

2002 TOWN OF COURTLAND COMPREHENSIVE PLAN

TABLE OF CONTENTS

CHAPTER 1 – WHAT ARE WE SUPPOSED TO DO WITH THIS PLAN?

I.	Welcome to the Town of Courtland Comprehensive Plan	1-1
II.	The Town of Courtland Comprehensive Plan “Owner’s Manual”	1-1
III.	Recommendations on How to Use the Plan	1-2
IV.	Planning and Zoning....How do They Work Together?	1-2

CHAPTER 2 – THE PLANNING PROCESS

I.	General Description of the Planning Format	2-1
II.	What is Planning?	2-1
III.	What are the Advantages of Planning?	2-2
IV.	What Process Was Used in the Town of Courtland?	2-2
V.	Amendments	2-4

CHAPTER 3 – THE COMPREHENSIVE PLAN

I.	Introduction	3-1
A.	Smart Growth Compliance	3-1
B.	Organization of the Comprehensive Plan Chapter	3-2
II.	Issues and Opportunities	3-3
A.	Introduction	3-3
B.	Goals, Objectives, Policies	3-3
III.	Housing Element	3-5
A.	Introduction	3-5
B.	Goals, Objective, Policies	3-5
C.	Housing Programs and General Action Steps	3-7
IV.	Transportation	3-9
A.	Introduction	3-9
B.	Goals, Objectives, Policies	
C.	Programs and General Action Steps	3-9
D.	Transportation Plan Map	3-12
V.	Utility and Community Facilities	3-13
A.	Introduction	3-13
B.	Goals, Objectives, Policies	3-13
C.	Utility and Public Facility Programs and General Action Steps	3-14

VI.	Agricultural, Cultural & Natural Resources	3-18
A.	Introduction	3-18
B.	Goals, Objectives, Policies	3-18
VII.	Economic Development	3-22
A.	Introduction	3-22
B.	Goals, Objectives, Policies	3-22
C.	Economic Development Programs and General Action Steps	3-24
VIII.	Land Use	3-26
A.	Introduction	3-26
B.	Goals, Objectives, Policies	3-26
C.	Land Use Projections	3-27
D.	Proposed Land Use Plan Map	3-28
E.	Future Land Use Definitions	3-29
F.	Future Land Use By Acreage	3-31
G.	Land Use Densities	3-31
H.	Recommended Setbacks for Future Residential Uses	3-32
I.	Residential Build-Out Scenarios By Population and Density	3-33
IX.	Intragovernmental Cooperation	3-34
A.	Introduction	3-34
B.	Goals, Objectives, Policies	3-34
C.	Intergovernmental Relationships	3-35
D.	Intergovernmental Agreements	3-36
E.	Analysis of Conflicts	3-37

CHAPTER 4 – PLAN IMPLEMENTATION **4-1**

I.	Introduction	4-1
II.	Implementation Tools	4-1
III.	Issues and Opportunities	4-2
IV.	Housing	4-3
V.	Transportation	4-4
VI.	Utility and Community Facilities	4-4
VII.	Agricultural, Cultural & Natural Resources	4-5
VIII.	Economic Developments	4-6
IX.	Land Use	4-7
X.	Intergovernmental Cooperation	4-8

CHAPTER 5 – LONG TERM PLANNING RECOMMENDATIONS **5-1**

I.	Introduction	5-1
II.	Long Term Planning Recommendations	5-1

APPENDIX

A-1

Background Data For Comprehensive Plan

A-1

I. Issues and Opportunities Information

A-2

A. Location

A-2

B. Threat and Opportunity Community Analysis

A-3

C. Demographic Trends

A-7

D. Population Forecasts

A-10

II. Housing Information

A-11

A. General Housing Information

A-11

B. Housing Programs

A-14

III. Transportation Information

A-15

A. Existing Facilities

A-16

B. Future Plans and Improvements

A-17

C. Accident Data

A-17

D. Transit

A-17

IV. Utility and Community Facilities Activities Information

A-18

A. Water System

A-18

B. Sanitary Sewer System

A-18

C. Storm Water System

A-19

D. Other Utilities

A-19

E. Community Services and Facilities

A-19

F. Education Facilities

A-22

G. Telecommunications Facilities

A-22

H. Parks and Recreation

A-23

V. Agricultural, Cultural & Natural Resource Information

A-24

A. Topography

A-24

B. Soils

A-24

C. Natural Features

A-25

D. Agricultural Lands

A-25

E. Cultural Features

A-25

VI. Economic Development Information

A-31

A. Employment Data

A-31

B. Major Town Employers

A-34

C. Work Place and Commuting Partners

A-34

D. Brownfield Information

A-34

VII. Land Use Information

A-35

A. Land Use Categories

A-35

B. Existing Land Use Patterns

A-35

VIII. Intragovernmental Cooperation Information	A-36
A. List of Communities and Agencies From Which Formal Comments and Input Was Requested	A-36
IX. Implementation Information	A-37
A. Previous Planning Efforts	A-37
B. Existing Implementation Tools	A-37
C. Other Funding and Implementation Programs	A-37

FIGURES AND MAPS

Figures

Figure 3.6-1 – General Rural Residential Design Guidelines	3-21
Figure 3.8-1 – Courtland Estimated Land Use Needs: 2000-2020	3-27
Figure 3.8-2 – Future Land Use by Area	3-31
Figure 3.8-3 – Recommended Setbacks for Future Rural Residential	3-32
Figure 3.8-4 – “What If” Build Out Scenarios	3-33

Appendix Figures

Figure A.1-1 – Location Map	A-2
Figure A.1-2 – Historical Population	A-7
Figure A.1-3 – Town of Courtland Age Distribution	A-8
Figure A.1-4 – Population Change, 1990-2000	A-8
Figure A.1-5 – Historic Gender Distribution	A-9
Figure A.1-6 – Town of Courtland Historic Racial Distribution	A-9
Figure A.1-7 – Educational Attainment, 2000	A-9
Figure A.1-8 – Measures of Household Income, 2000	A-10
Figure A.1-9 – Department of Administration Population Projections	A-10
Figure A.2-1 – 2000 Summary Statistics	A-11
Figure A.2-2 – Occupancy Statistics	A-12
Figure A.2-3 – Age Characteristics of Area Housing	A-13
Figure A.2-4 – Value Statistics	A-13
Figure A.3-1 – 2000 Average Daily Traffic, Town of Courtland	A-16
Figure A.3-2 – Courtland Auto Accidents per Year	A-17
Figure A.4-1 – Summary of Education Facilities	A-22
Figure A.6-1 – Columbia County Employment Statistics 1995-2000	A-31
Figure A.6-2 – 1990 Occupation Comparison	A-31
Figure A.6-3 – Courtland’s Employment by Industry, 1990	A-32
Figure A.6-4 – Business Establishments for Courtland, Cambria, Randolph And Fall River	A-32
Figure A.6-5 – State of Wisconsin Employment Projections by Industry	A-33
Figure A.6-6 – State of Wisconsin Employment Projections by Occupation	A-34
Figure A.6-7 – Travel Time to Work	A-34
Figure A.7-1 – Existing Land Use Acreages	A-35

Maps

1. Transportation Plan	3-12
2. Proposed Land Use Plan	3-28
3. Overview of Maps	Project Maps Section of Appendix
4. Existing Land Use Map	Project Maps Section of Appendix
5. Environmental Corridor Map	Project Maps Section of Appendix
6. Environmental Constraints Map	Project Maps Section of Appendix
7. Prime Soils Map	Project Maps Section of Appendix
8. Dwellings with Basements Map	Project Maps Section of Appendix
9. Comm83 Septic System Map	Project Maps Section of Appendix
10. Area School Districts Map	Project Maps Section of Appendix

CHAPTER 1

WHAT ARE WE SUPPOSED TO DO WITH THIS PLAN?

I. WELCOME TO THE TOWN OF COURTLAND COMPREHENSIVE PLAN

This planning tool has been developed for the Town of Courtland to help officials and residents make good choices about planning-related issues at the local level. The plan has not only been designed to meet Wisconsin Smart Growth standards, but also to be easy to use and easy to understand. The plan is not just available to the Town Board and County officials. Rather, the intent is that all interested parties have access to this plan.

This chapter of the plan will help introduce its readers of how to use this plan and what it means to the Town.

II. THE TOWN OF COURTLAND COMPREHENSIVE PLAN "OWNER'S MANUAL"

A comprehensive plan is a series of goals, objectives, policies, recommendations, and maps to help guide planning-related decisions in the future. Here is how this book is set up:

Chapter 1: This chapter provides general information on the plan and discusses how to use it.

Chapter 2: Discusses the process that was used for preparing the plan as well as procedures for reviewing and amending the document to ensure it is up-to-date. Also helps to clarify the question, "What is Planning?"

Chapter 3: This is the "heart" of the plan. This chapter establishes the overall vision through the establishment of broad planning goals. Objectives have been developed as ways to measure progress towards each of the goals. Policies and action steps have also been created to show how varied objectives could be reached. Other plans and recommendations are also included.

Chapter 4: This chapter provides a breakdown of how to implement the plan by identifying a timeline and the key parties responsible for making key parts of the plan "happen".

Chapter 5: This chapter explains the Town of Courtland's long range planning recommendations to Columbia County to help meet local needs.

Appendix: Provides useful background data that was used in the creation of the plan. The appendix can serve as an "encyclopedia" of information for the Town and its surrounding environs. Also contains a map gallery showing useful information regarding natural resources, septic suitability, transportation and other information.

III. RECOMMENDATIONS ON HOW TO USE THE PLAN

Town Board/Future Planning Commission: The Plan should be used consistently to justify land use decisions and recommendations at the Town level. Additionally, the plan can be used to identify funding sources and other applicable implementation tools. Finally, local officials should provide guidance on how to best update the plan to meet future needs in Courtland.

Town Residents: Review the plan to become more familiar with different issues impacting the entire town and its future. Review the role of the plan in making rezone requests.

Local Planning Committee: Continue to meet annually or bi-annually to review and update the plan as needed. Coordinate efforts with the Town Board.

Columbia County: Use this plan to better understand the unique issues affecting Courtland. Support land use decisions that are consistently based on the Comprehensive Plan.

Area Municipalities: Review the plan to understand planning related issues in the Town of Courtland. Use the plan as a basis for working cooperatively with Courtland on future land use decisions.

IV. PLANNING AND ZONING... HOW DO THEY WORK TOGETHER?



A Comprehensive Plan is a policy on land use, economic development, utilities, transportation, open space, housing and so on.

It identifies the preferred planning policies based on an evaluation of the nine elements of smart growth.

It establishes criteria for evaluating rezoning requests.

It is not a legally binding document on its own.

It can be amended to reflect new development issues.

Columbia County's Zoning Ordinance is the primary mechanism by which the plan would be enforced.

Zoning decisions that are consistently based on an adopted comprehensive plan are less likely to create non-compliance issues or lead to legal challenges.

Building permits, subdivisions of land, storm water and erosion controls, driveway access and site plan requirements are other examples of ordinance-related implementation tools.

Rezoning typically occurs only when parcel ownership is transferred or the property owner requests it.

CHAPTER 2

THE PLANNING PROCESS

I. GENERAL DESCRIPTION OF THE PLANNING FORMAT

This document consists of two main components: a Comprehensive Plan and an Appendix. The result of this information is an action plan for implementation over time by various groups and Town officials. The recommendations in this document have been prepared as a guide for both a guide for agricultural preservation and managed growth. Recommendations from this Plan are based upon community goals and future trend data that have been researched and explored throughout this planning process.

This material is a snapshot of Courtland's vision of itself. It is also a description of the direction that residents, landowners, and leaders want to take in the future. Finally, this document is a statement of community objectives and actions which are needed to achieve completion of the Plan.

Parcel mapping and orthophotography in the Town of Courtland was provided by Columbia County. Environmental resources for wetlands, prime agricultural land, and soils information were provided by the Wisconsin Department of Natural Resources database. MSA Professional Services combined this material from diverse resources and produced the mapping included in this document.

The process was launched at a plan committee kickoff meeting on June 26, 2001. To understand the underlying reasons for going through this long-term, inward looking self-evaluation, the plan includes the following brief history and outline.

II. WHAT IS PLANNING?

Comprehensive town planning is a community participation process that brings together the diverse interest groups found in a community in a series of meetings in order to develop a plan that will guide the locality's future. It is a practical and interactive method of fostering both agricultural preservation and potential future growth by developing a framework to guide the entire community into the future.

Community strategic planning is a dynamic planning process based on the principle that local people should control and determine their own lives as much as possible. The process involves a flexible method for analysis, as well as focused consensus building and the fostering of local commitment.

The process results in a Plan; community success results from implementation. This Comprehensive Plan was developed locally, endorsed locally, and will be implemented locally. The document is full of information. But information is not enough. The Town and its agents must sell it and commit to implementing it for the Plan to be useful and effective. This means communicating benefits, not just facts and figures. It means creating emotional appeal and

working with all local organizations. It means motivating action on the part of the official, resident, and landowners.

III. WHAT ARE THE ADVANTAGES OF PLANNING?

Establishing the Town of Courtland Comprehensive Plan with pre-determined strategies reduces the potential for having to make decisions under crisis situations. The Plan establishes priorities for balancing agricultural preservation with appropriate development and gives a rationale for future decisions to approve, alter or deny projects or programs as they are proposed.

The Comprehensive Plan also integrates the goals and objectives of community groups so that each can see the other's objectives. The process enhances communication and mutual awareness among all the stakeholders in the Town of Courtland. With this plan in place, the Town as a community can reach a higher degree of consensus and more efficiently allocate local resources.

IV. WHAT PROCESS WAS USED IN THE TOWN OF COURTLAND?

The Town of Courtland Comprehensive Plan is the result of a collaborative effort between Town residents, the Town Plan Committee, State Agencies, and MSA Professional Services. This multi-staged effort used several different forums to gather community input and background information. Historical Data and past data projections were compiled by MSA to aid in the discussions and the community planning process. Committee discussions and exercises helped to establish the goals and objectives behind the plan. Public meetings helped to maintain a dialogue between the Committee and Town residents. The following stages outline the process used to create the Town of Courtland Comprehensive Plan.

Plan Committee Meetings

The plans and policy formation was driven by the ideas generated by the Town of Courtland Plan Committee. Town Plan Committee included the following participants:

Plan Committee Members: Jane and Dave Brown, Diane and Brian Jung, Sarah Lloyd, Jim and Jeanne Radke, Glenn and Donna Smits, Chuck and Marilyn Sytsma, JoAnn and Don Wingers, Lynn Wingers.

Interested Citizens: Jim Agnew, David Braaksma, Dennis and DiAnn Jones, Ray and Virginia Niehoff.

The planning process began with MSA providing an introduction to Smart Growth and what is required in a "Smart Growth Plan". This information was used to guide the planning process. A series of X meetings and X public hearings were held before the plan was sent to the Town Board for approval.

Public Participation Plan

A public participation plan was developed and adopted by the Town board to solicit and encourage meaningful public information.

Land Use Analysis

Existing and proposed land uses were analyzed through a variety of means. Data included parcel information, soil mapping, environmental constraints, as well as desired growth within the Town. Much of the analysis was prepared using GIS (Geographic Information Systems) mapping. These "smart maps" are directly linked to data tables and allow for a sophisticated look at land use patterns. The Town Plan Committee and citizen participants provided a wealth of information to make the mapping and analysis more accurate.

Demographic Research

A variety of sources were consulted to document conditions and trends in the Town of Courtland. Data sources included the US Census, Wisconsin Department of Administration, Wisconsin Department of Revenue, along with several other sources. Courtland is fortunate that a great deal of 2000 census information was released in time for use by the Plan Committee.

Community S.W.O.T Analysis

The plan committee was given an opportunity to prioritize planning related issues through a SWOT analysis. SWOT is short for Strengths, Weaknesses, Opportunities, and Threats. These issues were listed and then prioritized by the Plan Committee. Information on this exercise can be found in the appendix.

Goals, Objective, Policy Generation

A key part of the process was the development of goals and objectives for the Town. Goals are the broad statements that can be used to summarize to the overall policy direction. Objectives are created as different ways in which the goals can be achieved. Together, goals and objectives should provide a clear framework from which the comprehensive plan can be created. The goals and objectives were based upon the S.W.O.T. (Strength, Weakness, Opportunities, and Threat) Analysis that was performed by Town Plan Committee and MSA Professional Services.

Local Expertise

Local expertise was key to the planning process. Expertise came from committee members, Town Residents and Local Government officials. Different forums were used to gauge this information including public hearings and meeting participation.

Public Informational Meeting

A public informational meeting and public hearing was held on December 12, 2002 to review the draft comprehensive plan. The meeting notice was published according to Class I standards as required by state statute. A presentation on the plan was given and public comments were taken.

Coordination with Other Communities and Government Agencies

The Town of Courtland has worked to include neighbors and government agencies in the planning process. Both the Villages of Cambria and Randolph were invited to present at plan committee meetings. Those jurisdictions along with adjacent towns were given copies of the plan. Additional data and information was provided by the Columbia County Planning and Zoning department.

Officials from the DNR and DOT have played an integral role in providing data on their plans in the area. Draft copies of the comprehensive plan were also submitted to the DNR, DOT, Department of Administration and Columbia County for their review.

V. AMENDMENTS

The Comprehensive plan is intended to be a "living" document. Simply, this means that it must be able to reflect current conditions and pressures. To keep this document current and usable, it is recommended that the Town of Courtland Comprehensive Plan be reviewed at a minimum of every two years by the Town Plan Committee and the Town Board. The Town of Courtland is encouraged to make necessary amendments and changes to their plan. A public hearing, with proper meeting notice, should be held to ensure there is local input on any amendments to the Plan. Specific recommended guidelines for reviewing and updating this plan are included in Chapter 4.

CHAPTER 3

THE COMPREHENSIVE PLAN

I. INTRODUCTION

A. SMART GROWTH COMPLIANCE

The following Comprehensive Plan has been developed to meet the State of Wisconsin's "Smart Growth" Comprehensive Planning Guidelines as defined in State Statute 66.1001. According to Statute, the following nine elements must be included in the comprehensive plan:

- *Issues and Opportunities Element:* Background information on the local government and a statement of overall objectives, policies, goals, and programs to guide future development and redevelopment over the next 20 years.
- *Housing Element:* A compilation of objectives, policies, goals, maps and programs of the local government to provide adequate housing supply that meets existing and forecasted housing demand in the local area.
- *Transportation Element:* A compilation of objectives, policies, goals, maps and programs to guide the future development of transportation modes, including highways, transit, bicycles, walking, railroads, systems for the disabled, air, trucking, and water transportation. The plan also should compare the local goals with county, regional, and state transportation plans.
- *Utility and Community Facility Element:* A compilation of objectives, policies, goals, maps, and programs to guide future development of utility systems and community facilities, such as sanitary sewer, water supply, storm water management, solid waste disposal, recycling, telecommunications, cemeteries, health care and child care facilities, police, fire, libraries, schools, and other public facilities. This section will also include a forecast of expansion or rehabilitation projects for the various systems and utilities.
- *Agricultural, Natural, and Cultural Resources Element:* A compilation of objectives, policies, goals, maps, and programs for the conservation and effective management of natural resources, historic and cultural resources, community design, and recreational resources.
- *Economic Development Element:* A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention, expansion, and focus of the economic base and quality employment opportunities in the local market area. Assess categories or types of businesses and industries desired by the community, its strengths and weaknesses, and evaluate contaminated sites for future development.
- *Intergovernmental Cooperation Element:* A compilation of objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions,

including school districts and adjacent local governments, for siting and building public facilities and sharing public services.

