

**TOWN OF HARMONY  
COMPREHENSIVE PLAN- 2035**

**APPENDICES**

**Appendix A**  
**Comprehensive Planning Grant Agreement**

**FY 2005 COMPREHENSIVE PLANNING GRANT  
GRANT AGREEMENT  
Between  
THE STATE OF WISCONSIN  
DEPARTMENT OF ADMINISTRATION  
And  
Rock County**

**THIS AGREEMENT** is made and entered into by and between the State of Wisconsin ("State"), Department of Administration ("Department") and the Rock County ("Grantee"). This Agreement is complete and effective upon the signature of all parties.

**WHEREAS**, the Department administers the Comprehensive Planning Grant ("Grant") through the Division of Intergovernmental Relations ("Division") to provide funds for eligible activities; and

**WHEREAS**, it is the intention of the parties to this Agreement that all activities described herein shall be for their mutual benefit; and

**WHEREAS**, the Grantee has submitted an Application for the Grant to the Department and the Department, on reliance upon the representations set forth in the Application, approved an award to the Grantee in the amounts of \$346,000 and

**WHEREAS**, the terms and conditions herein shall survive the performance period and shall continue in full force and effect until the Grantee has completed and is in compliance with all the requirements of this Agreement; and

**WHEREAS**, the said communities found in Attachment A have agreed to the terms and conditions herein; and

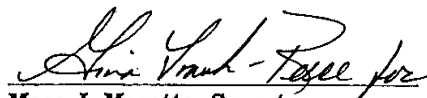
**WHEREAS**, the Grantee is eligible for one Grant every ten years for developing a new or updated plan; and

**WHEREAS**, this Agreement is a mutually exclusive with, and is distinguished from, all previous agreements between the Grantee and the Department, and contains the entire understanding between the parties;

**NOW, THEREFORE**, in consideration of the mutual promises and dependent documents, the parties hereto agree as set forth in Articles 1 through 16 which are annexed and made a part hereof.

**STATE OF WISCONSIN  
DEPARTMENT OF ADMINISTRATION  
Division of Intergovernmental Relations**

BY:

  
Marc J. Marotta, Secretary  
Department of Administration

DATE:

6-7-05

**Rock County**

BY:

  
[Name and Title of Official]  
Richard K. Ott, Chair  
Rock County Board of Supervisors

DATE:

05-04-05

FEIN NUMBER:

39-6005736

Award Amount: \$346,000  
Agreement Number: 85054

## **GENERAL TERMS AND CONDITIONS**

### **ARTICLE 1. APPLICABLE LAW**

This Agreement shall be governed under the laws of the State of Wisconsin. The monies issued under this Agreement shall not be used to supplant existing funding otherwise budgeted or planned for projects outside of the Comprehensive Grant Program whether under local, state or federal law, without the consent of the Department.

### **ARTICLE 2. LEGAL RELATIONS AND INDEMNIFICATION**

The Grantee shall at all times comply with and observe all federal and state laws and published circulars, local laws, ordinances, and regulations which are in effect during the performance period of this Agreement and that in any manner affect the work or its conduct.

The Grantee shall indemnify and hold harmless the Department and the State and all of its officers, agents and employees from all suits, actions or claims of any character brought for or on account of any injuries or damages received by any persons or property resulting from the operations of the Grantee, or of any of its contractor(s), in performing work under this Agreement; brought for or on account of any obligations arising out of contracts between Grantee and its contractor(s) to perform services or otherwise supply products or services; or as a result of plan implementation.

The Grantee shall also hold the Department and the State harmless for any audit disallowance related to the allocation of administrative costs under this Agreement, irrespective of whether the audit is ordered by federal or state agencies or by the courts. If federal law requires an audit and if the Grantee is also the recipient of state funds under the same or a separate grant program, then the state funded programs shall also be included in the scope of the federally required audit. Not more than fifty percent (50%) of the local match identified in the Application may be funded through federal grants and the remaining local match shall be financed by in-kind services or other grants. The Grantee shall comply with any requirements related to funding sources.

### **ARTICLE 3. STANDARDS FOR PERFORMANCE**

The Grantee shall perform the projects and activities as set forth in the Application and pursuant to the standards established by state and federal statute and administrative rules, and any other applicable professional standards. The Grantee, within a Metropolitan Planning Organization (MPO) area, shall work with the MPO, include the MPO in the planning process; and request MPO to review the transportation element for consistency with federal, state and regional plans. The Grantee shall coordinate planning efforts with the appropriate Department of Transportation district office.

### **ARTICLE 4. PUBLICATIONS**

All materials produced under this Agreement shall become the property of the Grantee and may be copyrighted in its name, but shall be subject to the Wisconsin Public Records Law, Wis. Stat. 19.21 *et seq.* The Department reserves a royalty-free, nonexclusive and irrevocable license to reproduce, publish, otherwise use, and to authorize others to use the work for government purposes. A notation indicating the participation of and partial funding by the Department shall be carried on all reports, materials, data and/or other information produced as a result of this Agreement.

### **ARTICLE 5. EXAMINATION OF RECORDS**

The Department shall have access at any time and the right to examine, audit, excerpt, transcribe and copy on the Grantee's premises any directly pertinent records and computer files of the Grantee involving transactions relating to this Agreement. Similarly, the Department shall have access at any time to examine, audit, test and analyze any and all physical projects subject to this Agreement. If the material is held in an automated format, the Grantee shall provide copies of these materials in the automated format or such computer file as may be requested by the Department. All material shall be retained for three years by the Grantee following final payment under this Agreement. This provision shall also apply in the event of termination of this Agreement. The Grantee shall notify the Department in writing of any planned conversion or destruction of these materials at least 90 days prior to such action.

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The minimum acceptable financial records to be maintained for the project consist of: 1) Documentation of all equipment, materials, supplies and travel expenses; 2) Inventory records and supporting documentation for allowable equipment purchased to carry out the project scope; 3) Rationale supporting allocation of space charges; 4) Documentation of contract services and materials; and 5) Any other records which support charges to project funds. The Grantee shall maintain sufficient segregation of project accounting records from other projects and/or programs.

#### **ARTICLE 6. PERFORMANCE REPORTS**

Grantee shall submit to the Department a performance report in January of each year until project completion. The performance report shall identify the status of progress of tasks as provided in the Application. The final performance report must be submitted following the adoption by the local government of the comprehensive plan. No eligible costs shall be incurred prior to the execution of this Agreement.

#### **ARTICLE 7. PROJECT COMPLETION**

The comprehensive plan shall be completed within 48 (forty eight) months of the Effective Date of the Agreement. The Effective Date shall be the date the Agreement is executed by the State of Wisconsin, Department of Administration representative. Project completion is defined as meeting the provisions of the approved grant application and of s. 66.1001 Wis. Stats. The Grantee shall submit a copy of the draft and final comprehensive plans to the Department with a Grant closeout form forty-five (45) days prior to the completion of the project period.

#### **ARTICLE 8. EXTENSIONS**

The Grantee may request an extension(s) of the Department if the plan will not be completed within the specified performance period. If the Grantee and the Department agree to the terms of the extension, the extension will be granted.

#### **ARTICLE 9. FAILURE TO PERFORM**

The Department reserves the right to suspend payments or request refund of funds if required reports are not provided to the Department on a timely basis or if performance of contracted activities is not evidenced. The Department further reserves the right to suspend payment of funds under this Agreement if deficiencies related to the required reports or the filing of required reports, are discovered.

#### **ARTICLE 10. TERMINATION OF AGREEMENT**

The Department may terminate this Agreement at any time at its discretion by delivering written notice to the Grantee by Certified Mail, Return Receipt Requested, not less than thirty (30) days prior to the effective date of termination. Date of receipt as indicated on the Return Receipt shall be the effective date of the notice of termination. Upon termination, the Department's liability shall be limited to the actual costs incurred in carrying out the project as of the date of termination plus any termination expenses having prior written approval of the Department. The Grantee may terminate this Agreement, by delivering written notice to that effect to the Department by Certified Mail, Return Receipt Requested, not less than thirty (30) days prior to termination. Date of receipt as indicated on the Return Receipt shall be the effective date of the notice of termination. In the event the Agreement is terminated by Grantee, for any reason whatsoever, the Grantee shall refund to the Department within forty-five (45) days of the effective date of notice of termination any payment made by the Department to the Grantee.

#### **ARTICLE 11. CANCELLATION FOR CAUSE**

The Department reserves the right to cancel any Agreement in whole or in part without penalty effective upon mailing of notice of cancellation for failure of the Grantee to comply with the any terms and conditions of this Agreement.

#### **ARTICLE 12. NON-APPROPRIATION OF FUNDS**

Award Amount: \$346,000  
Agreement Number: 85054

This Grant shall be terminated without penalty upon failure of the Legislature to appropriate the funds necessary to carry out its terms.

### **FISCAL TERMS AND CONDITIONS**

#### **ARTICLE 13. ELIGIBLE COSTS**

Eligible costs are auditable costs that are directly attributable to Grant activities and identified and approved in the Application. No eligible costs subject to reimbursement by this Grant may be incurred prior to the execution of this Agreement. Costs only as identified in the Budget and described in the Application are allowed.

#### **ARTICLE 14. METHOD OF PAYMENT**

Payments shall be used exclusively for expenses incurred during the performance period. Payments for the Award may occur on a quarterly basis. When seeking payment, the Grantee shall submit a performance report (refer to Article 6) and include a detailed scope of services, products and/or equipment that was purchased or completed, a detailed expenditure report of the actual expenses including copies of vendor invoicing, and a summary of the successes and failures of the project. Upon adoption of the comprehensive plan by the local government and submission of vendor invoices, any other financial records and receipt of a final performance report, payment of the remaining twenty-five percent (25%) shall be disbursed.

