

**Final Plan Report
Adopted January 2006**

**TOWN OF FAIRFIELD
Comprehensive Plan 2005-2025**

Schreiber / Anderson Associates, Inc.



PART 1: Vision, Policies, and Recommendations

Executive Summary	1-3
Preface	1-5
Plan Purpose	1-5
Why Plan	1-5
History of Planning in the Town	1-5
Public Involvement	1-6
Using the Plan	1-6
Introduction	1-7
Vision Statement and Overall Planning Goals	1-8
Vision Statement	1-8
Overall Planning Goals	1-8
Housing	1-9
Tax Base and the Cost of Housing Development	1-9
Location of New Housing	1-9
Providing a Range of Appropriate Housing Options	1-10
Transportation	1-11
Maintaining a Cost-Effective Transportation Network	1-11
Walking and Biking	1-11
Transportation and Community Character	1-12
Multi-Jurisdictional Transportation Planning	1-13
Utilities and Community Facilities	1-14
Appropriate Level of Town Services	1-14
Maintaining the Fairfield School	1-14
On-Site Wastewater Treatment	1-15
Storm Water Management and Erosion Control	1-16
Parks and Open Spaces	1-16

Economic Development 1-17

- Desired Types of Businesses 1-17
- Rural Character as an Economic Asset 1-18

Agricultural, Cultural, and Natural Resources 1-19

- Preserve Productive Farmland 1-19
- Protect Environmental Resources 1-19
- Surface and Ground Water Quality 1-20
- Maintain Community Character 1-20

Land Use, Development, and Preservation 1-21

- General Land Use Policies 1-21
- Land Use Plan Map 1-22
- Agricultural Preservation District 1-23
- Environmental Conservancy District 1-23
- Extraterritorial Planning District 1-24
- Conservation Residential District 1-24
- Future Mineral Extraction Sites 1-25
- Rezone Evaluation Criteria 1-27
- Future Density-Based Zoning Program 1-28
- Recommended Development Review Procedure 1-30
- Town Design Guidelines 1-31
- Hill and Bluff Side Guidelines 1-33
- Sign Guidelines 1-33

Intergovernmental Cooperation 1-34

Action Plan 1-36

- Initiative 1: The Plan Adoption, Monitoring, and Amendments 1-37
- Initiative 2: Supporting Agriculture 1-39
- Initiative 3: Allowing Clustered Housing 1-40
- Initiative 4: Preserving Rural Character 1-42
- Initiative 5: Regional Ordinance Consistency 1-44

Future Land Use Plan Map 1-1

Executive Summary

The Town of Fairfield Comprehensive Plan has been developed as an update to the 1995 Town Development Plan. Upon adoption of this document, this plan will replace the 1995 Plan.

Plan Process

The creation of the Plan Update took nearly two years. A citizen steering committee, consisting of the plan commission and citizen volunteers, lead the effort. Over the course of several meetings, this group reviewed citizen input, generated goals, and debated future recommendations to guide development in the Town. This document is the result of that process.

Key Planning Issues and Opportunities

The public and steering committee identified the following important issues for the plan to address:

- Consider the tax implications of new development and minimize the tax burden of new development on Fairfield.
- Explore local and regional solutions to provide a range of housing options.
- Evaluate ways to protect Fairfield's character as planned growth occurs.
- Explore the feasibility of cluster housing options.
- Maintain existing service level for paved and unpaved roads in the Town.
- Coordinate transportation efforts with surrounding communities including the Village of Lake Delton, the Ho Chunk Nation, the City of Baraboo, the Village of West Baraboo and all surrounding towns.
- Carefully plan for the future of the Fairfield School.
- Minimize the financial burden to Fairfield tax payers when considering services.
- Explore the feasibility of additional "passive" recreation facilities including trails, parks and nature sanctuaries.
- Explore options for better stormwater management.
- Support the Town's unique conservation-based economy.
- Direct commercial and industrial growth away from the Town.
- Protect the Fairfield's prime and productive agricultural lands.
- Protect the Fairfield's natural resources, such as bluffs and wetlands.
- Provide objective standards to guide future rezoning requests.
- Maintain a plan that can be administered at the Town level.

Plan Vision

The Town of Fairfield strives to preserve the natural beauty and natural resources of the Town. This will be accomplished by preserving agricultural land, protecting farm operations, and by promoting planned and orderly growth consistent with Town character.

Summary of Plan Recommendations

The Land Use Plan Map (p.26) summarizes the general recommendations for growth and development. This map is supported by a series of detailed recommendations. A summary of these recommendations includes the following:

- **Agricultural Preservation District-** Continue to maintain an agricultural preservation district. Continue to enforce the Town’s adopted policy to allow one home per existing tax parcel. Evaluate changes to this policy and zoning that will allow for clustered housing to provide additional flexibility while maintaining agricultural resources.
- **Environmental Resource District** – This district illustrates areas where floodplains, wetlands, and steep slopes preclude future development.
- **Conservation Residential District** – This planned residential district is carried forward from the 1995 Plan. However, to balance the often conflicting goals of “rural character” and new development, special design guidelines have been prepared. This promotes the clustering of housing, buffering to agricultural resources, and the protection of sensitive environmental features. This district also indicates properties that are already zoned for “rural residential” development.
- **Extraterritorial District** – In 2004, the City of Baraboo exercised its statutory authority to extend its plat review authority to three miles beyond the City limits. The City’s policy is to limit future land divisions in this area to one home per 20 acres. The Town and County may not enforce a less restrictive standard; however, an important recommendation in the plan is to develop a intergovernmental agreements that allow for the clustering of homes in this area, while not exceeding the overall density.
- **Subdivision Residential** – This category includes existing properties zoned for subdivision residential development.

To support these districts, the following additional recommendations have been made:

1. Adopt measures, as described in the implementation section, that allow for “Density-Based Zoning” or limited clustered housing on small lots, as a means to protect agricultural land and provide flexibility to land owners. The number of clustered housing lots would “reorganize” but not exceed the number of lots currently allowed under existing zoning.
2. Amend the land division ordinance to include specific Conservation Subdivision standards. Conservation-based development, as described in the plan, could not be built under current standards.
3. To guide future rezoning requests, specific criteria has been included to help the Plan Commission and Town Board to evaluate proposals.
4. Specific policies and guidelines for mineral extraction are included to help minimize future conflicts.

Preface

The Town of Fairfield's Comprehensive Plan expresses the community's vision for its future. It serves as a policy statement made by Town residents and elected officials to guide the future growth of the Town while meeting the goals established for the community. Fairfield's Comprehensive Plan was created over the course of over 18 months of data gathering and analysis, public input, and meetings with citizens, the Town Board, farmers, landowners, and representatives from neighboring communities.

Plan Purpose

The Town of Fairfield's Comprehensive Plan is an update to the Town's 1995 Land Use Plan. The Plan is a policy statement on growth in the Town. Its purpose is to provide a land use management strategy for the Town which will ensure that growth and development decisions made in the Town over the next 20 years are consistent with the Town's desired character and vision for the future. The Plan will act as a guide for the Town Board, Plan Commission, residents, landowners, developers, neighboring communities and others as they make the decisions that will shape the future of the Town of Fairfield.

The plan is not meant to be a static document. Although the community has worked hard to develop the plan and its recommendations, they are meant to be reviewed and updated as conditions in the Town change.