- *Land Use Element:* A compilation of objectives, policies, goals, maps, and programs to guide the future development and redevelopment of public and private property. This section contains projections on future residential agricultural, commercial, and industrial land uses including assumptions of net densities. This section also contains a series of maps that show current and future land uses, agricultural soil types, floodplains, wetlands, public utility service districts, and community facility areas.
- *Implementation Element:* A compilation of programs and specific actions to be completed in a stated sequence, including any changes to the local codes and ordinances. This section describes how each of the other elements will be integrated and made consistent with other elements, and shows a measurable scale to achieving these standards. A process for review, update, and amendment every 5 years must be noted with complete review no less than every 10 years.

B. ORGANIZATION OF THE COMPREHENSIVE PLAN CHAPTER

This Chapter of the Town of Courtland Comprehensive Plan details the following items:

- Issues and Opportunities
- Housing
- Transportation
- Utility and Public Facilities
- Agricultural, Natural, and Cultural Resources
- Economic Development
- Land Use
- Intergovernmental Cooperation

Goals, objectives, policies, and plans are all included in the discussion of these elements. Other elements are covered as noted below. Goals are the broad statements that are used to summarize to the overall policy direction for the Town of Courtland. Objectives represent different ways in which to measure the progress towards the goal. Together, goals and objectives should provide a clear framework from which the comprehensive plan can be created. The policies and action steps are the recommendations that the Town should follow to meet its goals and objectives. More detailed strategies for plan implementation are discussed in Chapter 4.

II. ISSUES AND OPPORTUNITIES

A. INTRODUCTION

The following section has been developed as an introduction and starting point for the Town of Courtland's Comprehensive Plan. At the heart of this plan lies the Town's desire to protect prime agricultural lands and preserve farming as a viable way of life for Courtland's residents. Other issues that will be addressed in the planning process include long term recommendations to Columbia County on how to update existing zoning codes to reflect the needs of Town residents.

B. GOALS, OBJECTIVES, POLICIES

Goal 1: Identify and promote appropriate development opportunities that increase the local tax base while maintaining the Town of Courtland's rural and agricultural heritage.

Objectives:

- Define what the term "development" is to the Town of Courtland. Use the definition/definitions in the preparation of this plan.
- Develop a set of Town guidelines and ordinance recommendations that will focus on expanded tax base.
- Encourage the development opportunities that meet these guidelines and ordinances.
- All remodeling and renovation will meet the Town and County guidelines and ordinances; variances and waivers will be discouraged for non-conforming uses and structures.
- Base the Town's direction and future planning decisions on these policies in coordination with Columbia County.
- Promote new development that minimizes the requirements for new infrastructure.

General Policies for Attracting and Promoting Appropriate Development:

1. Prepare and adopt a Comprehensive Plan in compliance with State Smart Growth requirements.
2. Identify developments in the area that expand the local tax base and use these examples for the development of new codes.
3. Coordinate updated ordinances with Columbia County to ensure that the Town's plan is compatible with resulting regulations.
4. Encourage Columbia County and adjacent Townships to adopt ordinances that support the policy direction of the Town of Courtland Comprehensive Plan.

5. Require developers to pay for necessary infrastructure improvements associated with their developments.

Goal 2: Promote growth that supports the existing way of life in Courtland.

Objectives:

- Define what Agriculture is for the Town of Courtland.
- Promote development that will support agricultural and open space uses.
- Develop policies that will support agricultural uses so they continue to thrive beyond 2020 in Courtland.
- Encourage surrounding communities and governments to support the agricultural land use base of the Town of Courtland in their land use decisions and regulations.
- Ensure new agricultural uses in the Town will not have a detrimental effect on natural resources or existing land uses.

General Policies for Supporting and Promoting the 'Existing Way of Life':

1. The Town Board will use the Comprehensive Plan to justify land use decisions and formal recommendations at the Town level.
2. The Town Board will use the Comprehensive Plan policies to justify land use recommendations to Columbia County and the Villages of Randolph and Cambria.
3. The Town will distribute the Comprehensive Plan to adjacent and overlapping jurisdictions for use in their community planning and development decisions.
4. Town residents will work with the surrounding communities to enhance the agricultural services available.
5. Require right-to-farm language to be incorporated into all certified survey maps (CSMs) and subdivision plats approved in or adjacent to the Town of Courtland.
6. Develop a Town specific list of desired and undesired agricultural uses.
7. Guide any future residential development away from areas in which the agricultural use is determined to be non-compatible with development.
8. Mitigate environmental, economic, and traffic consequences of improvements to the local roadways.

III. HOUSING ELEMENT

A. INTRODUCTION

Housing is an important part of the comprehensive planning process. There is limited pressure for residential development in the Town at this time. Figures from the US Census and the Wisconsin Department of Administration show a steady loss in population over the past four decades in Courtland. The nearby Villages of Cambria and Randolph are experiencing more residential growth on their north sides, away from Courtland.

Special housing needs, however, do exist within the Town. This is especially true for older residents and for the families of area landowners.

For the Town of Courtland, it is key that any future housing in the town does not inhibit the farmer's right to farm. The balancing of individual property rights with the well being of the Town's future is key to creating a long term housing plan for the Town.

B. GOALS, OBJECTIVES, POLICIES

Goal: Maintain an adequate supply of housing to meet the needs of Town of Courtland residents.

Objectives:

- Increase local control of the type, quality, density and location of new residential housing.
- Increase local control of the rate of new residential development.
- Reduce conflicts between residential and agricultural uses.
- Protect productive agricultural land from dense housing developments.
- Protect sensitive environmental areas from housing developments.

Housing Policies:

1. Participate and contribute with efforts to update County zoning to allow for desired types of residential development based on the Town's adopted land use plan.
2. Require any higher density developments to locate in areas with accessible utility connections.
3. Encourage a minimum acreage of two acres is used for future rural residential parcels created in the Town. Consistently apply policies and recommendations in this plan when evaluating new CSMs or subdivision requests.

4. Encourage housing developers to integrate different types of housing and housing at different levels of affordability into any future residential subdivisions and other housing developments.
5. Future residential and rural residential developments shall have driveways accessible to emergency vehicles.
6. Limit any future duplex and multi-family developments in the town to the areas designated on the land use plan and its subsequent updates. All developments of this type must meet the standards identified in this Plan.
7. Work with Columbia County Planning and Zoning to have Town Board recommendations considered on future planning issues within the Town. Recommendations regarding future housing developments should be applied consistently and should meet the guidelines established in the Town Plan.
8. Review future CSMs and subdivisions to ensure minimum buffers prescribed in this plan are incorporated in new developments.
9. Require right-to-farm language to be incorporated into all Certified Survey Map and subdivision plats approved in or adjacent to the Town of Courtland.
10. Subdivision of an individual agricultural use parcel for construction of a home by an immediate family member may be allowed if the location complies with all other residential use guidelines of this plan.
11. Any proposed residential development that has a significant potential for conflict with livestock operations or manure spreading should be discouraged from locating in an agricultural area.
12. Restrict residential development in areas designated as floodplains or wetlands.
13. Work with Columbia County and the WI DNR to ensure septic standards are clear, enforceable, and are being met to protect groundwater.
14. Identify programs offered through the State, County, and other institutions to provide financial assistance to low-income homebuyers to alleviate the demand for affordable mobile home housing.
15. Limit and discourage residential subdivision developments on agricultural lands determined to be prime and productive.

C. HOUSING PROGRAMS AND GENERAL ACTION STEPS

1. Review deed restrictions for new subdivision development.
2. Based on market conditions, the Town of Courtland Board should reserve the right to designate the number of building permits issued on an annual basis. Such a number should be approved annually by the Town board and reflect growth needs.
3. Work with Columbia County to adopt density policies and land use designations that allow for residential development greater than 1 home per 35 acres in select areas designated for residential and rural residential use in the Town.
4. Work with Columbia County to reduce frontage requirements in designated areas for residential lots.
5. Have model conservation subdivision, cluster development and traditional neighborhood design information on file at the Town Hall and County Planning office to share with interested developers.
6. Work with the County to update the agricultural preservation plan and ordinance to reflect Town Comprehensive Plan.
7. Work with the County to update the zoning ordinance on exclusive agricultural zoning district regulations to reflect Comprehensive Plan.
8. Require new housing developments to incorporate erosion control measures and stormwater management practices recommended and approved by Columbia County and the State of Wisconsin.
9. Work with Columbia County and the DNR to adopt/enforce a storm water runoff ordinance.
10. Restrict the development of mobile home parks (multi-unit mobile home developments) in the town through zoning. Ensure that County zoning does not allow these as permitted or conditional uses for zoning classifications used in the Town of Courtland on all areas in which mobile home parks are not desired.
11. Establish and enforce a housing code to preserve the quality of the Town's housing stock. Included should be minimum design standards for new and existing homes. Efforts should be focused on making sure homes are safe and meet general aesthetic requirements. Such a policy should not be used to set up a minimum home value for new homes in the town.

12. Work with the Columbia County planning department to implement cluster development ordinances in zoning and subdivision regulations as an open space preservation option for new development.

Housing for the Residents of Courtland

There are currently no plans for any multi lot (5+) subdivisions within the Town of Courtland. A pattern of controlled rural residential housing is preferred. Guidelines have been established under the land use section to help ensure that future rural residential properties are compatible with farming operations.

Range of Housing Choices

A range of rural housing types currently exists in Courtland. No additional programs to solicit developments of different values are currently sought after as the Town looks to preserve its rural character. Many housing options are not feasible in the Town due in part to the lack of services. A range of rural homes of different values is expected to remain in the Town.

Housing for retired farmers and other landowners should continue to be allowed for those wishing to remain in Town. Some housing for such individuals could occur under a new rural residential zoning district. Members of the community needing additional living assistance should be directed to appropriate developments near the Town.

Low and Moderate Income Housing

There are no plans for new low and moderate-income housing developments. Those looking for developments other than rural residential should be directed to area municipalities that provide water and sewer services. Rented housing units currently exist and should continue to be used to house those not able to afford a home.

Housing Rehabilitation

Residents wishing information on housing rehabilitation should visit the housing resources listed in the appendix of this plan. No other programs at the local level are needed at this time. It is strongly urged that Columbia County reviews its policy regarding abandoned and dilapidated structures so as to allow for their removal without denying residents the right to future rebuilding. Residents are concerned that unsafe and unsightly vacated buildings remain standing until the property owner is ready to rebuild so as not to lose the development credit. The Plan recommends that this policy be updated in a way to allow these structures to be cleared and allow for new structures to be built at a later date.

IV. TRANSPORTATION

A. INTRODUCTION

Transportation planning must meet the varied needs of Town residents. Transportation planning must balance the unique needs of cars, farm vehicles, bikes, pedestrians and other modes of transportation.

B. GOALS, OBJECTIVES, POLICIES

Goal: Promote and maintain a safe, convenient, and accessible transportation network that meets the varied needs of Town residents.

Objectives:

- Maintain a well-designed road network that will serve the needs of the Town residents and will minimize disruptions to agriculture and open space.
- Promote the improvement of STH 146 to more safely and efficiently move people and products throughout the Town.
- Coordinate transportation planning efforts with County and adjacent Village efforts.
- Explore systems and strategies to encourage alternate transportation modes.
- Manage the transportation system to address traffic volumes, safety and congestion.

Transportation Policies:

1. Refer to access control ordinances being enforced by Columbia County and the State of Wisconsin. Additional or more restrictive access control measures are not deemed necessary for the Town at this time.
2. Require developers to set aside right-of-way in any new development that occurs along County or State roads to comply with existing standards and meet future plans.
3. Require all new roads in the Town are constructed in accordance to standards in the State Facilities Development Manual section 11-15-1 and any applicable County Standards.
4. Request that County officials formally update the Town Board on changes and pending changes to area transportation plans and policies.
5. Require that any reconstruction of existing roads meet standards in the Wisconsin Administrative Code Chapter Trans 204.

6. Provide local input towards the development of a trail system along and around the Paradise Marsh.
7. Protect the existing private landing strips by requiring buffers and/or larger lots when development occurs on adjacent properties.
8. Support measures to facilitate the flow of traffic (especially trucking) while providing a safe access from local streets and driveways.
9. Continue to work with the DOT to schedule improvements for STH 146 and encourage the DOT to follow that schedule. Efforts to have the DOT move up construction before 2009-2010 should continue through correspondence and meeting attendance.
10. Continue to have Town representatives attend state and county transportation related meetings to ensure that the Town is informed of plans or policies for roadways in and around the Town of Courtland.

C. PROGRAMS AND GENERAL ACTION STEPS

Traffic Impact from New Developments

It is recommended that Town of Courtland officials work cooperatively with the Villages of Cambria and Randolph to establish boundary agreements with provisions that address traffic impact studies. Studies should be required as a part of future annexations of Town land for uses that could have an adverse impact on nearby Town roads. This would include but is not limited to heavy industrial development, business or industrial parks, or large residential developments. This should be a cooperative effort that addresses intergovernmental traffic concerns. The Town and surrounding Villages should consider potential revenue sharing options if proposed developments can be tied directly to increased maintenance or other Town road costs.

STH 146 Reconstruction

The only known scheduled highway construction project is that of STH 146. Information on the project is in the appendix. The project has been pushed back several times. Consistent contact between the Town and the DOT should continue even if the STH 146 task force does not formally meet.

Local Road Network

No proposed significant changes are planned for the Town's rural road network. A description of the existing system can be found in the appendix.

Bikes and Recreational Trails

No additional bike and/or pedestrian trails are immediately scheduled at this time. The Town Board could consider such a development as a long-term opportunity. The emergence of recreational horse riding and the Horse Council development in the City of Columbus has the potential to significantly increase the need for recreational and horse trails in the area. That

could be an important part of developing niche and tourism markets in the region. Regional recreational assets such as the Paradise Marsh should be considered as potential trailhead locations or stops along a multi-jurisdictional trail system.

Such an effort would likely be best performed as a regional endeavor. The Town of Courtland should work closely with surrounding jurisdictions, Columbia County, and the DNR to examine different regional options that could become a part of the Town. Issues that would have to be addressed include land/easement acquisition, funding sources, and designating proper corridors.

It is recommended that any trails in the area be constructed as multi-use routes.

Costs for such a development could vary greatly. Land acquisition and material costs vary depending on use and location. Hiking trails would likely need only a minimal amount of surfacing materials. Trails suitable for bicycle use will need additional surfacing. The Wisconsin Bicycle Transportation Plan estimates that crushed limestone surfacing on a trail can be performed for about \$10,000 a mile.

Regional Transit Opportunities

The need for regional transit, while not an immediate priority, should be considered a long-term goal in the entire region. As demand for transit between Beaver Dam, Columbus, Madison, and other larger comities arises, the Town should encourage the Villages of Cambria and Randolph to become potential stops to serve town residents.

D. TRANSPORTATION PLAN MAP

V: UTILITY AND COMMUNITY FACILITIES

A. INTRODUCTION

The availability of utility and community facilities is an important factor in shaping future growth patterns in the Town. Courtland maintains a limited amount of services on its own. No water or sewer districts exist in the Town. Other services are provided by the county or through shared programs with nearby municipalities. This component of the plan will identify future needs for utility and community facilities.

B. GOALS, OBJECTIVES, AND POLICIES

Goal: Develop and maintain community utilities and facilities that will meet the current and future demands of the Town of Courtland.

Objectives:

- Discourage development in areas where it is not feasible to connect to existing utilities or where it is environmentally unsound to use a septic system.
- Promote accessibility by emergency and public safety vehicles to all homes in the Town.
- Limit the number, type, design and location of telecommunications towers in the Town of Courtland.
- Maintain adequate size and buffers for cemeteries in the Town of Courtland.

Utility and Community Facilities Policies:

1. Maintain a list of resources regarding septic mound maintenance for Town residents to help them avoid costly repairs associated with mound systems and to promote system efficiency.
2. Require documentation from certified inspectors/engineers that sites have suitable soils for septic systems as part of the building permit process. Documentation must show all applicable state and county standards have been met before a permit is awarded.
3. Discourage placement of mound systems in front of principal structures.
4. Maintain the Town/County recycling program.
5. Continue to contract for collection of solid waste and recycling materials with Columbia County.
6. Establish a routine roadway clean-up program to collect garbage, debris and illegal litter in coordination with Columbia County.

7. Cite and work with the County to enforce their existing telecommunication tower ordinance to balance the structures' potential revenue potential with safety and aesthetic issues.
8. Extend agreements to have fire service provided by nearby municipalities. Evaluate services on an annual basis to ensure the needs of Courtland residents are being met in the most cost effective manner.
9. Coordinate an annual meeting with all fire districts to update on capital planning and service levels.
10. The Town Board should review the service level for all public facilities at a minimum of every five years. Changes in land use, population, service costs, and desired level of service by Courtland residents should be considered.
11. Work with State and Columbia County to establish clear, objective policies relating to septic system restrictions and replacement guidelines.
12. Work with Columbia County to develop mound system landscaping standards to improve the appearance of mound systems throughout the Town of Courtland.
13. Work with Columbia County to incorporate alternate sanitary facility designs for use in the Town of Courtland.
14. Coordinate long-term (eternal) planning for expansion and maintenance of existing cemeteries.

C. UTILITY AND PUBLIC FACILITY PROGRAMS AND GENERAL ACTION STEPS

Sanitary Sewer Service and Septic Systems

There is no public sanitary sewer service existing or planned for the Town of Courtland during the next twenty years. Rather, it is expected that the current system of private septic systems will continue to be used. State Comm 83 standards should be enforced when deciding upon what type of septic system (if any) is suitable for a given area. A map showing these areas is included in the Map Gallery section of the Appendix. Specific information about the Comm 83 program is found in the appendix. Developments requiring a public sanitary service will be encouraged to locate in nearby municipalities.

Concerns about private mound septic systems were raised at different points in the planning process. It has been noted that the appearance of mound systems throughout the Town is generally not desirable. Various landscaping and screening guidelines have been established in other communities to help such systems blend into the landscape. It is recommended that the

Town adopt local standards for screening and landscaping if this concern remains in Courtland. Such an effort may best be coordinated with the County and the State.

Proper mound landscaping can lead to "healthier" mounds and thus cut down on maintenance costs. Preliminary recommendations include:

1. When possible, locate mound systems in areas that have shrub or perennial cover, outside of manicured lawn areas.
2. Planting of trees and shrubs in front of mound to protect views between drives, homes, and roads. Generally, trees should be planted approximately 20 feet from the mound. However, trees that typically seek water reservoirs should be placed a minimum of 50 feet from the mound. Trees and shrubs should never be planted on the mound itself.
3. Consider native grass and wildflower plantings on the mound. These can actually help preserve the integrity of the mound by holding the soil. (*Information from the University of Minnesota Extension*)

Storm Water Management

There are Town concerns regarding storm water management. Among the most significant concerns was that the removing of tiles and ditches for Paradise Marsh Wetland Restoration is having an adverse effect on local storm water management. It is recommended that a storm water management plan be considered for the Town if storm water management remains problematic for large portions of the Town. Local property owners, town officials, and DNR officials should cooperatively look at solutions for solving problems unique to certain properties.

