

TOWN OF SPRINGVILLE COMPREHENSIVE PLAN

ADOPTED 2006



Prepared by:

North Central Wisconsin Regional Planning Commission

TOWN OF SPRINGVILLE

Town Board

Randy Theisen, Chair

James Wolf, Supervisor I

Larry Van Beek, Supervisor II

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Planning Commission

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Draft August 2004
Revised Draft February 2005
Revised Draft October 2005
Final Draft August 2006
Adopted October 2006

This plan was funded by a grant from the
Wisconsin Department of Administration and Adams County.

RECEIVED

OCT 12 2006

NORTH CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION

STATE OF WISCONSIN
Town of Springville, Adams County

SECTION I – TITLE/PURPOSE # 05-2006.

The title of this ordinance is the Town of Springville Comprehensive Plan Ordinance. The purpose of this ordinance is for the Town of Springville to lawfully adopt a comprehensive plan as required under s. 66.1001 (4) (c), Wis. stats.

SECTION II – AUTHORITY

The town board of the Town of Springville has authority under its village powers under s. 60.22, Wis. stats., its power to appoint a town plan commission under s. 60.62 (4) and 62.23 (1), Wis. stats., and under s. 66.1001 (4), Wis. stats., to adopt this ordinance. The comprehensive plan of the Town of Springville must be in compliance with s. 66.1001 (4) (c), Wis. stats., in order for the town board to adopt this ordinance.

SECTION III – ADOPTION OF ORDINANCE

The town board of the Town of Springville, by this ordinance, adopted on proper notice with a quorum and roll call vote by a majority of the town board present and voting, provides the authority for the Town of Springville to adopt its comprehensive plan under s. 66.1001 (4), Wis. stats., and provides the authority for the town board to order its publication.

SECTION IV – PUBLIC PARTICIPATION

The town board of the Town of Springville has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by s. 66.1001 (4) (a), Wis. stats.

SECTION V – TOWN PLAN COMMISSION RECOMMENDATION

The Plan Commission of the Town of Springville, by a majority vote of the entire commission, recorded in its official minutes, has adopted a resolution recommending to the town board the adoption of the Town of Springville Comprehensive Plan, which contains all of the elements specified in s. 66.1001 (2), Wis. stats.

SECTION VI – PUBLIC HEARING

The Town of Springville, has held at least one public hearing on this ordinance, with notice in compliance with the requirements of s. 66.1001 (4) (d), Wis. stats.

SECTION VII – ADOPTION OF TOWN COMPREHENSIVE PLAN

The town board of the Town of Springville, by the enactment of this ordinance, formally adopts the document entitled Town of Springville Comprehensive Plan Ordinance under pursuant to s. 66.1001 (4) (c), Wis. stats.

SECTION VIII – SEVERABILITY

If any provision of this ordinance of its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision of application, and to this end, the provisions of this ordinance are severable.

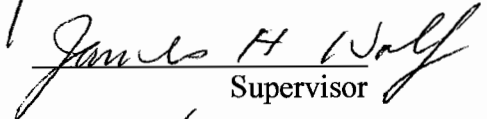
SECTION IX – EFFECTIVE DATE

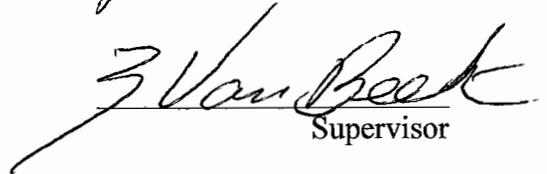
This ordinance is effective on publication or posting.


The town clerk shall properly post or publish this ordinance as required under s. 60.80, Wis. stats.

Adopted this 11th day of October 2006.


Chairman


Supervisor


Supervisor

Attest: 
Clerk

Resolution by Plan Commission to recommend adoption of Comprehensive Plan

STATE OF WISCONSIN

Town of Springville

Adams County

The Plan Commission of the Town of Springville, Adams County, Wisconsin, by this resolution, adopted on proper notice with a quorum and by a roll call vote of a majority of the town plan commission present and voting resolves and recommends to the town board of the Town of Springville as follows:

Adoption of the Town of Springville Comprehensive Plan.

The Town of Springville Plan Commission, by this resolution, further resolves and orders as follows:

All maps and other materials noted and attached as exhibits to the Town of Springville Comprehensive Plan are incorporated into and made a part of the Town of Springville Comprehensive Plan.

The vote of the Town Plan Commission in regard to this resolution shall be recorded by the clerk of the Town Plan Commission in the official minutes of the Town of Springville Plan Commission.

The town clerk shall properly post or publish this resolution as required under s.60.80, Wis. stats.

Adopted this 24th day of AUGUST, 2006.

John M. Prindle
Chair

James H. Wolf
Commissioner

Kevin J. Bahr
Commissioner

Ray D. Beck
Commissioner

Attest: David R. Wien
Secretary, Town of Springville Plan Commission

TOWN OF SPRINGVILLE

TABLE OF CONTENTS:

SECTIONS:

1	Issues & Opportunities.....	2
2	Natural, Agricultural & Cultural Resources.....	13
3	Housing.....	26
4	Transportation	29
5	Utilities & Community Facilities	34
6	Economic Development	37
7	Land Use.....	41
8	Intergovernmental Cooperation.....	51
9	Implementation.....	53

TABLES & DISPLAYS:

Table 1	Population.....	8
Display 1	2000 Age Cohorts.....	9
Display 2	2000 Race Makeup.....	9
Table 2	Educational Attainment, Persons Age 25 and Older, 2000.....	10
Table 3	Total Employed	11
Table 4	Median Household Income.....	11
Table 5	Per Capita Income	12
Table 6	Poverty Rate	12
Table 7	Existing Land Use, 2004.....	41

MAPS:

Map 1	Location Map	1
Map 2	Water Features	15
Map 3	Soils.....	16
Map 4	Soil Limitations for Septic Tank Absorption Fields.....	17
Map 5	Woodlands.....	19
Map 6	Prime Agricultural Soils	23
Map 7	Farmland Preservation Areas.....	24
Map 8	Transportation.....	33
Map 9	Utilities & Community Facilities	36
Map 10	Existing Land Use.....	42
Map 11	Future Land Use	43
Map 12	Existing Zoning.....	47

ATTACHMENTS:

- A. Adams County Plan Process
- B. Public Participation Plan
- C. Community Survey
- D. 2000 Census Summary
- E. Population, Household, Employment and Land Use Projections
- F. Map Excerpts from Adams County Comprehensive Plan

Map 1 Location Map

1. ISSUES AND OPPORTUNITIES

Background

The Town of Springville is located in the southwestern part of Adams County, Wisconsin. The Towns of Quincy and Easton to the north, the Town of Jackson to the east, the County of Juneau to the west, and the Town of Dell Prairie to the south bound the town. It is one of the seventeen towns in the county. See the locational reference map.

Over the years the town has been dominated by forestry and scattered agricultural uses. However, recently, more and more non-farming uses, mainly scattered residential development, have been locating in the town.

Additional information on many of the topics within this town's comprehensive plan is described in more detail within the respective element in the Adams County Comprehensive Plan.

See the Adams County Comprehensive Plan for more detailed information.

The Planning Process

The Town of Springville joined with all the local units and Adams County to apply for funding to complete a comprehensive plan. An application was prepared and submitted in 2002 and approved in 2003. The North Central Wisconsin Regional Planning Commission has coordinated this effort and is assisting with the development of these plans.

A Planning Committee was created to oversee the development of the plan. The working group met to analyze and discuss information that was gathered and presented by the NCWRPC.

A three-phase process over a three-year period was developed for the completion of the Adams County Comprehensive Plan and all of the local unit plans (except for the Town of Rome, which completed a plan in 2002). Phase one was the inventory stage where data was collected, information was reviewed and maps were prepared. The second phase was the development of the 18 local unit plans, including this one. Finally, phase three was the creation of the County Comprehensive Plan, where the local unit plans were merged together to form a county level plan.

Draft local plans were provided to all local units in August 2004. North Central Wisconsin Regional Planning Commission staff met with each local unit over the fall and winter to review the draft text and maps. Revised drafts were prepared and distributed to the Towns in February 2005. See Attachment A for more detailed information.

Public Participation

An important part of any planning process is public involvement. Public involvement provides the citizens of the town an opportunity to express their views; ideas and opinions on issues that they would like addressed on the future development of their town. Local officials use this input to guide policies and decisions with greater awareness of the public's desires and consensus. See sample Public Participation Plan in Attachment B

Community Survey

The Town of Springville mailed surveys in 2003 to 1480 property owners, with 634 surveys returned, providing a 42.8 percent response rate. This is the summary of how property owners in the Town of Springville responded to the questionnaire, see Attachment B for a copy of the Community Survey.

Length of Property Ownership in Springville	
Resident	Non-Resident
2 years or less (8%)	2 years or less (12.5%)
2-5 years (14%)	2-5 years (18.8%)
6-10 years (20.4%)	6-10 years (13.5%)
Over 10 years (57.6%)	Over 10 years (55.2%)

Of all the permanent residents that responded 62.5 percent live in single family homes, 25.5 percent live in mobile/manufactured homes, 6.2 percent live on a farm, 5.4 percent live in condominiums, and 0.4 percent have other living arrangements.