Why Plan?

Community Planning is similar to other types of planning that people and businesses do routinely. People make financial plans, work plans, and even retirement plans to help them efficiently achieve their goals. Planning helps each of us work toward accomplishing our objectives in an orderly and timely fashion. Similarly, the exercise of community planning provides several benefits by integrating the goals and objectives of multiple community interests and providing enhanced communication and awareness among all the Town stakeholders. The Plan provides recommended strategies to review future development and establishes priorities for balancing agricultural preservation with appropriate development and gives a rationale for future decisions to approve, alter or deny projects or programs, as they are proposed.

- Planning helps a community identify its assets and weaknesses and defines actions to address them.
- Uncontrolled, haphazard development that may damage or detract from a community's assets is prevented through good planning.
- Planning requires community members to get involved in defining the characteristics they want in their communities. The planning process empowers individuals and the whole community by encouraging them to become involved and stay informed about planning and land use decisions.
- Planning gives potential developers, homebuilders, and businesses a predictable and consistent set of guidelines.
- Comprehensive planning is now mandated under the state's Smart Growth legislation.

History of Planning in Fairfield

The Town of Fairfield's first Development Plan was adopted in 1995 and came about as a result of development pressure and growth in neighboring communities. In 1963, Sauk County Zoning adopted a County Comprehensive Zoning Ordinance; however the Town of Fairfield chose not to adopt the zoning ordinance at that time. It was not until almost 30 years later that Fairfield's agricultural and rural residential nature, combined with rapid growth in neighboring communities again inspired a discussion on planning and zoning in the Town. In 1992, the Town of Fairfield's Town Board was asked to place a referendum on the November ballot to see if citizens wanted to adopt a zoning plan. The citizens of Fairfield voted to adopt their own zoning and

development plan and the planning commission began working on the plan in 1993. The final plan was adopted in 1995.

The 1995 Town of Fairfield Development plan was adopted as a guide for future land use and zoning decisions. The Plan examined land use, population, and housing data; various environmental considerations with an impact on land use and zoning; and other planning efforts affecting the town at that time. The resulting plan defined a future development pattern that reflected how Town residents envisioned the future growth and development of the Town of Fairfield.

In 2004, the Town again organized to review the existing plan, and discuss plan amendments. The result is the plan update, the Town of Fairfield Comprehensive Plan 2005-2025.

Public Involvement

The Town of Fairfield's Comprehensive Plan was created with significant public input from Fairfield residents, the Comprehensive Plan Steering Committee, elected officials, and surrounding jurisdictions through a variety of community meetings and workshops. A detailed list of the public input opportunities during the planning process is included in the Issues and Opportunities Element of the Plan.

Using the Plan

The plan is organized into two parts. **Part I** consists of eight sections which outline a policy guide for decisions regarding preservation, growth, and development issues in the Town. **Part II** is a profile of existing trends and conditions. Each part corresponds to one of the nine elements (e.g. housing, transportation, etc.) required by Wisconsin's Comprehensive Planning Law. This analysis, along with the public process, serves as the basis for Volume I - the goals, objectives and policies that will guide the future of the Town.

This Plan has been prepared under the State of Wisconsin's comprehensive planning law, adopted in 1999 and contained in §66.1001, Wisconsin Statutes. The Law requires that all Town land use decisions be consistent with this Plan. Additionally, the Plan is intended to be reviewed every one to two years. The review will serve as a checkpoint to ensure that the document is providing clear direction and that it is still consistent with community goals, values, and needs.

Introduction

The following part of the Town of Fairfield Comprehensive Plan is the policy guide for the Town to consider when making decisions regarding preservation, growth, and development issues. This policy guide is based upon public input. The information contained in this section is a description of the direction that residents, landowners, and officials want to take in the future.

This section establishes priorities for balancing agricultural and resource preservation with planned development and provides a rationale for future decisions to approve, alter or deny projects or programs, as they are proposed. Measures identified in this section address key issues and concerns identified by the community, at multiple different forums.

In terms of organization, this section of the plan contains the following components:

<p>Goals: Statements that describe a desired future condition, often in general terms.</p> <p>Objectives: Statements that describe a specific future condition to be attained, to reach the establish goals. These are lettered (“A”) under each goal.</p>	<p>Policies: A policy is a course of action or rule of conduct to be used to achieve the goals and objectives of the plan. Policies are numbered under corresponding objectives.</p>
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These goals, objectives, and policies are categorized under the following subheadings:

Housing

Tax Base & the Cost of Housing
Location of New Housing
Providing a Range of Appropriate Housing Options

Transportation

Maintaining a Cost-Effective Transportation Network
Walking and Biking
Transportation & Community Character
Multi-Jurisdictional Transportation Planning

Utilities & Community Facilities

Appropriate Level of Town Services
The Fairfield School
On-Site Wastewater Treatment
Storm Water & Erosion Control
Parks and Open Spaces

Economic Development

Desired Types of Businesses
Rural Character as an Economic Asset

Agricultural, Cultural, and Natural Resources

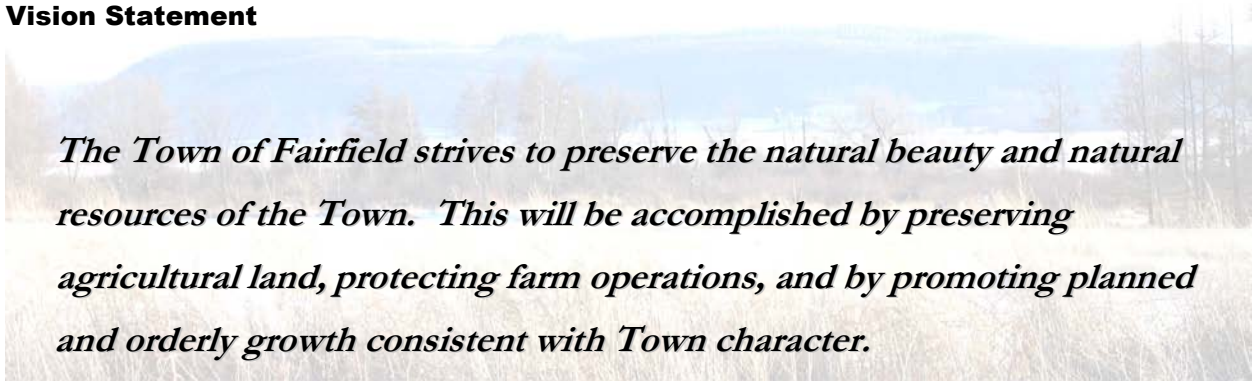
Preserve Productive Farmland
Protect Environmental Resources
Surface and Ground Water Quality
Community Culture & Character

Land Use

General Land Use Policies
Land Use Plan Map
Agricultural Preservation District
Environmental Conservancy District
Conservation Residential District
Future Mineral Extraction Sites
Rezone Evaluation Criteria
Future Density-Based Zoning Program
Recommended Development Review Procedure
Town Design Guidelines

I. Vision Statement and Overall Planning Goals

Vision Statement



Overall Planning Goals

- Goal 1:** Encourage safe, affordable housing for all Town of Fairfield residents while protecting the Town's natural environment and agricultural resources.
- Goal 2:** Provide a safe, efficient, economical and environmentally sound transportation system that meets the needs of Fairfield's different users.
- Goal 3:** Provide utilities, facilities and services that reflect resident's expectations and complement the Town's rural atmosphere.
- Goal 4:** Encourage economic development opportunities that both enhance Fairfield's agriculture and conservation based economy and respect the Town's character, resources, and available service levels.
- Goal 6:** Preserve the overall beauty and natural resources of the Town by preserving bluffs, agricultural land, farm operations, and the natural and cultural resources that define the Town's character.
- Goal 6:** Regard all land, including bluff areas, agricultural areas, and other environmental features as irreplaceable resources and ensure that future uses do not provide conflict or impair its use or value for future generations.
- Goal 7:** Promote Improved Intergovernmental Coordination with all surrounding communities and school districts.