Request for final payment of any and all funds awarded by this Agreement shall be received by the Division sixty (60) days following the end of the performance period. The performance period is 48 (forty-eight) months. For reimbursement of funds, a cover letter, a closeout form and a performance report shall be submitted to the following address:

**Ms. Joanna Schumann  
Grant Administrator  
Division of Intergovernmental Relations  
101 E. Wilson Street, 10<sup>th</sup> Floor  
Madison, WI 53702-0001**

### **ASSURANCES**

#### **ARTICLE 15. NONDISCRIMINATION IN EMPLOYMENT**

Grantee shall not discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability as defined in s. 51.01 (5), sexual orientation or national origin.

This provision shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Except with respect to sexual orientation, the Grantee shall take affirmative action to ensure equal employment opportunities. The Grantee shall post in conspicuous places, available for employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of the nondiscrimination clause."

#### **ARTICLE 16. DISCLOSURE**

The Grantee shall not engage the service of any person or persons now employed by the State, including any department, commission or board thereof, to provide services relating to this Agreement without the written consent of the employer of such person or persons and of the Department.

Award Amount: \$346,000  
Agreement Number: 85054

## **Attachment A**

### **Rock County**

City of Beloit  
City of Milton  
Village of Clinton  
Town of Clinton  
Town of Fulton  
Town of Harmony  
Town of Janesville  
Town of Johnstown  
Town of La Prairie  
Town of Lima  
Town of Magnolia  
Town of Milton  
Town of Turtle

## **Appendix B**

### **Services Agreement**



FY 2005 MULTI-JURISDICTIONAL COMPREHENSIVE  
PLANNING GRANT AGENCY SERVICES AGREEMENT

This AGREEMENT is made by and between Rock County, acting through its Planning and Development Agency ("the Agency") and the Town of Harmony ("the Town") and shall be effective upon the date it is signed on behalf of all the parties.

WHEREAS, by Resolution No. 05-4B-216, adopted April 28, 2005, the Rock County Board of Supervisors authorized certain actions related to the acceptance and implementation of a Multi-Jurisdictional Comprehensive Planning Grant in the amount of \$346,000.00 awarded to Rock County and 13 partnering communities ("the Grant"), including, among other things, entering into a written agreement with the State of Wisconsin Department of Administration ("Agreement No. 85054") and authorizing additional county staff Planner positions necessary to complete the Comprehensive Plans to be funded in accordance with the terms of the Grant; and

WHEREAS, the parties desire to proceed with the completion of the Comprehensive Plan for the Town of Harmony;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, IT IS AGREED as follows:

1. The Agency shall provide professional planning and related services necessary to complete the Comprehensive Plan for the Town of Harmony in accordance with the terms of Agreement No. 85054 (between Rock County the State of Wisconsin Department of Administration), the terms of which Agreement shall be incorporated herein as though fully set forth as part of this Agreement.
2. The Town shall be financially responsible for the costs incurred by the Agency in rendering services under this Agreement, including the time of Agency staff at current salary and full fringe benefit rates, and travel, publication and other expenses reasonably and necessarily incurred;
3. A budget setting forth plan element costs estimates for services chargeable under this Agreement is attached hereto as Appendix A.
3. The Agency shall directly bill the Town 50% of the costs of professional services and other expenses chargeable to the Town on a quarterly basis and bill the State of Wisconsin for the remaining 50%, for payment by the State from the Town's grant awarded in accordance with Agreement No. 85054.
4. The individuals signing this Agreement represent that they are authorized to do so by the appropriate governing bodies of the respective parties.

TOWN OF HARMONY

By: Roger Fanning  
Roger Fanning Sr., Town Board Chair

By: Jodi Parson  
Jodi Parson, Town Clerk

Date: 12-7-05

Date: 12/7/05

COUNTY OF ROCK

By: Richard K. Ott  
Richard K. Ott, County Board Chair

By: Kay S. O'Connell  
Kay S. O'Connell, County Clerk

Date: 07-19-'06

Date: 7-21-06

## **Appendix C**

### **Citizen Participation Plan**

RESOLUTION NO. 080706

AGENDA NO. \_\_\_\_\_

**ADOPTION OF CITIZEN PARTICIPATION PLAN FOR  
COMPREHENSIVE PLANNING PROCESS**

**WHEREAS**, Section 66.1001(4) of the Wisconsin Statutes establishes certain standards for citizen participation as a very important part of the Comprehensive Planning process; and

**WHEREAS**, Prior to starting the Comprehensive Planning Process; Communities are required to adopt written procedures fostering public participation throughout the preparation and adoption of the Comprehensive Plan.

**NOW THEREFORE, BE IT RESOLVED** that the Town of Harmony on this 7 day of August, 2006 hereby directs that the Comprehensive Planning Process use the following principles, which constitute the Town of Harmony Citizen Participation Plan:

1. Advance Public Notice shall be provided for all Comprehensive Plan Meetings at every stage of the preparation of the Comprehensive Plan.
2. Each Comprehensive Plan meeting agenda will contain an item entitled "Open Discussion Between Citizens, Committee Members, and Staff."
3. A "Visioning Process" will take place countywide and in each partnering community, early in the planning process to obtain citizen input about what they would like Town of Harmony and its partnering communities to be like in the Year 2035.
4. A Countywide Survey (representative sample) will take place after the results of the "Visioning Process" are available to help prepare the survey questions addressing the Elements of the Comprehensive Plan.
5. The most current preliminary and final drafts of each of the 9-Comprehensive Elements will be available at the Planning and Development Agency's Office and posted on its Web Site, distributed to County Libraries, and available at partnering community Clerk's offices.
6. The Planning and Development Agency will distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan.
7. Hold open "Work Shops" on each Plan Element to provide the public with balanced and objective information to assist them in understanding the problems, alternatives and/or solutions associated with preparing a Comprehensive Plan.
8. In May of each year of this planning process, an annual "Open House" will be held to obtain public feedback on analysis, alternatives and/or decisions made during the past year.
9. Agency Staff is to work directly with the public throughout the planning process to ensure that public issues and concerns are consistently understood and considered.
10. Partner with the public in each aspect of the decision process including the development of alternatives and identification of the preferred solution.
11. The procedures shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.
12. The Town of Harmony may not enact a Comprehensive Plan ordinance unless it holds at least one public hearing at which the proposed ordinance is discussed. That hearing must be preceded by a Class 1 notice under Chapter 985 of the Wisconsin Statutes that is published at least 30 days before the hearing is held. The Town of Harmony may also provide notice of the hearing by any other means it considers appropriate. The Class 1 notice shall contain at least the following information:
  - a. Date, time, and place of the hearing.
  - b. A summary, which may include a map, of the proposed Comprehensive Plan or amendment to such a plan.
  - c. The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.
  - d. Information relating to where and when the proposed Comprehensive Plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.

- 56 13. One copy of the Preliminary Comprehensive Plan, or of an amendment to such a plan, shall be  
 57 sent to all of the following:  
 58 a. Every governmental body that is located in whole or in part within the boundaries of the  
 59 local governmental unit.  
 60 b. The clerk of every local governmental unit that is adjacent to the local governmental unit  
 61 that is subject of the plan that is adopted or amended.  
 62 c. The Wisconsin Land Council.  
 63 d. After September 1, 2005, the Department of Administration.  
 64 e. The public libraries that serve the area in which the local governmental unit is located.  
 65 14. Place the final Comprehensive Plan Ordinance recommendation in the hands of the public  
 66 prior to bringing forward to the Town of Harmony.  
 67 15. At least 30 days before the Public Hearing is held, the Town of Harmony shall provide written  
 68 notice to all of the following:  
 69 a. An operator who has obtained, or made application for, a nonmetallic mining permit.  
 70 b. A person who has registered a marketable nonmetallic mineral deposit.  
 71 c. Any other property owner or leaseholder who has an interest in property pursuant to which  
 72 the person may extract nonmetallic mineral resources, if the property owner or leaseholder  
 73 requests in writing that the local governmental unit provide the property owner or  
 74 leaseholder notice of the hearing.  
 75 16. One copy of an adopted Comprehensive Plan, or of an amendment to such a plan, shall be sent  
 76 to all of the following:  
 77 a. Every governmental body that is located in whole or in part within the boundaries of the  
 78 County.  
 79 b. The clerk of every local governmental unit that is adjacent to the local governmental unit  
 80 that is the subject of the plan that is adopted or amended.  
 81 c. The Wisconsin Land Council.  
 82 d. After September 1, 2005, the Department of Administration.  
 83 e. The regional planning commission in which the local governmental unit is located.  
 84 f. The public library that serves the area in which the local governmental unit is located.