Additionally, it is generally recommended that any future developments limit the amount of impervious surface added to the landscape to decrease runoff. Limiting development on steep slopes is another way to limit runoff in the Town.

Water Supply

Water supply is provided by private wells. There is no municipal well system currently serving the Town. The current system of using private wells is expected to continue in the Town. Developments needing a municipal water source will be encouraged to locate in nearby municipalities where they can be adequately served.

Solid Waste Disposal

Solid Waste Disposal services are currently contracted out. No additional service needs are anticipated at this time.

Recycling Facilities

The Town currently participates in the Columbia County recycling program that is meeting resident needs. No additional services are anticipated at this time.

Parks

The Paradise Marsh area is the only public recreation area designated in the Town. It will provide areas for hiking and hunting activities. At this time, other public recreation areas can be found in the nearby Villages of Cambria and Randolph. A need for new town parks is not anticipated at this time.

Telecom. Facilities, Power Plants and Transmission Lines

See Appendix

Cemeteries

There are currently two cemeteries in the Town of Courtland. No additional physical space is needed in the coming years; however, the Town and Cemetery Associations must resolve issues of cemetery maintenance. The Town should continue to provide financial assistance to cemetery associations. Identify ownership and maintenance responsibilities for the cemeteries when local associations are no longer to carry out management of the facilities.

Health Care Facilities

Town of Courtland residents are served by facilities in Randolph, Cambria, Beaver Dam, Waupon, Columbus, Portage, and Madison. There is not an anticipated need for additional health care facilities within the Town limits.

Child Care Facilities

Child care facilities are found in the Village of Randolph, Town of Randolph, and throughout the area with independent providers. It is noted that there may be a shortage of childcare facilities for Town residents. In the Town, childcare facilities will be promoted as an encouraged home occupation.

Police

Police service is provided by the Columbia County Sheriff. The need for additional services is not anticipated at this time.

Fire

Fire service is provided by the Villages of Cambria, Randolph, and Fall River Fire Departments. No additional service needs are anticipated at this time.

Rescue and Emergency Medical Services

Rescue and EMS services are provided by the Villages of Cambria, Randolph, and Fall River Fire departments. No additional service needs are anticipated at this time.

Libraries

The Town is served by excellent libraries in Cambria, Randolph and Rio. The need for additional libraries is not anticipated at this time.

Schools

The Town is served by the Randolph, Cambria-Friesland, Rio, and Fall River districts. The need for additional physical school facilities to accommodate Courtland residents is not currently anticipated. Any future subdivision developments that involve multiple residential units should be presented by the appropriate school district for their comment and to aid in their planning efforts.

VI: AGRICULTURAL, CULTURAL & NATURAL RESOURCES

A. INTRODUCTION

Courtland's open space and agricultural lands are important resources for the Town. The following section outlines strategies to help protect and enhance those unique resources in the Town.

B. GOALS, OBJECTIVES, AND POLICIES

Goal 1: Protect the Town of Courtland's groundwater resource.

Objectives:

- Develop a set of guidelines and ordinances will be developed for groundwater protection.
- Identify sources of potential groundwater contamination.
- Ensure new wells will not affect existing potable water sources.
- Review existing ground water regulations that govern the Town.

Policies Relating to Ground Water Protection Policies:

1. The Town will work with Columbia County to expand and modify the County Groundwater Protection Ordinance to meet specific needs of Town of Courtland residents.
2. The Town will work with Columbia County to identify all existing and abandoned wellheads (especially those related to old dairy or feed operations).
3. Follow land use plan to limit future developments in environmentally constrained areas that could lead to ground water pollution.

Goal 2: Guide the future use of the Paradise Marsh Area and other natural recreation areas in the Town.

Objectives:

- Educate and involve local residents in decisions pertaining to the Paradise Marsh area.
- Identify the opportunities and ways in which the Town of Courtland could benefit from continued expansion and investment in the Paradise Marsh Recreational Area and other recreational marshlands in the Town.
- Identify opportunities to increase the local voice and work with the DNR in Paradise Marsh-related issues.
- Have property owners and the Town of Courtland be aware and contribute to the long-term plans for the Paradise Marsh Recreational Area.

Policies For Recreation Areas

1. The Town of Courtland should request the Department of Natural Resources formally considers Town of Courtland input to update, review, and revise the long-term development plan for the Paradise Marsh.
2. The Town of Courtland will appoint an advisory committee to work with the Department of Natural Resources on the long-term development plans for the Paradise Marsh.
3. The Local committee will review future plans for the Paradise Marsh to address drainage and other local concerns.
4. The Town of Courtland will identify property owners affected by the Paradise Marsh long-term development plan and inform them of upcoming meetings and decisions by the Department of Natural Resources.
5. The Town of Courtland will work to identify ways in which the Paradise Marsh Recreational Area will allow for additional value/tax base/development in the Town, thus expanding the local tax base.
6. The Town of Courtland will use the long-term development plan to promote wildlife habitat, hunting, and other outdoor activities.

Goal 3: Protect the Town's Agricultural Base.**Objectives:**

- Work to maintain Agriculture will be the dominant land use in the Town of Courtland.
- Protect agricultural land uses from encroachment of incompatible land uses such as dense residential development or heavy polluting industry.
- Encourage the diversification of local agriculture to allow for continued farming operations.

Policies for Agricultural Preservation:

1. Coordinate updated farmland preservation ordinance with Columbia County.
2. Coordinate updated zoning and subdivision ordinances with Columbia County.
3. Require right-to-farm language to be incorporated into all Certified Survey Maps and subdivision plats with lot divisions approved in or adjacent to the Town of Courtland.

4. Work with the UW-Extension Service to identify alternative agricultural products for cultivation or development in the Town of Courtland.
5. Coordinate rezoning and land division applications with Columbia County so that the Town's recommendations are a significant factor in any land use decision.
6. Invite the County Planning Office to give an annual presentation on development trends to Town residents.

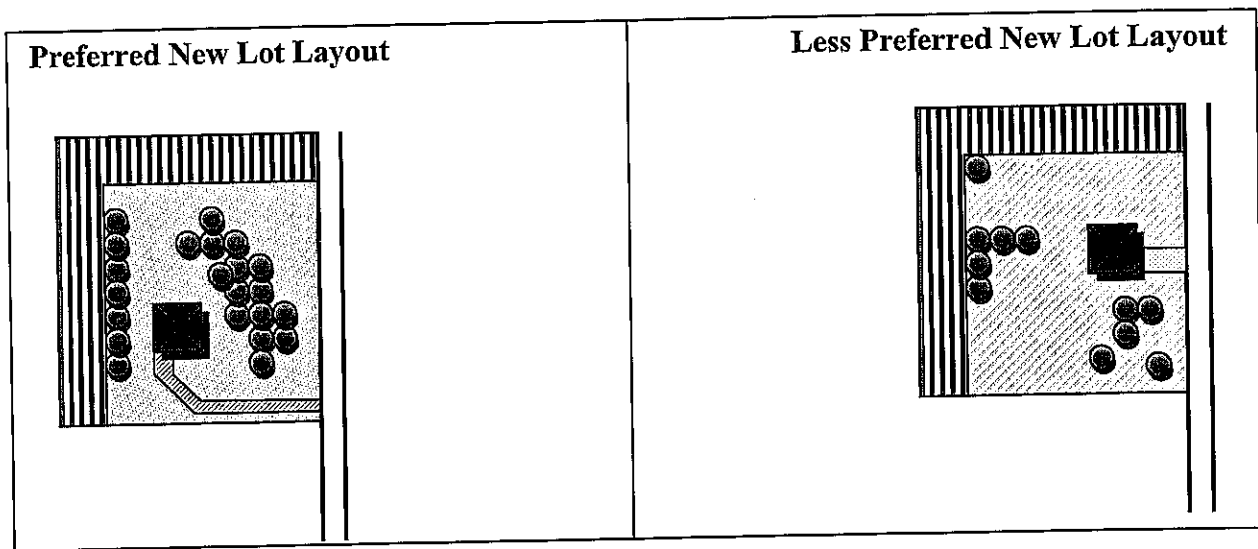
Goal 4: Preserve the Town of Courtland identity.

Objectives:

- Identify the unique aspects that give local residents share a common sense of place.
- Find ways to have visitors and neighbors identify the Town of Courtland as a distinct location.
- Identify and preserve local historic and natural features so as to reinforce the pride in local residents.

Policies to Preserve and Enhance Local Identity:

1. Compile a local history of the Town of Courtland using property records, personal histories, local cemeteries, and county documents.
2. Develop an auto tour of the Town that related to farming activities, housing styles, historical trends, and local sites such as the Town Hall, cemeteries, Paradise Marsh and railroad corridor.
3. Protect the area's sensitive environmental areas in coordination with the Columbia County zoning office and Wisconsin Department of Natural Resources.
4. Consider the development of a recreational lake using one of the existing ponds in the Town.
5. Hold an annual picnic at Town Hall for all residents.
6. Encourage the Conservation Club to expand its activities in the Town of Courtland.
7. Work with the Columbia County Historical Society to identify and publicize local historic sites.

Figure 3.6-1 General Rural Residential Design Guidelines**Preferred Design of Future Rural Residential Parcels**

- Preserve Mature Vegetation
- Use trees, other vegetation, and existing landscape to buffer homes from roads and intensive agricultural uses.
- Consider the planting of new trees to create natural buffers.
- When possible and feasible, limit home exposure to highways and busy roads.

These guidelines may sound like common sense, but they have been listed so as to protect the unique landscape that belongs only to Courtland. People chose to live in Courtland because it is rural. These simple guides help to ensure development respects those patterns.

VII: ECONOMIC DEVELOPMENT

A. INTRODUCTION

Agriculture drives the Town of Courtland's economic base. The plan committee has not expressed an interest in attracting large industry and commercial development to the Town. It's focus should be on rural and farm related industry. It is the opinion of the plan committee that most large-scale developments would be most appropriate near municipalities that can supply necessary services. While the overall goal is to support agriculture, there is local interest in positioning Courtland to become part of a local or regional niche market in the future to compliment its rural, agricultural heritage.

B. GOALS, OBJECTIVES, AND POLICIES

Goal 1: Pursue compatible economic development opportunities that would compliment the Town of Courtland and its rural and agricultural heritage.

Objectives:

- Develop a clear description of the Town's role in economic development so that Columbia County and the State of Wisconsin will be supportive of local activities.
- Encourage smaller, family-based businesses are the preferred focus of economic development projects to keep the scale and local contacts.
- Identify and utilize opportunities for Town involvement in discussions with potential commercial and industrial developers.
- Highlight the location of the Town relative to employment centers such as Beaver Dam, Madison, and Portage when marketing to targeted businesses.

Policies to Guide General Economic Development:

1. The Town Board will meet with the Columbia County Economic Development Commission (CCEDC) and explain the Town's direction for economic development.
2. The Town Board will appoint a contact person for all commercial and industrial inquiries and notify Columbia County and the Wisconsin Department of Commerce on this appointment.
3. Encourage CCEDC to include agricultural and natural resource companies in their targeted industries for recruitment into Columbia County.
4. Pursue the development of an ethanol production facility or other compatible agribusinesses and related industries in or near the Town of Courtland.

5. Provide a formal local review of all proposed industrial development as to the proposed development's safety, traffic impact, and economic impact to ensure all proposed projects are appropriate for the Town and in the best interest of its residents. Share local recommendations with County Zoning.
6. Use the information in this Plan to identify local businesses that may be seeking expansion locations and support their efforts to stay in the area.
7. Encourage incompatible uses to locate in adjacent communities so that the employment stays local but does not affect the Town land uses.
8. Identify local contractors who may be able to expand; promote these contractors through a preferred provider listing to local residents, companies and governments.

Goal 2: Promote the development of a niche market in the Town of Courtland.

Objectives:

- Have the Town of Courtland become a destination or source for specific goods or activities.
- Encourage potential niche markets to develop allowing for continued agricultural production and family-owned farmland.
- Encourage the Villages of Cambria and Randolph to support the niche market with transportation, housing and distribution links.
- Promote smaller, family-based businesses to form the basis of the new market.
- Local talents and energy will support the initiative niche market initiative.

Policies to Guide the Development of a Local or Regional Niche Market:

1. Meet with the CCEDC and UW-Extension to determine possible niche markets for development.
2. Coordinate research efforts with the Villages of Randolph and Cambria, since they will be included in support services.
3. Identify the specific grant programs and revenue sources available to fund these economic development related projects.
4. Develop an informational packet that can easily be provided to potential developers stating the benefits of the Town of Courtland for their business development.
5. Find local residents to lead Courtland efforts to promote the niche market.

Goal 3: The Town wishes to have an available, local workforce to meet local needs.

Objectives:

- Encourage local school district curriculums to support the Town's economic development goals.
- Identify opportunities for improved pay for local jobs.
- Increase the local employment base number and quality of jobs available.

Policies to Enhance Local Labor Force:

1. Meet with local school district superintendents to describe the economic development goals of the Town and surrounding community.
2. Meet with local businesses to promote year-round employment rather than seasonal work.

C. ECONOMIC DEVELOPMENT PROGRAMS AND GENERAL ACTION STEPS

Strengths for Attracting Business

Strengths for attracting businesses include having available land and rail access. The predominance of agricultural activities helps to make the Town attractive for limited and controlled growth of agriculture-support industries. Reasonable proximity to larger markets may also be beneficial. A small amount of rural-type commercial could also feasibly be attracted to the Town.

Weaknesses for Attracting Business

There are several weaknesses that the Town of Courtland has in attracting business and non-farm economic growth. One is the lack of a large local labor force. Another possible weakness is the existing highway network. Generally, the Town of Courtland is at a disadvantage for attracting many firms due to the fact it is not located along an interstate or other controlled access highway. Highways 146 and CTH P are important routes through Town, with the former part of future reconstruction plans. Another weakness is the fact the Town does not provide public water or sewer service. Fluctuations in the state and national economy also have a significant impact on the number of firms looking to relocate or expand in the area.

These factors certainly will limit the number of businesses that would decide to locate in Courtland. It does, however, provide the Town the opportunity to focus on agricultural preservation and small-related industries that are most compatible.

Types of Preferred New Businesses

It is anticipated that the Town of Courtland will remain an agricultural-based community. Thus, any new commercial or industrial development should compliment the existing community. Agriculture related businesses and industries should be the targeted focus.

Commercial growth is a particular challenge in that there is a limited population in the area with a generally small amount of traffic passing through the Town. If Courtland wishes to pursue commercial development, the Town should look to develop regional niche-type markets. Preliminary recommendations would be to link to unique local amenities such as the Horse Council Development in Columbus. Small commercial developments that link to potential tourism at the Paradise Marsh may also be appropriate.

Columbia County Economic Development Corporation

Further involvement with the CCEDC is encouraged if the Town Board finds that the CCEDC can help attract agricultural-related businesses and other rural commercial developments deemed appropriate for the Town.

Location of Future Business and Industry

One of the largest challenges in preparing a comprehensive land use plan for the Town of Courtland was the designation of areas for limited business growth. A very limited amount of growth for rural commercial and industry is planned and anticipated for the Town. Thus, the Town has not designated a corridor or set aside a large area for this type of growth. It should generally be agreed, however, that certain areas in Courtland are better suited for commercial and industrial development than others. The following criteria have been established for the Town to evaluate local rezoning requests to commercial or industrial uses.

1. Commercial and Industrial Developments requiring municipal services should be located in nearby villages.
2. Spot rezones should be discouraged. New commercial and industrial growth is ideally located adjacent to existing uses in the Town when possible.
3. Commercial and Industrial developments should not occur in areas labeled flood plains, wetlands, or other environmental constraint.
4. Lands adjacent to area railroads could be considered for limited growth, so long as the site does not produce undue conflicts with existing residences and other uses.

VIII: LAND USE

A. INTRODUCTION

Courtland's land use plan has been developed to maintain agricultural and open space as the Town's most dominant land use. Sensitive environmental areas have been displayed with the intent of preserving them. A related portion of the land use plan can be found in the Town's long term recommendation to Columbia County regarding changes to their zoning codes for Courtland.

B. GOALS, OBJECTIVES, POLICIES

Goal: Preserve and maintain the area's rural character while allowing for planned and controlled development opportunities.

Objectives:

- Develop a land use plan to meet the needs of Courtland residents.
- Direct all developments away from sensitive environmental areas.
- Direct dense, multi-unit residential development away from the Town's prime and productive agricultural areas as defined by Columbia County's soil survey.
- Direct any and all new developments to areas physically suited for development.
- Ensure any new development does not create drainage problems for the Town.
- Adopt measures to limit the open storage of abandoned vehicles and refuse along road frontage.
- Develop measures to ensure absentee-land owners are meeting all applicable standards.
- Promote landscaping an/or buffering between non-compatible uses.

Policies for Guiding Future Land Use Decisions:

1. Identify areas not suitable for development including steep slopes, environmental corridors, future right-of-way, poor soils for development, prime agricultural areas, and other development limiting factors.
2. Restrict all developments on these areas not physically suited for the particular development by recommending strict agricultural or environmental zoning.
3. Use the land use plan when considering any future changes to land use. All changes to the zoning map must be consistent with the recommendations contained in this land use plan.

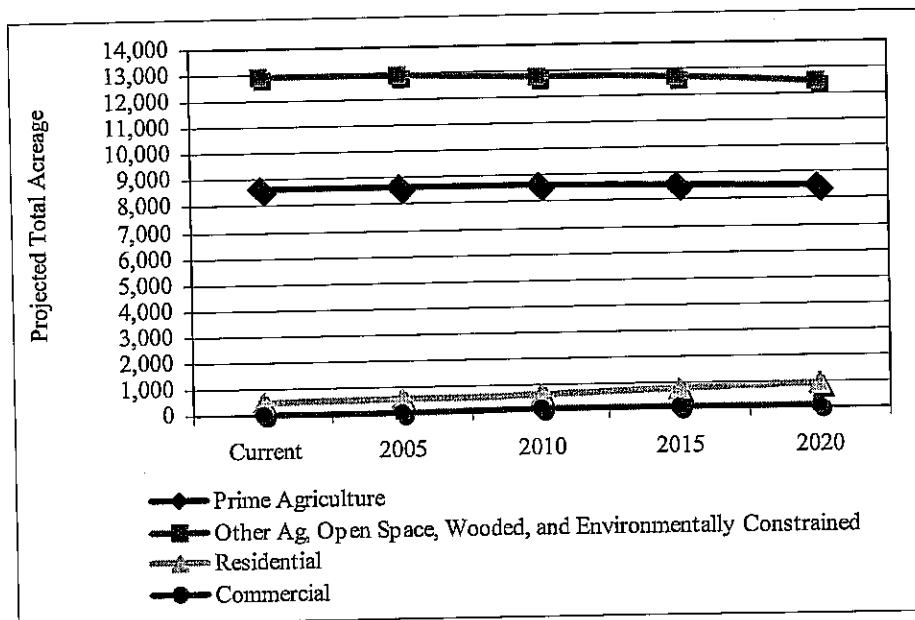
4. Use the land use plan to identify if there are any physically suited areas that are desired for multi-lot residential development. Additionally, reference the land use plan with Town of Courtland property owners wishing to subdivide off a single lot. Such efforts should be done to help Courtland and its residents make decisions in meeting the projected housing needs for Courtland.
5. Consider the adoption of cluster-developments to preserve rural and open-space characteristics while meeting housing needs for the Town in any areas in which multi-lot residential developments are desired on plan updates.
6. Require any new developer of multi unit residential property, commercial property, or industrial property to submit drainage plans so as to determine any new development will not adversely affect drainage.

