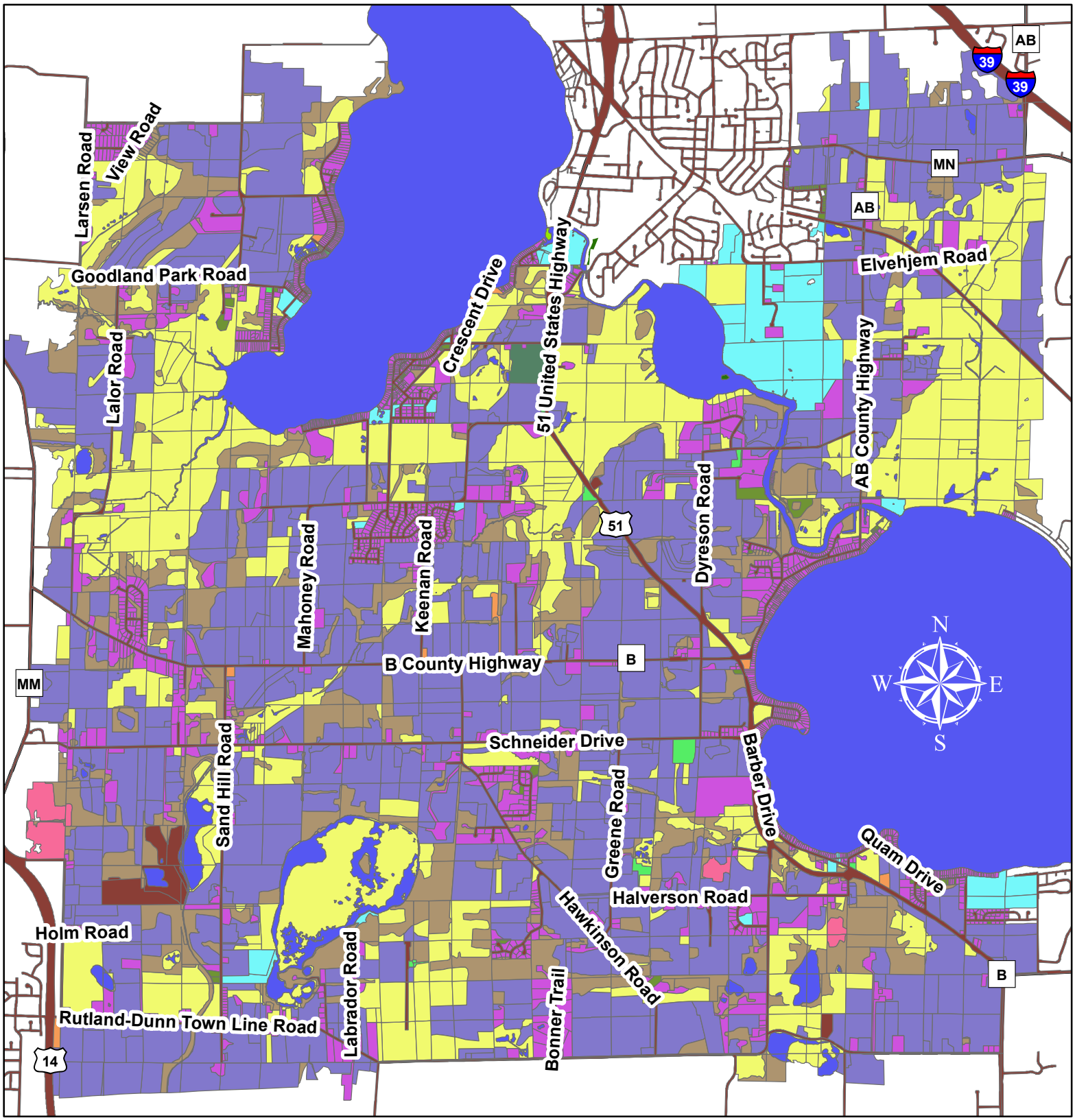
Source Info:
Soil Potential Ratings: Digital Soils (NRCS, LCD, LICGF).
Section Boundaries: 1992, USGS DLG (DCLIO).
Road Network: 2005, (DCPD).
Water: 2000, Orthophoto Derived (DCLIO).