II. Housing

Goal 1: Encourage safe, affordable housing for all Town of Fairfield residents while protecting the Town’s natural environment and agricultural resources.

Tax Base and Cost of Housing Development

A. - Consider the service costs along with increases with tax base for new development.

1. Recognize that while new housing development produces additional tax base, it also provides additional costs and tax burdens to serve. The Town shall consider service costs when evaluating rezoning requests.
2. The Town should consider adopting an impact fee ordinance that would require development applicants to fund a study to determine the fiscal impact of development. The finding shall be used in determining whether or not the request is granted.
3. Avoid any substantial expenditure of public funds and incurrence of municipal debt for the construction of municipal improvements and services usually associated with urban development.

Housing Issues and Opportunities

The following issues and opportunities were identified by Town residents and property owners through the community survey and public meetings.

Issues include:

- Minimize the tax burden of new development on Fairfield.
- Explore local and regional solutions to provide a range of housing options.
- Evaluate ways to protect Fairfield’s character as planned growth occurs.
- Explore the feasibility of cluster housing options.

Location of New Housing

B. Encourage new homes to locate in areas that will not result in property or environmental damage, impair rural character or agricultural operations, or otherwise introduce incompatible land uses.

1. New housing development shall not be permitted in the following locations:
 - a. Areas identified as “Environmental Conservancy”, Future Land Use Plan (p. 1-26)
 - b. Along steep slopes and on bluff faces and in other areas of the bluff
 - c. Areas where soil characteristics and groundwater flow are not suitable for the type of development proposed. Future Land Use Plan (p.1-26)
2. New housing shall be discouraged in Agricultural Preservation areas, especially in areas in which the development removes prime and/or productive land out of an agricultural use.
3. Promote and support regional strategies to direct housing towards existing municipalities.
4. Housing shall be located and designed to minimize its visibility and its disruption to agricultural uses. The siting and design guidelines (1-37) shall be used as a guide to locate and evaluate locations for future housing.

Providing a Range of Appropriate Housing Options

C. - Allow for a range of housing options, appropriate to Town service levels.

1. Promote housing affordability by encouraging the maintenance and rehabilitation of the existing housing stock. As consistent with this plan, allow a mix of lot sizes to meet different housing needs.
2. On an ongoing basis, plan for a sufficient supply of developable land for housing development, in areas consistent with Fairfield's wishes, and densities and types consistent with this plan.
3. Promote housing affordability by supporting policies that allow for the creation of clustered lots less than 35 acres, provided they are located based on the standards found on (p. 1-33).

III. Transportation

Goal 2: Provide a safe, efficient, economical and environmentally sound transportation system that meets the needs of Fairfield’s different users.

Maintain a Cost Effective Transportation Network

A. - Create and maintain a cost-effective transportation network.

1. Continue to use the PASER analysis to monitor Town road conditions.
2. Developers shall pay for the creation of all new public roads and facilities as required in the land division ordinance.
3. Consider the adoption of an impact fee ordinance and the use of impact fees to fund transportation improvements and maintenance that will be caused by proposed development.
4. Continue to maintain affordable transportation costs by providing a level of road maintenance equal to the planned rural needs of the Town of Fairfield.

Transportation Issues & Opportunities

The following issues and opportunities were identified by Town residents and property owners through the community survey and public meetings.

Issues include:

- Maintain existing service level for paved and unpaved roads in the Town.
- Identify strategies to minimize future conflicts
- Coordinate transportation efforts with surrounding communities including the Village of Lake Delton, the Ho Chunk Nation, the City of Baraboo, the Village of West Baraboo and all surrounding towns.

Walking and Biking

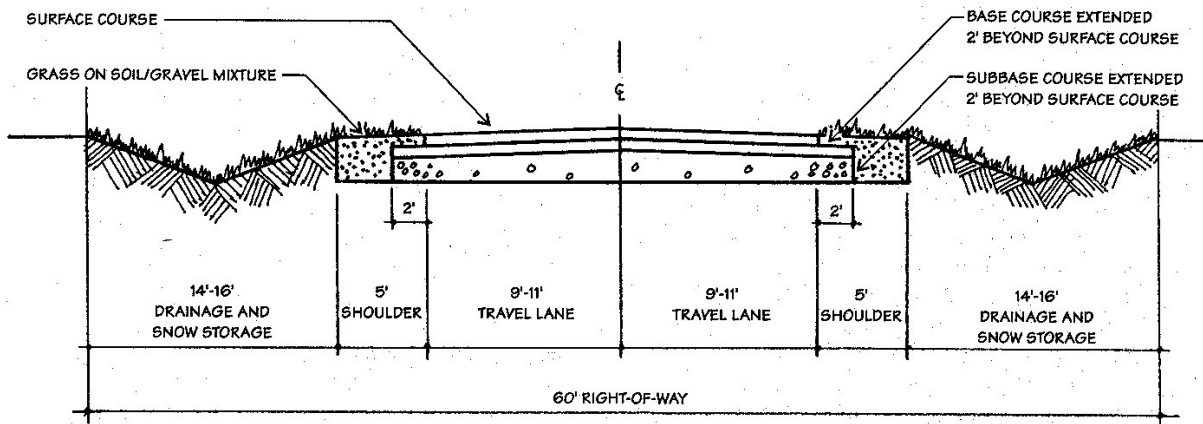
B. - Support biking, walking and other modes of transportation.

1. Continue to accommodate bicycle traffic on less traveled Town and County roads.
2. Consider that walking and bike path needs are addressed for all new developments. Include this as part of the Town’s development review and authorization process.
3. Consider adopting an official map or other mechanism that formally reserves key corridors and connections for park, bicycle, and walking connections as needed.
4. Work cooperatively with property owners to facilitate the extension of the Ice Age Trail.