Size of Springville Property Owned	
Resident	Non-Resident
Less than 1 acre (8.2%)	Less than 1 acre (16.4%)
1-5 acres (43.5%)	1-5 acres (32.5%)
5-20 acres (25.2%)	5-20 acres (25.4%)
20 or more acres (23.2%)	20 or more acres (25.7%)

Total Acres Owned in Springville of Property Owners with 20 acre lots or greater	
Resident	Non-Resident
Less than 40 acres (20.7%)	Less than 40 acres (29.4%)
40-100 acres (41.4%)	40-100 acres (50.6%)
Over 100 acres (37.9%)	Over 100 acres (20%)

Type of Property Owned	
Resident	Non-Resident
Primary Year Round	Primary Year Round
2 years or less (8.8%)	2 years or less (14.3%)
2-5 years (15.2%)	2-5 years (39.3%)
6-10 years (20.8%)	6-10 years (7.1%)
Over 10 years (48.8%)	Over 10 years (39.3%)
Seasonal	Seasonal
2 years or less (0%)	2 years or less (14.4%)
2-5 years (23.1%)	2-5 years (23.6%)
6-10 years (23.1%)	6-10 years (17.8%)
Over 10 years (53.8%)	Over 10 years (53.4%)
Business	Business
2 years or less (0%)	2 years or less (0%)
2-5 years (27.3%)	2-5 years (33.3%)
6-10 years (9.1%)	6-10 years (0%)
Over 10 years (45.5%)	Over 10 years (66.7%)
Undeveloped	Undeveloped
2 years or less (7%)	2 years or less (10.2%)
2-5 years (14%)	2-5 years (12.2%)
6-10 years (25.6%)	6-10 years (16.3%)
Over 10 years (44.2%)	Over 10 years (51.7%)
Farmland	Farmland
2 years or less (0%)	2 years or less (6.9%)
2-5 years (5.4%)	2-5 years (17.2%)
6-10 years (13.5%)	6-10 years (6.9%)
Over 10 years (75.5%)	Over 10 years (51.7%)

Are You Considering Dividing Any Of Your Land?	
Resident	Non-Resident
Yes (17.2%)	Yes (10.6%)
No (81%)	No (84.7%)
Undecided (6.9%)	Undecided (0%)

Primary Land Type of Lands Being Considered for Subdivision	
Resident	Non-Resident
Wooded (67.3%)	Wooded (77.8%)
Farm (30.8%)	Farm (17.3%)
Open Space (1.9%)	Open Space (4.9%)

Twenty-six percent of land owners are considering moving to Springville in the future. Slightly over half of non-resident respondents are undecided about moving to Springville.

Springville resident respondents are 24.9 percent very satisfied with living in Springville; 55.9 percent are satisfied, 7.7 percent are unsatisfied, 6.1 percent are very unsatisfied, and 5.4 percent had no opinion.

Preservation of farmland and large parcels of woodland are very important to both residents (84.4%) and non-residents (87.7%).

Desire To See Springville's Population Growth	
Resident	Non-Resident
Increase Faster (3.8%)	Increase Faster (3.8%)
Current Rate of Growth (30.2%)	Current Rate of Growth (30.2%)
No Growth (40.8%)	No Growth (40.8%)
Decrease (9.2%)	Decrease (9.2%)
No Opinion (16%)	No Opinion (16%)

A minimum lot size should exist for lots outside of a subdivision according to 60.9 percent of resident respondents and 57.2 percent of non-resident respondents.

Lot Size Minimum Desired	
Resident	Non-Resident
Less than 1 acre (0%)	Less than 1 acre (6%)
1-4 acres (31%)	1-4 acres (39%)
5-19 acres (56%)	5-19 acres (45%)
20 or more acres (13%)	20 or more acres (10%)

Future Growth to Support or Discourage	
Resident	Non-Resident
Single Family Subdivision Support (53.4%) Discourage (28.6%) No Opinion (18%)	Single Family Subdivision Support (56.2%) Discourage (23.3%) No Opinion (20.5%)
Single Family houses outside subdivision Support (71.3%) Discourage (13.6%) No Opinion (15.1%)	Single Family houses outside subdivision Support (60.1%) Discourage (16.3%) No Opinion (23.5%)
Mobile Home Park Support (18.3%) Discourage (64.2%) No Opinion (17.5%)	Mobile Home Park Support (18.4%) Discourage (58.9%) No Opinion (22.7%)
Apartment/Condominium Support (18.3%) Discourage (64.2%) No Opinion (17.5%)	Apartment/Condominium Support (31.8%) Discourage (45.1%) No Opinion (23.1%)

Springville’s rural environment should be preserved by directing future growth in and around existing developed areas according to 71.1 percent of resident respondents and 75.4 percent of non-resident respondents.

Since most respondents noted in the previous question that they wanted growth to occur near existing development, then it is no surprise that most resident (60.8%) and non-resident (42.7%) respondents would like undeveloped land in Springville to remain undeveloped.

Support For Cluster Development	
Resident	Non-Resident
Support (37%)	Support (43.7%)
Do Not Support (46.2%)	Do Not Support (31.1%)
No Opinion (16.8%)	No Opinion (25.2%)

How Should Land Use Decisions for Large Tracts of Land Occur?	
Resident	Non-Resident
New Owner Desires (19.5%)	New Owner Desires (15.8%)
Township Development Plan (43.1%)	Township Development Plan (51.7%)
Kept Whole (31.7%)	Kept Whole (23.7%)
No Opinion (5.7%)	No Opinion (8.8%)

Desired Location For Business Development In Springville	
Resident	Non-Resident
Highway (38.7%)	Highway (28.1%)
Highway Clustered (28.4%)	Highway Clustered (46.6%)
Anywhere (19.9%)	Anywhere (14.8%)
Not Allowed (12.3%)	Not Allowed (8%)
Other (0.8%)	Other (2.6%)

Desire For Sand & Gravel Mining in Springville	
Resident	Non-Resident
Allowed (16.9%)	Allowed (14.4%)
Allowed Limited (56.4%)	Allowed Limited (53.9%)
Not Allowed (19.2%)	Not Allowed (18%)
No Opinion (7.5%)	No Opinion (13.8%)

Land use requirements in Springville are somewhat understood by residents (52.7%) and non-residents (36.3%).

Most respondents, both resident (69.9%) and non-resident (70.8%), support Springville's effort to develop a Comprehensive Plan.

Top Issues in Springville		
Issue	Resident	Non-Resident
Location of Residential Growth	19.8%	22.5%
Zoning Enforcement	25.4%	23.5%
Preservation of rural environment	32.9%	36.1%
Promotion of Residential Growth	7.3%	5.7%
Promotion of Business Growth	12.9%	10.5%
Other	1.7%	1.7%

Many residents (70.1%) compared to non-residents (40.7%) are in favor of the township providing trash and recycling pickup at a reduced cost.

Many residents (71.2%) compared to non-residents (24.1%) are currently contracting with someone to pickup their trash and recyclables.

Relationship to County Plan

As mentioned earlier, this plan is part of a county-wide planning effort. The Adams County Comprehensive Plan contains much of the detailed background information that is briefly mentioned throughout this document. Although this plan refers to the County Plan, there is no change in the existing relationship between the Town of Springville and Adams County.

Town Demographics

A. Population

The Town's population has increased over the last ten years according to the Census. As displayed in Table 1, the Town experienced a 49 percent increase between 1990 & 2000. Meanwhile the county grew at the rate of 27 percent over the same time period. All of the surrounding towns had a smaller percent change than Springville. Between 1990 and 2000, Springville has added 382 persons. The town is about 6 percent of the total population of the county.

Annually, the Wisconsin Department of Administration publishes population estimates for all minor civil divisions. These numbers vary slightly from the U.S. Census information. For the 2003 estimates, all of the towns, including the county were expected to grow.

Table 1: Population

Minor Civil Division	1990	2000	2003	1990 - 2000 % Change	1990 - 2000 Net Change
Springville	785	1,167	1,221	49%	382
Quincy	927	1,181	1,242	27%	254
Easton	824	1,194	1,221	45%	370
Jackson	641	926	961	44%	285
Dell Prairie	1,063	1,415	1,433	33%	352
Adams County	15,682	19,920	20,452	27%	4,238

Source: U.S. Census, DOA 2003 estimate

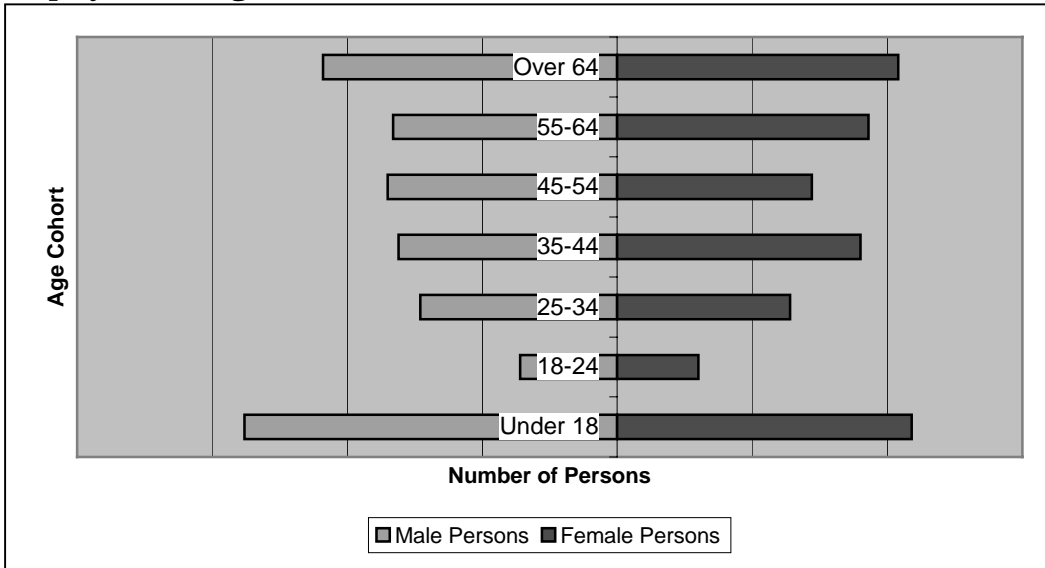
If the ten-year growth trend were maintained, the town would expect about a 49 percent increase in population over the next ten years. Thus, 572 additional persons would reside in the town. However, if the town grew at the same pace as the county it would expect about 315 additional residents. See Attachment E for population projections.