This map was prepared through the Dane County Department of Planning and Development in conjuction with the Dane County Land Conservation Department, Dane County Land Information Office and the Dane County Regional Planning Commission.

Village of McFarland
Lake Waubesa
Lower Mud Lake
Lake Kegonsa
Hook Lake
Nora La
Farm Rd
Lake
Alma Rd
Goodland Park Rd
Berkan St
Lalor Rd
E. Tower Rd
Tower Rd
Jordan Rd
Mahoney Rd
Stace Rd
Evans Rd
Mahoney Rd
Keenan Rd
Dyreson Rd
E. Dyreson Rd
Orvold Dr
Elvehjem Rd
Heatherwood Dr
MN
AB
51
B
Schnieder Dr
Schnieder Dr
Sand Hill Rd
Greene Rd
Hawkinson Rd
Halvorson Rd
Lake Kegonsa Rd
Labrador Rd
Rutland-Dunn Town Line Rd
Rutland - Dunn Town Line Rd

Current Land Use Map

A-4



Land Use

- AGRICULTURE
- COMMERCIAL
- INSTITUTIONAL/GOVERNMENTAL
- MANUFACTURING
- MINERAL EXTRACTION
- OPEN LAND
- RECREATION
- RESIDENTIAL
- TRANSPORTATION, COMMUNICATIONS AND UTILITIES
- VACANT SUBDIVIDED LAND
- WATER
- WOODLANDS

0 0.5 1 2 Miles

Data acquired from Dane County Land Information Office

Current Zoning (2015)

Zoning Districts

- A-1(EX)
- A-2
- A-2(1)
- A-2(2)
- A-2(4)
- A-2(8)
- A-3
- A-4
- A-B
- B-1
- C-1
- C-2
- CO-1
- LC-1
- M-1
- R-1
- R-1A
- R-2
- R-3
- R-3A
- R-4
- RE-1
- RH-1
- RH-2
- RH-3
- RH-4

