



Adopted March 3, 2008

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TOWN OF RANDOLPH COMPREHENSIVE PLAN 2030

TOWN OF RANDOLPH, COLUMBIA COUNTY, WISCONSIN

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TABLE OF CONTENTS

| | | |
|---------|--|----|
| 1.0 | ISSUES AND OPPORTUNITIES..... | 1 |
| 1.1 | INTRODUCTION - THE PLANNING PROGRAM | 1 |
| 1.2 | THE PURPOSE OF PLANNING | 1 |
| 1.3 | OVERALL VISION, GOALS, AND OBJECTIVES | 2 |
| 1.3.1 | Overall Vision Statement | 2 |
| 1.3.2 | Overall Goals and Objectives | 3 |
| 1.4 | OVERALL EXISTING PROGRAMS AND POLICIES | 13 |
| 1.5 | POPULATION AND BACKGROUND INFORMATION | 15 |
| 1.5.1 | Population | 15 |
| 1.5.1.1 | History and Setting..... | 15 |
| 1.5.1.2 | Population Trends | 15 |
| 1.5.2 | Population Characteristics..... | 20 |
| 1.5.2.1 | Gender..... | 20 |
| 1.5.2.2 | Marital Status | 21 |
| 1.5.2.3 | Racial Composition..... | 21 |
| 1.5.2.4 | National Origin | 22 |
| 1.5.2.5 | Density | 22 |
| 1.5.2.6 | Natural Increase and Migration..... | 24 |
| 1.5.2.7 | Age Distribution & Median Age..... | 25 |
| 1.5.2.8 | Educational Levels | 26 |
| 1.5.2.9 | Income Levels | 27 |
| 1.5.3 | Population Forecasts | 29 |
| 1.5.3.1 | Department of Administration Projection | 29 |
| 1.5.3.2 | Alternative Projections Based Upon Current Population Trends..... | 30 |
| 1.5.3.3 | Alternative Projection Based Upon Historic Population Trends | 30 |
| 1.5.4 | Households..... | 31 |
| 1.5.4.1 | Household Size | 31 |
| 1.5.4.2 | Housing Unit Trends..... | 32 |
| 1.5.4.3 | Population Based Household Forecast..... | 33 |
| 1.5.4.4 | Permit Based Household Forecast | 34 |
| 1.5.5 | Employment..... | 36 |
| 1.5.5.1 | Labor Force | 36 |
| 1.5.5.2 | Employment Trends | 36 |
| 1.5.5.3 | Employment Forecast | 38 |
| 2.0 | HOUSING | 40 |
| 2.1 | HOUSING VISION | 40 |
| 2.2 | HOUSING GOALS AND OBJECTIVES | 40 |
| 2.3 | HOUSING POLICIES AND PROGRAMS..... | 41 |
| 2.3.1 | Columbia County Zoning Ordinance | 41 |
| 2.3.2 | Columbia County Housing Rehabilitation Program | 41 |
| 2.3.3 | Habitat for Humanity | 41 |
| 2.3.4 | United Migrant Opportunity Services (UMOS)..... | 41 |
| 2.3.5 | Uniform Dwelling Code (UDC) | 42 |
| 2.3.6 | Town Ordinances | 42 |
| 2.4 | HOUSING CHARACTERISTICS | 42 |
| 2.4.1 | Age of Housing Supply..... | 42 |
| 2.4.2 | Units in Structure | 42 |
| 2.4.3 | Value of Owner-Occupied Housing..... | 43 |

| | | |
|----------|--|----|
| 2.4.4 | Rent For Non-Farm Housing | 44 |
| 2.4.5 | Occupancy Characteristics | 45 |
| 2.4.6 | Household Size | 46 |
| 2.4.7 | Housing Unit Trends..... | 47 |
| 3.0 | TRANSPORTATION..... | 49 |
| 3.1 | TRANSPORTATION VISION | 49 |
| 3.2 | TRANSPORTATION GOALS AND OBJECTIVES | 49 |
| 3.3 | TRANSPORTATION PROGRAMS..... | 51 |
| 3.3.1 | Columbia County Land Division and Subdivision Ordinance..... | 51 |
| 3.3.2 | Columbia County Highway Access Control Ordinance | 51 |
| 3.3.3 | PASER Program | 51 |
| 3.3.4 | Rustic Roads – Wisconsin Department of Transportation | 51 |
| 3.3.5 | Other State Road Aid Programs..... | 52 |
| 3.4 | STATE AND REGIONAL TRANSPORTATION PLANS..... | 52 |
| 3.5 | FUNCTIONAL CLASSIFICATION OF ROADWAYS..... | 53 |
| 3.5.1 | Local Roads | 53 |
| 3.5.2 | Collector Roads..... | 53 |
| 3.5.3 | Arterial Roads | 53 |
| 3.6 | TRAFFIC VOLUMES..... | 54 |
| 3.7 | TRAFFIC SAFETY | 54 |
| 3.8 | DESCRIPTION OF EXISTING TOWN AND COUNTY ROADS | 57 |
| 3.9 | COUNTY ROAD DESIGN STANDARDS | 62 |
| 3.10 | TOWN ROADWAY DEFICIENCIES | 62 |
| 3.11 | THE TRANSPORTATION SYSTEM | 64 |
| 3.11.1.1 | Water Transport | 64 |
| 3.11.1.2 | Airports | 64 |
| 3.11.2 | Railroads | 67 |
| 3.11.3 | Trucking..... | 68 |
| 3.11.4 | Public Transit..... | 68 |
| 3.11.5 | Bicycles..... | 68 |
| 3.11.6 | Pedestrian Transportation | 69 |
| 3.11.7 | Transportation for the Disabled | 69 |
| 4.0 | UTILITIES AND COMMUNITY FACILITIES | 70 |
| 4.1 | UTILITIES AND COMMUNITY FACILITIES VISION | 70 |
| 4.2 | UTILITIES AND COMMUNITY FACILITIES GOALS AND OBJECTIVES | 70 |
| 4.3 | UTILITIES AND COMMUNITY FACILITIES PROGRAMS..... | 71 |
| 4.3.1 | Knowles-Nelson Stewardship Program | 71 |
| 4.3.2 | Clean Sweep Program..... | 72 |
| 4.3.3 | Columbia County Drug Education And Enforcement | 72 |
| 4.3.4 | Hope House/D.A.R.T..... | 72 |
| 4.3.5 | Columbia County Cannabis Enforcement And Suppression Effort (CEASE)..... | 72 |
| 4.4 | UTILITIES AND COMMUNITY FACILITIES..... | 73 |
| 4.4.1 | Sanitary Sewer Service | 73 |
| 4.4.2 | Storm Water Management | 75 |
| 4.4.3 | Water Supply | 75 |
| 4.4.4 | Solid Waste Disposal and Recycling | 75 |
| 4.4.5 | Private On-Site Wastewater Treatment Systems (POWTS) | 76 |
| 4.4.6 | Parks and Recreational Facilities | 77 |
| 4.4.6.1 | Columbia County Parks and Recreational Facilities..... | 77 |
| 4.4.6.2 | Other Park and Recreational Facilities..... | 78 |
| 4.4.7 | Telecommunications Facilities | 79 |

| | | |
|----------|---|-----|
| 4.4.8 | Electrical Service, Power Generating Plants, and Transmission Lines..... | 79 |
| 4.4.9 | Natural Gas Utilities and Pipelines | 80 |
| 4.4.10 | Cemeteries..... | 80 |
| 4.4.11 | Health Care Facilities..... | 80 |
| 4.4.12 | Childcare Facilities | 82 |
| 4.4.13 | Law Enforcement..... | 84 |
| 4.4.14 | Fire and EMS Facilities..... | 84 |
| 4.4.15 | Libraries | 85 |
| 4.4.16 | Schools..... | 86 |
| 4.4.17 | Other Governmental Facilities | 89 |
| 4.4.17.1 | Randolph Town Hall..... | 89 |
| 4.4.17.2 | Columbia County Administrative Facilities..... | 90 |
| 4.4.17.3 | Post Offices..... | 91 |
| 4.4.17.4 | Correctional Institutions..... | 91 |
| 5.0 | AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES | 92 |
| 5.1 | AGRICULTURAL, NATURAL, AND CULTURAL RESOURCE VISION | 92 |
| 5.2 | AGRICULTURAL, NATURAL, AND CULTURAL RESOURCE GOALS AND OBJECTIVES..... | 92 |
| 5.3 | AGRICULTURAL, NATURAL, AND CULTURAL RESOURCE PROGRAMS..... | 93 |
| 5.3.1 | Farmland Preservation | 93 |
| 5.3.2 | Conservation Reserve Program (CRP)..... | 93 |
| 5.3.3 | Managed Forest Law and Forest Crop Law..... | 94 |
| 5.3.4 | Wetlands Reserve Program..... | 94 |
| 5.3.5 | National and State Registers of Historic Places..... | 95 |
| 5.3.6 | Wisconsin Historical Society – Division of Historic Preservation Subgrant Program | 95 |
| 5.3.7 | Historic Preservation Tax Credits for Income-Producing Historic Buildings | 95 |
| 5.3.8 | Historic Home Owner’s Tax Credits..... | 96 |
| 5.3.9 | Archeological Sites Property Tax Exemption Program | 97 |
| 5.4 | AGRICULTURAL, NATURAL, AND CULTURAL RESOURCE AREAS..... | 97 |
| 5.4.1 | Ground Water and Aquifers..... | 97 |
| 5.4.1.1 | The Rock-Fox River Basin | 98 |
| 5.4.1.2 | The Wolf-Fox River Basin..... | 98 |
| 5.4.1.3 | The Wisconsin River Basin..... | 99 |
| 5.4.2 | Bedrock Geology | 99 |
| 5.4.2.1 | Upper Cambrian Sandstone Formations (Cambrian Age) | 99 |
| 5.4.2.2 | St. Peter Sandstone (Ordovician Age) | 100 |
| 5.4.2.3 | Prairie Du Chien Dolomite Group (Ordovician Age)..... | 100 |
| 5.4.2.4 | Galena-Platteville Dolomite (Ordovician Age) | 100 |
| 5.4.3 | Soils..... | 100 |
| 5.4.4 | Productive Agricultural Areas | 101 |
| 5.4.5 | Environmental Corridors..... | 102 |
| 5.4.6 | Rare, Threatened, and Endangered Species and Natural Communities | 103 |
| 5.4.7 | Stream Corridors and Surface Water | 107 |
| 5.4.8 | Floodplains..... | 107 |
| 5.4.9 | Wetlands | 109 |
| 5.4.10 | Woodlands | 111 |
| 5.4.11 | Wildlife Habitat and State Natural Areas..... | 113 |
| 5.4.11.1 | State Natural Areas | 113 |
| 5.4.11.2 | Wisconsin’s Land Legacy Report..... | 113 |
| 5.4.12 | Metallic and Nonmetallic Mineral Resources..... | 114 |
| 5.4.13 | Parks, Open Spaces, and Outdoor Recreational Resources | 114 |

| | | |
|----------|---|-----|
| 5.4.13.1 | Historic and Cultural Resources..... | 116 |
| 5.4.13.2 | National and State Register of Historic Places | 116 |
| 5.4.13.3 | The Architecture and History Inventory (AHI) | 118 |
| 5.4.13.4 | Archaeological Sites Inventory (ASI)..... | 118 |
| 5.4.13.5 | Museums, Historical Markers, and Historical Societies | 119 |
| 5.4.13.6 | Cultural Events..... | 121 |
| 5.4.14 | Community Design | 123 |
| 6.0 | ECONOMIC DEVELOPMENT..... | 124 |
| 6.1 | ECONOMIC DEVELOPMENT VISION | 124 |
| 6.2 | ECONOMIC DEVELOPMENT GOALS AND OBJECTIVES | 124 |
| 6.3 | ECONOMIC DEVELOPMENT PROGRAMS..... | 126 |
| 6.3.1 | Columbia County Economic Development Corporation | 126 |
| 6.3.2 | Revolving Loan Fund (RLF)..... | 126 |
| 6.3.2.1 | Columbia County Revolving Loan Fund | 126 |
| 6.3.2.2 | Columbia County Economic Development Corporation Revolving Loan Fund | 126 |
| 6.3.3 | Community Profiles | 127 |
| 6.3.4 | Land and Building Inventory | 127 |
| 6.3.5 | Technical College Programs | 127 |
| 6.3.6 | Wisconsin Department of Tourism | 127 |
| 6.3.7 | Columbia County Tourism Committee..... | 127 |
| 6.3.8 | Wisconsin Agricultural Development Zone Program..... | 128 |
| 6.3.9 | Wisconsin Department of Commerce | 128 |
| 6.3.10 | Community Development Block Grant for Economic Development (CDBG-ED)..... | 128 |
| 6.3.11 | USDA, Wisconsin Rural Development Programs | 128 |
| 6.3.12 | WDNR – Brownfields Grant Program..... | 128 |
| 6.3.13 | Tax Incremental Financing (TIF) and the Tax Incremental District (TID)..... | 129 |
| 6.4 | ECONOMY | 129 |
| 6.4.1 | Personal Income..... | 129 |
| 6.4.1.1 | Per Capita Income..... | 129 |
| 6.4.1.2 | Household Income | 130 |
| 6.4.2 | Labor Force and Employment Status..... | 131 |
| 6.4.2.1 | Civilian Labor Force | 131 |
| 6.4.2.2 | Unemployment Rates..... | 132 |
| 6.4.2.3 | Travel Time to Work..... | 133 |
| 6.4.2.4 | Place of Employment..... | 134 |
| 6.4.2.5 | Commuting Patterns..... | 135 |
| 6.4.3 | Analysis of Economic Base | 135 |
| 6.4.3.1 | Employment by Industry Group..... | 135 |
| 6.4.3.2 | Employment by Occupation..... | 136 |
| 6.4.3.3 | Wages by Industry Division..... | 137 |
| 6.4.3.4 | Principal Employers..... | 138 |
| 6.4.3.5 | Agricultural Industry Analysis..... | 140 |
| 6.4.3.6 | Tourism Industry Analysis..... | 141 |
| 6.4.3.7 | Economic Base and Location Quotient Analysis..... | 141 |
| 6.4.3.8 | Industrial Parks | 143 |
| 6.5 | ATTRACTION OF NEW BUSINESS AND INDUSTRY | 144 |
| 6.5.1 | Desired Types of Businesses and Industries | 144 |
| 6.5.2 | Strengths and Weaknesses for Attracting Desired Businesses and Industries | 144 |
| 6.5.2.1 | Randolph’s Strengths In Attracting Desired New Business And Industry | 144 |
| 6.5.2.2 | Randolph’s Weaknesses In Attracting Desired New Business And Industry | 144 |
| 6.5.3 | Designated Business and Industrial Sites..... | 145 |

| | | |
|---------|---|-----|
| 6.5.4 | Use of Environmentally Contaminated Sites | 145 |
| 7.0 | INTERGOVERNMENTAL COOPERATION | 147 |
| 7.1 | INTERGOVERNMENTAL COOPERATION VISION | 147 |
| 7.2 | INTERGOVERNMENTAL COOPERATION GOALS AND OBJECTIVES | 147 |
| 7.3 | INTERGOVERNMENTAL COOPERATION PROGRAMS AND RESOURCES | 148 |
| 7.3.1 | UW-Extension Local Government Center | 148 |
| 7.3.2 | Wisconsin Partnership..... | 148 |
| 7.3.3 | Wisconsin Counties Association (WCA)..... | 149 |
| 7.3.4 | Wisconsin Town Association (WTA)..... | 149 |
| 7.3.5 | League of WI Municipalities | 149 |
| 7.3.6 | State of Wisconsin | 149 |
| 7.4 | INTERGOVERNMENTAL COOPERATION | 149 |
| 7.4.1 | Town of Randolph and Adjacent Governmental Units..... | 149 |
| 7.4.1.1 | Adjacent Governmental Units..... | 149 |
| 7.4.1.2 | Relationship | 149 |
| 7.4.1.3 | Siting Public Facilities | 150 |
| 7.4.1.4 | Sharing Public Services | 150 |
| 7.4.2 | Town of Randolph and Local School Districts | 150 |
| 7.4.2.1 | Relationship | 150 |
| 7.4.2.2 | Siting School Facilities | 151 |
| 7.4.2.3 | Sharing School Facilities | 151 |
| 7.4.3 | Region..... | 151 |
| 7.4.4 | State..... | 151 |
| 7.4.5 | Other Governmental Units..... | 152 |
| 7.5 | WISCONSIN INTERGOVERNMENTAL COOPERATION STATUTES | 152 |
| 7.5.1 | Intergovernmental Agreements..... | 152 |
| 7.5.2 | Boundary Agreements Pursuant to Approved Cooperative Plan | 152 |
| 7.5.3 | Creation, Organization, Powers and Duties of a Regional Planning Commission | 153 |
| 7.5.4 | Municipal Revenue Sharing..... | 153 |
| 7.5.5 | Annexation..... | 153 |
| 7.5.6 | Incorporation..... | 154 |
| 7.5.7 | Extraterritorial Zoning | 154 |
| 7.5.8 | Extraterritorial Subdivision Review..... | 154 |
| 7.6 | PLANNING IN COLUMBIA COUNTY | 155 |
| 7.7 | INTERGOVERNMENTAL CONFLICTS AND OPPORTUNITIES | 155 |
| 7.7.1 | Existing or Potential Conflicts with other Governmental Units | 155 |
| 7.7.2 | Opportunities for the Resolution of Conflicts with other Governmental Units | 156 |
| 8.0 | LAND USE..... | 157 |
| 8.1 | LAND USE VISION | 157 |
| 8.2 | LAND USE GOALS AND OBJECTIVES..... | 157 |
| 8.3 | LAND USE PROGRAMS | 158 |
| 8.3.1 | Town of Randolph Ordinances | 158 |
| 8.3.2 | Columbia County Code of Ordinances | 158 |
| 8.3.2.1 | Land Division and Subdivision Ordinance | 158 |
| 8.3.2.2 | Private Sewage Systems Ordinance | 159 |
| 8.3.2.3 | Floodplain Zoning Ordinance | 162 |
| 8.3.2.4 | Shoreland Wetland Protection Ordinance | 162 |
| 8.3.2.5 | Nonmetallic Mining Reclamation Ordinance | 162 |
| 8.3.2.6 | Highway Access Control Ordinance..... | 162 |
| 8.3.2.7 | Animal Waste Management Ordinance | 162 |
| 8.4 | EXISTING LAND USE..... | 163 |

| | | |
|---------|--|-----|
| 8.4.1 | Agriculture or Other Open Space..... | 164 |
| 8.4.2 | Single-Family Residential..... | 165 |
| 8.4.3 | Multi-Family Residential | 166 |
| 8.4.4 | Commercial..... | 166 |
| 8.4.5 | Industrial | 166 |
| 8.4.6 | Institutional/Public | 167 |
| 8.4.7 | Utilities..... | 167 |
| 8.4.8 | Recreational Areas | 168 |
| 8.4.9 | Transportation | 168 |
| 8.5 | TRENDS | 168 |
| 8.5.1 | Supply, Demand, and Price of Land | 168 |
| 8.5.1.1 | Agricultural Land Sales | 169 |
| 8.5.1.2 | Forest Land Sales | 170 |
| 8.5.1.3 | Average Selling Price of Vacant Land..... | 171 |
| 8.5.1.4 | Equalized Values..... | 171 |
| 8.5.2 | Opportunities for Redevelopment..... | 174 |
| 8.5.3 | Existing and Potential Land Use Conflicts | 174 |
| 8.5.4 | Development Potential and Trends | 174 |
| 8.5.5 | Projected Future Acreage Needs..... | 175 |
| 8.6 | FUTURE LAND USE | 176 |
| 8.6.1 | Agricultural and Other Open Space | 176 |
| 8.6.2 | Single-Family Residential..... | 178 |
| 8.6.3 | Multi-Family Residential | 179 |
| 8.6.4 | Commercial..... | 179 |
| 8.6.5 | Industrial | 179 |
| 8.6.6 | Institutional/Public | 179 |
| 8.6.7 | Recreational | 180 |
| 8.6.8 | Transportation | 180 |
| 8.6.9 | Environmental Corridors..... | 180 |
| 8.7 | CONSISTENCY BETWEEN FUTURE LAND USE AND ZONING | 181 |
| 9.0 | IMPLEMENTATION..... | 182 |
| 9.1 | IMPLEMENTATION VISION | 182 |
| 9.2 | IMPLEMENTATION PROGRAMS, TOOLS, AND SPECIFIC ACTIONS | 182 |
| 9.2.1 | Regulatory Implementation Programs and Tools | 182 |
| 9.2.2 | Non-Regulatory Implementation Tools | 188 |
| 9.3 | INTEGRATION AND CONSISTENCY OF PLAN ELEMENTS | 196 |
| 9.4 | MEASUREMENT OF PLAN PROGRESS..... | 196 |
| 9.5 | AMENDING OF THE PLAN..... | 197 |
| 9.6 | UPDATING OF THE PLAN..... | 197 |

TABLES

| | |
|--|----|
| TABLE 1-1 | 17 |
| Long Term Population Trends by Minor Civil Division | 17 |
| Columbia County, 1900-2000..... | 17 |
| TABLE 1-2 | 18 |
| Comparison of Long Term Population Trends | 18 |
| Town of Randolph, Columbia County, and Wisconsin, 1900-2000..... | 18 |
| TABLE 1-3 | 19 |
| Current Population Trends, Columbia County, 2000-2005 | 19 |
| TABLE 1-4 | 20 |
| Gender Distribution By Age, Town of Randolph, 1990-2000 | 20 |
| TABLE 1-5 | 21 |
| Marital Status of Persons Over Age 15 | 21 |
| Town of Randolph and Columbia County, 2000..... | 21 |
| TABLE 1-6 | 21 |
| Racial Distribution, Town of Randolph, 1990-2000 | 21 |
| TABLE 1-7 | 22 |
| National Origin, Town of Randolph, 2000 | 22 |
| TABLE 1-8 | 23 |
| Density by Municipality | 23 |
| Columbia County, 2000..... | 23 |
| TABLE 1-9 | 24 |
| Population Migration of Persons Five Years or Older | 24 |
| Town of Randolph and Columbia County, 2000..... | 24 |
| TABLE 1-10 | 25 |
| Age Distribution, Town of Randolph, 1990-2000 | 25 |
| TABLE 1-11 | 26 |
| Age Distribution, Town of Randolph and Columbia County, 2000 | 26 |
| TABLE 1-12 | 26 |
| School Enrollment by Persons Three Years Old and Over | 26 |
| Town of Randolph and Columbia County, 2000..... | 26 |
| TABLE 1-13 | 27 |
| Years of School Completed by Persons 25 Years or Older | 27 |
| Town of Randolph and Columbia County, 2000..... | 27 |
| TABLE 1-14 | 28 |
| Per Capita Adjusted Gross Income..... | 28 |
| Town of Randolph and Columbia County, 1990-2001..... | 28 |
| TABLE 1-15 | 29 |
| Household Income | 29 |
| Town of Randolph and Columbia County, 1999..... | 29 |
| TABLE 1-16 | 29 |
| DOA Population Projections, Town of Randolph | 29 |
| 2000-2030 | 29 |
| TABLE 1-17 | 30 |
| Alternate Population Projection Based Upon Current Population Trends | 30 |
| Town of Randolph 2000-2030..... | 30 |

| | |
|--|----|
| TABLE 1-18 | 30 |
| Alternate Population Projection Based Upon Historic Population Trends | 30 |
| Town of Arlington 2000-2030 | 30 |
| TABLE 1-19 | 32 |
| Town of Randolph, Household Size By Tenure, 2000 | 32 |
| TABLE 1-20 | 32 |
| Housing Unit Trends, Town of Randolph and Columbia County | 32 |
| 1990 - 2000 | 32 |
| TABLE 1-21 | 33 |
| Estimated Additional Housing Units Needed Based Upon Projected Population Growth Town of Randolph, 2000-2030 | 33 |
| TABLE 1-22 | 36 |
| Town of Randolph and Columbia County, Labor Force Comparisons, 2000 | 36 |
| TABLE 1-23 | 37 |
| Town of Randolph and Columbia County, Employment of Industry Group, 2000 | 37 |
| TABLE 1-24 | 37 |
| Town of Randolph, Employment by Occupation, 2000 | 37 |
| TABLE 1-25 | 38 |
| Employment Forecast, South Central Wisconsin, 2000-2010 | 38 |
| TABLE 2-1 | 42 |
| Town of Randolph, Age of Housing Supply, 2000 | 42 |
| TABLE 2-2 | 43 |
| Number of Housing Units In Structure, Town of Randolph, 2000 | 43 |
| TABLE 2-3 | 44 |
| Town of Randolph and Columbia County, Value of Owner-Occupied Housing, 2000 | 44 |
| TABLE 2-4 | 44 |
| Town of Randolph and Columbia County, Rent For Non-farm Housing Units, 2000 | 44 |
| TABLE 2-5 | 45 |
| Number of Housing Units by Occupancy Status | 45 |
| Town of Randolph, 1990-2000 | 45 |
| TABLE 2-6 | 46 |
| Household Size by Municipality, Columbia County, 1990-2000 | 46 |
| TABLE 2-7 | 48 |
| Housing Unit Trends by Municipality, Columbia County, 1990-2000 | 48 |
| TABLE 3-1 | 56 |
| Proposed Functional Classification Changes, Town of Randolph, 2004 | 56 |
| TABLE 3-2 | 57 |
| Proposed Jurisdictional Transfers, Town of Randolph, 2004 | 57 |
| TABLE 3-3 | 58 |
| Description of Town and County Roadways, Town of Randolph, 2004 | 58 |
| TABLE 3-4 | 62 |
| Existing Columbia County Minimum Road Design Standards, 2004 | 62 |
| TABLE 3-5 | 65 |
| State of Wisconsin Airport Classifications | 65 |
| TABLE 3-6 | 66 |
| Columbia County Airports, 2004 | 66 |

| | |
|---|-----|
| TABLE 3-7 | 67 |
| Number of Empire Builder Passengers Using Columbia County Stations, 2000 - 2003 | 67 |
| TABLE 4-1 | 74 |
| Public Waste Water Treatment Plants, Columbia County, 2005..... | 74 |
| TABLE 4-2 | 76 |
| Number of Permits Issued for On-Site Sanitary Systems by Year | 76 |
| Town of Randolph, 1990-2004..... | 76 |
| TABLE 4-3 | 77 |
| TABLE 4-4 | 83 |
| Licensed Childcare Providers, Columbia County, 2003..... | 83 |
| TABLE 4-5 | 87 |
| Public School District Enrollment, Columbia County..... | 87 |
| TABLE 4-5 (cont.)..... | 88 |
| Public School District Enrollment, Columbia County..... | 88 |
| TABLE 4-6 | 89 |
| Private School Enrollment, Columbia County | 89 |
| TABLE 5-1 | 104 |
| Known Rare, Threatened, and Endangered Species, and Natural Communities,..... | 104 |
| Columbia County, 2005 | 104 |
| TABLE 5-2 | 108 |
| Floodplains by Municipality | 108 |
| Columbia County, 2005 | 108 |
| TABLE 5-3 | 110 |
| Wetlands by Municipality..... | 110 |
| Columbia County, 2005 | 110 |
| TABLE 5-4 | 112 |
| Woodlands by Municipality..... | 112 |
| Columbia County, 2005 | 112 |
| TABLE 5-4 | 115 |
| Outdoor Recreational Lands | 115 |
| Columbia County, 2005 | 115 |
| TABLE 5-5 | 117 |
| Sites Listed on the National and State Registers of Historic Places,..... | 117 |
| Columbia County, 2005 | 117 |
| TABLE 5-6 | 120 |
| Museums, Historical Markers, and Historical Societies by Community..... | 120 |
| Columbia County, 2005 | 120 |
| TABLE 5-7 | 122 |
| Cultural Events in Columbia County..... | 122 |
| TABLE 6-1 | 130 |
| Per Capita Adjusted Gross Income..... | 130 |
| Town of Randolph and Columbia County, 1990-2001..... | 130 |
| TABLE 6-2 | 131 |
| Household Income, Town of Randolph and Columbia County, 1999..... | 131 |

| | |
|--|-----|
| TABLE 6-3 | 132 |
| Civilian Labor Force Annual Averages | 132 |
| Columbia County and Wisconsin, 2000 - 2004 | 132 |
| TABLE 6-4 | 134 |
| Travel Time to Work, Town of Randolph and Columbia County, 2000 | 134 |
| TABLE 6-5 | 134 |
| Place of Employment for Workers Age 16 and Over | 134 |
| Town of Randolph and Columbia County, 2000 | 134 |
| TABLE 6-6 | 135 |
| Commuting Patterns, Columbia County, 2000 | 135 |
| TABLE 6-7 | 136 |
| Town of Randolph and Columbia County, Employment of Industry Group, 2000 | 136 |
| TABLE 6-8 | 137 |
| Town of Randolph and Columbia County | 137 |
| Employment by Occupation, 2000 | 137 |
| TABLE 6-9 | 138 |
| Annual Average Wage By Industry Division | 138 |
| Columbia County and Wisconsin 2004 | 138 |
| TABLE 6-10 | 139 |
| Principal Employers, Columbia County, 2004 | 139 |
| TABLE 6-11 | 142 |
| Location Quotient Analysis for Non-Farm Employment | 142 |
| Columbia County, 1990 and 2000 | 142 |
| TABLE 6-12 | 143 |
| Industrial Parks, Columbia County | 143 |
| TABLE 7-1 | 156 |
| Intergovernmental Conflicts and Opportunities for Resolution | 156 |
| Town of Randolph | 156 |
| TABLE 8-1 | 159 |
| Land Divisions, Town of Randolph, 1996-2005 | 159 |
| TABLE 8-2 | 160 |
| Sanitary Permits, Town of Randolph, 1997-2005 | 160 |
| TABLE 8-3 | 163 |
| Existing Land Use, Town of Randolph, 2005 | 163 |
| TABLE 8-4 | 169 |
| Agricultural Land Sales, Columbia County, 2000-2004 | 169 |
| TABLE 8-5 | 170 |
| Forest Land Sales, Columbia County, 1998-2001 | 170 |
| TABLE 8-6 | 171 |
| Average Selling Price and Price Per Acre | 171 |
| Vacant Residential and Agricultural Land | 171 |
| Columbia County, 1990-2005 | 171 |
| TABLE 8-7 | 173 |
| Equalized Values in Dollars, Columbia County, 2001-2005 | 173 |

| | |
|--|-----|
| TABLE 8-8 | 175 |
| Estimated Acreage Needed for Residential Development by 2030..... | 175 |
| The Town of Randolph | 175 |
| TABLE 8-9 | 176 |
| Projected Future Land Use Demand in Five Year Increments | 176 |
| The Town of Randolph, 2005-2030..... | 176 |
| TABLE 9-1 | 191 |
| Recommended Implementation Programs, Tools, and Specific Actions | 191 |
| Town of Randolph, 2007-2030 | 191 |

FIGURES

| | | |
|------------|--|-----|
| FIGURE 1-1 | Town of Randolph Long Term Population Trends..... | 16 |
| FIGURE 1-2 | Population Projections, Town of Randolph, 2000-2030..... | 31 |
| FIGURE 1-3 | Projected Housing Units Based Upon Projected Population Growth, Town of Randolph, 2000-2030 | 34 |
| FIGURE 1-4 | Projected Housing Units Based Upon Zoning Permit Trends, Town of Randolph, 2005-2030 | 35 |
| FIGURE 1-5 | Projected Jobs in South Central Wisconsin in 2010 – By Occupational Group | 39 |
| FIGURE 3-1 | Traffic Accidents, Town of Randolph, 1998-2003 | 55 |
| FIGURE 6-1 | Monthly Unemployment Rates, Columbia County and Wisconsin, 2004 | 133 |
| FIGURE 8-1 | Zoning Permit Trends, All Construction and New Homes, Town of Randolph, 1990-2005 | 161 |
| FIGURE 8-2 | Existing Land Use, Town of Randolph, 2005..... | 164 |

APPENDICIES

| | |
|--------------|----------------------|
| APPENDIX I | Plan Maps |
| APPENDIX II | Resolutions |
| APPENDIX III | Public Participation |

1.0 ISSUES AND OPPORTUNITIES

1.1 INTRODUCTION - THE PLANNING PROGRAM

In the spring of 2003, the Columbia County Planning and Zoning Department held a meeting with all Town Boards and Planning Commissions throughout the County to discuss comprehensive planning. At the meeting, the Planning and Zoning Department offered planning assistance to any town in the county that was interested in developing a comprehensive plan in accordance with Wisconsin Statute 66.1001. As a result of the meeting, the Town of Randolph signed a Memorandum of Agreement with the Columbia County Planning and Zoning Department to develop a comprehensive plan for the Town. The planning process for the Town involved a Comprehensive Plan document, an existing land use map, a set of future land use maps, and a proposed zoning map.

As a part of the process of developing the Town comprehensive plans, each participating Town appointed a representative to serve on the Town Steering Committee (TSC). At the TSC meetings, the appointed Town representative met with representatives of other participating Towns and County staff to discuss the planning process and review draft planning documents, maps, etc. prepared by County staff. The Town representative then took the information gained at the TSC meetings back to share with their Town Boards and Planning Commissions. Several individual meetings between participating Towns and County Staff also took place during the planning process. The information assembled during the preparation of the Town comprehensive plans was also used to develop the Columbia County Comprehensive Plan that was developed during the same time period.

The result of this planning process was the development of this document, the Town of Randolph Comprehensive Plan. The vision, goals, objectives, and policies stated in this document reflect the deliberations of the Town of Randolph Town Board and Planning Commission, based upon the comments and opinions expressed by the people in the Town of Randolph. References made to specific State, County, and other governmental plans and programs do not imply endorsement of such plans and programs, but are presented for background and reference only.

1.2 THE PURPOSE OF PLANNING

Development in the Town of Randolph consists of hundreds of decisions each year by unrelated individuals about how the land is to be used. Generally these decisions conform to tradition, but each has the potential to conflict with neighboring uses and each represents a step toward the land use pattern for the future. Without a plan, landowners have no guidance in making land use decisions and property owners have no protection from decisions that may not be in their best interest.

Wisconsin Statutes, Section 62.23 by reference from Section 60.22(3) provides that, in a Town that has adopted village powers, it is a function and duty of the Town Plan Commission to make and adopt a master plan for the physical development of the Town. The plan's general purpose is in guiding and accomplishing a coordinated, adjusted, and harmonious development which will in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity, or the general welfare, as well as efficiency and economy in the process of development. Wisconsin Statutes, Section 66.1001, further defines a master plan as a comprehensive plan and outlines the content of a comprehensive plan and a local unit of government's responsibilities in developing this plan. This legislation, often referred to as "Smart Growth", requires that a community that engages in specific land use regulations develop a comprehensive plan and that the plan be adopted by ordinance by a majority vote of the Town Board. The plan must contain nine elements as specified in the statutes. It also requires that all land use decisions be consistent with the comprehensive plan.

Land and the public services provided to the people who live on the land, are too expensive to use them unwisely. Limited resources must be used in the most beneficial and least wasteful manner. Planning attempts to apply a rational process of analysis and forethought to the development process. It attempts to guide the use of Town's resources in an efficient, convenient, and healthful manner.

The planning process is advisory. The plan is a guide to public and private decisions concerning land. It is not an ultimate design, but represents thought and analysis at a point in time. Therefore, it requires periodic reconsideration and updating. The plan is long range and general, not something to be imposed in a narrow and rigid manner.

1.3 OVERALL VISION, GOALS, AND OBJECTIVES

The vision, goals, and objectives of a comprehensive plan direct the plan implementation activities and the development of the Town of Randolph. They are the core of the Town of Randolph Comprehensive Plan. They reflect the deliberations of the Town of Randolph Planning Commission based on the comments and opinions of the people of the Town.

The vision is the purpose for which planning is done and provides the direction to guide all future decisions. The vision is a general statement that guides the planning process in a generally accepted direction. The overall vision provided below is an overarching statement that provides guidance and direction to all of the elements in the comprehensive plan. In addition to the overall vision, each element of this plan contains a vision that provides guidance and direction to that particular element of the plan.

Goals are statements of conditions that are intended to be maintained or achieved at some time in the future. Goals do not have specific time frames and usually cannot be specifically measured. The overall goals provided below are a compilation of all the goals from the nine elements of this plan.

Objectives are actions that need to be taken in order to achieve one or more goals. Objectives usually have an associated time frame and frequently must occur in a defined sequence. Objectives are normally measurable, and should be regularly reviewed to assess progress in implementing the plan. The overall objectives provided below are a compilation of all the objectives from the nine elements of this plan.

A vision statement rarely changes unless the philosophy of the population changes. Goals seldom change unless they have been achieved, and then usually only to maintain the condition that has been achieved. Objectives change frequently. Objectives are regularly achieved, and then are removed. Completion of some objectives often suggests new objectives that were not originally considered, and these should be added. Attempts to implement objectives sometimes reveal that they cannot be achieved, or that achieving them would not have the desired result. In these cases, these objectives should be modified or replaced. A thorough review of the goals and objectives should be conducted annually.

1.3.1 Overall Vision Statement

The Town of Randolph will continue to have a high quality of life and be an exceptional place to live, work and engage in recreation. The Town will continue to find balance between economic development, the preservation of agriculture, the protection of natural resources, and the recognition of private property rights. Well-planned quality development, supported by appropriate infrastructure and an efficient transportation system, will ensure a vibrant and sustainable economy and provide a strong quality of life for its citizens.

1.3.2 Overall Goals and Objectives

The following is a combined list of the visions, goals, and objectives from all nine elements of the Town of Randolph Comprehensive Plan 2030:

Element #1 - Population

Population Vision

- ◆ Growth levels sustainable within the limits of Town resources.

Goal 1: Moderate and steady population growth.

Objective 1: Encourage residential development on other than prime agricultural soils.

Goal 2: Provide opportunities to live, work and recreate within the Town.

Objective 1: Encourage young adults to remain in the Town.

Objective 2: Increase local employment opportunities.

Objective 3: Maintain and encourage existing agricultural operations.

Objective 4: Encourage high quality schools and educational opportunities in the Town.

Element #2 - Housing

Housing Vision

- ◆ Residences set in attractive, safe and appropriate environments for all Town residents.

Goal 1: Provide for planned and orderly housing development.

Objective 1: Encourage rehabilitation and proper maintenance of older homes.

Objective 2: Encourage infill of vacant lots in existing subdivisions

Objective 3: Discourage residential development on prime agricultural lands or near active farms.

Objective 4: Encourage new development to be sited near or adjacent to existing development, when appropriate

Objective 5: Encourage residential development in areas served by public sanitary sewer, when appropriate.

Objective 6: Encourage new housing areas to be predominately single-family homes or duplexes in unsewered areas.

Objective 7: Limit the amount of multi-family housing in unsewered areas.

Objective 8: Discourage the development of mobile home parks in all areas.

Objective 9: Require that all new housing meet applicable codes and required standards of construction.

Objective 10: Allow smaller lot sizes and increased density in areas of the Town with sanitary sewer service where appropriate.

Objective 11: Allow larger lot sizes and lower densities in unsewered areas of the Town, where appropriate.

Objective 12: Encourage clustered residential development where appropriate.

Goal 2: A cooperative approach involving the towns, county, state and private entities to meet current and future housing needs.

- Objective 1:* Regularly meet with officials from all County municipalities to coordinate housing needs and plans.
- Objective 2:* Seek input of appropriate governmental entities and property owners in areas affected by housing development plans.
- Objective 3:* Meet with State officials as needed.

Goal 3: Appropriate regulations to implement the Comprehensive Plan.

- Objective 1:* Review all Town of Randolph Land Use Ordinances and recommend necessary changes to implement the Comprehensive Plan.
- Objective 2:* Provide adequate enforcement of all Township regulations regarding housing.
- Objective 3:* Encourage the development of County-wide standards for stormwater management and erosion control.
- Objective 4:* Monitor new technology related to private sanitary sewer systems and implement the technology as appropriate.

Element #3 - Transportation

Transportation Vision

- ◆ Provide a safe, efficient, and well-planned transportation system that incorporates multiple modes of travel.
- ◆ Provide a safe, efficient transportation system for multiple user needs

Goal 1: A safe, well-maintained system of roads and highways.

- Objective 1:* Work with the State Department of Transportation and County Highway Department to improve the highways under their responsibility.
- Objective 2:* Assess proper jurisdiction of roads within the township.
- Objective 3:* Promote safe, modern highways connecting the Town of Randolph with the rest of Columbia County and adjacent counties.
- Objective 4:* Annually assess all roads in the township for maintenance and safety issues.
- Objective 5:* Plan for new roads including frontage roads and interchanges for future development.
- Objective 6:* Maintain a safe, interconnected road network.
- Objective 7:* Discourage cut-through traffic on Town roads through signage, speed zones and weight limits.

Goal 2: Restricted access to arterial highways and through-town road corridors to protect traffic-carrying capacity.

- Objective 1:* Restrict new access points to the highway through subdivision control.
- Objective 2:* Preserve and protect the road corridor from encroachment that would limit the roadway's ability to carry traffic volumes in the future.
- Objective 3:* Continue to maintain and implement a Town road improvement program.

- Objective 4:* Implement a Town driveway ordinance and promote joint driveways to achieve public safety and rural character goals and conserve farmland. The ordinance should:
- a) Ensure that driveway length, width, design, and slope for emergency vehicle travel
 - b) Address drainage issues
 - c) Guide the placement of streets and driveways along existing contours, property lines, fencerows, lines of existing vegetation, or other natural features
 - d) Reinforce the objectives and policies of the Comprehensive Plan
 - e) Minimize the number of driveway openings onto existing public streets, instead promoting shared driveways and streets
- Objective 5:* Support access control and rural character objectives by discouraging “side of the road” or “strip” development on main roadways

Goal 3: All town roads to meet minimum standards for right-of-way pavement and shoulder widths.

- Objective 1:* Review and modify (as necessary) current standards for existing roads.
- Objective 2:* Utilize the Paser program to its fullest, including capital improvements, to schedule road maintenance and/or reconstruction.
- Objective 3:* Ensure that all roads in new platted subdivisions meet minimum standards by enforcement of a land division ordinance.
- Objective 4:* No further driveways accepted as part of the town road system.
- Objective 5:* Upgrade existing Town roads to current roadway standards to the extent practical when repaving or reconstructing those roads, but do not over design rural roads.
- Objective 6:* Require that all new roads meet the road design and layout standards in the Town’s pending subdivision and land division regulations.

Goal 4: Promote a unified approach involving the town, city, county, state and private entities for road development to meet the needs for future commercial, industrial and residential expansion.

- Objective 1:* Regularly meet with city and county officials to coordinate development plans.
- Objective 2:* Seek input of appropriate property owners in areas of development plans.
- Objective 3:* Meet with State officials as needed.
- Objective 4:* Coordinate transportation with land use.
- Objective 5:* Work with WisDOT and the County Highway Department to implement safety improvements at intersections in the Township.
- Objective 6:* Work with WisDOT and the County Highway Department when changes to land uses are being considered that could affect the function of highways.

Goal 5: Encourage the development and full utilization of all modes of transportation in the County.

- Objective 1:* Support programs to provide transportation alternatives to the automobile.
- Objective 2:* Support safe opportunities for biking and walking.

Element #4 - Utilities & Community Facilities

Utilities & Community Facilities Vision

- ◆ Adequate utilities and community facilities to meet the needs of Town residents.

Goal 1: Public facilities that meet the needs of Town residents.

- Objective 1:* Provide adequate public facilities for planned growth and development in proper locations and with adequate space for the future.
- Objective 2:* Coordinate the provision of public facilities with other units of government, when feasible.
- Objective 3:* Work with local school district officials to ensure that the locations of new schools adequately serve Town residents.
- Objective 4:* Work with local school district officials to ensure that the closing of unneeded schools does not adversely affect Town facilities.
- Objective 5:* Plan for future needs at Town facilities.
- Objective 6:* Work with other public and private officials to coordinate the provision of public facilities, such as libraries, hospitals, and cemeteries to accommodate future development within the Town.

Goal 2: Maintain and improve services available to Town residents.

- Objective 1:* Provide public services in accordance with current and future needs, in proper locations, and with adequate capacities for the future, when feasible.
- Objective 2:* Coordinate the provision of public services with other units of government, when feasible.
- Objective 3:* Direct public services into areas planned for future development.
- Objective 4:* Work with local fire departments serving the Town to study response times for fire and EMS.
- Objective 5:* Review the police protection services within the Town as needed.
- Objective 6:* Annually meet with the neighboring towns, cities and/or villages to review the fire protection and ambulance service mutual aid and/or contractual agreements.
- Objective 7:* Annually review the solid waste disposal and recycling services agreement.
- Objective 8:* Develop a policy that established acceptable driveway standards for emergency vehicle access.

Goal 3: Ensure that modern and sufficient public utility services are available within the Town.

- Objective 1:* Encourage public utilities to provide service in accordance with long-range needs and in proper locations within the Town.
- Objective 2:* Review planned developments to ensure adequate utilities can and will be provided according to long-range needs within the Town.
- Objective 3:* Meet with other units of government to coordinate the provision of public utilities to accommodate future development within the Town.

Goal 4: Ensure adequate park and recreational opportunities for Town residents.

- Objective 1:* Examine the need for additional recreational facilities in the Town (i.e. snowmobile trails, bike trails, parks).
- Objective 2:* Encourage the Columbia County Board to support and expand the County Park System.
- Objective 3:* Encourage the development of parks as a means to preserve and protect important natural features in the town.

Goal 5: Promote a unified approach to utilities and community facilities development involving all levels of government and private entities.

- Objective 1:* Meet regularly with county and state officials to coordinate development plans.
- Objective 2:* Seek appropriate input from property owners in areas planned for development.
- Objective 3:* Meet with local school board officials as needed.

Element #5 - Agricultural, Natural and Cultural Resources**Agricultural, Natural and Cultural Resources Vision**

- ♦ The Town of Randolph's agricultural, natural and cultural resources are regarded as irreplaceable resources to be protected for future generations.

Goal 1: Preservation of the most productive agricultural areas of the Town.

- Objective 1:* Preserve and protect the best agricultural soils by encouraging Columbia County to develop appropriate land use regulations.
- Objective 2:* Focus new development in areas that will not adversely impact productive farmland in the Town.
- Objective 3:* Review development proposals for potential impacts and encroachments on the land needed for agriculture.

Goal 2: Maintain, preserve, and enhance the Town's natural resources, scenic views and unique natural features.

- Objective 1:* Consider developing adequate storm water management plans and erosion control regulations to protect surface and groundwater resources with the Town.
- Objective 2:* Encourage the development of natural buffer areas along watercourses and drainage ways.
- Objective 3:* Discourage the application of chemicals and land spreading along watercourses and drainage ways.
- Objective 4:* Protect the integrity of the Town's environmental corridors from the negative impacts of development.
- Objective 5:* Encourage Columbia County to develop appropriate land use regulations to provide protection to the sensitive natural resource areas included in the environmental corridors.
- Objective 6:* Consider the impacts of development on the habitat of rare, threatened or endangered species or natural communities.

- Objective 7:* Prohibit the construction of new structures in the FEMA 100-year floodplains and the rebuilding of structures that are seriously deteriorated, damaged or destroyed.
- Objective 8:* Discourage concentrated animal numbers in the FEMA 100-year floodplains, but encourage other forms of agriculture.
- Objective 9:* Protect wetlands from siltation and runoff by encouraging a buffer area around all WDNR designated wetlands.
- Objective 10:* Prohibit further draining or filling of wetlands.
- Objective 11:* Discourage agricultural cultivation in wetlands.
- Objective 12:* Encourage the proper management of forestlands in the Town and discourage the clear cutting of any existing woodlots.
- Objective 13:* Control development in areas that possess valuable wildlife habitat.

Goal 3: The preservation of Town's historic and cultural resources.

- Objective 1:* Prohibit development on identified archeological and burial sites.
- Objective 2:* Evaluate the impacts of development proposals on historic buildings and sites in the Town and mitigate those impacts whenever possible.
- Objective 3:* Encourage Columbia County to create and maintain an inventory of the remaining historic and archeological sites and structures throughout the County.
- Objective 4:* Assist local organizations in the promotion of historic and cultural resources within the Town.
- Objective 5:* Assist local historical societies and museums in preserving structures and artifacts that reflect the Town's past.

Element #6 Economic Development

Economic Development Vision

- ◆ A commitment to economic prosperity through properly located commerce, industry, agriculture and tourism economic activity areas while mitigating the impacts of incompatible land uses and the degradation of residential areas and the natural environment.

Goal 1: An improved and diversified economy.

- Objective 1:* Assist existing businesses and industry to improve their efficiency and ability to stay competitive.
- Objective 2:* Encourage new business formation.
- Objective 3:* Promote ongoing dialog between the Town, the County and the Columbia County Economic Development Corporation to ensure that economic development projects are consistent with the goals and objectives of the Town's Comprehensive Plan.
- Objective 4:* Encourage intergovernmental cooperation in the siting of new business opportunities and retaining existing businesses.

Goal 2: Support the Town's agricultural economy by ensuring prime farmland is permanently retained for agricultural uses.

- Objective 1:* Restrict subdivision and non-farm development on prime farmland.
- Objective 2:* Retain property assessments of farmland consistent with their intended use.

- Objective 3:* Encourage participation in the farmland preservation program.
- Objective 4:* Discourage the sale of prime farmland to non-agricultural interests.
- Objective 5:* Direct rural, non-farm uses to those areas least suitable for cultivation.
- Objective 6:* Discourage isolated commercial and industrial uses in agricultural, residential and open space areas.
- Objective 7:* Investigate the use of grant monies to purchase development rights.
- Objective 8:* Consider adopting a right to farm ordinance.

Goal 3: Protect and enhance the Town’s scenic and environmental character as an economic asset to the Town and region.

- Objective 1:* Promote economic development that has little or no environmental impact.
- Objective 2:* Explore options to sustain and possibly increase tourism and recreation businesses in the Town, provided that these businesses do not negatively impact the rural character of the Town, nor harm the Town’s outstanding natural resources.

Goal 4: Recognize agriculture and tourism as important economic resources and support the preservation and enhancement of these resources.

- Objective 1:* Assist in the promotion and attraction of agricultural related services and industries to maintain agriculture as a viable business.
- Objective 2:* Where consistent with local plans, allow small, low-impact non-farm businesses on farm properties where there will be no negative impacts on surrounding properties.
- Objective 3:* Foster tourism that promotes the natural resource base and the unique historical heritage of the Town.

Goal 5: Limit expansion and improve the appearance of commercial areas in the Town.

- Objective 1:* Accommodate new commercial businesses and the expansion of existing businesses where appropriate.
- Objective 2:* Encourage removal of dilapidated, unsafe buildings.
- Objective 3:* Promote landscaping and beautification projects.
- Objective 4:* Encourage clustering of commercial uses in compact areas to maximize consumer safety and convenience, improve traffic safety, and enhance economic viability, where appropriate.
- Objective 5:* Avoid strip commercial areas along roads and highways that conflict with surrounding land uses.
- Objective 6:* Consider creating development standards for business development to promote high-quality site design, building design, signage and landscaping for all new nonresidential developments.

Goal 6: Limit industrial and manufacturing uses.

- Objective 1:* Allow light industrial uses in designated areas when appropriate.
- Objective 2:* Limit the amount of undeveloped land for manufacturing or industrial uses in the Town.
- Objective 3:* Locate industrial areas so they are visually and functionally compatible with surrounding land use.
- Objective 4:* Encourage industrial uses to locate in nearby cities or villages.

Goal 7: Promote a unified approach involving the town, city/village, county, state and private entities for economic development of the area.

- Objective 1:* Participate in Columbia County, city/village and state economic development activities.
- Objective 2:* Encourage the expansion of commercial and industrial uses where municipal services are available.
- Objective 3:* Communicate with adjoining municipalities in the planning, siting, and appearance of commercial and industrial development proposed along shared borders.

Goal 8: Tax rates stabilized to the extent possible.

- Objective 1:* Use state and federal grant programs to supplement local tax revenue whenever practical and advantageous.
- Objective 2:* Institute a Town land division ordinance and collect park fees from new land divisions.
- Objective 3:* Insist that new land development pay for its own improvements.

Element #7 - Intergovernmental Cooperation

Intergovernmental Cooperation Development Vision

- ◆ Intergovernmental cooperation opportunities between Columbia County, local municipalities, the region, the state, tribal governments, and other adjacent governmental units utilized to the fullest extent possible.

Goal 1: Establish mutually beneficial intergovernmental relations with other units of government.

- Objective 1:* Develop intergovernmental cooperative agreements for governmental services, activities, and programs wherever appropriate.
- Objective 2:* Encourage the Villages of Cambria, Friesland and Randolph to enter into boundary agreements with the Town to address annexation and development issues.
- Objective 3:* Work to achieve cooperation and coordination between the Counties of Dodge, Columbia, Green Lake and the Villages of Cambria, Friesland and Randolph and the Town on issues related to long-range planning and land use regulations.
- Objective 4:* Work to raise local government awareness of Wisconsin Statutes regarding intergovernmental cooperation and encourage their use.
- Objective 5:* Work with other local governments, state agencies, and school districts on land use and community development issues of mutual concern (e.g. siting of public facilities).

Goal 2: Seek coordination and communication on planning activities between the Town of Randolph, adjacent municipalities, county, regional, state and federal agencies.

- Objective 1:* Encourage the creation of and participate in an ongoing forum in which the county, cities, villages, and towns can discuss land use and zoning issues on a regular basis.
- Objective 2:* Encourage the creation of and participate in a process to resolve conflicts between the Town's plan and the plans of other overlapping governmental jurisdictions.
- Objective 3:* Work with adjacent towns, villages and cities to match land use plans and policies along municipal borders to promote consistency and minimize potential conflicts.
- Objective 4:* Utilize County planning staff to act as facilitators and educators to assist the Town with plan and ordinance administration.
- Objective 5:* Encourage Columbia County to develop a more consistent, integrated, and efficient code administration process that provides all affected municipal jurisdictions an opportunity to influence the outcome.
- Objective 6:* Continue to participate in cooperative planning efforts with Columbia County.
- Objective 7:* Encourage and support cooperative efforts between Columbia County and surrounding counties to address basin-wide water resource management planning, regional transportation planning, and other regional planning issues that cross county boundaries.

Goal 3: Seek opportunities to maintain and improve the provision of shared public services and facilities such as police, fire, emergency rescue, parks, solid waste management, and transportation.

- Objective 1:* Whenever possible, encourage increased sharing of police, fire, and emergency rescue facilities and services to improve efficiency and coordination.
- Objective 2:* Continue to utilize the County composting and recycling center.
- Objective 3:* Continue to utilize the services of the County Highway Department for local road maintenance.
- Objective 4:* Work with County Highway Department and the Wisconsin DOT to coordinate highway improvements with planned development to minimize the impacts of land use changes on transportation facilities.
- Objective 5:* Prior to purchasing new facilities or equipment, examine the possibilities of trading, renting, sharing or contracting such items with neighboring jurisdictions.
- Objective 6:* Work with county and state agencies to coordinate the provision of park and recreation facilities and activities within the Town.
- Objective 7:* Work with the Wisconsin Department of Transportation and other agencies to assure that transportation improvements are consistent with the goals and objective of this plan.
- Objective 8:* Encourage cooperative agreements with the Wisconsin Department of Natural Resources (WDNR) that are mutually beneficial to the Town and the WDNR.

Element #8 - Land Use

Land Use Vision

- ◆ Well-balanced and orderly development in both urban and rural areas of the Township minimizes potential conflicts between residential, commercial, industrial and agricultural land uses.

Goal 1: New development occurring in a well planned, sustainable, aesthetically and architecturally pleasing manner compatible with the local character.

- Objective 1:* Designate areas in the rural portions of the Town of Randolph intended to remain agricultural in nature but are also suitable for limited and controlled residential development that minimizes adverse impacts on agriculture and maintains rural character.
- Objective 2:* Designate areas within the Town of Randolph that are suitable for more dense residential development (e.g. subdivisions) and develop standards for these areas that ensures quality development which complements the surrounding area.
- Objective 3:* Encourage conservation subdivision design principles for new subdivisions where appropriate.
- Objective 4:* Designate areas within the Town of Randolph that are suitable for commercial and industrial uses and develop standards that encourage the separation and screening of these uses from other incompatible land uses.
- Objective 5:* Encourage natural buffers between incompatible land uses where such uses adjoin one another.
- Objective 6:* Evaluate and recommend areas of the Town where animal confinement areas can be operated without conflicting with other forms of development.

Goal 2: Provide tools for managing and coordinating development consistent with the goals and objectives of the Comprehensive Plan while ensuring a balance between private property rights and the best interests of the community as a whole.

- Objective 1:* Update and integrate the land use related sections of the Town of Randolph Code of Ordinances to reflect the new goals and policies of the Comprehensive Plan.
- Objective 2:* Follow a development review process related to the Comprehensive Plan that objectively examines the quality of a proposed development and the long-term positive and negative impacts of the Town.
- Objective 3:* Develop a site plan review process for rural areas of the Town that reviews the location of structures, roads, and driveways to minimize the impacts on prime agricultural land and environmental features.
- Objective 4:* Promote clustered residential development as the preferred type of new rural residential growth in areas suitable for such development.
- Objective 5:* Lot size must meet minimum lot size for County sanitary permits.
- Objective 6:* Encourage new residential lots and building sites to be located and designed in a manner that protects environmental corridors, wetlands, floodplains and productive farmland.
- Objective 7:* New development should be consistent with town, village and city plans, where applicable.

Goal 3: Balanced and appropriate land uses within the Town of Randolph that enhance and sustain the economic stability of the Town.

- Objective 1:* Direct more intense, urban forms of development into areas that can provide adequate municipal services to support the development.
- Objective 2:* Assist in the development of urban growth areas around all existing incorporated municipalities to allow for reasonable municipal growth.
- Objective 3:* Encourage all local municipalities in the development of detailed comprehensive plans that promote the concepts of balanced community development, agricultural preservation, and clustered residential development.
- Objective 4:* Consider an economic feasibility review process that examines the costs of providing public services to proposed major developments including the cost of roads, sewer and water service, stormwater management and schools.
- Objective 5:* Encourage the redevelopment and adaptive reuse of underutilized agricultural, commercial and industrial structures, where consistent with designated future land uses.

Element #9 – Implementation Element

Implementation Vision

- ◆ A compilation of clear and defined actions necessary to implement all plan elements, summarize and track progress, and describe the procedures for amendments and revisions.

1.4 OVERALL EXISTING PROGRAMS AND POLICIES

The existing programs discussed in this section represent a compilation of the current efforts being taken by various levels of government. These efforts provide a means to implement the vision, goals, objectives, and policies of this plan. Each program has a specific problem or issue it is attempting to address. It is the intent of these programs to provide assistance, guidance, and regulation in addressing a particular problem or issue. These programs provide a means to reach the goals of this plan and achieve the related objectives. Below are listed many of the programs that are currently available within the Town of Randolph. The list also contains governmental or quasi-governmental agencies that offer programs or assistance that can be utilized by the Town of Randolph. A more detailed description of each of these programs is located within the individual plan elements.

- Columbia County Housing Rehabilitation Program
- Habitat for Humanity
- United Migrant Opportunity Services (UMOS)
- PASER Program
- Rustic Roads – Wisconsin Department of Transportation
- State Road Aid Programs
- Knowles-Nelson Stewardship Program
- Clean Sweep Program
- Crime Stoppers
- Columbia County D.A.R.E. Program
- Columbia County Drug Education And Enforcement
- Hope House/D.A.R.T.
- Columbia County Cannabis Enforcement And Suppression Effort (CEASE)

- Farmland Preservation Program
- Conservation Reserve Program (CRP)
- Conservation Reserve Enhancement Program (CREP)
- Managed Forest Law and Forest Crop Law
- Wetlands Reserve Program
- National and State Registers of Historic Places
- Wisconsin Historical Society - Division of Historic Preservation Subgrant Program
- Historic Preservation Tax Credits for Income-Producing Historic Buildings
- Historic Home Owner's Tax Credits
- Archeological Sites Property Tax Exemption Program
- Columbia County Economic Development Corporation
- Revolving Loan Fund (RLF)
- Community Profiles
- Land and Building Inventory
- Technical College Programs and Universities
- Wisconsin Department of Tourism
- Columbia County Tourism Committee
- Wisconsin Agricultural Development Zone Program
- Wisconsin Department of Commerce
- Community Development Block Grant for Economic Development (CDBG-ED)
- USDA, Wisconsin Rural Development Programs
- WDNR – Brownfields Grant Program
- Tax Incremental Financing (TIF) and the Tax Incremental District (TID)
- UW-Extension Local Government Center
- Wisconsin Partnership
- Wisconsin Counties Association (WCA)
- Wisconsin Town Association (WTA)
- League of WI Municipalities
- State of Wisconsin Statutes and Programs
 - Intergovernmental Agreements
 - Boundary Agreements Pursuant to Approved Cooperative Plan
 - Creation, Organization, Powers and Duties of a Regional Planning Commission
 - Municipal Revenue Sharing
 - Annexation
 - Incorporation
 - Extraterritorial Zoning
 - Extraterritorial Subdivision Review
- Town of Randolph Ordinances
- Columbia County Code of Ordinances
 - Zoning Ordinance
 - Land Division and Subdivision Ordinance
 - Private Sewage Systems Ordinance
 - Floodplain Zoning Ordinance
 - Shoreland Wetland Protection Ordinance
 - Wireless Communication Facilities Ordinance
 - Nonmetallic Mining Reclamation Ordinance
 - Highway Access Control Ordinance
 - Animal Waste Management Ordinance

1.5 POPULATION AND BACKGROUND INFORMATION

1.5.1 Population

Understanding the current and past trends of the Town's population is important in determining the amount of expected growth and development that is likely to take place in the Town in the future. These trends are considered in the following paragraphs.

1.5.1.1 History and Setting

The Town of Randolph is located in the northeast corner of Columbia County, Wisconsin. The Town is surrounded by the Towns of Mackford and Manchester in Green Lake County, the Town of Fox Lake in Dodge County, and the Towns of Courtland, Springvale and Scott in Columbia County. The entire Village of Friesland resides in the Town of Randolph. The Town is located approximately 18 miles northeast of the City of Portage. Downtown Milwaukee is about 95 miles southeast of the Town of Randolph and the City of Madison is approximately 45 miles south of the Town. State Highways 73 and 33 provide major transportation routes for both north-south and east-west travel. County Highway M, EF, F and E also provide important transportation routes throughout the Town. The regional setting of the Town of Randolph is illustrated on Map 1-1 in Appendix I. The highway distance relationship of Columbia County and the Town of Randolph to large urban centers in the Midwest is shown on Map 1-2 in Appendix I.

The first European settler in the township was George Knowles who settled in the fall of 1844. The first 40 years the Town was headed by English, Irish and Welsh. Later the German and Dutch settled here, but all were described as "true-blue" American Citizens. Land for a public cemetery was donated by Job W. Perry in 1851 and is located in Friesland.

The Chicago and Northwestern Railroad was built through the area of Randolph Center in 1910-1911. Randolph Center's name was changed to Friesland in 1911. The area is still served by the Chicago and Northwestern Railroad. The Villages of Cambria, Friesland and Randolph serve local educational, social and commercial needs.

1.5.1.2 Population Trends

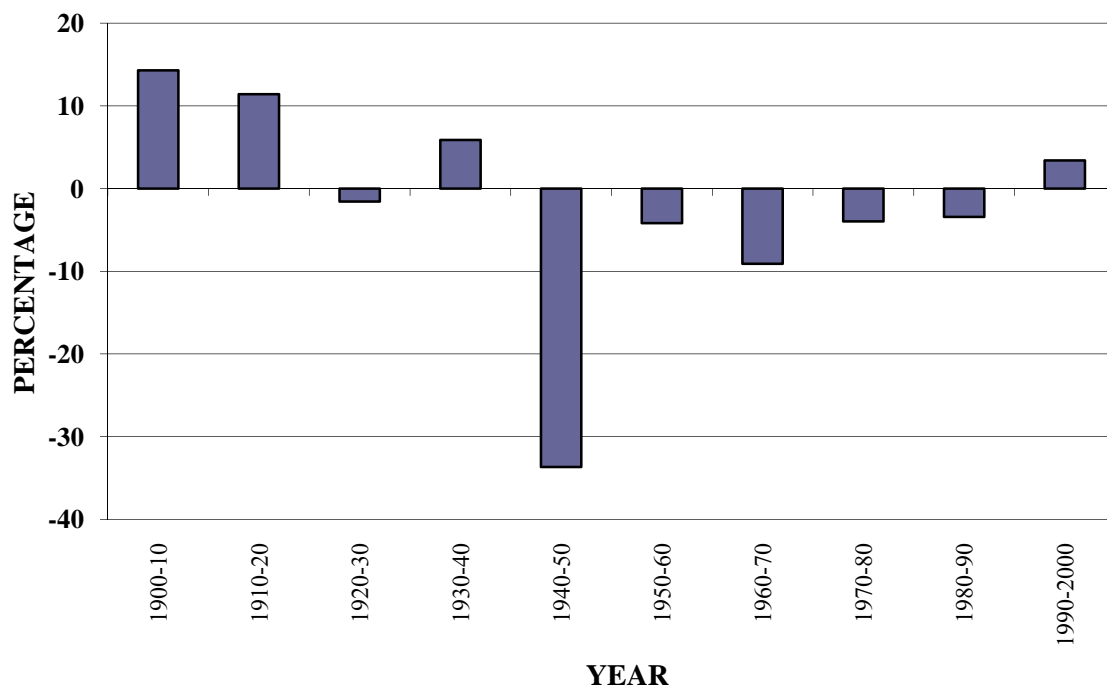
Over the course of the last century, the Town of Randolph has experienced a cycle of population increases and decreases. During the 10 decades of the 20th century, the Town of Randolph experienced four decades of population increases and six decades where the population declined, with declines ranging between 1.57 and 33.68 percent. However, between 1900 and 1920 the Town experienced two decades of population growth. Decades with population growth also occurred between 1930 and 1940 and between 1990 and 2000. The period with the highest percentage of population growth occurred between 1900 and 1910, reaching an increase of 14.30 percent. The more recent population increase between 1990 and 2000 were not as large having a 3.40 percent increase in population. Figure 1-1 represents the percentage of population change by decade over the past 100 years.