B. Age

The number of people aged 65 and older that lived in the community increased from 161 in 1990, to 213 in 2000, an increase of 32.3 percent. Meanwhile the number of persons 5 and under increased by 52.6 percent that same period from 38 in 1990 to 58 in 2000. According to the U.S. Census in 1990, Springville's median age was 44 and in 2000 the median age was 43. Compared to Adams County, in 1990 the median age was 40 and in 2000 the median age was 44. Over the decade, Springville's median age has only decreased by 1 year and is below

the county's median age by one year. Display 1 shows the majority of the population in 2000 to be in the under 18 and over 64 ranges, which has a high compression of more ages under one classification. The 35-44 year and 55-64 year ranges with a ten-year increment bulge out compared to the other categories and shows the reason why the town's median age is so low.

Display 1: 2000 Age Cohorts

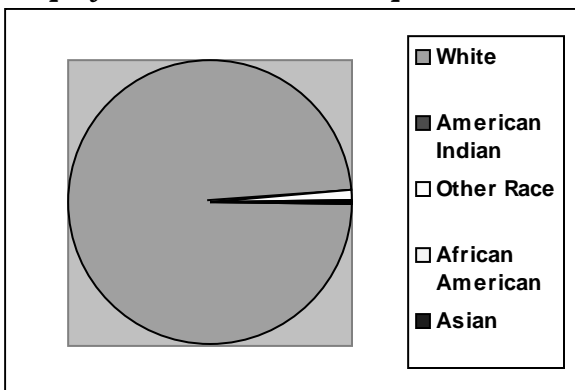


Source: U.S. Census

C. Race

In 1990, 780 of the Town's 785 residents were white, 1 was African American, 1 was American Indian, 2 were Asian, and 1 was listed as some other race. In 2000, 1,146 of 1,167 residents listed themselves as white, 2 as American Indian, 3 as Asian, 2 as African American, and 14 as some other race. Display 2 shows the percentage of race among the residents in Springville.

Display 2: 2000 Race Makeup



Source: U.S. Census

D. Educational Level

Educational levels in 1990 showed that 356 had completed high school and of those 356, 56 had some college, 21 had an associate degree, 16 had a bachelor degree and 15 had a graduate or professional degree. The 2000 Census showed that 607 had completed high school and of those 607, 155 had some college, 37 had an associate degree, 39 had a bachelor degree and 12 had a graduate or professional degree. Only those 25 years of age and older are reflected in these statistics. Table 2 provides a summary of educational attainment in Springville, Adams County, and the State.

Table 2: Educational Attainment, Persons Age 25 and Older, 2000

Educational Attainment Level	Town of Springville	Adams County	State of Wisconsin
Less than 9 th Grade	10.5%	7.0%	5.4%
9 th to 12 th Grade, no diploma	19.4%	16.4%	9.6%
High School Graduate	42.0%	41.9%	34.6%
Some College, no degree	17.9%	19.9%	20.6%
Associate Degree	4.3%	4.9%	7.5%
Bachelor's Degree	4.5%	6.5%	15.3%
Graduate or Professional	1.4%	3.4%	7.2%

Source: U.S. Census

The Town of Springville has a higher percentage of residents compared to the county and state with an educational attainment of those with less than a 9th grade level, those with a 9th-12th grade level with no diploma, and those with only a high school diploma. The town's percentages are below both the state and the county with residents that have a degree.

E. Households

The number of households in the town has grown by 42.4 percent, from 342 in 1990 to 487 in 2000. Of the 487 total households, in 2000, 71.7 percent were family households, while the other 28.3 percent were non-family households. Almost sixty-two percent were married couple households.

Thirty-one percent of all households included someone 65 years old or older, while twenty-seven percent included someone 18 or younger. The average household size was 2.40 people. Refer to Attachment E for Household Projections.

F. Employment

Between 1990 and 2000 the town's employed residents increased 85.8 percent, from 282 to 524. The two employment sectors with the most employed in 1990 were Manufacturing and Retail Trade. That changed in 2000, with Art, Entertainment, Recreation, Accommodation & Food Services and Manufacturing as the top two employers. Retail Trade was the third most employed sector and Educational, Health, & Social Services were fourth. Over the decade, the percentage of unemployed went down in Springville. In 1990, 49 people reported they were unemployed, for a 7.8% of unemployed and in 2000, 47 people reported

they were unemployed, for a 4.9% of civilian labor force unemployed. See Attachment E for Employment Projections.

Table 3: Total Employed

Minor Civil Division	1990	2000	1990-2000 % Change
Springville	282	524	85.8%
Quincy	316	434	37.3%
Easton	319	481	50.8%
Jackson	222	408	83.8%
Dell Prairie	505	670	32.7%
Adams County	5,640	7,847	39.1%

Source: U.S. Census



Theisen's Lumber - Springville's largest employer.

G. Household Income

The 1999 median household income (MHI) in the town was \$34,531, which was more than Adams County, but less than the State, which were \$33,408 and \$43,791 respectively.

Of the 495 households in the town, 162 reported incomes less than \$24,999 and 17 had an income above \$100,000. The 2000 Census indicates that poverty is concentrated among individuals over 65 years. Eleven percent of this population is below the poverty rate.

Table 4: Median Household Income

Minor Civil Division	1990	2000	Adj. Net Change*	% Change*
Springville	\$19,400	\$34,531	\$8,971	35.1%
Quincy	\$17,540	\$26,533	\$3,424	14.8%
Easton	\$19,559	\$30,469	\$4,700	18.2%
Jackson	\$19,844	\$39,338	\$13,193	50.5%
Dell Prairie	\$24,688	\$43,750	\$11,223	34.5%
Adams County	\$21,548	\$33,408	\$5,019	17.7%

Source: U.S. Census & NCWRPC. *Adjusted for inflation

Table 5: Per Capita Income

Minor Civil Division	1990	2000	Adj. Net Change*	% Change*
Springville	\$11,266	\$16,145	\$1,302	8.8%
Quincy	\$10,029	\$16,460	\$3,247	24.6%
Easton	\$9,134	\$15,011	\$2,977	24.7%
Jackson	\$10,116	\$19,080	\$5,752	43.2%
Dell Prairie	\$12,274	\$19,209	\$3,038	18.8%
Adams County	\$11,945	\$17,777	\$2,039	13.0%

Source: U.S. Census & NCWRPC. *Adjusted for inflation

Table 6: Poverty Rate (%)

Minor Civil Division	1989 Poverty Rate (%)	1999 Poverty Rate (%)
Town of Springville	15.1%	12.3%
Adams County	14.4%	10.4%
State of Wisconsin	10.7%	8.7%

Source: U.S. Census

H. Community Issues

There are a variety of influences in the town, from population growth, to residential development, to the future of farming. These issues are critical to the long-term success of the town. A four page summary from the U.S. Census is included as Attachment D.

The following sections of the document examine the many issues that impact the town.

2. NATURAL, AGRICULTURAL & CULTURAL RESOURCES

A. NATURAL

The town lies in the mid-latitude continental climatic zone, which is characterized by long, snowy winters and short, warm summers. Spring and fall are often short with rapid changes from summer to winter and winter to summer. Annual precipitation, throughout the area, averages about 32 inches. About one-half to two-thirds of the annual precipitation falls between May and September. Snowfalls range between 45 and 80 inches annually, with a continuous snow cover from November to early April.

In terms of the physical landscape, the protection of certain natural features is necessary for the environment and for future generations. Certain environmental features and assets have more than merely aesthetic and leisure-time activity values. They are essential to long-term human survival and the preservation of life, health, and general welfare. As such, the protection and/or management of these environmental features and assets clearly are in the public's best interest.

The environmental features and assets that were examined in this plan include soils, wetlands, floodplains, water, woodlands and threatened or endangered resources.

1) Water, Wetlands & Floodplains

Together the ponds, lakes, streams and wetlands total about 1,276 acres in the town or 4.5 percent of the total acres. The major water body is the White Creek. These surface water resources replenish the groundwater as part of the hydrologic cycle. See the Water Features Map.

Under natural conditions, the aquifers generally receive clean water from rainfall percolating through the overlying soils. However, contamination of groundwater reserves can result from such sources as percolation of water through improperly placed or maintained landfill sites, private waste disposal located near the water table, leaks from sewer pipes, and seepage from some types of mining operations into the aquifer. Runoff from livestock yards and urban areas and improper application of agricultural pesticide or fertilizers can also add organic and chemical contaminants in locations where the water table is near the surface. Protection of these groundwater reserves is necessary to ensure adequate water to domestic, agricultural and commercial uses. If groundwater is not protected, contamination could result; thus, endangering the quality and supply of the water in the town.

Wetlands perform many indispensable roles in the proper function of the hydrologic cycle, and local ecological systems. In a natural condition, they control floodwater by moderating peak flows, and some may act as groundwater recharge sites. All wetlands have valuable water purification capabilities and make significant contributions to surface and groundwater quality. They act as settling areas for inflowing streams as well as functioning in the reduction of water nutrients through uptake of these compounds into plant tissues. They also have a buffering affect on

water acidity or alkalinity and are helpful in the elimination of harmful bacteria, which may be found in surface or groundwater. They also serve as breeding and nesting grounds for waterfowl and many other animals that depend on aquatic habitats; they are an important recreational, education, and aesthetic resource. In many instances, wetlands serve as the combined roles of flood moderation, water purification and aquatic habitat, wetlands are important to the maintenance of downstream habitat as well. See the Water Features Map.

Wetlands generally occur in areas where water stands near, at, or above the soil surface during a significant portion of most years. Vegetation is generally aquatic in nature and may vary from water lilies and rushes in marsh areas to alder and tamarack in lowland forest. Swamps, bogs, marshes, potholes, wet meadows, and sloughs are all wetlands. The soils in these areas are usually saturated during the growing season within a few inches of the surface.

When drainage of wetlands occurs, or drainage patterns are altered, the water table is locally lowered and soils are exposed to oxidation at depths usually saturated. Nutrients held in the wetland soils can then be leached away. Heavy siltation can occur downstream as water previously held by the soils is swept away. Wildlife population and habitat in drained areas and downstream locations may be negatively affected, lowering the recreational and educational value. Eradication of wetlands can also occur in urban locations through the use of fill material. This can destroy the hydrologic function of the site and open the area to improper development. The Wisconsin Department of Natural Resources (WisDNR) has delineated the location of wetlands and has standards for managing wetlands. There are no lakes in the Town, but there are a number of tributaries to the Wisconsin River.