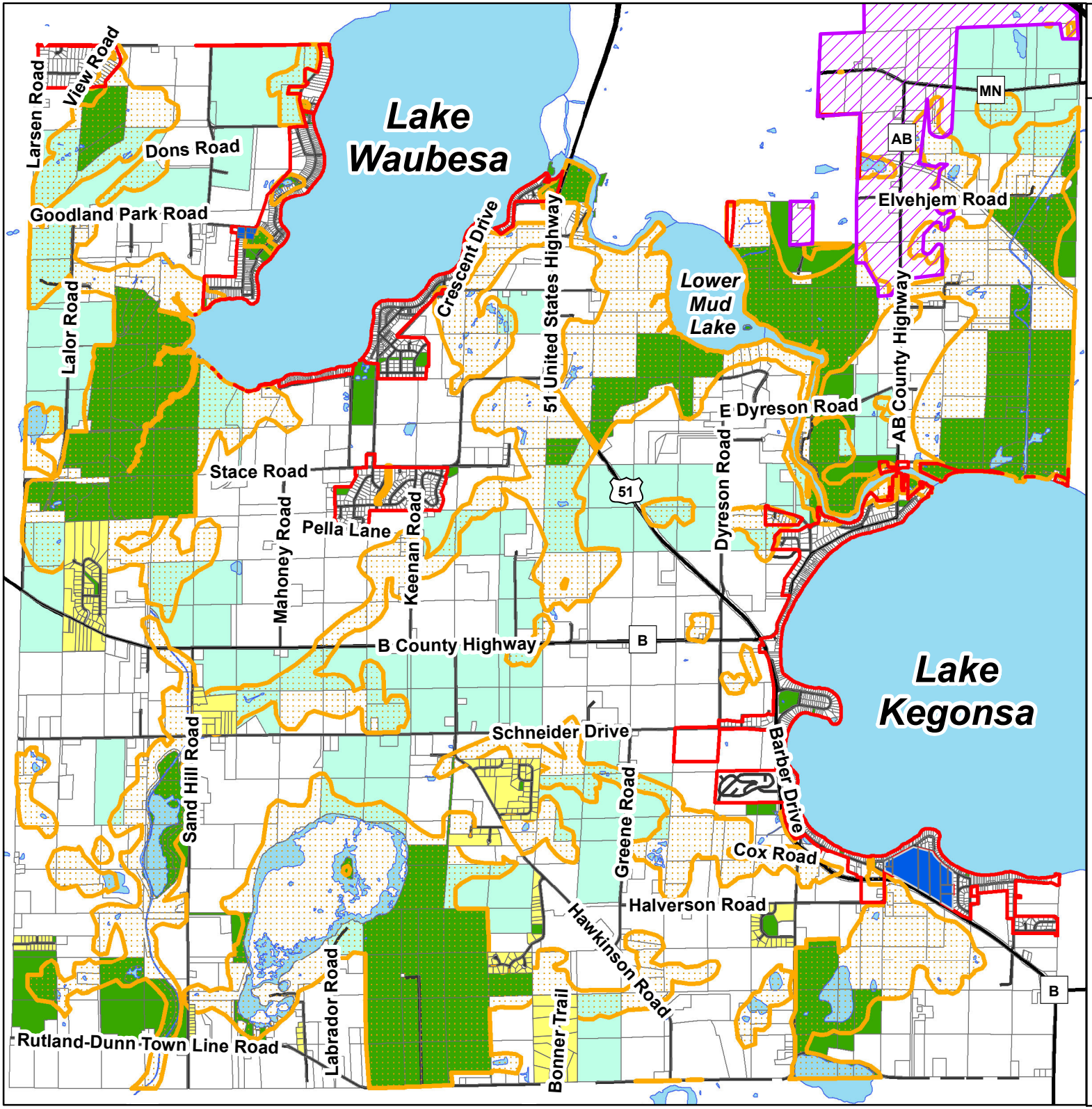
0 0.5 1 2 Miles

Data acquired from Dane County Land Information Office

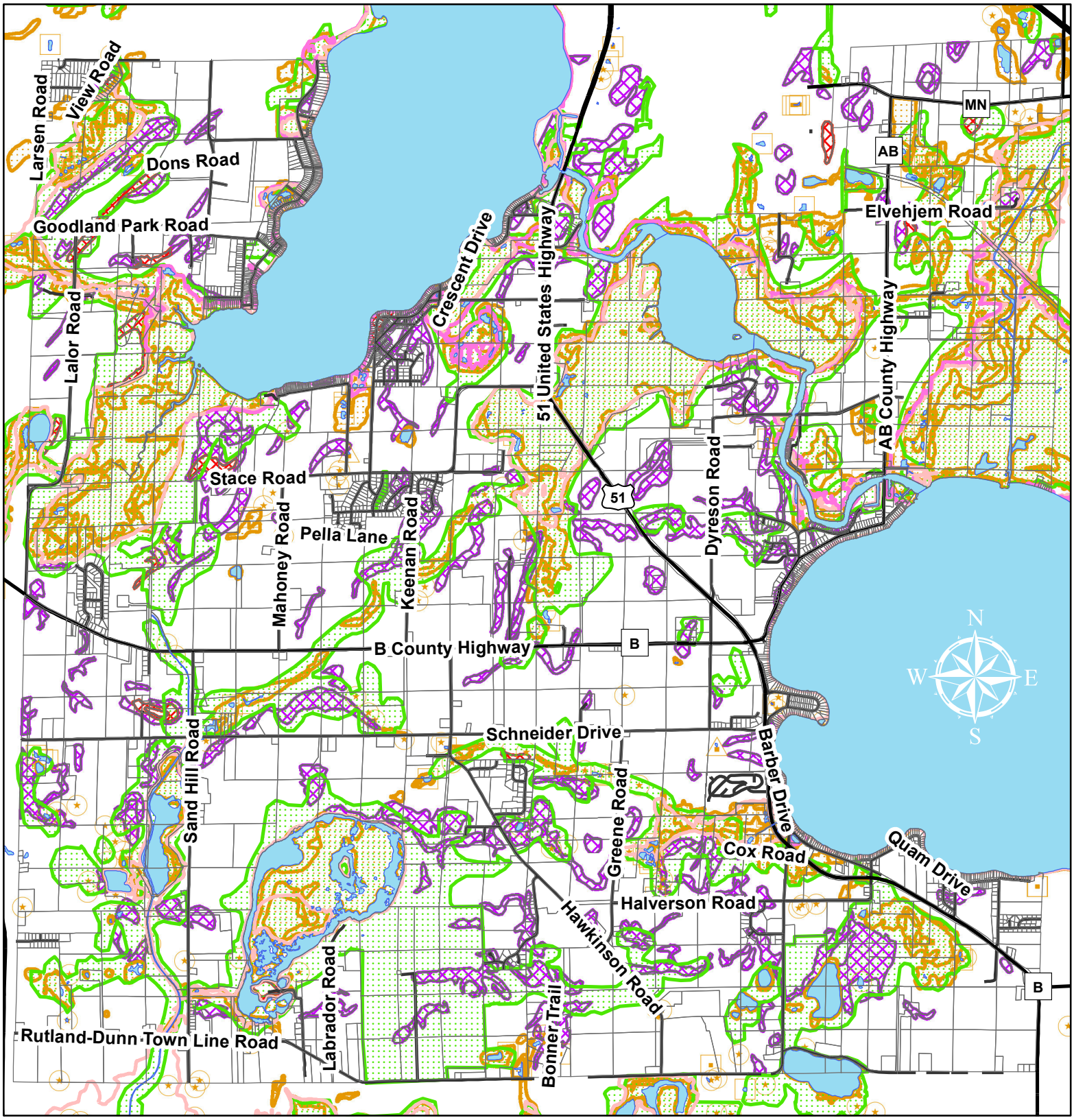
Town of Dunn Future Land Use Map

The following land use categories are described in more detail in Chapter 2 of the Town of Dunn Comprehensive Plan.

- Limited Service Area
- Agricultural Preservation Area
- Environmental & Cultural Resources Protection Area
- Agricultural Transition Area
- Unsewered Subdivision Area
- Mixed Use Area
- Parks & Recreation
- Private Conservation Easement



Environmentally Sensitive Lands



Legend

- 100 Year Floodplain
- 500 Year Floodplain
- Slopes over 15%
- Slopes over 25%
- Water
- Environmental Corridor
- Wetlands