C. LAND USE PROJECTIONS

The following land use projections show approximate land use needs over the next twenty years. As the 2002 plan was being developed, limited growth was projected within the Town. Development from the nearby villages of Cambria and Randolph is expected to occur to the North, thereby not encroaching upon Town lands. Some areas that may be part of future annexation and negotiations have been indicated on the land use plan.

Figure 3.8-1 Courtland Estimated Land Use Needs: 2000-2020

The table at the right shows estimated land use needs for the Town of Courtland. This estimate is based on the assumption that the current pattern of rural residential growth will continue to occur at its current pace. The table accounts for small increases in commercial land use as well as for urban growth anticipated from the Villages of Cambria and Randolph.



D. Land Use Map - Figure 1

E. FUTURE LAND USE DEFINITIONS

1. Agriculture, Open Space, Environmental Corridor

These land uses have been proposed to preserve and protect the Town's rural and agricultural way of life. Under this group are the following specific land uses:

Primary Agriculture and Open Space:

This area represents the Town of Courtland's best and most productive farmland. Uses are to include all agricultural uses as allowed under current Columbia County zoning.

Secondary Agriculture and Open Space:

This area has been developed to differentiate the Town's best farmland from other farmland and open space areas. The long-term recommendation to Columbia County will be to allow additional splits for rural residential housing in these areas. However, additional residential splits will only be recommended if the proposed development project meets the criteria established in Figure 3.8-3.

Wooded:

These lands are areas with significant forest cover as witnessed from aerial photography and windshield surveys of the Town. It is recommended that these lands are preserved. Thus, no multi-unit subdivisions are planned for wooded acres. Additional splits for new housing should only be considered if the proposed development meets the criteria established in Figure 3.8-3 of the plan. Special attention should be given to preserving as much of the wooded areas as possible.

Environmental Corridor:

The areas defined as environmental corridor consist of wetlands and floodplains within the Town. It is recommended that no future development be permitted on these lands. These lands are classified as a part of the "Open Space" category for existing land use. They have been made into a separate category to aid in future land use decisions.

2. Transportation

This use represents lands set aside for local, county, and state roads as well as their right-of way.

3. Residential Lands

Residential lands in the Town of Courtland have been divided into the following categories:

Farmsteads

The farmsteads shown on the land use plan represent existing farmsteads at the time of the analysis. For this analysis, a farmstead is defined as a permanent dwelling unit that houses owners, renters, or workers of adjacent and surrounding farm parcels. Future farmsteads are recommended to be allowed in primary and secondary agricultural areas if the proposed development meets the criteria in Figure 3.8-3.

Single Family

Areas listed as having a single-family land use fall under the following categories.

1) Existing single-family homes that are covered under current exclusive agriculture zoning. 2) Existing parcels rezoned to "Single-Family". There are only a few of these parcels spread throughout the Town.

****No residential subdivisions, (5+ lot residential areas) were anticipated by the Town plan committee. The committee indicated that while this may not be the preferred type of residential development within the Town, such a development should be evaluated on a case-by-case basis. Careful attention should be given to avoiding conflicts with existing agricultural uses, natural development limitations, as well as whether or not the development could be served without public water and sewer. It is recommended that "cluster-type" developments and other rural design guidelines be considered when evaluating potential developments.**

Rural Residential

Rural residential properties consist of areas currently zoned A2 under Columbia County zoning. Under existing statute, this zoning code can no longer be applied.

4. Urban Transitional

These are the Town lands that are the most likely to be annexed by the Villages of Cambria and Randolph during the next 20 years. The Town should consider pursuing boundary agreements or other cooperative agreements with these municipalities if lands outside of these areas become part of future annexation proposals.

5. Surface Water

This area is composed of local streams, ponds and lakes in the Town of Courtland.

6. Commercial

This category contains lands used primarily for commercial activities that would support local agriculture or not be in conflict with existing land uses. Commercial uses requiring public water and sewer will be encouraged to locate within area municipalities.

7. Public/Institutional

Areas of governmental, educational, religious, or medical property uses. Other quasi-public organizations such as public utility facilities are included in this category. This includes cemeteries.

F. FUTURE LAND USE BY ACREAGE

The following chart is a breakdown of Town land use classifications by the estimated total acreage if the development occurred exactly as shown on the Plan. This chart also shows the percent of total acreage and ranking by prevalence of land use where #1 is the land use with the most acreage.

Figure 3.8-2 Future Land Use by Area

Land Use	Existing Acres	20 Year Proposed Acres	Proposed Land Use as % of Total	Rank
Agriculture and Open Space¹	19,925	13,537	53-59%	1
Primary Agriculture/Open Space		8,000+	35-38%	
Secondary Agriculture/Open Space		4,000+	18-21%	
Environmental Corridor (wetlands/floodplain)	--	6,202	27%	2
Wooded	1,707	1707	7%	3
Transportation	538	538	2%	4
Residential (Farmsteads & Homes)²	470	500-700	2-3%	5
Urban Transitional		164	1%	6
Surface Water	110	110	< 1%	7
Commercial	29	39	< 1%	8
Public- Institutional	11	11	< 1%	9
Total	22,791	22,791		

F. LAND USE DENSITIES

It is anticipated that future residential development in the Town of Courtland will have a minimum lot size of two acres. Higher-density developments would likely need to be connected to public sewer and water. It is recommended that higher density development be directed towards nearby municipalities that can provide adequate service. This includes single family (with lot sizes less than two acres), duplex, and multifamily residences. It is further recommended that such a use will not disrupt existing farming operations if services are able to be extended.

¹ Range of percentages provided to accommodate limited rural residential development from these categories.

² It is anticipated that there will continue to be a limited number of additional residential splits created from Secondary and Prime Agriculture areas. These are mostly 2 acre lots created from CSMs. The chart on page 24 shows projected total acreages in 5 year increments. It is difficult to say where future splits would occur within these categories.

G. RECOMMENDED BUFFERS FOR FUTURE RESIDENTIAL USES

Figure 3.8-3 Recommended Buffers for Future Rural Residential

	Farm-related Help	Immediate Family	Other
Natural and Physical Constraints			
1. Steep Slopes > 20%	Require Plans from developer addressing erosion control, runoff, and septic suitability	Require Plans from developer addressing erosion control, runoff, and septic suitability	Require Plans from developer addressing erosion control, runoff, and septic suitability
2. Wetlands	Prohibited	Prohibited	Prohibited
3. Floodplain	Discouraged- Defer to County Standards	Discouraged- Defer to County Standards	Discouraged- Defer to County Standards
4. Septic Suitability	Refer to System Types Map	Refer to System Types Map	Refer to System Types Map
Agricultural Operations			
1. Proximity to manure lagoons, feed storage, and animal housing < 50 Animals	Work with Property Owner	500 ft	1,320 ft (1/4 Mile)
2. Proximity to manure lagoons, feed storage, and animal housing 50-999 Animals	100 ft- Work with Property Owner	1,000 ft	1,320 ft
3. Proximity to manure lagoons, feed storage, and animal housing 1000-6000 Animals	1,320 ft + 220 feet for every 1,000 animals above first 1000	1,320 ft + 220 feet for every 1,000 animals above first 1000	1,320 ft + 220 feet for every 1,000 animals above first 1000
4. Proximity to manure lagoons, feed storage, and animal housing for 7000+ Animals	2,640 ft	2,640 ft	2,640 ft (1/2 Mile)
Manure Spreading			
1. If Manure is injected	100 ft	100 ft	100 ft
2. If manure is spread	200 ft	200 ft	200 ft
Landing Strips			
1. From Centerline	200 ft	200 ft	200 ft
2. From Ends of Runway	1,200-2,200 ft	1,200-2,200 ft	1,200-2,200 ft

The preceding residential buffers table has been created as a tool for the Town Board to use when evaluating future residential splits. This is not a replacement of existing County Rezone Standards, rather a local supplement to it. The goal is through planning; future rural residential parcels can be added to the Town of Courtland without encroaching on the farmer's right to farm.

G. RESIDENTIAL BUILD-OUT SCENARIOS BY POPULATION AND DENSITY

The following table has been provided to show the different effects of residential development on population.

High levels of residential growth are not recommended for Courtland. This table shows growth well beyond what is called for in the Plan. This Table has been provided to give residents a series of "What if..." type scenarios.

Preferred Development patterns can be found on the last two lines.

Figure 3.8-4 "What If" Build Out Scenarios

Land Use Category	Total Acres	Adjusted Acreage Considering R-O-W, Constraints, etc.	Density Lots per Acre 2 Acre Lots	Number of Total Units	Persons Per Household			
					1.5	2	2.5	3
					Potential Population Increase			
All Prime Ag Land	19,000	14,250	0.50	7,125	10,688	14,250	17,813	21,375
All Non-Prime Ag Land	4,873	3,655	0.50	1,827	2,741	3,655	4,568	5,482
1/2 of Non-Prime Ag Land	2,437	1,828	0.50	914	1,371	1,828	2,285	2,742
1/4 of All Non-Prime Ag Land	1,218	914	0.50	457	685	914	1,142	1,370
1/8 of All Non-Prime Ag Land	609	457	0.50	228	343	457	571	685
1/16 of All Non-Prime Ag Land*	240	228	0.50	90	135	180	225	270
1/32 of all Non-Prime Ag Land*	120	90	0.50	45	68	90	113	135

*The Town of Courtland Comprehensive Plan anticipates there being between 500-700 acres of residential lands in the next 20 years. Thus, potential impacts would resemble the bottom two rows of figures.

VIII: INTERGOVERNMENTAL COOPERATION

A. INTRODUCTION

A key component of this plan is setting the stage for meaningful discussions and agreements between Courtland, Columbia County, and its neighbors.

B. GOALS, OBJECTIVES, POLICIES

Goal 1: Work with the State, County, bordering jurisdictions, and applicable agencies to foster cooperation towards the implementation of this plan.

Objectives:

- Work proactively to solve potential disputes
- Identify opportunities for shared services.

Policies for Intergovernmental Cooperation:

1. Establish boundary agreements with the Villages of Cambria and Randolph.
2. Coordinate extra-territorial review boundaries with the Villages of Cambria and Randolph
3. Review and recommend updates to the County Zoning ordinance to reflect the goals and objectives of the Courtland Comprehensive Plan.
4. Consult with the Wisconsin DNR on issues relating to parks, sensitive environmental areas, groundwater issues, or other issues of environmental concerns.
5. Work with Columbia County on the development and enforcement of ordinances that cannot be enforced at the Town level.
6. Work with Columbia County to adopt density policies and land use designations that allow for residential development greater than 1 home per 35 acres in select areas designated for rural residential.

Goal 2: Ensure that services keep up with growth.

Objectives:

- Coordinate service levels with adjacent communities.
- Identify and minimize impact of development on existing services.

Policies to Ensure Shared Services are Coordinated with Growth:

1. Evaluate the potential for shared facilities in large capital projects.
2. Coordinate bidding and construction projects for maximum impact.
3. Develop and share Capital Improvement Plans with adjacent communities to identify potential coordinated projects (For example roads, storm water management, or signage improvement programs).

C. INTERGOVERNMENTAL RELATIONSHIPS

This section outlines how the Town of Courtland works with other jurisdictions.

School Districts

The Town of Courtland is served by four school districts. These are 1) Randolph, 2) Cambria-Friesland, 3) Fall River, and 4) Rio. Information provided shows that these districts have been observing declines in their enrollment. Courtland students currently make up a relatively small portion of the districts. To illustrate, Courtland students make up roughly 6% of the Randolph district and less than 1% of the Fall River district. No students are currently in the Rio District.

Adjacent Local Governments

The Town is surrounded by the Columbia County towns of Randolph (north), Springvale (west), Fountain Prairie (south). The Town of Westford in Dodge County lies east of Courtland. No significant conflicts currently exist between the Towns and Courtland. It should be encouraged that future plans and zoning updates in these towns are consistent/complimentary with Courtland's Comprehensive Plan, particularly in boundary areas.

The Villages of Cambria and Randolph are Courtland's closest municipal neighbors. They share a regional heritage and a variety of services. Courtland residents have historically relied on these communities for many of their commercial needs. The jurisdictions have provisions for sharing Fire and EMS services (along with Fall River). There are currently no plans for the sharing of other municipal services.

There is no regional planning commission at this time to govern the Town.

Columbia County is the zoning authority for the Town of Courtland. Thus the enforcement and implementation of many aspects of this plan will need to occur through the County. It is the Town's desire to have its future planning recommendations given serious consideration by the County when they are based upon their adopted Plan. The County also provides the Town with a variety of services including policing (County Sheriff) and waste and recycling programs. The County Highway department also oversees maintenance of County Highways in the Town.

The State of Wisconsin has regulatory power over many Town Issues including State Highways and the Paradise Marsh Wildlife Area.

D. INTERGOVERNMENTAL AGREEMENTS

At this time, neither Cambria or Randolph have implemented Extraterritorial Zoning (ETZ). ETZ allows a joint planning commission with *equal representation* of Town and Village members to plan and zone in an area around the Village. State Statute would allow each Village to implement ETZ in a 1.5 mile radius around their boundaries. It is common for such agreements not to be immediately favored by towns, however, ETZ zoning takes the place of County Zoning in that 1.5 mile area. Other options to be used in place of or with ETZ could be pursued.

A **boundary agreement** is a legally binding document between jurisdictions that establishes future municipal boundaries, joint planning areas, plans, timelines, and provisions for providing services for a planning area between communities.

It is recommended that the Town of Courtland work proactively with the Villages of Cambria and Randolph to develop boundary agreements to guide future planning around the Villages. This should be done prior to any development or annexation proposals so decisions do not have to be made in a reactive manner. The underlying issues that make such an agreement necessary is the balancing of Courtland's desire to maintain local land and boundaries while recognizing the municipalities' possible desires for growth. This should be viewed as an opportunity for the Town to help shape decisions on its lands surrounding the Village. Again, this may be a more productive alternative to legal challenges of annexations not supported by the Town.

The Town Land Use Plan indicates areas where municipal growth may most likely occur (urban reserve areas). It is recommended that this be a starting point for negotiations. One potential option would be to develop specific agreements for areas outside these marked areas for a set period of time. However, many options exist and final approval would need to come from the Town Board on how to proceed.

Future boundary agreements could address items including:

1. Issues and Conflicts between jurisdictions.
2. Anticipated Jurisdictional Boundaries and their Timelines.
3. Provisions for developing joint plans and planning areas around the Villages. The guidelines established in the Courtland Town Plan should be used as a base.
4. Potential establishment of local joint zoning enforcement bodies in these areas that have equal Town representation.

Successful boundary agreements are built on open communication, flexibility, and cooperation. It will involve the efforts of officials, legal staff, planning staff, and input from residents. If it is determined that there is no immediate desire for boundary agreements between these communities, Town of Courtland officials should take a lead role in making sure the issue is raised before significant annexations are proposed.

Other agreements such as additional service sharing and revenue sharing agreements should also be sought with boundary agreements. A case for revenue sharing can be made if increasing costs for maintaining Town roads (or other facilities) can be directly linked to a new development on annexing lands.

E. ANALYSIS OF CONFLICTS

The following is a list of the intergovernmental conflicts that were discussed at several plan committee meetings by the Plan Committee.

Existing Conflicts

1. The Town would like to see more control over local zoning decisions (*Town/County*).

Potential Solution:

It is unlikely that the Town will be able to obtain self-zoning authority in the near future. However, the County has been updating many of its ordinances including its zoning ordinance that governs the Town. The development of a new rural residential category is one example. The County will likely be performing more updates as they complete their county-wide planning efforts. The Adopted Town Plan should be considered in these updates. It is anticipated that zoning updates, and the consistent application of the Comprehensive Plan by Town officials will help give the Town's recommendations on land use issues more weight.

2. Expansion of Paradise Marsh and Its Effects on Drainage.

Potential Solution:

Concerns have been raised that the restoration of area wetlands is having a detrimental effect on drainage on some parcels. This is a concern that is best addressed through conversations with concerned property owners, Town Officials and the DNR. If the problem impacts only a small number of parcels, meetings as discussed above will be adequate to look at potential solutions. If it is determined that this is a problem impacting a large number of parcels, the Town, DNR, and County should update plans for the area to adequately address drainage.

Potential Conflicts

1. Future Annexations of Town Land

Potential Solution:

There is some concern about the future annexation by the Villages of Cambria and Randolph. The conflict is that the Town would like to preserve its lands, boundaries, and tax base. It is understood, however, that the Villages may wish to grow in the future on lands that are currently in the Town. No immediate plans for annexation are underway to the Town's knowledge. One proposed solution is for all of the communities to develop boundary agreements before annexations are proposed. There are opportunities for joint planning in these areas. It is hoped that proactive planning of these areas can lead to mutually beneficial results for the Town and surrounding municipalities.

CHAPTER 4

PLAN IMPLEMENTATION

I. INTRODUCTION

This chapter of the Town of Courtland Comprehensive Plan has been created to establish a series of recommendations on implementing elements of the Smart Growth Comprehensive Plan. The recommendations have been organized by smart growth planning element. A discussion on existing and future implementation tools is also included.

II. IMPLEMENTATION TOOLS

A variety of implementation tools have been discussed in the plan. The following are already in place:

1. Zoning (through Columbia County)
2. Land Division Ordinance (through Columbia County)
3. Building Code (through Columbia County)
4. Highway Access Control (through Columbia County)
5. Comm 83 is an important tool for guiding any future development.

Go to <http://www.co.columbia.wi.us/ord/ord.asp> for detailed ordinance information.

It is also important to note that the following tools may be available for Courtland. These should be consistent with the Comprehensive Plan and its subsequent updates:

1. Cooperative Boundary Agreements with Cambria and Randolph
2. Adoption of a Town Official Map
3. County Zoning and Other Ordinances
4. Agricultural Preservation Plan Update
5. Impact Fee Ordinance
6. Future public land acquisition for recreational lands and parks.