Transportation and Community Character

C. - Design a transportation system that enhances the Town’s rural character.

1. Limit construction of new or extended Town roads in the existing agricultural and low density residential areas. The extension of roads should only be considered if the road extension is needed to provide access to sites that will direct development away from prime and productive farmland or sensitive environmental features.
2. As situations warrant, discourage the use of Town roads for through traffic by considering techniques such as signage, speed zones, weight limits and by creating a visual hierarchy of street design.
3. Minimize new access points on public roads by encouraging shared drives and access points, where feasible or practical.
4. Maintain a “visual” hierarchy of roads to safely and efficiently accommodate different levels and patterns of traffic in the Town. Town roads should be designed to look like town roads and not suburban streets. This is a one way to discourage high traffic volumes and cut-through traffic. Excessively wide town roads may have the opposite effect. New roads designed for local access and low traffic volumes should consider the following:
 - a. Minimized pavement widths (9-11 Feet)
 - b. Minimized Shoulders, stabilized asphalt base, planted with grass (5 Feet)
 - c. Drainage Swales/Snow Storage Areas. (14-16 Feet)

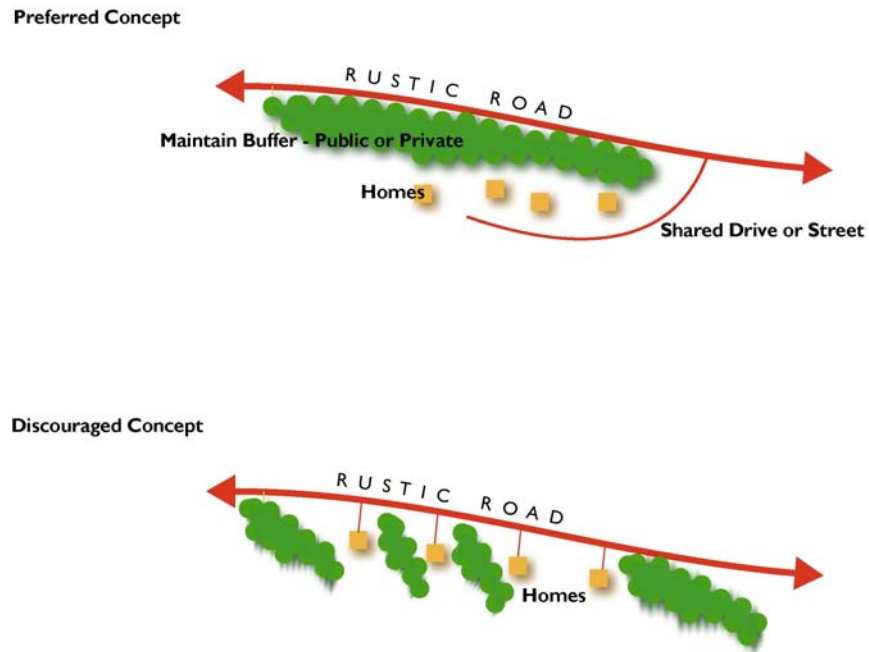


A proposed cross section for low-traffic local town road, Image from Rural Cluster Design Manual, SEWRPC

5. Carefully evaluate the environmental and aesthetic impacts associated with any new or extended road development.
6. Maintain Levee Road's designation and character as a "Rustic Road". As a rustic road, it is recognized that this road should accommodate a low level of traffic and maintain a distinctive and naturalized vegetative character. It is recognized that selective trimming or limited vegetation removal may be necessary, at times, in order to preserve vision triangles or otherwise protect the traveling public. Such maintenance should be performed to address specific safety deficiencies. These deficiencies should be

corrected in a manner that limits the visual impact to Levee Road. Trimming, removal, and other forms of vegetation management shall follow the standards set forth in the State's Rustic Road Standard.

In areas planned for conservation residential development, maintain a naturalized buffer between residential properties and Levee Road to protect the character. Limit the number of driveways on to Levee Road and promote shared drives and streets to access any development as shown in the following illustration.



Multi-Jurisdictional Transportation Planning

D. -Coordinate multi-jurisdictional (town, city, county, state, federal) transportation system improvements and maintenance in the Fairfield area.

1. Work to develop formal agreements with surrounding communities that will provide a mechanism to address traffic concerns that cross community boundaries.
2. Continue to work with the County to maintain existing Town roads and upgrade as necessary.
3. Continue to promote use of County and non-profit organizations that provide transportation options for Town residents who are unable to drive.

IV. Utilities & Community Facilities

Goal 3: Provide utilities, facilities and services that reflect resident’s expectations and complement the Town’s rural atmosphere.

Appropriate Level of Town Services

A. Ensure reasonable and equitable taxes by promoting the use, and logical expansion of existing public facilities to serve future development.

1. Continue to maintain low Town service costs by providing a limited level of basic public services and facilities that correspond to the planned needs of the community, including garbage collection, public road maintenance, snow plowing and emergency services. The planning process did not identify the need to significantly increase the level of services or facilities provided to Town residents and businesses.
2. Guide non-agricultural development in the Town to planned development locations adjacent to existing development that can be easily served with existing facilities and services.
3. Investigate implementing an impact fee ordinance to address issues such as stormwater management.
4. Work with the County to post and enforce “No Dumping/Fine for Dumping” signs along Bump Road, Trap Shoot Road and other problem areas.
5. Coordinate utility and community facility systems planning with land use and transportation systems planning.

Utility & Community Facility Issues and Opportunities

The following issues and opportunities were identified by Town residents and property owners through the community survey and public meetings.

Issues include:

- Support policies that will encourage the continued use of the Fairfield School.
- Minimize the financial burden to Fairfield tax payers when considering services.
- Explore the feasibility of additional “passive” recreation facilities including trails, parks and nature sanctuaries.
- Explore options for better stormwater management.

Planning for the Future of the Fairfield School

B. Take efforts to plan for the future use of the Fairfield School.

1. In 2005, the Baraboo school district announced the closing of the Fairfield School. The Comprehensive Plan recognizes that the community supports reopening the school as its primary recommendation. However, the Town of Fairfield also considers other uses as appropriate as outlined in this section.
2. As a first alternative, The Town of Fairfield supports the creation of a “charter school” at the location of the Fairfield School. A Charter School is a public school that operates under a unique set of guidelines or “charter” often to promote a specialized curriculum. Such a school may provide a unique focus including conservation, agriculture or other specialized focus. Once opened, a charter school becomes an alternative public education option for students in the region.

It is likely that the siting of any charter school will be a competitive process and will consider multiple sites. Therefore, it is important that Fairfield organizes and positions itself to be an attractive location.

Charter school organization efforts need to be proactive and based around a volunteer committee that will serve as the local “champion” to promote the creation of a charter school in Fairfield. This committee may need to have a designated liaison between the community and school district to maintain a dialogue. This committee should work to build local and regional support for the creation of the charter school. Future work may include public forums, general marketing, and other efforts to better position Fairfield School as the location.

3. As a secondary alternative, the Town may consider future institutional uses (senior housing, government/school offices as a future use for the school.
4. Any proposed future use that is inconsistent with the existing zoning shall not be permitted until such a time that the applicant provides sufficient information to the Town that the proposed use and zoning change is consistent with the Plan’s rezoning criteria, and all other recommendations found in the Plan.

If a rezoning is requested, the rezoning should utilize the Town’s adopted PAD (Planned Area Development) zoning district and rezoning process. This affords the Town the most comprehensive review of the proposed use, as well as its appearance and form. This should be done to ensure the development is compatible with surrounding residences, agricultural features, and environmentally sensitive areas.

5. As in other situations, pre-zoning the school site will not occur until a time that the Plan Commission and Town Board have a full understanding of proposed project. Considerations shall include traffic generation, site design, impact on neighboring properties, cost to serve the development, tax base implications, and impact to neighbors and Town residents.