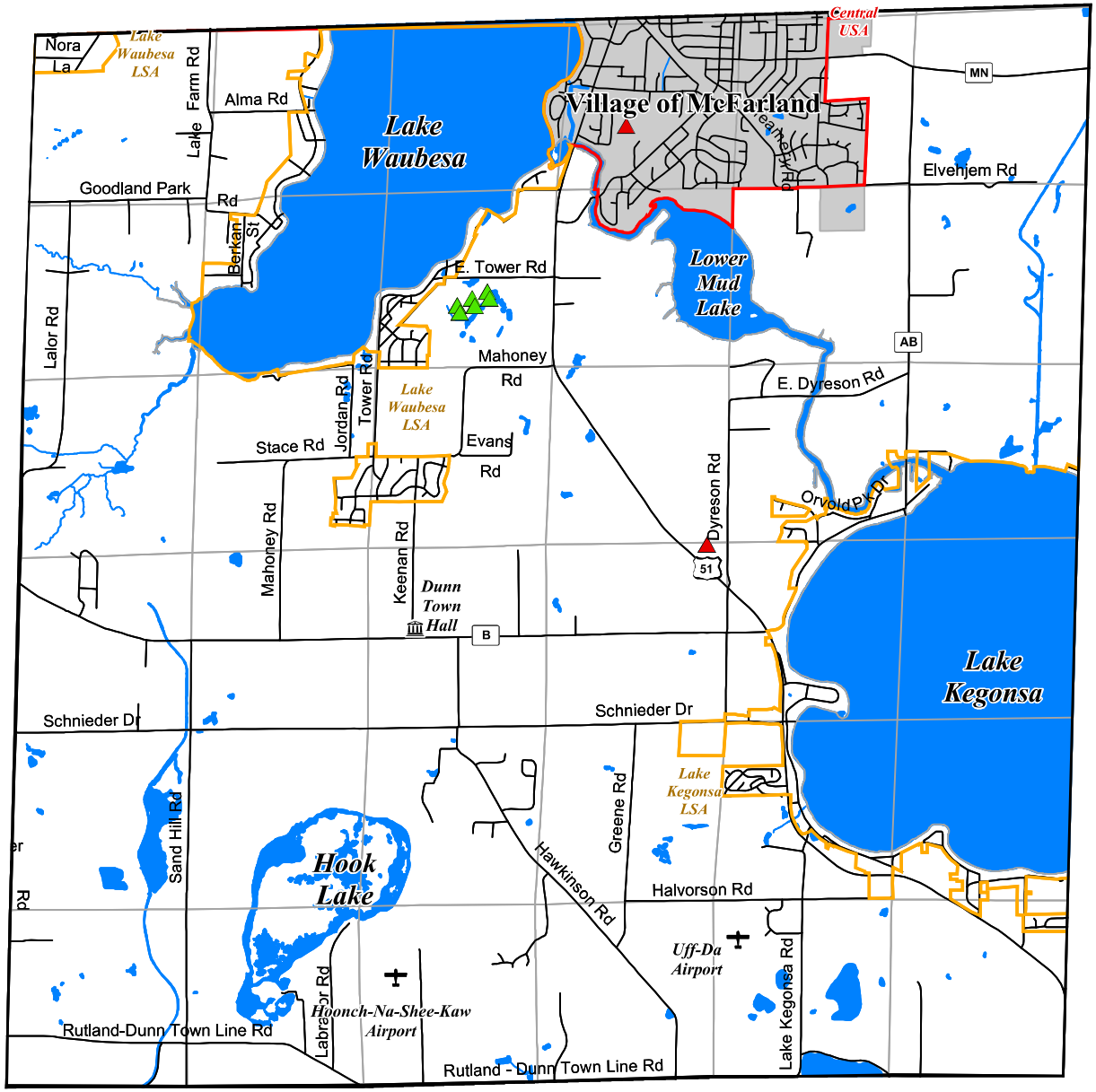
0 0.5 1 2 Miles

Data acquired from
Dane County Land Information Office

Town of Dunn

Public Utilities & Community Facilities

Town of Dunn Comprehensive Plan Map 3



Tower Farm
Miscellaneous Tower
Town Halls
Private Airports
Urban Service Area
Limited Service Area
Roads
Water
City or Village