III. ISSUES AND OPPORTUNITIES

Task	Timeline	Responsible Party
1. Send Plan to County and nearby communities. Make it available in public places.	Upon Completion of Plan	Initial plans by MSA, Subsequent Plan updates should be forwarded by Town Clerk.
2. Reference the Plan when evaluating future development proposals.	As developments are brought to the Town Board.	Town Board, County Zoning Staff.
3. Ensure plan is up-to-date.	One review meeting at least every 2 years.	Local Plan Committee
<p>4. Plan Amendments:</p> <p>Provide required public notice, a public informational meeting, and public hearing to go over proposed plan changes.</p> <p>Changes should be recommended by the local plan committee for incorporation and adoption into the Town's plan by the Town Board. A resolution of adoption of the amendments should be passed by Town Board.</p>	As needed.	Recommended by Plan Committee and approved by Town Board. Recommendations forwarded to County.

IV. HOUSING

Task	Timeline	Responsible Party
1. Consider the establishing of building permits limits if deemed necessary by Town Board.	Review policy in next five years or as development pressures increase. Any policy to be reviewed yearly to reflect realistic market trends.	Town Board.
2. Minimize use conflicts between farms and future non farm residences.	Use the recommendations in this plan to minimize conflict.	Town Board.
3. Adopt and add "right-to-farm" language into CSMs to protect farmers' ability to continue farming operations without petition from new residences.	Develop language: 2002-2003. Incorporate into CSMs as they are presented to Town Board.	Town Board, Consultation of Town legal staff recommended when developing language.
4. Identify existing resources relating to home buying, home maintenance, and rehabilitation programs.	As needed.	Town Clerk.
5. Establish a housing code to ensure minimum safety standards. Work with the County.	As needed	Town Board, Citizens, and Columbia County.
6. Reference COMM 83 septic standards and answer questions about the program to residents.	As Needed	Town Board, Clerk by referencing information in this plan.
7. Reference Housing section of plan when evaluating new development.	As needed	Town Board and County Planning Staff.

V. TRANSPORTATION

Task	Timeline	Responsible Party
1. Contact Villages of Cambria and Randolph to discuss future traffic impacts that future developments could have on Town roads.	Meet proactively to discuss long-range issues so complex transportation issues don't have to be addressed in a "emergency" situation.	Village Representatives, Clerks, and planning representatives if desired.
2. Establish/maintain transportation representative. Attend meetings and correspond with State and County transportation officials. Update the Town Board.	On going	Clerk, Town Supervisors, Board Members or other interested citizens interested in improving communications between Town and State/County transportation plans.
3. Reference Transportation Section of comprehensive plan when evaluating new development.	As needed.	Town Board, County Planning Staff.

VI. UTILITY AND COMMUNITY FACILITIES

Task	Timeline	Responsible Party
1. Explore mound system Landscaping Standards.	Before 2005	Planning Committee, County, and Planning consultant if desired.
2. Review service levels of all shared services to ensure there is an adequate level of service and that the price is cost effective.	On an annual basis	Town Board
3. Encourage childcare as an appropriate home occupation. Approve necessary permitting to qualified, respectable, trustworthy service providers.	As needed.	Town Board
4. Explain COMM 83 septic standards to town residents.	As Needed	Town Board, Clerk by referencing information in this plan.

Utility and Community Facilities Continued

Task	Timeline	Responsible Party
5. Establish a committee or town representative to provide local expertise and input towards the creation of a county-wide storm water ordinance or storm water management standards.	2002-2003	Interested town residents, town board members, or town clerk. Important to provide local input to the County.
6. Continue the use of private wells and septic systems.	On Going	

VII. AGRICULTURAL, CULTURAL, & NATURAL RESOURCES

Task	Timeline	Responsible Party
1. Work with the county on the development of updated groundwater protection ordinance.	As the County works on it.	Interested town residents, town board members, or town clerk. Important to provide local input to the County.
2. Reference the Ag/Cultural/Natural Resource component of the plan when evaluating future development proposals.	As developments are brought to the Town Board.	Town Board, County Zoning Staff.
3. Develop a Paradise Marsh Committee to work with the DNR to provide local input.	2002-2003.	Committee should be organized by clerk, board, or by motivated citizens.
4. Initiate formal contact with the DNR to work together on Paradise Marsh Issues. Work together to make viable plans that meet Town and DNR interests.	2002-2003.	Town Board/Clerk.
6. Establish a list of property owners affected by the Paradise Marsh development Plan. Keep those individuals informed.	2002	Town Clerk

Agriculture, Cultural, and Natural Resources, Continued		
Task	Timeline	Responsible Party
7. Work with the county on the development of updated farmland preservation plan. Appoint a local committee and a representative to provide input to the County Staff.	2002-2003 or as the County's work progresses.	Interested Town residents, Town Board members, or town clerk. Important to provide local input to the County.
8. Compile a local history of the Town	2002-2010	Coordinated by the Clerk, performed by students and interested town residents.
9. Develop a Road Tour and roadway tour guide to promote education of the Town's history	2002-2010	Coordinated by the Clerk, assembled by local plan committee. Include Villages of Cambria and Randolph
10. Organize annual Town picnic	2002-2003.	Organized by Clerk with the help of interested local residents.

VIII. ECONOMIC DEVELOPMENT

Task	Timeline	Responsible Party
1. Establish an economic development contact person for the Town.	2002-2005	Town Board/Clerk, or planning committee should find a local representative willing to volunteer time to familiarize themselves with the Plan's Economic Development goals and become a point of contact for ED inquiries in the Town. Person can also be a link to the County Economic Development Corporation and the State Department of Commerce by getting on mailing lists.
2. Invite representatives from the Columbia County Economic Development Corporations to present to the Town.	Annually	Invitations from Town Board.

Task	Timeline	Responsible Party
1. Establish contact with the UW Extension, as well as the Villages of Cambria and Randolph to develop area niche markets.	2002-2010	Develop a committee of interested residents. Could be initiated by clerk or board. This new task force should organize a public informational meeting to get local feedback.
2. Develop economic development informational materials.	If desired.	Clerk/Planning committee.
3. Follow Guidelines in the Plan for desired economic growth.		

IX. LAND USE

Task	Timeline	Responsible Party
1. Follow the land use guidelines in this plan when evaluating new developments.	Immediately after adoption	Town Board
2. Reference the recommended buffers when evaluating new developments.	Immediately after adoption	Town Board
3. Have representatives meet with the County so future zoning helps support the plan. Use the land use plan as justification for meaningful land use decisions at the local level.	Immediately after adoption	Appointed land use representative. (And Town Board)
4. Meet with the County to provide local recommendations on future "rural residential" uses in the Town.	Immediately after adoption	Appointed land use representative. (And Town Board)
5. Recognize that a plan is a land use guide and can be amended as unforeseen pressures occur.		Everyone

X. INTERGOVERNMENTAL COOPERATION

Task	Timeline	Responsible Party
1. Inform 4 area school districts of developments that could change enrollments.	As Needed	Clerk
2. Work with the Villages of Randolph and Cambria to proactively address concerns. Keep communication open and friendly in order to lead to productive solutions.	Immediately after adoption	Town Board
3. Consider the development of boundary agreements that include provisions for revenue sharing for annexed areas when Town costs can be directly tied to proposed developments. This should be considered especially in areas in which future growth is not shown on the land use plan.	Immediately after adoption.	Town Board and legal counsel.
4. Develop a series of local contacts and committees to work with agencies such as the DOT and DNR as outlined in this plan.	Before 2005	Clerk, Town Board

CHAPTER 5

LONG TERM PLANNING RECOMMENDATIONS

I. INTRODUCTION

This chapter has been created to explore the planning recommendations that the Town of Courtland Plan Committee has identified as being important to improve the effectiveness of planning within Courtland.

Special consideration in this section is given to the relationship between the Town of Courtland and Columbia County. The Town of Courtland is covered under Columbia County Zoning. The idea to present a long-term recommendation came from staff at the County Planning and Zoning office.

The recommendations are considered "long-term" in that the County is currently undergoing a planning process of its own. Upon completion of their process, it is anticipated that there will be changes made to their zoning code as well as other ordinances.

Thus, the recommendations in this chapter are that of the Courtland Plan Committee to the Columbia County Planning and Zoning Office.

II. LONG TERM PLANNING RECOMMENDATIONS

1. *Changes to the County's "Exclusive Agriculture Zoning" requirements should be considered. Amendments to the Agricultural Preservation Plan should reflect these edits.*

Specifically, the "1 home per 35 acres" policy should be reevaluated as to its application in some areas. The Town of Courtland shares Columbia County's desire to preserve agriculture and open space. The plan committee is committed to keeping agriculture prosperous in Courtland. However, the committee also recognizes that not all land currently zoned A-1 (Exclusive Agriculture) is "prime" agricultural land. While some of these lands are clearly not suitable for development due to wetlands, floodplains, and slope; other areas may be appropriate for rural-density housing.

At this time, the plan committee recommends that a new "rural residential" category be created in County Zoning. Courtland would encourage this category to be used in non-prime agricultural areas in which there would be minimum conflicts with existing agricultural uses. Other prime areas not currently in an agricultural use may be considered for this category.

2. *Recommendations for the creation of a Rural Residential Zone.*

As stated under number one, the Town of Courtland could benefit from the addition of a rural residential zone. Such a category would have a minimum lot size of two acres. Rezone requests should be based on the following:

(*Note, Minimum recommended buffers are included in Chapter 3).

- Physical suitability for construction and septic systems.
- Adequate buffers from agricultural uses.
- Adequate buffers from roads as required by the County and DOT.
- Adequate buffers from private landing strips.
- Lots accessible to emergency vehicles.

Courtland's Plan Committee would encourage this category to be used only in non-prime agricultural areas in which there would be minimum conflicts with existing agricultural uses. Other prime areas not currently in agricultural use may be considered for this category.

The intent is to use this designation only in select areas. It is not designated to be a "blanket" type zoning for the entire Town.

It should be noted that the Plan Committee also recommends that future rural residential housing consider the use of natural existing elements such as tree clusters to screen and buffer homes from roads and other uses. Such a recommendation has been developed to not only separate incompatible uses but also to preserve the rural character of the Town.

3. *Allow provisions for residents to raze unsafe, unsightly, and vacated structure while giving them the opportunity to rebuild or split off the parcel at a future date.*

The Plan Committee also recommends that Columbia County review its policy toward clearing vacated structures. Significant concerns were raised over the fact that many property owners that would be inclined to remove unsafe, unsightly vacated structures from their property have chosen to leave them up so as not to lose ability to put up a structure at a future time. The plan committee asks that the County consider not imposing a time limit on such an action. Thus, property owners could clear unsafe structures and retain the ability to put up another structure at some point in the future.

Such a policy would not only improve the Town's landscape but could also work towards improving the health and safety of Town residents.

TOWN OF COURTLAND BACKGROUND DATA FOR COMPREHENSIVE PLAN

INTRODUCTION

It is the expectation of residents today that local governments make intelligent choices regarding the location and advocacy of types of development. They want to ensure that the advantages of living in their community are being protected and enhanced, while any disadvantages are minimized or eliminated. Planning is the first step in establishing a formal process for identifying and making the best choices.

A successful plan is built on constant communication and cooperation, on an understanding of the past and a desire for a bright future. Coming to agreement on the design of the physical and economic character of a community requires balancing individual property rights with the good of the community as a whole. Ultimately, it forges a community vision, and paves the way for sound, value-based decision making and an effective development planning process.

This Appendix for the Town of Courtland Comprehensive Plan is a compilation of information, data, trends, and facts regarding the Town and its surrounding environs. Data on neighboring communities is used for comparison. The information collected and presented in the Appendix has been used to formulate the Plan and will continue to be used and updated to analyze the impacts of development plans on the Town of Courtland. Residents as well as Town and County officials should reference this Appendix as an encyclopedia for general historical information concerning the Town of Courtland and its neighbors.

As additional information or updated figures become available, they should be included in this portion of the document. As this information affects the Comprehensive Plan recommendations, it should be used as the basis for amendments to the Plan. This Appendix does not include any recommendations or action steps. That material is contained in the Plan, adopted by the Town Board, and published as Ordinance # ____.

I: ISSUES AND OPPORTUNITY INFORMATION

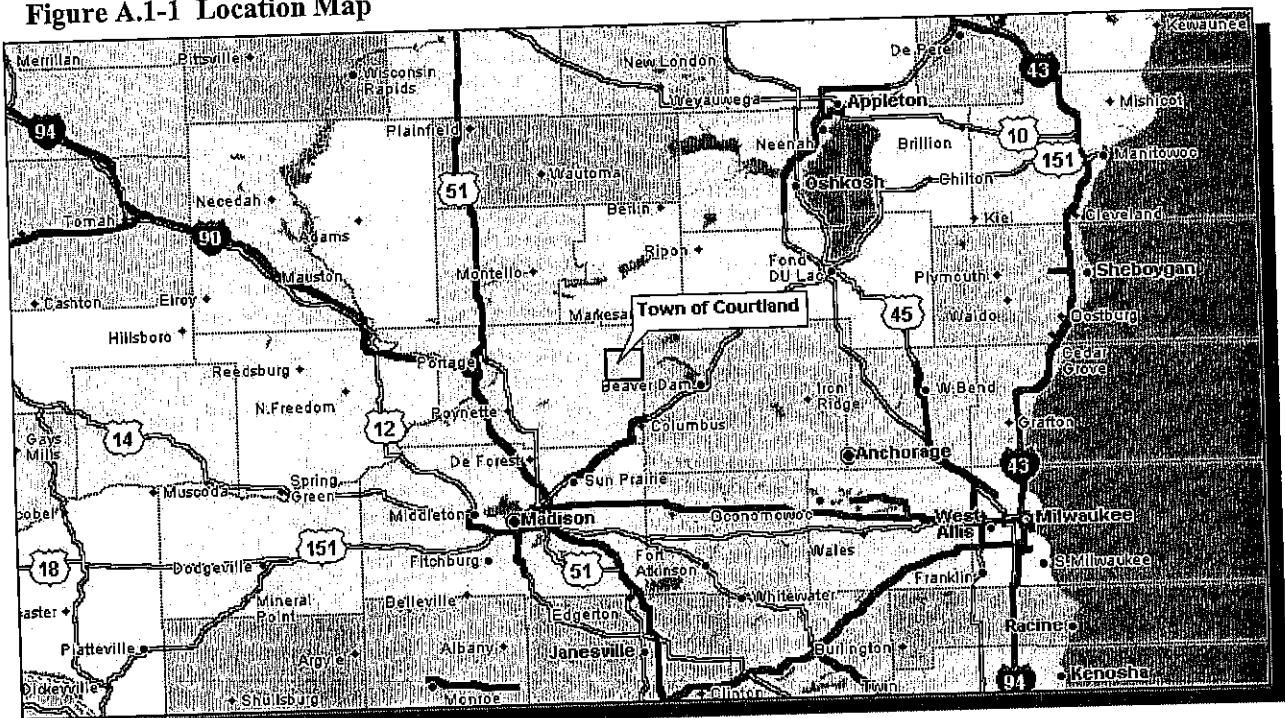
A. LOCATION

The Town of Courtland is located in East-Central Columbia County. The Village of Cambria is found in the northwest corner of the Town. The Village of Randolph is located in the northeast corner. The western border of the Town borders Dodge County.

Approximate distances to larger municipalities:

To Madison:	45 miles (to the southwest)
To Beaver Dam:	18 miles (to the northeast)
To Milwaukee:	90 miles (to the southeast)
To Oshkosh:	55 miles (to the northeast)

Figure A.1-1 Location Map



B. THREAT AND OPPORTUNITY COMMUNITY ANALYSIS

The following analysis was performed by the Town Planning committee and interested citizens. These issues were generated by Town residents. The numbers appearing after each statement reflect the number of votes that each issue received.

1. WEAKNESSES AND THREATS**General Issues**

- Growth may mean loss of the existing way of life in Courtland. (1)
- Weeds, abandoned equipment, in plain view (1)
- Dumping in Town (i.e. tires in the ditches) (1)

- No Town social activities to build sense of community.
- Lack of town identity, what do you promote for new residents to come to Town?
- Wastewater odors from canning plant.
- Annexation to villages of Cambria and Randolph, lost tax base.
- Do not want gravel pits or extraction activities due to the noise, dust, and truck traffic.
- No physical center to the Town.
- Aesthetic appearance controls for new franchises and commercial development in the Town.

Housing

- Mobile home parks. (3)
- Tract housing that covers every acre of land with subdivision development. (2)
- Reconstruction requirements (2)

- Abandoned homesteads

Transportation

- Roads along or through wetlands and standing water create a safety problem. (1)
 - STH 146 along Roberts Road is an example
 - CTH DG has been closed for high water levels

- Lots of trucking noise in the countryside (i.e. jake brake on STH 146, CTH P)
- Truck traffic.
- No direct route to any large employment center.
- No bus service to surrounding communities.

Land Use

- Drainage issues when development occurs (7)
 - New owners create problems and complaints
 - Plugged ditches
 - Erosion control on development sites

(Land Use Negatives, continued)

- DNR closing ditches or removing tiles for wetland restoration) (7)
- Land division requirement for 1:35 density results in
 - House built in the middle of a field
 - Limited lands available for single-family homes. (6)
- Concern over mega-farms, corporate farming with absentee land-owners. (5)
- Large projects that take entire farms and convert to other uses, size and scale of developments.
- Junkyards in outlying areas (2)
 - general car storage
 - used car business in Town?
 - farm equipment storage and disposal
- Town is a potential for new landfill sites.
- Future strip malls and franchise expansion into town from existing village limits, sprawl.
- Subdivisions in existing farmland – uses good productive land, conflict with farming activities.
- Loss of family farms, 1960's ideal of local ownership.

Economic Development

- The town and surrounding area need to develop a niche market for attracting business or economic development (Cambridge and Princeton examples). (3)
- Cambria downtown has many vacancies and lacks support services and retail for town residents. (1)
- Seasonal labor and potential pay discrepancies.
- Long term storage of broken vehicles, vehicle parts, and other general refuse relating to home occupations should not occur along public roads.
- Limited employment base. Few jobs in the area although the people and skills may be available in the Town.
- Pay scale in town and surrounding communities requires long commute for lower wages
- Lack of shops and services, especially retail and grocery store

Public Utilities and Facilities

- Mound systems cost is detrimental to the property owner (8)
- Septic replacement rationale and restrictions are confusing and illogical. (2)
- Mound system appearance is detrimental to the Town landscape (1)
- Road maintenance
- Roadside maintenance, brush removal is sporadic or non-existent
- Dangerous visibility problems.
- Multiple service districts for fire protection, long distance to firehouse and volunteer departments.
- Towers – cellular and communications UGLY.

- Electric transmission lines crossing the landscape, visibility and health concerns.

Agriculture, Natural, Cultural

- Future concerns for groundwater protection. (2)
- Paradise Marsh expansion could equal loss of tax base
- Ponds and lakes within the town are a result of poor drainage, not recreational activities.
- No recreation lakes in Town.
- Wellhead protections for old dairy operations

2. STRENGTHS AND OPPORTUNITIES

General Opportunities

- Growth adds to the tax base. (8)
- Seasonal workers earning lower wages may increase the likelihood of obtaining certain grant programs based on LMI statistics.

Housing

- Only single-family development in town, no multi-family projects. (1)
- New single-family homes are being built for new residents, not just replacement housing for existing residents.
- Housing near and around a golf course would be a nice addition to the Town.