On-Site Wastewater Treatment

C. Protect the Town’s public health and natural environment through proper siting of on-site wastewater systems.

1. Consider the need for intergovernmental efforts to address failing septic systems that are adjacent to existing sewer service areas.
2. Direct rural development away from areas with limited suitability for on-site waste disposal systems.
3. Carefully evaluate proposed large on-site systems, or groups of more than 10 individual on-site systems on smaller lots (1.5 to 2 acres) in the same general area, to ensure that groundwater quality standards are not impaired. The Town may require that the property owner or developer fund the preparation of an analysis from an independent soil scientist or other related professional.
4. In planned residential areas, consider the creation of sanitary districts that use public or other shared or community systems that can be proven to be effective alternatives to private on-site systems. Conservation-based developments may be able to effectively utilize this technology.

Stormwater Management and Erosion Control

D. Protect the safety and welfare of Town residents by promoting safe and innovative stormwater and erosion control measures.

1. Actively participate with the County on the creation stormwater management plan for the Town of Fairfield. Upon completion of that plan, adopt a stormwater ordinance that implements the plan.
2. As new development occurs, minimize site disturbance to help avoid soil erosion and stormwater run-off problems.
3. Encourage stormwater management treatment systems that focus on best management practices (BMPs) rather than conventional engineering strategies. BMPs may include overland transfer, natural landscaping to increase infiltration and reduce runoff, bio-infiltration systems, and residential roof runoff directed to non-paved yard areas, and by enforcing maximum impervious surface ratios for development sites.

Parks and Open Spaces

E. Work with the County, State and others to provide adequate park and open space facilities to meet the needs of Town residents.

1. Enforce provisions in the land division ordinance that require private developers to provide community parks, open spaces and trails in new developments or appropriate fees in lieu of.
2. Dedicated parks and conservancy open spaces should not be comprised of “left over” non-developable pieces identified by developers. As a general guideline, conservation guidelines direct any future developer to begin the process by designing around key park and open space features. Further, Fairfield should give thoughtful consideration to creating a park and open space plan that identifies future parks, natural areas, view sheds and environmental corridors. The Town may wish to consider using the services of landscape architects, planners and engineers to identify these areas. Areas identified for future parks should be formally reserved through official mapping or other mechanism.

V. Economic Development

Goal 4: Encourage economic development opportunities that both enhance Fairfield’s agriculture and conservation based economy and respect the Town’s character, resources, and available service levels.

Desired Types of Businesses

A. - Focus economic development efforts on farming and farm-related business, home occupations, and the region’s conservation economy.

1. Limit non-agricultural development in areas of the Town where farming is still viable and where soils are most productive for agriculture.
2. Preserve productive farmland for continued agricultural use by discouraging the introduction of incompatible land uses
3. Support the economic health of production agriculture.
4. Capitalize on emerging markets for value-added agriculture, i.e. agri-tourism, heritage-based tourism, equine agri-tourism, greenhouses, bio-mass, specialty crops, organic farming, etc.
5. Continue to support opportunities for farm-family businesses, home occupations, and agriculturally-related businesses to assist farm families.

Economic Development Issues and Opportunities

The following issues and opportunities were identified by Town residents and - property owners through the community survey and public meetings.

Issues include:

- Preserve prime and productive farmland.
- Support the Town’s unique conservation-based economy.
- Direct commercial and industrial growth away from the Town.

B. - Limit commercial and industrial development in the Town.

1. Commercial development shall be discouraged in the Town and encouraged to locate near or adjacent to the City/Village where conflicts with agricultural uses and scenic qualities are less likely and municipal services are available.
2. Prohibit “strip” commercial development along roadways. Strip commercial here refers to single use, consecutive and adjacent commercial properties. Such properties are generally located along a road corridor or series of road corridors. Development is characterized by having large signage, surface parking areas, and may consist of both franchise and non-franchise uses that are typically found in an urban or suburban corridor.
3. Industrial uses shall be discouraged in the Town and encouraged to locate near or adjacent to the City/Village where conflicts with agricultural uses and scenic qualities are less likely and municipal services are available.

4. Rezoning to commercial and industrial uses not described or inferred in this section shall be considered inconsistent with this plan. A formal plan amendment, involving at a minimum, a public hearing, will be needed to amend the plan before such a rezoning is approved.
5. Any rezoning to a commercial or industrial use shall be considered a conditional use, unless otherwise specifically noted in the zoning ordinance.
6. Any rezoning request shall meet the specific rezoning criteria (p. 1-31) established in the land use plan before approval.

Rural Character as an Economic Asset

C. - Protect and enhance Fairfield’s rural character as an asset to the Town and region.

1. Direct mineral extraction away from environmental corridor, conservation residential, subdivision residential, and rural residential planning areas. Discourage mineral extraction in the Baraboo Bluffs, especially on bluff faces with slopes greater than 6% and visible from Highway 33, Fairfield Road, County U and County T
2. Fairfield’s views and vistas define the community and are an important part of its overall identity. These areas may be reserved or protected through adopting site plan review authority, official mapping and/or the development of scenic overlay zones. (Note: to implement, the Town may need to purchase properties or development rights to preserve areas that are identified.)



3. The Town should adopt the County’s telecommunication siting ordinance.
4. The Town should consider a signage ordinance that will prohibit “off premise” billboards and other off-premise signing along state, county and local roads. The intent of this policy and future ordinance is not to prohibit on-site signs for businesses and farms, nor should it prohibit limited directional and “way-finding” signs, provided they meet all existing placement standards and meet any additional design standards (height, size, lighting) that are included in the ordinance.

VI. Agricultural, Cultural and Natural Resources

Goal 6: Preserve the overall beauty and resources of the Town by preserving agricultural land, farm operations, and the natural and cultural resources that define the Town’s character.

Preserve Productive Farmland

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

1. Maintain agricultural base, recognizing that types of agriculture could change.
2. Consistently apply the rezone criteria (p. 1-31) in the Land Use section when considering any rezoning requests from agricultural land to other uses.
3. Encourage the maintenance and growth of family farm operations.
4. Encourage the clustering of future rural residential development on smaller parcels to provide farmers a viable option to converting large parcels of productive agricultural lands to a non-agricultural use.
5. Encourage best management agricultural practices, such as contour farming and filter strips, on environmentally sensitive areas involving steep slopes, erodible soils, water and wetlands.

Agricultural, Cultural & Natural Issues and Opportunities

The following issues and opportunities were identified by Town residents and - property owners through the community survey and public meetings.

Issues include:

- Protect the Fairfield’s prime and productive agricultural lands.
- Protect the Fairfield’s natural resources, such as bluffs and wetlands.

Protect Environmental Resources

B. Regard the bluffs, wetlands, woodlands and environmental corridors as irreplaceable resources and ensure they are protected for future generations.

1. Prohibit development in areas that possess valuable natural resource characteristics, such as floodplains, wetlands, viewsheds, and known wildlife habitats.
2. Discourage mineral extraction in the Baraboo Bluffs, especially on bluff faces with slopes greater than 6 percent and visible from Highway 33, Fairfield Road, CTH U and CTH T.
3. Require all resource extraction activities to have an operation and reclamation plan that provides for the activity to be conducted in a way that minimizes their impact on the natural environment.
4. Prohibit residential and other development on bluff faces and in other areas of the bluff where soil characteristics and groundwater flow are not suitable for the type of development proposed.