Floodplains are a natural feature not conducive to development. Periodic roadbed saturation and embankment washing often lead to an increase in road maintenance costs. In addition to roads, floodwaters can create a number of problems by damaging foundations of homes, electrical equipment, heating units, etc. Basements constructed on permeable sands and silts of floodplains are especially susceptible to damage resulting from seepage through walls. Thus, it is advisable to restrict development in such areas. In the town, the areas that are designated as floodplains by the Federal Emergency Management Agency (FEMA) are mainly adjacent to the river and streams. See the Water Features Map.

Map 2 Water Features

Map 3 Soils

Map 4 Soil Limitations for Septic Tank Absorption Fields

2) Soils

As with most areas in Central Wisconsin, the Town of Springville has a variety of soil types within the town. According to the 1984 USDA Soil Survey of Adams County, the soil patterns include scattered areas of Adrian Muck (Ad), which is in most of the areas classified as DNR Wetlands and along the creeks and lakes. Newson Loamy Sand (Ne) and Aquents (An) are also scattered in these same areas and normally border the Adrian Muck. Scattered between the creek and wetland areas is Plainfield Sand [(PfB), (PfC) and (PfD)], Boone Sand (BnD) and Algansee Loamy Sand (AlA), which cannot be used for cultivating crops or construction of houses. Some soils that potentially can be used as farmland include Billett Sandy Loam (BlA), Boone Sand (BnB), Brems Loamy Sand (BrA), Briggsville Silt Loam (BtB), Wyeville (WeA), Delton Sand (DeB) and (DeC)], Coloma Sand [(CoB) and (CoC)], Elkmound Loamy Sand (EvB), Gale Silt Loam [(GaB) and (GaC)], Grays Silt Loam [(GrB) and (GrC)], Kibbie Silt Loam (KsA), Meehan Loamy Sand (MoA), Richford Loamy Sand [(RfB) and (RfC)], Sisson Fine Sandy Loam (SoB), Sparta Loamy Sand (SpA), Tell Silt Loam (TeA), Wautoma Loamy Sand (Wa), and Plainfield Sand (PfA). Billett Sandy Loam (BlA), Boone Sand [(BnB) and (BnC)], Brems Loamy Sand (BrA), Delton Sand [(DeB) and (DeC)], Gale Silt Loam [(GaB) and (GaC)], Grays Silt Loam (GrC), Richford Loamy Sand [(RfB) and (RfC)], Sisson Fine Sandy Loam (SoB), Sparta Loamy Sand (SpA), Tell Silt Loam (TeA) and Coloma Sand (CoB), are also suitable for construction of houses and with special precaution, can also be suitable for private onsite waste water treatment systems. Boone Rock Outcrop Complex (BpF) is found on the Anderson Bluff and very steep hills and is unsuitable for development and cultivated crops because of the steep elevation.

Soils are an important natural resource. Knowledge of the potential uses and/or limitations of soil types is necessary to evaluate crop production capabilities or when considering construction of buildings, installation of utilities, or other uses of land. Problems that limit development on certain soils include poor filtration, slow percolation, flooding or ponding, wetness, slope, and subsidence. A "severe" limitation indicates that one or more soil properties or site features are so unfavorable or difficult to overcome that a major increase in construction effort, special design, or intensive maintenance is required. For some soils rated severe, such costly measures may not be feasible. See the Soils with Limitations Map

3) Woodlands

Forest cover provides many vital functions, which are diverse in nature; forested lands provide for recreational opportunities, scenic beauty, economic commodity (timber products), and wildlife habitat as well as protection of sensitive environmental areas. From the *Wisconsin Land Use Databook*, of the 28,552 acres of land in Springville, 59.6 percent or 17,017 acres are forests. In regard to the latter, tree cover is essential, especially for erosion control and to reduce effluent and nutrient flows into surface water bodies and courses. See the Woodlands Map.

.Map 5 Woodlands

Some woodlands in the town are being maintained through the Managed Forest Law (MFL) program and the Forest Crop Law (FCL). This tax assessment program is available to landowners willing to manage their forest plot according to sound forestry practices as specified in a management plan. More information exists in the Natural, Agricultural, & Cultural Resources element of the Adams County Comprehensive Plan.

4) Threatened or Endangered Species

The Town of Springville has 13 sections with occurrences of aquatic and/or terrestrial plants, animals, and/or natural communities of endangered status as identified in the Wisconsin Natural Heritage Inventory. The Natural Heritage Inventory County map, see Attachment F, provides generalized information about endangered resources (rare, threatened, or endangered species and high-quality natural communities) to the section level. Each section identified may have several different species or natural communities, or just one species or natural community.

Goals:

1. Protection of natural areas, including wetlands, wildlife habitats, ponds, woodlands, open spaces and groundwater resources.
2. Protection of economically productive areas, including farmland and forests.

Objectives:

1. New development in the Town should not negatively impact natural resources.
2. Minimize impacts to the Town's natural resources from non-metallic mineral mining.
3. Encourage and support the preservation of natural open spaces that minimize flooding such as wetlands and floodplains.
4. Promote development that minimizes groundwater impacts from on-site septic systems and other sources.

Policies:

1. New development should be discouraged from areas shown to be unsafe or unsuitable for development due to flood hazard, potential groundwater contamination, loss of farmland, highway access problems, incompatibility with neighboring uses, etc.
2. Expansion of existing non-metallic mining operations or development of new sites should be allowed only on lands where the expansion will not conflict with preexisting development.
3. Reclamation of non-metallic mining sites should conform to the land use plan map in regard to the reclaimed use.
4. Discourage the draining or filling of wetlands.

B. AGRICULTURAL

According to the *Wisconsin Land Use Databook*, the Town of Springville between 1991-1993 was almost 37 percent agricultural. According to this document, 19.1 percent of the town's total land (43.9 square miles) is used for row crops, 3.2 percent is used for foraging and 14.2 percent is grassland, for a total of 36.5 percent. The report also found that 59.6 percent of the town was in forest cover and 3.9 percent is wetlands.

In terms of farming trends, the town has lost 3.0 percent of farmland acres on tax rolls between 1990 and 1997. According to the *Wisconsin Land Use Databook* there were 24 active farms in 1997; four of those farms were dairy farms. Prime farmland produces the highest yields with minimal inputs and results in the least damage to the environment. Much of the town is determined to contain prime farmland. See the Prime Farmlands Map. Farmland preservation areas are based on guidelines of the state's farmland preservation program including presence of prime farmland. See Farmland Preservation Areas Map.



Crop irrigation - Town of Springville.

See the Adams County Comprehensive Plan, Natural, Agricultural, & Cultural Resources element for more detailed information on this topic.

Goals:

1. Protection of economically productive areas, including farmland and forests.

Objectives:

1. Support diversification of farming types and practices to maintain agriculture as a viable economic activity.
2. Existing agricultural uses and buildings should be taken into consideration when locating new development to avoid conflicts.
3. Preserve productive farmland for long-term agricultural uses.

Policies:

1. Non-farm development, particularly subdivisions, will be encouraged in areas away from intensive agricultural activities, in order to minimize farm & non-farm conflicts due to noise, odors, nitrates in well water, pesticides, farm/vehicle conflicts on roadways, late night plowing, etc.
2. Consider the use of such tools to protect sensitive areas, such as transfer of development rights (TDR) or purchase of development rights (PDR).
3. Encourage landowners to develop forest management plans and enroll in the managed forest law program.
4. Inconveniences, such as aerial spraying, irrigation, dust, noise, odors, vehicles traffic, etc. that result from agricultural operations that are not a major threat to public health or safety, should not be considered a nuisance.

Map 6 Prime Agricultural Soils

Map 7 Farmland Preservation Areas

C. CULTURAL

There are several original farm homes and farm buildings in the town, but there has been no historical examination of these structures for inclusion on the Historic Registry.

Two Century Farmsteads exist within the town. A century farmstead has maintained family ownership for at least 100 years. The Wisconsin State Fair recognized the Adolph & Blanche Bork farmstead in 2000, and the Robert Heitman farmsteads (both sections) in 2001.

Springville century farmsteads

- Adolph & Blanche Bork on 122 acres in T15N R6E Sec 1 was settled in 1895.
- Robert Heitman on 463 acres in T15N R6E Sec 20 was settled in 1900 and Sec 21 was settled in 1882.

Lands immediately adjacent to surface waters, but not man-made drainage ditches, may have an abundance of cultural and archeological significance because they were often the location of Native American and early European settlements.

See the Adams County Comprehensive Plan, Natural, Agricultural, & Cultural Resources element for more detailed information on this topic.

Goals:

1. Preservation of cultural, historic and architectural sites.
2. Building of community identity by revitalizing main streets and enforcing design standards, where appropriate.

Objectives:

1. Work with the Adams County Historical Society and others to provide guidance in the identification and protection of historic and cultural resources.

Policies:

1. Development proposals should be reviewed relative to the potential impacts to the historical and cultural resources of the Town.

3. HOUSING

Background

In 1980, there were 241 housing units in the town. Two hundred twenty-three of these housing units were occupied, 1 was vacant for sale or rent, 12 were vacant for occasional use, and 5 were other vacant housing units. About 85 percent of all occupied housing units in the town were owner-occupied. The average household size was 2.62 people.

The 1990 Census indicates that there were 805 housing units in the town. All but 34 of these units had complete plumbing facilities, 23 lacked complete kitchen facilities and 30 of them did not have telephone service. Two hundred and forty-one of these units were built between 1980 and 1989, and seventy-five units were built before 1939.