In the Town of Randolph, the decades with an actual population decline occurred between 1920 and 1930 and between 1940 and 1990. The largest population decline of 33.68 percent occurred due to the incorporation of the Village of Friesland that removed a large portion of the Town's population. Population declines between 1980 and 1990 were likely due to the national recession during that period. The improved economic conditions during the 1990's resulted in a population increase between 1990 and 2000. Table 1-1 demonstrates the amount of population change during the past

century for Columbia County and the municipalities within the County including the Town of Randolph.

In the Town of Randolph, the percent of total population declined over the last century by 26.50 percent. In contrast, the County and the State both had significant population increases with the County population increasing more than 68 percent higher and the State increasing 59 percent higher. The State's population has grown steadily since 1900 and County's population has grown steadily since the 1930's while the Town's population has not had a period of steady growth that has lasted more than two decades and in fact the Town's population has declined for most of the last century. County growth was highest between 1950 and 1970 and between 1990 and 2000 when the County experienced its largest increase of 16.37 percent. State growth was highest before 1930 and from 1950 to 1970. Table 1-2 compares long-term population trends between the Town of Randolph, Columbia County, and the State.

FIGURE 1-1
Town of Randolph Long Term Population Trends



Source: U.S. Census

TABLE 1-1
Long Term Population Trends by Minor Civil Division
Columbia County, 1900-2000

| Municipality | 1900 | 1910 | 1920 | 1930 | 1940 | 1950 | 1960 | 1970 | 1980 | 1990 | 2000 |
|--------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Town of Arlington | 794 | 816 | 793 | 808 | 822 | 613 | 653 | 701 | 752 | 748 | 848 |
| Town of Caledonia | 1,188 | 1,087 | 1,000 | 948 | 928 | 832 | 790 | 855 | 923 | 1,031 | 1,171 |
| Town of Columbus | 744 | 760 | 711 | 682 | 646 | 669 | 723 | 715 | 704 | 838 | 711 |
| Town of Courtland | 830 | 886 | 788 | 795 | 723 | 743 | 701 | 628 | 601 | 528 | 463 |
| Town of Dekorra | 908 | 842 | 735 | 637 | 787 | 911 | 1,108 | 1,763 | 1,914 | 1,829 | 2,350 |
| Town of Fort Winnebago | 665 | 626 | 601 | 569 | 535 | 551 | 626 | 673 | 860 | 825 | 855 |
| Town of Fountain Prairie | 1,409 | 990 | 910 | 819 | 832 | 806 | 744 | 816 | 771 | 743 | 810 |
| Town of Hampden | 887 | 800 | 843 | 836 | 733 | 696 | 706 | 704 | 650 | 566 | 563 |
| Town of Leeds | 1,214 | 1,055 | 1,061 | 1,030 | 961 | 928 | 930 | 869 | 845 | 809 | 813 |
| Town of Lewiston | 901 | 799 | 816 | 679 | 746 | 663 | 854 | 984 | 1,122 | 1,123 | 1,187 |
| Town of Lodi | 750 | 716 | 595 | 582 | 625 | 749 | 890 | 1,357 | 1,855 | 1,913 | 2,791 |
| Town of Lowville | 784 | 758 | 722 | 632 | 607 | 602 | 681 | 819 | 976 | 938 | 987 |
| Town of Marcellon | 882 | 853 | 770 | 696 | 663 | 655 | 659 | 759 | 809 | 880 | 1,024 |
| Town of Newport | 585 | 534 | 547 | 489 | 408 | 392 | 367 | 562 | 657 | 536 | 681 |
| Town of Otsego | 1,226 | 866 | 858 | 743 | 731 | 727 | 708 | 754 | 767 | 647 | 757 |
| Town of Pacific | 289 | 281 | 234 | 205 | 310 | 300 | 531 | 756 | 1,215 | 1,944 | 2,518 |
| Town of Randolph | 951 | 1,087 | 1,211 | 1,192 | 1,262 | 837 | 802 | 729 | 700 | 676 | 699 |
| Town of Scott | 811 | 796 | 727 | 693 | 688 | 603 | 577 | 585 | 602 | 639 | 791 |
| Town of Springvale | 751 | 735 | 673 | 614 | 619 | 563 | 484 | 504 | 521 | 466 | 550 |
| Town of West Point | 743 | 663 | 602 | 596 | 624 | 660 | 752 | 873 | 1,122 | 1,285 | 1,634 |
| Town of Wyocena | 1,158 | 706 | 603 | 566 | 630 | 623 | 844 | 1,098 | 1,225 | 1,228 | 1,543 |
| Town Totals | 18,470 | 16,656 | 15,800 | 14,811 | 14,880 | 14,123 | 15,130 | 17,504 | 19,591 | 20,192 | 23,746 |
| | | | | | | | | | | | |
| Village of Arlington | --- | --- | --- | --- | --- | 255 | 349 | 379 | 440 | 440 | 484 |
| Village of Cambria | 561 | 657 | 679 | 671 | 688 | 633 | 589 | 631 | 680 | 768 | 792 |
| Village of Doylestown | --- | 259 | 270 | 238 | 253 | 261 | 249 | 265 | 294 | 316 | 328 |
| Village of Fall River | --- | 360 | 400 | 375 | 425 | 479 | 584 | 633 | 850 | 842 | 1,097 |
| Village of Friesland | --- | --- | --- | --- | --- | 311 | 308 | 301 | 267 | 271 | 298 |
| Village of Pardeeville | 788 | 987 | 878 | 873 | 1,001 | 1,112 | 1,331 | 1,507 | 1,594 | 1,630 | 1,982 |
| Village of Poynette | 633 | 656 | 724 | 672 | 870 | 969 | 1,090 | 1,118 | 1,447 | 1,662 | 2,266 |
| Village of Randolph* | 190 | 248 | 347 | 356 | 344 | 468 | 529 | 493 | 485 | 502 | 523 |
| Village of Rio | 479 | 704 | 620 | 641 | 696 | 741 | 788 | 792 | 785 | 768 | 938 |
| Village of Wyocena | --- | 425 | 425 | 490 | 706 | 714 | 747 | 809 | 548 | 620 | 668 |
| Village Totals | 2,090 | 3,020 | 2,994 | 3,032 | 3,617 | 5,943 | 6,564 | 6,928 | 7,390 | 7,819 | 9,376 |
| | | | | | | | | | | | |
| City of Columbus* | 2,349 | 2,523 | 2,460 | 2,514 | 2,760 | 3,250 | 3,467 | 3,789 | 4,049 | 4,083 | 4,443 |
| City of Lodi | 1,068 | 1,044 | 1,077 | 1,065 | 1,116 | 1,416 | 1,620 | 1,831 | 1,959 | 2,093 | 2,882 |
| City of Portage | 5,459 | 5,440 | 5,582 | 6,308 | 7,016 | 7,334 | 7,822 | 7,821 | 7,896 | 8,640 | 9,728 |
| City of Wisconsin Dells* | 1,134 | 1,170 | 1,206 | 1,489 | 1,762 | 1,957 | 2,105 | 2,277 | 2,337 | 2,261 | 2,293 |
| City Totals | 10,010 | 10,177 | 10,325 | 11,376 | 12,654 | 13,957 | 15,014 | 15,718 | 16,241 | 17,077 | 19,346 |
| | | | | | | | | | | | |
| Columbia County | 31,121 | 31,129 | 30,468 | 30,503 | 32,517 | 34,023 | 36,708 | 40,150 | 43,222 | 45,088 | 52,468 |

--- Not Incorporated

* Columbia County Portion

Source: U.S. Census

TABLE 1-2
Comparison of Long Term Population Trends
Town of Randolph, Columbia County, and Wisconsin, 1900-2000

| | Town of Randolph | | Columbia County | | Wisconsin | |
|---------------------|------------------|----------|-----------------|----------|------------|----------|
| Year | Population | % Change | Population | % Change | Population | % Change |
| 1900 | 951 | --- | 31,121 | --- | 2,069,042 | --- |
| 1910 | 1,087 | 14.30 | 31,129 | 0.03 | 2,333,860 | 12.81 |
| 1920 | 1,211 | 11.41 | 30,468 | (2.12) | 2,632,067 | 12.78 |
| 1930 | 1,192 | (1.57) | 30,503 | 0.12 | 2,939,006 | 11.66 |
| 1940 | 1,262 | 5.87 | 32,517 | 6.60 | 3,137,587 | 6.76 |
| 1950 | 837 | (33.68) | 34,023 | 4.63 | 3,434,575 | 9.47 |
| 1960 | 802 | (4.18) | 36,708 | 7.89 | 3,951,777 | 15.06 |
| 1970 | 729 | (9.10) | 40,150 | 9.38 | 4,417,821 | 11.79 |
| 1980 | 700 | (3.98) | 43,222 | 7.65 | 4,705,642 | 6.51 |
| 1990 | 676 | (3.43) | 45,088 | 4.32 | 4,891,769 | 3.96 |
| 2000 | 699 | 3.40 | 52,468 | 16.37 | 5,363,675 | 9.65 |
| Total Change | (252) | (26.50)% | 21,347 | 68.59% | 3,294,633 | 59.23% |

Source: U.S. Census

Table 1-3 illustrates the current population trends from 2000 to 2005 for Columbia County, the municipalities in the County including the Town of Randolph, and the State of Wisconsin. Over the five years since the last Census, the County has grown at a somewhat faster rate than the State while the Town has grown at a faster rate than both the State and the County. The Town of Randolph is projected to have had a population increase of 5.3 percent in the years since the Census. In comparison, Towns as a whole have increased in population an estimated 4.8 percent.

TABLE 1-3
Current Population Trends, Columbia County, 2000-2005

| Municipality | 2000 Census | 2001 Estimate | 2002 Estimate | 2003 Estimate | 2004 Estimate | 2005 Estimate | % Change |
|--------------------------|------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---------------------|
| Town of Arlington | 848 | 852 | 858 | 868 | 883 | 873 | 2.9% |
| Town of Caledonia | 1,171 | 1,179 | 1,196 | 1,204 | 1,223 | 1,235 | 5.5% |
| Town of Columbus | 711 | 711 | 709 | 703 | 704 | 702 | (1.3)% |
| Town of Courtland | 463 | 465 | 468 | 472 | 477 | 475 | 2.6% |
| Town of Dekorra | 2,350 | 2,359 | 2,372 | 2,375 | 2,406 | 2,437 | 3.7% |
| Town of Fort Winnebago | 855 | 852 | 853 | 851 | 855 | 847 | (0.9)% |
| Town of Fountain Prairie | 810 | 814 | 817 | 821 | 825 | 841 | 3.8% |
| Town of Hampden | 563 | 564 | 564 | 569 | 567 | 564 | 0.2% |
| Town of Leeds | 813 | 817 | 816 | 815 | 826 | 832 | 2.3% |
| Town of Lewiston | 1,187 | 1,198 | 1,202 | 1,202 | 1,221 | 1,247 | 5.1% |
| Town of Lodi | 2,791 | 2,832 | 2,948 | 3,022 | 3,084 | 3,124 | 11.9% |
| Town of Lowville | 987 | 999 | 1,003 | 1,014 | 1,026 | 1,020 | 3.3% |
| Town of Marcellon | 1,024 | 1,028 | 1,034 | 1,044 | 1,054 | 1,053 | 2.8% |
| Town of Newport | 681 | 681 | 685 | 691 | 685 | 683 | 0.3% |
| Town of Otsego | 757 | 757 | 760 | 764 | 767 | 761 | 0.5% |
| Town of Pacific | 2,518 | 2,547 | 2,586 | 2,624 | 2,651 | 2,691 | 6.9% |
| Town of Randolph | 699 | 706 | 720 | 716 | 736 | 736 | 5.3% |
| Town of Scott | 791 | 796 | 804 | 817 | 823 | 823 | 4.0% |
| Town of Springvale | 550 | 554 | 559 | 555 | 555 | 559 | 1.6% |
| Town of West Point | 1,634 | 1,656 | 1,672 | 1,684 | 1,750 | 1,750 | 7.1% |
| Town of Wyocena | 1,543 | 1,563 | 1,564 | 1,572 | 1,602 | 1,626 | 5.4% |
| Town Totals | 23,746 | 23,930 | 24,190 | 24,383 | 24,720 | 24,879 | 4.8% |
| Village of Arlington | 484 | 489 | 497 | 522 | 547 | 565 | 16.7% |
| Village of Cambria | 792 | 790 | 786 | 783 | 785 | 779 | (1.6)% |
| Village of Doylestown | 328 | 331 | 333 | 335 | 337 | 333 | 1.5% |
| Village of Fall River | 1,097 | 1,132 | 1,155 | 1,183 | 1,232 | 1,274 | 16.1% |
| Village of Friesland | 298 | 298 | 296 | 297 | 303 | 299 | 0.3% |
| Village of Pardeeville | 1,982 | 1,995 | 2,005 | 2,017 | 2,051 | 2,074 | 4.6% |
| Village of Poynette | 2,266 | 2,304 | 2,349 | 2,403 | 2,461 | 2,496 | 10.2% |
| Village of Randolph* | 523 | 520 | 519 | 517 | 513 | 507 | (3.1)% |
| Village of Rio | 938 | 964 | 965 | 971 | 981 | 987 | 5.2% |
| Village of Wyocena | 668 | 671 | 673 | 698 | 702 | 715 | 7.0% |
| Village Totals | 9,376 | 9,494 | 9,578 | 9,726 | 9,912 | 10,029 | 7.0% |
| City of Columbus* | 4,443 | 4,485 | 4,564 | 4,600 | 4,704 | 4,748 | 6.9% |
| City of Lodi | 2,882 | 2,899 | 2,925 | 2,929 | 2,949 | 2,968 | 3.0% |
| City of Portage | 9,728 | 9,804 | 9,895 | 9,905 | 9,966 | 9,981 | 2.6% |
| City of Wisconsin Dells* | 2,293 | 2,300 | 2,320 | 2,319 | 2,345 | 2,335 | 1.8% |
| City Totals | 19,346 | 19,488 | 19,704 | 19,753 | 19,964 | 20,032 | 3.5% |
| Columbia County | 52,468 | 52,912 | 53,472 | 53,862 | 54,596 | 54,940 | 4.7% |
| Wisconsin | 5,363,675 | 5,400,449 | 5,453,896 | 5,490,718 | 5,532,955 | 5,580,757 | 4.0% |

* Columbia County Portion

Source: U.S. Census & WI Department of Adm.

1.5.2 Population Characteristics

Populations comprise certain characteristics which may change over time. These include age, gender, race and national origin. These characteristics are considered in the following paragraphs.

1.5.2.1 Gender

The Town of Randolph's population is fairly evenly distributed between male and female. In both 1990 and 2000, the Town contained slightly more males than females. In 2000, the number of males and females were fairly equal in the ages of 10 to 19. Females were more prevalent among children under the ages of 5 to 9. Among adults, males are more prevalent in the ages between 20 and 29, females were more prevalent in the ages between 55 and 64. Age groups over 65 contained slightly more males in 2000 than females. In the ages of family formation from age 20 to 34, there were 66 males and 46 females. Table 1-4 illustrates the number of males and females in the Town of Randolph by age group.

TABLE 1-4
Gender Distribution By Age, Town of Randolph, 1990-2000

| Age | Males | | | Females | | |
|---------------|-------|------|--------|---------|------|--------|
| | 1990 | 2000 | Change | 1990 | 2000 | Change |
| Under 5 | 28 | 29 | 1 | 16 | 27 | 11 |
| 5 – 9 | 27 | 24 | (3) | 29 | 35 | 6 |
| 10 – 14 | 21 | 32 | 11 | 23 | 35 | 12 |
| 15 – 19 | 17 | 31 | 14 | 17 | 35 | 18 |
| 20 – 24 | 15 | 21 | 6 | 12 | 10 | (2) |
| 25 – 29 | 6 | 22 | 16 | 26 | 14 | (12) |
| 30 – 34 | 32 | 23 | (9) | 26 | 22 | (4) |
| 35 – 44 | 42 | 53 | 11 | 14 | 52 | 38 |
| 45 – 54 | 19 | 39 | 20 | 36 | 33 | (3) |
| 55 – 64 | 33 | 26 | (7) | 25 | 34 | 9 |
| 65 – 74 | 19 | 30 | 11 | 23 | 25 | 2 |
| 75 – and Over | 10 | 14 | 4 | 24 | 17 | (7) |
| Totals | 269 | 344 | 75 | 271 | 339 | 68 |

Source: U.S. Census

1.5.2.2 Marital Status

A larger percentage of people in the Town of Randolph, 70.9 percent, are married compared with Columbia County, 58 percent. In addition, the percentage of single persons in the Town that were never married is also higher than the County, with the Town 23.8 percent and the County 21.5 percent. The percentages of separated and widowed persons in the Town of Randolph were significantly lower than those same categories for the County as was the percentage of those divorced. Table 1-5 compares the marital status of Town and County residents over the age of 15.

TABLE 1-5
Marital Status of Persons Over Age 15
Town of Randolph and Columbia County, 2000

| Marital Status | Randolph | % of Total | Columbia County | % of Total |
|----------------|------------|-------------|-----------------|-------------|
| Single | 119 | 23.8% | 8,975 | 21.5% |
| Married | 355 | 70.9% | 24,214 | 58.0% |
| Separated | 3 | 0.6% | 1,919 | 4.6% |
| Widowed | 15 | 3.0% | 2,935 | 7.0% |
| Divorced | 9 | 1.8% | 3,684 | 8.8% |
| Totals | 501 | 100% | 41,727 | 100% |

Source: U.S. Census

1.5.2.3 Racial Composition

Nearly all of the Town of Randolph's residents are white. Minority or mixed race persons in the Town in 2000 amounted to 19 persons, or 2.7 percent of the total population. These include one African American, one Asian or Pacific Islander, and 17 Hispanic. No persons indicated that they were of more than one race. Table 1-6 illustrates the change in racial distribution for the Town of Randolph from 1990 to 2000.

TABLE 1-6
Racial Distribution, Town of Randolph, 1990-2000

| Race | Number | | Change | |
|----------------------------|--------|------|--------|---------|
| | 1990 | 2000 | Number | Percent |
| White | 496 | 680 | 184 | 37.10% |
| Black or African American | 0 | 1 | 1 | 100.00% |
| American Indian | 0 | 0 | 0 | 0.00% |
| Asian and Pacific Islander | 0 | 1 | 1 | 100.00% |
| Hispanic | 6 | 17 | 11 | 183.33% |
| Other | 0 | 0 | 0 | 0.00% |
| Two or more races | N/A | 0 | N/A | N/A |

Source: U.S. Census

1.5.2.4 National Origin

In 2000, 35 percent of Town of Randolph's population was of German ancestry. People of Dutch ancestry also made up a significant percentage of the Town's population with 27 percent. No other nationalities make up even five percent of Town's population. Table 1-7 illustrates the different national origins represented among the Town's population.

TABLE 1-7
National Origin, Town of Randolph, 2000

| Nationality | Town of Randolph | Percent of Total |
|------------------------------|------------------|------------------|
| Czech | 2 | 0.39% |
| Dutch | 138 | 26.59% |
| English | 13 | 2.50% |
| French (except Basque) | 12 | 2.31% |
| French Canadian | 1 | 0.19% |
| German | 182 | 35.07% |
| Irish | 13 | 2.50% |
| Italian | 2 | 0.39% |
| Norwegian | 12 | 2.31% |
| Polish | 9 | 1.73% |
| Scottish | 1 | 0.19% |
| United States or American | 8 | 1.54% |
| Welsh | 9 | 1.73% |
| Other groups | 13 | 2.50% |
| Unclassified or not reported | 104 | 20.04% |
| Total: | 519* | 100% |

Source: U.S. Census

*Total persons not equal to Town total due to rounding

1.5.2.5 Density

The Town of Randolph contains 35.18 square miles or 22,517 acres. In 2000, the Town had a population of 699 persons. The density in the Town was 0.03 persons per acre or 19.87 persons per square mile. The density of all Towns in Columbia County was 0.05 or 31.12 persons per acre making the Town of Randolph considerably less dense than the average. The overall density for Columbia County including all towns, villages and cities was 65.88 persons per square mile or 0.10 persons per acre. Table 1-8 illustrates the density of Columbia County and the municipalities in Columbia County.

TABLE 1-8
Density by Municipality
Columbia County, 2000

| Municipality | 2000 Census | Acres | Persons per Acre | Sq. Miles | Persons per Square Mile |
|--------------------------|--------------------|----------------|-------------------------|------------------|--------------------------------|
| Town of Arlington | 848 | 22,492 | 0.04 | 35.14 | 24.13 |
| Town of Caledonia | 1,171 | 40,590 | 0.03 | 63.42 | 18.46 |
| Town of Columbus | 711 | 20,253 | 0.04 | 31.65 | 22.46 |
| Town of Courtland | 463 | 22,700 | 0.02 | 35.47 | 13.05 |
| Town of Dekorra | 2,350 | 28,798 | 0.08 | 45.00 | 52.22 |
| Town of Fort Winnebago | 855 | 21,453 | 0.04 | 33.52 | 25.51 |
| Town of Fountain Prairie | 810 | 22,301 | 0.04 | 34.85 | 23.24 |
| Town of Hampden | 563 | 22,859 | 0.02 | 35.72 | 15.76 |
| Town of Leeds | 813 | 22,987 | 0.04 | 35.92 | 22.63 |
| Town of Lewiston | 1,187 | 35,547 | 0.03 | 55.54 | 21.37 |
| Town of Lodi | 2,791 | 18,415 | 0.15 | 28.77 | 97.01 |
| Town of Lowville | 987 | 22,882 | 0.04 | 35.75 | 27.61 |
| Town of Marcellon | 1,024 | 22,912 | 0.04 | 35.80 | 28.60 |
| Town of Newport | 681 | 14,210 | 0.05 | 22.20 | 30.68 |
| Town of Otsego | 757 | 19,826 | 0.04 | 30.98 | 24.44 |
| Town of Pacific | 2,518 | 13,851 | 0.18 | 21.64 | 116.36 |
| Town of Randolph | 699 | 22,517 | 0.03 | 35.18 | 19.87 |
| Town of Scott | 791 | 22,916 | 0.03 | 35.81 | 22.09 |
| Town of Springvale | 550 | 26,310 | 0.02 | 41.11 | 13.38 |
| Town of West Point | 1,634 | 20,829 | 0.08 | 32.55 | 50.20 |
| Town of Wyocena | 1,543 | 23,732 | 0.07 | 37.08 | 41.61 |
| Town Totals | 23,746 | 488,380 | 0.05 | 763.10 | 31.12 |
| Village of Arlington | 484 | 457 | 1.06 | 0.71 | 681.69 |
| Village of Cambria | 792 | 637 | 1.24 | 1.00 | 792.00 |
| Village of Doylestown | 328 | 2,561 | 0.13 | 4.00 | 82.00 |
| Village of Fall River | 1,097 | 1,021 | 1.07 | 1.60 | 685.63 |
| Village of Friesland | 298 | 647 | 0.46 | 1.01 | 295.05 |
| Village of Pardeeville | 1,982 | 1,444 | 1.37 | 2.26 | 876.99 |
| Village of Poynette | 2,266 | 1,565 | 1.45 | 2.45 | 924.90 |
| Village of Randolph* | 523 | 150 | 3.47 | 0.24 | 2,179.17 |
| Village of Rio | 938 | 839 | 1.12 | 1.31 | 716.03 |
| Village of Wyocena | 668 | 998 | 0.67 | 1.56 | 428.21 |
| Village Totals | 9,376 | 10,319 | 0.91 | 16.14 | 580.92 |
| City of Columbus* | 4,443 | 2,618 | 1.70 | 4.09 | 1,086.31 |
| City of Lodi | 2,882 | 898 | 3.21 | 1.40 | 2,058.57 |
| City of Portage | 9,728 | 6,055 | 1.61 | 9.46 | 1,028.33 |
| City of Wisconsin Dells* | 2,293 | 1,401 | 1.64 | 2.19 | 1,047.03 |
| City Totals | 19,346 | 10,972 | 1.76 | 17.14 | 1,128.70 |
| Columbia County | 52,468 | 509,671 | 0.10 | 796.38 | 65.88 |

Source: U.S. Census & Columbia County Planning and Zoning Department

* Columbia County Portion

1.5.2.6 Natural Increase and Migration

There are two sources of population change, natural increase or decrease, and migration. Natural increase or decrease is the number of births compared with the number of deaths among residents of the Town. The increasing number of adults of childbearing age and the increasing number of children in the Town of Randolph suggest that natural increase will be a factor in population growth for the County into the immediate future. However an increasing number of the elderly can cause reductions in the population gains from natural increase. Trends in age distribution are discussed in more detail in the next section.

Migration is the movement of people into or out of a community. Table 1-9 compares the migration of people in the Town of Randolph and Columbia County. Among persons five years old or older, about 29 percent of the Town of Randolph's population in 2000 had moved within the preceding five years compared to about 41 percent of Columbia County's population that had moved during the same period.

TABLE 1-9
Population Migration of Persons Five Years or Older
Town of Randolph and Columbia County, 2000

| Place of Residence | Town of Randolph | | Columbia County | |
|------------------------------|------------------|---------|-----------------|---------|
| | Number | Percent | Number | Percent |
| Same House as 5 Years Before | 447 | 71.29% | 29,105 | 59.11% |
| Different House: | | | | |
| Same County | 49 | 7.81% | 9,038 | 18.36% |
| Other Wisconsin County | 105 | 16.75% | 8,472 | 17.21% |
| Other State | 17 | 2.71% | 2,381 | 4.84% |
| Other Country | 9 | 1.44% | 243 | 0.49% |
| Totals: | 627 | 100.00% | 49,239 | 100.00% |

Source: U.S. Census

The percentage of people moving to the Town from other parts of Wisconsin, was about 17 percent compared to about 8 percent of Town residents who moved to the Town from other parts of Columbia County. Residents moving to the Town from other states or other countries amount to about four percent of the Town's population compared to little over 5 percent for Columbia County. These figures indicated that population migration has been only a modest source of population growth for the Town during the recent past.

1.5.2.7 Age Distribution & Median Age

The population of the Town of Randolph has shown an overall increase in the number of children under age 18 while at the same time the over 65 age group has also shown an overall increase in numbers. Table 1-10 shows changes in the age composition from 1990 to 2000. All age groups under 64 increased over the last decade. The number of persons age 10 to 14 and 35 to 44 showed the highest increase, possibly indicating an influx of families with older children. The increasing number of persons age of 18 to 34 likely indicates that young people are staying in the Town rather than leaving the Town for college or job opportunities elsewhere. In addition, the number of persons over 75 has decreased slightly. As a result of overall aging trends of the Town's population, the median age in the Town of Randolph increased from 30 years in 1990 to 34 years in 2000.

TABLE 1-10
Age Distribution, Town of Randolph, 1990-2000

| Age | Population | | Change | |
|--------------------|------------|------|--------|---------|
| | 1990 | 2000 | Number | Percent |
| Under 5 | 44 | 55 | 11 | 25.00% |
| 5 - 9 | 49 | 56 | 7 | 14.29% |
| 10 - 14 | 47 | 79 | 32 | 68.09% |
| 15 - 17 | 23 | 40 | 17 | 73.91% |
| 18 - 24 | 33 | 46 | 13 | 39.39% |
| 25 - 34 | 74 | 85 | 11 | 14.86% |
| 35 - 44 | 54 | 101 | 47 | 87.04% |
| 45 - 54 | 54 | 76 | 22 | 40.74% |
| 55 - 64 | 49 | 70 | 21 | 42.86% |
| 65 - 74 | 37 | 56 | 19 | 51.35% |
| 75 and Over | 38 | 35 | (3) | (7.89)% |
| Totals: | 502 | 699 | 197 | 39.24% |
| Median Age: | 30 | 34 | 4 | 13.33% |

Source: U.S. Census

The Town of Randolph has a higher overall percentage of children under age 18 than Columbia County, as well as a higher percentage of children in all age groups under 18. However, Columbia County has a slightly higher percentage of population in the 18 to 34 age groups. Columbia County also exceeds the Town of Randolph in the 35 through 64 age groups and the 65 and older age groups. The Town of Randolph's age distribution is compared with Columbia County in Table 1-11.

TABLE 1-11
Age Distribution, Town of Randolph and Columbia County, 2000

| Age | Town of Randolph | | Columbia County | |
|-------------------|------------------|---------|-----------------|---------|
| | Number | Percent | Number | Percent |
| Under 5 | 55 | 7.87% | 3,218 | 6.13% |
| 5 - 9 | 56 | 8.01% | 3,589 | 6.84% |
| 10 - 14 | 79 | 11.30% | 3,965 | 7.56% |
| 15 - 17 | 40 | 5.72% | 2,449 | 4.67% |
| 18 - 24 | 46 | 6.58% | 3,725 | 7.10% |
| 25 - 34 | 85 | 12.16% | 6,671 | 12.71% |
| 35 - 44 | 101 | 14.45% | 9,000 | 17.15% |
| 45 - 54 | 76 | 10.87% | 7,472 | 14.24% |
| 55 - 64 | 70 | 10.01% | 4,812 | 9.17% |
| 65 - 74 | 56 | 8.01% | 3,783 | 7.21% |
| 75 and Over | 35 | 5.01% | 3,784 | 7.21% |
| Total Under 18: | 230 | 32.90% | 13,221 | 25.20% |
| Total 18 - 64: | 378 | 54.08% | 31,680 | 60.40% |
| Total Over 65: | 91 | 13.02% | 7,567 | 14.42% |
| Totals | 699 | 100.00% | 52,468 | 100.00% |
| Median Age | 34 | | 38 | |

Source: U.S. Census

1.5.2.8 Educational Levels

School enrollment in the Town of Randolph and Columbia County are compared in Table 1-12 below. Among persons three years old and older, the percentage of enrolled preschool students in the Town was 5.94 percent compared to 6.10 percent in the County. Students in kindergarten, elementary school and high school constituted almost 88 percent of the enrolled students from the Town compared to just under 81 percent for the County. A significantly smaller percentage of students were enrolled in college in the Town of Randolph compared to the County, having 5.94 percent and 13.24 percent respectively.

TABLE 1-12
School Enrollment by Persons Three Years Old and Over
Town of Randolph and Columbia County, 2000

| School | Town of Randolph | | Columbia County | |
|------------------------|------------------|---------|-----------------|---------|
| | Number | Percent | Number | Percent |
| Preschool | 12 | 5.94% | 733 | 6.10% |
| Kindergarten | 16 | 7.92% | 561 | 4.67% |
| Elementary | 99 | 49.01% | 5,912 | 49.20% |
| High School | 63 | 31.19% | 3,220 | 26.80% |
| College | 12 | 5.94% | 1,591 | 13.24% |
| Total Enrolled: | 202 | 100.00% | 12,017 | 100.00% |

Source: U.S. Census

Table 1-13 shows years of school completed by the Town of Randolph and Columbia County residents. In the Town of Randolph, the percent of the population age 25 or older having a high school education and no additional education in 2000 was about five percent higher than the County. In addition, the percentage of Town residents with less than a high school education was also higher for the Town. The percentage of Town residents with a high school diploma and some college beyond high school or with a college degree was slightly lower in the Town of Randolph than the County. The percentage of Town residents with an advanced degree was significantly lower than the County as whole. These figures indicate an overall high level of education among Town residents.

TABLE 1-13
Years of School Completed by Persons 25 Years or Older
Town of Randolph and Columbia County, 2000

| Years of School Completed | Town of Randolph | | Columbia County | |
|--|------------------|---------|-----------------|---------|
| | Number | Percent | Number | Percent |
| Less than 9 th Grade | 29 | 7.18% | 1,654 | 4.66% |
| 9 th – 12 th Grade, no diploma | 48 | 11.88% | 3,250 | 9.15% |
| High School Graduate | 180 | 44.55% | 14,108 | 39.71% |
| Some College, no degree | 81 | 20.05% | 7,717 | 21.72% |
| Associate Degree | 26 | 6.44% | 2,859 | 8.05% |
| Bachelor's Degree | 38 | 9.41% | 4,074 | 11.47% |
| Graduate or Professional Degree | 2 | 0.50% | 1,719 | 4.84% |
| Doctorate Degree | 0 | 0.00% | 148 | 0.42% |
| Totals: | 404 | 100.00% | 35,529 | 100.00% |

Source: U.S. Census

1.5.2.9 Income Levels

The Wisconsin Department of Revenue shows the Town of Randolph's per capita adjusted gross income overall is somewhat below that of the County. The per capita adjusted gross income in the Town of Randolph was below the average for the County during all of the 11 years between 1990 and 2001. Over the 11 year period, the Town's per capita adjusted gross income has grown more slowly than the County. The Town of Randolph's per capita adjusted gross income increased \$5,845 or 59.20 percent compared to Columbia County's increase of \$7,784 or 67.64 percent during the same time period. Table 1-14 compares the per capita adjusted gross income of the Town of Randolph with Columbia County.

TABLE 1-14
Per Capita Adjusted Gross Income
Town of Randolph and Columbia County, 1990-2001

| Year | Town of Randolph | | Columbia County |
|----------------|------------------|-------------|-----------------|
| | Income | % of County | |
| 1990 | \$9,873 | 85.79% | \$11,508 |
| 1991 | \$11,013 | 92.41% | \$11,918 |
| 1992 | \$9,551 | 77.17% | \$12,376 |
| 1993 | \$11,243 | 85.87% | \$13,093 |
| 1994 | \$12,578 | 88.97% | \$14,138 |
| 1995 | \$12,076 | 81.22% | \$14,868 |
| 1996 | \$12,895 | 84.87% | \$15,193 |
| 1997 | \$12,713 | 77.77% | \$16,347 |
| 1998 | \$13,813 | 79.41% | \$17,394 |
| 1999 | \$15,642 | 81.49% | \$19,195 |
| 2000 | \$15,982 | 79.62% | \$20,072 |
| 2001 | \$15,718 | 81.47% | \$19,292 |
| Change: | | | |
| Number: | \$5,845 | 75.09% | \$7,784 |

Source: Wisconsin Department of Revenue

The per capita income in the Town of Randolph is shown to have increased in real numbers most years since 1990 with the exceptions of 1992, 1997, and 2001. This increase in income is the result of either smaller numbers of children in the Town in relation to the number of working adults or from actual increases in income earned by the working portion of the population. Population information discussed earlier in this element indicated that the number of children in the Town was increasing. Therefore, it is more likely that the increases in per capita adjusted gross income are the result of actual increases in the income of working adults in the Town. Rising income levels can increase housing values, encourage business expansion and new businesses, and encourage the more affluent to move to the Town of Randolph.

Median household income in the Town of Randolph was lower than the County in 1999. About 54 percent of the households in the Town had incomes of \$30,000 to \$74,999, compared to 52 percent for the County. However, Town of Randolph had a smaller percentage of households with incomes between \$75,000 and \$199,000 than Columbia County. Table 1-15 compares household income in Town of Randolph with the County.

TABLE 1-15
Household Income
Town of Randolph and Columbia County, 1999

| Household Income | Town of Randolph | | Columbia County | |
|-------------------------------------|------------------|---------|-----------------|---------|
| | Number | Percent | Number | Percent |
| Less than \$10,000 | 15 | 6.79% | 1,189 | 5.82% |
| \$10,000 to \$29,999 | 56 | 25.34% | 4,847 | 23.74% |
| \$30,000 to \$49,999 | 66 | 29.86% | 5,347 | 26.19% |
| \$50,000 to \$74,999 | 53 | 23.98% | 5,327 | 26.09% |
| \$75,000 to \$124,999 | 25 | 11.31% | 2,976 | 14.58% |
| \$125,000 to \$199,999 | 3 | 1.36% | 475 | 2.33% |
| \$200,000 or more | 3 | 1.36% | 253 | 1.24% |
| Total Households | 221 | 100.00% | 20,414 | 100.00% |
| 1999 Median Household Income | \$41,250 | | \$45,064 | |

Source: U.S. Census

1.5.3 Population Forecasts

Population projections are important in the planning process so that appropriate amounts of land can be identified for the needs of future populations. Natural increase has not provided major changes in the Town of Randolph's population in recent years. However, it is anticipated that the Town's location in relatively close proximity to rapidly growing Dane County and the City of Madison will continue to increase migration to the area.

One source that provides projections of the future population for the Town of Randolph is the Demographic Services Section of the State Department of Administration. This Agency publishes official population estimates annually and periodically projects the population for communities throughout the state.

1.5.3.1 Department of Administration Projection

Department of Administration projections of population growth estimate a 14.4 percent increase in population within the Town of Randolph over the 30 years between 2000 and 2030. This growth will add about 101 new residents to the Town. Population projections for the Town of Randolph provided by the Department of Administration are illustrated in Table 1-16 below.

TABLE 1-16
DOA Population Projections, Town of Randolph
2000-2030

| 2000 Census | 2005 | 2010 | 2015 | 2020 | 2025 | 2030* | % Change 2000-2030 | Total New Persons 2000-2030 |
|-------------|------|------|------|------|------|-------|--------------------|-----------------------------|
| 699 | 717 | 735 | 751 | 765 | 783 | 800 | 14.4% | 101 |

Source: Wisconsin Dept. of Administration and Columbia County Planning and Zoning Department

* 2030 figures calculated by Columbia County Planning and Zoning based upon WI DOA trends.

1.5.3.2 *Alternative Projections Based Upon Current Population Trends*

An alternate means of projecting future population growth for the Town is to project future population based upon the rate of growth that has taken place over the last few years since the Census. Such a projection provides an alternate view of future population growth. The Town of Randolph has added on average 7.4 additional people each year over the five years since the 2000 Census. Table 1-17 below demonstrates how the Town's population will grow if the level of increase experienced over the last five years continues through 2030.

TABLE 1-17
Alternate Population Projection Based Upon Current Population Trends
Town of Randolph 2000-2030

| 2000 Census | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | % Change 2000-2030 | Total New Persons 2000-2030 |
|------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------------------------------|--|
| 699 | 737 | 773 | 810 | 847 | 884 | 921 | 31.8 | 222 |

Source: Wisconsin Dept. of Administration and Columbia County Planning and Zoning Department

1.5.3.3 *Alternative Projection Based Upon Historic Population Trends*

Another means of projecting future population for the Town is to base it upon the historic rate of population change that has taken place over several decades. This alternate population projection was created using the average population change of the 1960, 1970, 1980, 1990, and 2000 Census' and projecting this level of change out to the year 2030. Such a projection provides an alternate view of future population change. Based on information from the US Census, the Town of Randolph has lost on average 2.6 people each year since the 1960 Census. Table 1-18 below demonstrates how the Town's population will change if the level of decrease experienced over the last 40 years continues through 2030.

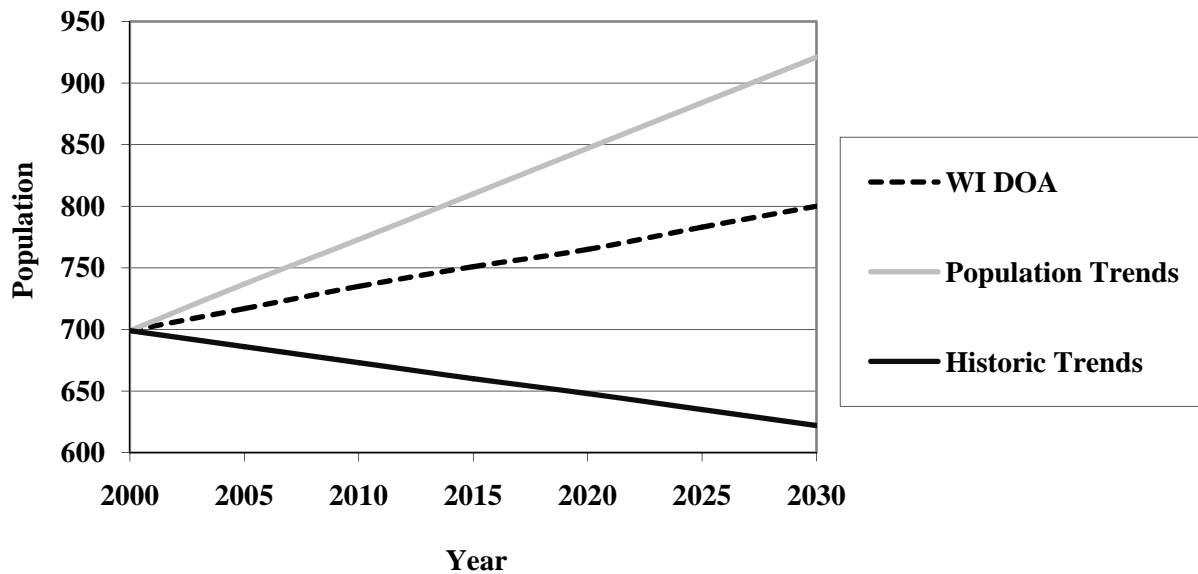
TABLE 1-18
Alternate Population Projection Based Upon Historic Population Trends
Town of Randolph 2000-2030

| 2000 Census | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | % Change 2000-2030 | Total New Persons 2000-2030 |
|------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------------------------------|--|
| 699 | 686 | 673 | 660 | 648 | 635 | 622 | (11.1)% | (77) |

Source: Wisconsin Dept. of Administration and Columbia County Planning and Zoning Department

The alternate population projections based upon recent population trends shows a much more rapid population increase by 2030 than the DOA projections for the same period. However, the alternate population projections based upon historic trends shows a population loss for the same period. Projections based on recent population estimates or historic trends look at only single factors of population change and assume that these trends will continue over the 30-year period. However these numbers may be over inflated because they do not anticipate aspects of the population cycle. Figure 1-2 illustrates the DOA and alternate population projections for the Town.

FIGURE 1-2
Population Projections, Town of Randolph, 2000-2030



Source: Columbia County Planning and Zoning

1.5.4 Households

The number of housing units and the size of households impact the future demand for housing in the Town of Randolph. An adequate supply of housing units is important to population growth and influences the types of people who will choose to live in the Town.

1.5.4.1 Household Size

Increases in the number of housing units in the Town of Randolph have resulted in a decrease in the average household size in the Town. In 1990, the average number of persons per household in the Town was 3.12. In 2000, the average number of persons per household decreased to 3.07 per unit, a decrease of 1.6 percent per unit. Likewise, the countywide average number of persons per household decreased from 2.6 in 1990 to 2.49 in 2000, a decrease of 6.7 percent. Table 1-19 below shows that the most common occupancy of households in the Town of Randolph is by a two person household. Almost 40 percent of all households are so occupied. Two person households are the predominant type of both renter occupied and owner occupied households. Four person households came in second with 14.5 percent of all households so occupied followed by three person households with just under 13.6 percent of all households so occupied. However, three person household were the second most common type of household among owner occupied households. Just six household in the Town contain seven or more people.

TABLE 1-19
Town of Randolph, Household Size By Tenure, 2000

| Size of Household | Number of Households | | | | | |
|-------------------|----------------------|---------------------|-----------------|----------------------|------------------|------------|
| | Owner Occupied | % of Owner Occupied | Renter Occupied | % of Renter Occupied | Total Households | % of Total |
| 1 Person | 16 | 7.02% | 11 | 4.82% | 27 | 11.84% |
| 2 Person | 77 | 33.77% | 13 | 5.70% | 90 | 39.47% |
| 3 Person | 28 | 12.28% | 3 | 1.32% | 31 | 13.60% |
| 4 Person | 26 | 11.40% | 7 | 3.07% | 33 | 14.47% |
| 5 Person | 23 | 10.09% | 3 | 1.32% | 26 | 11.40% |
| 6 Person | 13 | 5.70% | 2 | 0.88% | 15 | 6.58% |
| 7 or More | 5 | 2.19% | 1 | 0.44% | 6 | 2.63% |
| Totals: | 188 | 82.46% | 40 | 17.54% | 228 | 100.00% |

Source: U.S. Census

1.5.4.2 Housing Unit Trends

The housing supply in the Town of Randolph has grown modestly over the 10 years between 1990 and 2000. Total housing units in the Town increased from 230 units in 1990 to 240 units in 2000, an increase of 10 units. The increase in housing over the 10 year period amounts to a growth rate of 4.35 percent. This rate of growth in housing units is considerably lower than the County's growth rate of 17.80 percent for the same period. The number of occupied housing units in the Town also increased from 217 in 1990 to 228 in 2000, an increase of 5.07 percent. Fewer vacant housing units coupled with moderate growth in the number of housing units could indicate an increasing demand for housing in the Town. Table 1-20 compares the housing unit trends in the Town of Randolph and Columbia County.

TABLE 1-20
Housing Unit Trends, Town of Randolph and Columbia County
1990 - 2000

| | | 1990 | 2000 | # Increase | % Increase |
|-------------------------------|------------------|--------|--------|------------|------------|
| Total Housing Units | Town of Randolph | 230 | 240 | 10 | 4.35% |
| | Columbia County | 19,258 | 22,685 | 3,427 | 17.80% |
| Occupied housing Units | Town of Randolph | 217 | 228 | 11 | 5.07% |
| | Columbia County | 16,868 | 20,439 | 3,571 | 21.17% |

Source: U.S. Census

1.5.4.3 Population Based Household Forecast

Projected need for future additional housing units in the Town of Randolph is based upon projected population growth. Department of Administration projections indicate that approximately 101 additional residents will reside in the Town between 2000 and 2030. The amount of housing needed for this population is dependent upon the desired density level. In order to maintain the 3.07 persons per household that existed in 2000, about 33 new units will be needed by 2030. Furthermore, if an increase or reduction in the number of persons per housing unit is desired, thus reducing or increasing the density, the amount of new housing needed will have to be increased or decreased accordingly.

Using the population projection figures based upon population trends since the 2000 Census, the number of housing units needed will be somewhat larger. This projection calls for an additional 222 residents in the Town between 2000 and 2030. Using the figures from this projection and maintaining the 2000 level of persons per housing unit, the number of new units needed would be 72. Again, this number is subject to increase or decrease depending on the desired density level.

The population projection based upon historic population trends estimates a population decrease for the Town. The historic population trends calls for a loss of 77 residents between 2000 and 2030. Based on that information no additional housing units will be needed in the Town during the planning period. Rather efforts should be made to improve and maintain the existing housing stock including the removal and replacement of structures that have reached the end of their useful life.

All three of the projections are subject to change from external forces such as the economy or public perceptions of desirable places to live. Table 1-21 below compares the three population projections and the estimated number of housing units. Figure 1-3 illustrates the three housing unit projections.

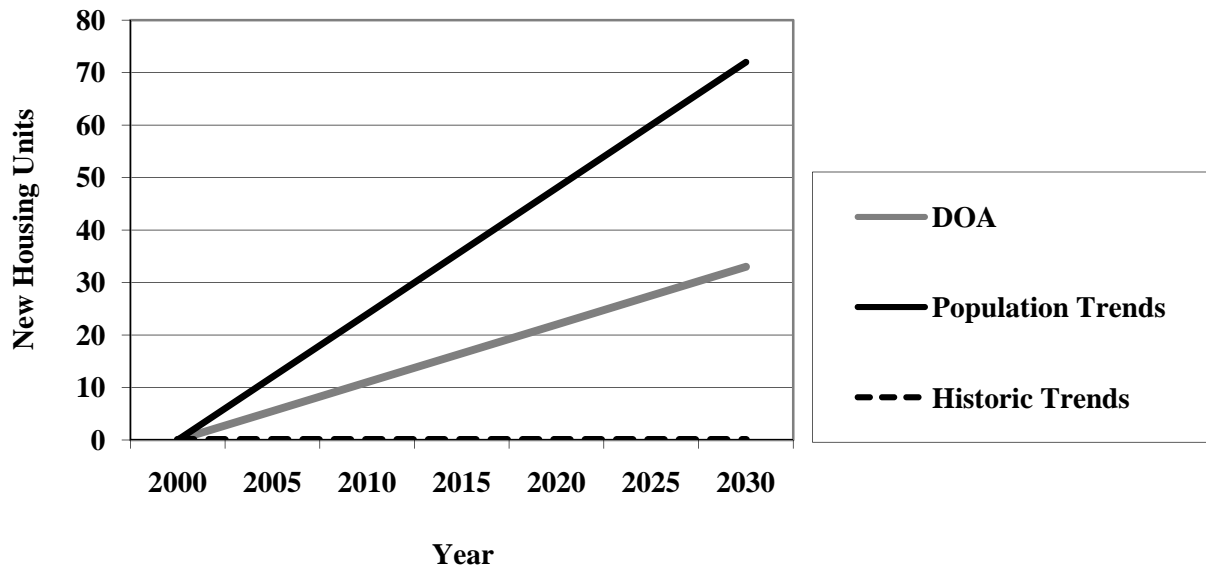
TABLE 1-21

Estimated Additional Housing Units Needed Based Upon Projected Population Growth **Town of Randolph, 2000-2030**

| | WI DOA | Current Population Trends | Historical Trends |
|--|--------|---------------------------------|----------------------|
| Projected Population Change 2000 - 2030 | 101 | 222 | (77) |
| Persons Per Housing Unit 2000 | 3.07 | 3.07 | 3.07 |
| Estimated Additional Housing Units Needed by 2030 | 33 | 72 | 0 |

Source: Columbia County Planning and Zoning

FIGURE 1-3
Projected Housing Units Based Upon Projected Population Growth
Town of Randolph, 2000-2030

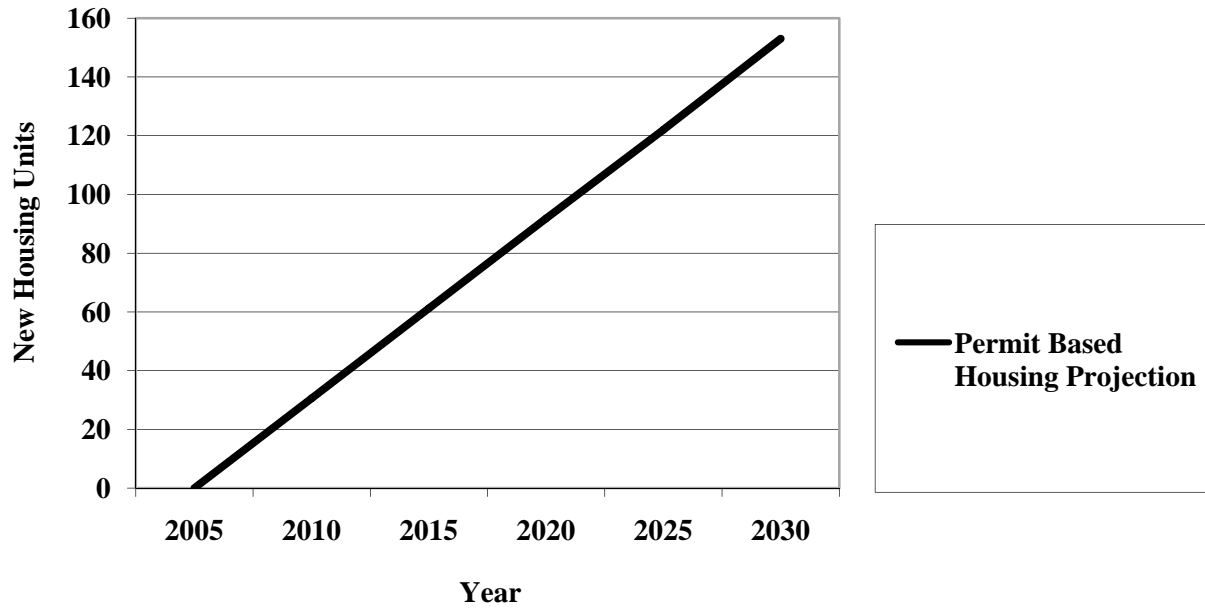


Source: Columbia County Planning and Zoning

1.5.4.4 Permit Based Household Forecast

An alternate means for projecting the need for future additional housing units in the Town is based upon trends in zoning permits. Between 1997 and 2005 an average of 6.1 sanitary permits for new homes were issued each year within the Town of Randolph. Projecting this nine year average out to the year 2030 indicates that approximately 153 new homes will be required within the Town between 2005 and 2030. Figure 1-4 illustrates the projected increase in the number of housing units needed within the Town by the year 2030. More detailed information on zoning permit and land use trends can be found in the Land Use Element of this plan.

FIGURE 1-4
Projected Housing Units Based Upon Sanitary Permit Trends
Town of Randolph, 2005-2030



Source: Columbia County Planning and Zoning

1.5.5 Employment

The number of people in the labor force, the types of employers, and the kinds of occupations in the Town of Randolph influence the amount and type of future growth that will take place in the Town. A thorough understanding of employment trends is important in planning for the future of the Town of Randolph.

1.5.5.1 *Labor Force*

In the Town of Randolph in 2000, 73.5 percent of the population age 16 and over was in the labor force compared to 69.4 percent for Columbia County as a whole. Among persons age 16 and older, 64.9 percent of the Town's women and 81.7 percent of the Town's men are in the labor force compared to of 65.2 and 73.7 percent respectively for the County. Table 1-22 provides labor force comparisons for the Town of Randolph and Columbia County in 2000.

TABLE 1-22
Town of Randolph and Columbia County, Labor Force Comparisons, 2000

| Characteristics | Town of Randolph | | Columbia County | |
|------------------------|------------------|---------|-----------------|---------|
| | Number | Percent | Number | Percent |
| Total Population | 699 | --- | 52,468 | --- |
| Persons Age 16 or Over | 491 | 70.24% | 40,848 | 77.85% |
| <i>Males</i> | 252 | 36.05% | 20,544 | 50.29% |
| <i>Females</i> | 239 | 34.19% | 20,304 | 49.71% |
| In Labor Force | 361 | --- | 28,369 | --- |
| <i>Males</i> | 206 | 29.47% | 15,132 | 53.34% |
| <i>Females</i> | 155 | 22.17% | 13,237 | 46.66% |
| Civilian Labor Force | 361 | --- | 28,313 | --- |
| <i>Employed</i> | 353 | 50.50% | 27,324 | 96.51% |
| <i>Unemployed</i> | 8 | 1.14% | 989 | 3.49% |

Source: U.S. Census

1.5.5.2 *Employment Trends*

When comparing the 13 industry groups which employed persons in the Town of Randolph, four showed a higher percentage for the Town than the County. Those with a higher percentage for the Town include agriculture and mining; retail trade; transportation, warehousing, and utilities; and other services. Agriculture and mining was the leading source of employment in 2000, employing 29.46 percent of the Town's labor force. The second largest source of employment in 2000 was manufacturing at 17.00 percent. Table 1-23 shows the Town of Randolph employment by industry group.

TABLE 1-23

Town of Randolph and Columbia County, Employment of Industry Group, 2000

| Industry Group | Town of Randolph | | Columbia County | |
|--|------------------|------------------|-----------------|------------------|
| | Number Employed | Percent of Total | Number Employed | Percent of Total |
| Agriculture & Mining | 104 | 29.46% | 1,282 | 4.69% |
| Construction | 18 | 5.10% | 2,268 | 8.30% |
| Manufacturing | 60 | 17.00% | 5,834 | 21.35% |
| Wholesale Trade | 8 | 2.27% | 985 | 3.60% |
| Retail Trade | 44 | 12.46% | 3,083 | 11.28% |
| Transportation, Warehousing, & Utilities | 21 | 5.95% | 1,350 | 4.94% |
| Information | 7 | 1.98% | 553 | 2.02% |
| Insurance, Real Estate, Finance, Rental & Leasing | 11 | 3.12% | 1,469 | 5.38% |
| Professional, Management, Administrative, & Scientific | 4 | 1.13% | 1,510 | 5.53% |
| Educational, & Health | 47 | 13.31% | 4,730 | 17.31% |
| Arts, Entertainment, Recreation | 7 | 1.98% | 1,866 | 6.83% |
| Other Services | 13 | 3.68% | 911 | 3.33% |
| Public Administration | 9 | 2.55% | 1,483 | 5.43% |
| Totals: | 353 | 100.00% | 27,324 | 100.00% |

Source: U.S. Census

Within each industry group, the Town of Randolph's workers practice a variety of occupations. Table 1-24 presents employment by occupation in 2000 for the Town of Randolph. The Town exceeded the County in three occupation categories. Those categories include executives, professionals, and managers; farming, fishing, and forestry; and construction, extraction, and maintenance. The percentage of workers in the three other categories were higher for Columbia County.

TABLE 1-24

Town of Randolph, Employment by Occupation, 2000

| Occupation | Town of Randolph | | Columbia County | |
|---|------------------|------------------|-----------------|------------------|
| | Number Employed | Percent of Total | Number Employed | Percent of Total |
| Executives, Professionals, & Managers | 127 | 35.98% | 7,698 | 28.17% |
| Service Occupations | 40 | 11.33% | 3,647 | 13.35% |
| Sales & Office Occupations | 49 | 13.88% | 6,802 | 24.89% |
| Farming, Fishing, & Forestry | 33 | 9.35% | 314 | 1.15% |
| Construction, Extraction, & Maintenance | 42 | 11.90% | 3,177 | 11.63% |
| Production, & Transportation | 62 | 17.56% | 5,686 | 20.81% |
| Totals | 353 | 100.00% | 27,324 | 100.00% |

Source: U.S. Census

Executive, Professional, and Manager occupations were the leading occupation category in the Town in 2000, employing 127 persons or 35.98 percent. Production, & Transportation occupations accounted for 62 workers or 17.56 percent. There were 49 persons involved in Sales & Office occupations constituting 13.88 percent of the employed persons. Other important occupations of the Town of Randolph's work force were Construction, Extraction, and Maintenance jobs, 42 persons or 11.90 percent, as well as Service Occupations, 40 persons or 11.33 percent.

1.5.5.3 Employment Forecast

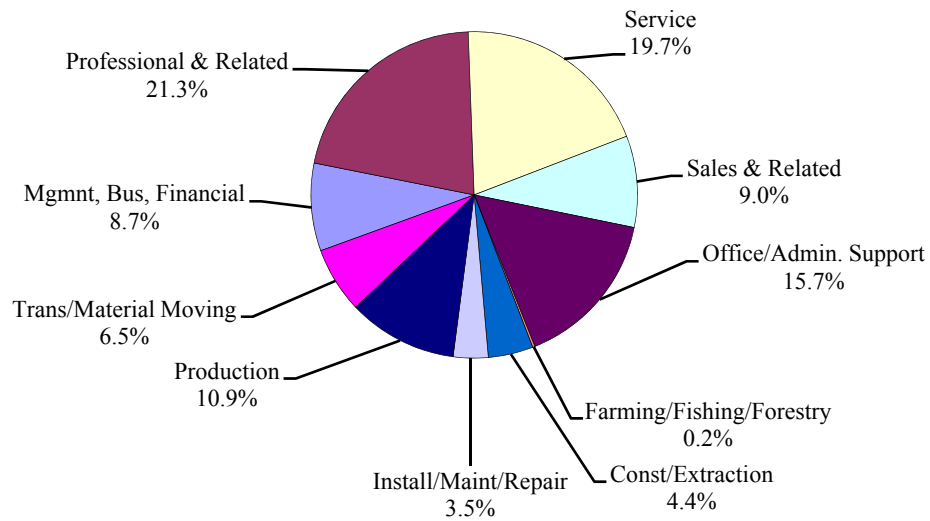
Future trends in employment in the Town of Randolph are closely tied to the employment opportunities in Columbia County as well as those in other nearby Counties. The Wisconsin Department of Workforce Development divides the state into workforce development areas. Columbia County is included in the South Central Region that is comprised of six counties; Columbia, Dane, Dodge, Jefferson, Marquette, and Sauk. Table 1-25 below shows the projected employment trends for the south central region from 2000 to 2010. Professional and service jobs are expected to see the largest increases while production jobs are expected to see the smallest increase. Figure 1-4 graphically illustrates the projected employment increases by occupation group.

TABLE 1-25
Employment Forecast, South Central Wisconsin, 2000-2010

| Occupational Group | Estimated employment in 2000 | Projected employment in 2010 | Change | Percent Change | New Jobs | Replacements | Total |
|---------------------------------|------------------------------|------------------------------|--------|----------------|----------|--------------|--------|
| Total, All Occupations | 405,490 | 451,950 | 46,460 | 11.46% | 4,650 | 9,750 | 14,400 |
| Management, Business, Financial | 35,230 | 39,310 | 4,080 | 11.58% | 410 | 650 | 1,060 |
| Professional & Related | 80,590 | 96,110 | 15,520 | 19.26% | 1,570 | 1,620 | 3,190 |
| Service | 76,240 | 89,250 | 13,010 | 17.06% | 1,300 | 2,420 | 3,720 |
| Sales & Related | 37,200 | 40,890 | 3,690 | 9.92% | 370 | 1,260 | 1,630 |
| Office/Admin. Support | 67,340 | 71,110 | 3,770 | 5.60% | 380 | 1,410 | 1,790 |
| Farming/Fishing/Forestry | 940 | 1,040 | 100 | 10.64% | 10 | 30 | 40 |
| Const/Extraction | 18,230 | 20,090 | 1,860 | 10.20% | 190 | 340 | 530 |
| Install/Maintenance/Repair | 14,400 | 15,670 | 1,270 | 8.82% | 130 | 300 | 430 |
| Production | 48,410 | 49,060 | 650 | 1.34% | 70 | 1,120 | 1,190 |
| Trans/Material Moving | 26,930 | 29,430 | 2,500 | 9.28% | 250 | 620 | 870 |

Source: WI Department of Workforce Development, Local Workforce Planning Section, June 2003

FIGURE 1-5
Projected Jobs in South Central Wisconsin in 2010 – By Occupational Group



2.0 HOUSING

The housing element considers the number of units available for residents of the Town of Randolph and some conditions of that housing supply which may affect its suitability for the future. An adequate supply of the type of housing needed by the Town's population is critical to population growth and can influence the type of people who choose to live in the Town.

2.1 HOUSING VISION

- ◆ Residences set in attractive, safe and appropriate environments for all Town residents.

2.2 HOUSING GOALS AND OBJECTIVES

Goal 1: Provide for planned and orderly housing development.

- Objective 1:* Encourage rehabilitation and proper maintenance of older homes.
- Objective 2:* Encourage infill of vacant lots in existing subdivisions
- Objective 3:* Discourage residential development on prime agricultural lands or near active farms.
- Objective 4:* Encourage new development to be sited near or adjacent to existing development, when appropriate
- Objective 5:* Encourage residential development in areas served by public sanitary sewer, when appropriate.
- Objective 6:* Encourage new housing areas to be predominately single-family homes or duplexes in unsewered areas.
- Objective 7:* Limit the amount of multi-family housing in unsewered areas.
- Objective 8:* Discourage the development of mobile home parks in all areas.
- Objective 9:* Require that all new housing meet applicable codes and required standards of construction.
- Objective 10:* Allow smaller lot sizes and increased density in areas of the Town with sanitary sewer service where appropriate.
- Objective 11:* Allow larger lot sizes and lower densities in unsewered areas of the Town, where appropriate.
- Objective 12:* Encourage clustered residential development where appropriate.

Goal 2: A cooperative approach involving the towns, county, state and private entities to meet current and future housing needs.

- Objective 1:* Regularly meet with officials from all County municipalities to coordinate housing needs and plans.
- Objective 2:* Seek input of appropriate governmental entities and property owners in areas affected by housing development plans.
- Objective 3:* Meet with State officials as needed.

Goal 3: Appropriate regulations to implement the Comprehensive Plan.

- Objective 1:* Review all Town of Randolph Land Use Ordinances and recommend necessary changes to implement the Comprehensive Plan.
- Objective 2:* Provide adequate enforcement of all Township regulations regarding housing.

- Objective 3:* Encourage the development of County-wide standards for stormwater management and erosion control.
- Objective 4:* Monitor new technology related to private sanitary sewer systems and implement the technology as appropriate.

2.3 HOUSING POLICIES AND PROGRAMS

2.3.1 Columbia County Zoning Ordinance

The Columbia County Zoning Code is part of the County's Code of Ordinances. The zoning code establishes 10 primary use districts, a planned residential development overlay district, a shoreland-wetland overlay district, and a floodplain overlay district. Of the 10 primary zoning districts nine allow some form of residential uses as either a permitted or conditional use. These 9 districts allow for a variety of housing types including single family, duplexes, multifamily, and mobile home parks. The zoning code allows for lots down to 20,000 square feet in size. However, the Columbia County Zoning Ordinances has not been adopted by the Town of Randolph and therefore is not in effect in the Town.