5. Promote the management and preservation of existing woodlands as wildlife habitat, as an economic land use, as an erosion control measure and as a means of preserving the rural character of the Town.
6. Encourage the preservation of native vegetation through the site planning process.
7. Coordinate agriculture and resource preservation efforts with agencies such as the Aldo Leopold Foundation, the Crane Foundation, FACT, UW Extension, and other local resources available to the Town.
8. Communicate local priorities and coordinate with the National Park Service on planning for the segment of the Ice Age Trail that is proposed to run through the Town of Fairfield.

Surface and Ground Water Quality

C. Maintain and improve water quality of surface water and groundwater in the Town.

1. Work to maintain groundwater levels and quality within the Town by cooperating with other government agencies and organizations to identify and protect groundwater recharge areas in the Town.
2. Create a stormwater management ordinance to protect water quality in the Town.
3. Work with other government and non-profit organizations to promote baseline monitoring on Leech Creek and cooperate with efforts to re-meander the creek to establish and maintain a healthy trout stream.

Maintaining Community Character

D. Maintain the rural community culture and character of the Town, including the Town's historic and archaeological resources.

1. Preserve historic farmsteads and properties that contribute to the Town's history and aesthetic beauty and where appropriate, encourage new developments to incorporate existing farm structures and/or buildings as discussed in the Town Design Guidelines (p. 1-36).
2. Support the implementation of and improvement in programs that will provide fair means to discourage development of lands not ready for urban services and encourage the continued use of lands for low impact uses.
3. Consider strengthening the land division ordinance to require a full build-out plan when a parcel is divided to ensure that non-farm residential development is located such that it minimizes impacts on neighboring agricultural uses, minimizes disruption of existing natural features and prevents visual distraction from the surrounding landscape.
4. Continue to work with other government and non-government agencies to protect the Town's important historical and archaeological resources, including Man Mound and the Leopold Shack.
5. Recognize and support the Town's important cultural assets, including Fairfield Elementary School, the Crane Foundation, and the Leopold Reserve.

VII. Land Use, Development, and Preservation

Goal 6: Regard all land, including bluff areas, agricultural areas, and other environmental features as irreplaceable resources and ensure that future use does not provide conflict or impair its use or value for future generations.

General Land Use Policies (Policies apply to All Planning Districts)

A. - Promote an orderly development pattern and provide limited cost effective services, appropriate for the Town.

1. "Pre-zonings" shall not be permitted. Do not allow changes in zoning that would permit development on a parcel of land within the Town of Fairfield in advance of a specific development proposal for the parcel. Instead, require the submittal and detailed understanding of a specific development proposal before approving the rezoning of land to the appropriate zoning district.
2. High density residential development, such as multi-family units, shall not be permitted in the Town. Such development shall instead be located within urban service areas that have convenient access to a full range of urban services including municipal sewer and water.
3. New Commercial and Industrial development shall be prohibited in the Town, except for those uses described in the Economic Development section of this plan. Unless specifically noted in the zoning ordinance, these shall be allowed only as a conditional uses, meaning that they will need a recommendation from the Plan Commission and Town Board approval before being allowed.
4. "Right-to-farm" language should be included on any Certified Survey Maps or subdivisions approved in the Town.
5. Follow the rezoning criteria in the plan to consistently evaluate requests.

Land Use Issues & Opportunities

The following issues and opportunities were identified by Town residents and property owners through the community survey and public meetings.

Issues include:

- Protect the Town's prime and productive agricultural lands.
- Protect the Town's natural resources, such as bluffs and wetlands.
- Consider the tax implications of new development.
- Provide objective standards to guide future rezoning requests.
- Maintain a plan that can be administered at the Town level.

Agricultural Preservation District

The purpose of the Agricultural Conservancy is to preserve productive agricultural land and productive farms by preventing land use conflicts between incompatible uses. This district seeks to maintain a viable agricultural base to support agricultural processing and service industries, and reduce costs for providing services to scattered non-farm uses.

1. Development may occur on existing lots of record, as held in Town Zoning.
2. Lot line adjustments will be considered on a case-by case basis. However, lot lines shall not be adjusted for the purpose of creating new buildable lots.
3. As the Town develops clustered housing options, Fairfield should give careful consideration to converting the Agricultural Conservancy zoning to a density-based standard (for example, one home per 35 acres).
4. Future land divisions shall be discouraged within this district as supported by Town Zoning.
5. Rezoning for subdivisions (5 + lots) shall not be allowed within the Agricultural Preservation District. However, the clustering of lots should be considered on a case-by-case basis where a conservation cluster could be created as an alternative to converting large amount of land out of agriculture. This should follow the recommended clustering policy contained on page 1-33.
6. Limited residential clusters (groups of 3 homes) shall be considered at a time when conservation subdivision standards and density based standards are adopted. Land not placed in the residential “cluster” shall be placed in a temporary conservation easement as described under the Future Density Based Zoning Section. Such a use may ultimately be allowed under an amended Agricultural Preservation Zoning District.
7. In addition to adopted land division and zoning standards, any new development shall meet the provisions in this plan, including rezoning and conservation development standards.

Environmental Conservancy District

The Environmental Conservancy District is intended to preserve wetlands, 100 year floodplain, wet soils and steep slopes. This category is intended to function as an overlay district, that is the underlying land use category (Agricultural Conservation, Subdivision Residential) remains in place, but the overlay category adds an additional layer of standards which also must be complied with.

1. Recognize that the 100 year floodplain, wetlands, wet soils, and steep slopes are sensitive environmental features that are extremely important in preserving groundwater quality.
2. New development in these areas shall be prohibited and these areas should not otherwise be altered unless such alternation would result in an enhancement of the natural resources being restored.
3. Recognize that these environmentally sensitive areas have soils with a limited capability of supporting development.
4. Minor additions (up to 10 percent increase in gross floor area) and tear down/rebuilds of existing structures would be permitted, provided they are allowed by existing ordinances.

Extraterritorial Planning District

The intent of the Extraterritorial Planning Area is to promote regional cooperation with the City of Baraboo and allow for limited, planned rural growth. Any land divisions in this area are recommended to utilize clustering and conservation development guidelines. The intent of this district is to work with the City of Baraboo to allow for limited clusters (3 home maximum) in which remaining land remains undeveloped. This is recommended to promote an efficient development pattern that meets the growth and preservation efforts of both the Town and City.

1. It is the City of Baraboo’s policy to require a minimum lot size of 20 acres for new land divisions. The Town shall apply this standard in areas in which it is more restrictive than adopted Town Standards. In instances where the existing Town standard is already more restrictive, the Town policy should continue to be enforced. (Note- the Town understands that the City is considering changing their policy to have a minimum lot size of 35 acres)
2. The Town strongly encourages the clustering of future residential lots within this planning district. Clustering is herein defined as groups of no more than three homes located on one portion of a property in which the remaining acreage remains undeveloped. In instances in which clusters are allowed in this area, temporary conservation easements will be placed on the remaining portions of the property. Cluster development shall meet all guidelines described under the “Density Based Zoning” (p 1-32) and “Design Guideline” (p. 36) Sections.
3. No commercial or industrial development, unless otherwise allowed by existing zoning, shall be allowed in this district without a change in the land use plan. Such a change would be considered a major plan amendment. This would require necessary notifications and a public hearing, at a minimum, before such a change could be considered.

Conservation Residential District

The purpose for this district is to provide opportunities for limited conservation or cluster developments that will allow for the continuation of existing agricultural operations and natural resource preservation in these areas.