In 2000, there were 864 housing units in the town, an increase of 7.7 percent since 1990. Four hundred and eighty-seven of these were occupied, while three hundred and seventy-seven were vacant. Three hundred and forty-six units were identified as seasonal. Over 89 percent of all housing units in the town are owner-occupied. The average household size was 2.40 people.



Development Pressure from Condominiums within Springville.

As a result of the projected population increase, the town needs to add at least an additional 131 housing units to accommodate population growth. However, as the persons per household drops the overall number of new units will increase. It is expected that there will be between 13.1 and 23.8 new housing starts per year for the next several years. The amount of land consumed by future residential development would vary depending on where the development would take place.

See the Adams County Comprehensive Plan, Housing element for more detailed information on this topic. The following are housing programs available to the Town:

1. Wisconsin Housing and Economic Development Authority (WHEDA) administers the Federal Low Income Housing Tax Credit (LIHTC). Investors who allocate a number of units as affordable to low-income families for a certain period (usually 15

years) are allowed to take a credit on their income tax. There are 24 housing units that utilize the LIHTC in the county.

2. U.S. Department of Agriculture – Rural Development (USDA-RD) is focused on rural areas, and thus may be the most promising source of housing-related funding. Below is a listing of programs available:

Section 502 Homeownership Direct Loan program of the Rural Health Service (RHS) provides loans to help low-income households purchase and prepare sites or purchase, build, repair, renovate, or relocate homes.

Section 502 Mutual Self-Help Housing Loans are designed to help very-low-income households construct their own homes. Targeted families include those who cannot buy affordable housing through conventional means. Participating families perform approximately 65 percent of the construction under qualified supervision.

Section 504 Very-Low-Income Housing Repair program, provides loans and grants to low-income homeowners to repair, improve, or modernize their homes. Improvements must make the homes more safe and sanitary or remove health or safety hazards.

Section 515 Multi-Family Housing Loan program supports the construction of multi-family housing for low-income residents. Under the program, which has been in operation in Wisconsin since 1969, USDA underwrites fifty-year mortgages at a one percent interest rate in exchange for an agreement to provide housing for low and very low-income residents.

Section 521 Rural Rental Assistance program provides an additional subsidy for households with incomes too low to pay RHS-subsidized rents.

Section 533 Rural Housing Preservation Grants are designed to assist sponsoring organizations in the repair or rehabilitation of low-income or very-low-income housing. Assistance is available for landlords or members of a cooperative.

3. There are also programs through the Department of Housing and Urban Development (HUD):

The HUD Self-Help Homeownership Opportunity Program finances land acquisition and site development associated with self-help housing for low-income families.

The HOME Investment Partnership Program aims to encourage the production and rehabilitation of affordable housing. HOME funds may be used for rental assistance, assistance to homebuyers, new construction, rehabilitation, or acquisition of rental housing.

U.S. Department of Housing and Urban Development Section 8 Housing Choice Vouchers are administered locally by the Central Wisconsin Community Action Corporation (CWCAC). The program is open to any housing unit where the owner agrees to

participate and where the unit satisfies the standards. Congress is considering replacing the current voucher program with a block grant to states. If enacted, eligibility criteria for the program may change.

The Small Cities Development Block Grant (CDBG) program is the rural component of HUD's Community Development Block Grant program, which is administered by the State of Wisconsin, Department of Administration. The state CDBG program provides assistance for the development of affordable housing and economic development efforts targeted to low- and moderate-income people.

Goals:

1. Allow adequate affordable housing for all individuals consistent with the rural character of the community.
2. Encouragement of neighborhood designs that support a range of transportation choices, if applicable.

Objectives:

1. Ensure that local land use controls and permitting procedures do not discourage or prevent the provision of affordable housing opportunities.
2. Support development of senior and special needs housing within the Town.
3. Direct residential development away from existing agricultural uses and buildings to avoid conflicts.

Policies:

1. The Town should work with developers to provide a variety of housing types for all income and age groups.

4. TRANSPORTATION

Background

The transportation system in the town includes all the state, county and local roads. The local transportation network is an important factor for the safe movement of people and goods, as well as for the physical development of the town. A map of Primary Truck Routes in the Town of Springville Region is shown in Attachment F. A map of potential bicycling and walking routes is also shown in Attachment F. There is no transit, rail, air or water transportation service within the town's jurisdiction.

The Adams County Transit System operates out of Adams/Friendship. Union Pacific provides commercial rail service. Amtrak passenger rail service is available in Wisconsin Dells. The nearest commercial air service is at the Central Wisconsin Airport (CWA) in the City of Mosinee, and in Madison at Dane County Regional Airport (MSN). The Baraboo/Wisconsin Dells Airport provides the nearest air cargo service. There are no water transportation facilities in the area.

It should be noted that there is a private landing strip located within the Town. Recognized by WisDOT as "Wood Airport", this privately used landing strip has a 1,800 turf runway and is located in section 32.

State and Regional Transportation Plans:

1. State Plans

Corridors 2020 was completed in 1989. The plan was designed to meet Wisconsin's mobility needs for the future. The 3,200-mile state highway network was comprised of two elements: a multilane backbone system and a two-lane connector system. The backbone system is a 1,650-mile network of multilane divided highways interconnecting the major population and economic centers in the state and tying them to the national transportation network. The connector system is 1,550 miles of high-quality highways that link other significant economic and tourism centers to the backbone network. All communities over 5,000 in population are to be connected to the backbone system via the connector network. Within Adams County, STH 21 is a Corridors 2020 connector route, and the only highway in the County designated as part of the Corridors 2020 system.

Another state plan was *Translinks 21*, completed in 1994. This effort began developing more detailed modal plans that include in-depth analysis of a specific mode and its relationship to the other modes. Completed plans include the *Wisconsin State Highway Plan 2020*, the *Wisconsin Bicycle Transportation Plan 2020*, the *Wisconsin State Airport System Plan 2020*, the *Wisconsin Pedestrian Policy Plan 2020* and the *Wisconsin Rail Issues and Opportunities Report*. Each modal plan includes extensive analysis of land use related issues.

Another state level plan related to the highway system is the *Wisconsin Access Management System Plan*. This is a plan for managing access on portions of the State Trunk Highway System that designates 5,300 miles of state highways on which access will be managed

through the purchase of access rights or the designation of "controlled access highways". It shows where WisDOT intends to control access points as new development occurs and to consolidate or eliminate existing access as necessary and feasible.

The access management plan is composed of two tiers. Tier 1 consists of the routes that make up the Corridors 2020 system, including STH 21 in Adams County. Access management on these routes is seen as essential to maintaining the required high level of service. Because these highways are generally the main routes between communities and have higher traffic volumes than other state highways, they tend to experience the greatest development pressure. Tier 2 is comprised of other State Trunk Highways that meet specified criteria, including STH 13 and STH 73 in Adams County. These routes are roadways where limiting access is seen as a cost-effective strategy to improve safety, reduce congestion, facilitate planned access to developing land, and delay or avoid future construction expenditures.

2. Regional Plan

The Regional Comprehensive Plan: A Framework for the Future, 2002 – 2020 was adopted by the North Central Wisconsin Regional Planning Commission (NCWRPC) in 2003. The RCP looks at transportation in all ten counties that make up the North Central Region, including Adams. It looks at general trends within the Region and recommends how county and local government can address transportation issues.

The RCP identifies a number of transportation issues including growing traffic volumes and congestion. Moderate levels of congestion, see MAP 4 are expected by the year 2020 on STH 13 in Adams/Friendship and north of the lakes area in the Town of Rome as well as STH 21 west of STH 13, assuming no capacity improvements. Moderate congestion indicates that speeds and distance between vehicles are reduced, constricting traffic flow. Freedom of drivers to maneuver within the traffic stream or enter the highway is noticeably limited. Minor incidents can result in traffic jams because the traffic stream has little space to absorb disruptions. Traffic volumes continue to swell, especially in summer months due to the local tourism and seasonal housing growth. The RCP shows 72 to 77 percent increase in average daily traffic on major routes in Adams County between 1980 and 2000.

The RCP addresses other modes of travel as well as highways, including bicycle transportation. The North Central Wisconsin Regional Bicycle Facilities Network Plan is incorporated in the RCP by reference. The plan envisions development of a regional system of new interconnected bicycle facilities for the ten county area including Adams. The proposed network will encompass routes on bicycle paths, bicycle lanes, paved shoulders and wide curb lanes which will link existing and potential traffic generation sites and points of interest, as outlined in the plan, to make bicycling a more attractive and safer transportation alternative. A map displaying highway suitability for bike routes is included in the attachments.

The goals of the regional bike plan are to generate public interest in using existing and developing new bike trails across the Region and state and to provide county and municipal officials with guidance in planning and establishing bike facilities at the local level.

Road Network

The road system in the Town of Springville plays a key role in development by providing both access to land and moving people and goods through the area. The interrelationships between land use and the road system makes it necessary for the development of each to be balanced with the other. Types and intensities of land-uses have a direct relationship to the traffic on roadways that serve those land-uses. Intensely developed land often generates high volumes of traffic. If this traffic is not planned for, safety can be seriously impaired for both local and through traffic flows. See the Transportation Map.

The Town road network consists of roughly 9.95 miles of state highway, 5.79 miles of county highway, 72.50 miles of local roads. The town utilizes the Wisconsin Information System for Local Roads (WISLR) to maintain an inventory of its local roads and monitor conditions and improvements of its roads. Ideally, this system will enable the town to better budget and keep track of roads that are in need of repair. The Town currently seal coats about 10 miles of road annually as the major part of its regular annual maintenance program.

Traffic generated/attracted by any new land-use can increase volume throughout the system and increase roadway congestion keeping property from reaching its full potential value. Even without the creation of new access points, changes in land-uses can alter the capacity of the roadway because more, and possibly different, kinds of vehicles than before, enter, leave, and add to the traffic flow. Uncontrolled division of land tends to affect highways by intensifying the use of abutting lands, which impairs safety and impedes traffic movements.