Approved by the Town of Harmony

  
 Roger Fanning, Town Chair

  
 Date

## **Appendix D**

### **Survey Results**

### Town of Harmony Confidential Community Survey. 2004

This survey will provide very important information to the Town Board. It will be used to possibly apply for grants, to prepare a Smart Growth Comprehensive Plan, for boundary agreement consideration and most importantly, to better serve you. This survey is completely confidential. You may leave any question blank. PLEASE MARK YOUR ANSWERS, ENCLOSE THIS SURVEY IN THE SELF-ADDRESSED STAMPED ENVELOPE PROVIDED AND DROP THE COMPLETED SURVEY IN A MAILBOX. **Please mail your survey by November 30, 2004**

#### ABOUT THE TOWN:

1. Are you a: 454 Permanent resident 4 Seasonal or part-time resident 47 Landowner only, not a resident
2. How do you feel about the Town of Harmony as a place to live?  
229 Excellent 240 Good 14 Fair 0 Poor 11 No Opinion
3. Why do you live in the Town of Harmony? (Check top five (5) reasons)  

<u>67</u> Born and/or raised in the Town	<u>46</u> Family Farm
<u>215</u> Accessibility to Family and/or Friends	<u>158</u> Reasonable Housing Costs
<u>351</u> Rural Environment and Natural Resources	<u>276</u> Safe Community and Sense of Security
<u>191</u> Accessibility to employment outside of Town	<u>55</u> Hunting or other outdoor recreation
<u>307</u> Proximity to surrounding urban areas	<u>177</u> Low taxes
<u>25</u> Don't live in the Town, but own land in the Town	
4. Which of the following do you like the BEST about the Town? (Check one)  

<u>298</u> Rural and Open Environment	<u>21</u> Compatibility of Farming & New Residences
<u>83</u> Low Taxes	<u>89</u> Good road access to other areas
<u>17</u> Adequate Public Services	<u>16</u> Other
5. Which of the following do you like the LEAST about the Town? (Check One)  

<u>285</u> High Rate of Residential Growth	<u>21</u> Incompatibility of Farming & New Residences
<u>82</u> High Taxes	<u>41</u> Road maintenance
<u>20</u> Low Level of Public Services	<u>37</u> Other
6. Which of these, if any, are the most important issues in the Town? (Check up to SIX)  

<u>304</u> Balancing rural character/agriculture/open space	<u>37</u> Lack of citizen participation
<u>148</u> Need boundary agreements	<u>285</u> Growth and Development

Issues

<u>53</u> Cost of residential development	<u>62</u> Farming
<u>289</u> Preservation of open space	<u>44</u> Increase of parks
<u>245</u> Loss of agricultural land	<u>57</u> Spot zoning
<u>39</u> Recreation facilities	<u>309</u> Preserve rural character vs. growth
<u>29</u> Develop a business district	<u>39</u> Recognize farming has a low demand
<u>24</u> Gravel pit/mining operations	on services
7. The current population of Harmony is about 2,440. Between 1990 and 2000, the Town's population grew by 2138 (302) residents, representing an increase of 14 percent. At what rate should the Town grow over the next 20 years?  

<u>31</u> Faster than previous decade	<u>212</u> Slower than previous decade
<u>74</u> No Opinion	
<u>133</u> About the same rate as previous decade.	<u>43</u> No Growth
8. If you would like the Town's population to grow, where would you prefer it to grow? (Check all that apply)

176 Adjacent to the City of Janesville  
36 In new subdivisions in rural areas  
 existing subdivisions  
22 Randomly in farming areas

202 Adjacent to the City of Milton  
103 In new subdivisions adjoining  
27 Other

9. What type of housing would you support? (Check all that apply)

	Oppose	Favor	No
Opinion			
Single family lots up to 3 acres	96	280	45
Single family lots between 3 & 5 acres	88	230	73
Single family lots between 5 & 10 acres	96	192	89
Single family lots over 10 acres	100	189	87
Side by side duplex lots	330	31	35
Traditional farms	17	358	44
Conservation/Open space subdivisions	74	257	65
Elderly Housing	113	148	137

(over)

**SHOULD THE TOWN:**

10. Maintain its rural identity? 452 Yes 16 No 23 No Opinion

11. Treat the City of Milton as a partner? 326 Yes 85 No 76 No Opinion

12. Treat the City of Janesville as a partner? 188 Yes 201 No 88 No Opinion

13. Do you live within 69 one mile 236 two miles of the City of Milton?

14. Do you live within 150 one mile 230 two miles of the City of Janesville?

15. Work with the City of Milton to identify permanent boundaries to accommodate long term growth?  
384 Yes 29 No 67 No Opinion

16. Work with the City of Janesville to identify permanent boundaries to accommodate long term growth?  
351 Yes 66 No 64 No Opinion

17. Encourage economic development of the following types. Check all that apply:

153 Light industry/business 91 Business/office  
107 Retail/service/commercial 68 Tourism  
80 Cultural or entertainment activities 199 Recreational facilities (golf course, community center)

18. Attempt to block or slow the City of Milton's expansion into the Town?  
246 Yes 91 No 19 No Opinion

19. Attempt to block or slow the City of Janesville's expansion into the Town?  
388 Yes 56 No 38 No Opinion

**GOVERNMENT SERVICES:**

20. Please rate the following services: Excellent Good Fair Poor No Opinion

Fire protection 98	129	194	45	12
Emergency Medical Services (EMS) 98	131	189	53	12
Snow removal 27	110	244	82	22
Road repairs & maintenance 18	72	217	137	41
Garbage collection 16	208	240	20	4
Recycling services 19	206	231	26	7
Law enforcement 64	124	232	51	10

21. Is there a computer in your house connected to the Internet? 385 Yes 100 No

**PARKS/OPEN SPACE/RECREATION:**

22. Is there a park near you? 148 Yes 293 No 51 Don't Know

23. Should the Town further develop its park system? 202 Yes 177 No 112 No Opinion

24. Should the Town work to preserve wetlands and woodlands? 438 Yes 30 No 27 No Opinion

25. Should the Town consider purchasing development rights to preserve farmland? 322 Yes  
92 No 75 No Opinion

26. Should the Town consider charging developers Impact Fees for new developments?  
Impact fees are tools for the town to use to offset costs associated with new development.  
405 Yes 34 No 43 No Opinion

27. How much would you be willing to pay, on an annual basis through your local property tax to:

	\$0	\$1 - \$50	\$51 - \$100	\$101 - \$150
	<u>Over \$150</u>			
Park development 12	205	181	38	9
Preserve Wetlands/Woodlands 24	110	246	62	16
Purchase Development Rights 20	187	173	47	11

28. Would you like to see the Town add or expand any of the following? Check up to (3) three.  
218 Hiking trails 238 Nature areas 208 Bike trails 81 Picnic areas  
49 Cross country ski trails 65 Public gardens 37 Snowmobile trails 58 ATV trails

29. Where do members of this household work? (Check all that apply)

<u>31</u> On the farm	<u>12</u> Milwaukee area
<u>38</u> Home Occupation	<u>7</u> Rockford area
<u>292</u> Janesville	<u>27</u> Madison area
<u>86</u> Milton	<u>7</u> Dane County
<u>27</u> Beloit	<u>11</u> Madison
<u>139</u> Other	<u>27</u> Town of Harmony

30. Potential Land Use Management Tools  
Opinion

Oppose	Favor	No
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Use of Impact Fees	43	286	87
Purchase of Development Rights	92	221	96
Strong Zoning Controls	61	335	43
Preserve Prime Agricultural Land	32	374	44
Preserve a portion of all woodlands	37	367	34
Preserve 100% of all woodlands	116	206	101
Limits on land divisions per year	39	335	64

**BACKGROUND QUESTIONS:**

31. Do you own or rent your dwelling unit? 492 Own 1 Rent
32. How many people live in this household?  
42 One 211 Two 82 Three 89 Four 41 Five  
11 Six 9 Seven 1 8 +
33. How long have you lived in the Town?  
71 less than 3 years 117 between 10 & 20 years 33 lifelong resident  
116 between 3 & 10 years 132 more than 20 years 14 Don't live in the  
Town of Harmony
34. Are you making your living primarily from farming? 26 Yes 465 No
35. Does any of your income come from operating a farm? 424 None 51 Some 13 All
36. If you actively farm your property what is your current future plan? (Check One)  
24 A family member will continue farming 7 Sell the property for  
development  
3 Sell the property for continued farming/agricultural use 25 Unsure at this time
- HOUSING PROFILE:**
37. What best describes your place of residence? (Check One)  
19 Active Farm 139 Rural residence (not located in a  
subdivision)  
18 Farm House, rent farm land 274 Subdivision Residence  
2 Inactive Farm 32 Don't live in the Town  
18 Small Hobby Farm
38. If you own more than 5 acres of land in the Town, are you or your family: (Check all that  
apply)  
26 Farming the land yourself 14 Hobby farm  
40 Renting the land to a farmer 12 Holding the land for future development  
34 Personal enjoyment, such as hunting, wildlife viewing or recreation  
5 Other
39. What kind of sewage system do you have?  
369 Below ground drain field 79 Holding tank  
32 Mound drain field 7 Don't Know
40. If you have a below ground drain field. Does it work properly? 385 Yes 4 No 4 Don't Know

**January 3, 2005**

**Conclusion of this survey: Results 1001 surveys were sent out and 515 were returned.**

## Survey Comments #4

Harmony is a beautiful rural living marries Agriculture and Residence. Agriculture must be respected as well as residential, preserving natural beauty and openness is essential and long term planning needs to be implemented. Some limited business is acceptable for income base but visual attractiveness must be maintained.

I would like to see Harmony maintain a rural resident with wildlife, preserve demographic. I don't want to see a development of many parks because I believe it attracts deviants and would rather see maybe one large park that can be controlled. I like the idea of recreational trails running throughout preserved land. I don't think agriculture is very sustainable at this time. I would favor small, light industrial parks in convenient locations. Thank you for this survey.

Development must be limited. Real estate people must be controlled so that the rural atmosphere of the area can be maintained. New building should be regulated and zoning is important to keep business and residential separate. Urban sprawl must be controlled.

Keep Janesville away - they are too close.

Working with Janesville has seemed futile in the past. Cooperation with the cities and county would be ideal, if it's 2-way cooperation. Strong zoning can be good for controlling growth and preserving open space/farmland, but can get too intrusive into individual freedoms to use his/her land as they wish.

Too much of our land is developing into dense housing subdivisions. We need to control growth, protect our woodlands and wetlands.