Transportation

- Trucking service is available and accessible to local operations (2)
- Limited traffic problems (in the Town).
- CTH P and STH 146 weight restrictions limit trucking activities
- Rail service is available locally for crop transportation
- Local landing strips for private airplanes

Land Use

- Potential wind farms locations for local and area power generation. (3)
- Gravel pits and extraction activities allow for close and convenient product for the Town and other local government and development needs (1)
- Land is available with minimal septic problems. (1)
- Good hunting lands. (1)
- Gravel pits and extraction activities bring income to the property owner
- Small, local farms with home-grown produce, honey, blueberries etc....
- Some larger active farms have good appearance, successful, management and fits into site.
- Public recreation lands for hunting and outdoor activities.

Economic Development

- Ethanol plant is possibly here. (6)
- Small family enterprises. (2)
- Examples of niche markets which may be appropriate for the Town and surroundings (1)
 - Town is located close to major employment centers: (1)
 - Beaver Dam- Commercial and industrial
 - East side of Madison/Sun Prairie- commercial and industrial.
 - Fall River/Columbus- Commercial and industrial
 - Fox Lake- Portage- Correctional facilities
- Beaver Dam has majority of retail, commercial and support businesses needed by local residents.

Public Utilities-Facilities

- Town is served by multiple fire departments without having to provide their own facilities in town (however, this comes at a cost of duplication of facilities/equipment) (3)
- Communication towers bring revenue and service to community, income to property owners. (3)
- Multiple school districts that have good facilities – opportunities for school choice in local area (1)
 - Town has its own recycling center.
 - Town Hall facility is historic and adds sense of community and continuity.
 - Electric power lines bring service to the community.
 - Golf course would be nice.

Agriculture, Cultural, Recreation

- Paradise Marsh recreation area. (1)
- Conservation Club facilities and activities
- Wildlife in the area.

C. DEMOGRAPHIC TRENDS**Figure A.1-2 Historical Population**

Municipality	1960	1970	1980	1990	2000
Town of Courtland	701	628	601	528	463
Village of Cambria	589	631	680	768	792
Town of Fountain Prairie	744	816	771	743	810
Town of Randolph	802	729	700	702	699
Village of Randolph	1,507	1,089	1,206	1,227	1,869
Town of Springvale	484	504	521	466	550
Town of Westford		1,006	1,203	1,248	1,312
Columbia County	36,708	40,150	43,222	45,088	52,468
Dodge County	63,170	69,004	75,064	76,559	85,897
State of Wisconsin	3,951,777	4,417,731	4,705,642	4,891,769	5,363,675

Source: US Census

The Town of Courtland has seen consistent population loss over the past five decades. The trend is not entirely consistent with that of other area townships that have seen modest increases in population. The Town of Courtland's population has fallen by 33% since 1960. The Town of Fountain Prairie has grown by approximately 9% and the Town of Springvale has grown by approximately 14%. Factors contributing to population loss include annexation and population out-migration.

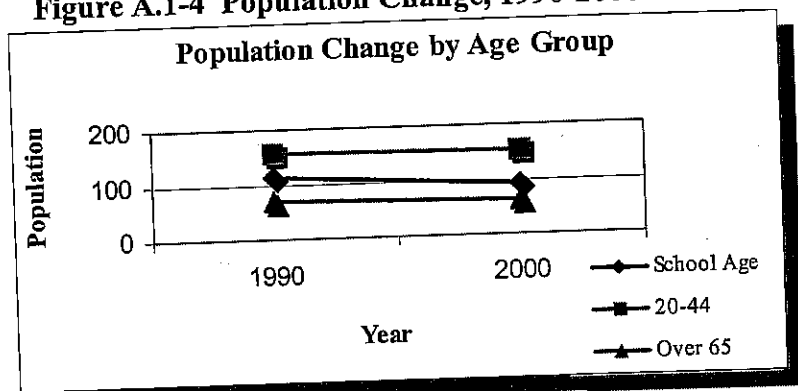
Figure A.1-3 Town of Courtland Age Distribution

Age Group	1990	% of Total	2000	% of Total
0 to 4	25	5%	32	7%
5 to 9	38	8%	23	5%
10 to 14	31	6%	35	8%
15 to 19	44	9%	33	7%
20 to 34	88	18%	77	17%
35 to 44	68	14%	74	16%
45 to 54	66	14%	72	16%
55 to 64	59	12%	54	12%
65 to 74	49	10%	37	8%
75 and older	20	4%	26	6%
Total Population	488	100%	463	100%

Source: US Census

The above figure shows the age breakdown for Town of Courtland residents. School aged children (5-19) make up approximately 20% of the population. Approximately 14% of the Town's residents are over the age of 65. 33% of the population is between the ages of 20 and 44. When compared to 1990 figures the following trends can be noticed:

Between 1990 and 2000, population among most age groups showed decline. For instance, school aged children 5-19 declined from 113 to 91. There was a small increase of children between 10 and 14, however this did not offset the overall loss. The decline in the number of school age children was the largest population loss among any age group for town residents between census reports.

Figure A.1-4 Population Change, 1990-2000

Source: US Census

A small increase was noted in children 0-4. There were also small increases in the 35-44 and 75+ age groups. Nevertheless, these small increases were not enough to offset overall population loss as well as loss for the larger age groups highlighted above.

Figure A.1-5 Historic Gender Distribution

	1960		1970		1980		1990		2000	
	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
Town of Courtland	384	317	335	293	314	287	273	215	258	205
	55%	45%	53%	47%	52%	48%	56%	44%	56%	44%

Source: US Census

The Town of Courtland has, and still has, a slightly higher proportion of males to females. The above table shows this information dating back to 1960.

Figure A.1-6 Town of Courtland Historic Racial Distribution

	1960		1970		1980		1990		2000	
	White	Non-White	White	Non-White	White	Non-White	White	Non-White	White	Non-White
Town of Courtland	701	0	612	16	594	7	488	0	458	3

Source: US Census

The racial make up of the Town of Courtland has historically been predominantly white. Currently, the non-white population consists of individuals claiming Asian or Native American heritage. Additionally, three residents claimed Hispanic origin.

Figure A.1-7 Educational Attainment, 2000

Highest Level Completed	Town of Courtland		Columbia County		State of Wisconsin	
Less than 9 th Grade	25	7.5%	1,654	4.7%	186,125	5.4%
9-12, No Diploma	32	9.6%	3,250	9.1%	332,292	9.6%
HS Graduate	166	49.6%	14,108	39.7%	1,201,813	34.6%
Some College, No Degree	72	21.5%	7,717	21.7%	715,664	20.6%
Associate Degree	10	3.0%	2,859	8.0%	260,711	7.5%
Bachelor's Degree	19	5.7%	4,074	11.5%	530,268	15.3%
Graduate/Professional	11	3.3%	1,867	5.3%	249,005	7.2%

Source: US Census (%'s based on Population 25 years and older)

There are some differences in educational attainment between Courtland residents and that of other County and State residents. Statistically, Courtland has a higher percentage of high school graduates than the County or State. However, the Town shows a smaller percentage of residents with post secondary education (including technical college, four-year college and graduate degrees.) The Town also has a higher percentage of individuals not graduating from high school when compared to the County or State.

Figure A.1-8 Measures of Household Income, 2000

Poverty Measurement	Town of Courtland	Columbia County	Wisconsin
Median Household Income	\$42,396	\$45,064	\$43,791
Median Family Income	\$44,375	\$52,540	\$52,911
Per Capita Income	\$18,355	\$21,014	\$21,271
% Below Poverty Level	7.2%	5.2%	8.7%

Source: US Census of Population, 2000

D. POPULATION FORECASTS**Figure A.1-9 Department of Administration Population Projections**

Municipality	2000	2005	2010	2015
Town of Courtland	488	464	445	419
Village of Cambria	857	883	902	921
Town of Fountain Prairie	739	724	711	692
Town of Randolph	698	694	691	683
Village of Randolph	1,350	1,381	1,406	1,429
Town of Springvale	442	424	410	391
Town of Westford	1,269	1,263	1,261	1,251
Columbia County	48,175	48,716	49,106	49,307
Dodge County	82,011	83,064	83,971	84,659
State of Wisconsin	5,287,825	5,409,536	5,512,313	5,676,793

Source Wisconsin Department of Administration, 1993.

The Wisconsin Department of Administration prepares annual population projections every ten years. The most recent projection prepared for the Town of Courtland was released in 1993. It is based, in part, on Census figures from 1990. That projection shows Courtland will continue to lose population. Updated DOA projections for the Town of Courtland will be released in 2003.

PART II. HOUSING INFORMATION

A. GENERAL HOUSING INFORMATION

Structural Characteristics

No one architectural style dominates the Town of Courtland's housing stock. Housing consists of a mix of styles common to many rural areas. Although no formal structural evaluation was performed for this analysis, a windshield survey of results shows that a majority of the Town's homes are occupied and well maintained.

Area Housing Data

The following table shows 2000 housing statistics as presented in the 2000 Census.

Figure A.2-1 2000 Summary Statistics

	Households	Housing Units	Vacancy Rates	Persons per Household
Town of Courtland	175	185	5.40%	2.65
Village of Cambria	307	339	9.40%	2.58
Town of Fountain Prairie	299	318	6.00%	2.71
Town of Randolph	228	240	5.00%	3.07
Village of Randolph	698	752	7.00%	2.54
Town of Springvale	197	207	4.80%	2.79
Town of Westford	551	709	22.3%	2.54
Columbia County	20,439	22,685	9.90%	2.49
Dodge County	31,417	33,672	6.70%	2.56
State of Wisconsin	2,084,544	2,321,144	10.20%	2.50

The above table illustrates some general housing statistics for the Town of Courtland. The 2000 Census indicates that the Town of Courtland displays a similar vacancy rate to other nearby Townships. The Town of Westford being the notable exception. Courtland does have both the fewest number of households and housing units and compared to the comparable communities.

Figure A.2-2 Occupancy Statistics

		Owner Occupied	%	Renter Occupied	%	Total Occupied Units
Town of Courtland	2000	143	81.70%	32	18.30%	175
	1990	149	87.10%	22	12.90%	171
	Change '90-'00	-6	-4.03%	10	45.45%	4
Village of Cambria	2000	225	73.30%	82	26.70%	307
	1990	206	72.54%	78	27.46%	284
	Change '90-'00	19	9.22%	4	5.13%	23
Village of Randolph	2000	506	72.50%	192	27.50%	698
	1990	471	73.25%	172	26.75%	643
	Change '90-'00	35	7.43%	20	11.63%	55
Columbia County	2000	15,298	74.85%	5,141	25.15%	20,439
	1990	12,302	72.93%	4,516	26.77%	16,868
	Change '90-'00	2,996	24.35%	625	13.84%	3,571
Dodge County	2000	23,067	73.40%	8,350	26.60%	31,417
	1990	19,632	68.36%	7,221	25.14%	28,720
	Change '90-'00	3,435	17.50%	1,129	15.63%	2,697
State of Wisconsin	2000	1,426,361	68.43%	658,183	31.57%	2,084,544
	1990	1,215,350	66.70%	606,768	33.30%	1,822,118
	Change '90-'00	211,011	17.36%	51,415	8.47%	262,426

The above table shows occupancy statistics for the Town and some surrounding environs. And although population has fallen between the 1990 and 2000 census, the number of housing units had a net increase of four. Where owner occupied units fell from 149 to 143, renter occupied units increased from 22 to 32.

Figure A.2-3 Age Characteristics of Area Housing

	1990 & on	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 & PRIOR
Town of Courtland	0	0	5	31	26	11	10
Village of Cambria	0	4	7	52	25	9	11
Town of Fountain Prairie	0	2	13	73	33	6	4
Town of Randolph	5	8	16	18	25	17	27
Village of Randolph	0	4	7	15	8	20	15
Town of Springvale	2	2	8	31	17	8	7
Columbia County	211	2,198	4,107	2,611	1,693	1,352	7,086
Dodge County	478	2,838	5,667	3,415	2,872	2,148	11,302

Source: 1990 US Census

The above table shows the age of Town Housing based on 1990 census figures. New residential construction peaked in the 1950s and 1960s. Smaller amounts of construction occurred pre 1940.

Housing Value

Generally, homes in the Town of Courtland display similar value characteristics to those in other rural parts of Columbia County. However, the Towns of Fountain Prairie and Randolph had some higher valued units within their boundaries.

Figure A.2-4 Value Statistics

	Under \$15,000	\$15,000- \$24,999	\$25,000- \$34,999	\$35,000- \$49,999	\$50,000- \$99,999	\$100,000- \$149,999	\$150,000- \$199,999	\$200,000 -and up
Town of Courtland	0	4	4	13	21	0	0	0
Village of Cambria	9	32	71	51	34	0	0	0
Town of Fountain Prairie	0	3	6	27	44	6	0	0
Town of Randolph	0	9	7	14	35	5	0	2
Village of Randolph	0	2	21	57	42	3	0	0
Town of Springvale	6	0	2	10	20	0	0	0
Columbia County	52	270	824	2,277	4,698	459	94	40
Dodge County	74	381	1,227	4,150	7,858	586	105	21
State of Wisconsin	8,637	30,049	72,460	183,295	496,895	95,351	24,030	17,237

B. HOUSING PROGRAMS

Community Development Block Grant-Small Cities Housing (CDBG)

CDBG funds may be used for various housing revitalization efforts. Any Wisconsin city, village or town with a population of less than 50,000 and not eligible for a direct federal CDBG grant, or any county not defined as "urban" by the U.S. Department of Housing and Urban Development (HUD), may apply. Approximately \$9 million is awarded annually.

Information from Wisconsin Department of Administration

Home Investment Partnerships Program (HOME)

A variety of affordable housing activities may be supported by federal HOME awards including down payment assistance for home buyers, rental rehabilitation, weatherization related repairs, accessibility improvements and rental housing development. Approximately \$13 million is awarded annually.

Information from Wisconsin Department of Administration

Homeless Programs

The Division administers three programs specifically designed to help homeless people:

HUD Emergency Shelter Grants -- funds may be used for homelessness prevention, essential services, rehabilitation of shelters and operating costs. Approximately \$1.4 million is awarded each year.

State Shelter Subsidy Grants -- provides up to one-half of an emergency homeless shelter's operating budget. Approximately \$1.1 million is awarded each year.

Transitional Housing -- provides housing and counseling to formerly homeless households so that they may become self-sufficient. Biennial awards totaling \$800,000 are made.

Information from Wisconsin Department of Administration Website

Housing Cost Reduction Initiative (HCRI)

Local sponsors compete for \$2.6 million in state grants annually to reduce the housing costs of low-income renters or home buyers. Eligible applicants include local units of government, American Indian tribes or bands in Wisconsin, housing authorities and nonprofit housing organizations. Eligible activities are emergency rental aid, home buying down payment assistance, homeless prevention efforts and related housing initiatives.

Information from Wisconsin Department of Administration Website

Local Housing Organization Grant (LHOG)

State grants are available to enable community-based organizations, tribes and housing authorities to increase their capacity to provide affordable housing opportunities and services. Approximately \$630,000 is awarded annually. *Information from Wisconsin Department of Administration*

Trade and Consumer Protection Division, Trade and Consumer Protection**Wisconsin Department of Agriculture, Services:**

The Trade and Consumer Protection Division is responsible for the investigation of unfair and deceptive business practices of all types. To prevent such practices, the Division develops and enforces industry-wide rules and individual orders against offending businesses. The Division also enforces state laws on consumer product safety and hazardous substances. The Division handles individual consumer complaints involving misrepresentation, false advertising and product safety. Landlord/tenant complaints, auto repair transactions, home improvement transactions.

HOME

A HOME loan, offered through WHEDA (the Wisconsin Housing and Economic Development Authority), features low down payments and below-market interest rates for first time home buyers. The interest rate is fixed for the term of the loan. The loan applies to all finished homes including: new and existing single family homes, existing or new condominiums with at least two bedrooms, a duplex (as well as three or four unit) home that is at least five years old, or a new duplex in special target areas. The program specifies that loan recipients live in the home for which the loan was received.

WHEDA Home Improvement Loan

The WHEDA Home Improvement Loan offers individuals with steady income and good credit a below-market, fixed interest rate home improvement loan. The loan is up to \$15,000 and is for a period of one to fifteen years. Improvements could include roof repair, window replacement, insulation, new plumbing, additions, or remodeling. The program specifies that loan recipients live in the home for which the loan was received.

III. TRANSPORTATION INFORMATION

A. EXISTING FACILITIES

The Town of Courtland is served primarily through a system of state highways, county highways and local roads.

Roads

STH 146 and STH 73 mark the only State highways in the Town's road network. No US highways or interstates pass through the Town. STH 146, a two-lane highway, runs north and south through the Town between the Village of Cambria and the highways termination at STH 16 (Town of Fall River). The road is labeled as a "Major Collector" route under the National Functional Classification System. STH 146 is scheduled for improvements including resurfacing, however, construction has been postponed until 2010. STH 73 runs through the Village of Randolph and meets up with CTH A just south of the Village limits. It is the only minor arterial within the Town limits.

County Highways P, B, A, G, CD, and DG traverse the Town of Courtland. CTH P marks the northern boundary between of the Town and serves as the primary route between the Villages of Cambria and Randolph. The road is classified as a major collector route. CTH A and CTH G are classified as minor collector routes. The remaining county highways and other roadways are classified as local roads.

Figure A.3-1 2000 Average Daily Traffic, Town of Courtland

Road	Location	Average Daily Traffic (2000)	Change 1998-2000
STH 146	S. of Cambria	540	+ 80
CTH A	S. of Town Hall	150	-20
CTH A	Near Rollanger Road	190	-130
CTH P	Between Cambria-Randolph	960	-640

Source: WI DOT, 2001

Rail

Two rail lines cross through the Town of Courtland. The Wisconsin and Southern runs east and west through Town lands between Cambria and Randolph. The Union Pacific line traverses the Town traveling Northwest-Southeast through the Northeastern portion of the Village. No rail stops currently exist within Town limits.

Airports

Nearest regional service is located in Madison at the Dane County Regional Airport. Other regional air service is provided at Whitman field in Oshkosh, WI. General Mitchell International Airport in Milwaukee provides national service as well as limited international air service. O'Hare International airport in Chicago also provides national and international air service.

IV. UTILITY AND COMMUNITY FACILITIES INFORMATION

Existing water, sanitary sewer and storm sewer systems figure prominently into Courtland's future. The community facilities and utilities in the area play a significant role in determining development patterns in the region. The rural character of the area can be maintained by encouraging developments to locate within area municipalities and there urban service area.

A. WATER SYSTEM

Drinking water to the Town is provided by private wells.

B. SANITARY SEWER SYSTEM

The Town of Courtland's sanitary sewer treatment is provided by private septic systems. Due to soil limitations in parts of Town, mound systems are quite frequently used.

COMM 83 Septic Standards

All private onsite wastewater treatment systems must comply with Wisconsin Administrative Code COMM 83.