In terms of traffic volumes, there is the Department of Transportation annual average daily traffic counts for nine areas in the town. In 2001, Highway 13 by Fawn Avenue the AADT count was 4,300; Highway 13 between Fern Lane and Highway 82 the AADT count was 3,800; Highway 13 between Highway 82 and Freedom Court the AADT count was 4,300; Highway 82 between 11th Avenue and 13th Drive the AADT count was 2,700; Highway 82 west of Highway 13 the AADT count was 4,100; County Z between Fern Avenue and Highway 82 the AADT count was 1,200; County B north of Highway 82 the AADT count was 800; County B south of Highway 82 the AADT count was 830 and Fern Avenue between Highway 13 and 13th Avenue the AADT count was 470. These counts need to be monitored as a way to gauge the increase of traffic in the town.



Development at intersection of STHs 13 & 82.

Wisconsin was one of the first states to recognize this relationship between highway operations and the use of abutting lands. Under Chapter 233, the Department of Transportation (WisDOT) was given the authority to establish rules to review subdivision plats abutting or adjoining state trunk highways or connecting highways. Regulations enacted by the WisDOT establish the principles of subdivision review. They require new subdivisions to: (1) have internal street systems; (2) limit direct vehicular access to the highways from individual lots; (3) establish building setbacks; and (4) establish access patterns for remaining unplatted land.

As development continues and land use changes, the cost of maintaining the road system must be increased. More traffic requires more maintenance and expansion of the local road system.

Goals:

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

Objectives:

1. Support and maintain a safe and efficient Town road system.
2. Support the Adams County Transit System.

Policies:

1. Prepare and update a 5-year Road Improvement Plan.
2. The Town should work with the county on any project that affects the Town.
3. Land uses which generate heavy traffic volumes will be discouraged on local roads that have not been constructed or upgraded for such use.
4. Roadway access will be better spaced along the existing Town road network to increase safety and preserve capacity.
5. Future road locations, extensions or connections will be considered when reviewing development plans and proposals.
6. All Town roads must accommodate access requirements for emergency services (fire, EMS, ambulance, etc.) as well as school bus and snowplows.

Map 8 Transportation

5. UTILITIES & COMMUNITY FACILITIES

Background

As a small rural town relatively few utilities exist. Community facilities include only a Town Hall. A new town hall was just opened north the cemetery on STH 13 in the Spring of 2005. The Town Hall functions as a multi-purpose building. See the Utilities & Community Facilities Map. There is no sanitary sewer, storm water system, water supply, wastewater facility, park, power plant, health care facility, childcare facility, school or library. The town does not provide for curbside refuse collection; however, that service is made available with four private firms who offer curbside refuse and recycling collection for a fee. There is a former town dump site on 13th Court.



Town Line Cemetery, STH 13.

Fire service is provided by the City of Adams and Wisconsin Dells Fire Departments, while ambulance/EMS is via contract with Wisconsin Dells. The Wisconsin Dells DNR Station handles forest/wild fire protection. A map displaying the fire service areas is included in Attachment F. The Adams County Sheriff's Department provides police protection for the town. Clinic and hospital facilities are available in Adams/Friendship and Wisconsin Dells. Major regional medical centers for specialized care are available in Marshfield or Madison.

The Town is split between the Adams/Friendship School District and the Wisconsin Dells district, see map in Attachment F. UW-Extension maintains a list of child-care providers available to Adams County residents. The list in 2004 showed 17 providers, six of which are outside the County. Seven of the providers are located in Adams-Friendship, three are in Grand Marsh (Town of New Chester), and one is in Arkdale (Town of Strongs Prairie). Childcare needs are based upon personal choice, availability of family members to help with supervision, and availability of private childcare providers. The Adams County Library and the Lester Public Library of Rome are the two libraries located in Adams County. Both libraries are affiliated with the South Central Library System and provide library services for the town.

Two utility substations can be found in the Town. A telephone substation is located on Fur Lane in the southwest corner of Town, and an electric substation is located on STH 82 near the intersection with 11th Ave. This substation is fed by a high voltage line from the south.

Two cemeteries are located in Springville as shown on Map 9 –Utilities & Community Facilities. Minimum acreage requirements exist for cemeteries established on or after November 1, 1991 unless owned by a religious association, or the Town enacts an ordinance allowing new cemeteries of less than 20 acres to be constructed. Plenty of undeveloped land is available throughout the town for the creation of a new cemetery when necessary.

Generally, the Town of Springville is a rural town with existing facilities that are sufficient for the planning period. See the Adams County Comprehensive Plan, Utilities & Community Facilities element for more detailed information on this topic.

Goals:

1. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
2. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
3. Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government and utility costs.

Objectives:

1. Make information available to residents on the proper maintenance of septic systems.
2. Consider the potential impacts of development proposals on groundwater quality and quantity.
3. Share equipment and services across Town boundaries, where possible.

Policies:

1. Work with adjoining towns, the county, the state, and individual landowners to address known water quality issues.
2. The feasibility of wastewater collection and treatment systems on water quality should be considered by major developments.
3. Develop and maintain a Capital Improvements Plan for major equipment purchases.
4. Ensure the best ambulance, volunteer fire and first responder services are provided to residents.
5. Encourage recycling by residents.

Map 9 Utilities & Community Facilities

6. ECONOMIC DEVELOPMENT

Background

As discussed in previous sections, the town has been an agriculturally based community for generations. Farming is still the dominant economic sector occurring in the town. Nearly 37 percent of the total land is used for agriculture. According to the *Wisconsin Town Land Use Databook*, there were 24 active farms in the town in 1997; four of which were dairy farms.

Scattered throughout the town there are small businesses, other than farms, that employ a few people. Most of the town's residents commute to employment areas outside of the town. There are several industrial parks nearby in the Cities of Wisconsin Dells and Adams, as well as the Village of Friendship that provide employment opportunities. There are no major redevelopment areas in the town.



Point Bluff Resort - "Tourism is a big part of the Township."

There are a variety of county, regional, state and federal economic development programs available to businesses in the Town. These programs range from grants to loans, to general assistance.

1. County:

Adams County Rural & Industrial Development Corporation (ACRIDC)

ACRIDC is a non-profit organization that promotes the economic development of Adams County, Wisconsin, and its respective cities, villages, and towns. ACRIDC is comprised of area businesspersons, citizens, local government, utility company representatives, state agencies and elected officials, educational institutions and other organizations essential to the growth of Adams County. ACRIDC is prepared to serve the needs of new businesses coming to the area as well as to assist existing companies.

JAM Development Zone

Adams County was awarded designation as a Wisconsin Development Zone in association with Juneau and Marquette Counties. Known as the JAM Zone (Juneau-Adams-Marquette), Adams County qualifies for special state incentives available to businesses that locate or

expand within the Zone. The extent of the credits for any given business is determined during the certification process. This program is administered by the ACRIDC.

Adams County Revolving Loan Fund

A Wisconsin Department of Commerce Economic Development Grant was awarded to Adams County in 1996. This grant enabled Adams County to establish a revolving loan fund in order to assist local businesses and is administered by the ACRIDC.

Adams County Chamber of Commerce

The Adams County Chamber of Commerce is dedicated to the development of the business community in Adams County. The Chamber offers information on local business and industry and also provides a variety of programs designed to assist business development.

Adams - Columbia Electric Coop (ACEC) Revolving Loan Fund

The ACEC established a USDA - Rural Development IRP revolving loan fund designed to address a gap in private capital markets for long-term, fixed-rate, low down payment, low interest financing. It is targeted at the timber and wood products industry, tourism and other manufacturing and service industries.

2. Regional:

North Central Wisconsin Development Corporation

The North Central Wisconsin Development Corporation (NCWDC) manages a revolving loan fund designed to address a gap in private capital markets for long-term, fixed-rate, low down payment, low interest financing. It is targeted at the timber and wood products industry, tourism and other manufacturing and service industries.

North Central Advantage Technology Zone Tax Credits

Adams County has been designated a Technology Zone by the Department of Commerce. The Technology Zone program brings \$5 million in income tax incentives for high-tech development to the area. The North Central Advantage Technology Zone offers the potential for high-tech growth in knowledge-based and advanced manufacturing clusters, among others. The zone designation is designed to attract and retain skilled, high-paid workers to the area, foster regional partnerships between business and education to promote high-tech development, and to complement the area's recent regional branding project.

3. State:

Rural Economic Development Program

This program administered by Wisconsin Department of Commerce provides grants and low interest loans for small business (less than 25 employees) start-ups or expansions in rural areas, such as Adams County. Funds may be used for "soft costs" only, such as planning, engineering, ad marketing assistance.

Wisconsin Small Cities Program

The Wisconsin Department of Commerce provides federal Community Development Block Grant (CDBG) funds to eligible municipalities for approved housing and/or public facility

improvements and for economic development projects. Economic Development grants provide loans to businesses for such things as: acquisition of real estate, buildings, or equipment; construction, expansion or remodeling; and working capital for inventory and direct labor.

Wisconsin Small Business Development Center (SBDC)

The UW SBDC is partially funded by the Small Business Administration and provides a variety of programs and training seminars to assist in the creation of small business in Wisconsin.

Transportation Economic Assistance (TEA)

This program, administered by the Wisconsin Department of Transportation, provides immediate assistance and funding for the cost of transportation improvements necessary for major economic development projects.

Other State Programs

Technology Development grants and loans; Customized Labor Training grants and loans; and Major Economic Development Project grants and loans.

4. Federal:

U.S. Dept. of Commerce - Economic Development Administration (EDA)

EDA offers a public works grant program. These are administered through local units of government for the benefit of the local economy and, indirectly, private enterprise.

U.S. Department of Agriculture - Rural Development (USDA – RD)

The USDA Rural Development program is committed to helping improve the economy and quality of life in all of rural America. Financial programs include support for such essential public facilities and services as water and sewer systems, housing, health clinics, emergency service facilities, and electric and telephone service. USDA-RD promotes economic development by supporting loans to businesses through banks and community-managed lending pools. The program also offers technical assistance and information to help agricultural and other cooperatives get started and improve the effectiveness of their member services.