I think your doing a good job.

I should be able to build any kind of structure I please within reason. I recently wanted to build a shop/garage on my 1.4-acre lot and was limited due to the size of my house (2,500 sq. ft) if I want a garage I should be able to have it and not let somebody dictate what I can and can't have.

When they build new houses or subdivisions in Illinois, the builders have to give a certain percentage of money to the schools to help offset the cost of the new growth. Why don't we do this here? Thank you for putting this survey together!

I feel there is an almost urgent need for safe bike/walk paths along major routes into Milton. (Example: Hwy Y) Many suburbs in the Milwaukee area require developers to put such a park in along any new subdivision. This would make our major roads safe for children to get in and out of town.

There is too much government now. That drives the cost out of sight, such as State, County, DNR, township, and especially the town of Milton and the City of Janesville.

Please keep Harmony a rural place to live. Janesville is getting too much of our land and will drive taxes up. I like our town board and really don't want manager Steve Sheiffer getting in our business. If we over develop, our children won't know what 'rural' areas or 'farming' is. I prefer to be left with areas that you can drive through and still see open spaces. Thank you.

Fantastic idea - marvelous questions. We appreciate all effort to compile this.

Do everything possible to limit urban sprawl in Harmony township. Other towns adjacent to Harmony require 10 acres to build. A lot of us moved to Harmony to get away from the city not to have the city follow us. If action is not taken soon, a large portion of Harmony may no longer be a township but rather part of the city of Janesville. (Landowner name)

We only own a lot in Timberidge.

**Appendix E**

**Visioning Workshops**  
**Process, Questions and Attendee Responses**

# **Town of Harmony Visioning Process**

## **Visioning Workshop: Part I**

On July 17, 2006, members of the Town of Harmony community assembled to participate in the first of a two-part visioning process. First, residents were asked questions delivered by Power Point presentation as a group, and all answers that were given were recorded for all participants to view. Those questions were developed by the Rock County Planning and Development Agency and were posed to all Towns with which the County is developing a Comprehensive Plan. The questions were designed to propose and question Town residents about important aspects of the Comprehensive Planning process and for County staff to receive answers and opinions that would guide development of the Town of Harmony Comprehensive Plan.

Participants were then asked to carefully consider and fill out a color-coded map of the Town showing areas where they wish to see future residential, commercial and industrial development over the next 30 years. Not all participants elected to participate in this exercise. Participants were also asked to fill out the questionnaire titled “Your Vision for the Town of Harmony”. Because of lack of time to complete that questionnaire, and in an attempt to gain more participation, that questionnaire as well as another copy of the color-coded mapping exercise were mailed out to all participants of Workshop I asking them to complete and return both documents (in the provided postage paid envelope) prior to the next Workshop. Three households completed and returned at least one portion of the requested information.

Prior to Vision Workshop II, the answers to the Power Point questions and the “Your Vision...” questionnaire were compiled and used to develop options for a Vision Statement that were presented on a poster at Workshop II. The areas that were mapped by participants showing areas for potential residential, commercial and industrial development were combined and used to produce three poster-size maps showing each of the compiled proposed development areas. Additionally, those Power Point questions and answers that had many or contradictory answers were made into posters to be voted on and further refined at Workshop II.

## Visioning Workshop Part II

The second part of the two-part visioning process took place on August 10, 2006. At that meeting the compiled results of the first session were distributed. County staff then presented participants with posters depicting those answers to questions and maps from Workshop I that needed to be voted upon and narrowed down in order to determine a more specific direction for the planning process. In addition to those posters, other posters were developed in order to further refine and prioritize overall goals and objectives for guiding Plan development as well as options for the overall Vision Statement.

Participants were asked to place stickers with the number of points (1, 2 or 3) that they wished to assign to the top three answers on the posters that best addressed their opinions. Those answers were later tallied and will be used to guide specific portions of the Plan as they apply. The votes for the overall planning goals were used to develop the Overall Goals and Objectives that were written into the Issues and Opportunities chapter of the Draft Comprehensive Plan. These goals and objectives will continue to be discussed and refined if necessary, in order to best reflect the opinions of Town residents.

Next, one poster for each of those mapped areas depicting the areas that participants selected for residential, commercial and industrial development were presented. Participants were given the opportunity to vote on those geographical areas where they think development should occur using the same point system that was used on the above poster exercise. Points were tallied in order to determine the areas that were most desired by Workshop participants for development.

Finally, participants were asked to vote on a “Vision Statement” that most adequately described their opinions and that would guide the overall direction of the Comprehensive Plan. There were four options to choose from that were developed from answers and comments provided at Vision Workshop I. In addition to those four options, discussions at the time of the Workshop lead to the addition of two more options. Those present were also given the opportunity to modify the options as they saw fit. Option C was chosen and was written into the Issues and Opportunities chapter of the Draft Town of Harmony Comprehensive Plan. All conclusions from the Vision Workshops will be further discussed, refined and modified as needed as the planning process proceeds.

## Harmony Vision Workshop I Compiled Answers to Group Questions Posed July 17, 2006

**The Town of Harmony is projected to have 754 more people in 2035 than in 2000. This is a total increase of 32.1% in those 35 years.**

1. What positive impacts do you think this type of growth could have on the Town of Harmony?
  - More services available because of more demand
  - Increase in tax base
2. What negative impacts do you think this type of growth could have on the Town of Harmony?
  - More traffic, more upkeep of roads
  - Loss of farmland
  - Noise and light pollution
  - Loss of vegetation/green space
  - Higher crime rate
  - Loss of identity for the Town and existing subdivisions
  - Increase in rules and regulations and problems with enforcement
  - Will need to increase all services and utilities
3. What type of growth rate would you prefer?
  - Moderate growth of .5% to 1% per year

**To accommodate the increase in population, it is projected that approximately 273 additional housing units will be needed in the Town of Harmony by 2035.**

4. What concerns do you have about the current/future housing market in the Town of Harmony?
  - Possible future loss of GM could cause downfall in housing demand resulting in too many houses, vacancies and deterioration, falling property value
  - Rising gas prices may cause people to be unwilling to commute also resulting in falling property value
  - Keeping housing high in quality
  - Concern about housing causing problems with storm water management, ground water, and preservation of natural resources

**In the year 2000, the average lot size countywide for a single-family residence was 2.17 acres. According to the Rock County Land Division Regulations, lots must be at least 40,000 square feet (43,560 sq. feet = 1 acre) in size when not located on public sewer.**

5. What size residential lots would you like to see being developed between now and 2035?
  - One to three acre lots (keep minimum lot size at 1 acre)
6. Which of these two subdivision site concepts do you prefer?
  - Conservation site plan is preferred.

- Need Town regulations to be put in place to accomplish this.
7. Which of the following natural features do you feel should be protected:
- All should be protected with the possible exception of 12% slopes. This is too restrictive and sometimes causes building to move to more valuable or productive land when it could be on a steeper slope (suggested = 20%)

**For these next two questions, keep in mind we are only talking about areas that have favorable physical conditions for development.**

8. What methods/additional methods would you suggest to protect them?
- None needed
9. Should development occur in and around existing development areas and/or in a scattered sites pattern?
- It should occur near other development, however subdivisions going in near the City of Janesville usually are annexed into the City causing loss of quality of life for the homeowners
  - Scattered sites development SHOULD be used so that the land can be “saved” from annexation and the homeowners will have fewer expenses
  - Scattered sites development should NOT be used because of conflict with agricultural uses

**Community facilities include things such as parks, schools, emergency services, sewer, water, health care, etc.**

10. What types of community facility/utility problems exist in the Town of Harmony?
- Use rented space for Town Hall. Good for now
  - Growth may cause need for Town police and fire services
11. What community facilities/utilities do you consider strengths in the Town?
- Well served by the services we have
  - Like “rural level” of service
  - Well served for trash collection/recycling
  - Well served by Milton for schools, library, etc.
12. What types of land use do you want to see in rural areas of the Town?
- Farming and agriculture
13. What types of land use do you want to see close to existing population centers in the Town?
- Subdivisions
  - Possible golf course

**Rock County communities have many cultural resources. These include historic sites and structures.**

14. What specific cultural resources do you think the Town should recognize?
- Cemetery on Milton-Shopiere Road
  - Mount Zion high point (to view and view from)
  - Significant historical agricultural building



**Traffic projection modeling has indicated that I-90 will be at capacity by the year 2020. An extension of Chicago Metra commuter rail, from Harvard, IL to the Village of Clinton, has been studied, and it would be cost effective.**

15. What are the strengths of the transportation in and around the Town?
  - Easy access to I90/39 for regional travel.
  - Good access to Town with road system every square mile, easy to find way around
16. What are the weaknesses of the transportation system?
  - Highway 14 and 26 overcrowded at rush hours
  - Future limited access to 26 may cause more traffic/crowding on Town roads
17. Would you use commuter rail between Rock County and Chicago? Between Rock County and Madison?
  - Some people would take train, some would not
  - More likely to use train to both destinations for “special event” trips (especially ones with traffic congestion i.e.: Badger Games in Madison)
  - Already have good bus transportation to Madison, don’t need train
18. Do you think it is important to attract economic development to the Town? Why?
  - Yes, to help the tax base, provide jobs close to home (only if Town can have discretion over what type of business and where)

**From 2000 to 2035, the number of Town of Harmony residents considered to be of “working age” is projected to increase by 535 people for a total of 2,326 people in the labor force.**

19. What types of new businesses and industries do you think would thrive?
  - Light manufacturing (with private water/sewer)
  - Retail/wholesale/office (with private water/sewer)
  - Businesses that do not require services from the Town
20. What quality of life amenities do you think are most crucial for attracting economic development to the Town?
  - Not needed