2.3.2 Columbia County Housing Rehabilitation Program

Columbia County administers a Housing Rehabilitation Program for the repair and improvement of housing units in the County. The program is funded through a Community Development Block Grant (CBDG) and provides no interest, deferred payment loans for household repairs and improvements to homeowners who meet certain income requirements. Landlords who agree to rent to low or moderate income tenants can also receive no interest loans for rental properties to be paid back over a period of 5 to 10 years. The program also provides assistance with down payments and closing costs for qualified home buyers. Columbia County and the Town of Randolph should continue to support this program and attempt to make all eligible property owners aware of the benefits the program offers in an effort to achieve many of the housing related goals stated in this plan.

2.3.3 Habitat for Humanity

Habitat for Humanity is a nonprofit organization with a goal of eliminating poverty housing and homelessness. The program uses volunteer labor and donations of money and supplies to build or rehabilitate simple, decent houses. Habitat homeowners are required to invest hundreds of hours of their own labor into building their Habitat house and the houses of others. The homeowners are sold their Habitat home at no profit and are financed with affordable no-interest loans. Payments made on the mortgages are used to build and rehabilitate other Habitat homes. The Sauk-Columbia County Habitat for Humanity Affiliate coordinates all aspects of the program where it operates in Columbia County. Promotion and encouragement of this program can help to achieve many of the housing related goals outlined in this plan and should be supported by Columbia County and the Town of Randolph.

2.3.4 United Migrant Opportunity Services (UMOS)

United Migrant Opportunity Services (UMOS) is a private, non-profit corporation established in 1965 to advocate for and provide services to Hispanic migrant and seasonal farm workers in Wisconsin. The housing department within UMOS addresses the housing needs of migrant workers that come to Wisconsin for work each growing season. UMOS provides a variety of housing services for migrant and seasonal workers. Locally, UMOS operates migrant housing facilities near Montello and Berlin and in Dodge County near Beaver Dam. Migrant and seasonal workers are important to the local economy in parts of Columbia County and efforts should be made to support organizations like UMOS that provide decent housing to this important part of the workforce.

2.3.5 Uniform Dwelling Code (UDC)

The Uniform Dwelling Code (UDC) is the statewide building code for one and two family dwellings built since June 1, 1980. The code sets minimum standards for fire safety; structural strength; energy conservation; erosion control; heating, plumbing and electrical systems; and general health and safety. A recent change in State law requires all municipalities in the State to enforce the UDC. The UDC is an important tool for use in developing quality housing in the Town of Randolph.

2.3.6 Town Ordinances

The Town of Randolph administers a driveway ordinance that has some impact on housing in the Town. The Town driveway ordinance regulates the placement of access points to Town roads and helps to ensure safe access to the road and adequate driveway width for emergency vehicles. Proper enforcement of this ordinance should be encouraged in an effort to achieve the intended purpose of the ordinance and to implement Town plans.

2.4 HOUSING CHARACTERISTICS

2.4.1 Age of Housing Supply

Table 2-1 illustrates the age of the Town of Randolph's housing units in 2000. The largest percentage of housing units in the Town, 51.69 percent, were built before 1940. Homes built between 1940 and 1949 also represent a significant percentage of the housing supply at 13.04 percent.

TABLE 2-1
Town of Randolph, Age of Housing Supply, 2000

| Year Structure Built | Number | % of Total |
|-----------------------------|---------------|-------------------|
| 1999 – 3/2000 | 0 | 0.00% |
| 1995 – 1998 | 4 | 1.93% |
| 1990 – 1994 | 13 | 6.28% |
| 1980 – 1989 | 6 | 2.90% |
| 1970 – 1979 | 14 | 6.76% |
| 1960 – 1969 | 10 | 4.83% |
| 1950 – 1959 | 26 | 12.56% |
| 1940 – 1949 | 27 | 13.04% |
| 1939 or Earlier | 107 | 51.69% |

Source: 2000 U.S. Census, Summary File 3, Sample Data

A large number of older housing units may indicate the need for rehabilitation or replacement of a significant portion of the existing housing stock during the planning period covered by this plan. In planning for new or replacement housing, the availability of land, utilities, transportation facilities, parks, and other infrastructure needs to be considered.

2.4.2 Units in Structure

Single-family detached homes represented 226 of the Town's housing units in 2000. Such homes made up 93.78 percent of the housing units as shown in Table 2-2. Mobile homes represent the next most common type of housing in the Town of Randolph. There were 11 mobile homes in the Town in 2000, or

4.56 percent of all housing. There were four 3 or 4 unit multi-family housing structures in the Town in 2000, or 1.66 percent of the housing supply. There were no other multi-family housing units in the Town in 2000.

TABLE 2-2
Number of Housing Units In Structure, Town of Randolph, 2000

| Number of Housing Units in Structure | Total Housing Units | Percent of Total Housing Units |
|---|----------------------------|---------------------------------------|
| 1 (Single-Family Detached) | 226 | 93.78% |
| 1 (Single-Family Attached) | 0 | 0.00% |
| 2 (Duplex) | 0 | 0.00% |
| 3 or 4 | 4 | 1.66% |
| 5 to 9 | 0 | 0.00% |
| 10 to 19 | 0 | 0.00% |
| 20 or more | 0 | 0.00% |
| Mobile Home | 11 | 4.56% |
| Other | 0 | 0.00% |
| Totals | 241 | 100.00% |

Source: U.S. Census

2.4.3 Value of Owner-Occupied Housing

A sample of owner-occupied housing in the Town of Randolph provides an estimate of the range in values of such homes as shown in Table 2-3. The number of homes valued at \$50,000 to \$99,999 constituted 26.40 percent of the Town's housing in 2000 compared to 30.05 percent of the County's housing. Homes valued at \$100,000 to \$149,999 constituted the largest number of homes in the Town with 30.90 percent of the Town's housing in 2000 compared to 33.24 percent of the County's housing. The Town of Randolph had only 4.49 percent of its housing valued below \$50,000 compared to 6.29 percent of the County's housing.

The number of owner-occupied homes valued at \$50,000 or more constituted over 95 percent of the Town's housing in 2000 compared to about 94 percent of the County's housing. Homes valued at \$150,000 to \$199,000 constituted 23.60 percent of the Town's housing in 2000 compared to 16.37 for the County. The Town also had 13 homes valued between \$200,000 and \$249,000 and 13 homes valued at more than \$250,000 in 2000.

The median housing value for the Town of Randolph, \$115,000, was the same as the median value for Columbia County, \$115,000. The availability of affordable homes for lower-income households is a growing problem in Columbia County. As the cost of homes increase, more households may find it difficult to afford adequate housing. Escalating housing costs can have affects on economic development, local tax base, and population migration in the County and the Town of Randolph.

TABLE 2-3
Town of Randolph and Columbia County, Value of Owner-Occupied Housing, 2000

| Housing Value | Town of Randolph | | Columbia County | |
|-----------------------|------------------|------------------|-----------------|------------------|
| | Number of Homes | Percent of Total | Number of Homes | Percent of Total |
| Less than \$50,000 | 8 | 4.49% | 963 | 6.29% |
| \$50,000 - \$99,999 | 47 | 26.40% | 4,597 | 30.05% |
| \$100,000 - \$149,999 | 55 | 30.90% | 5,086 | 33.24% |
| \$150,000 - \$199,999 | 42 | 23.60% | 2,505 | 16.37% |
| \$200,000 - \$249,999 | 13 | 7.30% | 944 | 6.17% |
| \$250,000 or More | 13 | 7.30% | 1,205 | 7.88% |
| Totals: | 178 | 100.00% | 15,300 | 100.00% |
| Median Value: | \$115,000 | | \$115,000 | |

Source: U.S. Census

2.4.4 Rent For Non-Farm Housing

In 2000, most housing units in the Town of Randolph, 63.6 percent, rented in the \$300 to \$499 per month range. That was also the range most rental housing units in the County rented for, with 44.5 percent of the rental units in the County rented in this range. No units in the Town rented for more than \$1,000 per month. In addition, three rental units were available for less than \$200 per month in 2000, while three units required no cash rent. Median rent in the Town of Randolph, \$336, was lower than the median rent for the County, \$437. In addition, the Town's median rent decreased during the decade between 1990 and 2000 while the County's increased. Table 2-4 shows the range of rent for non-farm housing in the Town of Randolph and Columbia County

TABLE 2-4
Town of Randolph and Columbia County, Rent For Non-farm Housing Units, 2000

| Monthly Rent | Town of Randolph | | | | Columbia County | | | |
|--------------------|-------------------------|-------|--------|-----------|-------------------------|-------|--------|----------|
| | Number of Housing Units | | Change | | Number of Housing Units | | Change | |
| | 1990 | 2000 | Number | Percent | 1990 | 2000 | Number | Percent |
| Less than \$200 | 3 | 3 | 0 | 0.00% | 463 | 466 | 3 | 0.65% |
| \$200 - \$299 | 2 | 0 | (2) | (100.00)% | 786 | 469 | (317) | (40.33)% |
| \$300 - \$499 | 7 | 14 | 7 | 100.00% | 2,105 | 2,126 | 21 | 1.00% |
| \$500 - \$749 | 0 | 2 | 2 | 100.00% | 411 | 1,259 | 848 | 206.33% |
| \$750 - \$999 | 0 | 0 | 0 | 0.00% | 28 | 194 | 166 | 592.86% |
| \$1,000 or more | 0 | 0 | 0 | 100.00% | 0 | 41 | 41 | 100.00% |
| No Cash Rent | 6 | 3 | (3) | (50.00)% | 227 | 227 | 0 | 0.00% |
| Median Rent | \$367 | \$336 | (\$31) | (8.45)% | \$356 | \$437 | \$81 | 22.75% |

Source: U.S. Census

2.4.5 Occupancy Characteristics

Table 2-5 shows that there were a total 218 occupied housing units in the Town of Randolph in 1990. That number increased by five units or 2.29 percent, to 223 units in 2000. This increase in occupied housing units was less than the increases for both the County, with a 21.17 percent increase, and the State, with a 14.4 percent increase, during the same time period. The number of owner-occupied housing units in the Town increased by 9 units in 2000. As a result, there were 178 owner-occupied units in the Town of Randolph in 2000, comprising 73.8 percent of the total occupied housing units. In comparison, owner-occupied housing units accounted for 72.5 percent of the occupied housing units in 1990.

TABLE 2-5
Number of Housing Units by Occupancy Status
Town of Randolph, 1990-2000

| Housing Unit Status | Housing Units | | Change | |
|---|---------------|------|--------|----------|
| | 1990 | 2000 | Number | Percent |
| Owner-Occupied | 169 | 178 | 9 | 5.33% |
| Renter-Occupied | 49 | 45 | (4) | (8.16)% |
| Total Occupied Units | 218 | 223 | 5 | 2.29% |
| Vacant: | 15 | 18 | 3 | 20.00% |
| For sale | 0 | 6 | 6 | 100.00% |
| For rent | 2 | 4 | 2 | 100.00% |
| For seasonal, recreational, or occasional use | 6 | 4 | (2) | (33.33)% |
| Other reason | 7 | 4 | (3) | (42.86)% |
| Totals Housing Units: | 233 | 241 | 8 | 3.43% |

Source: U.S. Census

Renter-occupied housing units decreased between 1990 and 2000, with a decrease of four units or 8.16 percent. There were 49 renter-occupied housing units in 1990, or 21.0 percent of the total occupied housing units. With the decrease of four occupied rental housing units during the 1990's, the Town had 45 total occupied rental units in 2000, or 18.6 percent of all occupied housing units.

Vacant housing units accounted for 15 units or 6.4 percent of all housing units in 1990. In 2000, vacant housing units in the Town of Randolph accounted for 18 units or 7.4 percent of all housing units, a 20 percent increase in vacant housing over the 10-year period. Some categories of vacant housing units increased during the 10-year period while others decreased. Those units vacant due to being for sale increased by six units, or 100 percent, while vacant rental units increased by two units or 100 percent over the ten-year period. Vacant seasonal, recreational, or occasional use units decreased by two units or 33.3 percent. The number housing units vacant for other reasons also decreased by four units or 42.9 percent during the 1990's.

2.4.6 Household Size

Table 2-6 illustrates the change in household size between 1990 and 2000 for Columbia County and the municipalities in the County, including the Town of Randolph. Columbia County's household size decreased from 2.60 persons per household in 1990 to 2.49 persons per household in 2000. The household size for the Town of Randolph decreased from 3.12 persons per household in 1990 to 3.07 persons per household in 2000. These decreases in household size are consistent with state and national trends. In Columbia County, only the Towns of Otsego and Scott as well as the Villages of Fall River, Friesland, and Rio experienced increases in the household size between 1990 and 2000.

TABLE 2-6
Household Size by Municipality, Columbia County, 1990-2000

| Municipality | 1990 Household Size | 2000 Household Size |
|--------------------------|------------------------------------|------------------------------------|
| Town of Arlington | 2.96 | 2.81 |
| Town of Caledonia | 2.89 | 2.60 |
| Town of Columbus | 3.10 | 2.91 |
| Town of Courtland | 2.93 | 2.65 |
| Town of Dekorra | 2.65 | 2.48 |
| Town of Fort Winnebago | 3.01 | 2.63 |
| Town of Fountain Prairie | 2.84 | 2.71 |
| Town of Hampden | 3.03 | 2.63 |
| Town of Leeds | 2.78 | 2.63 |
| Town of Lewiston | 2.79 | 2.51 |
| Town of Lodi | 2.75 | 2.59 |
| Town of Lowville | 2.89 | 2.68 |
| Town of Marcellon | 3.00 | 2.83 |
| Town of Newport | 2.65 | 2.45 |
| Town of Otsego | 2.70 | 2.78 |
| Town of Pacific | 2.64 | 2.50 |
| Town of Randolph | 3.12 | 3.07 |
| Town of Scott | 3.06 | 3.26 |
| Town of Springvale | 2.89 | 2.79 |
| Town of West Point | 2.55 | 2.48 |
| Town of Wyocena | 2.72 | 2.51 |
| Village of Arlington | 2.67 | 2.59 |
| Village of Cambria | 2.64 | 2.58 |
| Village of Doylestown | 2.72 | 2.71 |
| Village of Fall River | 2.54 | 2.62 |
| Village of Friesland | 2.68 | 2.73 |
| Village of Pardeeville | 2.57 | 2.38 |
| Village of Poynette | 2.58 | 2.46 |
| Village of Randolph* | 2.77 | 2.60 |
| Village of Rio | 2.39 | 2.45 |
| Village of Wyocena | 2.49 | 2.37 |
| City of Columbus* | 2.46 | 2.37 |
| City of Lodi | 2.50 | 2.44 |
| City of Portage | 2.37 | 2.30 |
| City of Wisconsin Dells* | 2.30 | 2.28 |
| Columbia County | 2.60 | 2.49 |
| Wisconsin | 2.61 | 2.50 |

* Columbia County Portion
Source: U.S. Census

2.4.7 Housing Unit Trends

Table 2-7 illustrates the trend in the number of housing units for Columbia County and the municipalities in the County, including the Town of Randolph. Columbia County had 22,685 housing units in 2000, a 17.8 percent increase over 1990. The Town of Randolph added 10 housing units between 1990 and 2000, a 4.4 percent increase.

Towns experienced the largest increase in the number of housing units, adding 1,611 housing units in the decade between 1990 and 2000, an 18 percent increase. Among towns, the Town of Lodi had the largest increase adding 387 housing units during the decade, a 43.1 percent increase. All towns had increases in housing units except the Town of Columbus, which had no increase in housing units, and the Town of Courtland, which lost six housing units between 1990 and 2000.

Cities experienced the next largest increase in the number of housing units, adding 1,044 housing units between 1990 and 2000, a 14.6 percent increase. Among cities, the City of Portage had the largest increase in the number of housing units, adding 414 housing units during the decade, an 11.6 percent increase. However, the City of Lodi had the largest percentage increase, adding 366 housing units for a 43.9 percent increase. All cities in the County, except the City of Wisconsin Dells, added over 100 housing units during the decade.

Villages added 772 housing units and had the largest total percentage increase of 24.6 percent. All villages in the County experienced growth in the number of housing units. The Villages of Doylestown and Friesland experienced the smallest increases in the total number of housing units between 1990 and 2000, each adding only three housing units for increases of 2.5 percent and 2.7 percent respectively. The Village of Poynette had the largest increase in housing units adding 286 units for a 42.6 percent increase.

TABLE 2-7
Housing Unit Trends by Municipality, Columbia County, 1990-2000

| Municipality | 1990 Total Housing Units | 2000 Total Housing Units | Number Change 1990-2000 | Percent Change 1990-2000 |
|--------------------------|---|---|--|---|
| Town of Arlington | 262 | 308 | 46 | 17.56% |
| Town of Caledonia | 626 | 713 | 87 | 13.90% |
| Town of Columbus | 241 | 241 | 0 | 0.00% |
| Town of Courtland | 191 | 185 | (6) | (3.14%) |
| Town of Dekorra | 1,091 | 1,237 | 146 | 13.38% |
| Town of Fort Winnebago | 287 | 343 | 56 | 19.51% |
| Town of Fountain Prairie | 297 | 318 | 21 | 7.07% |
| Town of Hampden | 199 | 219 | 20 | 10.05% |
| Town of Leeds | 303 | 317 | 14 | 4.62% |
| Town of Lewiston | 522 | 573 | 51 | 9.77% |
| Town of Lodi | 898 | 1,285 | 387 | 43.10% |
| Town of Lowville | 338 | 394 | 56 | 16.57% |
| Town of Marcellon | 316 | 380 | 64 | 20.25% |
| Town of Newport | 298 | 334 | 36 | 12.08% |
| Town of Otsego | 263 | 287 | 24 | 9.13% |
| Town of Pacific | 847 | 1,108 | 261 | 30.81% |
| Town of Randolph | 230 | 240 | 10 | 4.35% |
| Town of Scott | 235 | 260 | 25 | 10.64% |
| Town of Springvale | 181 | 207 | 26 | 14.36% |
| Town of West Point | 777 | 907 | 130 | 16.73% |
| Town of Wyocena | 557 | 714 | 157 | 28.19% |
| Town Totals | 8,959 | 10,570 | 1,611 | 17.98% |
| Village of Arlington | 171 | 196 | 25 | 14.62% |
| Village of Cambria | 315 | 339 | 24 | 7.62% |
| Village of Doylestown | 120 | 123 | 3 | 2.50% |
| Village of Fall River | 341 | 459 | 118 | 34.60% |
| Village of Friesland | 111 | 114 | 3 | 2.70% |
| Village of Pardeeville | 686 | 873 | 187 | 27.26% |
| Village of Poynette | 671 | 957 | 286 | 42.62% |
| Village of Randolph* | 188 | 213 | 25 | 13.30% |
| Village of Rio | 336 | 401 | 65 | 19.35% |
| Village of Wyocena | 205 | 241 | 36 | 17.56% |
| Village Totals | 3,144 | 3,916 | 772 | 24.55% |
| City of Columbus* | 1,729 | 1,914 | 185 | 10.70% |
| City of Lodi | 833 | 1,199 | 366 | 43.94% |
| City of Portage | 3,556 | 3,970 | 414 | 11.64% |
| City of Wisconsin Dells* | 1,037 | 1,116 | 79 | 7.62% |
| City Totals | 7,155 | 8,199 | 1,044 | 14.59% |
| Columbia County | 19,258 | 22,685 | 3,427 | 17.80% |
| Wisconsin | 2,055,774 | 2,321,144 | 265,370 | 12.91% |

Source: 1990 and 2000 U.S. Census, Summary File 1, 100 Percent Data

* Columbia County Portion

3.0 **TRANSPORTATION**

The transportation system which serves The Town of Randolph provides for the transport of goods and people into, out from, and within the Town. The transportation system contains multiple modes involving air, land, and water transport. Several elements of the system are not located in the Town itself, however the Town's proximity to these elements is an important consideration in evaluating and planning for the Town's transportation system.

3.1 **TRANSPORTATION VISION**

- ◆ Provide a safe, efficient, and well-planned transportation system that incorporates multiple modes of travel.
- ◆ Provide a safe, efficient transportation system for multiple user needs

3.2 **TRANSPORTATION GOALS AND OBJECTIVES**

Goal 1: A safe, well-maintained system of roads and highways.

- Objective 1:* Work with the State Department of Transportation and County Highway Department to improve the highways under their responsibility.
- Objective 2:* Assess proper jurisdiction of roads within the township.
- Objective 3:* Promote safe, modern highways connecting the Town of Randolph with the rest of Columbia County and adjacent counties.
- Objective 4:* Annually assess all roads in the township for maintenance and safety issues.
- Objective 5:* Plan for new roads including frontage roads and interchanges for future development.
- Objective 6:* Maintain a safe, interconnected road network.
- Objective 7:* Discourage cut-through traffic on Town roads through signage, speed zones and weight limits.

Goal 2: Restricted access to arterial highways and through-town road corridors to protect traffic-carrying capacity.

- Objective 1:* Restrict new access points to the highway through subdivision control.
- Objective 2:* Preserve and protect the road corridor from encroachment that would limit the roadway's ability to carry traffic volumes in the future.
- Objective 3:* Continue to maintain and implement a Town road improvement program.
- Objective 4:* Implement a Town driveway ordinance and promote joint driveways to achieve public safety and rural character goals and conserve farmland. The ordinance should:
 - a) Ensure that driveway length, width, design, and slope for emergency vehicle travel
 - b) Address drainage issues
 - c) Guide the placement of streets and driveways along existing contours, property lines, fencerows, lines of existing vegetation, or other natural features
 - d) Reinforce the objectives and policies of the Comprehensive Plan
 - e) Minimize the number of driveway openings onto existing public streets, instead promoting shared driveways and streets

Objective 5: Support access control and rural character objectives by discouraging “side of the road” or “strip” development on main roadways

Goal 3: All town roads to meet minimum standards for right-of-way pavement and shoulder widths.

Objective 1: Review and modify (as necessary) current standards for existing roads.

Objective 2: Utilize the Paser program to its fullest, including capital improvements, to schedule road maintenance and/or reconstruction.

Objective 3: Ensure that all roads in new platted subdivisions meet minimum standards by enforcement of a land division ordinance.

Objective 4: No further driveways accepted as part of the town road system.

Objective 5: Upgrade existing Town roads to current roadway standards to the extent practical when repaving or reconstructing those roads, but do not over design rural roads.

Objective 6: Require that all new roads meet the road design and layout standards in the Town’s pending subdivision and land division regulations.

Goal 4: Promote a unified approach involving the town, city, county, state and private entities for road development to meet the needs for future commercial, industrial and residential expansion.

Objective 1: Regularly meet with city and county officials to coordinate development plans.

Objective 2: Seek input of appropriate property owners in areas of development plans.

Objective 3: Meet with State officials as needed.

Objective 4: Coordinate transportation with land use.

Objective 5: Work with WisDOT and the County Highway Department to implement safety improvements at intersections in the Township.

Objective 6: Work with WisDOT and the County Highway Department when changes to land uses are being considered that could affect the function of highways.

Goal 5: Encourage the development and full utilization of all modes of transportation in the County.

Objective 1: Support programs to provide transportation alternatives to the automobile.

Objective 2: Support safe opportunities for biking and walking.

3.3 TRANSPORTATION PROGRAMS

3.3.1 Columbia County Land Division and Subdivision Ordinance

The Columbia County Land Division and Subdivision Ordinance regulates the division of land within the County including the Town of Randolph. It also provides standards for the construction of new roads, such as right-of-way widths, pavement widths, and grade requirements. Under the County's Land Division and Subdivision Ordinance roads within Columbia County are classified into two categories, urban and rural. Within each category roads are divided by type; principle arterial, minor arterial, major collector, minor collector, and local roads. Each type of roadway has its own set of minimum standards.

3.3.2 Columbia County Highway Access Control Ordinance

The Columbia County Highway Access Control Ordinance regulates access onto County highways including County highways in the Town of Randolph. The purpose for the access regulations are to protect the County's investment in existing and proposed highways by protecting the highway's traffic carrying capacity. In regulating access to County highways, the ordinance prevents improperly located access points that can lead to the road prematurely becoming obsolete and thereby requiring costly improvements. The ordinance provides for safe and efficient access to Columbia County highways. County highways are categorized by type according to definitions in the ordinance. Each category of County highway has its own set of access standards.

3.3.3 PASER Program

The PASER Program is a system for local governments to evaluate and schedule road maintenance on the local road system. The program requires officials to evaluate the condition of local roads based on observing characteristics of the road such as the texture of the road surface or the spacing of cracks. The officials then assign a rating on a scale of 1 to 10. These ratings, along with information on traffic volumes, are used to schedule the maintenance and reconstruction of Town roads. The Town of Randolph works with the Columbia County Highway Department to rate roads in the Town. The County Highway Department maintains a computer database of the rating on roads in the County and regularly reevaluates its road maintenance schedule using the PASER Program.

3.3.4 Rustic Roads – Wisconsin Department of Transportation

The Rustic Roads System in Wisconsin was created by the 1973 State Legislature in an effort to help citizens and local units of government preserve what remains of Wisconsin's scenic, lightly traveled country roads for the leisurely enjoyment of bikers, hikers and motorists. Unique brown and yellow signs mark the routes of all officially-designated Rustic Roads. An officially designated Rustic Road remains under local control. The County, City, Village or town have the same authority over the Rustic Road as it possesses over other highways under its jurisdiction. In addition, a Rustic Road is eligible for state aids just as any other public highway.

The following characteristics are needed for a road to qualify for the Rustic Road program:

- The road should have outstanding natural features along its borders such as rugged terrain, native vegetation, native wildlife, or include open areas with agricultural vistas which singly or in combination uniquely set this road apart from other roads.
- The road should be a lightly traveled local access road, one which serves the adjacent property owners and those wishing to travel by auto, bicycle, or hiking for purposes of recreational enjoyment of its rustic features.

- The road should be one not scheduled nor anticipated for major improvements which would change its rustic characteristics.
- The road should have, preferably, a minimum length of 2 miles and, where feasible, should provide a completed closure or loop, or connect to major highways at both ends of the route.

A Rustic Road may be dirt, gravel or paved road. It may be one-way or two-way. It may also have bicycle or hiking paths adjacent to or incorporated in the roadway area. The maximum speed limit on a Rustic Road has been established by law at 45 mph, however, a speed limit as low as 25 mph may be established by the local governing authority.

There are currently two designated Rustic Roads in Columbia County. Rustic Road 49 follows Fairfield Street in the City of Portage and Levee Road in the Town of Caledonia and Rustic Road 69 follows Old Agency House Road in the City of Portage. Opportunities exist elsewhere in the County for additional roads to be designated as Rustic Roads. The Town of Randolph should evaluate roads under their jurisdiction for inclusion into the Rustic Road program.

3.3.5 Other State Road Aid Programs

The State of Wisconsin Department of Transportation has a variety of transportation programs available to help fund local transportation projects. Each program is intended to address a particular aspect of the transportation system. The Town of Randolph should take advantage of these funding sources, when appropriate, as they attempt to implement the comprehensive plan.

3.4 STATE AND REGIONAL TRANSPORTATION PLANS

The Wisconsin Department of Transportation maintains several statewide transportation related plans that contain policies, recommendations, and strategies regarding the transportation system in Columbia County and the Town of Randolph. These plans should be taken into consideration when transportation related decisions and plans are made in the Town. The Wisconsin Department of Transportation's planning documents include the following:

- Wisconsin State Highway Plan 2020
- Wisconsin Bicycle Transportation Plan 2020
- Wisconsin State Rail Plan 2020
- Wisconsin Statewide Pedestrian Policy Plan 2020
- Wisconsin State Airport System Plan 2020
- Five Year Airport Improvement Plan
- Translink 21: A Multi-modal Transportation Plan for Wisconsin's 21st Century
- Wisconsin Department of Transportation Access Management System Plan
- Statewide Transportation Improvement Plan
- Six-Year Improvement Program

The Wisconsin State Highway Plan 2020 addresses major needs and priorities for the State Highway System. No major improvements in the plan affect the Town of Randolph.

In addition to the State Highway Plan, the Wisconsin Department of Transportation maintains a six-year improvement program for smaller projects throughout the State. There are currently no scheduled projects for the Town of Randolph. Policies, recommendations, and strategies from the other plan documents listed above will be addressed as necessary in the appropriate sections of this element.

Columbia County and the Town of Randolph are not members of a regional planning commission or Metropolitan Planning Organization (MPO), therefore no regional transportation plans exist that pertain to Columbia County or the Town of Randolph.

3.5 FUNCTIONAL CLASSIFICATION OF ROADWAYS

Vehicular travel on the public highway system is the transportation mode for the vast majority of trips by Town of Randolph residents. Road and highway transportation systems primarily serve two basic functions. One function being is to provide access to adjacent properties and the other function is to provide for the movement of vehicular traffic through an area. The primary function of a particular road is determined by its functional classification. Roads and highways are grouped into three main functional classes: local, collector, and arterial. Descriptions of the functional classifications of roadways are listed in the sections below. Map 3-1 in Appendix 1 illustrates the functional classification of highways for the Town of Randolph.

The functional classification of a particular roadway is important to consider during the evaluation of proposed land use changes on adjacent lands. The effect a proposed land use might have on the function of a road could lead to serious traffic congestion or safety issues and to costly improvements to correct the problems. The management of access points on higher volume roads helps to minimize the impacts of development on the ability of the road to function as it is intended. Evaluating the impacts of land use changes on the transportation system is an important consideration when making land use decisions.

3.5.1 Local Roads

Local roads primarily provide access to adjacent properties and only secondarily provide for the movement of vehicular traffic. Since access is their primary function, through traffic should be discouraged. Traffic volume is expected to be light and should not interfere with the access function of these streets. Most town roads are considered local roads.

Some local Town roads are classified in an additional category called private entrances. These are local roads that serve to provide access to one or two properties. These roads are often dead-ends and have very light traffic volumes.

3.5.2 Collector Roads

Collector roads carry vehicular traffic into and out of residential, commercial, and industrial areas. These roadways gather traffic from the local roads and funnel it to arterial roads. Access to adjacent properties is a secondary function of collector roads. Collector roads are further divided into major or minor collectors depending on the amount of traffic they carry. Examples of major collector roadways in the Town include County Highway M as well as State Highway 146. Examples of minor collector roadways in the Town include all or parts of County Highways EF and E.

3.5.3 Arterial Roads

Arterial highways serve primarily to move through traffic. Traffic volumes are generally heavy and traffic speeds are generally high. Arterial highways are further divided into principal and minor arterials depending on the traffic volume and the amount of access provided. In the Town of Randolph, no roads are classified as principal arterial highways. Minor arterials in the Town include State Highways 33 and 73.

3.6 TRAFFIC VOLUMES

Traffic volume is also an important consideration for land use planning. The volume of traffic on a particular roadway and the associated noise, air quality, safety level, and other such concerns are considerations that need to be addressed in deciding how land should be used. Map 3-1 in Appendix 1 also shows the average daily traffic volume of major traffic corridors within the Town of Randolph.

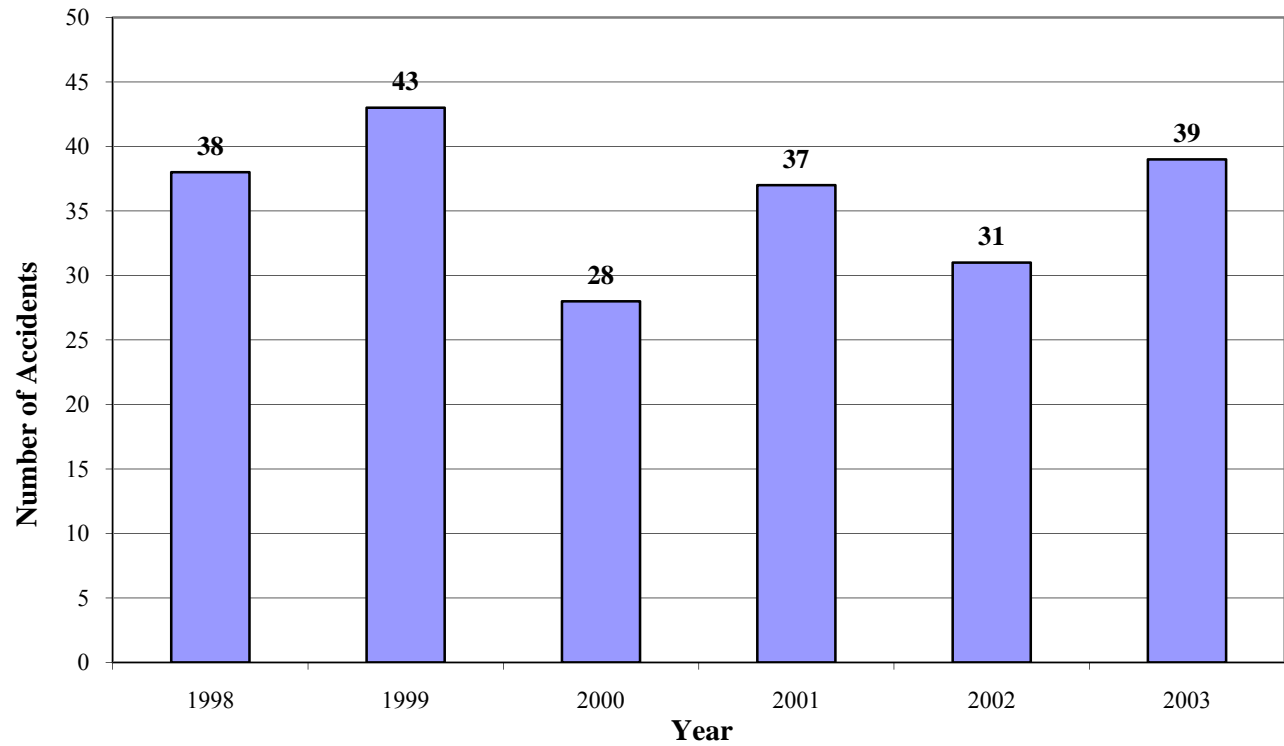
Traffic volumes vary considerably on the different roadways within the Town. State Highway 33 carries the highest volume of vehicle traffic recorded in the Town, with an average daily traffic count of 4,100 vehicles near the intersection of STH 73. The volume of traffic on a particular roadway can be significantly influenced by its intersection with other roadways. For example, the average daily traffic volume on State Highway 73 decreases by 1,500 vehicles north of its intersection with State Highway 33.

3.7 TRAFFIC SAFETY

The number of traffic accidents on the Town of Randolph roadways provides insight into the overall safety level of the Town's transportation system. Between 1998 and 2003 the average annual number of accidents that occurred on Town roadways, not including accidents on private property or parking lots, was 36. In comparison, during the same period the number of accidents in the Town of Scott averaged 38, the Town of Springvale averaged 30, and the Town of Courtland averaged 20.

Information on traffic accidents is submitted to the Wisconsin Department of Transportation through accident reports from law enforcement agencies. The information on traffic accidents is used by the Wisconsin Department of Transportation and County Highway Departments to make decisions on local road improvement projects. Figure 3-1 displays the annual number of traffic accidents in the Town of Randolph between 1998 and 2003.

FIGURE 3-1
Traffic Accidents, Town of Randolph, 1998-2003



Source: Wisconsin Department of Transportation, DMV Traffic Accident Database.

The Town of Randolph has identified several locations in the Town's road system that pose potential safety concerns. These safety concerns include high traffic volumes and high truck traffic on County Highways EF and M, East Friesland Road, and State Highway 33; a potentially dangerous railroad crossing on County Highway M and a railroad bridge overpass on Sterk Road that is in poor condition; dangerous intersections at County Highways M and E, State Highway 33 and Krueger Road, State Highway 33 and 146, and at State Highway 33 and Inglehart Road; and a narrow bridge on State Highway 33 restricting agricultural machinery. Efforts should be made by the Town to further evaluate these identified potential hazards and work with County and State officials to correct these problems in the quickest and most cost efficient manner possible.

Traffic safety and efficiency on the Town of Randolph's roadways can be improved by limiting or discouraging the creation of new parcels that require access to State and County Trunk Highways or to Town roads where sight distance is limited. This practice restricts the access points to these roadways thereby reducing accident potential and the need to reduce speed limits to improve safety. New parcels should be encouraged only where access can be safely provided by an existing Town road or where a new Town road will be constructed to accommodate the parcels. In addition, the impacts of land use changes can also have significant impacts on the safety of a road. Limiting or discouraging land uses that generate high traffic volumes from having direct access to collector and arterial roads can help to preserve the function of the road and increase safety. Traffic impact analysis can also help the Town maintain safety on Town roads. A traffic impact analysis is a study done to determine the amount of traffic that will be generated by a proposed development. By requiring a traffic impact analysis, the Town can have a better idea what impact a proposed development will have on traffic in the area and be able to address problems before they occur.

Safety concerns on heavily traveled highways in the Town can also be addressed by examining the role the particular highway plays in the transportation network. Insuring that roads are properly classified based upon how they are functioning in the transportation network helps in planning for maintenance and reconstruction of the road, as well as managing access to the road. As a result, Table 3-1 outlines proposed changes to the functional classification of certain roads in the Town based upon the manner in which they are currently functioning. Reclassifying the functional classification of these roads will allow the traffic carrying capacity of these roads to be preserved through additional scrutiny being placed on the location new access points to these roads and on the setbacks required for land uses along these roads.

TABLE 3-1
Proposed Functional Classification Changes, Town of Randolph, 2004

| Road | Municipality | Proposed Change |
|-------------|---------------------------------------|---------------------------------|
| CTH E | Towns of Marcellon, Scott, & Randolph | Reclassify as a Minor Collector |

Source: Columbia County Planning and Zoning

Table 3-2 contains recommendations for the jurisdictional transfers of certain roads in the Town of Randolph. These recommendations reflect the jurisdictional changes that are necessary to match the jurisdiction of the roads to their function. For example, if a County highway is functioning as a local road then the County highway should be transferred to the appropriate town to be managed as a town road. Likewise, if a town road is functioning as a collector highway then the road should be transferred to the County highway department to be managed as a County highway. In addition, certain state highways that are functioning as collector highways should also be transferred to the County highway department to be managed as County highways. Ideally, all roads classified as local roads would be under town jurisdiction, all roads classified as collector roads would be under County jurisdiction, and all roads classified as arterial roads would be under state jurisdiction. The jurisdictional transfers proposed in this

plan should take place over time as opportunities present themselves and the transfers should be based upon mutual agreements between the affected governmental entities. Map 3-2 in Appendix I illustrates the proposed functional classification of highways based upon the recommended functional classification changes and jurisdictional transfers.

TABLE 3-2
Proposed Jurisdictional Transfers, Town of Randolph, 2004

| Road | Municipality | Proposed Change |
|--------------|---------------------|--------------------------------|
| CTH F | Town of Randolph | J.T. to a Town Road |
| Union Street | Town of Randolph | J.T. to the Village of Cambria |
| Old 33 | Town of Randolph | Vacate Road |

Source: Columbia County Planning and Zoning

Another way in which road safety can be improved is through the construction of new road segments. New road segments can help to correct deficiencies in the County and Town's transportation system and allow the system to function more safely and efficiently. There are no recommended new road segments proposed in the Town of Randolph.

Safety at rail crossings in the Town of Randolph is another important aspect of traffic safety. Due to safety concerns, the Wisconsin Commissioner of Railroads has ordered the improvement of several rail crossings in the County over the next several years. The main purpose for the improvements is to deal with inadequate sight distances at the rail crossings and to prevent future accidents. The Town of Randolph should work with the Wisconsin Commissioner of Railroads to encourage the improvement of rail crossings in the Town.

3.8 DESCRIPTION OF EXISTING TOWN AND COUNTY ROADS

Table 3-3 provides detailed information about the roadway network in the Town of Randolph. The length of each roadway segment, the width of right-of-way, pavement and shoulder widths, average daily traffic, and function are included in the summary.

TABLE 3-3
Description of Town and County Roadways, Town of Randolph, 2004

| Road Segment | Starting at: | Ending at: | Length (miles) | ROW Width (feet) | Pavement Width (feet) | Shoulder Width (feet) | Estimated Avg. Daily Traffic Count | Functional Class. |
|------------------|----------------------|----------------------|-------------------|------------------------|-----------------------------|-----------------------------|---|----------------------|
| Bird Rd | STH 33 | Vaughn Rd | 0.51 | 66 | 20 | 2 | 35 | Local Road |
| Blancae Rd | CTH E | Douma Rd | 0.35 | 66 | 20 | 3 | 35 | Local Road |
| | Douma Rd | Town Line | 0.15 | 66 | 20 | 3 | 35 | |
| | Total: | | 0.50 | | | | | |
| Breezy Lane Dr | County Line Rd | Termini | 0.31 | 66 | 18 | 2 | 15 | Private Ent. |
| Bridgeview Dr | Sterk Rd | Termini | 0.35 | 66 | 20 | 6 | 20 | Local Road |
| Burmania Dr | CTH E | Termini | 0.11 | 66 | 16 | 2 | 10 | Private Ent. |
| Canada Island Rd | Minnema Rd | Friesland Rd | 0.51 | 66 | 21 | 1 | 35 | Local Road |
| CTH AA | STH 73 | Canada Island Rd | 0.08 | 66 | 22 | 4 | 150 | Local Road |
| CTH AW | County Line Rd | Old Hwy 73 Rd | 0.16 | 100 | 22 | 10 | 740 | Major Collector |
| | Old Hwy 73 Rd | Town Line | 0.09 | 100 | 22 | 10 | 740 | |
| | Total: | | 0.25 | | | | | |
| CTH E | Town Line | Inglehart Rd | 0.18 | 66 | 20 | 4 | 150 | Local Road |
| | Inglehart Rd | Scharf Rd | 0.46 | 66 | 20 | 4 | 140 | |
| | Scharf Rd | CTH M | 1.08 | 66 | 20 | 4 | 140 | |
| | CTH M | Koopmans Dr | 0.72 | 66 | 20 | 3 | 130 | |
| | Koopmans Dr | Sterk Rd | 0.54 | 66 | 20 | 3 | 130 | |
| | Sterk Rd | CTH EF | 0.25 | 66 | 20 | 3 | 150 | |
| | CTH EF | Burmania Dr | 0.6 | 66 | 20 | 4 | 150 | Minor Collector |
| | Burmania Dr | E Friesland Rd | 0.4 | 66 | 20 | 4 | 150 | |
| | E Friesland Rd | Posthuma Rd | 0.47 | 66 | 20 | 4 | 290 | |
| | Posthuma Rd | H Devries Dr | 0.07 | 66 | 20 | 4 | 290 | |
| | H Devries Dr | Blancae Rd | 0.98 | 66 | 20 | 4 | 290 | |
| | Total: | | 5.75 | | | | | |
| CTH EF | CTH E | Flat Meadow Dr | 0.64 | 66 | 22 | 3 | 510 | Minor Collector |
| | Flat Meadow Dr | Village of Friesland | 0.37 | 66 | 22 | 3 | 510 | |
| | Village of Friesland | STH 33 | 1.02 | 66 | 26 | 3 | 750 | |
| | Total: | | 2.03 | | | | | |
| CTH F | Dykstra Rd | Kok Rd | 0.5 | 66 | 20 | 2 | 150 | Local Road |
| CTH M | N County Line Rd | Schmidt Rd | 0.51 | 66 | 20 | 3 | 100 | Major Collector |
| | Schmidt Rd | Schmidt Rd | 0.5 | 66 | 20 | 3 | 100 | |
| | Schmidt Rd | Horton Dr | 0.05 | 66 | 20 | 3 | 100 | |
| | Horton Dr | CTH E | 0.46 | 66 | 20 | 3 | 100 | |
| | CTH E | Scharf Rd | 0.75 | 66 | 20 | 3 | 320 | |
| | Scharf Rd | Friesland Rd | 1.01 | 66 | 20 | 3 | 320 | |
| | Friesland Rd | Long View Dr | 0.77 | 66 | 20 | 3 | 320 | |
| | Long View Dr | STH 146 | 0.57 | 66 | 22 | 3 | 320 | |
| | Total: | | 4.62 | | | | | |
| CTH P | Inglehart Rd | Union St | 0.4 | 66 | 22 | 7 | 440 | Major Collector |
| | Point on CTH P | Jones Rd | 1.62 | 80 | 24 | 4 | 1410 | |
| | Jones Rd | Village of Randolph | 0.44 | 66 | 24 | 4 | 610 | |
| | Jones Rd | Village of Randolph | 0.11 | 66 | 22 | 2 | 700 | |
| | Total: | | 2.57 | | | | | |

| Road Segment | Starting at: | Ending at: | Length (miles) | ROW Width (feet) | Pavement Width (feet) | Shoulder Width (feet) | Estimated Avg. Daily Traffic Count | Functional Class. |
|----------------|----------------------|------------------------|----------------|------------------|-----------------------|-----------------------|------------------------------------|-------------------|
| Cupery Dr | Termini | STH 73 | 0.55 | 66 | 16 | 3 | 5 | Private Ent. |
| Dillman Rd | STH 73 | Louise Ln | 0.07 | 66 | 20 | 3 | 50 | Local Road |
| | Louise Ln | Old 33 | 0.52 | 66 | 20 | 3 | 50 | |
| | Old 33 | STH 33 | 0.06 | 66 | 22 | 4 | 50 | |
| | Total: | | 0.65 | | | | | |
| Douma Rd | Blanecae Rd | Termini | 0.05 | 33 | 16 | 2 | 5 | Private Ent. |
| E Friesland Rd | STH 33 | Hutchinson Rd | 0.47 | 66 | 24 | 1 | 100 | Local Road |
| | Hutchinson Rd | STH 33 | 0.98 | 66 | 24 | 1 | 100 | |
| | STH 33 | Friesland Rd | 0.24 | 66 | 22 | 2 | 275 | |
| | STH 33 | Friesland Rd | 1.04 | 66 | 21 | 2 | 275 | |
| | Friesland Rd | Friesland Rd | 0.25 | 66 | 22 | 2 | 275 | |
| | Friesland Rd | Fisher Rd | 0.51 | 66 | 22 | 2 | 275 | |
| | Fisher Rd | Pine Meadows Rd | 0.03 | 66 | 20 | 4 | 35 | |
| | Pine Meadows Rd | Kok Rd | 0.06 | 66 | 20 | 4 | 35 | |
| | Kok Rd | Westra Dr | 0.72 | 66 | 20 | 4 | 35 | |
| | Westra Dr | CTH E | 0.19 | 66 | 20 | 4 | 35 | |
| | CTH E | Oak Hill Dr | 1.18 | 66 | 20 | 3 | 35 | |
| | Oak Hill Dr | County Line Rd | 0.35 | 66 | 20 | 3 | 35 | |
| | Total: | | 6.02 | | | | | |
| First St | CTH P | Village of Cambria | 0.03 | 66 | 24 | 3 | 400 | Local Road |
| | Village of Cambria | Village of Cambria | 0.13 | 66 | 20 | 3 | 75 | |
| | Total: | | 0.16 | | | | | |
| Fisher Rd | E Friesland Rd | Termini | 0.26 | 33 | 8 | 2 | 10 | Private Ent. |
| Flat Meadow Dr | CTH EF | Termini | 0.12 | 66 | 16 | 1 | 5 | Private Ent. |
| Friesland Rd | Town Line | Libke Dr | 0.37 | 66 | 22 | 3 | 150 | Local Road |
| | Libke Dr | CTH M | 0.91 | 66 | 22 | 3 | 150 | |
| | CTH M | Wiersma Dr | 0.64 | 66 | 22 | 2 | 350 | |
| | Wiersma Dr | Village of Friesland | 0.63 | 66 | 22 | 2 | 350 | |
| | Village of Friesland | E Friesland Rd | 0.5 | 66 | 22 | 4 | 150 | |
| | E Friesland Rd | Canada Island Rd | 1.64 | 66 | 21 | 3 | 75 | |
| Total: | | | 4.69 | | | | | |
| H Devries Dr | CTH E | Termini | 0.11 | 66 | 18 | 1 | 5 | Private Ent. |
| Heidt Dr | Schmidt Rd | Termini | 0.16 | 66 | 16 | 2 | 15 | Private Ent. |
| Hoffman Dr | STH 73 | Termini | 0.08 | 66 | 16 | 2 | 5 | Private Ent. |
| Horton Dr | CTH M | Termini | 0.19 | 66 | 16 | 2 | 5 | Private Ent. |
| Hutchinson Rd | E Friesland Rd | Termini | 0.24 | 50 | 12 | 4 | 15 | Private Ent. |
| Inglehart Rd | Union St | Point on Inglehart (a) | 0.08 | 66 | 24 | 3 | 440 | Local Road |
| | CTH P | Point on Inglehart (b) | 0.35 | 66 | 22 | 3 | 150 | |
| | Vaughn Rd | Vaughn Rd | 0.12 | 66 | 22 | 3 | 150 | |
| | Vaughn Rd | Point on Inglehart (c) | 0.38 | 66 | 22 | 3 | 150 | |
| | STH 33 | Sanderson Dr | 0.57 | 66 | 22 | 2 | 150 | |
| | Sanderson Dr | Freisland Rd | 0.56 | 66 | 22 | 2 | 150 | |
| | Freisland Rd | Point on Inglehart (d) | 0.22 | 66 | 20 | 2 | 150 | |
| | CTH E | Withum Dr | 0.15 | 66 | 20 | 3 | 75 | |
| | Withum Dr | Point on Inglehart (e) | 0.46 | 66 | 20 | 3 | 75 | |
| Total: | | | 2.89 | | | | | |

| Road Segment | Starting at: | Ending at: | Length (miles) | ROW Width (feet) | Pavement Width (feet) | Shoulder Width (feet) | Estimated Avg. Daily Traffic Count | Functional Class. |
|------------------|---------------------------|---------------------------|----------------|------------------|-----------------------|-----------------------|------------------------------------|-------------------|
| Kok Rd | E Friesland Rd | CTH F | 0.74 | 66 | 20 | 3 | 35 | Local Road |
| | E Friesland Rd | CTH F | 0.79 | 66 | 22 | 3 | 35 | |
| | Total: | | 1.53 | | | | | |
| Koopmans Dr | CTH E | Termini | 0.12 | 66 | 16 | 4 | 5 | Private Ent. |
| Kovalaske Dr | Schmidt Rd | Termini | 0.12 | 66 | 16 | 2 | 5 | Private Ent. |
| Krueger Rd | STH 33 | Vaughn Rd | 0.52 | 66 | 20 | 3 | 150 | Local Road |
| | Vaughn Rd | CTH P | 1.02 | 66 | 20 | 3 | 150 | |
| | Total: | | 1.54 | | | | | |
| Libke Dr | Friesland Rd | Termini | 0.22 | 66 | 16 | 4 | 5 | Private Ent. |
| Long View Dr | CTH M | Termini | 0.08 | 66 | 18 | 3 | 5 | Private Ent. |
| Louise Ln | Dillman Rd | Termini | 0.13 | 66 | 20 | 3 | 50 | Local Road |
| Morris Dr | STH 33 | Termini | 0.25 | 66 | 16 | 6 | 5 | Private Ent. |
| N County Line Rd | CTH M | Jones Rd | 0.77 | 66 | 20 | 3 | 75 | Local Road |
| | Jones Rd | Sterk Rd | 0.49 | 66 | 20 | 3 | 75 | |
| | Sterk Rd | Point on N County Line Rd | 0.25 | 66 | 21 | 2 | 75 | |
| | Point on N County Line Rd | Proscaran Rd | 0.01 | 66 | 21 | 2 | 75 | |
| | Proscaran Rd | Point on N County Line Rd | 0.49 | 66 | 21 | 2 | 75 | |
| | Total: | | 2.01 | | | | | |
| Oak Hill Dr | E Friesland Rd | Termini | 0.34 | 66 | 18 | 5 | 5 | Private Ent. |
| Oakwood Dr | Scharf Rd | Termini | 0.09 | 66 | 16 | 3 | 5 | Private Ent. |
| Old 33 | Termini | Dillman Rd | 0.13 | 66 | 24 | 2 | 15 | Local Road |
| Oliver Dr | Scharf Rd | Termini | 0.15 | 66 | 14 | 7 | 20 | Local Road |
| Pine Meadows Rd | E Friesland Rd | Termini | 0.12 | 33 | 14 | 3 | 5 | Private Ent. |
| Posthuma Rd | CTH E | STH 73 | 1.28 | 66 | 20 | 2 | 150 | Local Road |
| Sanderson Dr | Inglehart Rd | Termini | 0.26 | 66 | 16 | 4 | 5 | Private Ent. |
| Scharf Rd | CTH M | Oliver Dr | 0.46 | 66 | 20 | 3 | 15 | Local Road |
| | Oliver Dr | Oakwood Dr | 0.07 | 66 | 20 | 3 | 15 | |
| | Oakwood Dr | CTH E | 0.76 | 66 | 20 | 3 | 15 | |
| | Total: | | 1.29 | | | | | |
| Schmidt Rd | Sterk Rd | Heidt Dr | 0.67 | 66 | 20 | 2 | 15 | Local Road |
| | Heidt Dr | CTH M | 0.58 | 66 | 20 | 2 | 15 | |
| | CTH M | Kovalaske Dr | 0.65 | 66 | 20 | 2 | 35 | |
| | Kovalaske Dr | Inglehart Rd | 0.89 | 66 | 20 | 2 | 35 | |
| | Total: | | 2.79 | | | | | |
| Sterk Rd | N County Line Rd | Schmidt Rd | 1.01 | 66 | 20 | 4 | 35 | Local Road |
| | Schmidt Rd | CTH E | 0.51 | 66 | 20 | 4 | 35 | |
| | CTH E | Bridgeview Dr | 0.89 | 66 | 20 | 2 | 35 | |
| | Bridgeview Dr | Friesland Rd | 0.24 | 66 | 20 | 2 | 35 | |
| | Friesland Rd | STH 33 | 1.52 | 66 | 20 | 2 | 75 | |
| | Total: | | 4.17 | | | | | |
| Sunny Acres Dr | STH 73 | Termini | 0.06 | 50 | 18 | 2 | 15 | Private Ent. |
| Union St | CTH P | Village of Cambria | 0.1 | 66 | 24 | 3 | 400 | Local Road |

| Road Segment | Starting at: | Ending at: | Length (miles) | ROW Width (feet) | Pavement Width (feet) | Shoulder Width (feet) | Estimated Avg. Daily Traffic Count | Functional Class. |
|--------------|----------------|------------|-------------------|------------------------|-----------------------------|-----------------------------|---|----------------------|
| Vaughn Rd | Inglehart Rd | STH 146 | 1.27 | 66 | 20 | 3 | 35 | Local Road |
| | STH 146 | Bird Rd | 0.68 | 66 | 20 | 3 | 75 | |
| | Bird Rd | Krueger Rd | 1.6 | 66 | 20 | 3 | 75 | |
| | Total: | | 3.55 | | | | | |
| Westra Dr | E Friesland Rd | Termini | 0.07 | 66 | 14 | 2 | 5 | Private Ent. |
| Wiersma Dr | Friesland Rd | Termini | 0.2 | 66 | 12 | 6 | 5 | Private Ent. |
| Withum Dr | Inglehart Rd | Termini | 0.23 | 66 | 16 | 2 | 5 | Private Ent. |
| Zacharias Dr | STH 73 | Termini | 0.3 | 50 | 13 | 3 | 10 | Local Road |

Source: WI Department of Transportation, Local Road Inventory

3.9 COUNTY ROAD DESIGN STANDARDS

The Columbia County Land Division and Subdivision Ordinance establishes design standards for roadways in the unincorporated areas of the County including the Town of Randolph. The design standards vary among roadways, as different roads serve different functions within the transportation system. The existing standards are outlined in Table 3-4.

TABLE 3-4
Existing Columbia County Minimum Road Design Standards, 2004

| Road Type | Right-of-Way Minimum Width | Minimum Pavement Width |
|--|--|--|
| Urban Principal Arterial | 180 feet | To be determined by the governing body that has jurisdiction with advice from the County Highway Commissioner. |
| Urban Minor Arterials, Major Collectors, & Minor Collectors | 100 feet | To be determined by the governing body that has jurisdiction with advice from the County Highway Commissioner. |
| Urban Local Streets | 66 feet | 32 feet |
| Urban Pedestrian Ways | 10 feet | 5 feet |
| Rural Principal Arterial | To be determined by the governing body that has jurisdiction with advice from the County Highway Commissioner. | To be determined by the governing body that has jurisdiction with advice from the County Highway Commissioner. |
| Rural Major and Minor Collectors | 100 feet | To be determined by the governing body that has jurisdiction with advice from the County Highway Commissioner. |
| Rural Local Streets | 66 feet | 20 feet |

Source: Title 16 – Chapter 2 of Columbia County Code of Ordinances

The Town of Randolph should encourage Columbia County to review and evaluate the existing roadway standards to determine if they are meeting their intended purpose and whether they meet current recommended roadway standards. The Town should request that a full evaluation of the existing roadway standards be conducted and the necessary changes made to bring the standards up to date.

3.10 TOWN ROADWAY DEFICIENCIES

The ability to identify and address deficiencies in the Town's road system is important in developing a safe and high quality transportation system. The information provided in Table 3-3 provides information on the current characteristics of the Town and County roadway system in the Town of Randolph. In addition, the County Land Division Ordinance standards listed in Table 3-4 provide a means to evaluate the Town roadway system against the current County standards. Furthermore, State standards for County trunk highways and town roads provide an additional means of evaluating the Town roadway system.

The Town of Randolph roadway system contains approximately 15.8 miles of County highways and 39.6 miles of Town road for a total of 55.4 miles of roads, not including state highways. Most of these roads, 39.1 miles, are functionally classified as local roads with 12 miles classified as collectors, and the remaining 4.3 miles classified as private entrances. The Columbia County Land Division Ordinance standards require roads that are classified as collector highways to have a right-of-way of 100 feet and roads classified as local roads to have a right-of-way of 66 feet. Most of the Town and County roads in Randolph have a right-of-way of at least 66 feet, with only six segments or 1.03 miles having right-of-ways with less than 66 feet. However, only 0.25 miles of the roads classified as collector highways have the 100 feet of right-of-way required in the County Land Division Ordinance. These roads classified as collector highways are all County highways that existed prior to the adoption of the land division ordinance and, in most cases, it is unnecessary to increase the right-of-way width. The current requirements for right-of-way width in the County Land Division Ordinance should be examined to determine if these standards are still appropriate.

The Columbia County Land Division Ordinance also provides standards for pavement width. For roads classified as local roads the ordinance currently requires 20 feet of pavement. The County Land Division Ordinance currently does not provide a minimum pavement width for collector highways, but rather leaves the width to be determined by the local jurisdiction and the County highway commissioner. In addition, the Wisconsin Administrative Code also provides standards for town roads and County trunk highways. State standards for the reconstruction of existing town roads requires town roads with a design speed limit of 40 mph to have 20 feet of pavement, town roads with a design speed limit of 50 mph to have 22 feet of pavement, and town roads with a design speed limit of 55 mph to have 24 feet of pavement regardless of their functional classification. When an existing town road is only being resurfaced, a pavement width of 22 feet is allowed on roads with 50 and 55 mph design speeds. State standards for County Trunk Highways require all County highways with design speed limits of 40 and 50 mph to have a minimum of 22 feet of pavement and County highways with design speed limits of 55 and 60 mph to have a minimum pavement width of 24 feet, regardless of the functional classification.

In the Town of Randolph, approximately 41.2 miles of roadway have pavement widths less than 22 feet and 4.8 of those roadway miles have pavement widths below 20 feet. Many of the segments of Town road with less than 20 feet of pavement are roads classified as private entrances. These are public funded Town roads that usually only serve one property owner. Efforts should be made by the Town to vacate these private entrance Town roads and turn them over to the property owners, when feasible. All segments of town and County roads in Randolph that have less than 22 feet of pavement should be evaluated by the Town to determine if improvements can be made to bring these road segments up to current standards. The current requirements for pavement width in the County Land Division Ordinance should also be examined to determine if these standards are still appropriate and be adjusted to meet state standards when appropriate.

The State of Wisconsin Existing Town Road Improvement Standards and County Trunk Highway Standards also provide minimum requirements for shoulder widths. Shoulder widths are not addressed in the County Land Division Ordinance. State standards for shoulder width on town roads being reconstructed require three foot shoulders on town road with 40 mph design speeds, four foot shoulders on town road with 50 mph design speeds, and six foot shoulders on town road with 55 mph design speeds regardless of the functional classification. For town road only being resurfaced, two foot shoulders are required on town road with design speeds 50 mph or less and four foot shoulders on town roads with 55 mph design speeds. State required shoulder widths on County highways, regardless of the functional classification, are as follows: County trunk highways with design speeds of 40 mph require shoulder widths of two to four feet, County trunk highways with design speeds of 50 or 55 mph require shoulder widths of six feet, and County trunk highways with design speeds of 60 mph require shoulder widths of eight feet.

Approximately 43.2 miles of Town and County roadway in the Town of Randolph have shoulder widths below four feet but only 2.2 miles of Town road has shoulders widths below two feet. All segments of town and County roads in Randolph should be evaluated by the Town for substandard shoulder widths to determine if improvements can be made to bring these road segments up to current standards. In an effort to bring all the Town of Randolph's roadways up to current standards, a road improvement plan should be established by the Town determine which improvements are feasible and to make the improvements in the most economical manner possible.

3.11 THE TRANSPORTATION SYSTEM

The transportation system that serves the Town of Randolph provides for the transport of goods and people into, out from, and within the Town. Many elements of the system are not located in the Town itself. While the Town has little direct influence on transportation links outside its boundaries, it may be in its best interest to encourage the improvement of these links to better serve the Town's residents. The transportation system operates in the air and on land and water. Land based transport includes pedestrian, bicycles, and rail as well as highway.

3.11.1.1 Water Transport

Water born transport of goods is efficient, but the Town of Randolph does not have a river system suitable for commercial transportation. The Mississippi River, approximately 100 miles west of the County, is the closest river system with commercial transportation service. The nearest international seaport is the Port of Milwaukee, approximately 170 miles from the Town. The Town of Randolph should support improvements to this port that benefit the interests of business and industry in the Town.

3.11.1.2 Airports

Air transportation is an important transportation mode for moving both goods and people. Its use is substantial and increasing. Convenient access to at least a general airport is critical to many businesses. A system of properly designed and coordinated airports is essential for efficient air transportation in the State of Wisconsin, Columbia County, and the Town of Randolph. In the Town of Randolph, commercial aviation services are provided by the Dane County Regional Airport in Madison. Commercial airline service is also available from the Central Wisconsin Airport in Wausau and by General Mitchell Field in Milwaukee which is also an international airport.

The Wisconsin Department of Transportation, Bureau of Aeronautics in conjunction with the Bureau of Planning has developed the Wisconsin State Airport System Plan 2020. Most airports included in the State Plan are eligible for State and Federal improvement grant. The State plan identifies four general classifications of airports based upon the type of service they provide. Table 3-4 provides descriptions of the different airport classifications.

The Portage Municipal Airport is the only airport in Columbia County that is part of the State's Airport System Plan. The Portage Municipal Airport is classified as a General Utility Airport and is expected to remain at this classification for the duration of the 20-year planning period. The Wisconsin DOT's Five Year Airport Improvement Program includes the Portage Municipal Airport as a facility slated for improvement. Under the Airport Improvement Program, the Portage Municipal Airport is to be relocated to a new site on the north side of the City. Construction of the new airport is scheduled for no earlier than 2005 depending on funding availability. In addition to the Portage Municipal Airport, Columbia County has 19 other airport facilities. One of these airport facilities, Swart Airport, is located in the Town of Randolph. Most of these airport facilities are small privately

owned and operated airstrips or heliports. The two exceptions are Gilbert Field in Rio that is a privately owned facility open for public use and the Lodi Lakeland Airport that is publicly owned by the Town of Lodi but is not open to public use. Table 3-5 lists the Airports located in Columbia County and Map 3-3 in Appendix I illustrates the location of the facilities in the County including the Town of Randolph.