Small Business Administration (SBA)

SBA provides business and industrial loan programs that will make or guarantee up to 90% of the principal and interest on loans to companies, individuals, or government entities for financing in rural areas. Wisconsin Business Development Finance Corporation acts as an agent for the U.S. Small Business Administration (SBA) programs that provide financing for fixed asset loans and for working capital.

The Towns strengths and weaknesses for attracting business have been identified as follows:

Strengths: Town residents have a strong work ethic, ample land for development, especially for agricultural related and home-based businesses, and good crossroads highway access.

Weaknesses: Limited infrastructure and support services for employers, and limited access to broadband services.

Categories of new businesses and industries desired by the Town are drawn from community survey results. Highway cluster development is the most preferred with 38.8 % of respondents. Typical highway development is next with 32.6 % of respondents preferring. Approximately 17 % prefer scattered business development. Almost 10 % preferred no business development in the Town, and another 1.8 % chose other preferences.

See the Adams County Comprehensive Plan, Economic Development element for more detailed information on this topic.

Goals:

1. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.

Objectives:

1. Encourage new retail, commercial & industrial development to locate in designated areas and adjacent to county or highways.
2. Encourage businesses that are compatible in a rural setting.

Policies:

1. Accommodate home-based businesses that do not significantly increase noise, traffic, odors, lighting, or would otherwise negatively impact the surrounding areas.
2. Review the costs and benefits of a proposed development project prior to approval.
3. Commercial and industrial development should be directed to designated planned areas consistent with the Future Land Use Map.
4. Intensive industrial uses should be steered to areas that have the service capability to support that development.

7. LAND USE

Background

The Town of Springville covers an area of about 28,553 acres in Adams County. The area is characterized by thin till and pitted outwash. The typical terrain is rolling and covered with hardwoods or open for agricultural use with a general north to south drainage pattern. The natural resource base of the area is dominated by timber. Agricultural uses of the land are vitally important, ranging from dairy farming to various specialty crops.

See the Adams County Comprehensive Plan, Land Use element for more detailed information on this topic.

Existing Land Use 2004

Knowledge of the existing land use patterns within a town is necessary to develop a desired “future” land use pattern. The Existing Land Use Map was developed using air photos from a countywide flight in 1992/1998, with updates by the locals in 2004. Woodlands dominate about 57.5 percent of the area, followed by Agriculture with 26.7 percent and Residential with about 8.7 percent.

Future Land Use 2005-2025

The Future Land Use Plan Map represents the long-term land use recommendations for all lands in the town. Although the map is advisory and does not have the authority of zoning, it is intended to reflect community desires and serve as a guide for local officials to coordinate and manage future development of the town.

The Plan groups land uses that are compatible and to separate conflicting uses. To create the Plan, nine basic future land use categories were created. The majority of the classifications generally correspond to the districts within the Adams County Zoning Ordinance, to ease future implementation of the plan. Again, the classifications are not zoning districts and do not have the authority of zoning. However, the preferred land use map and classifications are intended to be used as a guide when reviewing lot splits, rezoning requests, and revisions to the town zoning map as necessary.

Land Use Type	Acres	Percent
Agriculture	7,637	26.7%
Commercial	374	1.3%
Governmental	8	0.0%
Industrial	0	0.0%
Open Grassland	118	0.4%
Outdoor Recreation	0	0.0%
Residential	2,480	8.7%
Transportation	897	3.1%
Water	616	2.2%
Woodlands	16,423	57.5%
Total Acres	28,553	100.0%

Source: NCWRPC GIS

Map 10 Existing Land Use

Map 11 Future Land Use

A general description of each classification follows:

1. Residential

Identifies areas recommended for residential development typically consisting of smaller lot sizes.

2. Rural Residential

Identifies areas that are recommended for less dense residential development, consisting of larger minimum lot sizes than the residential category. These areas will also allow a mixture of residential uses, and provide a good transition from more dense development to the rural countryside.

3. Commercial

Identifies areas recommended for commercial development, as well as existing commercial establishments located throughout the Town.

4. Industrial

Identifies areas recommended for industrial development, as well as existing industrial areas located throughout the Town.

5. Governmental/Public/Institutional

Identifies existing or planned governmental/public/institutional facilities within the Town, including recreational facilities.

6. Agricultural Areas

Identifies areas to be preserved for the purpose of general crop farming or the raising of livestock.

7. Forestry Areas

Identifies areas of large woodlands within the Town.

8. Transportation Corridors

Identifies the existing road network along with the recommendations for improved and safe traffic movement in the town, including airports and rail facilities.

9. Preservation & Open Space

Contains sensitive environmental areas, such as 100-year floodplains as defined by the Federal Emergency Management Agency, DNR wetlands, steep slopes of 12 percent or greater, and open water. This could include endangered species habitat or other significant features or areas identified by the Town.

Using these categories the Land Use Planning Committee participated in a mapping exercise to identify the desired land use. Committee members were asked to indicate their thoughts on a map by drawing shapes or circles to place these different land uses on a map. Specifically, they used their broad knowledge of the town, the series of maps that were prepared as part of the planning process and their interpretation of the current trends. The goal was to produce a generalized land use plan map to guide the town's growth in the next

decade. The Year 2025 Land Use Plan Map represents the desired arrangement of preferred land uses for the future, see Map 11, Future Land Use Plan Map.

The plan calls for concentration of residential development in four main areas of extensive platting activity including the areas of Fawn Ave/Ct/Dr, Fish Ct/Dr, Fern Dr/Ln, and Fur Ct/Dr. In each of these locations, the core of more concentrated residential is surrounded (buffered) by a second tier of less dense rural residential. These locations reflect areas where residential development has already begun to concentrate. In addition, scattered very-low density rural residential development is foreseen along the road system throughout the Town. Similarly, the plan calls for a concentration of commercial use at three main intersections: STH 13 and Fern Ave, STH 13 and STH 82, and STH 82 and 10th Ave. This does not preclude the formation of new commercial nodes or home-based businesses.



Subdivision in Town of Springville.

Outside of the areas listed above, extensive agricultural and forestry areas are identified. Agriculture and forestry designations allow the conservation of farmland and forested areas while allowing developed areas to expand as needed. Agricultural land uses are scattered throughout the Town, however, some of the larger contiguous tracts, particularly with center-pivot irrigation, are identified as agricultural use in the plan. There are also a limited amount of environmentally sensitive areas, primarily wetlands and floodplain on the Wisconsin and main tributaries, placed in the preservation and open space use category to help conserve and protect these valuable natural features.

The future land use plan map has identified approximately 6,414 acres of land for agriculture, 13,499 acres of land for forestry, 2,483 acres of land for preservation & open space, 2,202 acres for residential, 2,203 acres for rural residential development, 1 acre of land for government/public/institutional development, and 237 acres of land for commercial uses. Refer to Attachment E for land use projections.

The goal of this land use plan is to balance individual private property rights with the town's need to protect property values community-wide, minimize the conflicts between land uses and keep the cost of local government as low as possible. An essential characteristic of any planning program is that it be ongoing and flexible. Periodic updates to the plan are needed to maintain that it is reflective of current trends

Analysis of Trends in Land Demand & Price

As identified in the tables in Attachment E, there is demand for 1,734 residential acres, 183 commercial acres, and 2 industrial acres over the planning period. According to the Future Land Use Plan, there are adequate areas for these land uses to locate.

Woodlands is the dominant land use covering about 57 percent of the land in town, with agriculture covering 27 percent of the land. According to the Wisconsin Town Land Use Databook, 22,963 acres of farmland were sold in Adams County between 1990 and 1997, averaging \$1,016 per acre. During the same period, 799 acres of farmland were sold in Springville, averaging \$587 per acre. Of the 799 acres of farmland sold in Springville, 180 acres were converted out of agriculture.

From 1998 to 2003, the average price of farmland sold in Adams County went from \$1,205 per acre to \$2,195 per acre, increasing 82 percent, according to the Wisconsin Department of Revenue Bureau of Equalization. During the same period, overall Wisconsin farmland prices increased from \$1,514 per acre to \$3,268 per acre, increasing 116 percent.

Existing/Potential Land Use Conflicts

Some land use issues in Springville are Wisconsin River development & STH 13 development. Many septic systems along the river may fail and affect river water quality for swimming. The other issue is the random mix of development along STH 13. Traffic congestion and losing a sense of place are some of the worries of allowing this type of development to continue.

Over 90 percent of respondents from a county-wide survey agreed that protection is important of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resource. Protection of economically productive areas, including farmland and forests is important to over 85 percent of respondents.

Map 12 Existing Zoning

Zoning

County Shoreland Jurisdiction

All counties are mandated by Wisconsin law to adopt and administer a zoning ordinance that regulates land-use in shoreland/wetland and floodplain areas for the entire area of the county outside of villages and cities. This ordinance supersedes any town ordinance, unless the town ordinance is more restrictive. The shoreland/wetland and floodplain area covered under this zoning is the area that lies within 1,000 feet of a lake and within 300 feet of a navigable stream or to the landward side of a floodplain whichever distance is greater.

County General Zoning

Nearly all of the counties in Wisconsin have established a general county zoning ordinance for lands outside of the shoreland jurisdiction. A town can join under this ordinance by resolution.

The Town of Springville is currently under Adams County zoning. Zoning is the major implementation tool to achieve the proposed land uses. Other implementation tools include such things as purchase of land or easements, subdivision ordinance, mobile/manufactured home restrictions, nuisance regulations, design review for commercial and industrial developments, infrastructure improvements (sewer and water, utilities), road construction and maintenance, and public services, among others. See the Existing Zoning Map.

To achieve the proposed land uses under the existing comprehensive County zoning authority, two basic options are available. Both options however would require County approval for implementation.