**Some quality of life amenities include good schools, good health care, good recreational opportunities, good places for shopping and dining, good housing, etc.**

21. What quality of life amenities do you feel should be located in the Town?
  - None are needed now
  - Possible future need for a school
22. What ideas would you suggest to promote better cooperation between the various governments in and around the Town?
  - Smart Growth process
  - Boundary agreement with Janesville
  - Revise State statutes for more power to Towns
  - Further discussion desired

23. What do you feel is the one most critical issue facing the Town of Harmony?

- Town land being annexed into the City of Janesville
- Loosing Town identity
- Loosing tax base
- Loosing right to live where we want to
- Loosing desired lifestyle
- Loosing farms and agriculture

## **“Your Vision for the Town of Harmony” Compiled Answers**

### **What do you value most about the Town of Harmony?**

- Agricultural land
- Green space, trees, nature, animals, feeling of country
- Quiet
- Slower life
- Nice place to raise children
- Rural living (but see it diminishing)/rural setting
- Prairie land because of native [species]
- Geological feature that is the highest point in the County
- The Milton schools

### **What do you see as the emerging trends in the Town of Harmony?**

- City of Janesville annexation without approval of the people in the Town
- City is “creeping out” with development of large subdivisions and businesses
- Citizens not being involved in future of the [Town]
- Citizens not caring [about future of the Town]
- More light, noise and people
- Connected City subdivisions (with through streets to other subdivisions)
- More traffic
- Difficulty in preserving anything
- Housing developments
- Farmland being sold for development
- More controls/government control
- Residential in the northwest portion of Town and farmland east of Janesville
- Continued urban sprawl

### **What are your hopes and dreams for the future of the Town of Harmony?**

- To keep some of the natural resources/preserve natural areas
- To maintain identity from the City of Janesville/City not “swallow up” our Township
- Must do more to prevent building on farmlands/preserve farmland
- Allow only single family homes in scattered places with least impact on environment

Alternate Question: **If you were to close your eyes and picture the Town of Harmony the way you would like it to be in the year 2035, please describe in detail what you envision.**

- Maintain the farmland
- If a line [boundary] is in place between Janesville and the Township in 2006-2007 and is kept for 20 years that our township not bend to extending it further east
- Not allow towers, TV towers, etc. on the high point of our Township
- Control business (no manufacturing, office buildings, car repair or storage buildings)
- Would like it like it was 40 years ago.
- Residential in the northwest corner, avoid developing flat farmland with good soil to the east of Janesville
- Pave Ice Age trail for use by more people for recreation and intra-city travel

Is there anything else you would like to add about your vision for the future of the Town of Harmony and how that vision might be accomplished through the comprehensive planning process?

- More land conservation
- Controlling development
- No more interstate [highways]
- The Town needs to continue working with both Janesville and Milton to plan for and share business, urban and educational growth to make the best use of land and highways.
- Would like commuter rail to Chicago and Madison so that Town residents would have a more efficient way to travel.

## Town of Harmony Poster Results from Vision Workshop II August 10, 2006

*Posters were derived from answers to Vision Workshop I questions to participants and participants were asked to rate the top three answers that they agreed with the most strongly. A Vision Statement, Overall Goals and Objectives, and preferred areas for future development for the Town of Harmony Comprehensive Plan were also derived from these Visioning Workshops.  
(See answers to scripted questions from Vision Workshop I)*

### 1. What are the most critical issues facing the Town of Harmony? (Rate 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>)

- (14) Loosing Farms
- (12) Land being annexed into the City of Janesville
- (11) Loosing desired lifestyle
- (4) Loosing Town identity
- (1) Loosing tax base
- (0) Loosing the right to live where we choose (Town atmosphere)

### 2. What types of new businesses and industries would thrive in the Town of Harmony?

- (0) Retail
- (9) Light manufacturing
- (10) Wholesale
- (11) Office
- (12) Other businesses that do not require services from the Town

### 3. What are the most negative impacts of growth on the Town of Harmony?

- (12) Loss of vegetation and green space
- (11) Loss of farmland
- (10) More traffic
- (4) More upkeep of roads
- (4) Increase in rules and regulations and problems with enforcement
- (1) Higher crime rate
- (0) Loss of identity for the Town and existing subdivisions
- (0) Increased need to provide more services and utilities
- (0) Noise and light pollution

### 4. What are the current/future housing market concerns in the Town of Harmony?

- (17) Increased housing causing loss of agriculture
- (12) Increased housing causing problems with storm water management, ground water, and preservation of natural resources.
- (8) Rising gas prices may cause people to commute, resulting in falling property value.
- (3) Possible future loss of General Motors could cause a downfall in housing demand resulting in too many houses, vacancies and deterioration resulting in decreased property value
- (2) Keeping housing high in quality

5. Participants chose the best Vision Statement from six choices (two that were added during the meeting). Possible statements were compiled from answers to discussion questions and comments from workshop participants. Option C received the most votes:

*Vision Statement Option C:*

*The Town of Harmony will strive to preserve its farmland, natural features, rural identity and high quality of life through carefully planned and implemented development decisions and a commitment to intergovernmental cooperation.*

6. Participants chose areas where they would like to see residential and commercial development on maps that were compiled from maps drawn by workshops participants. (See maps)

**Residential Sites:**

Area 1: 0  
Area 2: 0  
Area 3: 6  
Area 4: 2  
Area 5: 3  
Area 6: 0  
Area 7: 17  
Area 8: 0

**Commercial Sites:**

Area 1: 0  
Area 2: 0  
Area 3: 1  
Area 4: 3  
Area 5: 0  
Area 6: 3  
Area 7: 0  
Area 8: 2  
Area 9: 9  
Area 10: 0

**Industrial Sites:**

Area 1: 0  
Area 2: 0  
Area 3: 18

7. Participants were asked to identify their top three most important Overall Planning Goals: (Note that some participants commented that they did not notice the “Preserve agricultural land and encourage production” option because of its placement on the poster. When given the opportunity to change their answers, however, none elected to do so.)

- (21) Preserve the Town’s rural atmosphere while accommodating well-planned, coordinated growth.
- (11) Protect the important natural resources.
- (6) Promote growth that is contiguous with existing development while respecting the need to preserve agriculture.
- (2) Enhance the sense of community and recreational opportunities.
- (1) Preserve agricultural land and encourage production.
- (1) Emphasize intergovernmental communications and cooperation in planning efforts.
- (0) Enhance opportunities for agriculture-related commercial development.
- (0) Maintain a balance of types and affordability of housing.

## TOWN OF HARMONY VISION STATEMENT OPTIONS

*Vision Statement options were derived from answers to questions posed to participants in Vision Workshop I. Participants in Vision Workshop II were asked to rate the Vision Statements by assigning points to the top three statements that best fit their opinions. Options are shown in the order of highest to lowest point value. Option D was included in the Issues and Opportunities portion of the Comprehensive Plan.*

### **OPTION D: (14 points)**

The Town of Harmony will strive to preserve its farmland, natural features, rural identity and high quality of life through carefully planned and implemented development decisions and a commitment to intergovernmental cooperation.

### **OPTION B: (8 points)**

The Town of Harmony is and will continue to be a vibrant, diverse community. Development decisions in the Town will be made in such a way as to maintain the Town's safe, peaceful, and clean rural environment as well as preserving agriculture as a cornerstone of the local way of life. The Town of Harmony strives to maintain moderate and structured growth while working with neighboring municipalities to avoid annexation of valuable Town land. New residential, commercial, and light industrial development will be guided to appropriate areas of existing development and supporting infrastructure in an environmentally, socially, and fiscally efficient and responsible manner.

### **OPTION A: (5 points)**

The Town of Harmony strives to preserve its high quality of life by planning for and implementing steps to preserve the farmland and natural features that exist in the Town. The Town will work with neighboring communities to identify ways to control growth and share needed services. The Town will strive remain sensitive to the needs of its inhabitants by identifying and encouraging economic and recreational opportunities.

### **OPTION C: (5 points)**

The Town of Harmony will continue to be a rural, farming community dedicated to the values of preserving agriculture, green space, natural features, and a slow, quiet lifestyle. The Town will make preservation and development decisions that will support or enhance the rural character and agricultural identity of the Town. The Town of Harmony will strive to maintain moderate growth by attracting and guiding the development of new residential, commercial and light industrial development to areas of existing development and/or low agricultural value. The Town will be committed to working with neighboring communities to find ways to avoid annexation, share vital services and roadways and preserve the farmland and natural resources existing in the Town. The Town will also pursue creative policies and mechanisms to make it possible for landowners to preserve agricultural land and the natural beauty and resources that give the Town its identity.

### **OPTION E: (3 points)**

Use all wording in Option C minus the third line.

### **OPTION F: (3 points)**

Use all wording in Option C but take out all development types except "residential"

## **Appendix F**

### **Agricultural Preservation Plan Goals, Objectives and Policies**



## **ROCK COUNTY AGRICULTURAL PRESERVATION PLAN 2005 UPDATE**

The Rock County Agricultural Preservation Plan (AgPres Plan) was written for the purpose of establishing official Agricultural Preservation Areas (APAs) whereby landowners in the APAs are eligible for tax credits for keeping their land in an Exclusive Agriculture zoning district. The AgPres Plan includes: a discussion of the history of Farmland Preservation in Rock County; an inventory of various physical features affecting agricultural land use; a report on the agricultural economy; a report on the decline of agriculture in Rock County; an account of the public participation in plan development; goals and objectives for agricultural preservation; a map showing Agricultural Preservation Areas and Transition Areas, policies and implementation tools; and finally, appendices with supporting documentation.