TABLE 3-5
State of Wisconsin Airport Classifications

| Airport Type | Description |
|---|---|
| <i>Air Carrier/Cargo (AC/C)</i> | <p>Airports designed to accommodate virtually all aircraft up to and, in some cases, including, wide body jets and large military transports. Airports in this category are usually referenced by the type of air carrier service being provided.</p> <ul style="list-style-type: none"> • <i>Short-haul air carrier</i> airports serve scheduled, nonstop, airline markets and routes of less than 500 miles. Short-haul air carriers typically use aircraft weighing less than 60,000 pounds. In Wisconsin, short-haul air carrier airports normally have a primary runway length of 6,500 to 7,800 feet. • <i>Medium-haul air carrier</i> airports serve scheduled, nonstop, airline markets and routes between 500 and 1,500 miles. Medium-haul air carriers typically use aircraft weighing 60,000 to 300,000 pounds. In Wisconsin, medium-haul air carrier airports normally have a primary runway length of 7,800 to 8,800 feet. • <i>Long-haul air carrier</i> airports serve scheduled, nonstop, airline markets and routes of over 1,500 miles. Long-haul air carriers typically use wide-bodied jet aircraft weighing more than 300,000 pounds. In Wisconsin, long-haul air carrier airports normally have a primary runway length of 8,800 to 9,800 feet. |
| <i>Transport/Corporate (T/C)</i> | <p>Airports intended to serve corporate jets, small passenger and cargo jet aircraft used in regional service and small airplanes (piston and turboprop) used in commuter air service. These aircraft generally have a gross takeoff weight of less than 60,000 pounds, with approach speeds below 141 knots and wingspans of less than 118 feet. In Wisconsin, airports in this category normally have a primary runway length of 4,800 to 6,800 feet.</p> |
| <i>General Utility (G/U)</i> | <p>Airports intended to serve virtually all small general aviation single and twin-engine aircraft, both piston and turboprop, with a maximum takeoff weight of 12,500 pounds or less. These aircraft generally have approach speeds below 121 knots and wingspans of less than 79 feet. Typically, these aircraft are used for business and charter flying and for personal reasons. In Wisconsin, airports in this category normally have a primary runway length of 3,900 to 4,800 feet.</p> |
| <i>Basic Utility (B/U)</i> | <p>Airports intended to serve all small single-engine piston aircraft and many of the smaller twin-engine piston aircraft with a gross takeoff weight of 12,500 pounds or less. These aircraft typically seat from two to six people and are now commonly used for business and some charter flying as well as a wide variety of activities including recreational and sport flying, training, and crop dusting. In Wisconsin, airports in this category normally have a primary runway length of 2,800 to 3,900 feet. Basic utility airports are divided into two subcategories.</p> <ul style="list-style-type: none"> • <i>Basic Utility-B (BU-B)</i> airports are designed to accommodate aircraft of less than 12,500 pounds gross weight, with approach speeds below 121 knots and wingspans of less than 49 feet. Such aircraft can be either single-engine or twin-engine piston. • <i>Basic Utility-A (BU-A)</i> airports are designed to accommodate aircraft of less than 6,000 pounds gross weight, with approach speeds below 91 knots and wingspans of less than 49 feet. Such aircraft are typically single-engine piston. |

Source: Wisconsin DOT, Bureau of Aeronautics

TABLE 3-6
Columbia County Airports, 2004

| Airport Name & Municipality | Town, Range, & Section | Airport Classification | Type of Ownership | Type of Use | Elevation (feet) | Runways (feet) |
|---|-----------------------------------|-------------------------------|--------------------------|--------------------|-------------------------|--------------------------------|
| Portage Municipal Airport City of Portage | T 13 N, R 9 E Section 31 | General Utility | Public | Public Use | 825 | 3,010 Asphalt 3,775 Asphalt |
| Lodi Lakeland Airport Town of Lodi | T 10 N, R 8 E Section 22 | N/A | Public | Private Use | 844 | 1,900 Turf |
| Del Monte Airport Town of Leeds | T 10 N, R 10 E Section 21 | N/A | Private | Private Use | 1,060 | 2,400 Turf |
| Mill House Field Town of Wyocena | T 12 E, R 10 E Section 23 | N/A | Private | Private Use | 820 | 2,000 Turf |
| Gilbert Field Town of Lowville | T 11 N, R 10 E Section 1 | N/A | Private | Public Use | 925 | 1,092 Turf |
| Prescott Field Town of Wyocena | T 12 N, R 10 E Section 27 | N/A | Private | Private Use | 870 | 1,900 Turf |
| Horton Field Town of Pacific | T 12 N, R 9 E Section 26 | N/A | Private | Private Use | 820 | 2,500 Turf |
| Bancroft East Airport Town of Springvale | T 12 N, R 11 E Section 16 | N/A | Private | Private Use | 840 | 2,600 Turf |
| Bancroft Field Town of Dekorra | T 11 N, R 9 E Section 16 | N/A | Private | Private Use | 840 | 3,000 Turf |
| Columbus Hospital Heliport City of Columbus | T 10 N, R 12 E Section 23 | N/A | Private | Private Use | 859 | 60 Asphalt |
| Coleman Field Town of Pacific | T 12 N, R 9 E Section 2 | N/A | Private | Private Use | 800 | 1,700 Turf |
| Rohde's Airport Town of Marcellon | T 13 N, R 10 E Section 35 | N/A | Private | Private Use | 840 | 1,700 Turf |
| Higgins Airport Town of Otsego | T 11 N, R 11 E Section 10 | N/A | Private | Private Use | 950 | 2,000 Turf |
| Knutson Field Town of Wyocena | T 12 N, R 10 E Section 28 | N/A | Private | Private Use | 820 | 1,600 Turf 2,300 Turf |
| Weatherbee Field Airport Town of Wyocena | T 12 N, R 10 E Section 31 | N/A | Private | Private Use | 960 | 1,200 Turf |
| Fountain Prairie Field Airport Town of Fountain Prairie | T 11 N, R 12 E Section 36 | N/A | Private | Private Use | 880 | 3,000 Turf |
| Sopha Field Airport Town of Dekorra | T 11 N, R 9 E Section 17 | N/A | Private | Private Use | 890 | 2,683 Turf |
| Divine Savior Hospital Heliport City of Portage | T 13 N, R 9 E Section 31 | N/A | Private | Private Use | 813 | 75 Concrete |
| McDaniel Field Town of Caledonia | T 11 N, R 8 E Section 30 | N/A | Private | Private Use | 1,000 | 2,000 Turf |
| Marshall Field Town of Courtland | T 12 N, R 12 E Section 31 | N/A | Private | Private Use | Unknown | 2,600 Turf |
| Slinger Field Town of Courtland | T 12 N, R 12 E Section 1&2 | N/A | Private | Private Use | Unknown | 2,100 Turf |
| Currie Field Town of Arlington | T 10 N, R 8 E Section 22 | N/A | Private | Private Use | Unknown | 2,600 Turf |
| Swart Airport Town of Randolph | T 13 N, R 12 E Section 21 | N/A | Private | Private Use | Unknown | 2,600 Turf |

Source: Wisconsin DOT, Bureau of Aeronautics & Columbia County Planning and Zoning

3.11.2 Railroads

Railroads are an important segment of the transportation system in Wisconsin. Approximately 3,664 miles of track are currently in service in Wisconsin. Because Columbia County is centrally located in the state, the County provides a vital link in the State's rail system and has a significant network of rail lines. Three freight rail companies currently serve the County with approximately 102.1 miles of track. The three freight rail companies consist of the Canadian Pacific Railway with 64.6 miles of track in the County, the Wisconsin & Southern Railroad Company with 21.6 miles of track, and the Union Pacific Railroad with 15.9 miles of track. Rail lines pass through 16 of the 21 Towns in the County. The Town of Randolph is served by the Union Pacific Railroad, which operates a line that runs diagonally north and south through the Town. A Wisconsin and Southern Line runs just south of the Town. Freight rail is important to industry and the economy of Columbia County and the Town of Randolph. Efforts to maintain a high quality freight rail system in the County and the Town should be encouraged whenever possible. The rail lines in Columbia County including the Town of Randolph are illustrated on Map 3-4 in Appendix I.

Passenger rail service is also an important function of the rail system in Columbia County. Amtrak's Empire Builder passes through Columbia County, but not through the Town of Randolph, on its run between Chicago and the Pacific Northwest. The Empire Builder operates one train per day in each direction and stops in Columbus, Portage, and Wisconsin Dells as it passes through the County. The number of passengers traveling to and from Columbia County stations is illustrated in table 3-7. The Columbus station is the most heavily used station in the County most likely due to its proximity to Madison and the quality road connections to the station via US Highway 151. The number of passengers declined at all County stations in 2001 and 2002 due likely to the economic recession. Access to passenger rail is an important transportation link for the Town of Randolph. The Empire Builder route through Columbia County is illustrated on Map 3-4 in Appendix I.

TABLE 3-7
Number of Empire Builder Passengers Using Columbia County Stations, 2000 - 2003

| Year | Columbus | Portage | Wisconsin Dells |
|-------------|-----------------|----------------|------------------------|
| 2000 | 15,300 | 6,300 | 11,400 |
| 2001 | 12,400 | 4,900 | 9,500 |
| 2002 | 10,700 | 4,000 | 9,000 |
| 2003 | 12,500 | 6,300 | 10,200 |

Source: Wisconsin Department of Transportation

In addition to the Empire Builder, passenger rail in Columbia County may be expanded in the near future to include high-speed trains under the Midwest Regional Rail System (MWRRS). The Wisconsin Department of Transportation has been studying and planning for the implementation of the 3,000-mile MWRRS that will serve nine states using Chicago as a hub. A proposed route connecting Chicago, Milwaukee, Madison, and Minneapolis/St. Paul will pass through Columbia County. The route would have six round-trip trains (a total of 12 trains per day) passing through the County each day, with three round-trip stops in Portage and Wisconsin Dells and three round trip express trains that do not stop. Implementation of the MWRRS is contingent on the availability of federal funding. Currently no federal funding exists for the project, however several funding bills appropriating money for the project are being considered in Congress. Convenient access to high speed rail adds an important transportation option to the Town of Randolph. The proposed route for the MWRRS in Columbia County is illustrated on Map 3-4 in Appendix I.

3.11.3 Trucking

Trucking is an important part of the economy of the Town of Randolph, Columbia County, and the State of Wisconsin. Trucking on the highway system is the preferred method of transporting freight, with 90 percent of freight in Wisconsin being hauled in this manner. The highway infrastructure to support trucking in Columbia County and the surrounding region is sufficient to meet the needs of the trucking industry. All Interstate and U.S highways in the County, as well as most State Highways, are designated as official truck routes by the Wisconsin Department of Transportation. In the Town of Randolph, official truck routes consist of State Highways 33 and 73. A continued commitment to providing an adequate transportation system for trucking is important to economic growth in the Town.

3.11.4 Public Transit

Public transit available to the Town of Randolph consists of bus service and the state vanpool. Greyhound Bus Company service in the Cities of Madison and Wisconsin Dells provide the Town with the closest regularly scheduled bus service. Other charter bus lines also provide charter service to the Town when needed.

The Wisconsin Department of Administration offers a Vanpool to assist commuters in their ride to work. The State Vanpool provides alternate transportation for state and non-state employees commuting to Madison from outside communities. Participants can join a group that is already established or, if there are enough interested people, they can form a new vanpool. Vanpools are based on sharing commute expenses. Generally, one member of the group volunteers to drive and riders share the cost of operating the Vanpool. Several Vanpools serve the Town of Randolph area.

There are no current plans for the expansion of public transit in the Town during the planning period.

3.11.5 Bicycles

Bicycling can play an important role in the overall transportation system in the Town. Bicycles are used by Columbia County residents, including those in the Town of Randolph, for a variety of purposes including adults commuting to work and children riding bikes to school. The State of Wisconsin DOT has prepared the Wisconsin Bicycle Transportation Plan 2020. The purpose of this plan is to establish bicycling as a viable, convenient, and safe transportation choice in the State. The plan outlines the benefits offered by improving and expanding bicycling opportunities in the State. These benefits include the following: an alternative means of transportation, reduced traffic congestion, decreased need for parking, reduced pollution, increased physical activity, added roadway safety from paved shoulders (for both bicycles and motorists), and economic benefits from bicycle sales, service, and tourism. The plan also outlines the roles and responsibilities of counties in implementing the State Plan. These roles and responsibilities include:

- Consider the needs of bicyclists in all road projects and build facilities accordingly.
- Develop, revise, and update long-range bicycle plans and maps.
- Consider adopting a shoulder paving policy.
- Promote land use policies that are bicyclist-friendly.
- Educate County sheriffs on the share-the-road safety techniques and enforcement strategies for specific high-risk bicyclist and motorist infractions of the law.

Bicycles facilities in the Town of Randolph currently consist mainly of shoulder areas on existing roads. Shoulders on Town roads are usually narrow and unpaved making bicycle travel difficult. State and County highways tend to have wider shoulders, but traffic levels on these roads make bicycle traffic

unsafe or undesirable. Local streets in incorporated municipalities, such as the Village of Friesland, offer some opportunity for bicycling with paved areas between traffic lanes and curbs, however arterial roads in these communities with the absence of marked bike lanes combined with high traffic levels can discourage bicycle traffic. No officially designated off road bicycle routes currently exist in the Town.

A number of possibilities exist to improve bicycling opportunities and the safety of bicyclists in the Town of Randolph and help in implementing the State Bicycle Plan. Town support for the preparation of a Bicycle and Pedestrian Improvement Plan for Columbia County can aid in promotion and improvement of conditions for bicycling in Columbia County including the Town of Randolph and should be a priority. A good starting point for this plan is the Wisconsin State Bike Map published by the Bicycle Federation of Wisconsin (a statewide, nonprofit, bicycle advocacy organization) in partnership with the Wisconsin DOT. This map classifies State and County roads throughout the State in terms of bicycling conditions. It also identifies recreational bicycle trails and mountain bike facilities, and provides contacts for local bicycle route information. Town roads are not rated for their bicycling conditions but are identified with their road names. The portion of the State Bike Map for Columbia County, including the Town of Randolph, is illustrated on Map 3-5 in Appendix I. The State Bicycle Map can help in identifying roads that need improvements to accommodate bicycles. Efforts should be made to improve bicycling conditions on roads in the Town of Randolph as the roads are periodically reconstructed. Improvements to the roads typically include wider paved shoulders and marked lanes for bicycles.

3.11.6 Pedestrian Transportation

The pedestrian transportation system in the Town of Randolph consists mainly of roadway shoulders. In 2000, the US Census reported that 834 people in Columbia County walked to work. The State of Wisconsin DOT has prepared the Wisconsin Pedestrian Policy Plan 2020 to outline statewide and local measures to increase walking and promote pedestrian safety. The plan's three goals include increasing the number and improving the quality of walking trips in Wisconsin, reducing the number of pedestrian crashes and fatalities, and increasing the availability of pedestrian planning, design guidance, and other general information for state and local officials and citizens. The plan further encourages local levels of government to consider the needs of pedestrians in their plans. Pedestrian transportation should be considered in new development projects, as well as redevelopment projects and road construction projects. In the Town of Randolph, pedestrian transportation facilities might include a footpath system within a residential area or a path along a scenic Town road. These projects should look for ways to accommodate pedestrians and to provide the opportunity to walk rather than drive within a residential area. A full evaluation of potential pedestrian transportation opportunities should be considered by the Town.

3.11.7 Transportation for the Disabled

Transportation services are available to the elderly and disabled in Columbia County and the Town of Randolph through the County Department of Health & Human Services Division of Aging & Long Term Care Support. Transportation Services are available to people who are over age 60 or are disabled and have no other access to affordable transportation. The Department provides a vehicle that transports older and disabled people from their homes to medical facilities located in Madison. The elderly and disabled also can get transportation for medical appointments or other important personal business from available Department vehicles or through volunteers willing to drive them.

4.0 UTILITIES AND COMMUNITY FACILITIES

This element contains information about existing utilities and community facilities in the Town of Randolph. Facilities discussed in this element include sewer and water, storm water management, solid waste & recycling, parks, utilities, cemeteries, health and childcare facilities, police, fire and rescue, libraries, schools, and other facilities such as the Town's buildings and facilities.

4.1 UTILITIES AND COMMUNITY FACILITIES VISION

- ◆ Adequate utilities and community facilities to meet the needs of Town residents.

4.2 UTILITIES AND COMMUNITY FACILITIES GOALS AND OBJECTIVES

Goal 1: Public facilities that meet the needs of Town residents.

- Objective 1:* Provide adequate public facilities for planned growth and development in proper locations and with adequate space for the future.
- Objective 2:* Coordinate the provision of public facilities with other units of government, when feasible.
- Objective 3:* Work with local school district officials to ensure that the locations of new schools adequately serve Town residents.
- Objective 4:* Work with local school district officials to ensure that the closing of unneeded schools does not adversely affect Town facilities.
- Objective 5:* Plan for future needs at Town facilities.
- Objective 6:* Work with other public and private officials to coordinate the provision of public facilities, such as libraries, hospitals, and cemeteries to accommodate future development within the Town.

Goal 2: Maintain and improve services available to Town residents.

- Objective 1:* Provide public services in accordance with current and future needs, in proper locations, and with adequate capacities for the future, when feasible.
- Objective 2:* Coordinate the provision of public services with other units of government, when feasible.
- Objective 3:* Direct public services into areas planned for future development.
- Objective 4:* Work with local fire departments serving the Town to study response times for fire and EMS.
- Objective 5:* Review the police protection services within the Town as needed.
- Objective 6:* Annually meet with the neighboring towns, cities and/or villages to review the fire protection and ambulance service mutual aid and/or contractual agreements.
- Objective 7:* Annually review the solid waste disposal and recycling services agreement.
- Objective 8:* Develop a policy that established acceptable driveway standards for emergency vehicle access.

Goal 3: Ensure that modern and sufficient public utility services are available within the Town.

- Objective 1:* Encourage public utilities to provide service in accordance with long-range needs and in proper locations within the Town.

- Objective 2:* Review planned developments to ensure adequate utilities can and will be provided according to long-range needs within the Town.
- Objective 3:* Meet with other units of government to coordinate the provision of public utilities to accommodate future development within the Town.

Goal 4: Ensure adequate park and recreational opportunities for Town residents.

- Objective 1:* Examine the need for additional recreational facilities in the Town (i.e. snowmobile trails, bike trails, parks).
- Objective 2:* Encourage the Columbia County Board to support and expand the County Park System.
- Objective 3:* Encourage the development of parks as a means to preserve and protect important natural features in the town.

Goal 5: Promote a unified approach to utilities and community facilities development involving all levels of government and private entities.

- Objective 1:* Meet regularly with county and state officials to coordinate development plans.
- Objective 2:* Seek appropriate input from property owners in areas planned for development.
- Objective 3:* Meet with local school board officials as needed.

4.3 UTILITIES AND COMMUNITY FACILITIES PROGRAMS

4.3.1 Knowles-Nelson Stewardship Program

The Wisconsin Legislature established the Knowles-Nelson Stewardship Program in 1989 to preserve valuable natural areas and wildlife habitat, protect water quality and fisheries, and expand opportunities for outdoor recreation. The program is named for two of Wisconsin's conservation leaders, Governor Warren Knowles and Senator Gaylord Nelson. The two main goals of the program are to preserve Wisconsin's most significant land and water resources for future generations and to provide the land base and recreational facilities needed for quality outdoor experiences. These goals are achieved by acquiring land and easements for conservation and recreation purposes, developing and improving recreational facilities, and restoring wildlife habitat.

The program is funded with general obligation bonds. The state sells bonds to investors now and then pays back the debt over the next 20 years. This spreads the cost over time so it is shared with future users of public lands. A total of \$60 million dollars is available each year. Foundations, businesses, and private citizens also contribute to Stewardship projects, and landowners may donate land and easements too.

The leveraging of private resources with public funds is an important part of the Stewardship Program. Under the program, the WDNR provides 50 percent matching grants to local governments and private nonprofit organizations for eligible projects. These grants enable the state to stretch its dollars by leveraging those dollars with other funding sources. The utilization of these grants by Town of Randolph can help to acquire recreational lands in the Town and should be pursued when appropriate.

4.3.2 Clean Sweep Program

The Clean Sweep Program is a voluntary state and county program that provides a legal, safe, and convenient means of disposing of hazardous wastes from homes, farms, and businesses. The Clean Sweep Program protects the environment by properly disposing of hazardous chemicals rather than allowing them to get into local landfills, neighborhood soils, or groundwater. County residents can dispose of unwanted hazardous items at specified drop off point on specific days that the program is offered. Clean Sweep is funded through grants from Wisconsin DNR and the Wisconsin Department of Agriculture, Trade, and Consumer Protection as well as by local contributions from Columbia County and others.

4.3.3 Columbia County Drug Education And Enforcement

The Columbia County Sheriff's Department is committed to providing education about the resistance to drug abuse, as well as a commitment to proactive enforcement of controlled substance laws. The Sheriff's Department works jointly with local agencies to create a multi-jurisdictional task force designed to target drug traffickers and manufactures. Street level drug dealers also receive additional enforcement attention.

4.3.4 Hope House/D.A.R.T.

Hope House of Columbia County and The Columbia County DART (Domestic Abuse Response Team) program offers services to persons in need during domestic violence incidents. Members of the DART team respond to domestic violence calls along with Law Enforcement in Columbia County. DART offers assistance with safety planning, counseling, temporary restraining orders and many other functions. Hope House offers additional services including temporary placement of families during crisis, a 24 hour crisis phone line, options counseling, information and referrals, Women's and Children's support groups, and community education. In cooperation with The Columbia County Sheriff's Office, Hope House/DART offers 911 emergency cell phones to victims in need. The cell phone project involves the use of mostly donated cell phones. The cell phones only dial emergency 911.

4.3.5 Columbia County Cannabis Enforcement And Suppression Effort (CEASE)

The Columbia County Sheriff's Department is an active member agency involved in the CEASE program. The Cannabis Enforcement and Suppression Effort (CEASE) is a law enforcement program directed at the reduction of cultivated and non-cultivated marijuana throughout the State of Wisconsin. The CEASE program is focused on supporting federal, state and local law enforcement agencies in order to curb marijuana cultivation, distribution and use.

The primary goal of the CEASE program is to augment local law enforcement efforts in locating indoor and outdoor marijuana grow operations and arrest of those responsible. CEASE also provides support for the eradication of non-cultivated, wild marijuana. CEASE program management compiles statewide statistics, intelligence data and distributes funds to be used for the investigation and eradication of domestic marijuana grows. Reports on CEASE activity are prepared and forwarded to the U.S. Drug Enforcement Administration and law enforcement throughout Wisconsin. Agencies involved in the CEASE program are individual Sheriff's Departments, Drug task Forces, Wisconsin Department of Natural Resources, U.S. Forest Service, and Civil Air Patrol. The division of Narcotics Enforcement is responsible for program management, which is funded by the U.S. Drug Enforcement Administration and directly supported by the Wisconsin National Guard Drug Control Program.

4.4 UTILITIES AND COMMUNITY FACILITIES

4.4.1 Sanitary Sewer Service

Public sanitary sewer is not available in the Town of Randolph. However, public sanitary sewer is available adjacent to the Town of Randolph in the Village of Cambria, Friesland, and Randolph. The Villages do not extend sanitary sewer service into the Town of Randolph. Detailed information about the types of treatment, design flow, and capacity of the public sanitary sewer systems throughout Columbia County are described in Table 4-1. The location of these municipal systems within the County is illustrated on Map 4-1.

TABLE 4-1
Public Waste Water Treatment Plants, Columbia County, 2005

| Plant Location | Type of Treatment | Maximum Design Flow (gallons per day) | Average Daily Flow (gallons per day) | % Capacity Being Used | Year Built |
|--|--|--|---|------------------------------|-------------------|
| Village of Arlington | Recirculating sand filter. | 117,000 | 40,000 | 34.2% | 2000 |
| Village of Cambria | Oxidation ditch, chlorine disinfection, liquid sludge storage. | 126,000 | 85,000 | 67.5% | 1983 |
| City of Columbus | Activated sludge with extended aeration, tertiary filters, chlorine disinfection, phosphorus treatment, sludge digestion, sludge storage as solid. | 1,000,000 | 650,000 | 65.0% | 1984 |
| Village of Fall River | Stabilization ponds and storage lagoon. | 182,000 | 125,000 | 68.7% | 1985 |
| Village of Friesland | Stabilization ponds. | 27,000 | 2,000 | 7.4% | 1989 |
| Harmony Grove / Okee Sanitary District | Sequencing batch reactor, effluent seepage ponds. | 500,000 | 200,000 | 40.0% | 2003 |
| City of Lodi | Biotower, UV disinfection, chemical phosphorus removal, liquid sludge storage. | 620,000 | 376,000 | 60.7% | 1997 |
| Village of Pardeeville | Aerated lagoons, fill & draw effluent discharge. | 314,200 | 200,000 | 63.7% | 1985 |
| City of Portage | Rotating biological contactors, chemical phosphorus removal, chlorine disinfection, anaerobic digesters, cake sludge storage. | 2,000,000 | 1,466,000 | 73.3% | 1983 |
| Village of Poynette | Oxidation ditch, ultraviolet disinfection, bio-phosphorus removal, liquid sludge storage. | 470,000 | 200,000 | 42.6% | 1997 |
| Village of Randolph | Activated sludge and aeration (no lagoon). | 300,000 | 124,000 | 41.3% | 1982 |
| Village of Rio | Aerated lagoons, fill & draw effluent discharge. | 115,000 | 70,000 | 60.9% | 1982 |
| City of Wisconsin Dells | Oxidation ditch, bio and chemical phosphorus removal, chlorine disinfection, cake sludge storage. | 2,830,000 | 1,474,000 | 52.1% | 1983 |
| Village of Wyocena | Aerated lagoons, effluent land disposal. | 122,000 | 65,000 | 53.3% | 1999 |

Source: Wisconsin Department of Natural Resources

4.4.2 Storm Water Management

The intent of storm water management is to reduce or eliminate runoff from the washing of pollutants or sediments into water bodies or wetlands. In the Town of Randolph, storm water management is addressed independently on a site-by-site basis. The primary methods for handling storm water management in the Town includes the use of ditches, culverts, grassed waterways, rock chutes, and drainage swales that follow local topography. Permits for storm water discharge are required from the WDNR for construction sites of more than one acre, all non-metallic mines, and industrial sites. The Town of Randolph currently has no regulations regarding storm water management.

4.4.3 Water Supply

Public water supply is not available within the Town of Randolph. All properties in the Town are served by private wells. The US Census Bureau reported that the Town of Randolph had 231 private wells in 1990. The public water supply system closest to the Town is located in the Villages Cambria, Friesland, and Randolph. The Wisconsin Public Service Commission Annual Reports from water utilities as well as WDNR system inspections provide information about the existing infrastructure and capacities of these public water systems. The locations of all public water supply systems within Columbia County are illustrated on Map 4-1 in Appendix I.

4.4.4 Solid Waste Disposal and Recycling

The Town of Randolph contracts with the Columbia County Solid Waste Department for disposal of solid waste and to process its recyclables. Solid waste from the Town is collected at a drop off site on State Highway 146 one Saturday each month. The Town contracts with a private hauler to collect and transport solid waste from the drop off site to the County composting and recycling facility. Recyclables are collected at the County drop off sites in the Villages of Cambria, Friesland and Randolph. The locations of the solid waste and recycling drop off sites in the Town are illustrated on Map 4-2 in Appendix I.

The Columbia County Solid Waste Department operates a recycling and composting facility on State Highway 16 in the Town of Pacific. Recyclables are transported to the facility where they are sorted and prepared for shipment to market. Solid waste collected in the County is transported to the county composting facility to be processed by one of two composting machines at the facility. During the composting process, solid waste material is placed into the machine's drum that slowly rotates and tumbles the material. Spikes in the drum tear open bags while moisture and heat are added to the waste to initiate the composting process. Only municipal garbage is processed by the compost machines, demolition materials are sent directly to the landfill and yard waste is processed and composted separately from the garbage. It takes five days for waste materials to work through the machine. About half the material removed from the machine is used as agricultural compost. The other half consists of non-compostable materials, such as plastic bags, and is sent to a landfill in Winnebago County. The two compost machines process 70 tons of waste per day with a maximum capacity of 80 tons per day. The composting facility is expected to meet the needs of the County for the next ten years. The location of the Columbia County Composting and Recycling Facility is also illustrated on Map 4-2 in Appendix I.

In addition, numerous former solid waste dumpsites also exist around Columbia County. These sites include former industrial and municipal dumps. Map 4-2 in Appendix I also illustrates the known locations of former solid waste dumpsite in Columbia County including the Town of Randolph.

4.4.5 Private On-Site Wastewater Treatment Systems (POWTS)

Private on-site wastewater treatment systems are the predominant method of treating wastewater in the Town of Randolph. POWTS are systems that collect domestic wastewater and either treat it and discharge it to the soil or retain it in a holding tank. The three main types of on-site treatment facilities that are currently used in the Town of Randolph are conventional systems, mound systems/at-grade systems, and holding tanks. Between 1990 and 2004, 106 permits were issued for all on-site sanitary systems in the Town of Randolph including new and replacement systems. The US Census indicates that there were 231 existing private on-site sanitary systems in the Town in 1990. Table 4-2 illustrates the number of permits issued for different types of on-site sanitary systems over the 15 years between 1990 and 2004. Adding the total number of permits issued over the last 15 years to the 1990 Census total indicates that there are potentially over 337 private on-site wastewater treatment facilities in the Town of Randolph.

TABLE 4-2
Number of Permits Issued for On-Site Sanitary Systems by Year
Town of Randolph, 1990-2004

| Year | Conventional | Mound /At-Grade | Holding Tank | Total |
|---------------|---------------------|------------------------|---------------------|--------------|
| 1990 | 1 | 1 | 0 | 2 |
| 1991 | 5 | 1 | 0 | 6 |
| 1992 | 2 | 0 | 0 | 2 |
| 1993 | 0 | 0 | 0 | 0 |
| 1994 | 3 | 3 | 0 | 6 |
| 1995 | 1 | 2 | 0 | 3 |
| 1996 | 2 | 0 | 0 | 2 |
| 1997 | 7 | 1 | 0 | 8 |
| 1998 | 3 | 2 | 7 | 12 |
| 1999 | 13 | 6 | 0 | 19 |
| 2000 | 3 | 4 | 0 | 7 |
| 2001 | 7 | 2 | 0 | 9 |
| 2002 | 6 | 1 | 0 | 7 |
| 2003 | 7 | 3 | 0 | 10 |
| 2004 | 8 | 5 | 0 | 13 |
| Total: | 68 | 31 | 7 | 106 |

Source: Columbia County Planning and Zoning

4.4.6 Parks and Recreational Facilities

Columbia County contains a variety of parks and recreational facilities. These facilities are provided by Columbia County, as well as the cities, villages, and towns in the County. The Town of Randolph has no Town parks. However, parks in the Villages of Cambria, Friesland, and Randolph are available for use by Town residents. Other recreational resources that are located in the Town of Randolph, such as wildlife preserves and hunting grounds provided by the state or federal government, are covered in the Agricultural, Natural, and Cultural Resources Element of this plan.

4.4.6.1 *Columbia County Parks and Recreational Facilities*

Columbia County maintains six parks and recreational facilities in the County that are available for use by the residents of the Town of Randolph. The County park system is jointly administered by the Columbia County Highway and Transportation Department and the Land and Water Conservation Department. Two employees from the Highway and Transportation Department perform maintenance work on the parks during the summer months. The Columbia County facilities include two County Parks and four Special Purpose Parks. The names and locations of these facilities are detailed in Table 4-3 and illustrated on Map 4-3 in Appendix I. Descriptions of the parks are also provided below.

TABLE 4-3
Inventory of County Owned Park and Recreational Facilities, Columbia County

| Park or Recreational Facility | Location | Type |
|--------------------------------------|------------------------|----------------------|
| Wyona Park | Town of Wyocena | County Park |
| Governor's Bend | Town of Fort Winnebago | County Park |
| Owen Memorial Park | Town of Caledonia | Special Purpose Park |
| Lake George Access | Town of Pacific | Special Purpose Park |
| Park Lake Boat Landing | Town of Wyocena | Special Purpose Park |
| Whalen Grade | Town of Dekorra | Special Purpose Park |

Source: Columbia County Planning and Zoning

◆ **Wyona County Park**

At 109.24 acres in size, Wyona County Park is Columbia County's largest recreation facility. The park is located on County Highway GG, just east of the Village of Wyocena. The park has water frontage on the Wyocena Millpond. The main area of the park has a paved access road and parking lot along with a permanent shelter with toilet facilities, a barrier free portable toilet, and picnic tables. Several picnic areas with pedestal tables and grills are located nearby along with a children's playground.

◆ **Governor's Bend County Park**

Governor's Bend County Park is a 3.39 acre park located west of County Highway F on Lock Road in the Town of Fort Winnebago. Most of the park is located on an island in the Fox River. A bridge connects the island to the parking area at the end of Lock Road. The park contains the historic location of navigational locks on the Fox River. The Marquette Segment of the Ice Age Trail also passes through the park. A barrier free portable toilet is located in the parking area and picnic tables and grills are located on the island. The park provides passive recreation opportunities in the form of hiking, picnicking, fishing, and canoeing.

◆ Owen Memorial County Park

Owen Memorial County Park is a 0.75 acre park located between Portage and Merrimac in the Town of Caledonia. This park functions mainly as a wayside with its main attraction being the view of the Wisconsin River Valley and Lake Wisconsin. The park contains a paved parking area, picnic tables, a grill, and a barrier free portable toilet. The park is mainly used for picnicking and viewing scenery.

◆ Lake George Access

Lake George Access is a one-acre facility located off of County Highway P on the north side of Lake George in the Town of Pacific. The facility has a paved parking lot and boat launch, a barrier free portable toilet, pit toilets, and a picnic area with a grill and pedestal table.

◆ Park Lake Access

Park Lake Access is 0.7 acre facility located off of State Highway 44 on the east side of Park Lake north of the Village of Pardeeville. The facility has a paved parking lot, boat launch with a dock, picnic tables, grill, and a barrier free portable toilet.

◆ Whalen Grade

Whalen Grade is a roadside area of less than an acre located along County Highway V in the Town of Dekorra. The grade is an enlarged portion of roadbed that crosses Lake Wisconsin and provides fishing opportunities along its banks. No formal parking is provided.

The Columbia County Comprehensive Plan identifies several potential sites for future County parks or recreational facilities as well as possible additions to existing County parks. None of the potential County parks or recreational facilities are located within the Town of Randolph. The locations of the identified potential County park or recreational facilities are illustrated on Map 4-3 in Appendix I.

Parks and recreational facilities provide many benefits to the residents and visitors of the Town of Randolph. National Recreation and Park Association (NRPA) and other sources indicate that the demand for outdoor recreation resources has been increasing for some years and will most likely continue to grow based on lifestyles that allow for increased leisure time, greater mobility, and larger incomes to spend on recreational activities. Also, as the resident and tourist population of the area continues to grow, demand for recreational facilities will increase. It is important to keep pace with these trends in order for the Town of Randolph and all government levels to adequately provide parks and recreational facilities to their residents.

4.4.6.2 Other Park and Recreational Facilities

Several other park and recreational facilities exist within Columbia County and are available to residents in the Town of Randolph. These facilities are described below.

◆ Snowmobile Trail System

The County snowmobile trail system also offers a recreational opportunity to the residents of the Town of Randolph. Counties in Wisconsin are eligible to apply for funding through the Wisconsin DNR to provide a system of well-signed and well-groomed snowmobile trails for public use in their county. Eligible projects for the funds include the maintenance and development of trails and the rehabilitation of existing snowmobile bridges and trail segments. Columbia County participates in this program for the maintenance of 298.7 miles of snowmobile trails within the County. The majority of the trails in Columbia County are located on private land and have been established through an easement with the land owner. In 2004, the Wisconsin DNR awarded \$74,675 to Columbia County for the County's snowmobile trail system. This money is distributed to 10

snowmobile clubs that operate in the County. These clubs are responsible for the signing, maintenance, and grooming of snowmobile trails in their assigned portion of the County. Clubs also operate club trails in addition to the ones funded through the State. Map 4-3 in Appendix I illustrates the location of the snowmobile trail system in Columbia County including the Town of Randolph.

4.4.7 Telecommunications Facilities

CenturyTel Inc. provides telephone service in the Town of Randolph. Map 4-4 in Appendix I illustrates the telephone service provider boundaries for telecommunication service in Columbia County including the Town of Randolph. A quality telecommunication system in the Town of Randolph is important for economic development, with some businesses relying heavily on the telecommunication system. The telecommunications system is also important to public safety, providing contact with police, fire, and emergency services. Maintaining a quality telecommunications system should be a priority for the Town.

Wireless communication is also provided throughout Columbia County and the Town of Randolph by various providers. Signal strength is influenced by the number and location of towers as well as topography. The locations of existing communication towers in Columbia County and the Town of Randolph is also illustrated on Map 4-4 in Appendix I. Effort should be made to utilize the existing towers before approving additional towers. Such practices reduce the proliferation of unnecessary towers and the negative visual impacts the towers can have on the Town.

4.4.8 Electrical Service, Power Generating Plants, and Transmission Lines

Electrical service in Columbia County is provided by two utility companies and four municipal electric utilities. In the Town of Randolph, electrical service is provided by Alliant Energy and Adams-Columbia Electric Cooperative. Map 4-5 in Appendix I illustrates the electric service territories in Columbia County.

Major electrical infrastructure such as power plants, substations, and high voltage transmission lines form the backbone of the electrical system in Columbia County. Three power generating facilities exist in or adjacent to Columbia County. The Columbia Power Plant is located south of Portage on US Highway 51. The plant consists of two coal fired generation units. The first unit began operating in 1975 and the second in 1978. Each unit produces 527 megawatts of electricity for a total plant output of 1,054 megawatts. The Kilbourn Hydroelectric Dam is located on the Wisconsin River in Wisconsin Dells. The dam was built in 1909 and is capable of producing 10 megawatts of electricity. The Prairie Du Sac Hydroelectric Dam is located on the Wisconsin River in Prairie Du Sac. The dam was built in 1913 and is capable of producing 29 megawatts of electricity. Columbia County has 29 substations located along the various high voltage transmission lines that traverse the County. These high voltage lines operate at voltages of 69 kilovolts, 138 kilovolts, and 345 kilovolts. Three of these lines, a 69 kilovolt line, a 138 kilovolt line, and a 345 kilovolt line traverse the Town of Randolph. Map 4-5 in Appendix I illustrates the locations of the electrical infrastructure in Columbia County including the Town of Randolph.

Reliable electric service is important to the economy of Columbia County and the Town of Randolph. Efforts should be made to support improvements to the electrical system in the County and Town, when appropriate. Furthermore, the Town should carefully review all proposed projects to ensure that they are in the best interest of the Town and that they do not negatively impact the Town's natural or cultural resources. Every effort should be made to examine all options and to proceed with the choice that has the fewest negatives and most positives for the Town.

4.4.9 Natural Gas Utilities and Pipelines

Alliant Energy provides natural gas service in the Town of Columbus. Alliant Energy's natural gas service area covers the entire Town. Natural gas is not available in all parts of a company's service area, but rather these areas are where the company has the right to provide gas service. Map 4-6 in Appendix I illustrates the natural gas service areas in Columbia County including the Town of Randolph.

Natural gas is brought into Columbia County by large underground pipelines that deliver gas to local distribution systems. Several large underground natural gas pipelines run through Columbia County, however none of these lines runs through the Town of Randolph. The closest natural gas pipeline is located just south of the Town of Randolph in the Village of Cambria. The location of the natural gas pipelines is illustrated on Map 4-6 in Appendix I. The location and capacity of these natural gas lines is important to economic development in the County and the Town. In particular, access to natural gas can be a major factor in a business or industry choosing to locate in the County or the Town. Natural gas distribution lines to extend into the Town of Randolph. Support should be given to maintaining and improving access to natural gas in the Town of Randolph, when appropriate.

4.4.10 Cemeteries

Columbia County contains 110 known cemeteries. These cemeteries range from small family plots to large municipal facilities with some dating back to the 1800's. Six of these cemeteries are located in the Town of Randolph. These six cemeteries include St. Mary Visitation Catholic Cemetery in section 8 and Engedi Cemetery in section 12. Map 4-7 shows the locations of known cemeteries in the County. Cemetery space in the Town appears to be adequate for timeframe covered by this plan.

4.4.11 Health Care Facilities

The availability of adequate health care facilities and services are important for measuring the attractiveness of a community in which to live and work. Columbia County has a wide variety of health care facilities available within the County that are available to the residents of the Town of Randolph. In addition, the County and Town's close proximity to Dodge County, Dane County and the City of Madison provides access to additional health care resources that are not available in Columbia County.

The following two hospitals are located in Columbia County and serve its residents:

- ◆ Divine Savior Healthcare

In October 2003, Divine Savior opened a new state-of-the-art facility in the City of Portage, replacing an undersized and outdated facility. The inpatient facility includes a 40-bed medical/surgical unit with private rooms and a 6-bed intensive care unit. The hospital has a staff of 640 people and many volunteers. Divine Savior's Emergency Department physicians and nurses provide comprehensive, round-the-clock emergency services. They also maintain their own EMS service, which is integrated with the Emergency Department. Other services include nursing therapy, dietary, laboratory, radiology, cardiopulmonary, social services, speech, audio logy, extended and home care and spiritual care personnel.

- ◆ Columbus Community Hospital

Columbus Community Hospital, located in the City of Columbus, is a 53-bed acute care facility offering a wide range of inpatient and outpatient services. The hospital employs 200 employees and 100 volunteers. A new 15,000 square foot Emergency Department was opened in March 2004. The \$3.4 million renovation addressed spatial needs and improved patient flow. In addition, the

construction of a 27,000 square foot Medical Office Building at the hospital was also completed in April 2004.

In addition to the two hospitals located within Columbia County, hospitals in adjacent counties also serve the residents of Columbia County and the Town of Randolph. These hospitals include:

- The Beaver Dam Community Hospital, City of Beaver Dam, Dodge County
- The Waupun Memorial Hospital, City of Waupun, Dodge County
- St. Clare Hospital, City of Baraboo, Sauk County
- Reedsburg Area Medical Center, City of Reedsburg, Sauk County
- Sauk Prairie Memorial Hospital, Prairie Du Sac, Sauk County
- St. Mary's Medical Center, City of Madison, Dane County
- University of Wisconsin Hospital, City of Madison, Dane County
- Meriter Hospital, City of Madison, Dane County

Access to hospitals and quality health care appears to be adequate for the duration of the planning period. In addition to the hospital facilities listed above, there are several medical and health care clinics throughout Columbia County. These include clinics affiliated with UW Health University and St. Mary's/Dean Ventures Inc. There are also numerous chiropractic clinics, dentists, optometrists, and physical therapy providers to accommodate the needs of the County's residents.

Population projections included in the Issues and Opportunities Element of this plan indicated that the Town's population is aging, a fact consistent with national trends. As the Town's population ages, the demand for long-term care, nursing homes, community based residential facilities, and similar elder care facilities increases. The shifting of baby-boomers into older age groups further indicates that the demand for these facilities will increase.

The following facilities are currently located in Columbia County and are available to residents in the Town of Randolph:

- Columbus Nursing & Rehabilitation Center, Columbus, 97 beds, for profit
- Lodi Good Samaritan Center, Lodi, 91 beds, voluntary nonprofit corporation
- Divine Savior Healthcare Inc., Portage, 110 beds, voluntary nonprofit church
- Wisconsin Dells Health & Rehabilitation Center, 90 beds, proprietary corporation
- Columbia Health Center, Wyocena, 124 beds, county owned
- The Barrington I, Wisconsin Dells, 20 person capacity
- The Barrington II, Wisconsin Dells, 20 person capacity
- The Remington House, Pardeeville, 20 person capacity
- Edelweiss Gardens I, Portage, 14 person capacity
- Edelweiss Garden II, Portage, 15 person capacity
- Lake Place Group Home, Portage, 8 person capacity
- Larson House I, Columbus, 20 person capacity
- Larson House II, Columbus, 18 person capacity
- Maple Ridge Elderly Care, Portage, 20 person capacity
- Northview II, Portage, 14 person capacity
- Northview III, Portage, 14 person capacity
- Our House LLC, Lodi, 16 person capacity
- Sunny Ridge LLC, Rio, 8 person capacity

The Town of Randolph should continue to monitor the need for these types of facilities and assist whenever possible and practical in meeting the demand for assisted living facilities.

4.4.12 Childcare Facilities

The availability of quality childcare facilities is important to the well being of the Town of Randolph's children and to the Town's economy. Quality childcare provides children a safe and secure place while their parents are away at work allowing parents to hold a job and contribute to the area's economy.

A license from by the Wisconsin Department of Health and Family Services is required for childcare providers that care for four or more children under the age of seven. Two types of licenses are available, a group childcare license for nine or more children and a Family childcare license for four to eight children. Columbia County also provides certification of childcare providers who care for up to three children. Licensing or certification of a childcare provider is required if they care for children whose family receives funding assistance from a government program. In addition to licensed or certified childcare providers, numerous in home childcare providers exist in the County and the Town of Randolph. The availability of childcare appears adequate for the duration of the planning period. Table 4-4 lists the licensed childcare providers in Columbia County in 2003 including those that serve the Town of Randolph.

TABLE 4-4
Licensed Childcare Providers, Columbia County, 2003

| | |
|--|---|
| <u>Village of Arlington</u> | <u>City of Lodi</u> |
| ○ St. Peters Day Care & Preschool | ○ Adela's Day Care |
| <u>Village of Cambria</u> | ○ Country Charm Child Care |
| ○ Amkids | ○ Crystal Lake Campground Day Camp |
| ○ Country Rascals Christian Day School | ○ Donna's Day Care |
| <u>Village of Fall River</u> | ○ Diaper's To Diplomas |
| ○ Ann Taurick Family Day Care | ○ Kiddie Korner of Lodi, Inc. |
| ○ Bunny Hop Day Care | ○ Kelley's Day Care |
| <u>Village of Pardeeville</u> | ○ Lodi Nursery Center Preschool |
| ○ A Home Away From Home Day Care | ○ Manke Family Day Care |
| ○ Diane's Family Day Care | ○ Right Track Day Care |
| ○ Koality Care Day Care | ○ Starbright Day Care |
| ○ Kountry Cuddlers Family Day Care | ○ Sunshine Playhouse Development Center |
| ○ Once Upon A Time Day Care | ○ Tender Heart Day Care |
| ○ Pine Playhouse Child Care Center | ○ TLC Learning Center, Inc. |
| ○ Sunshine Preschool | <u>City of Portage</u> |
| <u>Village of Poynette</u> | ○ Alphabet Express |
| ○ Country Critters Day Care | ○ Hugs & Kisses Day Care |
| ○ Main Street Youngsters | ○ Kathy's Country Kids |
| ○ Teddy Bear Day Care | ○ Kiddie Korral |
| ○ TLC Family Day Care | ○ Learning Tree Day Care Center, Inc. |
| <u>Village of Randolph</u> | ○ Linda's Child Care |
| None in Columbia County | ○ Lisa's Little People |
| (Available in Dodge County) | ○ The Little School |
| <u>Village of Rio</u> | ○ Nikki's Family Day Care |
| ○ Bev's Day Care | ○ Open Arms Day Care Center |
| ○ Margie's Learning Express | ○ Playday Day Care |
| ○ Precious Moments Family Day Care | ○ Portage Before/After School Program |
| ○ Rio Street Rascals | ○ Portage Head Start Center Renewal Unlimited |
| ○ Teddy Bear Day Care | ○ Precious Years Day Care |
| <u>Village of Wvocena</u> | ○ Tammy's House |
| ○ The Punkin Patch | ○ Teddy Bear Family Day Care |
| ○ Storybook Center | ○ UMOS Migrant Day Care |
| <u>City of Columbus</u> | <u>City of Wisconsin Dells</u> |
| ○ Beal's Day Care | ○ Jim McClyman Family Day Care |
| ○ Cardinal Country Day Care | ○ Joyce Ragan Family Day Care |
| ○ Columbus Club House | ○ Kountry Kids |
| ○ Columbus Preschool | ○ Little Tots |
| ○ Head Start/Central WI-Columbus Renewal Unlimited | ○ Mawbey Day Care |
| ○ Mary's Family Dare Care | ○ St. Cecelia's Day Care |
| ○ Redbud Day Care LLC | ○ Sweeney's Family Day Care |
| ○ Sylvester and Tweety Day Care | |

Source: Columbia County UW-Extension Office

4.4.13 Law Enforcement

The Columbia County Sheriff has jurisdiction over all areas of the County including the Town of Randolph. The main duties of the Columbia County Sheriff's department are to maintain the County Jail, serve civil process, investigate deaths and crimes, provide court services and enforce Federal and State laws and County ordinances. The Department's staff currently includes 92 full-time employees. Due to population growth, increased criminal activity, and reduction in federal and state funding the staff will need to be increased by two deputies per shift within the next 10 years. The department's vehicle inventory includes 39 active law enforcement vehicles. The Department also has 21 special use vehicles that include two Harley Davidson patrol motorcycles. In addition, the Department loans 26 vehicles to other County departments.

Additional duties of the Department include the Boat and Snowmobile Patrol and the County's K9 units. Boat Patrol duties include patrolling the waterways of Columbia County, enforcement of State laws and County Ordinances pertaining to water safety, and search for drowned or missing persons in water-related incidents. The Snowmobile Patrol duties include patrolling County snowmobile trails, on a limited basis, in cooperation with the Wisconsin Department of Natural Resources. The main duties of the K9 units for the Columbia County Sheriff's Office are to remain active responding to increased calls for canine searches involving vehicle, building and school searches. They also provide public services and awareness programs in public demonstrations as well as assist in a drug interdiction program throughout the year.

Aside from providing law enforcement patrols of the County, the largest responsibility of the Sheriff's Department is the County Jail. The Columbia County Jail has the responsibility of accepting and housing persons sentenced to the jail by the court system. In addition persons are held in the county jail after being arrested by warrant, being arrested without a warrant pending a court appearance, or for violations of probation. The Columbia County Jail also holds inmates from state institutions and other county inmates as requested. Every year the number of offenders escalates and sentences are getting longer, therefore increasing the demand to house inmates securely and safely. As a result, the Sheriff's Department is currently in the process of expanding the County Jail and Huber facility.

4.4.14 Fire and EMS Facilities

The Town of Randolph's fire and EMS services are provided by three different fire departments and three emergency medical service districts. The Cambria Fire Department and EMS provide services to the western third of the Town. The Friesland Fire Department provides services in the north-central portion of the Town. EMS services for this area are provided by the Randolph EMS and Friesland First Responders. The Randolph Fire Department along with the Randolph EMS and Friesland First Responders provide service on the eastern side of the Town. Descriptions of the fire departments are provided below. The location of the fire districts in Columbia County are illustrated on Map 4-8 in Appendix I and the location of EMS districts are illustrated on Map 4-9 in Appendix I.

◆ Cambria Fire Department

The Cambria Fire Department covers the Village of Cambria along with portions of the Town of Courtland, Springvale, Scott and Randolph. The Fire Department consists of all volunteer members including a Fire Chief and approximately 25 fire fighters. The Fire Station is located in downtown Cambria at 224 West Edgewater Street. The Cambria Community Ambulance is also available for non-fire related emergencies.

◆ Friesland Fire Department

The Friesland Fire Department services the Village of Friesland and a portion of the Town of Randolph. The entire staff consists of volunteer members including a Fire Chief and approximately 25 volunteers. The Fire Station is located at 135 S. Madison Street in Friesland. The facility was an old school which was renovated to house the Village Hall, Post Office and Fire Station. Several volunteer first responders are available, but ambulance service is contracted with Randolph Rescue Service.

◆ Randolph Fire Department

The Randolph Fire Department provides fire service and EMS to the Village of Randolph and parts of the Towns of Randolph and Courtland in Columbia County. The Department also serves parts of two Towns in Dodge County. The Fire Station has 8000 sq. ft with six bays and was built in 1994 with an addition in 1997. Firefighting equipment includes three engines, two tankers, two brush units, one ambulance and three special units. The department's water supply rating is good.

4.4.15 Libraries

Public libraries serve an important function in making a wide range of informational materials available to the Town's population. Demand for library services has been on the increase and is expected to continue to increase for the foreseeable future. Support should be given to improve and expand libraries whenever possible to ensure all town residents have at least a minimal level of access to informational materials. The libraries closest to the Town of Randolph are located in the Villages of Cambria and Randolph. It appears that Town residents have adequate access to library services for the duration of the planning period.

Columbia County has 12 municipal libraries that serve the County as listed below:

- | | |
|--|--|
| ◆ Angie W. Cox Public Library 119 N. Main Street Pardeeville, WI 53954 | ◆ Poynette Public Library 118 N. Main Street Poynette, WI 53955 |
| ◆ Columbus Public Library 223 W. James Street Columbus, WI 53925 | ◆ Prairie du Sac Public Library 560 Park Ave. Prairie Du Sac, WI 53578 |
| ◆ Jane Morgan Memorial Library 109 W. Edgewater Street Cambria, WI 53923 | ◆ Hutchinson Memorial Library 228 N. High Street Randolph, WI 53956 |
| ◆ Kilbourn Public Library 620 Elm Street Wisconsin Dells, WI 53965 | ◆ Rio Public Library 324 W. Lyons Street Rio, WI 53960 |

- | | |
|--|---|
| ◆ Lodi Woman's Club Public Library 130 Lodi Street Lodi, WI 53555 | ◆ Sauk City Public Library 515 Water Street Sauk City, WI 53583 |
| ◆ Portage Public Library 253 W. Edgewater Street Portage, WI 53901 | ◆ Wyocena Public Library 284 S. Columbus Street Wyocena, WI 53969 |

4.4.16 Schools

The Town of Randolph is served by two public school districts. The Cambria-Friesland School District serves the western two-thirds of the Town. The district has one elementary school and a middle/high school. The Randolph School District serves eastern third of the Town. The district contains an elementary/middle school and a high school. No school facilities from either district are located within the Town of Randolph. Map 4-10 in Appendix I illustrates the boundaries of the school districts and the locations schools in Columbia County including the Town of Randolph.

Enrollments at the Randolph School District have between 2000 and 2004 while enrollments at the Cambria-Friesland School District have decreased during the same period. The Randolph School District gained 39 students for 7.68 percent increase. The Cambria-Friesland School District had a decline of 19 students for a 3.76 percent decrease. Table 4-5 provides enrollment information between 2000 and 2004 for all school districts serving Columbia County including enrollment information for individual schools in each district

TABLE 4-5
Public School District Enrollment, Columbia County

| District/ School | Grades | 2000-2001 | 2001-2002 | 2002-2003 | 2003-2004 | # Change 2000 - 2004 | % Change 2000 -2004 |
|------------------------------------|-------------------|------------------|------------------|------------------|------------------|---------------------------------|--------------------------------|
| BARABOO | All Grades | 3,087 | 3,046 | 3,053 | 3,013 | (74) | (2.40%) |
| East Elementary School | PK thru 5 | 354 | 336 | 318 | 320 | (34) | (9.60%) |
| Fairfield Center Elementary School | PK thru 5 | 115 | 122 | 118 | 97 | (18) | (15.65%) |
| North Freedom Elementary School | PK thru 5 | 183 | 180 | 177 | 178 | (5) | (2.73%) |
| South Elementary School | PK thru 5 | 243 | 233 | 229 | 236 | (7) | (2.88%) |
| West Elementary School | K thru 4 | 109 | 104 | 106 | 114 | 5 | 4.59% |
| Wilson Elementary School | PK thru 5 | 309 | 307 | 316 | 327 | 18 | 5.83% |
| Baraboo Middle School | 6 thru 8 | 747 | 739 | 753 | 700 | (47) | (6.29%) |
| Baraboo High School | 9 thru 12 | 1,027 | 1,025 | 1,036 | 1,041 | 14 | 1.36% |
| CAMBRIA - FRIESLAND | All Grades | 505 | 514 | 471 | 486 | (19) | (3.76%) |
| Cambria-Friesland Elementary | Pre-K thru 5 | 234 | 245 | 210 | 227 | (7) | (2.99%) |
| Cambria-Friesland Mid/High | 6 thru 12 | 271 | 269 | 261 | 259 | (12) | (4.43%) |
| COLUMBUS | All Grades | 1,244 | 1,224 | 1,185 | 1,185 | (59) | (4.74%) |
| Columbus Elementary | K thru 3 | 300 | 295 | 295 | 297 | (3) | (1.00%) |
| Columbus Middle School | 4 thru 8 | 465 | 432 | 434 | 435 | (30) | (6.45%) |
| Columbus High School | 9 thru 12 | 479 | 497 | 456 | 453 | (26) | (5.43%) |
| DEFOREST AREA SCHOOL | All Grades | 3,028 | 3,037 | 3,111 | 3,151 | 123 | 4.06% |
| Holum Kindergarten Center | PK thru K | 225 | 204 | 233 | 37 | (188) | (83.56%) |
| Eagle Point Elementary | K thru 4 | 254 | 215 | 202 | 292 | 38 | 14.96% |
| Morrisonville Elementary School | 1 thru 4 | 58 | 35 | 60 | 54 | (4) | (6.90%) |
| Windsor Elementary | K thru 4 | 374 | 323 | 311 | 379 | 5 | 1.34% |
| Yahara Elementary | K thru 4 | 433 | 340 | 333 | 410 | (23) | (5.31%) |
| De Forest Middle School | 5 thru 8 | 715 | 943 | 964 | 986 | 271 | 37.90% |
| DeForest High School | 9 thru 12 | 969 | 977 | 1008 | 993 | 24 | 2.48% |
| FALL RIVER | All Grades | 439 | 448 | 452 | 437 | (2) | (0.46%) |
| Fall River Elementary | Pre-K thru 5 | 203 | 216 | 224 | 224 | 21 | 10.34% |
| Fall River High School | 6 thru 12 | 236 | 232 | 228 | 213 | (23) | (9.75%) |
| LODI | All Grades | 1,585 | 1,641 | 1,654 | 1,683 | 98 | 6.18% |
| Lodi Primary School | K thru 2 | 362 | 376 | 374 | 375 | 13 | 3.59% |
| Lodi Elementary School | 3 thru 5 | 380 | 389 | 382 | 379 | (1) | (0.26%) |
| Lodi Middle School | 6 thru 8 | 366 | 385 | 399 | 402 | 36 | 9.84% |
| Lodi High School | 9 thru 12 | 456 | 476 | 483 | 500 | 44 | 9.65% |
| Charter School | N/A | 21 | 15 | 16 | 27 | 6 | 28.57% |
| MARKESAN | All Grades | 990 | 948 | 858 | 855 | (135) | (13.64%) |
| Markesan Elementary School | PK thru 6 | 369 | 349 | 319 | 397 | 28 | 7.59% |
| Markesan Middle School | 7 thru 8 | 226 | 235 | 219 | 152 | (74) | (32.74%) |
| Markesan High School | 9 thru 12 | 395 | 364 | 320 | 306 | (89) | (22.53%) |
| PARDEEVILLE AREA | All Grades | 973 | 935 | 1016 | 918 | (55) | (5.65%) |
| Marcellon Elementary | Pre -K thru 1 | 55 | 65 | 60 | 51 | (4) | (7.27%) |
| Pardeeville Elementary School | K thru 6 | 475 | 423 | 462 | 392 | (83) | (17.47%) |
| Pardeeville Jr. High School | 7 & 8 | 145 | 145 | 175 | 173 | 28 | 19.31% |
| Pardeeville High School | 9 thru 12 | 298 | 302 | 319 | 302 | 4 | 1.34% |
| PORTAGE COMMUNITY | All Grades | 2,561 | 2,542 | 2,622 | 2,561 | 0 | 0.0% |
| Caledonia Elementary | K thru 6 | 75 | 78 | 69 | 64 | (11) | (14.67%) |
| Endeavor Elementary School | K thru 6 | 100 | 106 | 115 | 121 | 21 | 21.00% |
| Fort Winnebago Elementary | K thru 6 | 93 | 74 | 82 | 75 | (18) | (19.35%) |
| Lewiston Elementary School | K thru 6 | 79 | 71 | 71 | 73 | (6) | (7.59%) |
| Rusch Elementary School | 3 thru 6 | 285 | 272 | 317 | 289 | 4 | 1.40% |
| Woodbridge Primary/John Muir Elem. | Pre-K thru 6 | 598 | 619 | 656 | 651 | 53 | 8.86% |
| Portage Junior High School | 7 & 8 | 403 | 397 | 377 | 387 | (16) | (3.97%) |
| Portage High School | 9 thru 12 | 904 | 899 | 885 | 857 | (47) | (5.20%) |
| River Crossing Charter School | 9 thru 12 | N/A | N/A | 20 | 15 | 15 | 100.00% |
| Portage Academy of Achievement | N/A | 24 | 26 | 30 | 29 | 5 | 20.83% |

TABLE 4-5 (cont.)
Public School District Enrollment, Columbia County

| District/ School | Grades | 2000-2001 | 2001-2002 | 2002-2003 | 2003-2004 | # Change 2000 - 2004 | % Change 2000 -2004 |
|-------------------------------------|-------------------|--------------|--------------|--------------|--------------|-------------------------|------------------------|
| POYNETTE | All Grades | 1,094 | 1,095 | 1,072 | 1,103 | 9 | 0.82% |
| Arlington Elementary School | K thru 4 | 90 | 92 | 88 | 81 | (9) | (10.00%) |
| Dekorra Elementary School | K thru 4 | 99 | 95 | 92 | 75 | (24) | (24.24%) |
| Poynette Elementary School | 1 thru 5 | 281 | 301 | 281 | 327 | 46 | 16.37% |
| Poynette Middle School | 6 thru 8 | 281 | 264 | 265 | 270 | (11) | (3.91%) |
| Poynette High School | 9 thru 12 | 343 | 343 | 346 | 350 | 7 | 2.04% |
| RANDOLPH | All Grades | 508 | 492 | 521 | 547 | 39 | 7.68% |
| Randolph Grade/Middle School | Pre-K thru 8 | 333 | 308 | 324 | 341 | 8 | 2.40% |
| Randolph High School | 9 thru 12 | 175 | 184 | 197 | 206 | 31 | 17.71% |
| RIO COMMUNITY | All Grades | 571 | 557 | 556 | 516 | (55) | (9.63%) |
| Rio Elementary School | Pre-K thru 5 | 265 | 273 | 267 | 253 | (12) | (4.53%) |
| Rio Middle/High School | 6 thru 12 | 306 | 284 | 289 | 263 | (43) | (14.05%) |
| SAUK PRAIRIE | All Grades | 2,621 | 2,625 | 2,672 | 2,639 | 18 | 0.69% |
| Black Hawk Elementary | K thru 2 | 127 | 126 | 126 | 120 | (7) | (5.51%) |
| Grand Avenue Elementary | 3 thru 5 | 398 | 397 | 389 | 403 | 5 | 1.26% |
| Merrimac Elementary | K thru 4 | 75 | 69 | 71 | 51 | (24) | (32.00%) |
| Spruce Street Elementary | PK thru 2 | 389 | 348 | 365 | 368 | (21) | (5.40%) |
| Tower Rock Elementary | 3 thru 5 | 110 | 123 | 107 | 112 | 2 | 1.82% |
| Sauk Prairie Middle School | 6 thru 8 | 683 | 703 | 683 | 654 | (29) | (4.25%) |
| Sauk Prairie High School | 9 thru 12 | 839 | 859 | 931 | 931 | 92 | 10.97% |
| SUN PRAIRIE | All Grades | 4,776 | 4,931 | 4,987 | 5,240 | 464 | 9.72% |
| Bird Elementary | PK thru 5 | 405 | 384 | 444 | 480 | 75 | 18.52% |
| Eastside Elementary | PK thru 5 | 382 | 489 | 473 | 483 | 101 | 26.44% |
| Northside Elementary | PK thru 5 | 430 | 451 | 414 | 512 | 82 | 19.07% |
| Royal Oaks Elementary | PK thru 5 | 571 | 484 | 487 | 529 | (42) | (7.36%) |
| Westside Elementary | PK thru 5 | 378 | 452 | 433 | 435 | 57 | 15.08% |
| Patrick Marsh Middle School | 6 thru 8 | 547 | 554 | 582 | 587 | 40 | 7.31% |
| Prairie View Middle School | 6 thru 8 | 514 | 536 | 557 | 584 | 70 | 13.62% |
| Sun Prairie High School | 9 thru 12 | 1521 | 1535 | 1,552 | 1593 | 72 | 4.73% |
| Sun Prairie Alternative High School | 9 thru 12 | 28 | 40 | 37 | 28 | 0 | 0.00% |
| Dane County Transition High School | 9 thru 12 | 0 | 6 | 8 | 9 | 9 | 100.00% |
| WISCONSIN DELLS | All Grades | 1,779 | 1,735 | 1,777 | 1,724 | (55) | (3.09%) |
| Lake Delton Elementary | K thru 5 | 207 | 213 | 199 | 195 | (12) | (5.80%) |
| Neenah Creek Elementary | K thru 5 | 99 | 93 | 86 | 83 | (16) | (16.16%) |
| Spring Hill Elementary | Pre-K thru 5 | 467 | 430 | 445 | 430 | (37) | (7.92%) |
| Spring Hill Middle School | 6 thru 8 | 412 | 412 | 443 | 420 | 8 | 1.94% |
| Wisconsin Dells High School | 9 thru 12 | 584 | 577 | 592 | 579 | (5) | (0.86%) |
| Kilbourn Academy | 9 thru 12 | 10 | 10 | 12 | 17 | 7 | 70.00% |

Source: Wisconsin Department of Public Instruction

In addition to public schools, Columbia County is served by ten private schools. These private schools consist mainly of schools associated with local churches. Most of the private schools provide instruction up to the eighth grade level with the exception of the Wisconsin Academy in the Town of Columbus that provides instruction for grades 9 through 12. None of these facilities are located in the Town of Randolph, however these facilities do provide opportunities for private school education to those Town residents that seek it. Table 4-6 provides enrollment information for private schools serving Columbia County and the Town of Randolph.