Jun, 2007

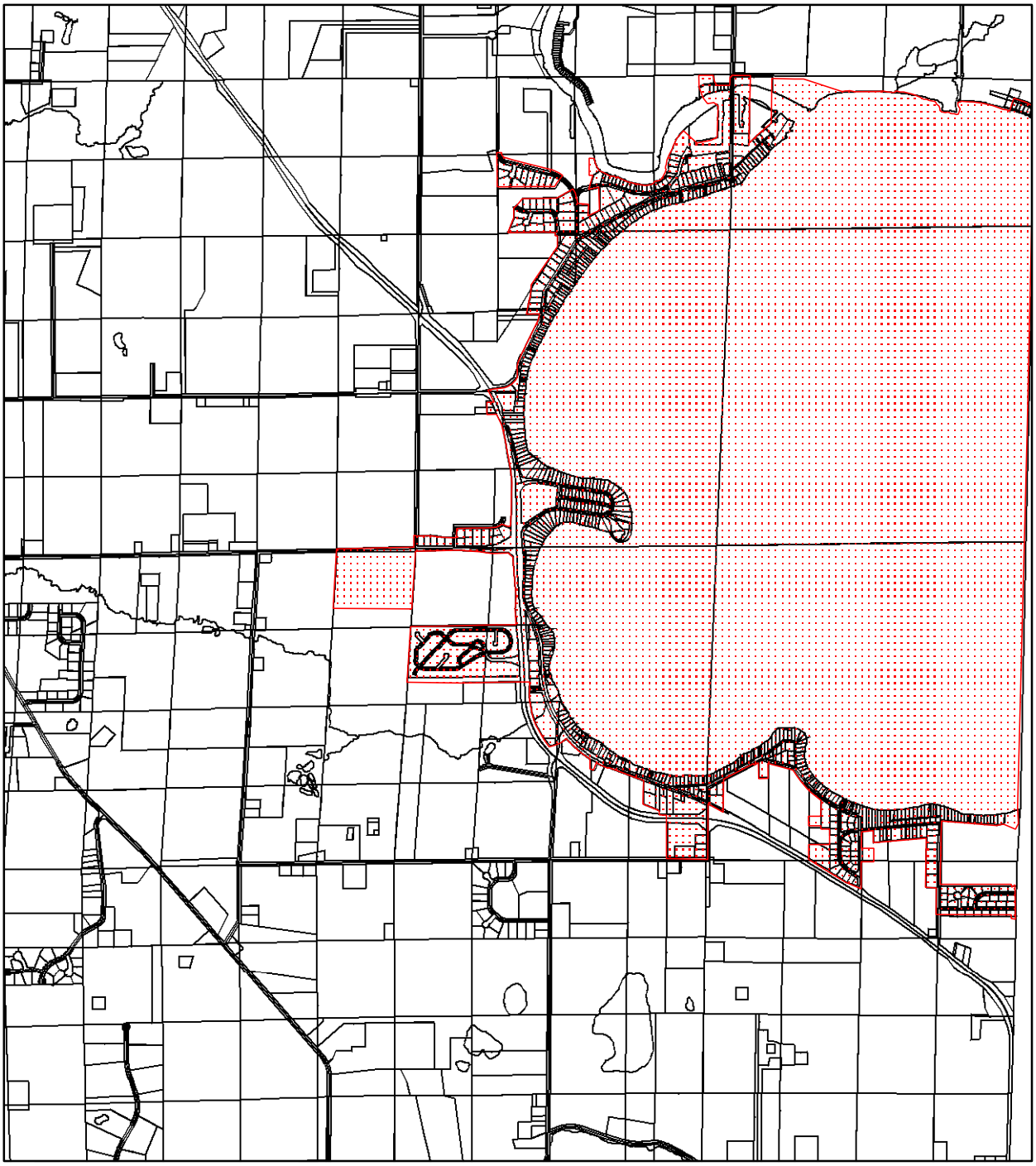
0 0.25 0.5 1 Miles

N W E S

Source Info:
Airports: 01/06, (DCPD)
Service Areas: 07/06, (DCPD)
Towers: 01/05, (DCPD)
Municipal Boundaries: 01/06, (DCLIO)
Road Network: 01/06, Parcel Derived (DCPD)
Water: 2000, Orthophoto Derived (DCLIO)

This map was prepared through the Dane County Department of Planning and Development in conjuction with the Dane County Land Conservation Department, Dane County Land Information Office and the Dane County Regional Planning Commission.