The AgPres Plan is the current standard for agricultural preservation and is the primary method for creating financial incentive for farmers to stay in farming in Rock County. Unfortunately however, the financial incentive to develop the land is typically far greater than the tax advantage provided by the Wisconsin Agricultural Preservation Program.

### **AGRICULTURAL PRESERVATION PLAN (2005) GOALS AND OBJECTIVES**

The following goals and objectives were approved as part of the Rock County Agricultural Preservation Plan 2005 Update. That plan is intended to serve as part of this *Comprehensive Plan* and is expected to remain in effect during the planning period.

#### **Agricultural Goal**

Preserve the agricultural land base, for the long term, by protecting agricultural soils from nonagricultural development.

#### **Agricultural Objectives**

- To protect the agricultural land base by clearly designating Agricultural Preservation Areas that are to be used for exclusive agricultural use (chosen on the basis of soil types, topography, agricultural productivity, historic use, existing land use and location) on the Agricultural Preservation Plan Map.
- To protect the profitability of farming, by discouraging rural-urban land use conflicts and by preventing the imposition of urban development into prime agricultural areas.

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#### **Growth Management Goal**

Manage growth through a process involving all governmental units by guiding development to areas of sufficient physical characteristics and supporting infrastructure.

### **Growth Management Objectives**

- To manage growth by clearly designating Rural Transition Areas where existing rural development, physical features and existing public services support future rural development.
  - To manage growth by clearly designating Urban Transition Areas where access to cost-effective public sewer service and other public services are available to support future urban development.
  - To manage growth through urban infill development and urban brownfield redevelopment.
- 

### **Environmental Goal**

Protect areas of environmental and open space significance for all residents of Rock County.

### **Environmental Objectives**

- To protect the Environmental Corridors (i.e. wetlands, floodplains, storm water drainage areas, etc.) and Areas of Environmental Significance (i.e. endangered plants and animals, groundwater contribution areas) as Open Space not to be developed, but to be acquired by conservation easements or purchase over time.
- To allow minimal destruction to significant environmental characteristics in the county, as defined in the Parks, Outdoor Recreation and Open Space Plan.

### **AGRICULTURAL PRESERVATION PLAN (2005) POLICIES**

The following policies were approved as part of the “Rock County Agricultural Preservation Plan 2005 Update”. That plan is intended to serve as part of this *Comprehensive Plan* and is expected to remain in effect during the planning period.

- Land uses in the Agricultural Preservation Areas should be limited to those permitted under Farmland Preservation law. Only land uses and residence provided in s.91.75 Wis. Stats. should take place in the Agricultural Preservation Area.
- Areas planned for agricultural preservation should contain a minimum of 100 acres of contiguous area.

- Areas planned for transition should contain a minimum of 35 acres of contiguous area.
- When permitted under Chap. 91 Wis. Stats. and consistent with permitted uses/conditional uses in state certified “Exclusive Agricultural Use Ordinances”, if the Town board wishes to allow the creation of a parcel of less than 35 acres in an agricultural preservation area, the Town board should accomplish such creation by conditional use permit where permitted by ordinance, or by such means as will retain the parcel in agricultural use.
- Town boards are encouraged to concentrate rural residential development in areas identified as Rural Agricultural Transition Area or in Excluded Areas outside of Rural Agricultural Transition Areas on the Agricultural Preservation Plan Map and in areas where the soils are suitable for private septic systems or where sewer systems are to be constructed.
- Dense residential development should occur in areas identified as Urban Agricultural Transition Areas or in areas identified as Excluded on the Agricultural Preservation Plan Map, and in areas that have public water, public sewer and satisfactory roads.
- The Towns and the County should not permit development of lots of a size less than permitted under Town and County land division and zoning ordinances.
- Non-agriculturally related commercial and industrial development should occur in areas serviced by public sewer and/or water, or in designated areas on the Town/County land use plans.
- Public sewer and water providers should not extend sanitary sewer lines and water mains outside Urban Agricultural Transition Areas and urban Excluded Areas indicated on the Agricultural Preservation Plan Map, unless a new water quality management plan is approved or an existing water quality management plan is amended by the Wisconsin Department of Natural Resources.
- Town boards and the County should discourage future development in areas indicated as Environmentally Significant Open Space Area Overlay on the Agricultural Preservation Plan Map. Limited development in these areas should be consistent with the resource being protected and ensure the least disturbance possible to environmental features.

- Environmentally Significant Open Space Area Overlays are not intended to change the agricultural use of the underlying Exclusive Agricultural Preservation Area.
- In making land use decisions, Town boards and the County should adhere to the Rock County Farmland Preservation Soil and Water Conservation Standards, as adopted by Rock County Land Conservation.
- Towns should use the Agricultural Preservation Plan Map as a guide, and traverse rezoning requests that are not consistent with the Plan Map. Rezoning out of the Exclusive Agricultural district should only be granted if the standards in s.91.77 Wis. Stats. are met. In those cases, the Town Clerk must notify the State of Wisconsin of the rezonings, per s.91.77(3). In addition, Town Clerks must notify the Rock County Planning and Development Agency of all rezonings and conditional use permits granted.

## **Appendix G**

### **Environmentally Significant Open Space Area (ESOSA) Policies (From: Rock County Parks, Outdoor Recreation and Open Space Plan)**

**Rock County 2009-2014  
Parks, Outdoor Recreation and Open Space  
Plan  
(Excerpt)**

**12.27****Environmentally Significant Open Space Areas**

It is the goal and intent of Rock County to identify and conserve Environmentally Significant Open Space Areas (ESOSA's) and to effectively manage them as "Green Infrastructure" to maintain and improve our environment for current and future generations. The ESOSA's and their governing policies were created during the last update to the Parks, Outdoor Recreation, Open Space Plan (POROS), and shall, continue to govern and outline the County's goals, objectives and policies regarding regulation, preservation and development activity within areas designated as ESOSA's. However, it is further the intent that the ESOSA's eventually be incorporated into, and as part of the Rock County Comprehensive Plan, and thus, removed from the POROS plan in time. The Planning and Development Committee will consider the creation of new ESOSA methodologies, formulated using new, updated data, debated in a public process, and thereafter creating regulations and policies for consideration as part of this transition from the POROS plan to the Comprehensive Plan. Once that process is completed and the ESOSA's are consistent with and incorporated within the Rock County Comprehensive Plan, they shall be removed from this park plan update. It is expected that this transition shall take place by the end of 2010.

Environmental Significant Open Space Areas serve people as green infrastructure connecting park system components together to form a continuous park and open space environment. More importantly though, these areas provide for natural resource protection, rejuvenation, open landscapes, and scenic views.

**12.27.1****Comprehensive Plan Policies****12.27.1.a**

Rock County shall incorporate and integrate the efforts to identify and preserve environmentally significant open space areas as described in this plan into the Agricultural, Natural and Cultural Resource Element of the Comprehensive Plan described in Section 66.1001, Wisconsin State Statutes.

**12.27.1.b**

Rock County shall inventory (map, catalogue, monitor) areas of natural resources and archaeological, cultural, and historic significance as described in the Agricultural, Natural and Cultural Resource Element of the Comprehensive Plan described in Section 66.1001, Wisconsin State Statutes.

**12.27.1.c**

New trails, where practical, shall be located in Environmentally Significant Open Space Areas.

**12.27.1.d**

Rock County shall continue to consider the local natural resources and physical characteristics as basic shaping factors in the preparation of the Rock County Comprehensive Plan - 2035.

**12.27.2****Physical Characteristics Policies****12.27.2.a**

The following shall be considered Environmentally Significant Open Space Areas and are critical elements of this Plan to protect and manage this "green infrastructure" in the natural environment and within the limitations of their physical characteristics and features.

- i. Surface water and intermediate streams
- ii. 75-foot shoreland setback areas.
- iii. Wetlands
- iv. Floodplains
- v. Steep slopes greater than or equal to 16%
- vi. Hydric soils
- vii. Natural areas
- viii. Potential groundwater protection areas
- ix. Kettles and depressional areas.
- x. DNR hunting lands
- xi. Federal lands
- xii. Airport open space areas
- xiii. Rock County Town land, open spaces, and recreational areas
- xiv. County parks

**12.27.2.b**

An Environmentally Significant Open Space Area map shall be developed composed of the fourteen items listed above.

**12.27.3****Natural Resources Policies****12.27.3.a**

Rock County seeks to acquire lands, easements, and development rights to protect areas identified as Environmentally Significant Open Space Areas.

**12.27.3.b**

Rock County shall initiate a comprehensive survey of the county's natural areas, building on the documentation contained in the Rock County Natural Areas Survey - 2001.

**12.27.3.c**

Rock County shall encourage enhancement of the natural resource values of reclaimed nonmetallic mines in the county.

**12.27.3.d**

Rock County shall integrate erosion control and storm water management practices for all park improvements to enhance water quality, ensure safe swimming areas and protect habitat for game fish.

**12.27.3.e**

Rock County shall develop shore land and stabilization management plans for all county parks having water frontage.

**12.27.3.f**

Land containing identified rare or endangered plants or animals shall be incorporated into the Rock County Park, Outdoor Recreation and Open Space system through conservation easements, and dedications or outright purchase.

**12.27.3.g**

All natural areas delineated in the Rock County Natural Areas Study ranked five and above shall be preserved.

**12.27.3.h**

Rock County seeks to enhance viability and promote restoration of original prairie vegetation.

**12.27.3.i**

Rock County shall continue to identify and map components of environmental significance.

**12.27.4****Green Infrastructure Policies****12.27.4.a**

Rock County shall support the preservation of kettle areas.