TABLE 4-6
Private School Enrollment, Columbia County

| Community/School | Grades | 2000-2001 | 2001-2002 | 2002-2003 | 2003-2004 | # Change 2000 - 2004 | % Change 2000 -2004 |
|--------------------------------|-------------------|------------|------------|------------|------------|----------------------|---------------------|
| City of Columbus | | | | | | | |
| Petersen Elementary | 01 thru 07 | 12 | 15 | 21 | 23 | 11 | 91.7 |
| Saint Jerome Parochial | KG thru 08 | 162 | 162 | 156 | 151 | (11) | (6.8) |
| Wisconsin Academy | 09 thru 12 | 135 | 126 | 114 | 112 | (23) | (17.0) |
| Zion Lutheran School | PK thru 08 | 107 | 99 | 92 | 81 | (26) | (24.3) |
| Village of Pardeeville | | | | | | | |
| St. Johns | PK thru 02 | N/A | 26 | 27 | 38 | 12 | 46.2 |
| City of Portage | | | | | | | |
| Saint John's Lutheran | PK thru 08 | 167 | 151 | 124 | 120 | (47) | (28.1) |
| Saint Mary Catholic | PK thru 08 | 154 | 144 | 134 | 136 | (18) | (11.7) |
| Village of Randolph | | | | | | | |
| Faith Christian | KG thru 08 | 27 | 29 | 31 | 35 | 8 | 29.6 |
| Randolph Christian | PK thru 08 | 145 | 139 | 127 | 115 | (30) | (20.7) |
| City of Wisconsin Dells | | | | | | | |
| Trinity Lutheran School | PK thru 06 | 52 | 65 | 70 | 72 | 20 | 38.5 |
| Totals: | All Grades | 961 | 956 | 896 | 883 | (104) | (10.82) |

Source: Wisconsin Dept of Public Instruction

Residents of the Town of Randolph also have access to a variety of post-secondary schools and technical colleges. Madison Area Technical College has a campus in the City of Portage, with its main campus 40 miles away in the City of Madison. The Moraine Park Technical College has a campus in the City of Beaver Dam. The University of Wisconsin has a two-year center in the City of Baraboo in Sauk County. The UW Madison campus is a four-year campus, located approximately 40 miles from the Town in the City of Madison, and is one of two doctoral universities in the UW System. Another four-year campus, UW Stevens Point, is located 60 miles north of Columbia County in the City of Stevens Point. UW Oshkosh is located 50 miles northeast in Oshkosh. In addition, Ripon College in the City of Ripon, Marion College in the City of Fond du Lac and Edgewood College in the City of Madison are located approximately 40 miles from Columbia County.

4.4.17 Other Governmental Facilities

A variety of other governmental facilities provide services to the Town of Randolph. Many of these facilities are listed below:

4.4.17.1 Randolph Town Hall

Each Town government in Columbia County operates a town hall. The town halls are used to conduct town government meetings and to serve as an administrative office for each town. The Town of Randolph Town Hall is located on County Highways EF in the Village of Friesland. The facility is 1,800 sq feet and was constructed in 1968. No plans for a new facility exist at this time, however the existing facility may need remodeling in the near future to help conserve energy. The locations of

town halls in Columbia County including the Town of Randolph are illustrated on Map 4-11 in Appendix I.

4.4.17.2 Columbia County Administrative Facilities

Columbia County maintains several public buildings or facilities. Most of these facilities are located in the City of Portage and the Village of Wyocena. These facilities serve all parts of Columbia County including the Town of Randolph. Columbia County's public buildings and facilities are listed below. The locations of Columbia County's public buildings or facilities are illustrated on Map 4-11 in Appendix I.

- ◆ Carl C. Frederick Administration Building

The Carl C. Frederick Administration Building is located at 400 DeWitt Street in Portage.

This facility houses the following departments: Building & Grounds, Accounting, Corporate Counsel, County Clerk, County Treasurer, District Attorney, Land Information, Planning & Zoning, Register of Deeds, Veterans Service, Real Property Lister, Circuit Courts, Clerk of Circuit Court, Child Support, Court Commission and Register in Probate.

- ◆ Health and Human Services Building

The Health and Human Services building is located at 2652 Murphy Road in Portage.

This facility houses the Health and Human Services Department.

- ◆ Columbia County Annex Building

The Columbia County Annex Building is located at 120 W. Conant Street in Portage.

This facility houses the following departments: Human Resources, Land & Water Conservation, Management Information Services, University of Wisconsin Extension Service and Dairy Herd Improvement Agency.

- ◆ Highway and Transportation Department

The Highway and Transportation Department is located at 303 W. Old Hwy 16 in Wyocena.

This facility houses the Highway and Transportation Department. The Highway and Transportation Department also maintains five satellite shops at Cambria, Columbus, Lodi, Portage and Poynette.

- ◆ Columbia County Economic Development Corporation

Economic Development is located at 311 E. Wisconsin, Suite 108 in Portage. This facility houses the Columbia County Economic Development Corporation.

- ◆ Columbia County Jail

The Columbia County Jail is located at 403 Jackson Street in Portage. The Columbia County Jail expansion project was approved as part of a \$20 million dollar bonding resolution in 2003. The project is being constructed on the site of the former Sheriff's Department Administrative Building and Columbia County Job Service Building that were demolished for the jail expansion project. The new structure will be 76,000 sq. ft and have five stories. The facility will include a 192-beds for housing county inmates under the Huber provision. The lower level will include a kitchen, laundry facility, male/female locker rooms, a booking area and two administrative offices. The existing jail and new addition will be connected with a hallway to accommodate the transfer of food and laundry. The project is scheduled to be completed by the beginning of July 2005.

◆ Law Enforcement Center

The Law Enforcement Center is located at 711 E. Cook Street in Portage.

This facility houses the County Sheriff's Department and dispatch center, Corner's Office, Emergency Management Office and ARC of Columbia County. The Law Enforcement Center is located in the former John Roche Building that was remodeled as part of the Columbia County Jail expansion project. The former Sheriff's Department Administrative Building was demolished as part of the project.

◆ Solid Waste Facility

The Solid Waste facility is located at W7465 Hwy 16 in Portage. This facility houses the Solid Waste Department and the County's composting and recycling facilities. These facilities were discussed in more detail in the Solid Waste Disposal and Recycling section of this element.

◆ ColumbiaHealth Care Center

Columbia Health Care Center is located at 323 W. Monroe Street in Wyocena. This facility is a County run 124 bed assisted living facility.

◆ Columbia County Fairgrounds

The Columbia County Fair Grounds are located in Veteran's Memorial Park in the City of Portage. This 41.9-acre park is located on the southeast portion of the City between Superior Street and Wauona Trail. The park includes five ball fields and Little League Baseball. The park also hosts many of Portage's citywide celebrations and major softball tournaments. It has play equipment, hockey rink, restroom facilities, showers, camping, and R.V. facilities.

4.4.17.3 Post Offices

Columbia County has 14 United States Post Offices that provide mail service to County residents. The locations of these Post Offices and their associated Zip Codes are listed below.

Zip Code

| | | | |
|------------|-------|-----------------|-------|
| Arlington | 53911 | Pardeeville | 53954 |
| Cambria | 53923 | Portage | 53901 |
| Columbus | 53925 | Poynette | 53955 |
| Doylestown | 53928 | Randolph | 53956 |
| Fall River | 53932 | Rio | 53960 |
| Friesland | 53935 | Wisconsin Dells | 53965 |
| Lodi | 53555 | Wyocena | 53969 |

4.4.17.4 Correctional Institutions

In 1986, the Wisconsin Department of Corrections opened a maximum-security prison in Portage, known as the Columbia Correctional Institution. It encompasses 110 acres of land and houses adult male felons. It has an operating capacity of 600 inmates and a current population of 825. The location of the Columbia Correctional Institution is illustrated on Map 4-11.

5.0 AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

This element contains information on the agricultural, natural, and cultural resources of the Town of Randolph. Items covered in this element include ground water, woodlands, prime agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors and surface water, floodplains, wetlands, wildlife habitat, mineral resources, open spaces, recreational areas, historical and cultural resources, and community design.

5.1 AGRICULTURAL, NATURAL, AND CULTURAL RESOURCE VISION

- ◆ The Town of Randolph's agricultural, natural and cultural resources are regarded as irreplaceable resources to be protected for future generations.

5.2 AGRICULTURAL, NATURAL, AND CULTURAL RESOURCE GOALS AND OBJECTIVES

Goal 1: Preservation of the most productive agricultural areas of the Town.

- Objective 1:* Preserve and protect the best agricultural soils by encouraging Columbia County to develop appropriate land use regulations.
- Objective 2:* Focus new development in areas that will not adversely impact productive farmland in the Town.
- Objective 3:* Review development proposals for potential impacts and encroachments on the land needed for agriculture.

Goal 2: Maintain, preserve, and enhance the Town's natural resources, scenic views and unique natural features.

- Objective 1:* Consider developing adequate storm water management plans and erosion control regulations to protect surface and groundwater resources with the Town.
- Objective 2:* Encourage the development of natural buffer areas along watercourses and drainage ways.
- Objective 3:* Discourage the application of chemicals and land spreading along watercourses and drainage ways.
- Objective 4:* Protect the integrity of the Town's environmental corridors from the negative impacts of development.
- Objective 5:* Encourage Columbia County to develop appropriate land use regulations to provide protection to the sensitive natural resource areas included in the environmental corridors.
- Objective 6:* Consider the impacts of development on the habitat of rare, threatened or endangered species or natural communities.
- Objective 7:* Prohibit the construction of new structures in the FEMA 100-year floodplains and the rebuilding of structures that are seriously deteriorated, damaged or destroyed.
- Objective 8:* Discourage concentrated animal numbers in the FEMA 100-year floodplains, but encourage other forms of agriculture.
- Objective 9:* Protect wetlands from siltation and runoff by encouraging a buffer area around all WDNR designated wetlands.
- Objective 10:* Prohibit further draining or filling of wetlands.
- Objective 11:* Discourage agricultural cultivation in wetlands.

- Objective 12:* Encourage the proper management of forestlands in the Town and discourage the clear cutting of any existing woodlots.
- Objective 13:* Control development in areas that possess valuable wildlife habitat.

Goal 3: The preservation of Town's historic and cultural resources.

- Objective 1:* Prohibit development on identified archeological and burial sites.
- Objective 2:* Evaluate the impacts of development proposals on historic buildings and sites in the Town and mitigate those impacts whenever possible.
- Objective 3:* Encourage Columbia County to create and maintain an inventory of the remaining historic and archeological sites and structures throughout the County.
- Objective 4:* Assist local organizations in the promotion of historic and cultural resources within the Town.
- Objective 5:* Assist local historical societies and museums in preserving structures and artifacts that reflect the Town's past.

5.3 AGRICULTURAL, NATURAL, AND CULTURAL RESOURCE PROGRAMS

5.3.1 Farmland Preservation

The Farmland Preservation Program is a State program to provide tax relief to farmers and promote proper soil conservation practices. In the Town of Randolph, farmers can participate in the program through a farmland preservation agreement between the farmer and the State. Under a Farmland Preservation Agreement farmers with parcels of 35 acres or greater can qualify for a tax credit if they sign a contract agreeing not to develop their land during the contract period. In addition, the land being entered into the agreement must be designated as an Agricultural Area to be Preserved in the Columbia County Farmland Preservation Plan and have an approved soil conservation plan in order to be eligible. In Columbia County, the Towns of Randolph and Scott are the only Towns without zoning and therefore the only Towns in which farmers are eligible to enter into Farmland Preservation Agreements. In the Towns of Randolph and Scott, 98 farmers currently participate in the Farmland Preservation Program through Farmland Preservation Agreements encompassing over 9,500 acres.

One way in which the Town can attempt to preserve its rural character and agricultural heritage is to encourage more farmers to participate in the Farmland Preservation Program. Map 5-1 in Appendix I shows the lands in the Town of Randolph that are enrolled in the Farmland Preservation Program.

5.3.2 Conservation Reserve Program (CRP)

The Conservation Reserve Program (CRP) is the Federal Government's largest environmental improvement program in existence. Administered by the U.S.D.A., the purpose of the program is to reduce erosion, increase wildlife habitat, improve water quality, and increase forestland. CRP is a voluntary approach to improving the environment using partnerships between government and private landowners. The program provides incentives to farmers (and ranchers) for establishing conservation practices which benefit resources both on and off the farm. Incentives are in the form of annual rental payments and cost-share assistance in return for establishing long-term resource-conserving cover on eligible lands. Rental payments are based on the agricultural rental value of the land, and cost-share assistance is provided in an amount up to 50 percent of the participant's costs to establish approved practices. The contract duration is from ten years up to 15 years (if planting hardwood trees, restoring cropped wetlands, etc.), and is transferable with a change in ownership.

To be eligible, land must:

- have been planted or considered to be planted for two years of the five most recent crop years,
- be marginal pasture land that is either enrolled in the Water Bank Program or is suitable for use as a riparian buffer to be planted to trees.

In addition, the cropland must meet at least one of the following conditions:

- be highly erodible
- cropped wetland
- subject to scour erosion
- located in a national or state CRP conservation priority area (all of Columbia County)
- cropland associated with non-cropped wetlands.

5.3.3 Managed Forest Law and Forest Crop Law

The Wisconsin Managed Forest Law was created in 1985 from the combination of two previous laws, the Forest Crop Law and the Woodland Tax Law. The Managed Forest Law is designed to give tax credit to owners of forestlands at least ten acres in size to prevent premature cutting of timber for short run economic gain. In exchange for the tax credit, the landowner agrees not to burn or graze the land and to only harvest the timber under the direction of a trained forester. The landowner can also agree to open the land to public hunting, fishing, and other outdoor recreation in exchange for a larger tax credit. The idea behind the Managed Forest Law is to encourage the growth of future commercial crops through sound forestry practices. At the same time, the program takes into account the individual property owners' objectives and society's needs for compatible recreational activities, forest aesthetics, wildlife habitat, erosion control, and protection of endangered resources.

The Forest Crop Law, enacted in 1927, was the precursor to the Managed Forest Law. The guidelines of the two programs are very similar to one another except that the Forest Crop Law was directed toward landowners with large forested parcels. The Forest Crop Law Program is no longer open to new participants, except through purchase of land which is currently under contract. As the contracts expire landowners may switch over to the Managed Forest Law Program.

In Columbia County, 292 landowners with approximately 19,148 acres of woodlands are enrolled in the Managed Forest Law Program including eight landowners with approximately 414 acres of woodlands in the Town of Randolph. Encouragement of the Managed Forest Law program is another way the Town of Randolph can help to preserve its rural character. Map 5-9 in Appendix I illustrates the locations of the parcels with woodlands enrolled under these programs in the Town of Randolph.

5.3.4 Wetlands Reserve Program

The Wetlands Reserve Program (WRP) is a voluntary program to restore and protect wetlands on private property. It is an opportunity for landowners to receive financial incentives to restore wetlands that have been drained for agriculture. Landowners who choose to participate in WRP may sell a conservation easement or enter into a cost-share restoration agreement with United States Department of Agriculture (USDA) to restore and protect wetlands. The landowner voluntarily limits future use of the land, yet retains private ownership. The landowner and Natural Resources Conservation Service (NRCS) develop a plan for the restoration and maintenance of the wetland. The program offers landowners three options: permanent easements, 30-year easements, and restoration cost-share agreements of a minimum 10-year duration. In the Town of Randolph, two properties are currently enrolled in the WRP. Encouragement of the Wetlands Reserve Program is yet another way for the Town of Randolph to help preserve its rural character.

5.3.5 National and State Registers of Historic Places

The National Register of Historic Places is the official national list of historic properties in America worthy of preservation and is maintained by the National Park Service in the U.S. Department of the Interior. The State Register of Historic Places is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage and is maintained by the Division of Historic Preservation at the State Historical Society of Wisconsin. Both listings include sites, buildings, structures, objects and districts that are significant in national, state or local history, architecture, archeology, engineering and culture.

These programs give honorary recognition to properties that retain their historic character and are important to understanding local, state, or federal history. Listing provides tangible benefits to private property owners and helps assist them in preserving their properties. The principal benefit to the property owner is the knowledge that they are helping to preserve local, state and national heritage. To assist the property owner, the state and federal governments also provide a number of more tangible benefits as listed below:

- eligibility for state and federal income tax credits for rehabilitating historic properties.
- eligibility for federal grants, when available.
- consideration in the planning of federally assisted and state assisted projects, as well as projects of local governments and school boards, when those projects affect the property.
- eligibility to use the state's Historic Building Code, which may facilitate rehabilitation.
- qualification for state and federal charitable income tax deductions for the donation of historic preservation easements.
- eligibility for official State Register of Historic Places plaques.

Listing a property in the registers does not impose restrictions on the private property owner. The private owner is free to sell, alter or demolish the property. However, if the property owner is utilizing any public federal or state funding or assistance, the proposed projects are reviewed to ensure that historic values of the property are taken into consideration.

5.3.6 Wisconsin Historical Society – Division of Historic Preservation Subgrant Program

The Division of Historic Preservation within the State Historical Society offers grants to local units of government and non-profit organizations to conduct detailed architecture and history surveys. Funds are provided for surveys to identify and evaluate historical, architectural and archaeological resources, nominating properties and districts to the National Register of Historic Places, and carrying out a program of comprehensive historic preservation planning and education. The results for these surveys form the foundation for community historic preservation programs. Before a community can work to preserve historic resources it must know about these resources and why they are important. The surveys typically look at all of the historic properties in a community and then identify which ones are significant and potentially eligible for listing in the State and National Registers of Historic Places. Additional grants are available to communities that have a historic preservation program which is certified by the Wisconsin Historical Society.

5.3.7 Historic Preservation Tax Credits for Income-Producing Historic Buildings

Owners of historic income-producing properties in Wisconsin may be eligible for two income tax credits that can help pay for their building's rehabilitation. The Wisconsin Historical Society's Division of Historic Preservation administers both programs in conjunction with the National Park Service. The two programs are:

Federal Historic Preservation Credit. This program returns 20 percent of the cost of rehabilitating historic buildings to owners as a direct reduction in their federal income taxes.

Wisconsin Supplemental Historic Preservation Credit. This program returns an additional five percent of the cost of rehabilitation to owners as a discount on their Wisconsin state income taxes. Owners that qualify for the Federal Historic Preservation Credit automatically qualify for the Wisconsin supplement if they get NPS approval before they begin any work.

To qualify for the Federal Historic Preservation Credit, a property owner must:

- Own a historic building. A building is considered “historic” if it is listed on the National Register of Historic Places or if the NPS determines that it contributes to the character of a National Register historic district. A building can also receive a preliminary determination of eligibility for the Register from the NPS through the tax credit application process. The owner must later formally list the property on the National Register.
- Use the building for income-producing purposes. Income-producing buildings are those used in a trade or business or for the production of rental income.
- Formally apply to the Division of Historic Preservation. Application materials can be obtained through the DHP or through the NPS Web site.
- Rehabilitate the building in accordance with program standards. Program standards are the Secretary of Interior’s “Standards for Rehabilitation”. The NPS, in conjunction with the Division of Historic Preservation, determines if a project meets the “Standards”.
- Spend a minimum amount of money on the rehabilitation. An owner must spend at least an amount equal to the building’s depreciated value or \$5,000, whichever is greater. This amount of money must be spent in a two-year period. Phased projects are allowed a five-year period.
- Claim the credit for only eligible expenses. The cost of all work on the historic buildings, inside and out, is eligible for the credit. The cost of site work, such as landscaping or paving, and the cost of work on non-historic additions are not eligible expenses.
- Maintain ownership of the building and maintain the building’s historic character for five years. The tax credit must be repaid to the IRS and to the Wisconsin Department of Revenue (DOR) if the building is sold or altered in a way that diminishes its historic character. Repayment is pro-rated over the five-year period after the building is placed in service.

5.3.8 Historic Home Owner’s Tax Credits

The Wisconsin Historical Society’s Division of Historic Preservation (DHP) administers a program of 25-percent state income tax credits for repair and rehabilitation of historic homes in Wisconsin. To qualify, your personal residence must be one of the following:

- Listed in the State or National Register;
- Contributing to a state or national register historic district; or
- Be determined through the tax credit application process to be eligible for individual listing in the state register.
- And you must spend at least \$10,000 on the following types of eligible work within a two-year period (a five-year expenditure period can be requested):
 - Work on the exterior of your house, such as roof replacement and painting, but not including site work such as driveways and landscaping;
 - Electrical wiring, not including electrical fixtures;
 - Plumbing, not including plumbing fixtures;
 - Mechanical systems, such as furnaces, air conditioning, and water heaters; and

- Structural work, such as jacking up floors.

5.3.9 Archeological Sites Property Tax Exemption Program

The State of Wisconsin's Archaeological Sites Property Tax Exemption Program was created in 1989 and is administered through the State Historical Society of Wisconsin. The program provides property tax exemption for owners of archaeological sites listed in the National Register of Historic Places or the State Register of Historic Places. A site not included on one of these lists can be evaluated for inclusion on a list at the owner's request.

The purpose of the program is to provide an incentive for landowners to protect significant archaeological sites on their land. In exchange for the tax exemption, the landowners must agree to place a permanent protective covenant on the area of land that contains the archaeological site. The covenant does not discourage all uses of the land containing the archaeological site, but rather encourages the landowner to plan the use of the land to avoid disturbing the site area. No landowners in the Town of Randolph currently participate in the program. Encouragement of this program can help to preserve open spaces and the cultural heritage of the Town by preventing development on these lands.

5.4 AGRICULTURAL, NATURAL, AND CULTURAL RESOURCE AREAS

5.4.1 Ground Water and Aquifers

The Town of Randolph has a large untapped supply of good quality groundwater found in layers of porous subsoil and bedrock known as aquifers. The water in an aquifer travels underground from its source to a discharge point such as a well, wetland, spring or lake. These aquifers supply the water to Town residents through private and municipal wells.

Land use decisions can have impacts on ground water, as anything that is spilled or spread on the ground can impact the quality of the ground water. As a result, pollution of the ground water aquifers is a very real threat to the Town's water supplies. Listed below are some potential sources of ground water pollution found in the Town:

- o Over concentration of septic tanks.
- o Poor site location of concentrated feedlots.
- o Water supplies are obtained from shallow wells screened just below the water table.
- o High water table close to the land surface.
- o The soil is permeable and the pollutant moves downward readily into the aquifer.
- o Aquifers that consist of highly permeable sand and gravel or fractured rock.
- o Shallow aquifers underlain by impermeable clay or crystalline rocks.
- o Excessive and improper application of chemical fertilizers.

Problems such as these will need to be addressed in order to ensure clean drinking water supplies now and into the future.

The University of Wisconsin Geological and Natural History Survey has conducted statewide surveys of river basins in Wisconsin. This inventory includes an examination of ground water in each basin. Columbia County is situated within three river basins, the Rock-Fox Basin, the Wolf-Fox Basin, and the Wisconsin River Basin. Parts of the Town of Randolph are located within all three of these river basins. Below is a summary of the ground water resources for these river basins as inventoried by the Wisconsin Geological and Natural History Survey. The summary describes the glacial-drift and bedrock aquifers in each river basin and describes the availability and quality of ground water from the aquifers.

5.4.1.1 The Rock-Fox River Basin

◆ Glacial-Drift Aquifer

Sand and gravel in the basin constitute a major source of ground water. Several thousand gallons of water per minute have been obtained from drilled wells in outwash sand and gravel, where the aquifer is thick and underlies a perennial stream. Buried sand and gravel aquifers yield from 10 to 500 gallons per minute. Water generally has dissolved solids from 200 to 500 parts per million. The ground water is generally of good quality and is usable for most purposes. High concentrations of iron may be locally found. These concentrations are most prevalent in poorly drained areas. Ground water in deposits of sand overlain by poorly permeable till is more highly mineralized but is generally protected from pollution.

◆ Bedrock Aquifer

Wells may yield from 10 to 2,000 gallons per minute depending upon the rock unit. The sandstone is the most widely used aquifer in the basin for high capacity wells. This sandstone aquifer is used for all of the municipal wells in Columbia County within the Rock-Fox River Basin. Ground water is generally of good quality and is usable for most purposes. Water generally has dissolved solids from 150 to 550 parts per billion. Water hardness is a problem in some areas.

5.4.1.2 The Wolf-Fox River Basin

◆ Glacial-Drift Aquifer

Water availability from glacial deposits differs greatly within small areas. The best glacial-drift aquifers are thick sands and gravels outwash laid down by melt water from glaciers. Clay and silt that were deposited in glacial lakes restrict water movement and are not a good aquifer. Depending upon the thickness of the drift, yields from 5 to 100 gallons per minute can be obtained from properly constructed wells. Water in the glacial drift aquifers generally has dissolved solids that range from 100 to 300 parts per million. Higher concentrations are found locally. The quality of water in the aquifer is controlled by the type of water, type of rocks, and the rate of water movement. Water is of the calcium magnesium bicarbonate type. The water is moderately hard and excessive iron is a problem. Water from these aquifers generally is suitable for most domestic, municipal, and industrial uses.

◆ Bedrock Aquifer

The sandstones of Cambrian Age, the Prairie Du Chien Groups, and the St. Peter Sandstones form the principal bedrock aquifers. Properly constructed wells may yield from 500 to 1,000 gallons per minute. Water in the bedrock aquifers generally range from 200 to 400 parts per million of dissolved solids. The water is of the calcium magnesium bicarbonate. The water is hard and in some places iron is a problem. Water from the bedrock aquifers generally is suitable for most domestic, municipal, and industrial uses.

5.4.1.3 *The Wisconsin River Basin*

- ◆ Glacial-Drift Aquifer

Properly constructed wells may yield up to 2,000 gallon per minute. Generally, sand and gravel aquifers are from 100 to 250 feet thick. Water is withdrawn readily from the aquifer because of the shallow depth to water and the high permeability of the aquifer. Withdrawing large quantities of water from wells tapping the sand and gravel aquifer lowers water levels in other wells as much as 20 feet and affects water levels to a lesser amount up to a radius of half a mile. Water generally averages about 210 parts per million of dissolved solids. The water is usable for most domestic and industrial needs without treatment. The water is very hard and of the magnesium bicarbonate type.

- ◆ Bedrock Aquifer

The underlying sandstone aquifer can supply yields ranging from 500 to 1,000 gallons per minute. The sandstone aquifer is composed of a thick sequence of sandstone, shale, siltstone, and dolomites. Generally the lower part of the aquifer is more permeable. Withdrawing large quantities of water from wells tapping the sandstone aquifer lowers water levels in wells as much as 200 feet and affects water levels to a lesser amount up to a radius of 2 miles. The ground water is very hard and is of the calcium magnesium bicarbonate type. The water contains about 280 parts per million of dissolved solids. The water is usable for most domestic and industrial wastes without treatment.

5.4.2 Bedrock Geology

The bedrock of Columbia County contains the following geologic units: Upper Cambrian Sandstone Formations, St. Peter Sandstone, Prairie Du Chien Dolomite Group, Galena-Platteville Dolomite, and Precambrian rocks. Four of these bedrock geological units, Upper Cambrian Sandstone Formations, St. Peter Sandstone, Prairie Du Chien Dolomite Group, Galena-Platteville Dolomite are found in the Town of Randolph. Map 5-2 in Appendix I illustrates the generalized distribution of these geologic units within the Town. Below is a brief and generalized description of the bedrock formations found in the Town of Randolph.

5.4.2.1 *Upper Cambrian Sandstone Formations (Cambrian Age)*

More than 50 percent of Columbia County is underlain by bedrock formations of the Cambrian system. These formations for the most part consist of sandstone. There are four major formations within the Cambrian Systems. They are in descending order as follows:

- ◆ Ordan Sandstone

Consists primarily of sandstone which is sometimes cemented with dolomite. The Jordan may be up to 50 feet thick, but commonly less than 30 feet thick.

- ◆ St. Lawrence Dolomite

This formation consists predominantly of a dolomitic sandstone. It may be to 80 feet, but is generally less than 40 feet.

- ◆ Lone Rock Sandstone

Consists primarily of sandstone. Siltstone is sometimes encountered.

◆ Elk Mound Group

Sandstone is dominant, but siltstone may also be present.

5.4.2.2 *St. Peter Sandstone (Ordovician Age)*

The St. Peter Sandstone occurs in the eastern part of the County beneath the Galena-Platteville Dolomite. Good exposures of the St. Peter Sandstone also occur at the surface in the form of bedrock knolls in the southern part of the Town of Arlington. Other areas where this formation occurs are shown on the bedrock map. They are buried under many feet of glacial drift and the Galena-Platteville Dolomite. The St. Peter Sandstone has been described as being a light-colored buff to reddish, friable, sandstone, which varies in thickness from 0 to 100 feet or more.

5.4.2.3 *Prairie Du Chien Dolomite Group (Ordovician Age)*

This Prairie du Chien Dolomite consists of thick bedded, porous dolomite which commonly contains chert. Locally, above the Prairie du Chien there is found a whitish or purplish shale which grades into red sandstone. The Prairie du Chien Dolomite underlies the eastern and southern part of the County with small scattered outliers being found further west and north. In the area west of Lodi, it caps the prominent hills.

5.4.2.4 *Galena-Platteville Dolomite (Ordovician Age)*

Only small remnants of the Galena-Platteville Dolomite are found in Eastern Columbia County. The largest are, according to the bedrock geology map, is in the southeastern part of the County. This Galena-Platteville consists of a buff-to gray, thick to thin-bedded dolomite that has an abundance of chert nodules at certain horizons. In Columbia County the thickness of the unit ranges from 0 to 50 feet. It is much more extensive to the east in Dodge County where it forms the major portion of the bedrock surface.

5.4.3 Soils

The Town of Randolph's soils are a product of the deposits left by the last glacial ice age that ended approximately 12,000 years ago. The Town's soils are composed of varying proportions of sand, gravel, silt, clay, and organic material resulting in soil composition that varies from one location to the next. As a result of these variations, the Soil Conservation Service within the United State Department of Agriculture has classified the soils in the County into groups called "soil associations". A soil association is an area that has a distinct and proportional pattern of soils. The soils in Columbia County have been grouped into 11 broad soil associations, five of which are found within the Town of Randolph. Map 5-3 illustrates the locations of the soil associations in Town of Randolph. These associations are generalized areas and have three important limitations:

- Each group contains areas of other soils in addition to those named.
- The soils in any one association may have a wide range in properties.
- Soil associations are too general to be used for specific site planning.

The information provided by the soil associations is useful in identifying suitable areas for a particular type of land use and for a general guide in determining suitable community growth areas, locating appropriate areas for recreational uses, and for the management of natural resources. However, the composition of the soils at a particular site must be evaluated prior to any development due to the varying limitations of each soil type. The characteristics of the five soil associations found in Town of Randolph are described briefly as follows:

◆ Plano-Griswold-Saybrook Association

This association comprises about 16 percent of the County's area. In the Town of Randolph, these soils generally occur in the south-central and eastern portions of the Town. The soils in this association are characterized as well drained and moderately well drained silty soils that have a silty or loamy subsoil and are underlain by sandy loam glacial till. These soils are well suited for crops. Generally this soil association is suitable for onsite sewage disposal and basements.

◆ St. Charles, Ossian, Dodge Association

This association comprises about 15 percent of the County's area. In the Town of Randolph, these soils generally occur in the southwestern portions of the Town. The soils in this association are characterized as well drained, moderately well drained, and poorly well drained silty soils that have a silty subsoil and are underlain by sandy loam glacial till or silty sediment. These soils are well suited for crops. Generally the St. Charles and Dodge soils in this association are suitable for onsite sewage disposal and basements. The Ossian soils in this association are not suitable for onsite sewage disposal and basements because of a high water table.

◆ Lapeer-Wyocena Association

This association comprises about 22 percent of the County. In the Town of Randolph, these soils generally occur in the northwestern portion of the Town. The soils in this association are characterized as well drained loamy and sandy soils that have a loamy subsoil and are underlain by sandy loam or loamy sand glacial till. The soils of this association have limited suitability for crops with large areas in permanent pasture. Generally the soils in this association are suitable for onsite sewage disposal and basements in areas without excessive slope.

◆ Grellton-Gilford-Friesland Association

This association comprises about 10 percent of the County. In the Town of Randolph, these soils generally occur in the north-central portion of the Town. The soils in this association are characterized as well drained, moderately well drained, and poorly drained loamy soils that have a dominantly loamy subsoil and are underlain by sandy loam glacial till, stratified silt and sand, or silty sediment. Most of the soils of this association are suitable for crops. The Grellton and Gilford soils in this association are not suitable for onsite sewage disposal and basements due to a high water table. The Friesland soils have limited suitable for onsite sewage disposal and basements.

◆ Houghton-Adrian-Palms Association

This association comprises about eight percent of the County. In the Town of Randolph, these soils generally occur in a small area in the north-central portion of the Town. The soils in this association are characterized as very poorly drained soils that are underlain in places by sandy or loamy sediments. All soils in this association are poorly suited for crops however where they can be drained these soils are used to grow crops such as potatoes, mint, and sod. Generally the soils in this association are not suitable for onsite sewage disposal and basements due to a high water table and flooding potential.

5.4.4 Productive Agricultural Areas

Soil type is the largest determining factor in the productivity of agricultural areas. The soils in Columbia County including the Town of Randolph are classified by the United State Department of Agriculture based upon their suitability for agricultural use. This classification is based upon criteria such as crop production potential, soil conditions, and other basic production related criteria. Soils are rated between Class I and Class VIII, with Class I, II, and III generally being considered good soils for agriculture. Class I, II, and the best soils of Class III are generally recognized as prime agricultural soils, while the

remainder of the soils in Class III are generally recognized as unique farmland or farmland of statewide importance. In general, areas of the County that are not classified as Class I, II, and III soils include water bodies, wetlands, areas of steep slopes, and bedrock escarpments.

Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. Unique farmland is land other than prime farmland that is used for the production of specific high-value food and fiber crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high-quality and/or high yields of a specific crop when treated and managed according to acceptable farming methods. Examples of such crops are citrus, tree nuts, olives, cranberries, fruit, and vegetables. Farmlands of statewide importance include those that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce as high a yield as prime farmlands if conditions are favorable.

Protection of the best remaining farmland for agricultural purposes was shown to be of high importance to County residents in the Public Opinion Survey. However, the development of non-farm uses on agricultural lands continues to threaten the supply of the best agricultural soils in the County and the Town. In an effort to identify and recognize the most productive agricultural soils in the Town, this plan identifies prime farmland as defined by the US Department of Agriculture as productive agricultural areas. Prime farmland generally consists of Class I, II, and the best soils of Class III. Map 5-4 in Appendix I illustrates the prime agricultural soils in Town of Randolph.

While soil type is an important component to agriculture, other issues such as the availability of space to farm, the distance from other competing land uses, the availability of adequate transportation, etc. also effect the viability of farming in the Town. Efforts should be made to examine the issues facing agriculture as a comprehensive package that looks at the future viability of farming in the Town including the preservation of the best and most productive soils.

5.4.5 Environmental Corridors

Environmental Corridors are areas that contain unique natural resource components that can be seriously impacted by intense development and should be preserved and protected. The Environmental Corridors include many of the most environmentally sensitive lands and provide a continuous linear system of open space. The protection and preservation of these areas is intended to serve several functions including: the protection of surface and groundwater quality and recharge areas; reducing the potential damage from floods and storm water runoff; the protection of sensitive natural resource areas; and the maintenance of important wildlife habitats or recreational areas. Map 5-5 in Appendix I illustrates the locations of Environmental Corridors in Town of Randolph.

The Environmental Corridors include the following areas:

- floodplains
- wetlands
- 35 foot buffers along all lakes, ponds, rivers, streams, and drainage ways
- publicly owned lands and parks
- steep slopes over 12%
- shallow soils to bedrock
- woodlots 20 acres or greater

5.4.6 Rare, Threatened, and Endangered Species and Natural Communities

Columbia County contains many rare, threatened, and endangered species of plants and animals as well as a number of rare natural communities including some that are located within the Town of Randolph. Both the U.S. Fish and Wildlife Service and the Wisconsin DNR maintain lists of threatened and endangered species. The U.S. Fish and Wildlife Service classifies a species as “endangered “ when there is a danger of extinction within the foreseeable future throughout all or a significant portion of its range. A species is “threatened” when they are likely to become endangered in the foreseeable future. The Wisconsin DNR’s Bureau of Endangered Resources lists species as “endangered” when the continued existence of that species as a viable component of the State’s wild animals or plants is determined to be in jeopardy based on scientific evidence. A species is considered “threatened” when it appears likely, based on scientific information, that the species may become endangered in the foreseeable future. The DNR also lists species of special concern that are suspected to have some problem of abundance or distribution.

The U.S. Fish and Wildlife Service does not list any endangered or threatened species that are permanent inhabitants of Columbia County or the Town of Randolph. However, several threatened and endangered species, including the Bald Eagle and Whooping Crane, may use portions of the County or the Town during part of the year.

The Wisconsin DNR maintains a database on rare, threatened, and endangered species and natural communities throughout the State called the Wisconsin Natural Heritage Inventory. Included in the inventory are 155 rare, threatened, or endangered species and natural communities that are known to exist in Columbia County. This information is not available at the Town level. Table 5-1 lists the rare, threatened, and endangered species and natural communities from the inventory that are known to exist in the County. It should be noted that parts of the state including parts of Columbia County have not yet been inventoried and therefore the list is not a complete and comprehensive list.

The intent of including information in this plan on rare, threatened, and endangered species and natural communities in Columbia County and the Town of Randolph is to raise awareness that these resources are present. Further study on the impacts a particular development may have on rare, threatened, or endangered species and natural communities may be needed in areas known to contain these resources. Consideration should be given to requiring review if developments are taking place in a habitat that might contain one of these species or natural communities.

TABLE 5-1
Known Rare, Threatened, and Endangered Species, and Natural Communities,
Columbia County, 2005

| Plants | | | | |
|-----------------------------|---|-----------------|----------------------|------------------------|
| Common Name | Species Name | Status | Year Observed | Number Observed |
| Yellow Giant Hyssop | <i>Agastache Nepetoides</i> | Threatened | 1992 | 1 |
| Yellow Giant Hyssop | <i>Agastache Nepetoides</i> | Threatened | 1967 | 2 |
| Prairie Sagebrush | <i>Artemisia Frigida</i> | Special Concern | 1905 | 3 |
| Woolly Milkweed | <i>Asclepias Lanuginosa</i> | Threatened | 1994 | 3 |
| Woolly Milkweed | <i>Asclepias Lanuginosa</i> | Threatened | 1932 | 1 |
| Maidenhair Spleenwort | <i>Asplenium Trichomanes</i> | Special Concern | N/A | 9 |
| Great Indian-Plantain | <i>Cacalia Muehlenbergii</i> | Special Concern | 1973 | 1 |
| Drooping Sedge | <i>Carex Prasina</i> | Threatened | 1992 | 2 |
| Hill's Thistle | <i>Cirsium Hillii</i> | Threatened | 1987 | 1 |
| Autumn Coral-Root | <i>Corallorrhiza Odontorhiza</i> | Special Concern | 1991 | 1 |
| Glade Fern | <i>Diplazium Pycnocarpon</i> | Special Concern | 1992 | 1 |
| Yellow Gentian | <i>Gentiana Alba</i> | Threatened | 1935 | 2 |
| Yellow Gentian | <i>Gentiana Alba</i> | Threatened | 1990 | 2 |
| Cliff Cudweed | <i>Gnaphalium Obtusifolium Var Saxicola</i> | Threatened | 1998 | 4 |
| Northern Oak Fern | <i>Gymnocarpium Jessoense</i> | Special Concern | N/A | 1 |
| Violet Bush-Clover | <i>Lespedeza Violacea</i> | Special Concern | 1992 | 4 |
| Rock Clubmoss | <i>Lycopodium Porophilum</i> | Special Concern | 1992 | 1 |
| Prairie False-Dandelion | <i>Nothocalais Cuspidata</i> | Special Concern | N/A | 17 |
| Brittle Prickly-Pear | <i>Opuntia Fragilis</i> | Threatened | N/A | 3 |
| Brittle Prickly-Pear | <i>Opuntia Fragilis</i> | Threatened | 1992 | 10 |
| Wilcox Panic Grass | <i>Panicum Wilcoxianum</i> | Special Concern | 1942 | 1 |
| Purple-Stem Cliff-Brake | <i>Pellaea Atropurpurea</i> | Special Concern | 1993 | 5 |
| Hooker Orchis | <i>Platanthera Hookeri</i> | Special Concern | 1908 | 5 |
| Christmas Fern | <i>Polystichum Acrostichoides</i> | Special Concern | 1940 | 2 |
| Prairie Parsley | <i>Polytaenia Nuttallii</i> | Threatened | 1974 | 1 |
| Prairie Parsley | <i>Polytaenia Nuttallii</i> | Threatened | 1927 | 1 |
| Bird's-Eye Primrose | <i>Primula Mistassinica</i> | Special Concern | 1977 | 2 |
| Lapland Azalea | <i>Rhododendron Lapponicum</i> | Endangered | 1991 | 2 |
| Fragrant Sumac | <i>Rhus Aromatica</i> | Special Concern | 1993 | 3 |
| Shadowy Goldenrod | <i>Solidago Sciaphila</i> | Special Concern | 1995 | 12 |
| Dwarf Huckleberry | <i>Vaccinium Cespitosum</i> | Endangered | 1861 | 3 |
| Yellow Screwstem | <i>Bartonia Virginica</i> | Special Concern | 1952 | 1 |
| Slim-Stem Small-Reedgrass | <i>Calamagrostis Stricta</i> | Special Concern | 1927 | 5 |
| False Hop Sedge | <i>Carex Lupuliformis</i> | Endangered | 1990 | 2 |
| Prickly Hornwort | <i>Ceratophyllum Echinatum</i> | Special Concern | 1932 | 1 |
| Small White Lady's-Slipper | <i>Cypripedium Candidum</i> | Threatened | 1986 | 4 |
| Small White Lady's-Slipper | <i>Cypripedium Candidum</i> | Threatened | 1884 | 3 |
| Small Yellow Lady's-Slipper | <i>Cypripedium Parviflorum</i> | Special Concern | 1995 | 2 |
| Showy Lady's-Slipper | <i>Cypripedium Reginae</i> | Special Concern | 1971 | 4 |
| Slenderleaf Sundew | <i>Drosera Linearis</i> | Threatened | 1872 | 5 |
| Engelmann Spike-Rush | <i>Eleocharis Engelmannii</i> | Special Concern | 1975 | 2 |
| Vasey Rush | <i>Juncus Vaseyi</i> | Special Concern | 1959 | 1 |
| Small Forget-Me-Not | <i>Myosotis Laxa</i> | Special Concern | 1993 | 1 |
| Georgia Bulrush | <i>Scirpus Georgianus</i> | Special Concern | N/A | 2 |
| Whip Nutrush | <i>Scleria Triglomerata</i> | Special Concern | 1993 | 6 |
| Sticky False-Asphodel | <i>Tofieldia Glutinosa</i> | Threatened | 1964 | 1 |
| Common Bog Arrow-Grass | <i>Triglochin Maritimum</i> | Special Concern | 1934 | 1 |

| Insects | | | | |
|----------------------------|------------------------------------|-----------------|----------------------|------------------------|
| Common Name | Species Name | Status | Year Observed | Number Observed |
| A Tiger Beetle | <i>Cicindela Macra</i> | Special Concern | N/A | 2 |
| A Tiger Beetle | <i>Cicindela Patruela Patruela</i> | Special Concern | N/A | 1 |
| A Burrowing Water Beetle | <i>Hydrocanthus Iricolor</i> | Special Concern | 1984 | 2 |
| A Predaceous Diving Beetle | <i>Lioporeus Triangularis</i> | Special Concern | 1985 | 2 |
| Broad-Winged Skipper | <i>Poanes Viator</i> | Special Concern | 1991 | 1 |
| Regal Fritillary | <i>Speyeria Idalia</i> | Endangered | 1996 | 1 |

| | | | | |
|-------------------------|----------------------------|-----------------|------|---|
| Dion Skipper | <i>Euphyes Dion</i> | Special Concern | 1989 | 1 |
| Mulberry Wing | <i>Poanes Massasoit</i> | Special Concern | 1990 | 2 |
| Green-Striped Darner | <i>Aeshna Verticalis</i> | Special Concern | 1991 | 1 |
| Amber-Winged Spreadwing | <i>Lestes Eurinus</i> | Special Concern | 1991 | 1 |
| Elegant Spreadwing | <i>Lestes Inaequalis</i> | Special Concern | 1989 | 1 |
| Royal River Cruiser | <i>Macromia Taeniolata</i> | Special Concern | 1995 | 1 |
| Black Meadowhawk | <i>Sympetrum Danae</i> | Special Concern | 1990 | 1 |
| Newman's Brocade | <i>Meroplen Ambifusca</i> | Special Concern | 1994 | 1 |
| Silphium Borer Moth | <i>Papaipema Silphii</i> | Endangered | 1995 | 1 |

Mammals

| Common Name | Species Name | Status | Year Observed | Number Observed |
|----------------------------|----------------------------------|-----------------|---------------|-----------------|
| Prairie Vole | <i>Microtus Ochrogaster</i> | Special Concern | 1974 | 3 |
| Western Harvest Mouse | <i>Reithrodontomys Megalotis</i> | Special Concern | 1969 | 2 |
| Franklin's Ground Squirrel | <i>Spermophilus Franklinii</i> | Special Concern | 1960 | 1 |

Birds

| Common Name | Species Name | Status | Year Observed | Number Observed |
|----------------------------|------------------------------|-----------------|---------------|-----------------|
| Grasshopper Sparrow | <i>Ammodramus Savannarum</i> | Special Concern | 1986 | 1 |
| Cerulean Warbler | <i>Dendroica Cerulea</i> | Threatened | 1987 | 2 |
| Loggerhead Shrike | <i>Lanius Ludovicianus</i> | Endangered | 1985 | 4 |
| Bell's Vireo | <i>Vireo Bellii</i> | Threatened | 1986 | 2 |
| Red-Shouldered Hawk | <i>Buteo Lineatus</i> | Threatened | 1987 | 26 |
| Yellow-Crowned Night-Heron | <i>Nyctanassa Violacea</i> | Threatened | 1987 | 1 |
| Black-Crowned Night-Heron | <i>Nycticorax Nycticorax</i> | Special Concern | N/A | 6 |
| Red-Necked Grebe | <i>Podiceps Grisegena</i> | Endangered | 1997 | 2 |

Fish

| Common Name | Species Name | Status | Year Observed | Number Observed |
|---------------------|--------------------------------|-----------------|---------------|-----------------|
| Lake Sturgeon | <i>Acipenser Fulvescens</i> | Special Concern | 1976 | 7 |
| Pirate Perch | <i>Aphredoderus Sayanus</i> | Special Concern | 1985 | 14 |
| Blue Sucker | <i>Cycleptus Elongatus</i> | Threatened | 1995 | 7 |
| Lake Chubsucker | <i>Erimyzon Sucetta</i> | Special Concern | 1980 | 3 |
| Western Sand Darter | <i>Etheostoma Clara</i> | Special Concern | 1994 | 7 |
| Banded Killifish | <i>Fundulus Diaphanus</i> | Special Concern | 1980 | 7 |
| Goldeye | <i>Hiodon Alosoides</i> | Endangered | 1990 | 2 |
| Black Buffalo | <i>Ictiobus Niger</i> | Threatened | 1980 | 7 |
| Longear Sunfish | <i>Lepomis Megalotis</i> | Threatened | 1925 | 1 |
| Redfin Shiner | <i>Lythrurus Umbratilis</i> | Threatened | 1925 | 3 |
| Speckled Chub | <i>Macrhybopsis Aestivalis</i> | Threatened | 1994 | 7 |
| Silver Chub | <i>Macrhybopsis Storeriana</i> | Special Concern | 1993 | 7 |
| Greater Redhorse | <i>Moxostoma Valenciennesi</i> | Threatened | 1978 | 1 |
| Pugnose Shiner | <i>Notropis Anogenus</i> | Threatened | 1925 | 3 |
| Weed Shiner | <i>Notropis Texanus</i> | Special Concern | 1978 | 12 |
| Pugnose Minnow | <i>Opsopoeodus Emiliae</i> | Special Concern | 1984 | 4 |
| Paddlefish | <i>Polyodon Spathula</i> | Threatened | N/A | 1 |

Reptiles

| Common Name | Species Name | Status | Year Observed | Number Observed |
|--------------------------------|------------------------------|-----------------|---------------|-----------------|
| Timber Rattlesnake | <i>Crotalus Horridus</i> | Special Concern | 1936 | 2 |
| Black Rat Snake | <i>Elaphe Obsoleta</i> | Special Concern | 1920 | 2 |
| Western Slender Glass Lizard | <i>Ophisaurus Attenuatus</i> | Endangered | 1985 | 5 |
| Ornate Box Turtle | <i>Terrapene Ornata</i> | Endangered | 1960 | 2 |
| Wood Turtle | <i>Clemmys Insculpta</i> | Threatened | 1958 | 1 |
| Eastern Massasauga Rattlesnake | <i>Sistrurus Catenatus</i> | Endangered | 1976 | 22 |
| Western Ribbon Snake | <i>Thamnophis Proximus</i> | Endangered | 1975 | 2 |
| Northern Ribbon Snake | <i>Thamnophis Sauritus</i> | Endangered | 1929 | 3 |
| Western Slender Glass Lizard | <i>Ophisaurus Attenuatus</i> | Endangered | 1999 | 9 |

| Invertebrate | | | | |
|-------------------------------|------------------------------------|-----------------|----------------------|------------------------|
| Common Name | Species Name | Status | Year Observed | Number Observed |
| Red-Tailed Prairie Leafhopper | <i>Aflexia Rubranura</i> | Endangered | 1963 | 1 |
| A Flat-Headed Mayfly | <i>Anepeorus Simplex</i> | Endangered | 1974 | 3 |
| Ebony Shell | <i>Fusconaia Ebena</i> | Endangered | 1922 | 3 |
| Cyrano Darner | <i>Nasiaeschna Pentacantha</i> | Special Concern | 1988 | 1 |
| Smoky Shadowfly | <i>Neurocordulia Molestia</i> | Special Concern | 1995 | 10 |
| Stygian Shadowfly | <i>Neurocordulia Yamaskanensis</i> | Special Concern | 1995 | 5 |
| A Small Minnow Mayfly | <i>Paracloeodes Minutus</i> | Special Concern | N/A | 9 |
| Bullhead | <i>Plethobasus Cyphus</i> | Endangered | 1993 | 11 |
| Round Pigtoe | <i>Pleurobema Sintoxia</i> | Special Concern | 1993 | 11 |
| Winged Mapleleaf | <i>Quadrula Fragosa</i> | Endangered | 1922 | 6 |
| Monkeyface | <i>Quadrula Metanevra</i> | Threatened | N/A | 4 |
| Salamander Mussel | <i>Simpsonia Ambigua</i> | Threatened | 1993 | 4 |
| Elusive Clubtail | <i>Stylurus Notatus</i> | Special Concern | 1995 | 3 |
| Russet-Tipped Clubtail | <i>Stylurus Plagiatus</i> | Special Concern | 1995 | 4 |
| Buckhorn | <i>Tritogonia Verrucosa</i> | Threatened | 1994 | 17 |
| Mussel Bed | <i>Mussel Bed</i> | Special Concern | 1988 | 1 |

| Natural Communities | | | | |
|-------------------------------|--------------------------------------|---------------|----------------------|------------------------|
| Common Name | Species Name | Status | Year Observed | Number Observed |
| Cedar Glade | <i>Cedar Glade</i> | NA | 1978 | 3 |
| Dry Cliff | <i>Dry Cliff</i> | NA | 1995 | 7 |
| Dry Prairie | <i>Dry Prairie</i> | NA | 1979 | 3 |
| Dry-Mesic Prairie | <i>Dry-Mesic Prairie</i> | NA | 1979 | 1 |
| Mesic Prairie | <i>Mesic Prairie</i> | NA | 1978 | 2 |
| Moist Cliff | <i>Moist Cliff</i> | NA | 1980 | 11 |
| Northern Dry Forest | <i>Northern Dry Forest</i> | NA | 1980 | 4 |
| Northern Dry-Mesic Forest | <i>Northern Dry-Mesic Forest</i> | NA | 1995 | 7 |
| Oak Barrens | <i>Oak Barrens</i> | NA | 1987 | 3 |
| Oak Opening | <i>Oak Opening</i> | NA | 1995 | 1 |
| Pine Relict | <i>Pine Relict</i> | NA | 1979 | 1 |
| Sand Barrens | <i>Sand Barrens</i> | NA | 1979 | 1 |
| Sand Meadow | <i>Sand Meadow</i> | NA | 1986 | 1 |
| Southern Dry Forest | <i>Southern Dry Forest</i> | NA | 1979 | 5 |
| Southern Dry-Mesic Forest | <i>Southern Dry-Mesic Forest</i> | NA | 1979 | 13 |
| Southern Mesic Forest | <i>Southern Mesic Forest</i> | NA | 1979 | 6 |
| Alder Thicket | <i>Alder Thicket</i> | NA | 1979 | 3 |
| Calcareous Fen | <i>Calcareous Fen</i> | NA | 1985 | 3 |
| Emergent Aquatic | <i>Emergent Aquatic</i> | NA | 1994 | 20 |
| Floodplain Forest | <i>Floodplain Forest</i> | NA | N/A | 10 |
| Lake--Oxbow | <i>Lake--Oxbow</i> | NA | 1978 | 1 |
| Lake--Shallow; Hard; Drainage | <i>Lake--Shallow; Hard; Drainage</i> | NA | 1978 | 1 |
| Lake--Shallow; Hard; Seepage | <i>Lake--Shallow; Hard; Seepage</i> | NA | 1985 | 1 |
| Lake--Shallow; Soft; Seepage | <i>Lake--Shallow; Soft; Seepage</i> | NA | 1979 | 1 |
| Northern Sedge Meadow | <i>Northern Sedge Meadow</i> | NA | 1979 | 1 |
| Northern Wet Forest | <i>Northern Wet Forest</i> | NA | 1979 | 6 |
| Open Bog | <i>Open Bog</i> | NA | 1979 | 2 |
| Shrub-Carr | <i>Shrub-Carr</i> | NA | 1979 | 10 |
| Southern Sedge Meadow | <i>Southern Sedge Meadow</i> | NA | 1984 | 16 |
| Springs And Spring Runs; Hard | <i>Springs And Spring Runs; Hard</i> | NA | 1978 | 1 |
| Stream--Fast; Hard; Cold | <i>Stream--Fast; Hard; Cold</i> | NA | 1979 | 1 |
| Stream--Fast; Soft; Warm | <i>Stream--Fast; Soft; Warm</i> | NA | 1978 | 4 |
| Stream--Slow; Soft; Warm | <i>Stream--Slow; Soft; Warm</i> | NA | 1978 | 1 |
| Wet Prairie | <i>Wet Prairie</i> | NA | 1979 | 1 |
| Wet-Mesic Prairie | <i>Wet-Mesic Prairie</i> | NA | 1995 | 3 |

Source: WI DNR – Bureau of Endangered Resources

5.4.7 Stream Corridors and Surface Water

Approximately 23,219 acres of stream corridors and surface water cover parts of Columbia County amounting to approximately 4.5 percent of the County's land area. Included in this total are 58 named and unnamed lakes and ponds as well as 23 streams and rivers. These lakes and rivers provide the County with 742 miles of river frontage and 124 miles of lake frontage. The Town of Randolph has no named lakes or streams located within the Town. The streams and surface waters of the Town of Randolph consist of unnamed stream tributaries, agricultural ditches, and unnamed streams. Map 5-6 in Appendix I illustrates the locations of stream corridors and surface water in the Town of Randolph.

Also illustrated on Map 5-6 in Appendix I are the watersheds located within the Town. The Town of Randolph is located within four watersheds, the Swan Lake Watershed, the Duck Creek and Rocky Run Watershed, the Beaver Dam River Watershed, and the Lower Grand River Watershed. Watersheds are the land area drained by a particular stream and are part of a larger river basin drainage area. Columbia County is situated

5.4.8 Floodplains

Floodplains include streams, rivers, and wetlands, and lands that are adjacent to these water resources that are periodically inundated by floodwater. This is both a real phenomena and a legal standard; the Federal Emergency Management Agency (FEMA) has produced maps of Columbia County including the Town of Randolph that show the areas of the 100-year flood. A 100-year flood is defined in the Columbia County Floodplain Zoning Ordinance as a regional flood "determined to be representative of large floods known to have occurred in Wisconsin and which may be expected to occur on a particular stream because of like physical characteristics. The flood frequency of the regional flood is once in every 100 years" (Columbia County Floodplain Zoning Ordinance, Article K). Lands within the legal floodplain, as designated by the FEMA maps, are within the regulatory authority of the Columbia County Floodplain Zoning Ordinance. There are approximately 621 acres of floodplains in the Town of Randolph, according to FEMA. This represents approximately 2.8 percent of the surface of the Town. Table 5-2 lists the acres of floodplain by municipality in Columbia County. Among towns, the Town of Caledonia has the largest number of acres of floodplain at 13,900 acres, while the Town of Pacific has largest percentage of land area in floodplains with 56.3 percent being classified as floodplain. The Town of Arlington has the fewest acres in floodplain with 18 acres or 0.1 percent of the Town's land area being classified floodplain. Map 5-7 in Appendix I illustrates the locations of the floodplains in the Town of Randolph.

Structures are undesirable in floodplains because they reduce water storage capacity, retard the flow of floodwater, and can be damaged or destroyed by floods. Also, in a large flood, chemicals normally and safely stored in homes and business can escape to cause damage to land and water resources downstream. Floodplains may contain, however, rich agricultural soil and can be valuable as farmland. They can also be used for parks and recreation, and a variety of other uses that do not involve structures.

TABLE 5-2
Floodplains by Municipality
Columbia County, 2005

| Municipality | Acres of Floodplains | % of Municipality's Land Area |
|--------------------------|-----------------------------|--------------------------------------|
| Town of Arlington | 18 | 0.1% |
| Town of Caledonia | 13,900 | 34.2% |
| Town of Columbus | 1,339 | 6.6% |
| Town of Courtland | 1,268 | 5.6% |
| Town of Dekorra | 5,046 | 17.5% |
| Town of Fort Winnebago | 6,246 | 29.1% |
| Town of Fountain Prairie | 1,862 | 8.3% |
| Town of Hampden | 1,175 | 5.1% |
| Town of Leeds | 21 | 0.1% |
| Town of Lewiston | 10,157 | 28.6% |
| Town of Lodi | 1,648 | 8.9% |
| Town of Lowville | 451 | 2.0% |
| Town of Marcellon | 953 | 4.2% |
| Town of Newport | 2,881 | 20.3% |
| Town of Otsego | 388 | 2.0% |
| Town of Pacific | 7,795 | 56.3% |
| Town of Randolph | 621 | 2.8% |
| Town of Scott | 1,765 | 7.7% |
| Town of Springvale | 3,954 | 15.0% |
| Town of West Point | 2,564 | 12.3% |
| Town of Wyocena | 4,372 | 18.4% |
| Village of Arlington | 0 | 0.0% |
| Village of Cambria | 7 | 1.1% |
| Village of Doylestown | 0 | 0.0% |
| Village of Fall River | 6 | 0.6% |
| Village of Friesland | 0 | 0.0% |
| Village of Pardeeville | 325 | 22.5% |
| Village of Poynette | 87 | 5.6% |
| Village of Randolph* | 0 | 0.0% |
| Village of Rio | 0 | 0.0% |
| Village of Wyocena | 173 | 17.3% |
| City of Columbus* | 146 | 5.6% |
| City of Lodi | 113 | 12.6% |
| City of Portage | 2,739 | 45.2% |
| City of Wisconsin Dells* | 41 | 2.9% |
| Columbia County | 72,061 | 14.1% |

Source: FEMA and Columbia County Planning and Zoning

5.4.9 Wetlands

Wetlands are areas with sufficient surface moisture to support marshland and aquatic vegetation. These areas are generally associated with wet spongy conditions due to standing water and a high water table. There are approximately 1,695 acres of wetlands in the Town of Randolph, according to the Wisconsin Department of Natural Resources representing approximately 7.5 percent of the surface of the Town. Table 5-3 lists the acres of wetland by municipality in Columbia County. Among towns, the Town of Lewiston has the largest number of acres of wetlands at 11,119 acres, while the Town of Pacific had the largest percentage of land area in wetlands. The Town of Arlington had the fewest acres of wetlands at 186 acres and the smallest percentage at 0.8 percent. Map 5-8 in Appendix I illustrates the locations of wetlands in the Town of Randolph.

Wetlands are the most productive and beneficial habitat for wildlife. In agricultural areas, wetlands often represent the last remaining stable wildlife cover. They provide areas for hunting, trapping, fishing, biking, bird watching, and other forms of recreation.

Wetlands are also important for retaining storm water from rain and melting snow. Wetlands slow the movement of storm water run-off and can provide storage areas for floodwaters, thus minimizing adverse impacts to downstream areas. Preservation of wetlands can prevent needless expenses for flood and storm water control projects such as dikes, levees, concrete lined channels and detention basins.

It is also known that wetlands help to maintain water quality. Wetland plants and soils have the capacity to store and filter pollutants ranging from pesticides to animal wastes. Calm wetland waters, with their flat surface and flow characteristics, allow particles of toxins and nutrients to settle out of the water.

Some wetlands can provide a valuable service of replenishing groundwater supplies. The filtering capacity of wetland plants and substrates may also help protect groundwater quality. Groundwater discharge is the process by which groundwater is brought to the surface and released to surface water bodies. Groundwater discharge is a more common wetland function and can be important for stabilizing and maintaining stream flow, especially during dry months. This can result in an enhancement of the aquatic life communities in the downstream areas. Groundwater discharged through wetlands can contribute toward high quality water in lakes, rivers, and streams.

In addition to wetlands, several areas of the County including the Town of Randolph contain wet soils known as hydric soils. Hydric soils are soils formed in areas where the saturation, flooding, or ponding of water on the soil during the growing season is long enough to reduce oxygen levels in the soil. Because of high water levels, areas with hydric soils have similar characteristics to wetlands but are not considered wetlands and do not receive the same regulatory protections as wetlands. Nonetheless, they are generally not advised for building construction. The locations of areas with hydric soils should be considered when reviewing development proposals. Map 5-8 in Appendix I also illustrates the locations of hydric soils in the Town of Randolph.

TABLE 5-3
Wetlands by Municipality
Columbia County, 2005

| Municipality | Acres of Wetlands | % of Municipality's Land Area |
|--------------------------|--------------------------|--------------------------------------|
| Town of Arlington | 186 | 0.8% |
| Town of Caledonia | 5,745 | 14.2% |
| Town of Columbus | 2,046.0 | 10.1% |
| Town of Courtland | 3,433 | 15.1% |
| Town of Dekorra | 4,623 | 16.1% |
| Town of Fort Winnebago | 6,147 | 28.7% |
| Town of Fountain Prairie | 2,984 | 13.4% |
| Town of Hampden | 1,978 | 8.7% |
| Town of Leeds | 983 | 4.3% |
| Town of Lewiston | 11,119 | 31.3% |
| Town of Lodi | 1,212 | 6.6% |
| Town of Lowville | 2,086 | 9.1% |
| Town of Marcellon | 2,525 | 11.0% |
| Town of Newport | 2,590 | 18.2% |
| Town of Otsego | 2,413 | 12.2% |
| Town of Pacific | 6,234 | 45.0% |
| Town of Randolph | 1,695 | 7.5% |
| Town of Scott | 3,500 | 15.3% |
| Town of Springvale | 5,278 | 20.1% |
| Town of West Point | 205 | 1.0% |
| Town of Wyocena | 5,710 | 24.1% |
| Village of Arlington | 0 | 0.0% |
| Village of Cambria | 82 | 12.9% |
| Village of Doylestown | 397 | 15.5% |
| Village of Fall River | 174 | 17.0% |
| Village of Friesland | 6 | 0.9% |
| Village of Pardeeville | 210 | 14.5% |
| Village of Poynette | 195 | 12.5% |
| Village of Randolph* | 1 | 0.7% |
| Village of Rio | 0 | 0.0% |
| Village of Wyocena | 130 | 13.0% |
| City of Columbus* | 40 | 1.5% |
| City of Lodi | 26 | 2.9% |
| City of Portage | 1,416 | 23.4% |
| City of Wisconsin Dells* | 39 | 2.8% |
| Columbia County | 75,408 | 14.8% |

Source: WDNR and Columbia County Planning and Zoning

5.4.10 Woodlands

Woodlands cover 1,113 acres in the Town of Randolph, or about 4.9 percent of the total area of the Town. Table 5-4 lists the acres of woodland by municipality in Columbia County. Various sized woodlands are generally scattered around the Town with larger wooded areas located in the northern portions of the Town. Woodlands in the Town generally contain areas that are heavily sloped, located in floodplain or wetland, or on marginal agricultural lands. Among towns, the Town of Caledonia has the largest number of acres of woodlands at 13,377 acres and the largest percentage of land area in woodlands with 33 percent being classified as woodlands. The Town of Columbus had the fewest acres of woodlands at 791 acres and the smallest percentage at 3.9 percent. Woodlands in the Town of Randolph are illustrated on Map 5-9 in Appendix I.