1. Utilize existing County zoning ordinance/districts.

The Town could carefully review the existing district descriptions to determine which “best fit” or are most appropriate to each of the proposed land uses. The advantages of this option are that the existing zoning ordinance can be used. County Board approval of proposed zoning map amendments might be easier to achieve. The disadvantages of this option are that the existing zoning districts may not enable the Town to achieve the preferred future condition of the proposed land uses. For example, permitted uses in an existing district may not fit well with the proposed land uses, causing conflicting land uses.

2. Propose new zoning districts or modifications to existing district descriptions for the countywide ordinance.

The Town would need to petition the County for zoning ordinance amendments that would be in effect for the entire county. The advantage of this would be that other towns may be in support of similar modifications and could provide political support for the changes. If approved, the Town would be able to create a better match between the zoning districts and proposed land uses. County staff would continue to administer zoning. The disadvantage would be that the changes would affect the entire county and may not be politically

supported by other towns, the County Planning & Zoning Committee, Zoning staff, or the County Board. More zoning districts may make the existing County ordinance more complex and difficult to administer.

Land Use Vision

The Town of Springville boasts a safe, peaceful, country-style environment as a special place to raise a family. The Town's wish is to ensure our strong family farming tradition, preserve and conserve our most valuable resource of prime agricultural land, and to protect food, fiber and livestock production.

Goals:

1. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, agricultural, commercial and industrial structures.
2. Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
3. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, agricultural, commercial and industrial uses.
4. Balancing individual property rights with community interests and goals.
5. Planning and development of land uses that create or preserve the rural community.

Objectives:

1. Maintain orderly, planned growth which promotes the health, safety and general welfare of residents and makes efficient use of land and efficient use of public services, facilities and tax dollars.
2. New development should not negatively impact the natural environment or existing property.
3. Provide for a mix of land uses within the Town.
4. Promote new land development that is consistent with this plan.

Policies:

1. The Town will maintain the comprehensive plan, which will serve as a guide for future land use decisions. New development will be permitted based on consideration of this Plan, as well as other Town, County, Regional, and state plans

and other regulations.

2. The Town will actively participate in zoning and subdivision review decisions at the County level, which affect the Town. This plan will be cited as the basis for all such actions including "disapproval" of proposed zoning amendments.
3. Land uses and building locations that minimize both the loss of productive farmland and the potential for conflicts between existing and proposed land uses will be encouraged.
4. Land uses and building locations that minimize fragmentation of large contiguous forest tracts will be encouraged.
5. Use conservancy zoning to protect natural resources in the Town.
6. Encourage conservation easements and other tools to protect environmentally sensitive or unique resources.
7. Update existing land use regulations to be consistent with this plan.

8. INTERGOVERNMENTAL COOPERATION

Background

Governmental relationships can best be described as “vertical” relationships, such as between federal, state and local units (county/city/town) are relatively well established in law. Unfortunately, there is little public policy in Wisconsin law that requires, horizontal governmental relationships such as town to town and municipality to county or town. The result is that towns, municipalities, and counties act more as adversaries than as partners.

School districts are one of the most common intergovernmental organizations since they cross-traditional local municipal boundaries. Adams County is served by five school districts. The Town is split between the Adams/Friendship and Wisconsin Dells School Districts. A school district map is included in the attachments.

Fire service is provided by the City of Adams and Wisconsin Dells Fire Departments, while ambulance/EMS is via contract with Wisconsin Dells. The Wisconsin Dells DNR Ranger Station handles forest/wild fire protection.

Wisconsin Statute s.66.30, entitled "Intergovernmental Cooperation", does enable local governments to jointly do together whatever one can do alone. Typically, intergovernmental cooperation and coordination refers to the management and delivery of public services and facilities. It is also dependent upon a defined geographic area within which cooperation and coordination may be feasible. Often the area is a central city and its surrounding area, or several similar towns. It is a collection of local communities in which the citizens are interdependent in terms of their employment, residence, health, and medical care, education, recreation and culture, shopping and other experiences.

A variety of other factors, some long-standing and some of fairly recent origin, are combining to force citizens and local governments in both urban and rural area to confer, cooperate, and in some cases, to join together in a search for better ways to deliver public services in their respective areas. These factors include:

- population settlement patterns;
- local government structure, finance, and politics;
- high population mobility;
- economic and environmental interdependence; and
- high cost, capital-intensive functions.



*Adams County Highway Department
Barns on STH 13*

Adjoining Units of Government

The Towns of Quincy, Easton, New Chester, Jackson, and Dell Prairie are in the same stage of completing their own comprehensive plans. Across the river, Juneau County is exploring the options of planning.

Issue Resolution Between Governments

Occasionally, issues occur between Springville and Adams County in local zoning and land use matters. Springville will work to minimize these issues by undertaking a more comprehensive review of land use proposals, providing better communication to Adams County and making a stronger case for its local land use recommendations.

Springville will cooperate with all levels of government on issues of mutual concern, including resource protection, transportation, land use, education, and human services. Cost sharing or contracting with neighboring towns or the county will continue to provide services or public utilities efficiently.

There are no other existing or potential issues with other governmental units known at this time.

Goal: Encourage cooperation among nearby units of governments.

Objectives:

1. Promote communication with other units of government, including adjoining towns, the county, the state, and federal government.
2. Join together with other units of government to provide services in a more cost-effective manner.

Policies:

1. Identify alternative solutions to existing or potential land use, administration or policy issues that may hinder intergovernmental cooperation.
2. Regularly meet with adjoining unit of government to discuss issues of mutual concern.
3. Periodically review existing shared service agreements, and explore additional agreements.

See the Adams County Comprehensive Plan, Intergovernmental Cooperation element for more detailed information on this topic.

9. IMPLEMENTATION

Implementation of this Comprehensive Plan depends on local officials. It is also important that local citizens and others become aware of this plan.

Some steps have already been accomplished toward implementing this plan, such as the adoption of written public participation guidelines, the formation of a Plan Commission, hosting an open house meeting, passing a Plan Commission resolution recommending Plan adoption by the Town Board, holding a formal public hearing, and approval of the Plan by ordinance by the Town Board.

The following recommendations are made to further implement this Comprehensive Plan:

Recommendation 1:

The Town Board should use this plan as a guide when making decisions, especially those that relate to growth and development. The Planning Commission and any other official committee of the Town should also use this plan in their efforts as well.

Recommendation 2:

The Town should encourage citizen awareness of the comprehensive plan by making copies available, making reference to at public meetings and Town newsletters, and displaying a copy of the future land use plan map in the Town Hall. Neighboring local units of government and others will receive copies of the plan. A website should be considered to allow Internet access to the plan document and maps, in conjunction with Adams County.

Recommendation 3:

The primary implementation tool for this plan is the Adams County Zoning Ordinance, which provides the regulatory framework that supports many of the Plan's policies. It is important that the Town review the existing zoning and initiate change to achieve consistency between the plan and the zoning ordinance.

The Town Board and or Plan Commission should review local zoning petitions and forward recommendations to Adams County for consideration. Although the County makes the decision on the zoning petition, the Town has veto authority over zoning changes approved at the county level, see Wis. Stats 59.69. The Comprehensive Plan should be cited at the basis for all Town zoning actions, including review and recommendations to the County Board and exercise of veto power.

Additional tools and approaches can be utilized by the Town to achieve the goals of the plan. These include but are certainly not limited to the following: land division ordinance, official mapping, fee simple land acquisition, easements, deed restrictions, land dedication, and ordinances or programs regulating activities such as building permits, erosion control, or septic pumping, etc. The Town should consider these tools as needed.

Recommendation 4:

Amendments to this Plan may include minor changes to the plan text or maps, and or major changes resulting from periodic review. Wisconsin Law requires that the same process used to adopt the plan will be used to make any amendments. The steps are outlined below:

- An amendment or change may be initiated by either the Town Board or Plan Commission, a request from a resident, or may result from a regular review of the plan.
- The Plan Commission prepares the specific text or map amendment being considered, holds a public meeting and votes to recommend approval or disapproval of the proposed amendment, by resolution to the Town Board.
- A copy of the proposed Plan amendment is sent to all affected government units, including Adams County.
- Town Clerk publishes a 30-day Class 1 notice announcing a Town board public hearing on the proposed changes.
- The Town Board conducts the public hearing and votes to either approve, disapprove or approve with changes, by ordinance.

Any approved changes are sent to affected government units, including Adams County. Frequent minor changes to accommodate specific development proposals should be avoided.

Recommendation 5:

Periodic updating of the plan is necessary to insure that it reflects the desires of the Town's residents. The Plan Commission should review the plan on an annual basis, and conduct an in-depth review of the plan every five years. At a minimum the plan must be updated every ten years.

The annual review should compare how decisions, especially land use related, made during the year relate to the goals, objectives, and policies of the plan. If decisions are inconsistent with plan, changes need to be made.

The update should consider the following to maintain consistency in the land development process:

- Revision should be made to bring decision-making back in line with Plan's goals, objectives, and policies.

- The goals, objectives, and policies should be reviewed to ensure they are still relevant and worthwhile in the Town.
- New implementation tools should be considered to gain more control over decisions.

The above recommendations provide a general process for the Town to best implement the findings of this plan. The process to develop the plan consisted of countless hours of time from elected, non-elected staff and the general public; however, the ability to implement the plan lies with the Town Board. In the end, it is the Town Board's responsibility to uphold and promote this plan.

Consistency Among Plan Elements

The comprehensive planning law requires that the implementation element describe how each of the elements of the Comprehensive Plan shall be integrated and made consistent with the other elements of the comprehensive Plan. The nine sections (elements) of this Plan were prepared simultaneously to achieve integration and eliminate any inconsistencies between the different sections.

ATTACHMENT A
ADAMS COUNTY PLAN PROCESS

ATTACHMENT B
PUBLIC PARTICIPATION PLAN

ATTACHMENT C
COMMUNITY SURVEY

ATTACHMENT D
2000 CENSUS SUMMARY

ATTACHMENT E

POPULATION, HOUSEHOLD, EMPLOYMENT AND LAND USE PROJECTIONS

ATTACHMENT F

MAP EXCERPTS FROM ADAMS COUNTY COMPREHENSIVE PLAN