Soil restrictions dictate where various types of systems may be used. The most common type used in Wisconsin is the conventional in-ground system, also referred to as a **below-grade** system. Wastewater is fed into a septic tank, where solids settle out of the waste stream and anaerobic bacteria begin to breakdown of organic matter (primary treatment). Clarified effluent then discharges via gravity feed into a soil absorption bed for treatment by physical filtration, biological reduction by aerobic bacteria, and ion bonding to clay particles. This type of system can experience localized clogging along the trench as solids and biomass accumulate along the areas of primary flow, and requires periodic pumping of solids from the septic tank. This system can generally be used in areas where there is 56" of unsaturated, native soils.

The next most common system is the Wisconsin Mound, or **new mound** system. Wastewater drains into a septic tank for primary treatment. It then is pumped to the soil absorption bed for treatment by physical filtration, biological reduction by aerobic bacteria, and ion bonding to clay particles. Controlled pressurized doses of effluent are pumped through an above ground, freestanding sand layer. The sand layer, in addition with a lesser amount of native, unsaturated soils than a conventional system, serves as the medium where biologic secondary treatment occurs. Because the system is under pressure, the wastewater is more equally distributed and reduces the chance of clogging. In addition, the "rest period" between doses allows for more effective pathogen and nutrient removal. Solids must be periodically pumped from the septic tank and the pump chamber. Finally, special efforts must be made to prevent leakage of the effluent at the base of the mound. The sand layer and native soil provide a combined 36" of soil depth for treatment of effluent (12" sand, 24" unsaturated, native soils). This type of system is for the most restrictive use sites that are still considered to be feasible sites for a private onsite treatment system.

The third type of system is the **at-grade** system. This system works identically as the new mound system, but is simply not elevated off of ground level. This type of system can be used on sites with 36" of native, unsaturated soils.

Homeowners should always have their soils of their property analyzed by certified professionals before installing or replacing any sort of private onsite wastewater treatment system.

C. STORM WATER SYSTEM

There is no storm sewer in the Town of Courtland. Storm water drains through several existing corridors and streams. Much of the water ends up in the Paradise Marsh area.

D. OTHER UTILITIES

Electric and Gas

Energy is provided by Alliant Energy and the Adams/Columbia Cooperative. Additional maps and provider service information is available online from the Wisconsin Public Service Commission.

Service Areas by Provider

<http://psc.wi.gov/electric/document/servterr.pdf>

Transmission Lines of 69 V or Higher

<http://psc.wi.gov/electric/cases/05cel113/m-etl69.htm>

E. COMMUNITY SERVICES AND FACILITIES

Police Protection

The Columbia County Sheriff's Department provides police protection for the Town. County police service is limited to the enforcement of County-level ordinances. Enforcement of local ordinances by the County is restricted.

Fire Protection and EMS

Fire protection and EMS services for the Town are provided by the Villages of Randolph, Cambria, and Fall River.

The Randolph Fire Department has 34 members, with 28 of them with State "Firefighter 1" certification.

The Randolph department has the following equipment:

- 1996 Pierce Saber Pumper, 1500 gpm pump, seating for 8 personnel, foam for class A &

- B fires, 1000 gallon water tank and Jaws equipment.
- 1986 Ford F350 4x4 truck with utility box, 250 gallon water tank and portable pump, misc. rescue equipment and jaws equipment.
- 1978 Ford LN800 tanker truck with 2500 gallon water tank.
- 1972 Ford F600 4x4 tanker truck with 1200 gallon water tank, 750 gpm front mount pump. (Being replaced by 2001 Sterling LT9500 with 3000 gallon tank and portable pump.
- 1974 E300 Van with extra air bottles and SCBA and miscellaneous rescue equipment.
- 1969 Ford F100 4x4 with 150 gallon water tank and pump for grass fires.

The department is housed in a 52 year old structure that was remodeled in 1997. Improvements included new truck bays, fire and EMS offices, new bathrooms and upgrades to the meeting rooms.

The only anticipated purchase in the next five years is a new 1 ton pickup truck and a thermal imaging camera.

The Cambria Community Fire Department has 26 active fire fighters and 3 support staff. They have the following equipment:

- 1983 Chevrolet with 1000 gallon water tank (Contains all equipment required per NFPA for a fire engine).
- 1966 Ford with 1000 gallon water tank. (Contains all equipment required per NFPA for a fire engine).
- 2001 Tanker with 3000 gallon tank and portable pump.
- 1974 Chevrolet with 250 Gallon tank. Truck carries equipment used for grass and wildland fire fighting.
- 1996 Rescue Squad.

The Cambria Community Fire Department center was constructed in 1946.

Future purchases include a new Grassland Wildland truck in 2002-2003, a new engine in 2003-2005 and another tanker in 2005-2007. Discussions have occurred for a new fire station, however, no plans are in place.

The Fall River fire department currently has 28 members. 24 members are Fire Fighter I certified while 4 are going through certification. The department is presently constructing a new fire safety building to house fire and EMS personnel.

Equipment includes:

- 1987 International GPM pumper
- 1971 Ward La France 1000 GPM pumper

- 1980 Grass truck with 250 GPM pump.
- 1979 Dodge Equipment Van.
- 1951 Jeep with 70 gallons/80 GPM for grass fires (on loan from DNR)
- 1974 Ford 1,5000 Tanker.
- 1985 Kenworth 3000 gallon tanker.
- 1971 Chevrolet 750 GPM Pump
- Pololaris 6x 6 gallon trunk.
- Thermal Imaging Camera
- Fortuna Inflatable rescue boat.
- 1990 Type II Ambulance
- Disaaster Trailer
- Polaris 6 x 6 ATV with rescue sled.

The Fall river EMS has 13 members and is available at all times.

Currently, the Fire district is in the construction stage of a new fire station which will house both the fire and EMS services. The facility is planned to meet projected needs for the next 30 years. Additional land is available for necessary expansions.

The EMS is hoping to obtain a new ambulance between the next 2-3 years. Currently, the service is being reviewed for Enhanced EMT services by the State of Wisconsin.

Area Medical Clinics

Courtland residents are served by the following medical clinics

2 clinics in Randolph

1 clinic in Cambria

Hospitals in Beaver Dam, Waupun, Columbus, Portage, and Madison

Child Care Facilities

Area childcare facilities include three facilities in the Village of Randolph, one in the Town of Randolph as well as from independent providers. There is anecdotal evidence that additional services are needed.

Solid Waste Disposal

Service is provided by Badger Disposal of Columbus. Samuels Iron Steel in Portage currently provides additional, specialized services.

Recycling Facilities

Recycling services provided by Columbia County

Cemeteries

There are two cemeteries located in the Town.

Public Library

The Town is served by excellent libraries in Cambria, Randolph and Rio.

Town Hall Facilities:

The Town hall is located at the intersection of CTH A and STH 146. It is used for voting and public meetings.

Town Committees

Additional Town committees include the Town Drainage board and the STH Highway coalition. It is among the older structures in the Town. The facility does not have indoor plumbing facilities.

F. EDUCATION FACILITIES

Town of Courtland residents are served by four area school districts: Randolph Public School District, Cambria-Friesland School District, Rio School District and the Fall River School District.

Figure A.4-1

District	Courtland Students Enrolled	Total Enrollment	Enrollment Change 1992-2001	Number of Bus Routes in Courtland
Randolph	31	480	-53	2
Cambria-Friesland		490		
Fall River	4	450		1
Rio	0	551	+ 16	0

G. TELECOMMUNICATION FACILITIES

Statewide information on and maps of existing telecommunications services in the State of Wisconsin are available online at:

<http://psc.wi.gov/telecom/newsinfo/05st112/ind-maps.htm>

No local or county policies were identified by the Courtland planning committee. It is anticipated that Columbia County will address this issue in their comprehensive plan update.

H. PARKS AND RECREATION

The Paradise Marsh Wildlife area is approximately 330 acres in the Town of Courtland that is a part of the Wisconsin DNR's "Glacial Habitat Restoration" program. The program has been developed to establish a patchwork of restored wetlands and grasslands in combination with croplands to provide all of the elements necessary for the life cycle of waterfowl, wild pheasants, and non-game songbirds. In total, the project consists of about 530,000 acres within Columbia, Dodge, Fond du Lac and Winnebago Counties.

Hiking, sight-seeing, hunting and trapping are allowed in most areas, so long as they do not disrupt nesting activities. Only foot travel is allowed at this time.

No other parks or public recreation areas exist in the Town.

PART V. AGRICULTURAL, CULTURAL, & NATURAL RESOURCE INFORMATION

A. TOPOGRAPHY

The topography of the Town of Courtland exhibits many of the features typical of eastern Columbia County. Roughly, the southwest half of the town consists of nearly level and gently undulating ground moraines. The landscape consists of broad swells and swales. A series of drumlins on a northeast to southwest alignment can also be found throughout. Drumlins and moraines continue through other parts of the Town. The northern portion of the Town between the Villages of Cambria and Randolph, contains a few areas of moderately steep slopes. Several low areas of old glacial lake basins and low lands around lakes and stream basins are found in the center of the Town. A majority of the Town's wetland areas in this area. *(From the Columbia County Soil Survey)*

B. SOILS

Soils within the Town of Courtland belong to the following soil associations:

Plano-Griswold-Saybrook Association

These soils are classified by well-drained and moderately well drained silty soils that have a silty or loamy subsoil; underlain by sandy loam glacial till. These soils are well suited to crops. Soils exhibit a thick surface layer high in content of organic matter, and most have high fertility and available water capacity. The soils are used intensively for crops, especially corn. Peas and beans are also grown on such soils. Steep portions of these slopes are often used for pasture.

St. Charles-Ossian-Dodge Association

These soils are categorized as well drained, moderately well drained, and poorly drained silty soils that have a silty subsoil. They are underlain by sandy loam glacial till or silty sediment. This association is also well suited for crops. Most soils in the group have high fertility and available water capacity. This association is also used for crops including corn and forage plants. Sweet corn, peas, and beans also grow well on this soil. Steeper areas of soil are often used as pasture land or are wooded.

Grellton-Gilford-Friesland Association

This soil group is categorized by having well drained, moderately well drained and poorly drained loamy soils that have a dominantly loamy subsoil. They are typically underlain by sandy loam glacial till, stratified silt and sand, or silty sediment. Most of the association is well suited to crops. The major soils have medium or high available water capacity and fertility. Thus, most of the association is used for crops including corn, alfalfa, and oats. Small woodlots are common. Many of the steep areas and the undrained, wet areas are used as permanent pasture, woodland, or wildlife habitat. In general, these soils are not suitable for onsite sewage disposal.

Houghton-Adrian-Palms Association

This soil group is categorized by very poorly drained organic soils that are underlain in places by sandy or loamy sediment. These soils are often located along streams and lakes. In general, these soils have low fertility and high or very high available water capacity. All are subject to flooding. When drainage is adequate, soils are well suited to the growing of potatoes, onions, carrots, mint, sod, and other specialty crops. These soils are severely limited for housing developments and road construction. Wildlife preserves as well as public hunting grounds are found on these soils throughout the county.

Information from Columbia County Soil Survey

C. NATURAL FEATURES

There are a variety of natural features including large amounts of wetlands. A significant portion of the Town's wetlands are owned by the Wisconsin DNR at the Paradise Marsh Wildlife Area. Other natural features include Beaver Creek that passes through the Town.

Endangered/Threatened Species

Information from the Wisconsin Natural Heritage Inventory (NHI) indicates that rare terrestrial occurrences have been noted in sections 3 and 4 of the Town of Courtland. The State Bureau of Endangered Resources should be contacted for the most up-to-date information relating to threatened plant, animal, and natural community resources. Such information may be pertinent in the review of future development proposals.

D. AGRICULTURAL LANDS

Approximately 79% of the Town's total land cover is currently devoted to farmland as described by the Wisconsin Town Land Use Data Project. More specifically, nearly 55% of this land is devoted to "row crops". An estimated 17% is for forages, and 7% is for grassland. Based on USDA/NRCS soil attribute data, approximately 38% of the Town is covered with "Prime" agricultural soils. These soils are found throughout the Town and can be seen on the Soils map included in the Map Gallery.

The Wisconsin Town Land Use Data performed by the University of Wisconsin Madison shows that in 1990 the Town of Courtland had 17,085 acres of farmland on the tax rolls. In 1997 the acreage had fallen to 16,521.

E. CULTURAL FEATURES

Cultural features help to identify a region, community, or specific jurisdiction. In the Courtland, many of the unique features relate to the rural character of the Town. Thus, the abundance of farmland and rural open space are among the most apparent cultural features in Courtland. Other important features of note include the historic Town hall. As a public space, the Paradise Marsh Wildlife area can also be considered a cultural feature. The State list of Historic Places does not list any sites or structures within the Town at this time.

F. AGRICULTURAL PRESERVATION PROGRAMS

CROP- Credit Relief Outreach Program

Crop features 90% guarantees on loans of up to \$30,000 made by local lenders by WHEDA (Wisconsin Housing and Economic Development Authority). Payment is not due until March 31 of the following year. To be eligible for CROP, applicants must meet the following guidelines: 1) Unable to obtain conventional financing at the lender's standard interest rate, 2) Debt-to-Asset ratio 40% or greater, and 3) Applicant meets lender's underwriting standards. CROP can be used for feed, seed, fertilizer, pesticides, land rent, hires, animal feed, UCC filing fees, crop insurance, feeder animals, tillage services, equipment rental/repair, or utilities for commodity production. Crop funds may not be used for property taxes, farm house utilities, existing loans, capital improvements, CROP loan interest, accounting services, or revolving lines of credit.

FARM

The FARM program, sponsored by WHEDA, gives applicants access to credit by guarantying loans made by local lenders. The purpose is for the expansion or modernizing of existing farms.

The maximum loan guarantee is the lesser of your net worth, 25% of the loan amount, or \$200,000. Qualified applicants have a debt-to-asset ratio of 85% or less and meet lender's underwriting standards.

Agribusiness Guarantee

This loan guarantee is available through WHEDA for agribusinesses in Wisconsin looking to purchase equipment, land, buildings, permanent working capital, or marketing materials. Successful applicants will be involved with the development of a new product, new market, or improved marketing method. The maximum guarantee is 80% on loans up to \$750,000.

Purchase of Development Rights (PDR)

Purchase of Development Rights (PDR) and (PACE) Purchase of Agricultural Conservation Easements Programs are farmland preservation programs based on the idea that property owners have several different rights. These include the right to use land, lease, sell and bequeath it, borrow money using it as security, construct buildings on it and mine it, or protect it from development. Such rights are subject to reasonable local land use regulations. The basis of PDR/PACE is that some or all of these rights can be transferred or sold to another person.

When a landowner sells property, generally all the rights are transferred to the buyer. PACE/PDR programs enable landowners to sell their right to develop land from separately from their other property rights. The buyer, however, does not acquire the right to build anything on the land, but only the right and responsibility to prevent development. After selling an easement, the landowner retains all other rights of ownership, including the right to farm the land, prevent trespass, sell, bequeath or otherwise transfer the land.

The programs are voluntary for interested landowners wishing to sell agricultural conservation easements to a government agency or private conservation organization. The agency or

organization usually pays them the difference between the value of the land as restricted and the value of the land for its "highest and best use," which is generally residential or commercial development.

Removing the development potential from farmland generally reduces its future market value. The goal is to help facilitate farm transfer to the children of farmers and make the land more afford-able to beginning farmers and others who want to buy it for agricultural purposes. The reduction in market value may also reduce property taxes and help prevent them from rising. PACE/PDR compensates landowners for permanently limiting non-agricultural land uses. Selling an easement allows farmers to cash in a percentage of the equity in their land, thus creating a financially competitive alternative to development.

Drawbacks to the program typically include the limited availability of funds to purchase rights. Some funding sources are highlighted by the American Farmland Trust.

(Information taken from American Farmland Trust Fact Sheet)

Transfer of Development Rights (TDR)

Transfer of development rights (TDR) programs give landowners the ability to transfer the right to develop one parcel of land to a different parcel of land. Generally, TDR programs are established by local zoning ordinances. In the context of farmland protection, TDR is used to shift development from agricultural areas to designated growth zones closer to municipal services. The parcel of land where the rights originate is called the "sending" parcel. When the rights are transferred from a sending parcel, the land is restricted with a permanent conservation easement. The parcel of land to which the rights are transferred is called the "receiving" parcel. Buying these rights generally allows the owner to build at a higher density than ordinarily permitted by the base zoning.

Like PDR, TDR programs are based on the idea that property owners have several different rights. These include the right to use land, lease, sell and bequeath it, borrow money using it as security, construct buildings on it and mine it, or protect it from development. Such rights are subject to reasonable local land use regulations. The basis of PDR/PACE is that some or all of these rights can be transferred or sold to another person.

(Information taken from American Farmland Trust Fact Sheet)

Land Evaluation Site Assessment (LESA)

The Farmland Policy Protection Act (7 CFR 658) identifies a point system that can be used to help determine the appropriateness for development of a particular site. The system has historically been used by federal agencies to help assess impacts of federal projects on an area, but it also very applicable to assist Towns and Municipalities in evaluating individual developments as well.

Regulation of Livestock Operations

Wisconsin law grants local governments the authority to enact zoning controls and regulations on livestock operations (s. 92.15). However, Wisconsin law also limits the authority of local governments to impose those controls.

Local units of government may not regulate livestock operations that were in existence as of October 14, 1997 unless or until cost sharing is provided. State statute 92.15 also prohibits local regulation of livestock operations in a manner inconsistent with state standards unless the local unit of government can show that more stringent regulation is necessary to achieve water quality standards and such a showing is approved by the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) or DNR. The current state regulations applicable to livestock operations do not provide or allow for any limitation to size, nor provide for or allow the wholesale cessation of permitting of these facilities.

As a means to provide local units of government with a responsible tool to respond to the political pressure being exerted from local farm opponents, DATCP has formed a Model Livestock Ordinance Advisory Committee. The Committee is charged to provide advice on the design of a model ordinance to regulate livestock-related activities and the use of the model ordinance within a framework of local land use planning. This process is on-going. Current recommendations from the Ordinance Advisory Committee are titled "Local Responses to Livestock Operations."

Planning and zoning assistance for agricultural uses and areas are also available through the American Planning Association. Report Number 482, titled "Planning and Zoning for Concentrated Animal Feeding Operations" is available to aid municipalities with historical information, key issues, federal, state and local government responses and sample ordinances.

American Farmland Trust

American Farmland Trust is a nationwide nonprofit organization dedicated to protecting agricultural resources. Founded by a group of concerned farmers in 1980, AFT's mission is to stop the loss of productive farmland and to promote farming practices that lead to a healthy environment. The AFT provides a technical information and resources including program fact sheets, data, and maps regarding agricultural preservation. For more information, contact:

American Farmland Trust
1200 18th St., NW, Suite 800
Washington, DC 20036
Phone: (202) 331-7300

NRCS-Wisconsin

The Natural Resources Conservation Service is the federal agency that works with landowners on private lands to conserve natural resources. NRCS is part of the U.S. Department of Agriculture (USDA). The NRCS provides technical support and information through a variety of Programs including: "One-on-one" conservation assistance for farmers, Soil survey, National resources inventory, Wetland Reserve Conservation Easement Program, Wetland Identification Program, Soil Quality research, and water quality research. For more information, contact the State office at:

United States Department of Agriculture
Natural Resources Conservation Service
6515 Watts Road, Suite 200
Madison, WI 53719
Phone (608) 276-USDA

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

Wisconsin Farm Bureau Federation

The WFBF Website states that "The Wisconsin Farm Bureau Federation is the state's largest general farm organization representing the needs and interests of all farmers for all commodities. There are 48,190 member families that belong to the Wisconsin Farm Bureau. Voting Farm Bureau members (farmers) annually set the policy the organization follows, and are involved in local, state and national affairs making it a true grassroots organization." Each county has its own chapter organization.