Woodlands can provide economic and ecological value as well as a recreational resource. As with surface water, woodlands attract residential and recreational development. Some timber in the Town may have commercial value, but the primary value of the remaining woodlands in the Town may be as open space or wildlife habitat with some limited residential development. Recreational areas are also desirable in wooded areas. Woodlands containing desirable species of trees take a very long time to grow. It would be advantageous to preserve as many of the remaining woodlands as possible.

TABLE 5-4
Woodlands by Municipality
Columbia County, 2005

| Municipality | Acres of Woodlands | % of Municipality's Land Area |
|--------------------------|---------------------------|--------------------------------------|
| Town of Arlington | 1,916 | 8.5% |
| Town of Caledonia | 13,377 | 33.0% |
| Town of Columbus | 791 | 3.9% |
| Town of Courtland | 1,213 | 5.3% |
| Town of Dekorra | 8,117 | 28.2% |
| Town of Fort Winnebago | 4,757 | 22.2% |
| Town of Fountain Prairie | 1,589 | 7.1% |
| Town of Hampden | 881 | 3.9% |
| Town of Leeds | 976 | 4.2% |
| Town of Lewiston | 7,942 | 22.3% |
| Town of Lodi | 5,347 | 29.0% |
| Town of Lowville | 4,035 | 17.6% |
| Town of Marcellon | 6,253 | 27.3% |
| Town of Newport | 3,388 | 23.8% |
| Town of Otsego | 2,283 | 11.5% |
| Town of Pacific | 2,102 | 15.2% |
| Town of Randolph | 1,113 | 4.9% |
| Town of Scott | 4,382 | 19.1% |
| Town of Springvale | 4,485 | 17.0% |
| Town of West Point | 6,625 | 31.8% |
| Town of Wyocena | 5,066 | 21.3% |
| Village of Arlington | 1 | 0.1% |
| Village of Cambria | 40 | 6.3% |
| Village of Doylestown | 306 | 11.9% |
| Village of Fall River | 24 | 2.4% |
| Village of Friesland | 8 | 1.2% |
| Village of Pardeeville | 85 | 5.9% |
| Village of Poynette | 244 | 15.6% |
| Village of Randolph* | 3 | 1.8% |
| Village of Rio | 90 | 10.8% |
| Village of Wyocena | 106 | 10.6% |
| City of Columbus* | 31 | 1.2% |
| City of Lodi | 65 | 7.2% |
| City of Portage | 649 | 10.7% |
| City of Wisconsin Dells* | 861 | 61.4% |
| Columbia County | 89,150 | 17.5% |

Source: USGS and Columbia County Planning and Zoning

5.4.11 Wildlife Habitat and State Natural Areas

Wildlife habitat is made up of various components, many of that have been addressed in other sections of this element. Basically wildlife habitat is an area that has enough food, water, and cover for a species to survive. The woodlands, wetlands, and the shorelines of waterways comprise the largest areas of wildlife habitat in Columbia County and the Town of Randolph and often contain the last remaining stable areas of wildlife cover. Upland species often seen in the Town include white tail deer, rabbits, fox, muskrat, wild turkeys, and a variety of songbirds. Waterfowl that are commonly spotted in the Town include ducks, egrets, sand hill cranes, and herons. The Wisconsin DNR owns and manages several public wildlife areas and hunting grounds that provide wildlife habitat. These areas are discussed in more detail in the Outdoor Recreational Resources section of this plan element.

5.4.11.1 State Natural Areas

The Wisconsin Department of Natural Resources identifies six State Natural Areas within Columbia County, none of which are located in the Town of Randolph. State natural areas were acquired to protect the state's natural diversity, provide sites for research and environmental education, and serve as benchmarks for assessing and guiding use of other lands in the state. Natural areas are defined as tracts of land or water that have native biotic communities, unique natural features, or significant geological or archeological sites. Generally, natural areas are remnant areas which largely have escaped disturbances since settlement or which exhibit little recent disturbance so that recovery has occurred and pre-settlement conditions are approached. Natural areas provide an important reservoir of our state's genetic or biologic diversity. They act as important reserves for native biotic communities and provide habitat for endangered, threatened, or critical species or other species of special concern to scientists. While there are no State Natural Areas within the Town of Randolph the location of these natural resources in other parts of the County serve the residents of the Town by providing outdoor recreational opportunities.

5.4.11.2 Wisconsin's Land Legacy Report

The WDNR has prepared the Wisconsin Land Legacy Report to identify places in the State believed to be most important in meeting Wisconsin's conservation and recreation needs over the next 50 years. The report identifies 228 Legacy Places in the State that consist of places that are the most important for conserving critical natural resources and providing outdoor recreation opportunities. Seven Legacy Places have been identified in Columbia County. However, none of these places is likely to include any portions of the Town of Randolph.

The seven Legacy Places identified in Columbia County are as follows:

- Arlington Prairie
- Baraboo Hills
- Baraboo River
- Glacial Habitat Restoration Area
- Lewiston Marsh
- Middle Wisconsin River
- Portage to Buffalo Lake Corridor

No specific boundaries or levels of protection have been proposed for these Legacy Places due mainly to a lack of information as to what land or water features are the most appropriate to protect. The determination of where protection efforts should be focused, which protection strategies would be

most effective, and who should be involved will require a more detailed, locally-led evaluation involving local landowners, citizens, organizations, businesses, and government.

5.4.12 Metallic and Nonmetallic Mineral Resources

Metallic minerals are important sources for metals such as zinc, lead, copper, iron, and gold. No metallic mineral deposits exist in the Town of Randolph and no metals are currently being mined in the State of Wisconsin.

Nonmetallic minerals are important sources of building stone, lime, industrial sand, and construction aggregates. Like ground water, forests, and agricultural land, non-metallic minerals resources exists where nature put them, not always where they are needed. Planning for these resources is needed in order to ensure abundant supplies of inexpensive aggregate in the future. Reclamation of nonmetallic mines are regulated by the Columbia County Nonmetallic Mining Reclamation Ordinance within the Columbia County Code of Ordinances. The ordinance requires all operating nonmetallic mines to obtain an annual reclamation permit and to prepare a reclamation plan for the mine site. The reclamation plan is to describe how the mine site will be restored once mining is complete and what the post-mining land use will be for the property. The annual permit provides a means to track progress on the reclamation of the mine site. There is currently one nonmetallic mining site in the Town of Randolph. Map 5-2 includes the locations of nonmetallic mining sites in the Town.

5.4.13 Parks, Open Spaces, and Outdoor Recreational Resources

Parks, open spaces, and outdoor recreational resources are provided by a variety of governmental entities and organizations. Parks and developed recreational areas that serve the Town of Randolph are addressed in detail in the Utilities and Community Facilities Element of this plan and therefore will not be addressed here. This section will focus mainly on open space areas and outdoor recreational resources such as hunting grounds, wildlife areas, and waterfowl production areas. Over 28,000 acres of land in Columbia County are in public ownership and available for open space and outdoor recreational uses. These outdoor recreation areas include land owned by the Wisconsin Department of Natural Resources for hunting grounds and wildlife areas, lands owned by the US Fish and Wildlife Service and the Madison Audubon Society for waterfowl production areas, and lands along the Wisconsin River owned by Wisconsin Power and Light that are open to public hunting. Table 5-5 below lists many of the outdoor recreational lands available for public use in Columbia County. The table provides information on the owner, acreage, and general uses of these lands. While none of these sites are located in the Town of Randolph, sites in other parts of the County provide outdoor recreational opportunities to Town residents. Open spaces and outdoor recreational areas are important resources for providing recreational opportunities for Town residents and should be supported whenever possible.

TABLE 5-5
Outdoor Recreational Lands
Columbia County, 2005

| Owner | Site Name | Acres | Purpose / Uses |
|------------------------------|---|--------|--|
| Wisconsin DNR | Columbus Wetland | 240 | Hunting/Canoeing/Bird Watching/Fishing |
| | Dekorra Public Hunting Grounds | 242 | Hunting/Bird Watching/Berry Picking |
| | Duck Creek Public Hunting Grounds | 159 | Hunting/Bird Watching/Hiking |
| | French Creek Wildlife Area | 3,176 | Hunting/Fishing/ Bird Watching/Berry Picking |
| | Grassy Lake Wildlife Area | 695 | Hunting/Bird Watching/Berry Picking |
| | Hampden Wetland Public Hunting Grounds | 227 | Hunting/Bird Watching |
| | Hinkson Creek Fishery Area | 160 | Hunting/Trout Fishing |
| | Jennings Creek Wildlife Area | 530 | Hunting/Trout Fishing |
| | Lodi Marsh Wildlife Area | 1,207 | Hunting/Hiking/ Berry Picking/Bird Watching/ |
| | Mackenzie Environmental Center | 267 | Live Animal Exhibits/Nature Center Education/Hiking/ Bird Watching/ Cross-Country Skiing |
| | Mud Lake Wildlife Area | 2,139 | Hunting/Canoeing/Bird Watching |
| | Paradise Marsh Wildlife Area | 1,496 | Hunting/Bird Watching/Hiking |
| | Peter Helland Wildlife Area | 2,997 | Hunting/Bird Watching/Berry Picking/Canoeing |
| | Pine Island Wildlife Area | 5,043 | Hunting/Canoeing/Dog Training/Hiking/Fishing |
| | Rocky Run Creek Fishery Area | 710 | Hunting/Trout Fishing/Bird Watching |
| | Rowan Creek Fishery Area | 629 | Hunting/ Bird Watching/Hiking/Cross-Country Skiing/Trout Fishing |
| | Swan Lake Wildlife Area | 1,799 | Hunting/Bird Watching |
| US Fish and Wildlife Service | Anderson Waterfowl Production Area | 20 | Waterfowl Production Area |
| | Baraboo River Waterfowl Production Area | 846 | Waterfowl Production Area |
| | Becker Waterfowl Production Area | 279 | Waterfowl Production Area |
| | Doylestown Waterfowl Production Area | 52 | Waterfowl Production Area |
| | Ludwig Waterfowl Production Area | 35 | Waterfowl Production Area |
| | Manthey Waterfowl Production Area | 422 | Waterfowl Production Area |
| | Rowe Waterfowl Production Area | 336 | Waterfowl Production Area |
| | Schoenberg Marsh Waterfowl Production Area (part) | 605 | Waterfowl Production Area |
| | Severson Waterfowl Production Area | 250 | Waterfowl Production Area |
| | Vangen Waterfowl Production Area | 81 | Waterfowl Production Area |
| Madison Audubon Society | Goose Pond | 569 | Waterfowl Production Area/Bird Watching |
| | Schoenberg Marsh Waterfowl Production Area (part) | 60 | Waterfowl Production Area |
| Wisconsin Power and Light | Wisconsin River Area | 3,100+ | Hunting |

Source: WDNR, US Fish and Wildlife Service, & Columbia County

5.4.13.1 Historic and Cultural Resources

Columbia County and the Town of Randolph have a vibrant history consisting of both Native American and European settlement periods. Historic Native American sites such as mounds, campsites, or villages are located throughout the County including some in the Town of Randolph. Likewise, many settlements in the County date back to the mid-1800's and contain historic homes and buildings from the early European settlement. In an effort to retain the historic character of the County and the Town and encourage tourism in the area, the integrity of historic structures and cultural sites should be preserved and enhanced whenever possible. The preservation of historic and cultural resources is an important tool to allow people to experience and learn from the past. Historic places, objects, and documents provide important evidence about historical trends and events, provide insight into how people lived, provide examples of distinctive architectural and engineering designs, and help to tell the story of the history of Columbia County and the Town of Randolph. Information about the historic and cultural resources is describe below.

5.4.13.2 National and State Register of Historic Places

Identifying and preserving historical structures and cultural areas within the Town of Randolph are important considerations in developing a comprehensive plan for the Town. These features help to define the Town's historic character and cultural heritage. The National Register of Historic Places recognizes properties of local, state, and national significance. The Wisconsin State Register of Historic Places also recognizes significant historic sites and most properties on the National Register are also included on the State Register. However, the State register allows for state-level preservation efforts outside of the National Register. Properties are listed in the National and State Register because of their associations with significant persons or events, because they contain important information about our history or prehistory, or because of their architectural or engineering significance. The National and State Registers also list important groupings of properties as historic districts. Details about the National and State Register of Historic Places program are provided in section 5.3.6 of this element. A total of 36 sites in Columbia County have been placed on the National and State Registers of Historic Places. None of the listed sites are located in the Town of Randolph however eligible sites may exist within the Town. Table 5-6 lists the properties listed on the National and State Registers of Historic Places in Columbia County by the community in which they are located. The impacts on sites eligible for listing in the National and State Registers of Historic Places should be considered when evaluating development proposals in the Town.

TABLE 5-6
Sites Listed on the National and State Registers of Historic Places,
Columbia County, 2005

| Town/Village/City | Historic Site Name | Address |
|--------------------------|--|--|
| Town of Caledonia | Durward's Glen | NE of Merrimac off STH 78 |
| Town of Columbus | Holsten Family Farmstead | W1391 Weiner Rd. |
| Town of Fort Winnebago | Fort Winnebago Site | Address Restricted |
| Town of Fountain Prairie | Nashold 20-sided Barn | CTH Z, 0.4 mi. E of STH 146 |
| Town of Newport | Kingsley Bend Mound Group | Hwy 16 wayside, 3 miles south of Dells |
| | Upham, Horace A.J., (Camp Wabeek) House | N9888 STH 13 |
| Town of Pacific | Fort Winnebago Surgeon's Quarters | 0.1 mi. E of Portage city limits on STH 33 |
| Village of Pardeeville | Bellmont Hotel | 120 N. Main St. |
| | Cox, Angie Williams, Library | 129 N. Main St. |
| | Pardeeville Presbyterian Church | 105 S. Main St. |
| City of Columbus | Chadbourn, F. A., House | 314 S. Charles St. |
| | Columbus City Hall | 105 N. Dickason St. |
| | Columbus Downtown Historic District | Roughly bounded by Mill, Water and Harrison Sts. and Dickason Blvd. |
| | Columbus Fireman's Park Complex | 1049 Park Avenue |
| | Columbus Post Office | 211 South Dickason Blvd. |
| | Columbus Public Library | 112 S. Dickason Blvd. |
| | Farmers and Merchants Union Bank | 159 W. James St. |
| | Kurth, John H., and Company Office Building | 729--733 Park Ave. |
| | Lewis, Gov. James T., House | 711 W. James St. |
| | Prairie Street Historic District | Roughly along W. Prairie St., including parts of S. Lewis St. and S. Charles St. |
| | South Dickason Boulevard Residential Historic District | Roughly along S. Dickason Blvd., from W. School St. to W. Harrison, also along S. Ludington St. |
| City of Lodi | Lodi Street - Prairie Street Historic District | Roughly Prairie St. from Second St. to Mill St. |
| | Portage Street Historic District | Roughly along Portage St. from Spring to Parr Sts. |
| City of Portage | Church Hill Historic District | Roughly bounded by Adams, Pleasant, Lock, and Franklin Sts. |
| | Fox-Wisconsin Portage Site | Address Restricted |
| | Gale, Zona, House | 506 W. Edgewater St. |
| | Merrell, Henry, House | 505 E. Cook St. |
| | Old Indian Agency House | NE end of old Agency House Rd. |
| | Portage Canal | Between Fox and Wisconsin Rivers |
| | Portage Industrial Waterfront Historic District | Jct. of E. Mullet and Dodge Sts. |
| | Portage Retail Historic District | Roughly, Cook from Wisconsin to Main, Wisconsin from Cook to Edgewater and DeWitt from Conant to Edgewater |
| City of Wisconsin Dells | Society Hill Historic District | Roughly bounded by W. Wisconsin, Cass and W. Emmett Sts. and MacFarlane Rd. |
| | Bennett, H. H., Studio | 215 Broadway |
| | Bowman House | 714 Broadway St. |
| | Kilbourn Public Library | 631 Cedar Street |
| | Weber, Jacob, House | 825 Oak St. |

Source: Wisconsin Historical Society

5.4.13.3 The Architecture and History Inventory (AHI)

In addition to the National and State Registers of Historic Places, the Wisconsin Historical Society maintains a collection of information on historic buildings, structures, sites, objects, and historic districts throughout the Wisconsin called the Architecture and History Inventory (AHI). The AHI is housed at the Wisconsin Historical Society in Madison and is a permanent record maintained by the Society's Division of Historic Preservation. The AHI contains data on buildings, structures and objects that illustrate Wisconsin's unique history. The AHI documents a wide range of historic properties such as the round barns, log houses, metal truss bridges, small town commercial buildings, and Queen Anne houses that create Wisconsin's distinct cultural landscape. The AHI is comprised of written text and photographs of each property, which document the property's architecture and history.

Most properties become part of the AHI as a result of a systematic architectural and historical survey. The inventory is not a comprehensive list of all old Wisconsin buildings and structures. The inventory has been assembled over a period of more than 25 years from a wide variety of sources. From its beginning in the mid-1970s until 1980, reconnaissance surveys were conducted by summer students. Starting in 1980, intensive surveys were funded by sub-grants and conducted by professional historic preservation consultants. In many cases, the information is dated. Some properties may be altered or no longer exist. The majority of properties included in this inventory are privately owned and not open to the public. Inclusion in this inventory conveys no special status, rights or benefits to owners of these properties. In the Town of Randolph five properties are listed in the inventory.

5.4.13.4 Archaeological Sites Inventory (ASI)

Archaeological sites are places that provide archeologists with clues about past human behavior. These sites are often located where people lived, worked, or worshipped. Examples of archaeological sites include the remains of Indian campsites, areas where lead was mined by either Native Americans or early European settlers, the remains of a farmstead, a limestone quarry, a pottery factory, a shipwreck, or a railroad depot. Archaeological sites also include burial sites such as Native American burial mounds and historic European-American cemeteries.

The Office of the State Archaeologist, Historic Preservation Division of the Wisconsin Historical Society maintains a list of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites known as the Archaeological Site Inventory (ASI). The ASI does not include all of the archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites that are present in the state. It includes only those sites that have been reported to the Wisconsin Historical Society. It is estimated that less than one percent of the archaeological sites in the state have been identified. The ASI is a compilation of information derived from a variety of sources over the last 150 years. The information available for each entry varies widely and not all of the information has been verified. Few of the sites have been evaluated for their importance and additional archaeological fieldwork may need to be completed. Sites listed on the State and National Register of Historic Places are also identified in the ASI. Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from intentional disturbance. The discovery of any suspected Native American burial mounds or an unmarked or marked burials are required to be reported to the Burial Sites Preservation Office at the Wisconsin Historical Society.

In Columbia County, approximately 442 archaeological sites are included in the Wisconsin State Historical Society's ASI. Of these 442 sites, 198 are cemeteries or burials and 79 are Native American mounds. None of these sites are located in the Town of Randolph, however it is highly

likely that additional undocumented sites exist within the Town. In addition, one archaeological site exists in the Village of Friesland in the center of the Town. When evaluating development proposals it is important to consider the likelihood that an archaeological site may exist within the development site. It is estimated that nearly 80 percent of the archaeological sites that once existed in the state have been destroyed or severely damaged, primarily by modern land practices such as development and farming. Many sites have also been damaged by looting. These archaeological sites represent some of the last remaining links to local history. Archaeological sites are non-renewable resources. If an archaeological site is destroyed, it is lost forever.

5.4.13.5 Museums, Historical Markers, and Historical Societies

Columbia County has a number of museums, historical markers, and historical societies that provide insight into the historical and cultural resources of the County. Table 5-7 lists the museums, historical markers, and historical societies located within Columbia County by community. None of these resources are located within the Town of Randolph, however several museums and historical markers are located relatively nearby in the Pardeeville area and the City of Columbus. The museums included on the list consist mainly of non-profit organizations that focus on a particular aspect of the County's history. The historical markers listed in the table document an important event in history and include markers installed by the State as well as those installed by local historical societies. The County's historical societies often maintain important historical records and objects and are often involved with local museums. Many of these facilities and organizations are open year round, however some require appointments.

TABLE 5-7
Museums, Historical Markers, and Historical Societies by Community
Columbia County, 2005

| Location | Resource | Description |
|-------------------------|--|--------------------|
| Town of Arlington | John Muir View | Historical Marker |
| Town of Fort Winnebago | Potters' Emigration Society | Historical Marker |
| Town of Dekorra | Aliens and Oddities of Nature | Museum |
| | The Circus | Historical Marker |
| | Logging History Museum | Museum |
| | Rest Areas on the I-Roads | Historical Marker |
| | Wisconsin Conservation Wardens Museum | Museum |
| Town of Leeds | Leeds Center Cemetery Civil War Memorial | Historical Marker |
| | Empire Prairie Historical Marker | Historical Marker |
| Town of Pacific | Fort Winnebago | Historical Marker |
| | Marquette | Historical Marker |
| | Surgeon's Quarters of Fort Winnebago | Museum |
| Town of Newport | Kingsley Bend Indian Mounds | Historical Marker |
| Town of West Point | Merrimac Ferry | Historical Marker |
| Town of Wyocena | Wyona Park | Historical Marker |
| Village of Cambria | Cambria-Friesland Historical Society | Historical Society |
| Village of Pardeeville | Columbia County Historical Society | Historical Society |
| | Belmont Hotel | Historical Marker |
| | Columbia County Museum | Museum |
| | Historic Pardeeville | Historical Marker |
| Village of Poynette | Poynette Area Historical Society | Historical Society |
| | Poynette Museum | Museum |
| Village of Wyocena | Major Elbert Dickason | Historical Marker |
| | Dickason's "Hotel" | Historical Marker |
| City of Columbus | Christopher Columbus Museum | Museum |
| | Governor James Taylor Lewis | Historical Marker |
| City of Lodi | Lodi Valley Historical Society | Historical Society |
| City of Portage | Frederick Jackson Turner | Historical Marker |
| | Ketchum's Point | Historical Marker |
| | Indian Agency House | Museum |
| | Museum at the Portage | Museum |
| | Portage Historical Society | Historical Society |
| | Society Hill Historic District | Historical Marker |
| | Zona Gale Center for the Arts | Museum |
| City of Wisconsin Dells | Dells Country Historical Society | Historical Society |
| | HH Bennett Studio and History Center | Museum |
| | Stroud Bank | Historical Marker |

Source: Wisconsin Historical Society and Columbia County Planning and Zoning

5.4.13.6 Cultural Events

A number of cultural events are held annually in communities throughout Columbia County although none are directly located within the Town of Randolph. These events encourage residential development, attract local tourism, and boost local economies. Many of these events have a component that celebrates local history and helps to increase the sense of community in the area. These events are often sponsored by local chambers of commerce or other community groups. July and August are the most active months for community events in Columbia County. Table 5-8 lists the major cultural events by community in Columbia County.

TABLE 5-8
Cultural Events in Columbia County

| Location | Event | Month of Event |
|-------------------------|---|-----------------------|
| Town of Dekorra | Mid-Summer Night Festival | July |
| Village of Cambria | Park Days | August |
| Village of Fall River | Fall River Chamber - Musical Extravaganza | October |
| Village of Friesland | Band Concerts and Pie Social | June thru August |
| Village of Pardeeville | Band Concerts and Pie Social | June thru August |
| | Pardeeville's 4th of July Celebration | July |
| | Pardeeville Watermelon Festival | September |
| Village of Randolph | Randolph Alumni FFA Toy Show and Sale | April |
| | Randolph Kiwanis Korn Karnival | September |
| | Randolph Christian Holiday Craft Sale | November |
| | Randolph Craft Show and Sale | November |
| Village of Rio | Rio Street Dance | August |
| City of Columbus | Redbud Festival | May |
| | Columbus Carriage Classic | June |
| | Classic Night | June |
| | 4th of July Celebration | July |
| | Columbus Chamber Harvest Days | October |
| | Columbus Christmas Parade | November |
| | Holiday Home Tour | December |
| City of Lodi | Lodi Art Club's Annual Art in the Park | July |
| | Lodi Agricultural Fair | July |
| | Susie the Duck Day Celebration | August |
| | Rotary Summer Parade | August |
| | Holiday Open House Weekend | November |
| City of Portage | Portage's Festival of Flowers | April |
| | Portage Canal Days | June |
| | Downtown Art Walk | July |
| | Concert in the Park | July |
| | YesterFest | August |
| | Friendship Village Celebrates Zona Gale | August |
| | Taste of Portage Market Fair | August |
| | Pumpkinfest | October |
| | Holiday Parade and Tree Lighting | November |
| | Citywide Cookie Walk | December |
| | Living Windows | December |
| | Historic Home Tour | December |
| City of Wisconsin Dells | Flake Out Festival | January |
| | Automotion | May |
| | Wo-Zha-Wa Days Fall Festival | September |
| | Autumn Harvest Fest | October |
| Columbia County | Columbia County Fair | July |

Source: Columbia County Tourism Committee

5.4.14 Community Design

The Town of Randolph is a Civil Town in Columbia County, Wisconsin. Civil Towns are local units of government in rural areas of the State of Wisconsin. Such Towns have elected representatives and the power to tax and regulate within their borders. The Town of Randolph is 35.2 square miles in area and approximately six miles wide and six miles long. The ‘community design’ of the Town of Randolph can be characterized as rural in nature with generally scattered low density residential development related to agricultural operations. The Town does not have a downtown commercial district, however commercial uses exist within the adjacent Villages of Friesland, Cambria, and Randolph.

6.0 **ECONOMIC DEVELOPMENT**

This element identifies the economic characteristics and trends in the Town of Randolph. The intent of this element is to identify opportunities as well as deficiencies in the Town's economic base in an effort to promote the stabilization, retention, and expansion of the Town's economy. The Town's economy, the manner in which residents support themselves and the services provided to residents, are critical to future development. Without a viable and competitive economy, residents will relocate to better circumstances in other locations. Assessing the current economy and setting direction for change are an important part of the planning process.

6.1 **ECONOMIC DEVELOPMENT VISION**

- ◆ A commitment to economic prosperity through properly located commerce, industry, agriculture and tourism economic activity areas while mitigating the impacts of incompatible land uses and the degradation of residential areas and the natural environment.

6.2 **ECONOMIC DEVELOPMENT GOALS AND OBJECTIVES**

Goal 1: An improved and diversified economy.

- Objective 1:* Assist existing businesses and industry to improve their efficiency and ability to stay competitive.
- Objective 2:* Encourage new business formation.
- Objective 3:* Promote ongoing dialog between the Town, the County and the Columbia County Economic Development Corporation to ensure that economic development projects are consistent with the goals and objectives of the Town's Comprehensive Plan.
- Objective 4:* Encourage intergovernmental cooperation in the siting of new business opportunities and retaining existing businesses.

Goal 2: Support the Town's agricultural economy by ensuring prime farmland is permanently retained for agricultural uses.

- Objective 1:* Restrict subdivision and non-farm development on prime farmland.
- Objective 2:* Retain property assessments of farmland consistent with their intended use.
- Objective 3:* Encourage participation in the farmland preservation program.
- Objective 4:* Discourage the sale of prime farmland to non-agricultural interests.
- Objective 5:* Direct rural, non-farm uses to those areas least suitable for cultivation.
- Objective 6:* Discourage isolated commercial and industrial uses in agricultural, residential and open space areas.
- Objective 7:* Investigate the use of grant monies to purchase development rights.
- Objective 8:* Consider adopting a right to farm ordinance.

Goal 3: Protect and enhance the Town's scenic and environmental character as an economic asset to the Town and region.

- Objective 1:* Promote economic development that has little or no environmental impact.
- Objective 2:* Explore options to sustain and possibly increase tourism and recreation businesses in the Town, provided that these businesses do not negatively impact the rural character of the Town, nor harm the Town's outstanding natural resources.

Goal 4: Recognize agriculture and tourism as important economic resources and support the preservation and enhancement of these resources.

- Objective 1:* Assist in the promotion and attraction of agricultural related services and industries to maintain agriculture as a viable business.
- Objective 2:* Where consistent with local plans, allow small, low-impact non-farm businesses on farm properties where there will be no negative impacts on surrounding properties.
- Objective 3:* Foster tourism that promotes the natural resource base and the unique historical heritage of the Town.

Goal 5: Limit expansion and improve the appearance of commercial areas in the Town.

- Objective 1:* Accommodate new commercial businesses and the expansion of existing businesses where appropriate.
- Objective 2:* Encourage removal of dilapidated, unsafe buildings.
- Objective 3:* Promote landscaping and beautification projects.
- Objective 4:* Encourage clustering of commercial uses in compact areas to maximize consumer safety and convenience, improve traffic safety, and enhance economic viability, where appropriate.
- Objective 5:* Avoid strip commercial areas along roads and highways that conflict with surrounding land uses.
- Objective 6:* Consider creating development standards for business development to promote high-quality site design, building design, signage and landscaping for all new nonresidential developments.

Goal 6: Limit industrial and manufacturing uses.

- Objective 1:* Allow light industrial uses in designated areas when appropriate.
- Objective 2:* Limit the amount of undeveloped land for manufacturing or industrial uses in the Town.
- Objective 3:* Locate industrial areas so they are visually and functionally compatible with surrounding land use.
- Objective 4:* Encourage industrial uses to locate in nearby cities or villages.

Goal 7: Promote a unified approach involving the town, city/village, county, state and private entities for economic development of the area.

- Objective 1:* Participate in Columbia County, city/village and state economic development activities.
- Objective 2:* Encourage the expansion of commercial and industrial uses where municipal services are available.
- Objective 3:* Communicate with adjoining municipalities in the planning, siting, and appearance of commercial and industrial development proposed along shared borders.

Goal 8: Tax rates stabilized to the extent possible.

- Objective 1:* Use state and federal grant programs to supplement local tax revenue whenever practical and advantageous.
- Objective 2:* Institute a Town land division ordinance and collect park fees from new land divisions.
- Objective 3:* Insist that new land development pay for its own improvements.

6.3 ECONOMIC DEVELOPMENT PROGRAMS**6.3.1 Columbia County Economic Development Corporation**

The Columbia County Economic Development Corporation (CCEDC) is a non-profit corporation established to coordinate economic development throughout Columbia County. The Corporation is staffed by a full-time economic development professional and an administrative assistant and governed by a Board of Directors. The Corporation is funded by participating municipalities on a per capita basis and by Columbia County. Each participating community has one representative and one alternate on the board of directors and communities with over 4,000 people have two representatives. Columbia County also has two representatives on the Board. The Corporation is funded through contributions from participating communities on a per capita basis. The Columbia County Board of Supervisors then matches the funds received from the participating communities.

6.3.2 Revolving Loan Fund (RLF)

Two types of revolving loan funds are available within the Town of Randolph as described below.

6.3.2.1 Columbia County Revolving Loan Fund

The Columbia County Revolving Loan Fund program provides loans to businesses in Columbia County for proposed projects that create jobs, help businesses maintain or expand existing operations, and advance the County's economic development goals. The revolving loan fund encourages businesses and industries to invest in their own growth by providing direct business loans on a companion basis with other financing sources, thereby allowing businesses to "leverage" funds for a large economic impact. The revolving loan fund is meant as an important secondary role to private financing options.

Revolving Loan Funds are available to any business or industry located in Columbia County, including start-up businesses, and to any business moving to Columbia County. The funds can be used for any of the following purposes:

- Acquisition of land, buildings, and equipment
- Building renovation, rehabilitation, or equipment installation
- Payment of assessments for public utilities
- Working capital for inventory and direct labor

In Columbia County, the Revolving Loan Fund is administered in the County's Accounting Office.

6.3.2.2 Columbia County Economic Development Corporation Revolving Loan Fund

The Columbia County Economic Development Corporation acquired a \$99,150 grant from the United States Department of Agriculture (USDA) for use as a revolving loan fund. The goals of the fund are

similar to the Columbia County RLF. This RLF provides funds for the gap that is unfulfilled by the Columbia County program. The minimum an applicant can apply for under the County's RLF is \$25,000. The Columbia County Economic Development Corporation's RLF provides loans below the \$25,000 limit in the County fund.

6.3.3 Community Profiles

The Columbia County Economic Development Corporation maintains community profiles for each participating municipality in the County. These profiles detail a community's demographics, government style, business climate, etc. for use by businesses and industries that are considering relocating to or expanding in Columbia County. Community profiles are available from the Columbia County Economic Development Corporation for three cities: Columbus, Lodi, and Portage; nine villages: Arlington, Cambria, Fall River, Friesland, Pardeeville, Poynette, Randolph, Rio, and Wyocena; and four towns: Courtland, Dekorra, Lowville, and Randolph.

6.3.4 Land and Building Inventory

The Columbia County Economic Development Corporation maintains a land and building inventory for each participating municipality in the County. The inventory lists the available buildings and building sites for business and industry. The inventory is available through the Columbia County Economic Development Corporation.

6.3.5 Technical College Programs

Madison Area Technical College (MATC) has a campus located in the City of Portage and provides a number of employment training opportunities for County residents. MATC's activities are closely related to economic development because the school trains technicians needed by employers to maintain and grow their businesses. MATC works closely with the K-12 school systems to provide career planning to students. MATC is also an intake center for the WEN network to assist entrepreneurs and inventors.

6.3.6 Wisconsin Department of Tourism

The Wisconsin Department of Tourism administers numerous grants, programs, and marketing campaigns to promote tourism in the State which benefit tourism in Columbia County.

6.3.7 Columbia County Tourism Committee

The Columbia County Tourism Committee (CCTC) was formed in 1999. Members of the committee represent area tourism-related organizations and are appointed by the Columbia County Board. Each member has responsibility for certain areas of the county. With assistance of the Wisconsin Department of Tourism, the committee has participated in a Tourism Assessment process. The assessment process analyzed current marketing and promotional programs and suggested opportunities to develop a stronger tourism marketing campaign for Columbia County.

The CCTC was also awarded a \$20,000 Tourism Diversification Planning Grant to develop a Tourism Plan for the county. Columbia County and the Columbia County Economic Development Corporation jointly provided the 25 percent match for the grant. As a result of the plan, the CCTC has decided to pursue the development of a Columbia County Visitors Bureau.

6.3.8 Wisconsin Agricultural Development Zone Program

An agricultural development zone has been established in south-central Wisconsin encompassing five counties including Columbia County. Agricultural related businesses are eligible for tax credits that can be applied against their state income tax liability. The credits are based upon the number of new jobs created, the wage level, and the benefit package that you offer. Businesses may also be eligible for a 3% capital investment credit for real and personal property and a credit equal to 50% of your eligible environmental remediation costs.

6.3.9 Wisconsin Department of Commerce

The Wisconsin Department of Commerce (WDOC) has several grant programs and services available to communities or businesses within communities. The federally funded Community Development Block Grant (CDBG) program can be used for housing, economic development, and public facility improvements. WDOC also offers many more business assistance and financing programs as well as economic development news and statistics.

6.3.10 Community Development Block Grant for Economic Development (CDBG-ED)

The CDBG-ED program was designed to assist businesses that will invest private funds and create jobs as they expand or relocate to Wisconsin. The Wisconsin Department of Commerce awards the funds to a general-purpose unit of government (community) which then loans the funds to a business. When the business repays the loan, the community may retain the funds to capitalize a local revolving loan fund. This fund can then be utilized to finance additional economic development projects within the community. For more information contact the Wisconsin Department of Commerce.

6.3.11 USDA, Wisconsin Rural Development Programs

The Wisconsin Rural Development Program has many services that are available to rural communities and their residents. Some programs and services available include: community development programs, business and community programs, rural housing and utilities services, and community facility programs.

6.3.12 WDNR – Brownfields Grant Program

Brownfields are abandoned, idle or underused commercial or industrial properties, where the expansion or redevelopment is hindered by real or perceived contamination. Brownfields vary in size, location, age, and past use -- they can be anything from a five-hundred acre automobile assembly plant to a small, abandoned corner gas station. In Wisconsin, there are an estimated 10,000 brownfields, of which 1,500 are believed to be tax delinquent. These properties present public health, economic, environmental and social challenges to the rural and urban communities in which they are located.

Since June of 1998, the Brownfields Grant Program has awarded a total of \$36.9 million that resulted in grants being awarded to 89 projects across Wisconsin. These projects will have a significant impact for communities, both economically and environmentally including:

- The return of 1,090 acres of abandoned or under-used environmentally contaminated sites into clean, viable properties.
- An increase of over \$607 million in taxable property values.
- The creation of over 4,000 new jobs.

6.3.13 Tax Incremental Financing (TIF) and the Tax Incremental District (TID)

Tax Incremental Financing (TIF) is an economic development tool that helps promote economic development by using property tax revenue to fund site improvements to attract new business or eliminate blight. TIF allows a municipality to invest in infrastructure and other improvements and pay for these investments by capturing property tax revenue from newly developed property. An area is identified (the tax incremental district, or TID) as appropriate for a certain type of development, and projects are identified to encourage and facilitate the desired development. As property values in the TID rise, the portion of the property tax paid on the new private development is used by the municipality to pay for the projects. After the costs of the project are paid off, the TID is closed and the value of all new development is distributed among all taxing entities.

In Wisconsin, cities, villages, and towns can utilize TIF and create TIDs. In Columbia County, the Cities of Columbus and Portage as well as the Villages of Arlington, Fall River, Friesland, Pardeeville, Poynette, Randolph, and Rio are among the communities that currently utilize TIF or have utilized TIF in the past. No towns have utilized TIF at this time.

6.4 ECONOMY

6.4.1 Personal Income

Personal income can be measured in two ways, per capita income and household income. The trends in these forms of personal income are discussed below.

6.4.1.1 Per Capita Income

The Wisconsin Department of Revenue shows the Town of Randolph's per capita adjusted gross income overall is somewhat below that of the County. The per capita adjusted gross income in the Town of Randolph was below the average for the County during all of the 11 years between 1990 and 2001. Over the 11 year period, the Town's per capita adjusted gross income has grown more slowly than the County. The Town of Randolph's per capita adjusted gross income increased \$5,845 or 59.20 percent compared to Columbia County's increase of \$7,784 or 67.64 percent during the same time period. Table 6-1 compares the per capita adjusted gross income of the Town of Randolph with Columbia County.

TABLE 6-1
Per Capita Adjusted Gross Income
Town of Randolph and Columbia County, 1990-2001

| Year | Town of Randolph | | Columbia County |
|---------------------------------|------------------|-------------|-----------------|
| | Income | % of County | |
| 1990 | \$9,873 | 85.79% | \$11,508 |
| 1991 | \$11,013 | 92.41% | \$11,918 |
| 1992 | \$9,551 | 77.17% | \$12,376 |
| 1993 | \$11,243 | 85.87% | \$13,093 |
| 1994 | \$12,578 | 88.97% | \$14,138 |
| 1995 | \$12,076 | 81.22% | \$14,868 |
| 1996 | \$12,895 | 84.87% | \$15,193 |
| 1997 | \$12,713 | 77.77% | \$16,347 |
| 1998 | \$13,813 | 79.41% | \$17,394 |
| 1999 | \$15,642 | 81.49% | \$19,195 |
| 2000 | \$15,982 | 79.62% | \$20,072 |
| 2001 | \$15,718 | 81.47% | \$19,292 |
| Change 1990 to 2001: | \$5,845 | 75.09% | \$7,784 |

Source: Wisconsin Department of Revenue

The per capita income in the Town of Randolph is shown to have increased in real numbers most years since 1990 with the exceptions of 1992, 1997, and 2001. This increase in income is the result of either smaller numbers of children in the Town in relation to the number of working adults or from actual increases in income earned by the working portion of the population. Population information discussed earlier in this element indicated that the number of children in the Town was increasing. Therefore, it is more likely that the increases in per capita adjusted gross income are the result of actual increases in the income of working adults in the Town. Rising income levels can increase housing values, encourage business expansion and new businesses, and encourage the more affluent to move to the Town of Randolph.

6.4.1.2 Household Income

Median household income in the Town of Randolph was lower than the County in 1999. About 54 percent of the households in the Town had incomes of \$30,000 to \$74,999, compared to 52 percent for the County. However, Town of Randolph had a smaller percentage of households with incomes between \$75,000 and \$199,000 than Columbia County. Table 6-2 compares household income in Town of Randolph with the County.

TABLE 6-2
Household Income, Town of Randolph and Columbia County, 1999

| Household Income | Town of Randolph | | Columbia County | |
|-------------------------------------|------------------|---------|-----------------|---------|
| | Number | Percent | Number | Percent |
| Less than \$10,000 | 15 | 6.79% | 1,189 | 5.82% |
| \$10,000 to \$29,999 | 56 | 25.34% | 4,847 | 23.74% |
| \$30,000 to \$49,999 | 66 | 29.86% | 5,347 | 26.19% |
| \$50,000 to \$74,999 | 53 | 23.98% | 5,327 | 26.09% |
| \$75,000 to \$124,999 | 25 | 11.31% | 2,976 | 14.58% |
| \$125,000 to \$199,999 | 3 | 1.36% | 475 | 2.33% |
| \$200,000 or more | 3 | 1.36% | 253 | 1.24% |
| Total Households | 221 | 100.00% | 20,414 | 100.00% |
| 1999 Median Household Income | \$41,250 | | \$45,064 | |

Source: U.S. Census

6.4.2 Labor Force and Employment Status

An examination of the labor force and employment status of a community can provide insight into the economy of a community as well as provide guidance on the types of economic development strategies that might work within that community. The sections below examine the civilian labor force, unemployment rates, travel time to work, place of employment, and commuting patterns.

6.4.2.1 *Civilian Labor Force*

The Wisconsin Department of Workforce Development defines the labor force as those individuals who are either working or looking for work. This definition does not include individuals who have made a choice not to work such as retirees, homemakers, and students. Furthermore, the definition of labor force does not include military personnel, institutional residents, or discouraged job seekers. The following compares the labor force of Columbia County, including the Town of Randolph, to the State of Wisconsin. In Columbia County, the labor force has increased by 1,709 persons, or 5.7 percent over the period between 2000 and 2004. In comparison, the State of Wisconsin's labor force increased by 78,929 persons, or 2.6 percent during the same period, indicating that the County's labor force is growing at a faster rate than the State. However, the number of unemployed persons in the labor force has also increased during the five-year period. In Columbia County, the number of unemployed has increased by 378 persons, a 35.2 percent increase. For the State of Wisconsin, the number of unemployed has increased by 50,966 persons, a 50.5 percent increase. Table 6-3 compares the civilian labor force statistics for Columbia County and the State of Wisconsin.

TABLE 6-3
Civilian Labor Force Annual Averages
Columbia County and Wisconsin, 2000 - 2004

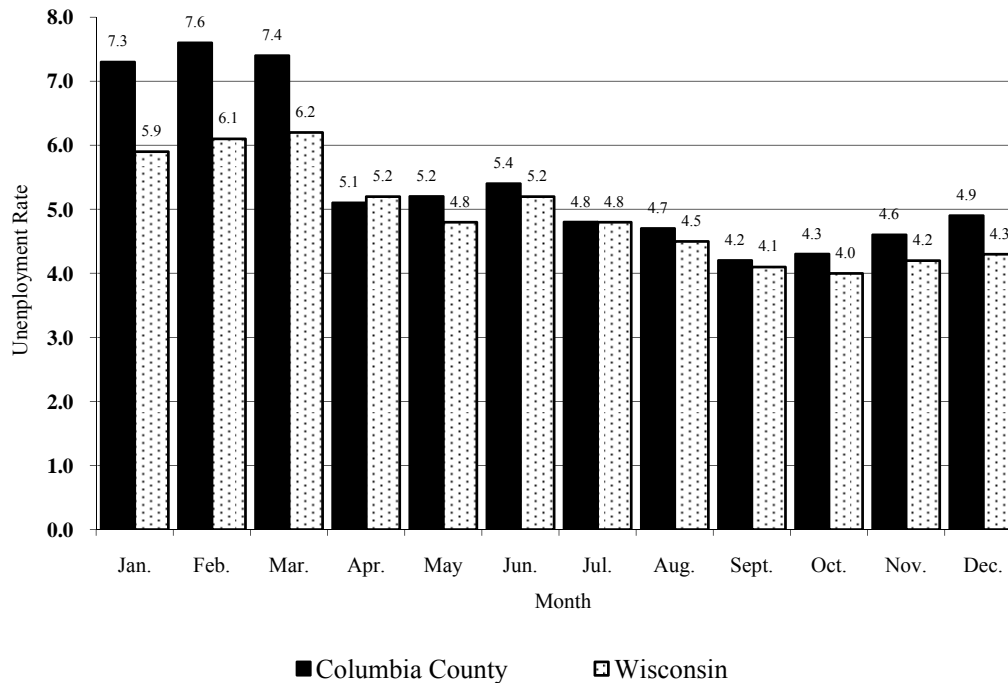
| | 2000 | 2001 | 2002 | 2003 | 2004 | # Change 2000- 04 | % Change 2000- 04 |
|------------------------|-----------|-----------|-----------|-----------|-----------|----------------------------|----------------------------|
| Columbia County | | | | | | | |
| Labor Force | 29,900 | 30,740 | 30,900 | 31,275 | 31,609 | 1,709 | 5.7% |
| Employment | 28,827 | 29,410 | 29,316 | 29,543 | 30,158 | 1,331 | 4.6% |
| Unemployment | 1,073 | 1,330 | 1,584 | 1,732 | 1,451 | 378 | 35.2% |
| Unemployment Rate | 3.6 | 4.3 | 5.1 | 5.5 | 4.6 | 1.0 | 27.8% |
| Wisconsin | | | | | | | |
| Labor Force | 2,992,250 | 3,032,130 | 3,037,928 | 3,068,739 | 3,071,179 | 78,929 | 2.6% |
| Employment | 2,891,238 | 2,898,949 | 2,877,047 | 2,896,670 | 2,919,201 | 27,963 | 1.0% |
| Unemployment | 101,012 | 133,181 | 160,881 | 172,069 | 151,978 | 50,966 | 50.5% |
| Unemployment Rate | 3.4 | 4.4 | 5.3 | 5.6 | 4.9 | 1.5 | 44.1% |

Source: Wisconsin Department of Workforce Development, Bureau of Workforce Information, Local Area Unemployment Statistics, 2000-2004

6.4.2.2 Unemployment Rates

Monthly unemployment rates for 2004 in Columbia County, including the Town of Randolph, closely mirror those of the State of Wisconsin. However, unemployment in the County is somewhat higher in the winter months due to a number of seasonal jobs in tourism, agriculture, and construction. Figure 6-1 illustrates the monthly unemployment rates for Columbia County and the State of Wisconsin for 2004. The number of unemployed includes those receiving unemployment benefits as well as those who actively looked for a job and did not find one.

FIGURE 6-1
Monthly Unemployment Rates
Columbia County and Wisconsin, 2004



Source: Wisconsin Department of Workforce Development, Bureau of Workforce Information, Local Area Unemployment Statistics, 2004

6.4.2.3 Travel Time to Work

The location of person's job is often a major determining factor in the location of that person's home. Understanding the amount of time people are willing to travel to work can provide insight into the suitable locations for future housing and employment centers. However, some people are willing to travel greater distances to live in a particular location. Therefore, travel time to work is also an indication of what residents are willing to sacrifice for location.

Table 6-4 illustrates the travel time to work for residents of the Town of Randolph and Columbia County. In the Town of Randolph, the largest percentage of residents who travel to work, 15.0 percent, travel 5 to 9 minutes to work. This travel time is somewhat shorter than the County as a whole, where the largest percentage of residents, 17.7 percent, traveled 10 to 14 minutes to work. A total of eight Town residents, 2.3 percent, reported traveling over an hour to work while 96 Town residents, 27.7 percent, worked from home.

TABLE 6-4
Travel Time to Work, Town of Randolph and Columbia County, 2000

| Travel Time | Town of Randolph | | Columbia County | |
|---------------------|------------------|------------|-----------------|------------|
| | Number | % of Total | Number | % of Total |
| Less than 5 minutes | 33 | 9.5% | 1,799 | 5.0% |
| 5 to 9 minutes | 52 | 15.0% | 4,162 | 14.8% |
| 10 to 14 minutes | 41 | 11.8% | 3,178 | 17.7% |
| 15 to 19 minutes | 31 | 9.0% | 2,633 | 16.4% |
| 20 to 24 minutes | 24 | 6.9% | 2,590 | 13.8% |
| 25 to 29 minutes | 15 | 4.3% | 1,524 | 5.9% |
| 30 to 34 minutes | 18 | 5.2% | 3,018 | 9.2% |
| 35 to 39 minutes | 0 | 0.0% | 1,193 | 2.2% |
| 40 to 44 minutes | 10 | 2.9% | 1,259 | 2.3% |
| 45 to 59 minutes | 18 | 5.2% | 2,623 | 4.5% |
| 60 to 89 minutes | 0 | 0.0% | 1,063 | 2.5% |
| 90 or more minutes | 8 | 2.3% | 480 | 1.7% |
| Worked at home | 96 | 27.7% | 1,469 | 3.9% |
| Total: | 346 | 100.0% | 26,991 | 100.0% |

Source: US Census

6.4.2.4 Place of Employment

Examining the place of employment for the Town of Randolph's residents provides insight into the employment opportunities available within the Town. Due to the Town's location and easy access to major population and economic centers many residents are leaving the area for work. In the Town of Randolph, 39.0 percent of the workers over age 16 worked outside the County. In comparison, 47 percent of workers in the County as a whole work outside the County. This trend reflects the fact that better paying job opportunities exist outside the Town and that the Town's employment base does not provide enough jobs with adequate salaries for all residents who choose to live in the Town. The trend of having a large percentage of residents working outside the Town is expected to continue. Table 6-5 illustrates the place of employment for residents of the Town of Randolph and Columbia County.

TABLE 6-5
Place of Employment for Workers Age 16 and Over
Town of Randolph and Columbia County, 2000

| Place of Work | Town of Randolph | | Columbia County | |
|------------------------------------|------------------|------------|-----------------|------------|
| | Number | % of Total | Number | % of Total |
| Worked in state of residence: | 346 | 100.0% | 26,862 | 99.5% |
| Worked in county of residence | 211 | 61.0% | 14,163 | 52.5% |
| Worked outside county of residence | 135 | 39.0% | 12,699 | 47.0% |
| Worked outside state of residence | 0 | 0.0% | 129 | 0.5% |
| Total: | 346 | 100.0% | 26,991 | 100.0% |

Source: US Census

6.4.2.5 Commuting Patterns

Table 6-6 illustrates the commuting patterns for Columbia County including the Town of Randolph as reported by the 2000 US Census. Approximately 5,750 more workers travel out of the County for work than those that commute into the County for work. The largest number of commuters travel to Dane County (8,929), followed by Sauk County (1,692), and Dodge County (1,001). For those commuters that come to Columbia County for work the majority commute from Dane County (1,581), followed by Marquette County (1,398), and Dodge County (1,115).

TABLE 6-6
Commuting Patterns, Columbia County, 2000

| County | Live in Columbia County, Work In: | Travel to Columbia County from: | Net Commute |
|--------------------|-----------------------------------|---------------------------------|----------------|
| Dane Co. WI | 8,929 | 1,581 | (7,348) |
| Sauk Co. WI | 1,692 | 1,013 | (679) |
| Dodge Co. WI | 1,001 | 1,115 | 114 |
| Marquette Co. WI | 243 | 1,398 | 1,155 |
| Jefferson Co. WI | 211 | 53 | (158) |
| Green Lake Co. WI | 79 | 198 | 119 |
| Waukesha Co. WI | 70 | 38 | (32) |
| Juneau Co. WI | 66 | 255 | 189 |
| Adams Co. WI | 60 | 748 | 688 |
| Fond du Lac Co. WI | 53 | 65 | 12 |
| Milwaukee Co. WI | 46 | 19 | (27) |
| Rock Co. WI | 35 | 72 | 37 |
| Columbia Co. WI | 14,163 | 14,163 | 0 |
| Elsewhere | 343 | 523 | 180 |
| Total: | 26,991 | 21,241 | (5,750) |

Source: US Census, 2000

6.4.3 Analysis of Economic Base

An examination of the economic base of a community also can provide insight into the economy of a community. The sections below examine employment by industry group, employment by occupation, wages by industry division, principal employers, Agricultural Industry Analysis, Recreation and Tourism Industry Analysis, Economic Base and Location Quotient Analysis, and Industrial Parks.

6.4.3.1 Employment by Industry Group

Employment by industry group provides insight into the structure of the Town's economy. Table 6-7 illustrates the number and percent of employed persons by industry group for the Town of Randolph and Columbia County. Historically, the Town and the County have had high concentrations of employment in manufacturing and agriculture. Recent trends have shown a decrease in these areas with increases in employment in service industries. In the Town of Randolph, the largest percentage of employment is in agriculture and mining, 29.5 percent, followed by manufacturing, 17.0 percent. Employment by industry group in the Town of Randolph is somewhat similar to Columbia County as a whole. However, the Town of Randolph does have a much stronger concentration of employment in agriculture and mining.

TABLE 6-7
Town of Randolph and Columbia County, Employment of Industry Group, 2000

| Industry Group | Town of Randolph | | Columbia County | |
|--|------------------|------------------|-----------------|------------------|
| | Number Employed | Percent of Total | Number Employed | Percent of Total |
| Agriculture & Mining | 104 | 29.5% | 1,282 | 4.69% |
| Construction | 18 | 5.1% | 2,268 | 8.30% |
| Manufacturing | 60 | 17.0% | 5,834 | 21.35% |
| Wholesale Trade | 8 | 2.3% | 985 | 3.60% |
| Retail Trade | 44 | 12.5% | 3,083 | 11.28% |
| Transportation, Warehousing, & Utilities | 21 | 5.9% | 1,350 | 4.94% |
| Information | 7 | 2.0% | 553 | 2.02% |
| Insurance, Real Estate, Finance, Rental & Leasing | 11 | 3.1% | 1,469 | 5.38% |
| Professional, Management, Administrative, & Scientific | 4 | 1.1% | 1,510 | 5.53% |
| Education & Health | 47 | 13.3% | 4,730 | 17.31% |
| Arts, Entertainment, Recreation | 7 | 2.0% | 1,866 | 6.83% |
| Other Services | 13 | 3.7% | 911 | 3.33% |
| Public Administration | 9 | 2.5% | 1,483 | 5.43% |
| Totals: | 353 | 100.0% | 27,324 | 100.00% |

Source: U.S. Census

6.4.3.2 *Employment by Occupation*

Employment by Occupation provides insight into the types of occupations that are held by Town residents. Examining what Town residents do for a living can help reveal some of the factors that influence income and overall employment in the Town. Table 6-8 illustrates the number and percent of employed persons by occupation in the Town of Randolph and Columbia County for the year 2000. In the Town of Randolph, the occupation category with the largest number and percentage of employment was executives, professionals, and managers accounting for 127 persons, or 36.0 percent of total employment. The occupation with the second largest number and percentage of employment in the Town was production and transportation occupations accounting for 62 persons, or 17.6 percent of total employment. The percent of employment in each occupation category in the Town of Randolph was somewhat similar to those of the County as a whole. The County's two largest categories were executives, professionals, and managers and sales and office occupations with percentages of 28.2 and 24.9 respectively.

TABLE 6-8
Town of Randolph and Columbia County
Employment by Occupation, 2000

| Occupation | Town of Randolph | | Columbia County | |
|---|------------------|------------------|-----------------|------------------|
| | Number Employed | Percent of Total | Number Employed | Percent of Total |
| Executives, Professionals, & Managers | 127 | 36.0% | 7,698 | 28.2% |
| Service Occupations | 40 | 11.3% | 3,647 | 13.4% |
| Sales & Office Occupations | 49 | 13.9% | 6,802 | 24.9% |
| Farming, Fishing, & Forestry | 33 | 9.3% | 314 | 1.2% |
| Construction, Extraction, & Maintenance | 42 | 11.9% | 3,177 | 11.6% |
| Production & Transportation | 62 | 17.6% | 5,686 | 20.8% |
| Totals: | 353 | 100.0% | 27,324 | 100.00% |

Source: U.S. Census

6.4.3.3 Wages by Industry Division

The wages paid by a particular industry in a particular area offers insight into the economy of that area. For example, an area with higher wages in a particular industry, when compared to neighboring communities, can be an indication of strength in that particular economic sector. Higher wages also act to attract commuters and new residents to an area. However, higher than average wages coupled with a dependency on a particular industry can lead to a local recession if there is a downturn in that industry. Lower than average wages can indicate a lower quality of life in the area or a lack of highly qualified labor. Table 6-9 illustrates the annual average wage by industry division for Columbia County, including the Town of Randolph, and the State of Wisconsin.

TABLE 6-9
Annual Average Wage By Industry Division
Columbia County and Wisconsin 2004

| Industry Division | Columbia County Annual Average Wage | Wisconsin Annual Average Wage | Percent of State Average | 1-year Change in Percent of State Average | 5-year Change in Percent of State Average |
|----------------------------------|-------------------------------------|-------------------------------|--------------------------|---|---|
| All Industries | \$28,409 | \$34,749 | 81.8% | 0.90% | 2.20% |
| Ag, Natural Resources, & Mining | \$26,169 | \$27,399 | 95.5% | (7.70%) | (4.00%) |
| Construction | \$35,664 | \$41,258 | 86.4% | 0.70% | 5.10% |
| Manufacturing | \$39,002 | \$44,145 | 88.3% | 1.60% | 3.70% |
| Trade, Transportation, Utilities | \$25,828 | \$30,088 | 85.8% | 1.70% | 6.50% |
| Information | \$23,552 | \$41,759 | 56.4% | (3.20%) | 6.90% |
| Financial Activities | \$26,744 | \$45,103 | 59.3% | 2.50% | (2.10%) |
| Professional & Business Services | \$27,029 | \$39,580 | 68.3% | 1.60% | 0.90% |
| Education & Health Services | \$28,883 | \$36,408 | 79.3% | 1.50% | 0.90% |
| Leisure & Hospitality | \$9,639 | \$12,295 | 78.4% | 1.00% | 0.00% |
| Services | \$19,636 | \$20,207 | 97.2% | 0.90% | 1.70% |
| Public Administration | \$30,619 | \$36,347 | 84.2% | (2.30%) | (7.10%) |
| Total Government | \$29,835 | \$36,933 | 80.8% | 0.20% | (3.60%) |

Source: Wisconsin Department of Workforce Development, Bureau of Workforce Information - Labor Market Information

The manufacturing and construction industries had the highest annual average wages in Columbia County in 2004. Services and Agriculture, Natural Resources, and Mining had average annual wages closest to the State of Wisconsin with these two industries being 97.2 and 95.5 percent of the State average respectively. None of the industry groups exceeded the State's annual average wage. The greatest disparity in wages between Columbia County and the State was in the information industry division where the County average annual wage was only 56.4 percent of the State.

6.4.3.4 Principal Employers

Columbia County has a variety of major employers that provide job opportunities to residents in the Town of Randolph. Table 6-10 illustrates the major employers in the County with at least 100 employees in 2004. Also included in the table are the number of employees working for County government and the school districts serving the County.

TABLE 6-10
Principal Employers, Columbia County, 2004

| Type | Employer Name | Nature of Business | # of Employees |
|------------------------------|--------------------------------------|--|----------------|
| PRIVATE SECTOR | Divine Savior Healthcare | Hospital | 610 |
| | Associated Milk Producers, Inc. | Dairy Products | 425 |
| | Penda Corporation | Auto Parts Manufacturing | 400 |
| | TriEnda, A Wilbert Company | Plastic Components | 340 |
| | Wal-Mart | Discount & Variety Retail | 300 |
| | Cascade Mountain | Ski & Snowboard – Recreation | 300 |
| | Columbia Correctional Institution | Prison | 329 |
| | Capital Newspapers | Newspaper Publishing | 274 |
| | Cardinal FG | Glass Products | 250 |
| | CESA 5 | Educational Service Agency | 250 |
| | Saint Gobain | Plastic & Fiber Manufacturing | 225 |
| | Columbus Community Hospital, Inc. | Hospital | 220 |
| | Alkar Rapidpak, Inc. | Food Processing Equipment | 200 |
| | American Packaging Corporation | Commercial Printing | 200 |
| | Busse/Arrowhead/SJI | Packaging Machinery | 200 |
| | Rayovac Corporation | Primary Batteries | 200 |
| | J.W. Jung Seed Company | Retail Nursery | 180 |
| | Fall River Foundry Group | Copper Foundry | 175 |
| | Seneca Foods Corporation | Canned Fruits & Vegetables | 160 |
| | Columbia Health Care Center | Skilled Nursing Care Facility | 155 |
| | Goetz Companies, Inc. | Service Station | 152 |
| | Enerpac-An Actuant Co. | Industrial Machinery and Equipment Manufacturing | 150 |
| | Spartech Plastics | Plastic & Fiber Manufacturing | 142 |
| | Continental Manor of Randolph | Skilled Nursing Care Facility | 140 |
| | Alliant Energy – Columbia Generating | Electric Power Generation | 138 |
| | Robbins Manufacturing, Inc. | Fabricated Metal Products | 130 |
| | Columbus Nursing & Rehab. Center | Skilled Nursing Facility | 125 |
| | Alsum Produce, Inc. | Fruit & Vegetable Distribution | 110 |
| | Northwoods Inc. of Wisconsin | Administration of Social & Manpower Program | 105 |
| | Sta-Care, Inc. | Wood Partitions | 102 |
| | Adesa Corporation | Auction | 100 |
| | Maysteel LLC | Sheet Metal Work | 100 |
| | Pick'n Save | Grocery Store | 100 |
| Private Sector Total: | | | 7,637 |

| Type | Employer Name | Nature of Business | # of Employees |
|----------------------|--------------------------------------|--|----------------|
| PUBLIC SECTOR | Columbia County - Highway Department | Public Works | 89 |
| | Sheriff Department | General Services and Public Safety | 94 |
| | Health and Human Services | Social Services, Mental and Public Health, Aging | 84 |
| | Courthouse and Solid Waste | General Services | 136 |
| | Health Care Center | Skilled Nursing Home | 157 |
| | Subtotal: | | 560 |
| | Columbus School District | Education | 160 |
| | Cambria-Friesland School District | Education | 72 |
| | Fall River School District | Education | 78 |
| | Lodi School District | Education | 237 |
| | Pardeeville Area School District | Education | 120 |
| | Portage Community School District | Education | 385 |
| | Poynette School District | Education | 148 |
| | Randolph School District | Education | 76 |
| | Rio Community School District | Education | 68 |
| | Wisconsin Dells School District | Education | 80 |
| | Subtotal: | | 1,424 |
| Public Sector Total: | | | 1,984 |

Source: Columbia County Economic Development Corporation & Columbia County Planning and Zoning

6.4.3.5 *Agricultural Industry Analysis*

The Columbia County UW Extension Office has provided the following information regarding the agricultural industry in the County including the Town of Randolph.

Agriculture is an important economic force in Columbia County. It includes hundreds of family owned farms, related businesses and industries that provide equipment, services and other products farmers need to process, market and deliver food and fiber to consumers. The production, sales and processing of Columbia County's farm products generates employment, economic activity, income, and tax revenue. Columbia County agriculture is diverse. Its 1,526 farms include 211 dairy farms, over 400 beef, sheep and hog farms, plus everything from large cash grain operations of 500 to 1,000 acres to small, 5 to 10 acre fresh market vegetable producers. Columbia County farmers produce a variety of products. Grains, dairy, cattle and calves, poultry, eggs, and vegetables are the main commodities. Sand and muck soils associated with the Wisconsin and Fox Rivers support commercial vegetable and mint production. High quality prairie soils in the southern and northeastern parts of the county put it in the top 10 for corn and soybean production. Local farmers organized the United Wisconsin Grain Producers, Inc. to help build Wisconsin's fourth ethanol plant near Cambria.

Columbia County agriculture provides 5,312 jobs, 18 percent of Columbia County's total workforce of more than 28,850 people. The jobs provided by agriculture are diverse and include farm owners, on-farm employees, veterinarians, crop and livestock consultants, feed and fuel suppliers, food processors, farm machinery manufacturers and dealers, barn builders and agricultural lenders. Every new job in agriculture generates an additional 0.7 jobs in Columbia County. In addition, agriculture pays over \$17.0 million in taxes not including property taxes paid to local schools.

Columbia County agriculture generates more than \$666.4 million in economic activity, accounting for over 27 percent of Columbia County's total economic activity. Every dollar of sales from agricultural products generates an additional \$0.45 of economic activity in other parts of the Columbia County economy. Agriculture accounts for \$166.1 million, or 14.5 percent, of Columbia County's total income. This includes wages, salaries, benefits and profits of farmers and workers in agriculture-related businesses. Every dollar of agricultural income generates an additional \$1.07 of the county's total income.

Columbia County farmers own and manage the resources on 348,369 acres of land amounting to 70 percent of all land in the county. This includes pastures, cropland and tree farms. Farmers implement various conservation practices to protect environmental resources and provide habitat for wildlife. Farms in Columbia County are predominantly owned by individuals or families, with 88.3 percent of the farms owned by this group. Ownership of remaining farms consists of family partnerships owning 8.3 percent of the farms, family-owned corporations owning 2.6 percent of the farms, and non-family corporations owning 0.9% of the farms.