Kegonsa Limited Service Area
Boundaries as of January 1, 1990



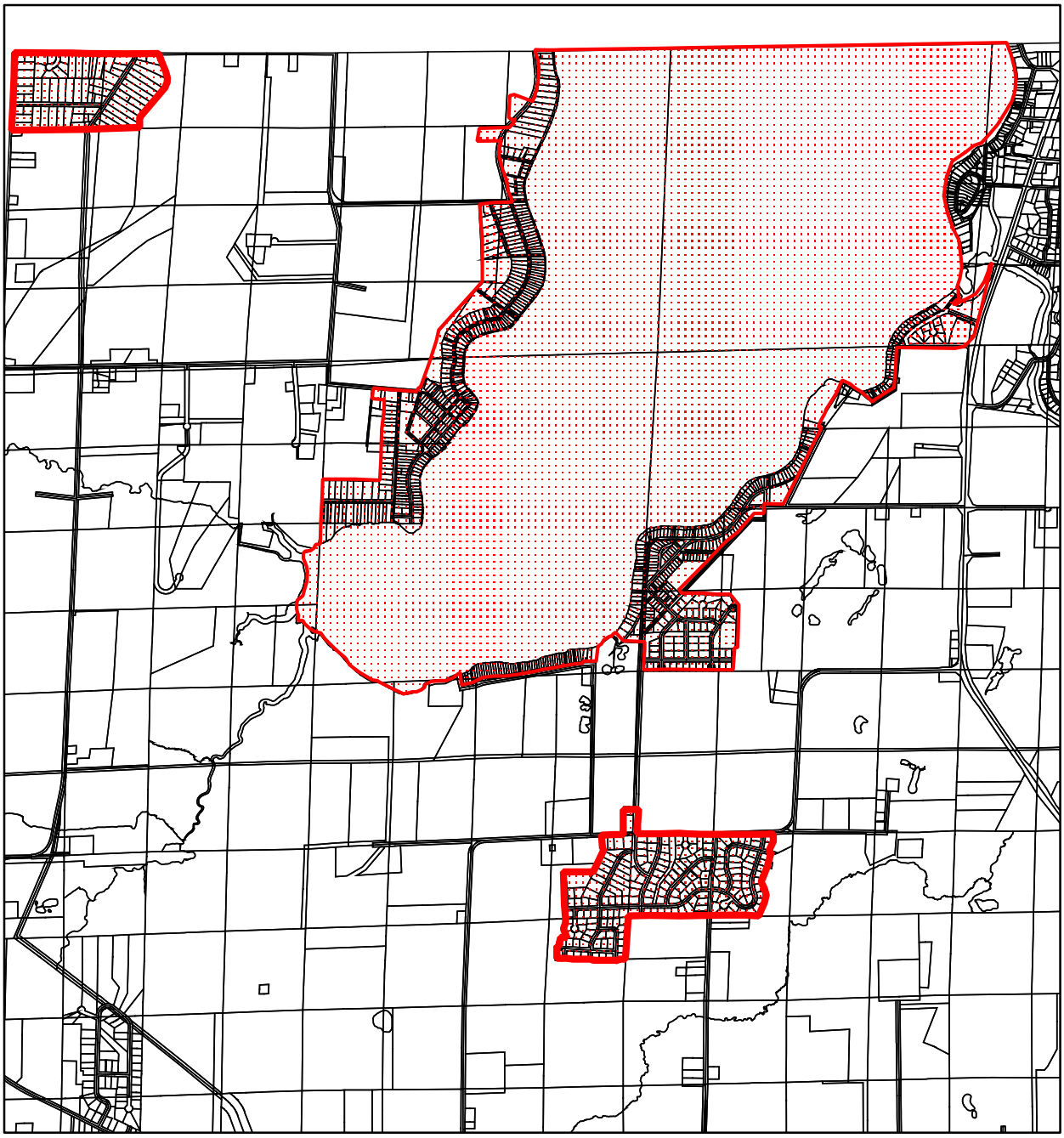
Legend

LSA boundary

0 0.25 0.5 1 Miles

Source: Town of Dune GIS
Originator Base Map: Dane County Land Information Office

Waubesa Limited Service Area
Boundaries as of January 4, 1999



Legend

LSA Boundary

0 0.25 0.5 1 Miles

Source: Town of Dunn GIS
Originator Base Map: Dane County Land Information Office