**12.27.4.b**

Rock County seeks to preserve its groundwater supply from overuse or pollution by conducting studies and inventories of the natural features associated with groundwater recharge.

**12.27.4.c**

Rock County shall continue to implement the state's Farmland Preservation, Floodplain and Shoreland protection programs that serve to preserve open space.

**12.27.5****Development Policies****12.27.5.a**

Rock County shall support the development of land use and site plans that promote development in areas best suited by natural features and existing facilities.

**12.27.5.b**

Rock County shall adopt provisions in its Land Division Regulations that incorporate protection of environmentally significant open space areas.

**12.27.5.c**

Rock County shall support the use of “Conservation Subdivisions” within the county that cluster development and preserve open space.

**12.27.5.d**

Rock County shall develop ordinances and programs that minimize construction site erosion and post-construction storm water runoff to help protect aquatic habitat, insure water-based recreational opportunities, and minimize property damage caused by storm water runoff.

**12.27.5.e**

Rock County shall encourage the management of public and private development, open space, natural and community resources, continuing their availability and providing cost-effective facilities and services for current and future generations.

**12.27.5.f**

New trails, where practical, shall be located in Environmentally Significant Open Space Areas.

**12.27.5.g**

All county parks, specialty parks and recreation areas shall be included as a component of the county’s Environmentally Significant Open Space Areas.

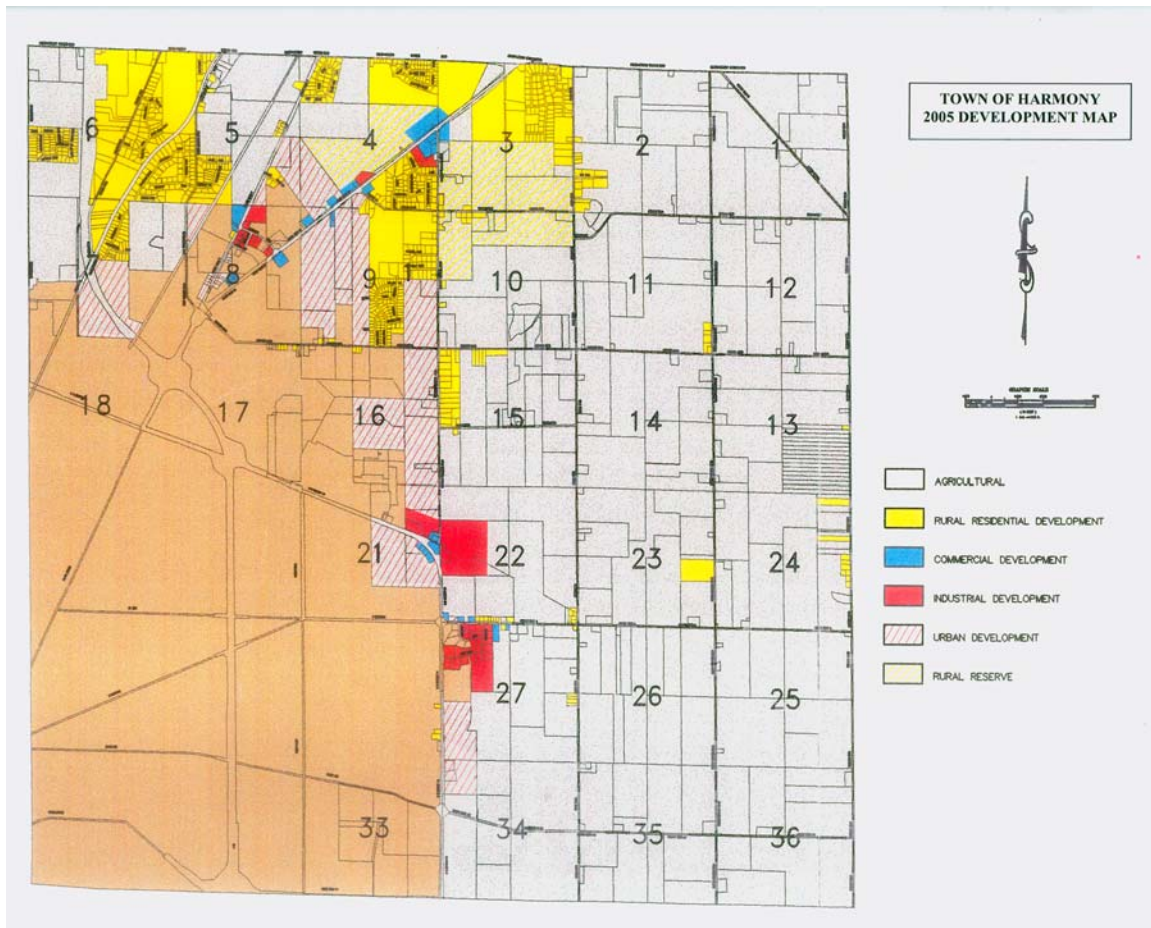
**12.27.5.h**

New parks and existing park expansions shall be located within Environmentally Significant Open Space Areas depicted on the plan map. The location and characteristics of these areas need to be considered as an integral part in the parksite planning process.