Dairy is the largest part of Columbia County's agriculture in terms of combined on-farm value and processing value. In 2000, Columbia County milk producers and the dairy industry contributed \$393.9 million to the county's economy. The on-farm production and sale of milk accounted for \$41.1 million in economic activity. The processing of milk into dairy products accounted for another \$352.8 million. Grain production is also important. In 2002, the market value of corn, soybeans and other grain crops was about \$40 million, roughly 38 percent of the total market value of all agricultural products sold in the county. There are over 106,000 acres of corn grown for grain and almost 48,000 acres of soybeans raised in Columbia County. About 25 percent of the corn is fed on farm to dairy cattle and livestock. Each dairy cow generates more than \$15,000 to \$17,000 of

economic activity. Columbia County's on-farm milk production and dairy processing account for 1,956 jobs.

The production of landscape trees and plants as well as landscape and grounds maintenance are rapidly growing segments of Columbia County's agricultural industry. Greenhouses, tree farms, nurseries and other horticultural businesses add to the diversity of agriculture in the county. Horticulture generates \$5.4 million in county economic activity, providing 148 full-time jobs and many seasonal jobs.

6.4.3.6 Tourism Industry Analysis

Tourism is an important component of the economy of Columbia County and the Town of Randolph. Area attractions, recreational areas, restaurants, retail stores, and traveler accommodations play a vital role in strengthen the local economy and improving the quality of life for area residents as well as visitors to the area. The Wisconsin Department of Tourism has provided the following information regarding the tourism industry and traveler expenditures in Columbia County in 2004. Travelers are defined as Wisconsin residents and out-of-state visitors traveling for pleasure, business, or a combination of reasons.

- Columbia County ranks 19th in the state for traveler spending.
- Travelers spent an estimated \$151 million in Columbia County in 2004.
- Summer is the biggest season tourism in the County and generated traveler expenditures of almost \$66 million. Fall travelers spent \$32 million; Spring travelers spent \$30 million; Winter travelers spent \$23 million.
- Estimates indicate that employees in Columbia County earned over \$93 million in wages in 2004 generated from tourist spending, an increase of 4.7 percent from 2003.
- Travelers spending in 2004 supported 3,984 full-time equivalent jobs, compared to 3,904 in 2003.
- Local revenues (property taxes, sales taxes, lodging taxes, etc.) collected as a result of travelers amounted to over \$6 million, an increase of 11.2 percent from 2003.
- Travelers in Columbia County generated over \$19 million in state revenues (lodging, sales and meal taxes, etc.), an increase of 3.3 percent from 2003.

6.4.3.7 Economic Base and Location Quotient Analysis

In order to fully comprehend the economic future of Columbia County and the Town of Randolph, it is necessary to understand how the County's economy relates not only to the State of Wisconsin's economy but to the United States economy as well. The Economic Base Analysis is a technique used to divide Columbia County's economy into basic and non-basic sectors. The basic sector is made up of local businesses that are dependent on external factors outside of the local economy for their success. For example, manufacturing and resource extracting firms (logging, mining) are often considered to be basic sector because the firm's success depends largely on non-local factors and they usually export their goods. In comparison, the non-basic sector is made up of firms that depend on local business conditions for their success such as firms in the service sector. Economic Base Theory states that the way to strengthen and grow the local economy is to develop and enhance of the basic sector portion of the local economy.

There are nine industry sectors used for Economic Base Analysis, four goods producing sectors and five service producing sectors. The four goods producing sectors are: agriculture, forestry, and fishing; mining; construction; and manufacturing. The five service producing sectors are: transportation and public utilities; wholesale trade; finance, insurance, and real estate; and services.

The Location Quotient Analysis is a technique for comparing non-farm employment in the Columbia County economy to non-farm employment in the United States economy using the nine sectors listed in the Economic Base Analysis. Non-farm employment consists of all workers not engaged in the direct production of agricultural commodities, either livestock or crops, including sole proprietors, partners, or hired laborer. It should also be noted that government employment is not included in the analysis despite it being a major employer in Columbia County. Government is a non-profit entity that should not be expanded for economic purposes. Table 6-11 illustrates the Location Quotient Analysis for Non-Farm Employment in Columbia County in the years 1990 and 2000.

The Location Quotient Analysis technique identifies areas of specialization in the Columbia County economy. The Location Quotient is calculated in the following manner. Columbia County employment within a certain industry sector in a given year is divided by the Columbia County total employment in a given year. The total is then divided by the result of taking the United States employment in the same industry sector in a given year and dividing by the total United States employment for the given year. The results will be one of the following:

- **A Location Quotient (LQ) of less than 1.0** – local employment in the industry group is not meeting local demand for a given good or service and is considered non-basic.
- **A LQ equal to 1.0** – local employment in the industry group is exactly sufficient to meet the local demand for a given good or service. This employment is also considered non-basic because none of the goods or services are exported to non-local areas.
- **A LQ greater than 1.0** – local employment produces more goods and services than the local economy can use, therefore these goods and services are exported to non-local areas. This employment is considered a basic sector employment.

TABLE 6-11
Location Quotient Analysis for Non-Farm Employment
Columbia County, 1990 and 2000

| Industry Sector | 1990 Employment | % of Total | 2000 Employment | % of Total | % Change 1990 - 2000 | LQ 1990 | LQ 2000 |
|----------------------------------|--------------------|---------------|--------------------|---------------|-------------------------------|------------|------------|
| Ag, Forestry, Fishing** | 212 | 0.9% | 197* | 0.7% | (7.1%) | 0.8 | 0.5 |
| Mining | 58 | 0.2% | 62* | 0.2% | 6.9% | 0.3 | 0.5 |
| Construction | 1,300 | 5.4% | 1,796 | 6.2% | 38.2% | 1.0 | 1.1 |
| Manufacturing | 4,442 | 18.3% | 5,235 | 18.1% | 17.9% | 1.3 | 1.6 |
| Transportation, Public Utilities | 1,134 | 4.7% | 1,187 | 4.1% | 4.7% | 1.0 | 0.8 |
| Wholesale Trade | 966 | 4.0% | 980 | 3.4% | 1.4% | 0.8 | 0.7 |
| Retail Trade | 4,640 | 19.1% | 5,388 | 18.6% | 16.1% | 1.2 | 1.1 |
| Finance, Insurance, Real Estate | 1,061 | 4.4% | 1,359 | 4.7% | 28.1% | 0.6 | 0.6 |
| Services | 5,081 | 21.0% | 6,896 | 23.8% | 35.7% | 0.8 | 0.7 |
| Total Employment | 24,231 | 100.0% | 28,954 | 100.0% | 19.5% | 1.0 | 1.0 |

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Accounts Data, 1990 and 2000 & Columbia County Planning and Zoning.

* 2002 Data – 2000 Data suppressed to avoid disclosure of confidential information.

** Non-farm employment in the agriculture, forestry, and fishing industry sector includes workers employed in areas such as soil preparation services, crop services, veterinary and other animal services, landscape and horticultural services, the operation of tree farms and forest nurseries, the operation of fish hatcheries and fish and game preserves, commercial hunting and trapping, and game propagation.

Three sectors within the 2000 Columbia County economy have Location Quotients greater than 1.0 and can therefore be considered basic sector employment: construction, manufacturing, and retail trade. These areas of the County's economy produce more goods and services than the County's economy can consume. Basic sector employment is important because it suggests that if a downturn in the local economy occurs, these sectors of the economy will not be strongly affected because they are dependent on non-local economies. Having strong basic sector employment and industry within the County strengthens the County's economy as well as the economies of the municipalities within the County.

The remaining six sectors of the County's economy have Location Quotients equal to or less than 1.0 and are therefore considered non-basic employment sectors. These areas of the County's economy do not meet local demand for goods and services and could be expanded. The sectors with Location Quotients close to 1.0 indicate that local demand for goods and services from that industry is close to being met and may be met in the future.

6.4.3.8 Industrial Parks

New industrial development generally occurs in urban areas to utilize the available utilities and transportation infrastructure available in these areas. As a result, industrial parks are found in all of the cities and villages in Columbia County with the exceptions of the Villages of Doylestown and Wyocena. In addition, many communities have other available industrial sites outside of industrial parks. The industrial parks closest to the Town of Randolph are located in the Villages of Cambria, Friesland, and Randolph. The Columbia County Economic Development Corporation maintains a listing of available industrial sites in the County. This list is described in more detail in the Economic Development Programs section of this element. Table 6-12 below contains a list of the industrial parks in Columbia County.

TABLE 6-12
Industrial Parks, Columbia County

| Industrial Park | Municipality | Total Acres | Available Acres |
|-----------------------------------|-------------------------|--------------------|------------------------|
| Arlington Prairie Industrial Park | Village of Arlington | 210 | 165 |
| Highland Industrial Subdivision | Village of Cambria | 15.5 | 14 |
| Columbus Industrial Park | City of Columbus | N/A | N/A |
| Fall River Industrial Park | Village of Fall River | 95 | 20 |
| Friesland Industrial Park | Village of Friesland | N/A | N/A |
| Lodi Industrial Park | City of Lodi | N/A | N/A |
| Pardeeville Industrial Park | Village of Pardeeville | 163.5 | 0 |
| Portage Industrial Park | City of Portage | 650 | 66 |
| Poynette Industrial Park | Village of Poynette | 128 | 1.8 |
| Randolph Industrial Park | Village of Randolph | 43 | 23 |
| Rio Industrial Park | Village of Rio | 13.3 | 0 |
| Wisconsin Dells Industrial Park | City of Wisconsin Dells | N/A | N/A |

Source: Columbia County Economic Development Corp.

6.5 ATTRACTION OF NEW BUSINESS AND INDUSTRY

6.5.1 Desired Types of Businesses and Industries

An important consideration in economic development for the Town of Randolph is the attraction of the right types of businesses and industries. The current economy within the Town is dependent on agriculture with some small businesses. The Town of Randolph would like to see the attraction of more farm related businesses, such as implement dealers or vegetable processing plants, to support the agricultural industry in the Town. The Town also wishes to attract agricultural related energy production industries such as ethanol plants or anaerobic manure digesters. The Town does not desire to attract heavy industry not directly related to agriculture. While it is important to continue to support and develop the agricultural sector of the economy, providing balance to the local economy by expanding other sectors of the economy is also important. The Town of Randolph would also like new small businesses that provide basic services to the Town's residents such as a gas station convenience store. The Town would encourage other larger commercial businesses to locate in nearby villages to take advantage of the municipal services offered there. In summary, the desired types of business and industry for the Town of Randolph include support for agricultural related businesses including agricultural related energy production and the expansion of small retail outlets that serve local residents.

6.5.2 Strengths and Weaknesses for Attracting Desired Businesses and Industries

An evaluation of the strengths and weaknesses of the Town of Randolph's ability to attract business and industry provides basic information to help plan for future economic development in the Town. Identified strengths should continue to be promoted to attract business and industry that can utilize these strengths. Identified weaknesses should be further analyzed to determine if improvements can be made. Business and industry displaying aspects similar to identified weaknesses should be discouraged.

6.5.2.1 Randolph's Strengths In Attracting Desired New Business And Industry

Below are the Town of Randolph's strengths in attracting desired new business and industry as identified during this planning process.

- Excellent access to major highways 33, 73 and 146.
- Access to the railroad network.
- Access to natural gas.
- Access to major electrical distribution lines.
- Location near urban centers with available industrial land.
- High quality of life.
- A broad-based agricultural economy, including an existing ethanol plant and wholesale produce processor.

6.5.2.2 Randolph's Weaknesses In Attracting Desired New Business And Industry

Below are the Town of Randolph's weaknesses in attracting desired new business and industry as identified during this planning process.

- Over dependence on agricultural sectors of the economy.
- Loss of labor force to other counties.
- High seasonal employment.
- Lack of access to sewer and water utilities within the Town.

- Limited revenue and financing options for infrastructure development to support economic development.
- Loss of young people to other areas.

6.5.3 Designated Business and Industrial Sites

The Town of Randolph has a limited number of sites designated and available for business and industrial development and does not have an industrial park. The Town does not have any existing commercial areas, however commercial areas serving Town residents exist in the Villages of Cambria, Friesland, and Randolph. The Town of Randolph would prefer to see any new larger-scale commercial business development take place in the adjacent villages near the Town rather than within the Town itself. Commercial businesses that providing services to Town residents, such as a gas station convenience store, should be located along County Highway EF south of the Village of Friesland. Scattered businesses along highways in the Town should be discouraged. Furthermore, if a proposed new business cannot obtain the appropriate utilities and facilities from the Town the business should be located in a village where services can be provided. Non-farm related heavy industrial development is not desired by the Town and should be located in city and village industrial parks. New business development should not be located on prime agricultural lands.

6.5.4 Use of Environmentally Contaminated Sites

Environmentally contaminated sites are tracked and regulated by the US Environmental Protection Agency (EPA) and the Wisconsin Department of Natural Resources (WDNR). These agencies monitor and encourage the clean up and reuse of environmentally contaminated sites. The WDNR maintains a tracking system for contaminated sites called the Bureau for Remediation and Redevelopment Tracking System (BRRTS). The BRRTS database contains 665 environmentally contaminated sites in Columbia County. The majority of these sites are located within cities and villages throughout the County, however several contaminated sites are located in unincorporated towns. Of the 656 contaminated sites in the County, 331 have been cleaned up and are considered closed. The remaining 334 sites are classified as open sites. A closed site has completed all requirements for clean up and has received a letter from the WDNR indicating the case has been closed. An open site is one in need of a clean up or one in which a cleanup is underway.

The system tracks several types of contaminated sites, the most common of which are listed below.

- Spills – a Spill is a discharge of a hazardous substance that may adversely impact, or threaten to adversely impact public health, welfare, or the environment. There are 347 listed spills in Columbia County 229 are historic releases that require no further action, 120 of the sites have been cleaned up and closed, and one site remains open pending clean up
- Leaking Underground Storage Tank (LUST) – a LUST is an underground tank that has contaminated soil and/or groundwater with petroleum. Some LUST sites are reviewed by the WDNR and others by the WI Department of Commerce. There are 243 LUST sites in Columbia County, 188 are closed and have been cleaned up and 55 sites remain open or are conditionally closed.
- Environmental Repair Program (ERP) – ERP sites are sites other than LUST sites that have contaminated soil and/or groundwater. Often, these are old historic releases to the environment. There are 74 ERP sites in Columbia County, 27 are closed sites that have been cleaned up and 47 are open sites.

- Voluntary Property Liability Exemptions (VPLE) – a VPLE site is a site where the property owner conducts an environmental investigation and cleanup of an entire property and then receives limits on future liability of the contaminated site. There are two VPLE sites in Columbia County, one is an open site and one is conditionally closed.
- Super Fund – Superfund is a federal program created by Congress in 1980 to finance cleanup of the nation's worst contaminated hazardous waste sites. As of September 2004, 38 sites were located in Wisconsin. No Super Fund sites exist in Columbia County.

Most of the 656 identified contaminated sites in the County have been cleaned up or require no further action. In fact, only 105 sites remain in need of clean up with most of these sites being leaking underground storage tanks. Some of these sites contain existing businesses and industries that will continue operations on the sites through the cleanup process. Other sites where no business or industrial operations currently exist offer possible opportunities for future business and industry upon the cleanup of the site. Timely clean up and reuse of contaminated sites throughout the County should be strongly encouraged.

7.0 INTERGOVERNMENTAL COOPERATION

This element identifies activities in Town of Randolph associated with intergovernmental cooperation. Intergovernmental cooperation is generally considered to be any arrangement through which any two governmental jurisdictions coordinate plans, policies, and programs to address and resolve a mutual issue of interest. Intergovernmental cooperation is a necessity for all levels of government to operate in a cost effective and efficient manner while providing required services to citizens. The Town's relationship with neighboring and overlapping governmental units such as the state, county, cities and villages, towns, school districts, technical colleges, and other governmental districts can directly impact planning, the provision of services, and the siting of public facilities. This element examines these relationships, identifies real or potential conflicts, and provides suggestions for addressing issues in a productive manner.

7.1 INTERGOVERNMENTAL COOPERATION VISION

- ◆ Intergovernmental cooperation opportunities between Columbia County, local municipalities, the region, the state, tribal governments, and other adjacent governmental units utilized to the fullest extent possible.

7.2 INTERGOVERNMENTAL COOPERATION GOALS AND OBJECTIVES

Goal 1: Establish mutually beneficial intergovernmental relations with other units of government.

- Objective 1:* Develop intergovernmental cooperative agreements for governmental services, activities, and programs wherever appropriate.
- Objective 2:* Encourage the Villages of Cambria, Friesland and Randolph to enter into boundary agreements with the Town to address annexation and development issues.
- Objective 3:* Work to achieve cooperation and coordination between the Counties of Dodge, Columbia, Green Lake and the Villages of Cambria, Friesland and Randolph and the Town on issues related to long-range planning and land use regulations.
- Objective 4:* Work to raise local government awareness of Wisconsin Statutes regarding intergovernmental cooperation and encourage their use.
- Objective 5:* Work with other local governments, state agencies, and school districts on land use and community development issues of mutual concern (e.g. siting of public facilities).

Goal 2: Seek coordination and communication on planning activities between the Town of Randolph, adjacent municipalities, county, regional, state and federal agencies.

- Objective 1:* Encourage the creation of and participate in an ongoing forum in which the county, cities, villages, and towns can discuss land use and zoning issues on a regular basis.
- Objective 2:* Encourage the creation of and participate in a process to resolve conflicts between the Town's plan and the plans of other overlapping governmental jurisdictions.
- Objective 3:* Work with adjacent towns, villages and cities to match land use plans and policies along municipal borders to promote consistency and minimize potential conflicts.

- Objective 4:* Utilize County planning staff to act as facilitators and educators to assist the Town with plan and ordinance administration.
- Objective 5:* Encourage Columbia County to develop a more consistent, integrated, and efficient code administration process that provides all affected municipal jurisdictions an opportunity to influence the outcome.
- Objective 6:* Continue to participate in cooperative planning efforts with Columbia County.
- Objective 7:* Encourage and support cooperative efforts between Columbia County and surrounding counties to address basin-wide water resource management planning, regional transportation planning, and other regional planning issues that cross county boundaries.

Goal 3: Seek opportunities to maintain and improve the provision of shared public services and facilities such as police, fire, emergency rescue, parks, solid waste management, and transportation.

- Objective 1:* Whenever possible, encourage increased sharing of police, fire, and emergency rescue facilities and services to improve efficiency and coordination.
- Objective 2:* Continue to utilize the County composting and recycling center.
- Objective 3:* Continue to utilize the services of the County Highway Department for local road maintenance.
- Objective 4:* Work with County Highway Department and the Wisconsin DOT to coordinate highway improvements with planned development to minimize the impacts of land use changes on transportation facilities.
- Objective 5:* Prior to purchasing new facilities or equipment, examine the possibilities of trading, renting, sharing or contracting such items with neighboring jurisdictions.
- Objective 6:* Work with county and state agencies to coordinate the provision of park and recreation facilities and activities within the Town.
- Objective 7:* Work with the Wisconsin Department of Transportation and other agencies to assure that transportation improvements are consistent with the goals and objective of this plan.
- Objective 8:* Encourage cooperative agreements with the Wisconsin Department of Natural Resources (WDNR) that are mutually beneficial to the Town and the WDNR.

7.3 INTERGOVERNMENTAL COOPERATION PROGRAMS AND RESOURCES

7.3.1 UW-Extension Local Government Center

The Local Government Center's mission is to provide focus, coordination, and leadership to UW System educational programs for local government and to expand the research and knowledge base for local government education. The Local Government Center maintains a collection of information on intergovernmental cooperation.

7.3.2 Wisconsin Partnership

The State of Wisconsin offer's local government's contract purchasing, technical advice, data, and financial assistance to more efficiently provide government services. Through its website, www.wisconsinpartnership.wi.gov the State of Wisconsin allows local governments to access these

resources. The website also offers significant information related to intergovernmental cooperation in Wisconsin.

7.3.3 Wisconsin Counties Association (WCA)

The Wisconsin Counties Association (WCA) is an association of county governments assembled for the purpose of serving or representing counties. The direction of this organization is determined by the membership and the WCA Board of Directors consistent with the WCA Constitution. The organization provides up to date information on issues affecting counties in Wisconsin and offers opportunities for counties to share information.

7.3.4 Wisconsin Town Association (WTA)

Wisconsin Towns Association (WTA) is a non-profit, non-partisan statewide organization created to protect the interests of the 1,264 towns in the State of Wisconsin and to improve town government. The association is organized into six districts and is headquartered in Shawano. WTA activities include regular district meetings, an annual statewide convention, publications, participation in cooperative training programs, and other efforts.

7.3.5 League of WI Municipalities

The League of Wisconsin Municipalities is a voluntary non-profit association of Wisconsin cities and villages working to advance local government. The League was first established in 1898 and provides a variety of services and resources to members including legal resources, the league conference, training opportunities, sample ordinances, legislation review, a variety of publications and handbooks, and others.

7.3.6 State of Wisconsin

The State of Wisconsin has a number of statutes and related programs that deal with intergovernmental cooperation. For more information see section 7.5 of this element.

7.4 INTERGOVERNMENTAL COOPERATION

The Town of Leeds shares borders with several other governmental units. The Town's involvement with these other units of government is described below.

7.4.1 Town of Randolph and Adjacent Governmental Units

7.4.1.1 Adjacent Governmental Units

The Town of Randolph is located within Columbia County and shares a border with the Towns of Scott, Springvale, and Courtland as well as the Villages of Cambria, Friesland, and Randolph. The Town also shares a border with Green Lake County and the Towns of Mackford and Manchester within Green Lake County and with Dodge County and the Town of Fox Lake within Dodge County.

7.4.1.2 Relationship

Town of Randolph's relationship with the adjacent Towns can be characterized as one of mutual respect with limited opportunities for shared resources and services. The Town of Randolph's primary relationship with adjacent Towns consists of addressing road maintenance issues.

Furthermore, towns are not incorporated and cannot annex land. Therefore, the borders between the Town of Randolph and the adjacent towns are fixed and boundary disputes are virtually nonexistent.

The Town of Randolph's relationship with the adjacent Villages of Cambria, Friesland, and Randolph can be characterized as one of general agreement and respect, however there is potential for conflict. The Villages of Cambria, Friesland, and Randolph, being incorporated municipalities, have the power to annex land from the Town. At this time, annexations from the villages are limited. Nonetheless, the ability of the villages to annex land from the Town of Randolph has the potential to lead to conflicts in the future.

Town of Randolph's relationship with Columbia, Green Lake, and Dodge Counties can be characterized as one of mutual respect. The Town of Randolph's interactions with Green Lake and Dodge Counties are limited whereas the Town's relationship with Columbia County is more complex. The Town is located within Columbia County and therefore the County has some jurisdiction within the Town. In particular, the County administers several land use related regulations within the Town of Randolph regarding land division, private sanitary systems, floodplains, shorelands, and nonmetallic mining. The County Sheriff's Department also has law enforcement jurisdiction within the Town and the County Highway Department also has jurisdiction over certain roads. In those areas where the County has jurisdiction within the Town, the County attempts to get input from the Town before making decisions affecting the Town. Likewise, the Town has attempted to maintain open communication with the County.

7.4.1.3 Siting Public Facilities

Town of Randolph has in the past cooperated with the Villages of Cambria, Friesland, and Randolph in the siting of public facilities. In particular, the Town and Villages jointly developed recycling centers in each village that Town residents are able to utilize. The Town of Randolph has no formal process established for siting and building public facilities with other local units of government, rather these types of projects are handled on a case by case basis.

7.4.1.4 Sharing Public Services

The Town of Randolph currently shares fire protection and EMS services with the Villages of Cambria, Friesland, and Randolph through a contractual agreement. The Town also contracts with the County Solid Waste Department to process solid waste and recyclables and the County Highway Department for the plowing and maintenance of town roads. Schools, parks, and the libraries in the Villages of Cambria, Friesland, and Randolph are also utilized by Town residents. The Town of Randolph has no formal process established for sharing public services with other local units of government, rather these types of agreements are handled on a case by case basis.

7.4.2 Town of Randolph and Local School Districts

The Town of Randolph is served by the Cambria-Friesland and Randolph School Districts. The Town's involvement with these school districts is described below. More details about school districts are located in the Utilities and Community Facilities Element of this plan.

7.4.2.1 Relationship

Town of Randolph's relationship with the school districts serving the Town can be characterized as good but limited. The school districts tend to operate rather independently and interaction with the Town tends to be minimal.

7.4.2.2 *Siting School Facilities*

The siting of new school facilities is mainly conducted by the school districts. The Town has historically had little input into the location of new schools.

7.4.2.3 *Sharing School Facilities*

No formal agreement between the school districts and Town of Randolph exist for the shared use of school facilities. However, school recreational facilities are sometimes used by residents living in close proximity to the schools.

7.4.3 Region

Town of Randolph is located in the south-central region of the State of Wisconsin. Columbia County and the Town of Randolph are not part of a regional planning commission. As a result, the Town's interactions and contacts within the region are limited as there is no regional entity to be involved with.

7.4.4 State

Town of Randolph's relationship with the state mainly involves state aid for local roads and the administration of various state mandates. The Town does have concerns over what impacts unfunded state mandates, cuts to state programs, and future revenue limits might have on the Town.

In regards to comprehensive planning, coordination with several state agencies occurred as part of the Town of Randolph Comprehensive Plan development process. The relationship with these state agencies and their assistance with the Town Comprehensive Plan development process includes, but is not limited to the following:

- ◆ Wisconsin Department of Administration (WDOA)

The WDOA awards and administers comprehensive planning grants. While the Town of Randolph did not utilize these grants as part of the Town's planning effort these grants remain an important resource for future planning efforts.

In addition to grant awards and administration, the WDOA also provides population and demographic estimates and projections for planning purposes. The WDOA is also responsible for the administration of various programs often utilized for plan implementation. The WDOA is also the state contact for land information modernization activities.

- ◆ Wisconsin Department of Transportation (WDOT)

The WDOT maintains several plans with statewide policies and recommendations regarding various aspects of transportation. Plan recommendations were consulted and incorporated into the Town of Randolph Comprehensive Plan where applicable. These plans are covered in more detail in the Transportation Element of this plan.

- ◆ Wisconsin Department of Natural Resources (WDNR)

The WDNR has provided a number of resources to the Town of Randolph comprehensive planning process. These resources include information on natural resources such as wetlands, surface waters, groundwater, air quality, threatened and endangered species, wildlife habitat, and recreational uses and activities including hunting and fishing. In addition, the WDNR provided information through programs the department maintains regarding shoreland management, nonmetallic mining

reclamation, stormwater, public sewer and water systems, solid waste management, and dam permitting. As a result, opportunities to work collaboratively with the WDNR are numerous

◆ Wisconsin Historical Society

The Wisconsin Historical Society provided data for the Town of Randolph planning effort through its Wisconsin Architecture and History Inventory (AHI) and Archaeological Sites Inventory (ASI).

◆ Other State Agencies

In addition to the above, the following state agencies also contributed data and other trend information towards the Town of Randolph comprehensive planning process:

- Wisconsin Department of Public Instruction (school enrollments and district information)
- Wisconsin Department of Commerce (economic information)
- Wisconsin Public Service Commission (information on public utilities)

7.4.5 Other Governmental Units

Several other governmental units, such as lake districts, sanitary districts, utility districts, drainage districts etc., exist within Columbia County and may encompass territory within the Town of Randolph. These governmental units tend to operate rather independently and interaction with the Town tends to be minimal.

7.5 WISCONSIN INTERGOVERNMENTAL COOPERATION STATUTES

7.5.1 Intergovernmental Agreements

Wisconsin Statute, 66.0301 permits local agreements between the state, cities, villages, towns, counties, regional planning commissions, and certain special districts, including school districts, public library systems, public inland lake protection and rehabilitation districts, sanitary districts, farm drainage districts, metropolitan sewerage districts, sewer utility districts, Indian tribes or bands, and others.

Intergovernmental agreements prepared in accordance with s. 66.0301, formerly s. 66.30, are the most common form of agreement and have been used by communities for years, often in the contest of sharing public services such as police, fire, or rescue. This type of agreement can also be used to provide for revenue sharing, determine future land use within a subject area, and to set temporary municipal boundaries. However, the statute does not require planning as a component of any agreement and boundary changes have to be accomplished through the normal annexation process.

7.5.2 Boundary Agreements Pursuant to Approved Cooperative Plan

Under 66.0307, Wisconsin Statutes, combinations of municipalities may prepare cooperative boundary plans or agreements. Each city, village, or town that intends to participate in the preparation of a cooperative plan must adopt a resolution authorizing its participation in the planning process.

Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative plan must include a plan for the physical development of the territory covered by the plan, a schedule for changes to the boundary, plans for the delivery of services, an evaluation of environmental features and a description of any adverse environmental consequences that may result from the implementation of the plan, and it must address the need for safe and affordable housing. The participating communities must hold a public hearing prior to

its adoption. Once adopted, the plan must be submitted to the Wisconsin Department of Administration for State approval. Upon approval, the cooperative plan has the force and effect of a contract

7.5.3 Creation, Organization, Powers and Duties of a Regional Planning Commission

Wisconsin Statute 66.0309 permits local governments to petition the governor to create a regional planning commission (RPC). If local support for a commission is unanimous, the governor may create it by executive order. The governor may also create a commission if local governments representing over 50% of the population or assessed valuation of the proposed region consent to the creation. Commission members are appointed by either local governments or the governor.

State Statutes require the RPC to perform three major functions:

- Make and adopt a comprehensive plan for the physical development of the region.
- If requested by a local unit, report recommendations to that local unit on the location of or acquisition of land for any of the items or facilities, which are included in the adopted regional comprehensive plan.
- Make an annual report of its activities to the legislative bodies of the local governmental units within the region.

RPC's are also authorized to perform several other functions; however, by law they serve a strictly advisory role.

Columbia, Dane, Dodge, Jefferson, Rock, and Sauk Counties are the only counties in the state that are not part of a Regional Planning Commission.

7.5.4 Municipal Revenue Sharing

Wisconsin Statute, 66.0305, Municipal Revenue Sharing, gives authority to cities, villages and towns to enter into agreements to share revenue from taxes and special charges with each other. The agreements may also address other matters, including agreements regarding services to be provided or the location of municipal boundaries.

Boundaries of the shared revenue area must be specified in the agreement and the term of the agreement must be for at least 10 years. The formula or other means for sharing revenue, the date of payment of revenues, and the means by which the agreement was made may be invalidated after the minimum 10-year period.

7.5.5 Annexation

Wisconsin Statute, 66.021, Annexation of Territory, provides three petition methods by which annexation may occur. Annexation involves the transfer of one or more tax parcels from a town to a city or village. Cities and villages cannot annex property without the consent of landowners as required by the following petition procedures:

- Unanimous approval - A petition is signed by all of the electors residing in the territory and the owners of all of the real property included within the petition.
- Notice of intent to circulate petition (direct petition for annexation) - The petition must be signed by a majority of electors in the territory and the owners of one-half of the real property either in value or in land area. If no electors reside in the territory, then only the landowners need sign the petition.

- Annexation by referendum - A petition requesting a referendum election on the question of annexation may be filed with the city or village when signed by at least 20 percent of the electors in the territory.

7.5.6 Incorporation

Wisconsin Statutes, 66.0201 - Incorporation of Villages and Cities; Purpose and Definitions, and 66.0211 - Incorporation Referendum Procedure, regulate the process of creating new villages and cities from town territory. Wisconsin Statute, 66.0207 - Standards to be applied by the department, identifies the criteria that have to be met prior to approval of incorporation.

The incorporation process requires filing an incorporation petition with circuit court. Then, the incorporation must meet certain statutory criteria reviewed by the Municipal Boundary Review Section of the Wisconsin Department of Administration. These criteria include:

- Minimum standards of homogeneity and compactness, and the presence of a "well developed community center".
- Minimum density and assessed valuation standards for territory beyond the core.
- A review of the budget and tax base in order to determine whether or not the area proposed for incorporation could support itself financially.
- An analysis of the adequacy of government services compared to those available from neighboring jurisdictions.
- An analysis of the impact incorporation of a portion of the town would have on the remainder, financially or otherwise.
- An analysis of the impact the incorporation would have on the metropolitan region.

7.5.7 Extraterritorial Zoning

Wisconsin Statute, 62.23(7a), Extraterritorial Zoning, allows a city with a population of 10,000 or more to adopt zoning in town territory, three miles beyond a city's corporate limits. A city or village with a population less than 10,000 may adopt zoning 1.5 miles beyond its corporate limits. In Columbia County, all cities and villages had populations less than 10,000 during the 2000 US Census and therefore have the potential to exercise extra-territorial zoning authority up to one and one-half miles. If the extraterritorial area of two municipalities overlaps, jurisdiction is divided between them as provided under s. 66.0105.

Under extraterritorial zoning authority, a city or village may enact an interim zoning ordinance that freezes existing zoning, or, if there is no zoning, existing uses while a plan and regulations are developed. The statute provides that the interim ordinance may be for two years.

A joint extraterritorial zoning committee must be established consisting of three city or village plan commission members and three town members. The city or village plan commission works with the joint committee in preparing the plan and regulations. The joint committee must approve the plan and regulations by a majority vote before they take effect.

None of the municipalities with extra-territorial zoning jurisdiction over the Town of Randolph have exercised their authority.

7.5.8 Extraterritorial Subdivision Review

Wisconsin Statute, 236.10, Approvals Necessary, allows a city with a population of 10,000 or more to adopt zoning in town territory, three miles beyond a city's corporate limits. A city or village with a population less than 10,000 may adopt zoning 1.5 miles beyond its corporate limits. However, unlike

extraterritorial zoning that requires town approval of the zoning ordinance, extraterritorial plat approval applies automatically if the city or village adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the city or village. All cities and villages in Columbia County had populations less than 10,000 during the 2000 US Census and therefore have the potential to exercise extra-territorial plat review authority up to one and one-half miles. A city or village may waive its extraterritorial plat approval authority if it does not wish to use it.

The purpose of extraterritorial plat approval jurisdiction is to help cities and villages influence the development pattern of areas outside their boundaries that will likely be annexed to the city or village. Overlapping authority by incorporated municipalities is handled by drawing a line of equal distance from the boundaries of the city and/or village so that not more than one ordinance will apply. Map 7-1 illustrates the potential extent of city and village extra-territorial subdivision regulation within Columbia County including the Town of Randolph.

7.6 PLANNING IN COLUMBIA COUNTY

In Columbia County, 15 of the 21 towns, including Arlington, Caledonia, Columbus, Fort Winnebago, Fountain Prairie, Hampden, Leeds, Lewiston, Lodi, Newport, Otsego, Pacific, Randolph, and West Point, have developed comprehensive plans, compliant with Wisconsin Statue 66.1001, in cooperation with the Columbia County Comprehensive Planning Program. Three other towns, Dekorra (2005), Lowville (2004), and Courtland (2002), have developed comprehensive plans, compliant with Wisconsin Statue 66.1001, through the assistance of private consultants. The remaining three towns, Marcellon, Scott, and Wyocena have not yet prepared plans.

Two villages in Columbia County, Arlington (2003) and Poynette (2005), have prepared comprehensive plans in compliance with Wisconsin Statue 66.1001. The other eight villages have not yet prepared plans.

Two of the four cities, Columbus (2001) and Wisconsin Dells (2004) have prepared comprehensive plans compliant with Wisconsin Statue 66.1001. The City of Lodi is in the process of preparing a comprehensive plan and the City of Portage has not yet prepared a plan.

A number of other plans also exist that apply within Columbia County. These planning documents include the Agricultural Preservation Plan (1977, updated 1988), the Erosion Control Plan (1987), the Land and Water Resource Management Plan (2006), the Columbia County Comprehensive Development Plan (1970), the Solid Waste Management Plan (1980, updated 1990), the Outdoor Recreation Plan (1968), the Park, Open Space, and Outdoor Recreation Plan (1975), the Outdoor Recreation Plan (1981), and the Comprehensive Outdoor Recreation Plan (1997). These documents and others from adjacent counties and state agencies were consulted and reviewed as appropriate during the development of this plan.

7.7 INTERGOVERNMENTAL CONFLICTS AND OPPORTUNITIES

7.7.1 Existing or Potential Conflicts with other Governmental Units

Several existing and potential conflicts between units of government will likely need to be addressed during the course of the planning period. Existing and potential conflicts are summarized in Table 7-1.

7.7.2 Opportunities for the Resolution of Conflicts with other Governmental Units

Conflicts are most effectively addressed in a proactive manner by pursuing opportunities that will reduce or altogether prevent future conflicts. Table 7-1 also summarizes potential opportunities that can be explored to address the identified existing or potential conflicts.

TABLE 7-1
Intergovernmental Conflicts and Opportunities for Resolution
Town of Randolph

| Existing or Potential Conflict | Opportunities for Resolution |
|--|---|
| Concerns over incompatible land uses in one municipality negatively impacting landowners and residents in adjacent municipalities. | <p>Columbia County Planning and Zoning Department should work with local municipalities to modify or add land use regulations that address local concerns.</p> <p>Columbia County Planning and Zoning Department should encourage municipalities to develop, update, and properly administer local land use ordinances and programs.</p> |
| Conflicts and inconsistencies between town, village, city, and county plans and ordinances. | <p>Columbia County Planning and Zoning Department should work with municipalities on procedures for the review of development proposals.</p> <p>Columbia County Planning and Zoning Department should provide assistance to municipalities in the development of plans and ordinances.</p> <p>Columbia County Planning and Zoning Department should review and provide comments on drafts of local comprehensive plan and ordinances.</p> |
| Conflicts over land use and development issues in the extraterritorial jurisdictions of cities and villages. | Columbia County Planning and Zoning Department should provide assistance with extraterritorial and boundary agreement issues. |
| Concern that local control in land use issues is subject to too much intervention by Columbia County and the State. | <p>Ensure ample opportunity for public involvement during land use planning and ordinance development.</p> <p>Maintain and encourage communication between the Columbia County Planning and Zoning Department and local municipalities on land use issues.</p> |
| Concern that County's land use regulations are not adequate to address today's land use issues. | Review and revise land use ordinances as necessary to address current land use issues. |

Source: Columbia County Planning and Zoning & the Town of Randolph

8.0 LAND USE

The land use element examines existing and future land uses within the Town of Randolph. The examination and analysis of existing land use trends within the Town provides a means to forecast how land will likely be used in the future. The main function of the land use element is to guide future land uses in a manner that is compatible with the goals and objectives expressed within this plan.

8.1 LAND USE VISION

- ◆ Well-balanced and orderly development in both urban and rural areas of the Township minimizes potential conflicts between residential, commercial, industrial and agricultural land uses.

8.2 LAND USE GOALS AND OBJECTIVES

Goal 1: New development occurring in a well planned, sustainable, aesthetically and architecturally pleasing manner compatible with the local character.

- Objective 1:* Designate areas in the rural portions of the Town of Randolph intended to remain agricultural in nature but are also suitable for limited and controlled residential development that minimizes adverse impacts on agriculture and maintains rural character.
- Objective 2:* Designate areas within the Town of Randolph that are suitable for more dense residential development (e.g. subdivisions) and develop standards for these areas that ensures quality development which complements the surrounding area.
- Objective 3:* Encourage conservation subdivision design principles for new subdivisions where appropriate.
- Objective 4:* Designate areas within the Town of Randolph that are suitable for commercial and industrial uses and develop standards that encourage the separation and screening of these uses from other incompatible land uses.
- Objective 5:* Encourage natural buffers between incompatible land uses where such uses adjoin one another.
- Objective 6:* Evaluate and recommend areas of the Town where animal confinement areas can be operated without conflicting with other forms of development.

Goal 2: Provide tools for managing and coordinating development consistent with the goals and objectives of the Comprehensive Plan while ensuring a balance between private property rights and the best interests of the community as a whole.

- Objective 1:* Update and integrate the land use related sections of the Town of Randolph Code of Ordinances to reflect the new goals and policies of the Comprehensive Plan.
- Objective 2:* Follow a development review process related to the Comprehensive Plan that objectively examines the quality of a proposed development and the long-term positive and negative impacts of the Town.
- Objective 3:* Develop a site plan review process for rural areas of the Town that reviews the location of structures, roads, and driveways to minimize the impacts on prime agricultural land and environmental features.
- Objective 4:* Promote clustered residential development as the preferred type of new rural residential growth in areas suitable for such development.
- Objective 5:* Lot size must meet minimum lot size for County sanitary permits.

Objective 6: Encourage new residential lots and building sites to be located and designed in a manner that protects environmental corridors, wetlands, floodplains and productive farmland.

Objective 7: New development should be consistent with town, village and city plans, where applicable.

Goal 3: Balanced and appropriate land uses within the Town of Randolph that enhance and sustain the economic stability of the Town.

Objective 1: Direct more intense, urban forms of development into areas that can provide adequate municipal services to support the development.

Objective 2: Assist in the development of urban growth areas around all existing incorporated municipalities to allow for reasonable municipal growth.

Objective 3: Encourage all local municipalities in the development of detailed comprehensive plans that promote the concepts of balanced community development, agricultural preservation, and clustered residential development.

Objective 4: Consider an economic feasibility review process that examines the costs of providing public services to proposed major developments including the cost of roads, sewer and water service, stormwater management and schools.

Objective 5: Encourage the redevelopment and adaptive reuse of underutilized agricultural, commercial and industrial structures, where consistent with designated future land uses.

8.3 LAND USE PROGRAMS

8.3.1 Town of Randolph Ordinances

The Town of Randolph administers a driveway ordinance. The Town driveway ordinance regulates the placement of access points to Town roads and helps to ensure safe access to the road and adequate driveway width for emergency vehicles.

8.3.2 Columbia County Code of Ordinances

Most land development and building activity in the unincorporated areas of Columbia County, including the Town of Randolph, is subject to Columbia County regulations. Land use within the County is regulated by the Columbia County Code of Ordinances. The primary section of the Code of Ordinance that regulates land use within the County is Title 16. Title 16 includes seven chapters providing regulation regarding Zoning, Land Division and Subdivision, Private Sewage Systems, Floodplain Zoning, Shoreland Wetland Protection, Wireless Communication Facilities, and Nonmetallic Mining Reclamation. Other sections of the Columbia County Code of Ordinances that regulate land use include Title 12, Chapter 4 - Highway Access Control, that regulates property access from County highways and Title 15, Animal Waste Management, that regulates the placement and use of animal waste and manure storage facilities. The County's land use regulations that apply within the Town of Randolph are discussed in more detail in the sections below.

8.3.2.1 Land Division and Subdivision Ordinance

The Columbia County Land Division and Subdivision Ordinance, originally adopted in 1966, regulates the division of land within the County and is in effect in all 21 of the unincorporated Towns

including the Town of Randolph. The intent of the ordinance is to regulate and control the division of land in the unincorporated areas of the County in order to promote orderly layout and use of land; protect the health and safety of county residents; ensure the adequate provision of public infrastructure; and to provide adequate legal descriptions and monumentation of subdivided land. The ordinance is administered by the Columbia County Planning and Zoning Department. The Land Division and Subdivision Ordinance requires an approved certified survey map (CSM) be recorded in the Register of Deeds Office for any minor land division that is less than 35 acres in size and is comprised of fewer than five lots. Major subdivisions comprised of five or more lots are subject to state platting requirements in addition to requirements in the Columbia County Land Division and Subdivision Ordinance. Lands in Columbia County are also divided through several other legal means outside the review of the Land Division and Subdivision Ordinance, however these divisions are required to meet the requirements of the ordinance prior to the issuance of any permits for construction. Table 8-1 illustrates the number of approved certified survey maps and major subdivision plats along with the total number of lots created by these divisions within Town of Randolph during the 10 year period between 1996-2005. Since 1996, a total of 78 approved CSMs with a total of 103 lots were recorded, an annual average of 7.8 CSMs with an annual average of 10.3 lots. During the same ten-year period, a total of one approved subdivision plat with a total of eight lots was recorded, an annual average of 0.1 subdivision plats with an annual average of 0.8 lots. Over the ten year period, 92.8 percent of all new lots were created through CSM while 7.2 percent of all new lots were created through subdivision plat.

TABLE 8-1
Land Divisions, Town of Randolph, 1996-2005

| Year | Number of CSMs | Total Number of Lots | Number of Subdivision Plats | Total Number of Lots |
|----------------|----------------|----------------------|-----------------------------|----------------------|
| 1996 | 4 | 5 | 0 | 0 |
| 1997 | 5 | 6 | 0 | 0 |
| 1998 | 8 | 11 | 0 | 0 |
| 1999 | 12 | 16 | 0 | 0 |
| 2000 | 7 | 9 | 0 | 0 |
| 2001 | 8 | 11 | 0 | 0 |
| 2002 | 5 | 7 | 0 | 0 |
| 2003 | 6 | 9 | 1 | 8 |
| 2004 | 13 | 15 | 0 | 0 |
| 2005 | 10 | 14 | 0 | 0 |
| Totals: | 78 | 103 | 1 | 8 |

Source: Columbia County Planning and Zoning Department

8.3.2.2 Private Sewage Systems Ordinance

The Columbia County Private Sewage Systems Ordinance, originally adopted in 1967, regulates the construction of private sewage systems within the county and is in effect within all the incorporated and unincorporated municipalities of the County including the Town of Randolph. The intent of the ordinance is to promote and protect public health and safety by assuring the proper siting, design, installation, inspection, and management of private sewage systems and non-plumbing sanitation systems (e.g. a privy). The ordinance is mandated by the State of Wisconsin and administered by the Columbia County Planning and Zoning Department. Table 8-2 illustrates the number of sanitary permits issued for new and replacement systems within the Town of Randolph during the ten-year period between 1996 and 2005. During the nine year period between 1997 and 2005, conventional

septic systems accounted for 62, or 64.6 percent, of the permits for new or replacement systems within the Town followed by mound type sanitary systems that accounted for 26, or 27.1 percent, of the permits for new or replacement systems. A total of seven holding tanks were permitted during the 10 year period accounting for 7.3 percent of all new or replacement systems. Other sanitary permits issued for items such as reconnection to an existing sanitary system or for the use of a privy accounted for one permits or 1.0 percent of the total permits issued.

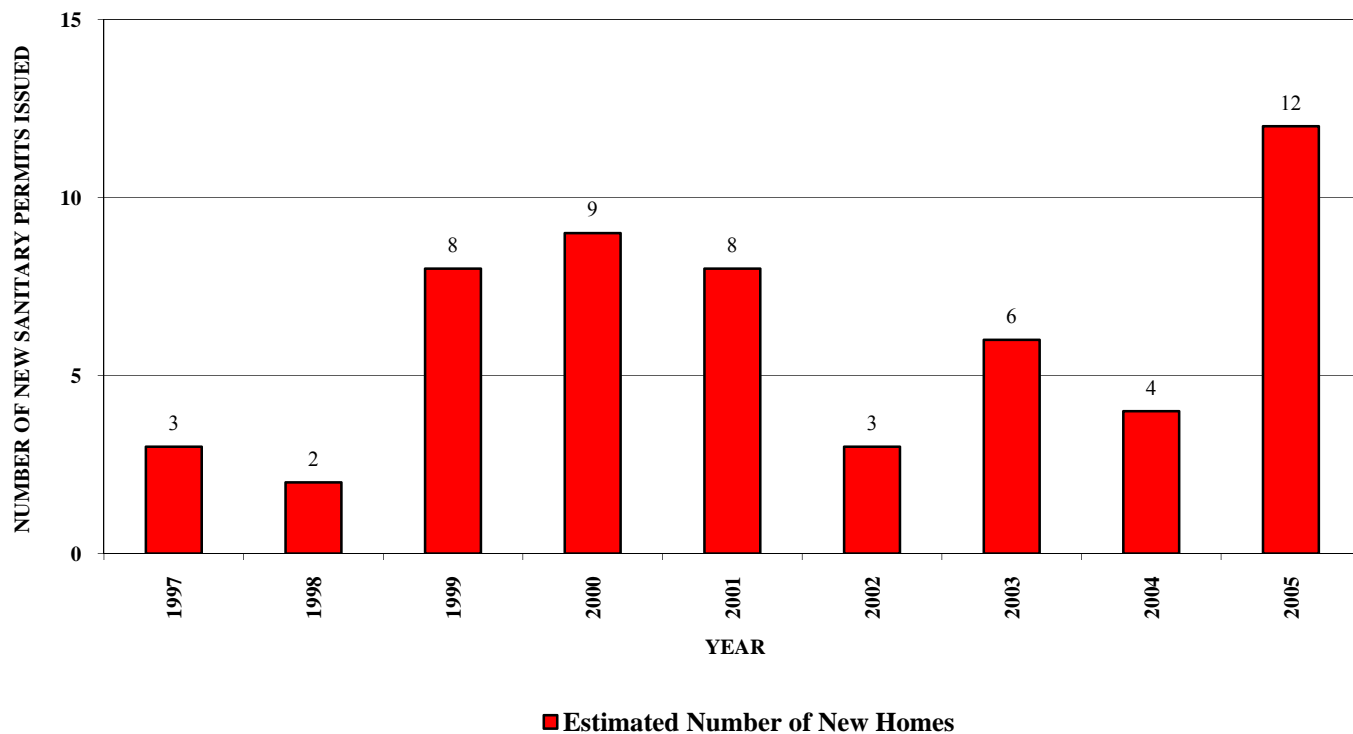
TABLE 8-2
Sanitary Permits, Town of Randolph, 1997-2005

| Year | Holding Tanks | Mound | Conventional | Other | Total of All System Types |
|----------------|----------------------|--------------|---------------------|--------------|----------------------------------|
| 1997 | 0 | 1 | 7 | 0 | 8 |
| 1998 | 7 | 2 | 3 | 0 | 12 |
| 1999 | 0 | 6 | 13 | 0 | 19 |
| 2000 | 0 | 4 | 3 | 0 | 7 |
| 2001 | 0 | 2 | 7 | 0 | 9 |
| 2002 | 0 | 1 | 6 | 0 | 7 |
| 2003 | 0 | 3 | 7 | 0 | 10 |
| 2004 | 0 | 5 | 8 | 0 | 13 |
| 2005 | 0 | 2 | 8 | 1 | 11 |
| Totals: | 7 | 26 | 62 | 1 | 96 |

Source: Columbia County Planning and Zoning Department

The Town of Randolph is not a zoned Town; therefore zoning permit data is not available for use in tracking building trends. As a result, sanitary permits for new homes can be used as a substitute to estimate the number of new home being build annually within the Town. Over the nine year period, 96 total sanitary permits were issued with 55 of those permits for new homes. Figure 8-1 illustrates the Sanitary Permit activity for the Town of Randolph from 1997 to 2005. During this period, an average of 6.1 Sanitary Permits were issued per year for new home construction.

FIGURE 8-1
Sanitary Permits
Town of Randolph, 1997-2005



Source: Columbia County Planning and Zoning Department

8.3.2.3 Floodplain Zoning Ordinance

The Columbia County Floodplain Zoning Ordinance, originally adopted in 1983, regulates development and uses within the 100 year floodplain areas of the county as identified on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA). The ordinance is in effect in all FEMA designated 100 year floodplain areas in the unincorporated portions of the County including the Town of Randolph. The intent of the ordinance is to protect life, health, and property; minimize public expenses related to flood control projects, rescue and relief efforts, and the damage of public infrastructure; prevent future blight areas; and protect business and homeowners. The ordinance is mandated by the State of Wisconsin and administered by the Columbia County Planning and Zoning Department.

8.3.2.4 Shoreland Wetland Protection Ordinance

The Columbia County Shoreland Wetland Protection Ordinance, originally adopted in 1985, regulates the use and development of shoreland areas within the county and is in effect in all areas of the County including the Town of Randolph. The ordinance is in effect within 1,000 feet of a navigable lake, pond, or flowage; within 300 feet of a navigable river or stream; or within floodplain areas. The intent of the ordinance is to maintain safe and healthful conditions; prevent and control water pollution; protect spawning grounds, fish and aquatic life; control building sites, place of structures, and land uses; and to preserve shore cover and natural beauty. The ordinance is mandated by the State of Wisconsin and administered by the Columbia County Planning and Zoning Department.

8.3.2.5 Nonmetallic Mining Reclamation Ordinance

The Columbia County Nonmetallic Mining Reclamation Ordinance, originally adopted in 2001, regulates the reclamation of nonmetallic mining sites within the County and is in effect in all areas of the County not covered by a local nonmetallic mining ordinance including the Town of Randolph. The intent of the ordinance is to ensure that nonmetallic mining sites are effectively reclaimed after the nonmetallic mining of the site ends. The ordinance is mandated by the State of Wisconsin and administered by the Columbia County Planning and Zoning Department.

8.3.2.6 Highway Access Control Ordinance

The Columbia County Highway Access Control Ordinance, originally adopted in 1995, regulates access onto county highways within the County and is in effect in all areas of the County including the Town of Randolph. The intent of the ordinance is to restrict and regulate access onto county highways in order to promote public safety, convenience, general welfare, economic viability, and to protect the public investment in existing and proposed highways by preventing costly road improvements, premature obsolescence, and to provide for safe and efficient ingress and egress to Columbia County Highways. The ordinance is administered by the Columbia County Highway Department.

8.3.2.7 Animal Waste Management Ordinance

The Columbia Animal Waste Management Ordinance, originally adopted in 1998, regulates the placement and construction of animal waste and manure storage facilities within the County and is in effect in all areas of the County including the Town of Randolph. The intent of the ordinance is to regulate the location, design, construction, installation, alteration, operation, maintenance, abandonment, and use of animal waste and manure storage facilities and the application of waste and manure from these facilities. The ordinance aims to prevent water pollution, protect public health,

prevent the spread of disease, ensure the appropriate use and conservation of land and water resources, and promote prosperity, aesthetics, and the general welfare of County citizens. The ordinance is administered by the Columbia County Land and Water Conservation Department.

8.4 EXISTING LAND USE

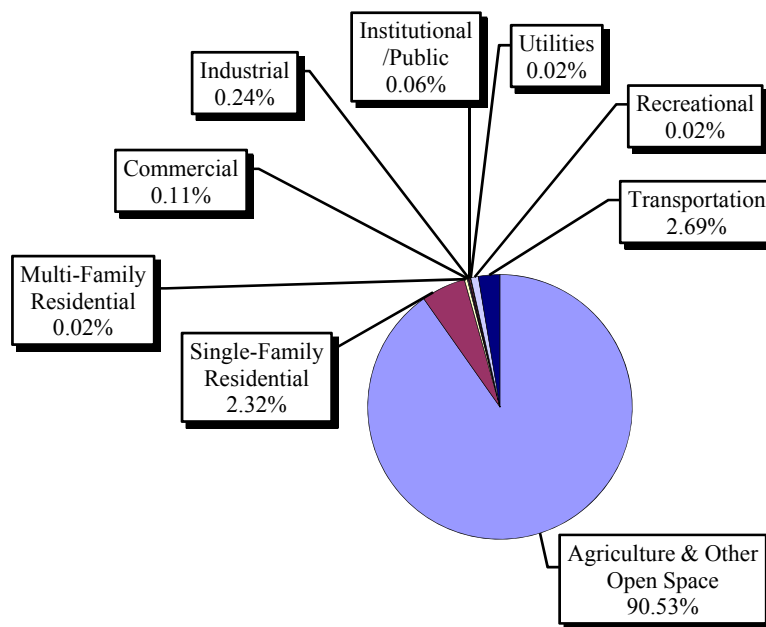
The Existing Land Use section of this plan examines how land is currently being used within the Town. Land uses within the Town of Randolph were inventoried and recorded in 2005 with verifications of the land uses made by members of the Town Board and Planning Committee. Land uses were assigned to one of nine primary categories: Agricultural or Other Open Space, Single-Family Residential, Multi-Family Residential, Commercial, Industrial, Institutional/Public, Utilities, Recreational, and Transportation. In addition, the Single-Family Residential land use category is further divided into two subcategories: Non-Farm Single-Family Residential and Farm Residential. Table 8-3 shows the acreage and the percentage of area used by each land use category in The Town of Randolph in 2005. Figure 8-2 graphically illustrates the percentage of area used by each land use category. The locations of the different land uses within the Town of Randolph are illustrated on Map 8-1 in Appendix I. The following sections describe in more detail the characteristics of the existing land uses within the Town of Randolph.

TABLE 8-3
Existing Land Use, Town of Randolph, 2005

| Land Use | Acreage | Percent of Total |
|---|----------|------------------|
| Agricultural or Other Open Space | 21,286.1 | 94.53% |
| Single-Family Residential | 523.5 | 2.32% |
| <i>Non-farm Single-Family Residential</i> | 450.8 | 2.00% |
| <i>Farm Residential</i> | 72.7 | 0.32% |
| Multi-Family Residential | 4.1 | 0.02% |
| Commercial | 24.0 | 0.11% |
| Industrial | 53.0 | 0.24% |
| Institutional/Public | 12.9 | 0.06% |
| Utilities | 4.7 | 0.02% |
| Recreational | 3.9 | 0.02% |
| Transportation | 604.7 | 2.69% |
| Total Town Area: | 22,517.0 | 100.00% |

Source: Columbia County Planning and Zoning

FIGURE 8-2
Existing Land Use, Town of Randolph, 2005



Source: Columbia County Planning and Zoning

8.4.1 Agriculture or Other Open Space

The Agriculture or Other Open Space land use category occupies the majority of land area in the Town of Randolph encompassing approximately 21,286.1 acres or 94.53 percent of the total land area of the Town. The majority of the lands in the Agriculture or Other Open Space land use category are productive farmlands, pastures, and woodlands that provide the Town of Randolph with its rural character and agricultural heritage. These lands are also the most susceptible to development pressures. Many of these lands also contain physical features such as floodplains, wetlands, and water bodies that place limits on the amount of development that is possible. The amount of land in the Agriculture or Other Open Space land use category being converted for development purposes and the locations where this conversion is taking place are the key planning issues within this land use category. Overall, the amount of land devoted to agriculture or other open space use is high within the Town of Randolph. The ratio of Agriculture or Other Open Space land use in the Town of Randolph amounts to one acre out of every 1.1 total acres being devoted to agriculture or other open space use.

During the land use inventory conducted as part of this planning process, lands assigned to the Agriculture or Other Lands category were identified as having the following characteristics:

- The Agricultural or Other Open Space land use category includes lands used predominantly for agricultural purposes or other undeveloped open space purposes such as pastures or the raising and storage of crops and livestock. All lands not designated under the definitions of the other land uses categories were classified as Agricultural or Other Open Space.

8.4.2 Single-Family Residential

Single-Family Residential land uses in the Town of Randolph account for approximately 523.5 acres or 2.32 percent of the total land area of the Town. Single-Family Residential land uses are comprised of two subcategories: Non-Farm Single-Family Residential and Farm Residential. The Non-Farm Single-Family Residential land use category accounts for the majority of Single-Family Residential land use with approximately 450.8 acres, or 86.1 percent of the Single-Family Residential land uses. The Farm Residential land use category accounts for approximately 72.7 acres, or 13.9 percent of the single-family residential land uses. Single-Family Residential land uses are the one of the more common land uses within the Town of Randolph. Only the Agriculture or Other Open Space and Transportation land use categories contain more area than the Single-Family Residential land use category. Overall, the amount of residential land use is relatively high within the Town of Randolph. The ratio of Single-Family Residential land use in the Town of Randolph amounts to one acre out of every 43.0 total acres being devoted to single-family residential use.

During the land use inventory conducted as part of this planning process, lands assigned to the two subcategories of single-family residential land use were identified as having the following characteristics:

- The Non-Farm Single-Family Residential land use subcategory includes lands that contain a one-family residence not associated with an “active farm”. In occurrences where a non-farm single-family residence was located on a parcel of land 10 acres or less in size, the entire parcel was assigned to the Non-Farm Single-Family Residential land use subcategory for area determination purposes. In occurrences where a non-farm single-family residence was located on a parcel greater than 10 acres in size, a one acre area was assigned to the Non-Farm Single-Family Residential land use category for area determination purposes.
- The Farm Residential land use category includes lands that contain a single-family residence that is associated with an “active farm”. In occurrences where an “active farm” residence was located on a parcel of land 10 acres or less, the entire parcel was included in the Farm Residential Land Use Category for area determination purposes. In occurrences where an “active farm” residence was located on a parcel of land greater than 10 acres in size, a one acre area was assigned to the Farm Residential Land Use Category for area determination purposes.

In order to distinguish and further clarify whether a single-family residence with a set of farm outbuildings was an “active farm” (e.g. a farm residence) or a “non-active hobby farm” (e.g. a non-farm single-family residence) the following criteria were used during the land use inventory:

Characteristics of an “Active Farm (Classified as Farm Residential)

- Large agricultural buildings visibly being used to house farm related animals.
- Large numbers of agricultural related animals (e.g. cows, steer, pigs, chickens, etc.)
- Dairy facilities (e.g. active milk house or collection tanks, presence of milk collection trucks, dairy producer signs).
- Numerous pieces of large scale farm equipment and implements visible.
- Presence of actively used silos, grain storage facilities, or corn dryers.
- Other obvious large-scale farming related activities.

Characteristics of a “Non-Active Hobby Farm”(Classified as a Non-Farm Single-Family Residence)

- Smaller agricultural buildings visibly being used to house a limited number of hobby farm related animals.
- A limited number of hobby farm related animals (e.g. cows, chickens, goats, horses, sheep, etc.)
- Few if any large pieces of farm equipment, equipment usually smaller in scale.
- Absence of large active grain storage facilities or silos.

8.4.3 Multi-Family Residential

Multi-Family Residential land uses in The Town of Randolph account for approximately 4.1 acres or 0.02 percent of the total land area of the Town. The multi-family residential land uses that exist in the Town of Randolph consist mainly of duplexes. None of the multi-family residential land uses in the Town of Randolph is located within areas where public sewer service is available. Overall, the amount of multi-family residential land use in the Town of Randolph is very low. The ratio of Multi-Family Residential land use in the Town of Randolph amounts to one acre out of every 5,492 total acres being devoted to multi-family residential use.

During the land use inventory conducted as part of this planning process, lands assigned to the Multi-Family Residential land use category were identified as having the following characteristics:

- The Multi-Family Residential land use category includes lands that contain two or more residences. This category includes duplexes, condominiums, mobile home parks, group homes, assisted living facilities and apartment complexes. In most cases the entire parcel that contained the multi-family land use was included in Multi-Family land use category for area determination purposes.

8.4.4 Commercial

Commercial land uses in The Town of Randolph account for approximately 24.0 acres or 0.11 percent of the total land area of the Town. The commercial uses that exist in the Town of Randolph generally consist of service based retail trade establishments. Most commercial development in the Town of Randolph is located north of the Village of Friesland. Overall, the amount of commercial land use in the Town of Randolph is relatively low. The ratio of Commercial land use in the Town of Randolph amounts one acre out of every 938 total acres being devoted to commercial use.

During the land use inventory conducted as part of this planning process, lands assigned to the Commercial land use category were identified as having the following characteristics:

- The Commercial land use category includes lands used primarily for retail/wholesale trade or service activities that sell goods and services directly to the public. In most cases, the portion of the lot or parcel that contains the commercial building and the associated parking lots and storage areas were included in the commercial land use classification for area determination purposes.

8.4.5 Industrial

Industrial land uses in The Town of Randolph account for approximately 53.0 acres or 0.24 percent of the total land area of the Town. Industrial land uses in the Town generally consist of extractive types of uses (e.g. gravel pits) and an ethanol plant. Overall, the amount of industrial land use in the Town of Randolph is relatively low. The ratio of Industrial land use in the Town of Randolph amounts to one acre out of every 424 total acres being devoted to industrial use.

During the land use inventory conducted as part of this planning process, lands assigned to the Industrial land use category were identified as having the following characteristics:

- The Industrial land use category includes lands used for producing an industrial or manufacturing product or for providing an industrial or manufacturing service. In most cases, the portion of the lot or parcel that contains the industrial building and any associated parking lots, storage areas, or raw material extraction sites was included in the industrial land use classification for area determination purposes. Many of the industrial land uses consist of sand and gravel extraction sites. In these cases, the current boundary of the extraction site was used in defining the extent of the industrial use.

8.4.6 Institutional/Public

Institutional/Public land uses in The Town of Randolph account for approximately 12.9 acres or 0.06 percent of the total land area of the Town. Institutional/Public land uses in the Town generally consist of government facilities and other institutions that are open to the general public in some capacity. Overall, the amount of Institutional/Public land use in the Town of Randolph is quite low. The ratio of Institutional/Public land use in the Town of Randolph amounts to one acre out of every 1,746 total acres being devoted to Institutional/Public use.

During the land use inventory conducted as part of this planning process, lands assigned to the Institutional/Public land use category were identified as having the following characteristics:

- The Institutional/Public land use category includes lands that have facilities or institutions that are open to the public in some capacity and provide a public or semi-public service. These include churches, fire stations, libraries, town halls, hospitals, cemeteries and schools. In most cases, the portion of the parcel that contains the public or semi-public facility and the associated parking lots and storage areas were included in the Institutional/Public land use classification for area determination purposes.

8.4.7 Utilities

Utility land uses in The Town of Randolph account for approximately 4.7 acres or 0.02 percent of the total land area of the Town. Utility land uses in the Town generally consist of lands and facilities used to provide public utilities. Overall, the amount of Utility land use in the Town of Randolph is very low. The ratio of Utility land use in the Town of Randolph amounts to one acre out of every 4,791 total acres being devoted to Utility use.