The Bureau offers discounted insurance and other benefits for members. The bureau supports

programs geared at increasing the roles of women and youth in agriculture. The organization can be reached at:

Wisconsin Farm Bureau Federation
PO Box 5550
Madison, WI 53705-0550
Phone: 1 (800) 261-FARM or (608) 836-5575
<http://www.wfbf.com>

Wisconsin DATCP

The mission of the Wisconsin Department of Agriculture, Trade and Consumer Protection is to serve the citizens of Wisconsin by assuring:

- The safety and quality of food
- Fair business practices for the buyer and seller
- Efficient use of agricultural resources in a quality environment
- Consumer protection
- Healthy animals and plants
- The vitality of Wisconsin agriculture and commerce

For more information:

Agricultural Resource Management Office
2811 Agriculture Drive
P.O. Box 8911
Madison, WI 53708-8911
Phone: (608) 224-4500
Fax: (608) 224-4656.
<http://www.datcp.state.wi.us>

VI. ECONOMIC DEVELOPMENT INFORMATION

A. EMPLOYMENT DATA

Figure A.6-1 Columbia County Employment Statistics 1995-2000

	1995	1996	1997	1998	1999	2000
Labor Force	26,600	27,200	27,500	27,365	26,145	26,620
Employed	25,200	25,800	26,200	26,159	25,155	25,477
Unemployed	1,400	1,400	1,400	1,206	990	1,143
Unemployment Rate	6.9%	5.3%	5.0%	4.4%	3.8%	4.3%

Source: DWD, Bureau of Workforce Information, Local Area Unemployment Statistics Program

Figure A.6-2 1990 Occupation Comparison

Occupation	Courtland		Columbia County		Wisconsin	
	Count	%	Count	%	Count	%
Executive, Mgr	10	4%	1,950	7.72%	244,487	10.75%
Prof Specialty	9	3%	2,040	7.76%	304,121	13.37%
Technicians	0	0%	699	2.66%	80,728	3.55%
Sales	26	10%	1,920	7.30%	253,086	11.13%
Admin Support	32	12%	3,300	12.55%	365,310	16.07%
Private Household Service	0	0%	43	0.16%	5,713	0.25%
Protective Service	8	3%	446	1.70%	29,589	1.30%
Other Service	19	7%	2,460	9.35%	290,406	12.77%
Farming, Forestry, Fishing	82	31%	1,674	6.37%	102,320	4.50%
Precision Production	13	5%	2,885	10.97%	274,598	12.08%
Machine Opp, Assemblers	43	16%	2,204	8.38%	232,068	10.21%
Material Moving	16	6%	1,081	4.11%	100,517	4.42%
Handlers, Helpers, Laborers	10	4%	1,155	4.39%	103,496	4.55%

Source: US CENSUS

Figure A.6-3 Courtland's Employment by Industry, 1990

Industry	Number Employed	% of Workforce
Agriculture, Forestry, Fishing	83	31%
Mining	0	0%
Construction	6	2%
Manufacturing (non-durables)	35	13%
Manufacturing (durables)	29	11%
Transportation	13	5%
Communications/Utilities	3	1%
Wholesale Trade	11	4%
Retail Trade	32	12%
FIRE	5	2%
Business & Repair	0	0%
Personal Services	4	1%
Entertainment & Recreation	0	0%
Professional Services		
Health	13	5%
Education	13	5%
Other	13	5%
Public Admin	8	3%
Total		100%

Source: US CENSUS

**These numbers are from the US Census, some questions as to their accuracy were raised by Town Plan Committee.

Figure A.6-4 Business Establishments for Courtland, Cambria, Randolph, and Fall River

	Randolph	Cambria	Fall River	TOTAL
Agriculture and Related Business	0	1	0	1
Construction	21	7	10	38
Manufacturing	6	4	7	17
Wholesale Trade	3	2	4	9
Retail Trade	12	2	5	19
Transportation and Warehousing	4	4	3	11
Information	5	0	0	5
FIRE (Fire, Insurance, Real Estate)	9	5	1	15
Real Estate (Real Estate rental and leasing)	1	2	0	3
Management	0	0	2	2
Prof/Tech Services	3	1	0	4

Source: County Business Patterns

<i>Establishments, continued from last page</i>	Randolph	Cambria	Fall River	TOTAL
Admin Services	3	1	2	6
Educational services	2	0	0	2
Health Care/Social	6	0	3	9
Accommodation & Food Services	6	3	3	12
Other Services	10	3	5	18
Unclassified	1	1	1	3
Total	92	36	46	174

Source: US CENSUS- County Business Patterns

**Town of Courtland businesses would be included within the Randolph, Cambria, and Fall River Zip Codes.

Figure A.6-5 State of Wisconsin Employment Projections by Industry

Industry Title	1998 Count	2008 Projection	Change	% Change
Total All Industries (1)	2,907,690	3,295,820	388,130	13.3%
Agricultural Services, Total	13,830	18,280	4,450	32.2%
Mining, Total	2,750	2,700	(50)	-1.8%
Construction, Total	112,530	124,800	12,270	10.9%
Manufacturing, Total	616,720	642,200	25,480	4.1%
Durable Goods Manufacturing, Total	377,870	391,000	13,130	3.5%
Nondurable Goods Manufacturing, Total	238,850	251,200	12,350	5.2%
Transportation, Total	107,930	120,420	12,490	11.6%
Communications	17,950	20,660	2,710	15.1%
Utilities and Sanitary Services	16,680	16,600	(80)	-0.5%
Wholesale and Retail Trade, Total	609,470	672,300	62,830	10.3%
Wholesale Trade, Total	136,410	152,800	16,390	12.0%
Retail Trade, Total	473,060	519,500	46,440	9.8%
Finance, Insurance, and Real Estate, Total	143,780	163,800	20,020	13.9%
Services, Total	1,097,070	1,327,500	230,430	21.0%
Government, Total	168,970	186,560	17,590	10.4%

Source: State Department of Workforce Development

Figure A.6-6 State of Wisconsin Employment Projections by Occupation

Occupational Title	1998	2008	Growth	% Change
Total, All Occupations	2,907,690	3,295,820	388,130	13.30%
Exec, Admin, Managerial Occs	202,930	229,980	27,050	13.30%
Professional Specialty Occs	582,570	708,600	126,030	21.60%
Marketing & Sales Occupations	319,440	358,840	39,400	12.30%
Admin Support & Clerical Occupations	437,010	474,220	37,210	8.50%
Service Occupations	464,870	528,870	64,000	13.80%
Agriculture/Forestry/Fishing Occs	30,160	36,900	6,740	22.30%
Precision Production/Craft/Repair Occs	325,890	355,430	29,540	9.10%

Source: State Department of Workforce Development

B. MAJOR TOWN EMPLOYERS

The Town's most significant employers are its farms. No other employers of significant size are currently within the Town

C. WORK PLACE AND COMMUTING PATTERNS**Figure A.6-7 Travel Time to Work**

Travel Time in Minutes	Count	Percent
At Home	65	25%
Under 10	61	23%
10 to 29	97	37%
30 to 44	22	8%
45 or More	16	6%
Total	261	100%

Source: 1990 US Census

D. BROWNFIELD INFORMATION

No brownfield (abandoned, contaminated) industrial sites exist in the Town as reported by the Town Clerk.

PART VII. LAND USE INFORMATION

A. EXISTING LAND USE PATTERNS

Figure A.7-1 Existing Land Use Acreages

Land Use	Approximate Acres	Percent of Total
Agriculture	15,568	68%
Open Space	4,357	19%
Wooded Lands	1,707	7%
Wetlands		0%
Residential (Farmstead and other)	469	2%
Surface Water	110	<1%
Commercial	29	<1%
Institutional	11	<1%
Transportation	538	2%
TOTAL	22,789	100%

Source: MSA- Based on existing land cover as interpreted from Aerial Photos.

NOTE: No industrial uses were identified by the Courtland Planning committee.

B. ZONING AUTHORITY

The zoning authority for the Town of Courtland lies with Columbia County.

PART VIII. INTRAGOVERNMENTAL COOPERATION INFORMATION

A. LIST OF COMMUNITIES AND AGENCIES FROM WHICH FORMAL COMMENTS AND INPUT WAS REQUESTED .

1. Columbia County
2. Dodge County
3. Village of Randolph
4. Village of Cambria
5. Town of Scott
6. Town of Randolph
7. Town of Springvale
8. Town of Otsego
9. Town of Fountain Prairie
10. Wisconsin DNR
11. Wisconsin DOT
12. Local Drainage Districts
13. Area Fire Districts
14. Area School Districts

PART IX. IMPLEMENTATION INFORMATION

A. PREVIOUS PLANNING EFFORTS

The 2002 Comprehensive Plan is the first for the Town of Courtland. Other plans that are existence include the Columbia County Land Use Plan, 1975 and the Wisconsin Department of Natural Resources Plan for the Paradise Marsh.

B. EXISTING IMPLEMENTATION TOOLS

The Town of Courtland currently has the following tools in Place:

1. Zoning (through Columbia County, Adopted 1975)
2. Land Division Ordinance (through Columbia County, Adopted 1975)
3. Building Code (through Columbia County, Adopted 1975)
4. Highway Access Control (through Columbia County, Adopted 1990)
5. Comm 83 is an important tool for guiding any future development.

No site plan review procedure currently exists at the town level.

C. OTHER FUNDING AND IMPLEMENTATION PROGRAMS

Grant	Maximum Award	Application Due Date	Granting Agency
Transportation Economic Assistance Program (TEA) \$ Road, rail, harbor and airport projects that attract employers to Wisconsin or encourage business and industry to remain and expand in the state.	Up to \$1,000,000. 50% local match funds required.	March 1, June 1, Sept. 1 and Dec. 1	WisDOT
TEA-21 Transportation Enhancements (TE) \$ Transportation-related activities that are designed to strengthen cultural, aesthetic, and environmental aspects of the US intermodal transportation system. (Must relate to surface transportation.) \$ Provides for implementation of non-traditional projects ranging from restoration of historic transportation facilities, bike and pedestrian facilities, landscaping and scenic beautification and environmental mitigation due to highway runoff.	\$6.25 million Construction projects must be \$50,000 and over. All other projects must be \$20,000 and over.	Quarterly - June 1, Sept. 1, Dec. 1, March 1	WisDOT

Grant	Maximum Award	Application Due Date	Granting Agency
State Infrastructure Bank Program \$ Provide low interest loans, loan guarantees, interest rate subsidies, lease-buy back options and other financial leveraging instruments that helps communities provide for transportation infrastructure improvements to preserve, promote and encourage economic development or to improve transportation efficiency and mobility. \$ Eligible projects include: bridges, transit facilities, rail-highway grade crossings, rail improvements, carpool projects, corridor parking facilities, bicycle transportation and pedestrian walkways, safety improvements, traffic management, enhancement activities, acquiring and improving scenic easements.	\$400,000 in state funds available.	60 days loan approval, project agreement in place prior to authorization for construction	WisDOT
Local Roads Improvement Program (LRIP) \$ Feasibility studies, design, right-of-way acquisition, any item integral to street and road construction, and related engineering costs are eligible.	\$21.1 million	November 1	WDOT
Non Point Source Pollution Abatement \$ Target Runoff Management Grants - Grant funds are used to control polluted runoff from both urban and rural sites. The grants are targeted at high-priority resource problems. \$ Urban Non Point Source and Stormwater - Projects funded by these grants are site specific, generally smaller than a subwatershed, and targeted to address high-priority problems in urban project areas.	TRM - 30% local match required Maximum award - \$150,000 Urban Non Point - up to 50% local match required.	May 1	WiDNR
Recycling Grants to Responsible Units \$ Provide financial assistance to local units of government to establish and operate effective recycling programs.	Grant amounts have averaged 20-40% of eligible recycling and yardwaste expenses	Continual	WiDNR
River Planning and Protection Grants \$ Designed to protect rivers under a program that aims to prevent water quality, fisheries habitat, and natural beauty from deteriorating as the number of homes and recreational, industrial, and other uses increases along rivers.	River Planning Grants 25% local match required \$10,000 maximum grant award River Mgmt. Grants 25% local match required \$50,000 maximum grant award	May 1	WiDNR
Well Compensation Grant \$ Provides financial assistance to replace, reconstruct or treat contaminated private water supplies.	Only eligible for private land owners Funding dependent on income	Continual	WiDNR

Grant	Maximum Award	Application Due Date	Granting Agency
Recreational Trails Program § Eligible projects include: maintenance and restoration of existing trails, development and rehabilitation of trailside and trailhead facilities and trail linkages, construction of new trails, and acquisition of easement or property for trails. § May only be used on trails which have been identified in or which further a specific goal of a local, county or state trail plan included or reference in a statewide comprehensive outdoor recreation plan required by the federal LAWCON.	Up to 80% of the total project costs of a recreational trail project. Payments are reimbursements on costs incurred <i>after</i> project approval.	Application due May 1 Application packet to be ready in January	WisDNR
All Terrain Vehicle (ATV) § Provide funds to accommodate all-terrain vehicles through the acquiring, insuring, developing and maintaining of all-terrain vehicle trails and areas, including routes. Eligible projects include: 1) maintenance of existing approved trails and areas, including routes 2) purchase of liability insurance 3) acquisition of easements 4) major rehabilitation of bridge structures or trails 5) acquisition of land in fee and development of new trails and areas.	Up to 100% funded - dependent on project	April 15	WiDNR
Land Recycling Loan (Brownfields) Program § Loans with a 0% interest rate are available to remedy environmental contamination of sites or facilities at which environmental contamination has affected groundwater or surface water or threatens to affect groundwater or surface water.	0% loan program	Continual	WiDNR
Local Water Quality Management Planning Aids § Funds to assist in the development and implementation of area-wide water quality management planning activities. Eligible projects include local and regional water resource management and watershed planning activities; sewer service area plans and amendments; regional wastewater facility planning initiatives; and, identification and protection of water quality sensitive areas known as environmental corridors.	Determined on project basis	October 31	WiDNR
Recreational Boating Facilities § Construction of capital improvements to provide safe recreational boating facilities and for feasibility studies related to the development of safe recreational facilities.	50% local match required	April 15	WiDNR

Grant	Maximum Award	Application Due Date	Granting Agency
Knowles Nelson Stewardship Program \$ Acquisition and Development of Local Parks \$ Land and Water Conservation Fund Program \$ Urban Green Space Program \$ Urban Rivers Grant Program \$ Streambank Protection \$ National Recreational Trails Act Program	Rules under revision	May 1	WiDNR
Aids for the Acquisition and Development of Local Parks (Knowles Nelson Stewardship Program) \$ Funds are available to assist local communities acquiring land for developing public outdoor recreation. \$ Acquisition and development of public outdoor recreation areas are eligible projects. Priority is given to the acquisition of land where a scarcity of outdoor recreation land exists.	50% local match required.	May 1	WiDNR
Urban Forestry (Knowles Nelson Stewardship Program) \$ Provide technical service and financial assistance to communities for developing urban forestry programs. Priorities include: 1) Communities needing to develop an urban forestry plan; 2) Communities needing worker training; and 3) Communities needing to conduct a street tree inventory. Eligible projects include 1) Undertaking street tree inventories; 2) Training for city tree workers; 3) Developing urban open space programs; 4) Developing urban forestry plans; 5) Developing a tree ordinance; 6) Developing a public awareness program; and, 7) Tree planting and maintenance	50% local match required.	May 1	WiDNR
Volunteer Fire Assistance \$ Organize, train and support county fire associations which serve the cooperative fire protection area of the State as authorized by the Cooperative Forestry Assistance Act as amended by the Forest Stewardship Act of 1990.	50% local match required. \$5,000 maximum grant award.	May 1	WiDNR
Community-Based Economic Development Grants (CBED) \$ To enhance business retention, expansion and entrepreneurship efforts in distressed areas.	\$750,000 annual appropriation.	Preapplications due Sept. 2002 Final applications due Oct. 2002	Wis DComm

Grant	Maximum Award	Application Due Date	Granting Agency
<p>Community Development Block Grant (CDBG)</p> <p>\$ Public Facilities - to finance municipal infrastructure development. Water and waste treatment facilities, community centers, fire stations, and other facilities. Aimed to help communities with a high percentage of low and moderate income residents.</p> <p>\$ Public Facilities for Economic Development - Eligible activities are improvements to public facilities such as water systems, sewerage systems, and roads that are owned by a general or special purpose unit of government, and which will principally benefit businesses, and which as a result will induce businesses to create jobs and invest in the community.</p> <p>\$ Emergency Program - Emergency response program to help restore or replace critical infrastructure damaged or destroyed as a result of a natural or man-made catastrophe.</p> <p>\$ Housing - Provides downpayment, rehabilitation assistance and renter assistance to target areas within a community or county.</p> <p>\$ Blight Elimination/Brownfield Redevelopment - Designed to assist communities with assessing or remediating the environmental contamination of an abandoned, idle or underused industrial or commercial facility or site in a blighted area, or that qualifies as blighted. Critical to obtaining a grant is a redevelopment plan that describes how the property will be reused for commercial or industrial development that results in jobs and private investment in the community.</p>	<p>Varies throughout the program.</p> <p>\$750,000 maximum award</p> <p>Blight determination - up to \$500,000 maximum award</p> <p>Housing - Sept. 2002</p> <p>award dependent on program</p> <p>Emergency - continual</p> <p>award dependent on need and fund availability</p>	<p>Continual</p>	<p>Wis DComm</p>
<p>Community Development Zone</p> <p>\$ Tax benefit initiative designed to encourage private investment and to improve both the quality and quantity of employment opportunities. The program has \$38.155 million in tax benefits available to assist businesses that meet certain requirements and are located or willing to locate in one of 20 Community development zones.</p>	<p>Tax Credits provision</p> <p>Funding not provided directly.</p>	<p>Contact Development Zone Program Manager, 608/266-2688</p>	<p>Wis DComm</p>

Grant	Maximum Award	Application Due Date	Granting Agency
<p>Comprehensive Planning Grant</p> <p>\$ Development and adoption of a comprehensive plan under s. 66.0295, Wis. Stats.</p> <ul style="list-style-type: none"> < Contracting for planning consultant services, public planning sessions, and other outreach and educational activities, or for the purchase of computerized planning data, software or hardware required to utilize planning data or software. < Development and printing costs of the comprehensive plan document. < Public outreach and associated information and education materials including meeting costs and survey distribution, collection and analysis. < Development of data, maps, and computerized information utilized primarily for the development of the plan or plan update. < Other activities necessary for the development and preparation of a comprehensive plan or plan update. 	<p>\$3 million available for FY 2002 grant cycle.</p> <p><i>Comprehensive Plans should address these issues.</i></p>	<p>November 2002</p>	<p>OLIS</p>