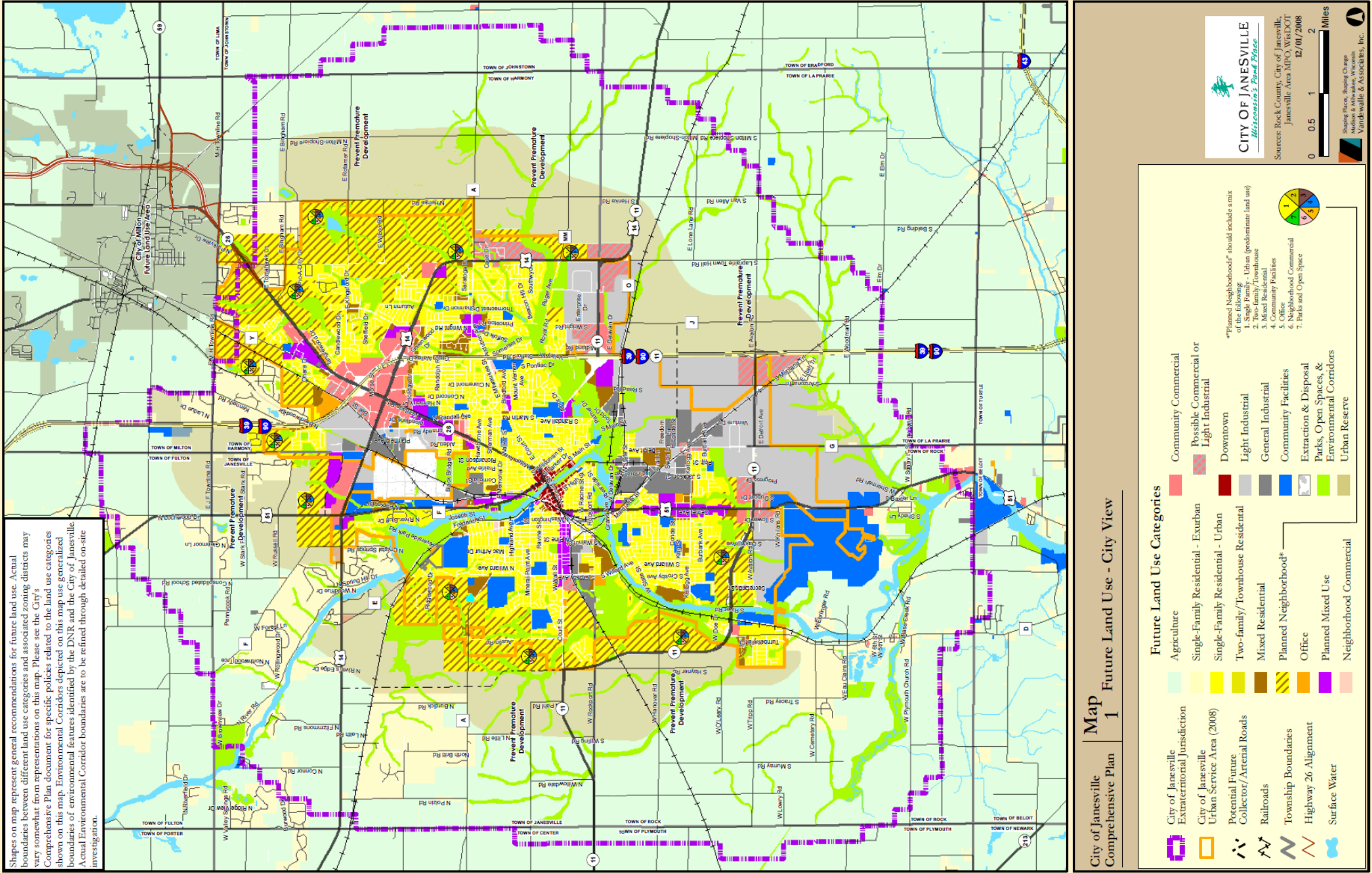


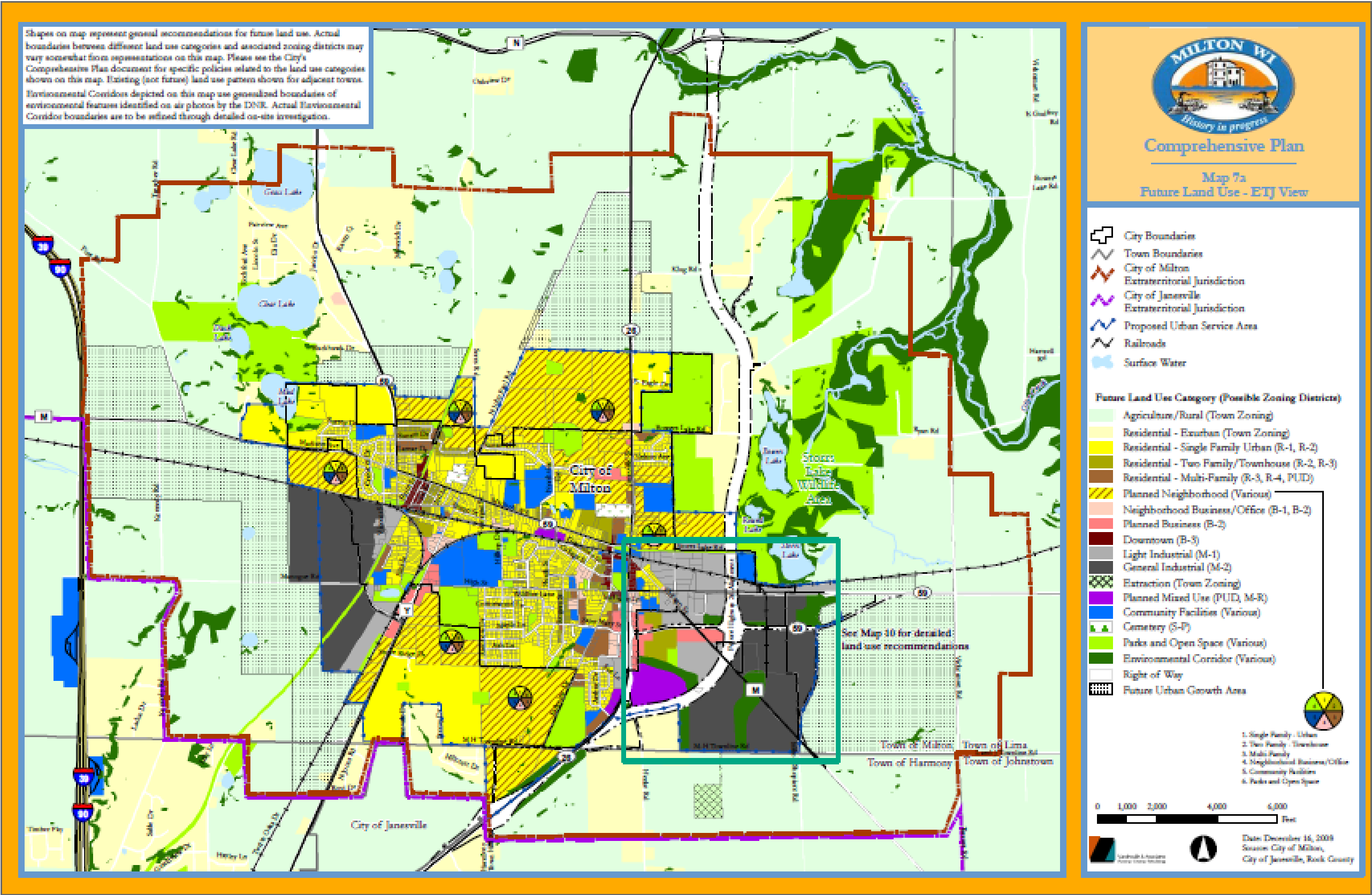
## **Appendix H**

### **Current Land Use Map**



**Appendix I**  
**City of Janesville and City of Milton**  
**Future Land Use Maps**





## **Appendix J**

### **State of Wisconsin Statute 66.1001 – Comprehensive Planning**



**WISCONSIN STATE STATUTES CHAPTER 66:  
GENERAL MUNICIPALITY LAW  
-SUBCHAPTER X: PLANNING, HOUSING AND TRANSPORTATION**

**66.1001 - Comprehensive Planning**

**(1) DEFINITIONS.**

In this section:

- (a) "Comprehensive plan" means:
  1. For a county, a development plan that is prepared or amended under s. 59.69 (2) or (3).
  2. For a city or a village, or for a town that exercises village powers under s. 60.22 (3), a master plan that is adopted or amended under s. 62.23 (2) or (3).
  3. For a regional planning commission, a master plan that is adopted or amended under s. 66.0309 (8), (9) or (10). (*note: previously, s. 66.945(8), (9) or (10)*)
- (b) "Local governmental unit" means a city, village, town, county or regional planning commission that may adopt, prepare or amend a comprehensive plan.
- (c) "Political subdivision" means a city, village, town, or county that may adopt, prepare, or amend a comprehensive plan.

**(2) CONTENTS OF A COMPREHENSIVE PLAN.**

A comprehensive plan shall contain all of the following elements:

- (a) *Issues and opportunities element.* Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.
- (b) *Housing element.* A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the, structural, value and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income
- (c) levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.
- (d) *Transportation element.* A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways,

transit, transportation systems for persons with disabilities, bicycles, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.

- (e) *Utilities and community facilities element.* A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.
- (f) *Agricultural, natural and cultural resources element.* A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.
- (g) *Economic development element.* A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.
- (h) *Intergovernmental cooperation element.* A compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts and adjacent local governmental units, and to the region, the state and other governmental units. The element shall consider, to the greatest extent possible, the maps and plans of any military base or installation, with at 200 assigned military personnel or that contains at least 2,000 acres, with which the local governmental unit shares common territory. The element shall incorporate any plans or agreements to which the local governmental unit is a party under s. 66.0301, 66.0307 or 66.0309. The



element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.

- (h) *Land-use element.* A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.
- (i) *Implementation element.* A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

### **(3) ACTIONS, PROCEDURES THAT MUST BE CONSISTENT WITH COMPREHENSIVE PLANS.**

Beginning on January 1, 2010, if a local governmental unit engages in any of the following actions, those actions shall be consistent with that local governmental unit's comprehensive plan:

- (a) Official mapping established or amended under s. 62.23 (6).
- (b) Local subdivision regulation under s. 236.45 or 236.46.
- (c) County zoning ordinances enacted or amended under s. 59.69.
- (d) City or village zoning ordinances enacted or amended under s. 62.23 (7).
- (e) Town zoning ordinances enacted or amended under s. 60.61 or 60.62.
- (f) Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231.

### **(4) PROCEDURES FOR ADOPTING COMPREHENSIVE PLANS**

A local governmental unit shall comply with all of the following before its comprehensive plan may take effect:

- (a) The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide

distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments. The written procedures shall describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan.

- (b) The plan commission or other body of a local governmental unit that is authorized to prepare or amend a comprehensive plan may recommend the adoption or amendment of a comprehensive plan only by adopting a resolution by a majority vote of the entire commission. The vote shall be recorded in the official minutes of the plan commission or other body. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan. One copy of an adopted comprehensive plan, or of an amendment to such a plan, shall be sent to all of the following:
  - 1. Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.
  - 2. The clerk of every local governmental unit that is adjacent to the local governmental unit that is the subject of the plan that is adopted or amended as described in par. (b) (intro.).
  - 3. The department of administration.
  - 4. The regional planning commission in which the local governmental unit is located.
  - 5. The public library that serves the area in which the local governmental unit is located.
- (c) No comprehensive plan that is recommended for adoption or amendment under par. (b) may take effect until the political subdivision enacts an ordinance or the regional planning commission adopts a resolution that adopts the plan or amendment. The political subdivision may not enact an ordinance or the regional planning commission may not adopt a resolution under this paragraph unless the comprehensive plan contains all of the elements specified in sub. (2). An ordinance may be enacted or a resolution may be adopted under this paragraph only by a majority vote of the members-elect, as defined in s. 59.001 (2m), of the governing body. An ordinance that is enacted or a resolution that is adopted under this paragraph, and the plan to which it relates, shall be filed with at least all of the entities specified under par. (b).
- (d) No political subdivision may enact an ordinance or no regional planning commission may adopt a resolution under par. (c) unless the political subdivision or regional planning commission holds at least one public hearing at which the proposed ordinance or resolution is discussed. That hearing must be preceded by a class 1 notice under ch. 985 that is published at least 30 days before the hearing is held. The political subdivision or regional planning commission may also provide notice of the hearing by any other means it considers appropriate. The class 1 notice shall contain at least the following information:
  - 1. The date, time and place of the hearing.
  - 2. A summary, which may include a map, of the proposed comprehensive plan or amendment to such a plan.
  - 3. The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.

4. Information relating to where and when the proposed comprehensive plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.
- (e) At least 30 days before the hearing described in par. (d) is held, a local governmental unit shall provide written notice to all of the following:
1. An operator who has obtained, or made application for, a permit that is described under s. 295.12 (3) (d).
  2. A person who has registered a marketable nonmetallic mineral deposit under s. 295.20.
  3. Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the local governmental unit provide the property owner or leaseholder notice of the hearing described in par. (d).
- (f) A political subdivision shall maintain a list of persons who submit a written request to receive notice of any proposed ordinance, described under par. (c), that affects the allowable use of the property owned by the person. At least 30 days before the hearing described in par. (d) is held a political subdivision shall provide written notice, including a copy of the proposed ordinance, to all such persons. The notice shall be by mail or in any reasonable form that is agreed to by the person and the political subdivision. The political subdivision may charge each person on the list who receives a notice a fee that does not exceed the approximate cost of providing the notice to the person.

#### **(5) APPLICABILITY OF A REGIONAL PLANNING COMMISSION'S PLAN**

A regional planning commission's comprehensive plan is only advisory in its applicability to a political subdivision and a political subdivision's comprehensive plan.

#### **(6) COMPREHENSIVE PLAN MAY TAKE EFFECT**

Notwithstanding sub. (4), a comprehensive plan, or an amendment of a comprehensive plan, may take effect even if a local governmental unit fails to provide the notice that is required under sub. (4) (e) or (f), unless the local governmental unit intentionally fails to provide the notice.