During the land use inventory conducted as part of this planning process, lands assigned to the Utilities land use category were identified as having the following characteristics:

- The Utilities land use category includes lands that contain a public utility facility or are used to provide service from a public utility. These includes water towers, wastewater treatment facilities, electric substations, gas and electric generating or processing plants, and radio or cellular towers. In most cases, only the portion of the parcel being actively used for utility purposes was included in the Utilities land use classification for area determination purposes.

8.4.8 Recreational Areas

Recreational Area land uses in The Town of Randolph account for approximately 3.9 acres or 0.02 percent of the total land area of the Town. Recreational Area land uses in the Town generally consist of parks, a golf course, and other public recreation areas. Overall, the amount of Recreational Area land use in the Town of Randolph is very low. The ratio of Recreational Area land use in the Town of Randolph amounts to one acre out of every 5,774 total acres being devoted to Recreational Area use.

During the land use inventory conducted as part of this planning process, lands assigned to the Recreational Area land use category were identified as having the following characteristics:

- The Recreational Areas lands use category contains lands open to the public in some capacity for use in recreational activities. These areas include parks, boat landings, public hunting grounds, animal refuges, sportsman clubs, golf courses. In most cases, the entire parcel containing the recreational land use was included in the Recreational Areas land use classification for area determination purposes.

8.4.9 Transportation

Transportation land uses in The Town of Randolph account for approximately 604.7 acres or 2.69 percent of the total land area of the Town. Transportation land uses in the Town generally consist of road and railroad right-of-ways. Transportation land uses are the one of the more common land uses in the Town. Only the Agriculture or Other Open Space land use category contains more area than the Transportation land use category. As a result of being a common land use type, the amount of Transportation land use is relatively high. The ratio of Transportation land use in the Town of Randolph amounts to one acre out of every 37.2 total acres being devoted to Transportation use.

During the land use inventory conducted as part of this planning process, lands assigned to the Transportation land use category were identified as having the following characteristics:

- The Transportation land use category contains lands used for right-of-ways purposes for roads and railroads as well as lands used in commercial airports and private landing strips. Where a public right-of-way exists and is mapped, the area of the right-of-way was used for area determination purposes. In other areas where the right-of-way does not exist or is not mapped, a width of 66 feet was assigned to the right-of-way for area determination purposes. For commercial airports, the entire airport parcel was classified as a Transportation use for area determination purposes. For private landing strips, only the portion of the parcel used for private landing strip purposes was classified as a Transportation use for area determination purposes.

8.5 TRENDS

The Trends section of this plan element examines the characteristics and changes that are taking place in regards to the supply, demand, and price of land in the Town of Randolph. This section also examines the opportunities for the redevelopment of underutilized land, discusses existing and potential land use conflicts, and examines land use trends and projected acreage needed.

8.5.1 Supply, Demand, and Price of Land

An examination of the supply, demand, and price of land in Columbia County including the Town of Randolph can provide insight into the trends in land use that are taking place within the County and the Town. A number of sources of information are available that help to measure the trends supply, demand,

and price of land within the County. Town level data is not available for many of these data sources, therefore County level data has been substituted for trend analysis purposes. The following section uses this information to provide more detail about the supply, demand, and price of land within the County and the Town.

8.5.1.1 Agricultural Land Sales

Table 8-4 illustrates information on agricultural land sales in Columbia County from the Wisconsin Agricultural Statistics Service over the five year period between 2000 and 2004. During this period, the total acres of agricultural land sold annually has decreased over 19 percent, while the value of the agricultural land sold has increased over 64 percent. The amount of land sold for continued agricultural use has declined over the five year period by more than 35 percent, while the amount of agricultural land sold for other uses has increased by over 70 percent. During three years out of the five year period, the price received for agricultural land being diverted to other uses was higher than the price received for agricultural land continuing in agricultural use.

TABLE 8-4
Agricultural Land Sales, Columbia County, 2000-2004

| | 2000 | 2001 | 2002 | 2003 | 2004 | # Change 2000- 2004 | % Change 2000- 2004 |
|---|---------|---------|---------|---------|---------|------------------------------|------------------------------|
| Ag Land Continuing in AG Use | | | | | | | |
| Number of Transactions | 26 | 36 | 33 | 38 | 22 | (4) | (15.4)% |
| Acres Sold | 2,121 | 2,249 | 1,872 | 2,830 | 1,374 | (747) | (35.2)% |
| Dollars per Acre | \$2,083 | \$2,328 | \$2,730 | \$3,149 | \$3,755 | \$1,672 | 80.3% |
| Ag Land Being Diverted to Other Uses | | | | | | | |
| Number of Transactions | 9 | 10 | 28 | 26 | 20 | 11 | 122.2% |
| Acres Sold | 381 | 521 | 1,256 | 980 | 649 | 268 | 70.3% |
| Dollars per Acre | \$2,832 | \$1,874 | \$3,560 | \$4,310 | \$3,330 | \$498 | 17.6% |
| Total of All AG Land | | | | | | | |
| Number of Transactions | 35 | 46 | 61 | 64 | 42 | 7 | 20% |
| Acres Sold | 2,502 | 2,770 | 3,128 | 3,810 | 2,023 | (479) | (19.2)% |
| Dollars per Acre | \$2,197 | \$2,242 | \$3,063 | \$3,447 | \$3,619 | \$1,422 | 64.7% |

Source: Wisconsin Agricultural Statistics Service, Agricultural Land Sales, 2000-2004.

8.5.1.2 Forest Land Sales

Table 8-5 illustrates information on forest land sales in Columbia County from the Wisconsin Agricultural Statistics Service over the four year period between 1998 and 2001. (This information is the most current available.) During this period, the total acres of forest land sold annually has decreased over 49 percent, while the value of the forest land sold has increased over 80 percent. The amount of land sold for continued forest use has declined slightly over the four year period, just over nine percent, while the amount of forest land sold for other uses has decreased significantly, over 85 percent, during the same period. Both the price paid for forest land continuing in forest use and for forest land being diverted to other uses increased during the four year period. However the price paid for forest land continuing in forest use increased considerably more than the price paid for forest land being diverted to other uses, 192.2 percent and 1.4 percent respectively.

TABLE 8-5
Forest Land Sales, Columbia County, 1998-2001

| | 1998 | 1999 | 2000 | 2001 | # Change 1998- 2001 | % Change 1998- 2001 |
|---|---------|---------|---------|---------|---------------------------|------------------------------|
| Forest Land Continuing in Forest Use | | | | | | |
| Number of Transactions | 19 | 28 | 17 | 24 | 5 | 26.3% |
| Acres Sold | 316 | 560 | 389 | 312 | (4) | (9.6)% |
| Dollars per Acre | \$802 | \$1,409 | \$1,470 | \$2,343 | \$1,541 | 192.2% |
| Forest Land Being Diverted to Other Uses | | | | | | |
| Number of Transactions | 23 | 16 | 6 | 5 | (18) | (78.3)% |
| Acres Sold | 420 | 285 | 89 | 61 | (359) | (85.5)% |
| Dollars per Acre | \$1,551 | \$2,323 | \$2,232 | \$1,572 | \$21 | 1.4% |
| Total of All Forest Land | | | | | | |
| Number of Transactions | 42 | 44 | 23 | 29 | (13) | (31.0)% |
| Acres Sold | 736 | 845 | 478 | 373 | (363) | (49.3)% |
| Dollars per Acre | \$1,229 | \$1,717 | \$1,612 | \$2,217 | \$988 | 80.4% |

Source: Wisconsin Agricultural Statistics Service, Forest Land Sales, 1998-2001.

8.5.1.3 Average Selling Price of Vacant Land

Table 8-6 illustrates information on the average price per acre and the average selling price for residential and agricultural land in Columbia County based upon information from the South-Central Wisconsin Multiple Listing Service. During the 16 year period from 1990 thru 2005, the average selling price for vacant residential land, 10 acres or less in size, increased \$31,791 or 109.1 percent, while the average price per acre for vacant residential land increased \$14,135 or 130.1 percent. Likewise, the average selling price for vacant agricultural land, 35 acres or larger in size, increased \$203,592 or 506.6 percent during the 16 year period while the average price per acre for a vacant agricultural land increased \$2,966 or 348.5 percent.

TABLE 8-6
Average Selling Price and Price Per Acre
Vacant Residential and Agricultural Land
Columbia County, 1990-2005

| Year | Average Selling Price | | Average Price per Acre | |
|---------------------------|---|--|---|--|
| | Vacant Residential Land 10 Acres or Less | Vacant Agricultural Land 35 Acres or More | Vacant Residential Land 10 Acres or Less | Vacant Agricultural Land 35 Acres or More |
| 1990 | \$29,148 | \$40,187 | \$10,865 | \$851 |
| 1995 | \$32,684 | \$78,435 | \$17,883 | \$1,399 |
| 2000 | \$45,055 | \$88,696 | \$25,946 | \$2,154 |
| 2001 | \$45,418 | \$117,791 | \$21,492 | \$2,311 |
| 2002 | \$53,679 | \$131,650 | \$29,702 | \$3,041 |
| 2003 | \$52,608 | \$125,285 | \$21,825 | \$2,746 |
| 2004 | \$54,705 | \$175,637 | \$19,724 | \$4,066 |
| 2005 | \$60,939 | \$243,779 | \$24,999 | \$3,817 |
| # Change 1990-2005 | \$31,791 | \$203,592 | \$14,135 | \$2,966 |
| % Change 1990-2005 | 109.1% | 506.6% | 130.1% | 348.5% |

Source: South Central Wisconsin Multiple Listing Service

8.5.1.4 Equalized Values

Table 8-7 illustrates the equalized values of different property types in Columbia County based upon information from the Wisconsin Department of Revenue over the five year period from 2001 thru 2005. Equalized values are based upon the full market value of all taxable property, with the exception of agricultural land. Agricultural land values are based upon the State's policy of use value assessment that values agricultural land based upon its agricultural productivity rather than development potential. The concept behind this policy is to protect the farm economy and discourage the conversion of agricultural land to other uses.

Increases in the equalized value of taxable property in Columbia County provide additional tax revenues to fund public facilities and services and, therefore, are critical in the ability of the County to provide these amenities. The total equalized value of real estate in the County increased by \$1,162,118,200 or approximately 34 percent between 2001 and 2005. In 2005, residential development represented the largest portion of the County's total equalized value at 73 percent, up

from 70 percent in 2001. Equalized values on agricultural land decreased by 61 percent over the five year period due mainly to the implementation of the State's policy of use value assessment. In 2001, equalized values for agricultural lands in Columbia County were \$153,022,900 or 4.9 percent of the total equalized value. In 2005, the equalized value of agricultural lands in Columbia County had dropped to \$59,747,800 or 1.4 percent of the total equalized value.

TABLE 8-7
Equalized Values in Dollars, Columbia County, 2001-2005

| 2001 | Residential | Commercial | Manufacturing | Agricultural | Forest | Other | Total |
|-------------------------------|--------------------|-------------------|----------------------|---------------------|---------------|--------------|---------------|
| Total in Towns | 1,279,157,800 | 64,145,100 | 11,158,100 | 150,510,500 | 71,388,300 | 229,245,100 | 1,805,604,900 |
| Total in Villages | 328,194,700 | 61,201,800 | 35,183,000 | 1,542,300 | 294,000 | 3,546,100 | 429,961,900 |
| Total in Cities | 594,827,600 | 250,178,500 | 58,735,700 | 970,100 | 0 | 808,000 | 905,519,900 |
| Columbia County | 2,202,180,100 | 375,525,400 | 105,076,800 | 153,022,900 | 71,682,300 | 233,599,200 | 3,141,086,700 |
| 2002 | Residential | Commercial | Manufacturing | Agricultural | Forest | Other | Total |
| Total in Towns | 1,387,434,300 | 66,977,100 | 10,603,100 | 78,739,700 | 93,869,200 | 270,694,200 | 1,908,317,600 |
| Total in Villages | 340,805,800 | 64,283,800 | 35,147,700 | 914,800 | 345,200 | 3,811,300 | 445,308,600 |
| Total in Cities | 643,813,900 | 273,636,600 | 60,318,700 | 467,000 | 0 | 950,400 | 979,186,600 |
| Columbia County | 2,372,054,000 | 404,897,500 | 106,069,500 | 80,121,500 | 94,214,400 | 275,455,900 | 3,332,812,800 |
| 2003 | Residential | Commercial | Manufacturing | Agricultural | Forest | Other | Total |
| Total in Towns | 1,470,001,100 | 69,725,900 | 11,279,100 | 59,951,700 | 102,472,300 | 292,687,000 | 2,006,117,100 |
| Total in Villages | 364,538,900 | 69,607,700 | 36,881,900 | 687,500 | 449,000 | 3,815,300 | 475,980,300 |
| Total in Cities | 686,117,600 | 295,160,900 | 63,095,900 | 384,800 | 0 | 942,900 | 1,045,702,100 |
| Columbia County | 2,520,657,600 | 434,494,500 | 111,256,900 | 61,024,000 | 102,921,300 | 297,445,200 | 3,527,799,500 |
| 2004 | Residential | Commercial | Manufacturing | Agricultural | Forest | Other | Total |
| Total in Towns | 1,652,831,100 | 82,042,700 | 11,215,100 | 57,110,400 | 133,004,300 | 294,104,200 | 2,230,307,800 |
| Total in Villages | 406,225,000 | 78,266,700 | 38,468,300 | 811,100 | 510,400 | 4,049,100 | 528,330,600 |
| Total in Cities | 750,211,300 | 305,602,700 | 64,299,800 | 356,600 | 179,200 | 1,025,700 | 1,121,675,300 |
| Columbia County | 2,809,267,400 | 465,912,100 | 113,983,200 | 58,278,100 | 133,693,900 | 299,179,000 | 3,880,313,700 |
| 2005 | Residential | Commercial | Manufacturing | Agricultural | Forest | Other | Total |
| Total in Towns | 1,877,527,100 | 89,364,100 | 25,415,000 | 58,573,000 | 84,060,400 | 364,280,900 | 2,499,220,500 |
| Total in Villages | 454,345,400 | 86,325,600 | 42,290,000 | 746,200 | 374,600 | 4,106,600 | 588,188,400 |
| Total in Cities | 814,699,000 | 331,421,700 | 67,809,500 | 428,600 | 343,000 | 1,094,200 | 1,215,796,000 |
| Columbia County | 3,146,571,500 | 507,111,400 | 135,514,500 | 59,747,800 | 84,778,000 | 369,481,700 | 4,303,204,900 |
| # Change 2001-2005 | Residential | Commercial | Manufacturing | Agricultural | Forest | Other | Total |
| Towns | 598,369,300 | 25,219,000 | 14,256,900 | (91,937,500) | 12,672,100 | 135,035,800 | 693,615,600 |
| Villages | 126,150,700 | 25,123,800 | 7,107,000 | (796,100) | 80,600 | 560,500 | 158,226,500 |
| Cities | 219,871,400 | 81,243,200 | 9,073,800 | (541,500) | 343,000 | 286,200 | 310,276,100 |
| Columbia County | 944,391,400 | 131,586,000 | 30,437,700 | (93,275,100) | 13,095,700 | 135,882,500 | 1,162,118,200 |
| % Change 2001-2005 | Residential | Commercial | Manufacturing | Agricultural | Forest | Other | Total |
| Towns | 46.8% | 39.3% | 127.8% | (61.1)% | 17.8% | 58.9% | 38.4% |
| Villages | 38.4% | 41.1% | 20.2% | (51.6)% | 27.4% | 15.8% | 36.8% |
| Cities | 37.0% | 32.5% | 15.4% | (55.8)% | 100.0% | 35.4% | 34.3% |
| Columbia County | 42.9% | 35.0% | 29.0% | (61.0)% | 18.3% | 58.2% | 37.0% |

Source: Wisconsin Department of Revenue, Statement of Equalized Values 2001- 2005.

“Other” includes swamp, waste, and undeveloped lands.

8.5.2 Opportunities for Redevelopment

Opportunities for the redevelopment of underutilized properties exist in many areas of The Town of Randolph. Underutilized agricultural structures provide opportunities for reuse and redevelopment. New uses for underutilized agricultural structures that are no longer part of an active farm operation should be explored. Furthermore, former sand and gravel operations also offer an opportunity for redevelopment within the Town. Many of these former sand and gravel operations are no longer suitable for use in agriculture but offer some potential for conversion to other uses. Where appropriate opportunities exist, efforts should be made to steer development towards the areas in need of redevelopment before approving new sites for development.

Some of the existing commercial and industrial sites within the Town may also be underutilized and offer opportunities for reuse and redevelopment. Appropriate redevelopment of these sites should be encouraged. However it is possible that some of these sites may contain environmental contamination issues to address before redevelopment can occur. Efforts should be made to utilize funding from state programs to aid in the cleanup and redevelopment of these sites. The location of potentially contaminated sites within the Town is discussed in more detail in the Economic Development element of this plan.

8.5.3 Existing and Potential Land Use Conflicts

A number existing or potential land use conflicts will need to be considered by The Town of Randolph when planning future uses of land. The following list contains many of the existing or potential land use conflicts that will need to be considered:

- Increasing pressure to convert agricultural land to other uses, mainly residential. The increasing number of residential uses within agricultural areas leads to conflicts between farmers and non-farm residents. New non-farm residents may complain about farm odors, slow machinery on roads, and late hours of operation in fields. Such conflicts can lead to the end of farming in that area.
- Increased pressure to allow alternative energy systems (wind, solar, ethanol production, manure digesters, etc.) to be located within the Town. These facilities will have an impact on existing and future residential developments.
- Increased pressure to locate or expand large animal confinement facilities within the Town. These facilities may negatively impact nearby residential areas.
- Incompatible land uses along the border of other Towns. Development in one town can spill over into an adjacent Town and create undesirable land uses.

8.5.4 Development Potential and Trends

An understanding of development potential and trends in the unincorporated areas of The Town of Randolph can be developed by looking at areas where development has taken place and area with development potential. Map 8-2 in Appendix I illustrates the location of tax parcels that contain a residence built before 1980 and the location of tax parcels with residences built between 1980 and 2005. The locations of existing tax parcels that do not contain a residence are also illustrated. The map shows that residential development within the unincorporated areas has mainly occurred on tax parcels along or very close to existing roads. Also indicated by the map is the large number of 35 acre or larger tax parcels that have the potential for residential development. Current County Ordinance standards allow for the development of a residence on any tax parcel 35 acres or greater. Therefore, all tax parcel 35 acres or

larger without an existing residence, as illustrated on Map 8-2 in Appendix I, are potentially open for residential development. In 2005, there were 291 existing tax parcels 35 acres or larger.

8.5.5 Projected Future Acreage Needs

An examination of the current trends among the land uses in The Town of Randolph can provide some insight into the amount of land that will be needed for future land uses. Information from The Town of Randolph Existing Land Use Map, Map 8-1 in Appendix I, indicates that the average home in the Town of Randolph utilizes approximately 1.9 acres of land for residential purposes. The Issues and Opportunities Element of this plan provided four housing projections for the Town of Randolph, one based upon zoning permits and three based upon population projections. Using these housing projections and the average amount of land per home, the projected acreage of land needed for residential purposes in the Town of Randolph can be determined. Table 8-8 compares the estimated acreage needed for new residential development in the unincorporated areas of the County based upon the four housing projections from the Issues and Opportunities Element.

TABLE 8-8
Estimated Acreage Needed for Residential Development by 2030
The Town of Randolph

| | 2000-2030 | | | 2005-2030 |
|--|-----------|---------------------------------|----------------------------------|----------------------------|
| | W I D O A | Current Population Trends | Historic Population Trends | Zoning Permit Trends |
| Estimated New Homes Needed by 2030 Unincorporated Areas | 33 | 72 | 0 | 153 |
| Average Acreage Used by a Home | 1.9 | 1.9 | 1.9 | 1.9 |
| Estimated Acreage Needed for Residential Development by 2030 Unincorporated Areas | 63 | 137 | 0 | 291 |

Source: Columbia County Planning and Zoning

Upon examination of the information presented in Table 8-8, a decision was made to use the housing projection based upon zoning permit trends in the development of the Future Land Use Map for The Town of Randolph. This decision was made because it is believed that permit trends are a more accurate reflection of the building activity that is currently taking place and is likely to take place in the future.

The amount of land utilized by other land use categories such as agricultural, commercial and industrial will also change over the planning period. For example, agricultural land will continue to be converted to other uses thereby reducing the overall amount of agricultural lands. Commercial and industrial lands will likely continue to be developed at current rates, however these uses will most likely take place in nearby cities and villages as has been the case in the past. As a result, the Town of Randolph will not require large amounts of commercial and industrial future land uses. Table 8-9 illustrates the projected demand for residential, commercial, industrial, and agricultural land uses in the Town of Randolph.

TABLE 8-9
Projected Future Land Use Demand in Five Year Increments
The Town of Randolph, 2005-2030

| Year | Residential* | Commercial | Industrial | Agriculture |
|----------------------------------|---------------------|-------------------|-------------------|--------------------|
| 2005 | 528 | 24 | 53 | 21,286 |
| 2010 | 586 | 25 | 56 | 21,224 |
| 2015 | 644 | 27 | 58 | 21,162 |
| 2020 | 703 | 28 | 61 | 21,099 |
| 2025 | 761 | 29 | 64 | 21,037 |
| 2030 | 819 | 30 | 66 | 20,976 |
| | | | | |
| Projected Change in Acres | 291 | 6 | 13 | (310) |

Source: Columbia County Planning and Zoning

* Includes single-family and multi-family.

8.6 FUTURE LAND USE

The Future Land Use section of this plan describes how future development is intended to take place as the provisions of this plan are implemented. Map 8-3 in Appendix I, the Town of Randolph Future Land Use Map, illustrates the planned future land uses throughout the Town.

Below are descriptions of the future land use categories as designated on Map 8-3 in Appendix I, the Town of Randolph Future Land Use Map. These descriptions provide information on the purpose and intent of each future land use category and provide examples of the uses that can be expected within each category. The future land use categories include: agricultural and other open space, single-family residential, multi-family residential, commercial, industrial, institutional/public, recreational, transportation, and environmental corridors.

8.6.1 Agricultural and Other Open Space

DESCRIPTION: The Agricultural and Other Open Space future land use category represents locations where agricultural or other open space types of land use and development are encouraged. The Agricultural or Other Open Space land use category includes lands that are predominantly intended for agricultural purposes or other undeveloped open space purposes such as pastures or the raising and storage of crops and livestock.

Low-density residential development is also allowed in Agricultural or Other Open Space designated areas subject to certain requirements, but major subdivisions are prohibited. The minimum density standard in this district is one residence per 35 acres.

It is the desire of the Town of Randolph that any future residential development within the Agricultural and Other Open Space areas of the Town be developed in a manner that limits the impact on prime agricultural land or usual agricultural practices in the area. In addition, the Town prefers that farm residences converted to nonfarm use be located on the same site as the original farm buildings. As a result, the Town will use the siting standards listed below when approving residential development in these areas.

The development of wind energy systems (WES) within the areas designated as Agricultural and Other Open Space is also a strong possibility. It is the towns desire that these WES are placed in a manner that limits interference with normal agricultural practices and has minimal impacts on existing residential uses.

SITING STANDARDS FOR RESIDENTIAL DEVELOPMENT WITHIN THE AGRICULTURAL AND OTHER OPEN SPACE AREAS

The following are siting standards established for use when evaluating the location of “Residential Development within the Agricultural and Other Open Space Designated Areas” as listed above. When evaluating these residential development proposals the following determinations should be made:

- 1) The proposed residential site(s) will not adversely affect agricultural operations in surrounding areas or be situated such that future inhabitants of such residence might be adversely affected by agricultural operations in surrounding areas. In considering whether this general standard is achieved, the Committee shall evaluate the following factors:
 - The proposed lot(s) are located in a manner as to minimize the amount of agricultural land converted to nonagricultural use.
 - The proposed lot(s) are not located within 500 feet of operating agricultural facilities.
 - A new road or driveway needed to serve the site does not divide existing farm fields.
- 2) The proposed residential site(s) is not well suited for agricultural use by virtue of wooded areas, topography, shape of parcel, soil characteristics, and similar factors. In considering whether this general standard is achieved, the Committee shall evaluate the following factors:
 - The site is not enrolled in a land program (e.g. CRP, CREP, Farmland Preservation, etc.)
 - The site(s) is not of a size or shape to be efficiently worked for farming.
 - Not more than 70 percent of the soils on the proposed site are rated as National Prime Farmland.
 - Isolated small pockets of uncultivable land in the middle of agricultural land should not be approved for residential development.
 - Slopes in excess of 12 percent but not more than 20 percent may be developed only in accordance with an approved erosion control plan.
- 3) The proposed residential site(s) is particularly well suited for residential use, as indicated by rolling topography, wooded areas, soil types, vistas, proximity to lakes or streams, or similar factors, proximity to school bus routes, traffic access and egress, established transportation routes and adequacy of area schools to accommodate increased enrollment that might result from such

development. In considering whether this general standard is achieved, the Committee shall evaluate the following additional factors:

- The site has soils that are able to support a septic system other than a holding tank.
 - Unsewered development should not be allowed if there is a reasonable possibility that the subject property will be served by a public sanitary sewer within five (5) years.
 - Soils on the site afford sound structural support for buildings.
- 4) The proposed residential use will not be on a public sewer system and shall abut a public road for at least 66 feet. In addition, the following should be true:
- The creation of lots by a land owner shall not exceed four in any five year period.
 - Proposed development has adequate access to existing town roads or, the developer shall provide such a road built to town road standards at the developer's expense.
 - Proposed access points shall meet minimum spacing requirements as established by Town and County ordinances.
 - Proposed driveways will not exceed 1,000 feet in length.
 - Any residential development involving more than one new lot should be encouraged to group the lots adjacent to each other.
- 5) The proposed residential development is consistent with the Town of Randolph Comprehensive Plan and the Columbia County comprehensive plan.
- 6) The residential site(s) relates positively to the natural resources, beauty, and rural character of the area. In considering whether this general standard is achieved, the Committee shall evaluate the following specific factors:
- The site(s) is not on land prone to flooding.
 - The site(s) is not detrimental to the natural resource components within the Environmental Corridors.
 - The site(s) is not on slopes exceeding 20 percent.
 - The site(s) is not on land considered to be of archaeological, cultural, historical, or religious significance.

8.6.2 Single-Family Residential

DESCRIPTION: The Single-Family Residential future land use category represents locations where single-family types of land use and development are encouraged. The Single-Family Residential future land use category includes lands that are intended for the development of single-family residences and duplexes including major subdivisions and/or conservation subdivisions and for the development of planned residential developments (PRD).

The following standards have been established within this comprehensive plan for residential development in single-family residential designated areas on the future land use map.

- Both minor (less than five lots) and major (more than five lots) subdivisions are allowed.
- Sewered lots shall have a minimum lot size of ½ acre and unsewered lots shall have a minimum lot size of one acre.
- Landowner can develop any size parcel that at least meets the minimum lot size listed above, unless modified by a PRD.

It is the desire of the Town of Randolph that future residential development in the Town be encouraged in the area between STH 33, STH 73, and Dillman Road and adjacent to the Villages of Cambria, Friesland, and Randolph as depicted on the Future Land Use Map.

8.6.3 Multi-Family Residential

DESCRIPTION: The Multi-Family Residential future land use category represents locations where dense multi-family types of land use and development are encouraged. The Multi-Family Residential future land use category includes lands that are intended for the development of multi-family apartment type complexes, any developments with multiple dwelling units on a single parcel, and planned residential developments (PRD).

8.6.4 Commercial

DESCRIPTION: The Commercial future land use category represents locations where commercial types of land use and development are encouraged. The Commercial future land use category includes lands that will be used for retail/wholesale trade or service activities that sell goods and services directly to the public such as gas stations, restaurants, chain stores, video stores, car washes, marinas, strip malls, etc. This comprehensive plan calls for the creation of new commercial zoning districts that further divide commercial uses based on the intensity of the commercial use. For example, a light commercial district would include smaller scale retail development such as a gas station while an extensive commercial district would include larger scale retail development such as a strip mall.

It is the desire of the Town of Randolph that future commercial development be encouraged near the intersection of STH 33 and STH 73, the intersection of STH 33 and CTH EF, and in areas adjacent to the Villages of Cambria, Friesland, and Randolph as depicted on the Future Land Use Map.

8.6.5 Industrial

DESCRIPTION: The Industrial future land use category represents locations where industrial and manufacturing types of land use and development are encouraged. The Industrial future land use category includes lands that will be used for producing an industrial or manufacturing product or for providing an industrial or manufacturing service. This comprehensive plan calls for the creation of new industrial zoning districts that further divides industrial uses based upon the external impacts of the industrial use. For example, a light industrial district would include industrial and manufacturing uses that do not produce offensive noise, smoke, odors, health hazards, frequent traffic congestion, and other similar conditions while a heavy industrial district would allow for industrial and manufacturing uses that may produce these external impacts. An additional example of an industrial district would be an industrial power generation district for power plants.

It is the desire of the Town of Randolph that future industrial development be encouraged in areas adjacent to the Villages of Cambria, Friesland, and Randolph as depicted on the Future Land Use Map.

8.6.6 Institutional/Public

DESCRIPTION: The Institutional/Public future land use category represents locations where institutional and public types of land use and development are encouraged. The Institutional/Public future land use category includes lands that have facilities or institutions that are open to the public in some capacity and/or provide a public or semi-public service. These include uses such as churches, fire stations, police stations, libraries, town halls, hospitals, clinics, cemeteries, public and private schools, colleges and universities, municipal wells, water towers, wastewater treatment facilities, etc.

8.6.7 Recreational

DESCRIPTION: The Recreational future land use category represents locations where recreational types of land use and development are encouraged. The Recreational future land use category contains lands open to the public in some capacity for use in recreational activities. These areas include public and private parks, boat landings, public hunting grounds, wildlife refuges, sportsman clubs, shooting ranges, group camps/retreats, campgrounds and camping resorts, ski hills, golf courses, etc.

8.6.8 Transportation

DESCRIPTION: The Transportation future land use category represents locations where new additions or significant changes to the transportation system are proposed. The Transportation future land use category contains proposed right-of-ways for new roads, railroads and trails as well as areas for new or expanded airports.

8.6.9 Environmental Corridors

DESCRIPTION: The Environmental Corridors are mapped areas that represent locations which contain unique natural resource components. The Environmental Corridors future land use category includes many of the most environmentally sensitive lands and provides a continuous linear system of open space. These land areas are also most susceptible to seriously impact from intense development. The Environmental Corridors include the following areas:

- Floodplains
- Wetlands
- 35 Foot Buffers Along All Lakes, Ponds, Rivers, Streams, and Drainage Ways
- Publicly Owned Lands and Parks
- Steep Slopes Over 12%
- Shallow Soils to Bedrock
- Woodlots 20 Acres or Greater

Environmental corridors overlay portions of all other mapped future land use categories and land uses of many types are contained with these other mapped categories. Development that takes place under one of these other mapped future land use categories can have impacts on the natural resource components within the environmental corridors. As a result, this comprehensive plan calls for the implementation of basic protections to the natural resource components of the environmental corridors. The intent of these protections should be to mitigate the impacts development may have on the components of the environmental corridors. These protections should provide specific criteria that indicate the protections necessary for each natural resource component.

8.7 CONSISTENCY BETWEEN FUTURE LAND USE AND ZONING

Future land use and zoning designations are related, but not necessarily identical. Future land use categories tend to be fairly general, whereas zoning districts regulate to specific land uses and development requirements. Because future land use categories are general, it is common for more than one zoning district to correspond to each land use category. It is also possible that some zoning districts might be consistent with more than one future land use designation.

Achieving consistency between the future land use map and zoning is required by State Statutes. This generally occurs when a community is considering a zoning change. The decision to approve a zoning change must be based on the adopted comprehensive plan, and specifically, the future land use map. Generally, if the requested zoning is consistent with the future land use designation on the property it should be approved, unless unique circumstances illustrate the rezoning would negatively impact surrounding properties or the community. If a rezoning is not consistent with the land use designation, the community should consider denying the rezoning request.

In situations where a rezoning request is not consistent with the land use designation – but the community believes the requested zoning is appropriate in the specific location and would benefit the community – the zoning change can be approved, however, the future land use map should be amended accordingly to establish future land use and zoning consistency. The process for amending the future land use map is discussed in greater detail in the Implementation Element.

9.0 IMPLEMENTATION

The Implementation Element of this plan outlines the programs, tools, and specific actions that will be used to guide the implementation of the comprehensive plan and achieve the desired outcomes. The Implementation Element does not work independently of the other plan elements, rather the Implementation Element is intended to integrate the other plan elements and achieve the goals and objectives of the plan. Any action taken to implement the plan can have direct and indirect effects on the other elements in the plan. The manner in which the implementation of this plan is conducted will directly impact the effectiveness of this plan and the ability of this plan to produce the desired results.

9.1 IMPLEMENTATION VISION

- ◆ A compilation of clear and defined actions necessary to implement all plan elements, summarize and track progress, and describe the procedures for amendments and revisions.

9.2 IMPLEMENTATION PROGRAMS, TOOLS, AND SPECIFIC ACTIONS

A variety of implementation programs and tools exist and are available for use by the Town of Randolph in implementing this comprehensive plan. These programs and tools can be divided into two categories regulatory and non-regulatory. Regulatory programs and tools are mainly in the form of ordinances that the Town of Randolph can choose to adopt and enforce. Non-regulatory programs and tools are mainly acquisitions (e.g. buy land) and fiscal actions (e.g. impact fees) that the Town of Randolph can choose to use in order to achieve a desired outcome. The following section provides a brief description of many of the available implementation programs and tools.

9.2.1 Regulatory Implementation Programs and Tools

- ◆ Conventional Zoning

Under Wisconsin Statutes, counties, cities, villages, and towns with village powers are authorized to adopt zoning ordinances. Zoning is one method of implementing or carrying out the comprehensive plan. Zoning regulates the use of land, lot size, density, and the height and size of structures. A conventional zoning ordinance is probably the most commonly used land use implementation tool. Under conventional zoning, base districts (defined areas of consistent use and density) are established which typically follow parcel boundaries and legal descriptions. Each district or zoning category contains a list of permitted and conditional uses which define "rights" within the district.

- ◆ Overlay Zoning

Overlay zoning creates a special zoning district, placed over an existing base zone(s), that identifies special provisions in addition to those in the underlying base zone. The overlay district can share common boundaries with the base zone or cut across base zone boundaries. Regulations or incentives are attached to the overlay district to protect a specific resource or guide development within a special area. This type of zoning can be helpful if there is one particular resource that needs to be protected a consistent way, regardless of what district it is located in.

◆ Planned Developments (PDs)

Planned developments allow developers to vary some of the standards in local zoning ordinances to provide for innovative approaches that may allow for better design and arrangement of open space to protect natural resources. PDs require flexibility from both the developer and local government.

◆ Performance Standards

Performance Standards provide a method that permits controlled development while also being sensitive to the landscape. It tries to regulate the impacts of land uses, rather than the uses themselves, by outlining general goals for developers that they can meet in different ways. Landowners are permitted a wide variety of uses, so long as they meet certain numeric standards such as a certain density, a certain amount of open space, or certain noise, smell or lighting level standards.

◆ Design/Site Review

Design/Site review involves the review and regulation of the design of buildings and their sites. Design/Site review standards are often, included as part of zoning and subdivision ordinances. It seeks to protect communities from multi-family, commercial, industrial, and institutional development which would detract from the appearance of the community and reduce property values. Such an ordinance is especially recommended for communities with buildings of historic or architectural importance and where tourism is a major economic activity.

◆ Historic Preservation Ordinance

The objectives of a comprehensive plan which note the need to preserve important historic structures and sites can be implemented through the adoption of a historic preservation ordinance. These ordinances are meant to protect historic buildings and districts. Counties, towns, cities and villages have express authority to enact historic preservation ordinances. In addition, the Wisconsin Legislature has determined that historic preservation is such an important objective that all cities and villages that contain any property listed on either the national register of historic places or the state register of historic places must enact an historic preservation ordinance to regulate historic or archeological landmarks and historic districts in an effort to preserve those landmarks.

◆ Uniform Dwelling Code (UDC)

Uniform Dwelling Code is a uniform statewide code that sets minimum standards for safety; structural strength; energy conservation; erosion control; heating; plumbing and electrical systems; and general health and safety in dwellings. UDC covers new one and two family dwellings built since June 1, 1980 and all additions and alterations to these dwellings.

◆ Land Division/Subdivision Ordinance

A land division ordinance is a tool to control how, when, and if land will be divided and developed while protecting the needs and welfare of the community. It also regulates how new lots will be made ready for future development such as provisions for adequate access (required roads, driveways), wastewater treatment and water supply.

The impact of land division regulations is more permanent than zoning (which regulates the type of development that takes place on a parcel) because once land is divided into lots and streets are laid out, development patterns are set. Local review and regulation of future divisions of land can

therefore be an effective tool to realize plan goals to maintain agriculture as a strong part of the local economy, protect natural resources, and retain rural character.

A land division/subdivision ordinance can also incorporate "conservation design guidelines and standards" to help implement the plan goals, objectives and policies supporting protection of the community's agricultural lands, and open spaces. Conservation subdivisions are intended to be an alternative approach to the conventional lot-by-lot division of land in rural areas which spreads development evenly throughout a tract of land without regard to the natural features of the area.

◆ Wireless Communications Ordinance

Wireless Communications Ordinances can be used to minimize the visual effects of towers, maximize the capacity of existing towers and reduce impacts to adjacent properties. Local governments cannot unilaterally prohibit cell towers by ordinance, zoning or any other means. However, local governments can enact ordinances to prohibit towers from certain specially identified areas, regulate tower height, specify minimum setbacks, require collocation strategies, and encourage landscaping and disguising techniques. An important benefit of having a wireless communications ordinance is that it provides decision-making consistency and decreases the chances of discrimination against a particular company. Wireless communication ordinances seek to balance business and industry needs with community character, aesthetics and resident needs.

◆ Wind Energy Systems Ordinance

Wind Energy Systems Ordinance can be used to direct the placement of Wind Energy Systems (WES) located within wind farms as well as some individual WES. The ordinance seeks to prevent adverse impacts by regulating location, height, aesthetics, lighting, setbacks, noise, signal interference, security fencing, and landscaping.

◆ Nonmetallic Mining Reclamation Ordinance

A Nonmetallic Mining Reclamation Ordinance regulates the reclamation of nonmetallic mining sites to ensure that the sites are effectively reclaimed after the mining of the site ends. Under the ordinance, a nonmetallic mining operation developed after the effective date of the ordinance must have a reclamation plan for the site that includes a post-mining land use for the site and ensures that the final reclamation of the mining site is consistent with uniform reclamation standards. The reclamation standards address environmental protection measures including topsoil salvage and storage, surface and groundwater protection, and contemporaneous reclamation to minimize the acreage exposed to wind and water erosion. Nonmetallic mine operators are also required to submit annual fees for inspection of the site for compliance with the plan and to have an acceptable financing mechanism to ensure completion of the reclamation plan.

◆ Erosion Control Ordinance

Erosion control ordinances are developed to protect the environment from erosion and sedimentation problems that occur during development projects. Often the most environmentally sensitive period of development is the initial construction phase when land is cleared of vegetation and graded to create a proper surface for construction. The removal of natural vegetation and topsoil makes the exposed area particularly susceptible to erosion, causing the transformation of existing drainage areas and the disturbance of sensitive areas. Eroded soil endangers water resources by reducing water quality and causing the siltation of aquatic habitat for fish and other desirable species. Eroded soil also

necessitates repair of sewers and ditches and the dredging of lakes. In addition, clearing and grading during construction cause the loss of native vegetation necessary for terrestrial and aquatic habitat.

◆ Storm Water Control Ordinance

Storm Water Runoff Ordinances are developed to protect water quality and minimize the amount of sediment and other pollutants carried by runoff to lakes, streams, and wetlands during a storm event. These ordinances primarily focus on maintaining storm water best management practices including the design, routine maintenance, and inspection of storm water management structures and facilities.

◆ Private Sewerage System Ordinance

Private Sewerage System ordinances are developed to promote and protect public health and safety by assuring the proper siting, design, installation, inspection, and management of private sewage systems and non-plumbing sanitation systems (e.g. a privy).

◆ Driveway Ordinance

Driveway ordinances are developed to establish standards for driveways that regulate the siting, construction, and maintenance of driveways as well as provide for safe and adequate access from private development to public right-of-ways. The term "driveway" is generally defined to mean private driveway, road, field road, or other means of travel through any part of a private parcel of land or which connects or will connect with any public roadway. The ordinance typically only impacts new driveways which are required as a result of a land use modifications. A driveway ordinance provides an opportunity for review of driveway construction to ensure that the goals and objectives of the comprehensive plan are being met.

◆ Access Control Ordinance

Access Control Ordinances are developed to establish standards for private access points on public right-of-ways. The ordinance also establishes standards to maintain appropriate access spacing, require appropriate access design, and control the total number of access points to public right-of-way. An access control ordinance provides an opportunity for review of access points on public right-of ways to ensure that the goals and objectives of the comprehensive plan are being met.

◆ Sign Ordinances

A sign ordinance restricts the type, size, and location of signs within a community. It also often restricts the types of materials that can be used to construct signs. These ordinances can regulate signage to achieve a number of community values such as improved property values, public safety and glare control. Counties, towns, cities, and villages may all adopt sign ordinances and billboard regulations.

◆ Official Maps

Cities, villages, and towns may adopt official maps. These maps, adopted by ordinance or resolution, may show existing and planned streets, highways, historic districts, parkways, parks, playgrounds, railroad rights of way, waterways and public transit facilities. The map also may include a waterway only if it is included in a comprehensive surface water drainage plan. No building permit may be issued to construct or enlarge any building within the limits of these mapped areas except pursuant to conditions identified in the law.

Counties have limited official mapping powers. Counties may adopt highway-width maps showing the location and width of proposed streets or highways and the widths of any existing streets or highways which are planned to be expanded. The municipality affected by the street or highway must approve the map. Counties may also prepare plans for the future platting of lands, or for the future location of streets, highways, or parkways in the unincorporated areas of the county. These plans do not apply to the extraterritorial plat approval jurisdiction of a city or village unless the city or village consents.

◆ Cooperative Boundary Agreements

Cooperative boundary agreements can reduce some of the conflict regarding boundary issues, including annexation, that often arise between towns and their incorporated neighbors (cities and villages). The Legislature has provided express enabling authority for these agreements. The communities involved in such agreements undertake cooperative preparation of a plan for the areas concerned. The plan for changing or maintaining boundaries, and for controlling land use and services is sent to the Department of Administration. If the plan is approved, a contract binding the parties to it is put into effect.

◆ Annexation

Cities and villages have the power to annex given to them by the state. The power to extend municipal boundaries into adjacent unincorporated (town) lands allows a community to control development on its periphery.

Annexation occurs at the request of town residents, not at the request of the incorporated municipality. Petitions for annexation are filed by the town landowners and the village or city acts upon the annexation petition.

Under current annexation statutes, no city or village may annex any territory if none of the city's or village's territory is in the same county as the territory to be annexed. Cities and villages are also required to make payments for five years to towns that lose territory due to annexations. Cities and villages will have to pay to the town from which the land is annexed the amount of the town tax for the annexed property. An exemption from this payment exists for cities and villages that have boundary agreements with the neighboring towns.

◆ Extraterritorial Zoning

Any city or village that has a plan commission may exercise extraterritorial zoning power in the unincorporated areas surrounding the city or village. The extraterritorial zoning power may be exercised in the unincorporated areas located within three miles of the corporate limits of a first, second or third class city, or within one and one-half miles of a fourth class city or village. Extraterritorial zoning may be initiated by a city or village adopting a resolution and providing notice of the extraterritorial area to be zoned. The city or village may unilaterally adopt an interim zoning ordinance to preserve existing zones or uses for up to two years while a comprehensive zoning plan is being prepared. A joint committee, consisting of three city or village plan commission members and three town members must approve of the plan and regulations by majority vote.

◆ Extraterritorial Plat Review

Cities and villages that have adopted a subdivision ordinance or official map can exercise extraterritorial plat approval jurisdiction for three miles beyond the corporate limits of a first, second or third class city and one and one-half miles beyond the limits of a fourth class city or village.

◆ Transfer of Development Rights (TDR)

Transfer of Development Rights (TDR) is a voluntary, incentive based program that allows landowners to sell development rights from their land to a developer or other interested party who then can use these rights to increase the density of development at another designated location. While the seller of the development rights continues to own and use the land, an easement is placed on the property that prevents further development. The purpose of a TDR program is to protect land resources at the same time providing additional income to both the landowner and the holder of the development rights.

◆ Right-To-Farm Ordinance

Right-to-farm laws are designed to accomplish one or both of the following objectives: 1) to strengthen the legal position of farmers when neighbors sue them for a private nuisance; and 2) to protect farmers from anti-nuisance ordinances and unreasonable controls on farming operations. Most laws include a number of additional protections. Right-to-farm provisions may also be included in state zoning enabling laws, and farmers with land enrolled in an agricultural district may have stronger right-to-farm protection than other farmers. A growing number of counties and towns are passing their own right-to-farm legislation to supplement the protection provided by state law.

The common law of nuisances forbids individuals from using their property in a way that causes harm to others. A private nuisance refers to an activity that interferes with an individual's reasonable use or enjoyment of his or her property. A public nuisance is an activity that threatens the public health, safety or welfare, or damages community resources, such as public roads, parks, and water supplies.

Right-to-farm laws are intended to discourage neighbors from suing farmers. They help established farmers who use good management practices prevail in private nuisance lawsuits. They document the importance of farming to the state or locality and put non-farm rural residents on notice that generally accepted agricultural practices are reasonable activities to expect in farming areas. Some of these laws also limit the ability of newcomers to change the local rules that govern farming. Local right-to-farm laws often serve an additional purpose: They provide farm families with a psychological sense of security that farming is a valued and accepted activity in their community.

◆ Livestock Facilities Siting Ordinance

Livestock Facilities Siting Ordinances are designed to create a standardized set of requirements for farmers across the state to follow when planning to establish a new facility or expand an existing facility that will have over 500 animal units. It has become important for producers to plan and manage expansions well to avoid potential conflicts and the expenses to both the producer and to local government caused by such conflicts. For facilities planned to have greater than the 500 animal units, the ordinance sets rules regarding property line setbacks, water quality setbacks, waste and manure management and storage, runoff management from animal lots and feed storage facilities (e.g. silage), mortality management, and odor management.

◆ Nuisance Ordinance

A nuisance can generally be defined as an action, or lack thereof, which creates or permits a situation that annoys, injures or endangers the peace, welfare, order, health or safety of the public in their persons or property. Nuisance ordinances can be defined in many ways, depending what issues are present in the community. Possible nuisances include noxious weeds, storage of vehicles, odors, noise, signs, obstruction of streets, animals, fireworks and any number of related type nuisances. Concisely defining nuisances as well as enforcement, abatement and recovery of costs for abatement are very important in the creation of a nuisance ordinance. A nuisance ordinance provides landowners and residents with a mechanism for identifying and preventing non-compliant situations.

Further, there are some practical but nevertheless important reasons for developing a local ordinance. They include: 1) the ability to set a minimum and a maximum forfeiture amount; 2) the ability to decide a protocol for providing notice and the time to cure or abate the nuisance; and 3) the ordinance can state that the unpaid bill for the cost of abating the nuisance can be placed on the tax bill as a special charge. Most public nuisance ordinances cover five broad areas. They include:

- Noxious weeds
- Environmental health
- Morality (sexually oriented businesses)
- Public safety and peace
- Junk vehicle or equipment

9.2.2 Non-Regulatory Implementation Tools

◆ Land Acquisition

Communities and non-profit conservation organizations can acquire land for conservation purposes simply by purchasing it outright. This is recommended when public access to the property is required.

◆ Conservation Easements

Conservation easements limit land to specific uses and thus protect it from development. These voluntary legal agreements are created between private landowners (grantors) and qualified land trusts, conservation organizations or government agencies (grantees). Conservation easements may be purchased but are frequently donated by conservation-minded landowners. Grantors can receive federal tax benefits as a result of donating easements. Grantees are responsible for monitoring the land and enforcing the terms of the easements. Easements can be tailored to the unique characteristics of the property and the interests of the landowner. Easements may apply to entire parcels of land or to specific parts of a property. The easement is recorded with the deed to the property to limit the future uses of the land as specified in the easement. Land protected by conservation easements remains on the tax roll and is privately owned and managed.

◆ Purchase of Development Rights (PDR)

The purchase of development rights is a land conservation tool that communities can use to protect important natural resources such as farmland, hillsides, and wetlands. Under a PDR program, a unit of government (city, village, town, county, or state) or a nonprofit conservation organization (such as a land trust) purchases a conservation easement that limits the use of the land to accomplish a certain purpose, including protecting the land from development. The rights purchased are recorded in a

conservation easement. PDR programs are voluntary and participants retain ownership of their land. They can sell or transfer their property at any time; but, because of the easement, the land is permanently protected from certain types of development.

◆ Land Trusts

A land trust is a private, nonprofit organization with a mission to conserve land and its resources. Landowners may work with a land trust when they wish to permanently protect the ecological, agricultural, scenic, historic, or recreational qualities of their land from inappropriate development.

◆ Capital Improvements Program (CIP)

The capital improvements program is a way of implementing issues related to capital facilities specified in a plan. Capital improvements are those projects which require the expenditure of public funds for the acquisition, construction, or replacement of various public buildings such as police and fire halls, schools, and city/village/town halls; roads and highways; water and sewer facilities; and parks and open space.

A capital improvements program is a listing of proposed public projects according to a schedule of priorities over the next few years, usually a five year programming period. A CIP allows local communities to plan for capital expenditures and minimize unplanned expenses. Sources of funding for capital improvements include impact fees, subdivision requirements, special assessments, and revenue or general obligation bonding. The usefulness of the CIP depends upon the community properly budgeting for expenditures as part of the community's annual capital improvements budget.

◆ Impact Fees

Cities, villages, towns, and counties may impose impact fees. Impact fees are financial contributions imposed on developers by a local government as a condition of development approval. Impact fees are one response to the growing funding gap in infrastructure dollars between revenues and needs. Impact fees help shift a portion of the capital cost burden of new development to developers in an effort to make new development responsible for serving itself rather than raising taxes on existing development. Local governments can use impact fees to finance highways and other transportation facilities, sewage treatment facilities, storm and surface water handling facilities, water facilities, parks and other recreational facilities, solid waste and recycling facilities, fire and police facilities, emergency medical facilities, and libraries. Impact fees cannot be used to fund school facilities. Furthermore, counties cannot use impact fees to fund highways and other transportation related facilities.

◆ Tax Increment Financing Districts (TIF)

Wisconsin towns recently gained a new tool to help promote rural development in Wisconsin with passage of new legislation in 2004. This new legislation provides towns the authority to use the tax incremental financing authority that cities and village have been using for years, to provide infrastructure for tourism, agriculture, and forestry projects in towns. The new law will give an optional tool to help site projects in towns across the state when special infrastructure needs such as all weather roads, power lines, improved rail connections, and more are needed to create new or expanded tourism, agricultural, and forestry projects. An example of the type of project this tool could be used for is to provide a town highway that could carry heavy truck traffic to such a facility as an ethanol production plant or large livestock facility. A new or improved town highway could be constructed to allow the new facility to be located in more remote areas of the state, thus reducing

potential land use conflicts with neighbors, yet avoiding placing the burden of the new improvement on the remainder of the town taxpayers. This new legislation gives towns' similar authority for tax incremental financing as cities and villages, but is limited to the type of rural development in tourism, agriculture, and forestry that does not compete with cities and villages.

◆ Additional Planning Efforts

The updating or development of other planning documents can aid in the implementation of a comprehensive plan. Other planning documents can help with access to available funding sources and provide additional support to achieving the goals and objectives of a comprehensive plan. In addition, keeping this comprehensive plan up to date ensures that the plan is a useful tool in creating and maintaining desired land use types.

Table 9-1 below provides a list of the programs and tools described above along with recommended changes or specific actions to be taken regarding the implementation of the Town of Randolph Comprehensive Plan. The table also recommends the groups that should be involved in making the change or taking the action and provides a recommended timeline for these activities to be completed in order to implement.

TABLE 9-1
Recommended Implementation Programs, Tools, and Specific Actions
Town of Randolph, 2007-2030

| Program or Tool | Recommended Changes or Specific Actions | Groups Involved | Timeline |
|---|---|-----------------|-----------|
| Zoning (Conventional and Overlay) | <ul style="list-style-type: none"> ◆ Encourage Columbia County to incorporate the “Residential Development in Agricultural and Other Open Space Designated Areas” requirements within the zoning ordinance including the following: <ul style="list-style-type: none"> ○ Amend “Agricultural District” to implement new standards for residential development in agricultural and open space areas. ○ Amend Rural Residential District or create new residential district to be used in conjunction with new residential development policy. ○ Eliminate the “farm consolidation” references in the Agricultural District. ○ Revise and update the Agricultural No. 2 District by removing date and referencing or including siting criteria. | Town, P&Z | 2008 |
| | ◆ Encourage Columbia County to create new “residential farmstead” district for land divisions on existing farms. | Town, P&Z | 2008 |
| | ◆ Encourage Columbia County to consider new Agriculture Business District for “agriculturally related business”. | Town, P&Z | 2008 |
| | ◆ Encourage Columbia County to create new Commercial Districts that are more reflective of community values. | Town, P&Z | 2008 |
| | ◆ Encourage Columbia County to evaluate the need for separate Single Family Districts to address development with public or shared sewer service and development with no public or shared sewer service. | Town, P&Z | 2008 |
| | ◆ Encourage Columbia County to create new Industrial Districts that are more reflective of community values. | Town, P&Z | 2008 |
| | ◆ Encourage Columbia County to revise and update the Recreational District to remove residential uses. | Town, P&Z | 2008 |
| | ◆ Encourage Columbia County to consider the development of a Conservation District that provides protection to the features included in the environmental corridors. | Town, P&Z | 2008 |
| | ◆ Encourage Columbia County to review Floodplain Zoning District for consistency with the comprehensive plan | Town, P&Z | 2008-2009 |

| Program or Tool | Recommended Changes or Specific Actions | Groups Involved | Timeline |
|--|---|------------------------|-----------------|
| | <ul style="list-style-type: none"> Encourage Columbia County to evaluate and amend the zoning ordinance as needed to implement the comprehensive plan. | Town, P&Z | Ongoing |
| Planned Developments (PDs) | <ul style="list-style-type: none"> Encourage Columbia County to conduct a review of the PD provisions within the zoning ordinance and determine if changes are need to make PD's a more effective land use tool. | P&Z, Towns | 2007-2008 |
| Performance Standards | <ul style="list-style-type: none"> Encourage Columbia County to evaluate current performance standards within the Columbia County Zoning Ordinance and make any necessary changes. | P&Z, Towns | 2007-2008 |
| Design/Site Review | <ul style="list-style-type: none"> Encourage Columbia County to develop a design/site review process that provides basic standards for the design of buildings and building sites. | Town, P&Z | 2007-2009 |
| | <ul style="list-style-type: none"> Develop a Town of Randolph design/site review process that provides basic standards for the design of buildings and building sites. | Town | 2008-2009 |
| Historic Preservation Ordinance | <ul style="list-style-type: none"> Consider conducting a comprehensive inventory of historic buildings and places within the Town of Randolph. | Towns, WHS | 2009 |
| | <ul style="list-style-type: none"> Consider a historic preservation ordinance that provides minimal protections for historic buildings and places within the Town of Randolph. | Towns, WHS | 2009 |
| Uniform Dwelling Code (UDC) | <ul style="list-style-type: none"> Participate in joint efforts with Columbia County to standardize and streamline the administration of UDC within Columbia County. | Town, P&Z | Ongoing |
| Land Division and Subdivision Ordinance | <ul style="list-style-type: none"> Consider conservation design standards within a Town Land Division and Subdivision Ordinance. | Town | 2008-2009 |
| | <ul style="list-style-type: none"> Consider the "Residential Development in Agricultural Designated Areas" requirements within a Town Land Division and Subdivision Ordinance. | Town | 2008-2009 |
| Wireless Communication Facilities Ordinance | <ul style="list-style-type: none"> Encourage Columbia County to conduct a review of the existing wireless communications facilities ordinance and determine if changes are need to make the ordinance more effective and consistent with other ordinances. | Town, P&Z | 2008-2009 |

| Program or Tool | Recommended Changes or Specific Actions | Groups Involved | Timeline |
|---|---|------------------------|-----------------|
| Wind Energy Systems Ordinance (WES) | ♦ Encourage Columbia County to evaluate the merits of developing a Wind Energy Systems Ordinance for Columbia County to regulate placement and construction of these facilities. | Town, P&Z | 2008-2009 |
| Nonmetallic Mining Reclamation Ordinance | ♦ Encourage Columbia County to conduct a review of the existing nonmetallic mining reclamation ordinance and determine if changes are need to make the ordinance more effective and consistent with other county ordinances. | Town, P&Z | 2008-2009 |
| Erosion Control Ordinance | ♦ Consider the development of an erosion control ordinance for the Town of Randolph. | Town, LWC | 2009 |
| Storm Water Control Ordinance | ♦ Consider the development of a storm water control ordinance for the Town of Randolph. | Town | 2009 |
| Private Sewerage System Ordinance | ♦ Encourage Columbia County to conduct a review of the existing private sewerage system ordinance and determine if changes are need to make the ordinance more effective and consistent with other county ordinances and this comprehensive plan. | Town, P&Z | 2008-2009 |
| Driveway Ordinance | ♦ Develop a Town of Randolph driveway ordinance consistent with Town and County plans. | Town, P&Z, HWY | 2008 |
| | ♦ Consider a plan to vacate single purpose drives in the Town of Randolph and turn these drives over to property owners. | Town | 2008 |
| Access Control Ordinance | ♦ Conduct a review of the Town of Randolph access control ordinance and determine if changes are need to make the ordinance more effective and consistent with other county ordinances. | Town, P&Z, HWY | 2008 |
| | ♦ Coordinate access control efforts between the state, county, and towns to streamline the permitting process and reduce confusion among the public. | Town, P&Z, HWY, WDOT | 2008 |
| Official Maps | ♦ Develop an official map for the Town of Randolph that preserves locations for future roads, parks, waterways, etc. | Town | 2009-2010 |
| Cooperative Boundary Agreements | ♦ Work with adjacent cities and villages that choose to utilize this tool to develop a process that is fair to all sides and allows for orderly growth and development along municipal borders. | CVT | Ongoing |

| Program or Tool | Recommended Changes or Specific Actions | Groups Involved | Timeline |
|---|---|------------------------|-----------------|
| Extraterritorial Zoning | ♦ Work with adjacent cities and villages that choose to utilize this tool to develop a process that is fair to all sides and allows for orderly growth and development along municipal borders. | CVT | Ongoing |
| Extraterritorial Plat Review | ♦ Work with adjacent cities and villages that choose to utilize this tool to develop a process that is fair to all sides and allows for orderly growth and development along municipal borders. | CVT | Ongoing |
| Transfer of Development Rights (TDR) Program | ♦ Encourage Columbia County to consider the development of a TDR district within the Columbia County Zoning Ordinance. | Town, P&Z | 2008-2010 |
| Right-To-Farm Ordinance | ♦ Evaluate the merits of developing a right to farm ordinance for the Town of Randolph. | Towns | 2009 |
| Livestock Facilities Siting Ordinance | ♦ Encourage Columbia County to evaluate the merits of developing a livestock facilities siting ordinance for Columbia County. | Town, P&Z, LWC | 2008-2010 |
| Nuisance Ordinance | ♦ Evaluate the merits of developing a nuisance ordinance for the Town of Randolph. | Town, HHS, Sheriff | 2008 |
| | ♦ Encourage Columbia County to evaluate existing junk regulations and recommend changes. | Town, P&Z | 2008 |
| Conservation Easements | ♦ Promote the use of conservation easements to achieve the goals and objectives of the comprehensive plan, as appropriate. | Town | Ongoing |
| Capital Improvements Program (CIP) | ♦ Develop and implement a CIP that lists and prioritizes large capital expenditures within town government over a five year period. | Town | Ongoing |
| Impact Fees | ♦ Evaluate the feasibility of using impact fees to implement the goals and objectives of the comprehensive plan. | Town | Ongoing |
| Additional Planning Efforts | ♦ Update the Columbia County Agricultural Preservation Plan to reflect the goals and objectives of this comprehensive plan. | Town, P&Z, LWC | 2008 |
| | ♦ Regularly update and amend this comprehensive plan. | Town | Ongoing |

| KEY for Table 9-1 | | |
|----------------------------|------------------------------------|---|
| Groups Involved | P&Z = Planning and Zoning | LWC = Land and Water Conservation |
| | LIO = Land Information Office | HWY = Highway Department |
| | RD = Register of Deeds Office | CVT = Cities, Villages, and Towns |
| | WHS = Wisconsin Historical Society | WDOT = Wisconsin Department of Transportation |
| | Town = Town of Randolph | HHS = Health and Human Services |
| | Sheriff = Sheriff's Department | |

9.3 INTEGRATION AND CONSISTENCY OF PLAN ELEMENTS

The State of Wisconsin's comprehensive planning statutes require that the implementation element describe how each of the nine elements of the comprehensive plan will be integrated and made consistent with the other elements of the plan. The planning approach used to produce the Town of Randolph Comprehensive Plan was conducted in such a manner that all nine of the plan elements were developed through the same planning process. Each element was developed with the other elements in mind, thereby eliminating the threat of inconsistencies among the elements. In addition, the plan development process was overseen by the Town of Randolph Plan Commission who further scrutinized the plan for inconsistencies. As a result of this plan development process, there are no known inconsistencies among the plan elements.

Over time, as plan amendments occur the threat of inconsistencies will increase. It is important that Town of Randolph Plan Commission conduct consistency reviews to ensure that the plan is up to date and consistent among the nine elements of the Town of Randolph Comprehensive Plan. It is also important to attempt to maintain consistency between the Town of Randolph Comprehensive Plan and the Columbia County Comprehensive Plan. Amendments to either a town plan or the county plan can introduce inconsistencies and should be reviewed carefully.

9.4 MEASUREMENT OF PLAN PROGRESS

The State of Wisconsin's comprehensive planning statutes require that the implementation element provide a mechanism to measure the progress toward achieving all aspects of the comprehensive plan. Measurement of comprehensive plan progress can be achieved in two ways:

- Review of the goals and objectives of this plan.
- Review of the Implementation Programs, Tools, and Specific Actions section of this element.

Goals and objectives are included in each element of the comprehensive plan and provide direction for the implementation of the plan. The measurement of plan progress can be accomplished through a review of these goals and objectives over time. Goals should be evaluated and measured to determine if they are still valid and that the intended purpose of the goal is being achieved. Likewise, objectives should be measured to determine if progress has been made toward achieving the objective and whether the objective is still relevant to achieving the goal. Measuring the progress of an objective can be as simple as determining whether the objective has been implemented or not. Each goal and objective in the plan should be periodically reviewed to determine the amount of progress that has been made and the effectiveness of the goal or objective in achieving the intended results.

The Implementation Programs, Tools, and Specific Actions section of this element spells out the recommended changes or additions to the ordinances as well as other planning related activities that should be carried out to implement the plan. This section also provides a recommended timeline for accomplishing the recommended actions. The measurement of plan progress can be determined by a review of this section to determine if the recommended activities have been implemented.

In an effort to insure the plan is achieving the intended and desired results, a review of the comprehensive plan's progress shall be conducted by the Town of Randolph Plan Commission and reported to the Town of Randolph Town Board at least once every five years, or more frequently at the request of the Board.

9.5 AMENDING OF THE PLAN

The Town of Randolph Comprehensive Plan should be evaluated on a regular basis to gauge the progress made towards achieving the goals and objectives of the plan. Unforeseen circumstances or opportunities in the future may warrant that amendments to the plan are needed to maintain the effectiveness and consistency of the plan. Amendments should be minor changes to the overall plan and should be done after careful evaluation in a non-accommodating manner to maintain the plan as a planning tool upon which decisions are based.

It is the intent of this comprehensive plan to have proposed amendments reviewed on an as needed basis. Changes and amendments to the plan shall follow a process that requires a petition to the Town of Randolph Plan Commission. The petition shall specify the change requested and the reasons for the change. The same process used to initially adopt the plan under the State of Wisconsin's comprehensive planning statutes shall also be used when adopting amendments to the plan. Furthermore, state statutes should be monitored to determine if any changes have been made that would affect the amendment process.

9.6 UPDATING OF THE PLAN

The State of Wisconsin's comprehensive planning statutes require that a comprehensive plan be updated at least once every ten years. An update of the plan requires a revisiting of the entire planning document. Unlike an amendment, an update is often a substantial re-write of the text, updating of the inventory and tables, and substantial changes to the maps. The plan update process should follow a similar process as the one used in the initial creation of this plan including similar time and funding allotments. State statutes should be monitored to determine if any changes have been made that would affect the updating process.