1. The process to design and approve development in this district should be formalized through the adoption of conservation subdivision standards in the land division. A recommended process is included on p. 1-35.
2. Development may occur on existing lots of record or in a cluster or conservation subdivision.
3. Development not part of a planned conservation development shall have a minimum lot size of 5 acres (current standard).
4. Upon adoption of a conservation subdivision ordinance and a density based zoning program, conservation development shall be encouraged as preferred forms of development within this district
5. Clusters, herein defined as a series of 3 homes built over 5 years, shall be allowed, provided they meet the design guidelines presented in this plan and other adopted standards.
6. Conservation developments shall be considered in this district, provided any necessary rezoning is to the existing Planned Area Development (PAD) or new conservation subdivision district.

7. Lots in this district shall be laid out, to the greatest extent feasible, to achieve the following:
 - Utilize only the most suitable soils for on-site septic systems
 - Utilize only the least productive agricultural soils
 - Locate only in areas that are least likely to block or disturb scenic vistas, as seen from public right-of-ways.
 - Minimize conflicts with existing agricultural activities
8. Town may, as deemed necessary, require deed restrictions, covenants, and/or similar notations to be included on subdivision plats and certified survey maps
9. All subdivision developers shall be required to institute permanent erosion control measures.
10. All residential developments comprised of more than one (1) single family home site, shall have plans submitted to the Town planning Commission for review and approval prior to construction or sale of individual lots.

Future Mineral Extraction Sites

1. Future Mineral Extraction Sites shall generally not be permitted in the following planned districts: Environmental Conservancy, Conservation Residential, Rural Residential, or Subdivision Residential planning districts.
2. Mineral extraction shall be considered a conditional use in the Agricultural Preservation District and the Extraterritorial Planning District.
3. The following criteria should be considered when considering applications for conditional use permits regarding mineral extraction facilities:
 - a. Consider all relevant plan policies in the evaluation of new sites, such as the area and quality of farmland to be lost in the operation. New extraction uses shall not be allowed if they would substantially impair or diminish the value and enjoyment of other property in the area, impede the normal and orderly development and improvement of the surrounding property for uses permitted in vicinity, present a safety hazard, or impair significant or critical wildlife habitat.
 - b. As part of the approval process, the petitioner shall submit directly to the Town copies of all project descriptions, site/operation plans, and reclamation plans that are required by the State and Sauk County.
 - c. The Town shall provide for full public review of the proposal, at the expense of the proposed operator.
 - d. The project shall be subject to the preparation of an erosion control plan prepared by a qualified engineer and meeting of the adopted erosion control ordinance.
 - e. The site shall be developed and operated according to the site/operations plan, with bonds posted to assure compliance.
 - f. A fee and fine structure should be developed to review and address noncompliance issues.

- g. Driveways should be paved within a set distance of public roads to minimize the tracking of mud onto public roads.
- h. Spraying of the site and driveways will be required to control dust.
- i. On-site bulk fuel storage and appropriate places for fueling of equipment shall be addressed to minimize the potential for groundwater contamination.
- j. Access to the site will be only through points designated as entrances on the site / operations plan. These points shall be secured when the site is not in operation.
- k. Hours of operation will be specified and will further be limited if the extraction site is close to residential properties.
- l. Plans for any blasting, drilling, and screening shall be made clear to the Town, and if allowed, separate acceptable hours for these activities will be specified.
- m. If blasting or drilling is requested and allowed, additional sets of standards shall be applied with relation to frequency, noise and vibration levels, notice to neighbors, pre-inspection of neighboring basements and wells, and claims procedures.
- n. No other commercial and industrial uses on site shall be permitted, unless formally revised in the plan.
- o. Provisions for the upgrade, repair, rebuilding and maintenance of Town roads will be included depending on the intensity of their operation and the existing conditions and capacity of such roads.

Rezone Evaluation Criteria

One of the primary tasks that the Comprehensive Plan must accomplish is to provide guidance on future rezoning requests that may occur in the Town. In addition to meeting the general land use plan map, the proposed rezone should also meet the following criteria. The applicant shall provide adequate evidence to the Town Plan Commission and Board that the proposal meets each of these criteria:

1. “Prezonings”, or zoning changes granted before the submittal of detailed plans as described on page 1- 25, shall not be permitted.
2. Rezone is consistent with the adopted land use plan map and related policies outlined in the Plan.
3. Land proposed for rezoning does not have a history of productive farming activities or is not viable for long-term agricultural use.
4. The activity allowed by the proposed rezone will not limit the surrounding land’s potential for agricultural use.
5. Land is too small to be economically used for agricultural purposes or is inaccessible to the farm machinery needed to produce and harvest agricultural products.
6. The land is located such that there would be minimal conflicts with surrounding agricultural uses.
7. The land does not include important natural features such as wetlands, floodplains, steep slopes, significant woodlands which would be adversely affected by non-farm development.
8. The lay of the land will allow for construction of a road or driveway that is suitable for emergency vehicle travel. Safe access from the road or driveway onto existing roadways shall be required.
9. There is a demonstrated need for additional non-farm development in the Town.
10. Only land that is comprised of soils that are suitable for on-site septic systems shall be considered for rezoning.
11. Provision of public facilities to accommodate the proposed development will not place an unreasonable burden on the ability of the Town of Fairfield to provide those facilities. The petitioner must demonstrate to the Town that the current levels of services in the Town (including but not limited to school capacity, transportation system capacity, emergency services, parks and open space availability) are adequate to serve the proposed use.
12. The land proposed for rezoning is suitable for development and will not result in undue water or air pollution, cause unreasonable soil erosion or have an unreasonably adverse effect on rare or irreplaceable natural areas (such as floodplains, wetlands, bluffs, steep slopes, and woodlands.)

Future Density Based Zoning Program

During the planning process, the steering committee has given careful considering to recommending the adoption of a “**Density-Based**” zoning policy. By adopting such a policy or program, landowners would be given the opportunity to build homes upon smaller lots. Smaller lots could be between 1 and 5 acres, depending on soil and site conditions. In Fairfield, this would be an alternative to utilize existing lots of record or using existing large lots sites. The program assigns land owners a series of development “credits” based on acreage owned.

The intent of the program is to give land owners more flexibility with future development, presumably to allow productive agricultural lands or lands with sensitive environmental features to remain undeveloped. Requiring 35 acres per parcel or directing development to existing lots of record may prematurely take viable agricultural land out of production to meet existing standards. Whenever possible, homes would be grouped in one portion of the property, (typically away from prime soils) to minimize the disruption to continuous agricultural land or environmental features.

The following program density based program has been recommended. For this program to successfully be implemented the Town must take several steps including creating a minimum base density to the agricultural base zoning. There are numerous technical difficulties in implementing this program if it were based on the current tax-parcel standard.

However, once implemented, this program will give increased flexibility to the Town and landowners.

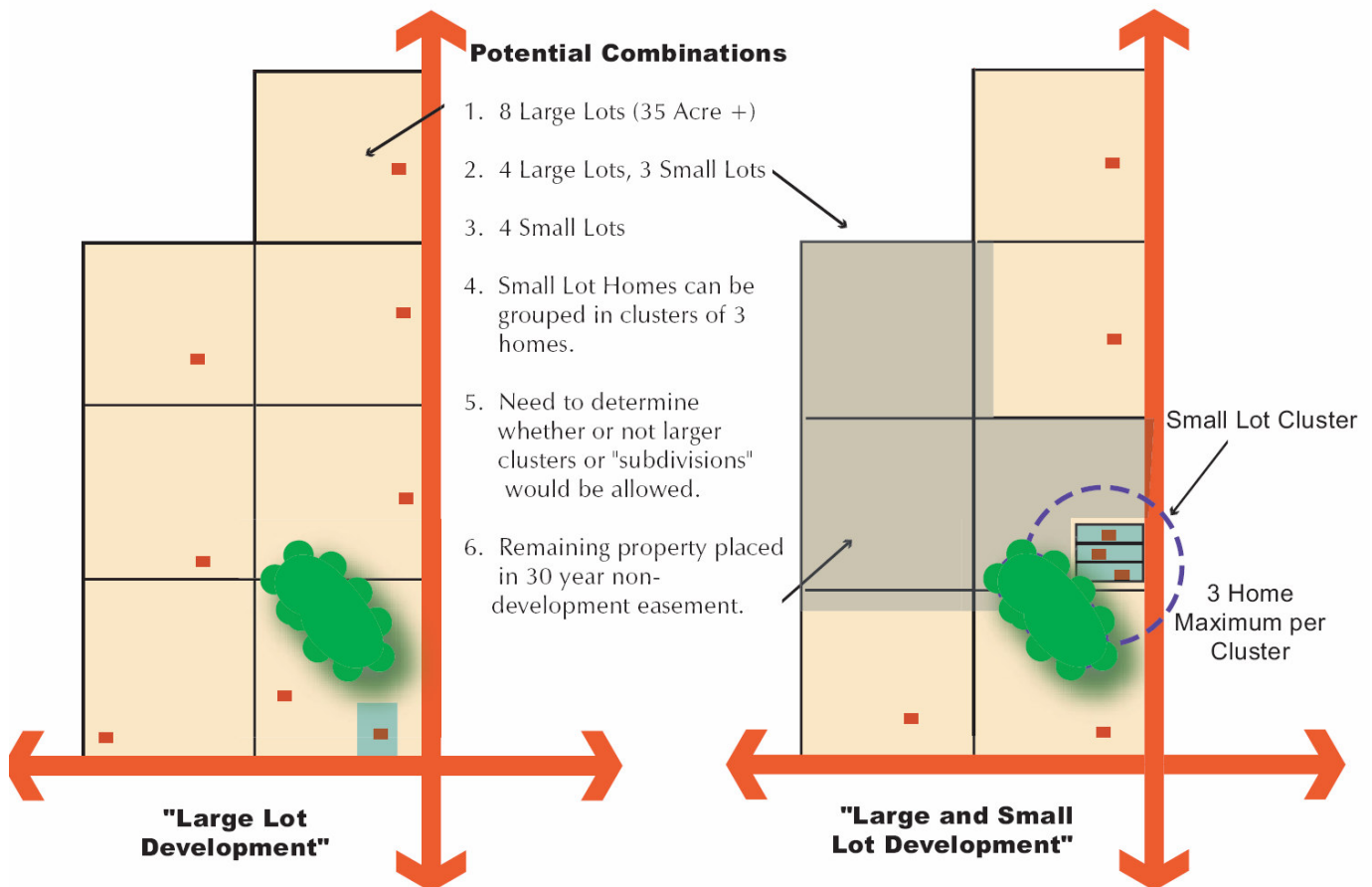
Recommended Density-Based Program Summary:

Minimum Base Density	1 Home per 40 acres (quarter-quarter section)
Large Lot Size	35 Acres +
Small Lot Size	1-34.99 Acres
Acreage Needed to Create Small Lot	1 Development Credit per 40 Acres**
	** Continue to evaluate the possibility with the County on utilizing one development credit per tax parcels existing at the time of plan adoption.
Acreage left over from Small Lot Creation	Temporary 30 Year No-Development Easement, with renewal provisions.
Maximum Cluster Policy	3 Lots, 5 Years

1. **Minimum Base Density:** One development credit per 40 acres (or quarter-quarter sections as defined by the original Wisconsin Land Survey System) that may be less than 40 acres but greater than 35 acres due to the earth’s curvature or parcels that may not meet the 40 acre requirement due to the road-right-of-way reductions but are greater than 35 acres.
2. **Definition of Small Lot:** For the purpose the density based program, a small lot shall be considered any lot less than 35 acres.
3. **Small Lots determined by Development Credits:** Upon adoption, the plan shall allow for the creation of both small lots and large lots.

4. **Large Lots:** This program shall allow a property owner to develop as many large lots (35 or more acres) as the density policy allows. In the example of 280 acres, the property owner would be able to create 8 large lots.
5. **Temporary Deed Restriction:** As small lots less than 35 acres are created, a temporary deed restriction shall be recorded on the remaining part of the property not being used for development. For example, if property owner with 35 acres creates 1 five acre lot, the remaining 30 acres shall be covered by a non-development deed restriction.
6. **Definition of a Development Cluster:** A cluster shall be considered any development of 2-3 lots
7. **Implementation and Adoption of the Program:** The town shall appoint a committee that will be charged with the review, development, and implementation of the proposed density-based program. Prior to initial implementation and/or amendments to the density policy, cluster development options or siting standards, the Town shall seek legal counsel/review of the policy and all related documents. Pending the results of this review, changes may be incorporated, and the policy and all supporting documents will be adopted as an ordinance.
8. **Start Date of the Program:** The allowance to create small lots as discussed in this program shall not become effective until such time that the Town adopts, and amend ordinances to permit this option. This shall include updates to the Town base zoning to move from a tax-parcel base to a density base.

Illustration of Proposed Density Based Program:



Recommended Development Review Procedure

The creation of small and large conservation developments provide an opportunity for the Town to work more proactively with landowners. The following process framework is recommended to create and review conservation developments. This framework will be formalized and implemented through the adoption of a conservation subdivision ordinance and updates to the Town Planned Area Development (PAD) zoning.

Initial Conference: Before submitting an application for a conservation development, the applicant shall meet with planning staff or representatives of the plan commission to discuss the process and requirements for a conservation subdivision. This will allow the Town a more proactive role in discussing any developments

Initial Application: The applicant shall prepare a site analysis showing sensitive natural features, prime farmland, hydrologic characteristics, existing land cover, current land use, known critical habitat areas, site views and viewsheds, geological resources, cultural resources.

Determine Amount of Development Allowed: The applicant shall then submit information showing the maximum number of dwelling units that would be permitted under the current zoning ordinance, consistent with all standards. For example, based on 280 acres owned, the developer could create 8 lots (based on recommended base-density).

Site Analysis and Concept Plan: Using the number of lots allowed as identified in the previous step, the applicant will then submit a concept plan (or “sketch plan”) identifying open space and natural areas to preserve and those that will be disturbed, general street and lot layout, number and type of housing units, preliminary development envelopes showing areas for lots, and a general location map for all of these features. In this example, the applicant could place 8 lots in various clusters, depending on site conditions.

Review Initial Application: Town plan commission and its staff will provide comment on the submitted concept plan.

Preliminary Plan Review: Following review and comment of the plan commission on the concept plan, the applicant shall file a preliminary plat for review, as currently required.

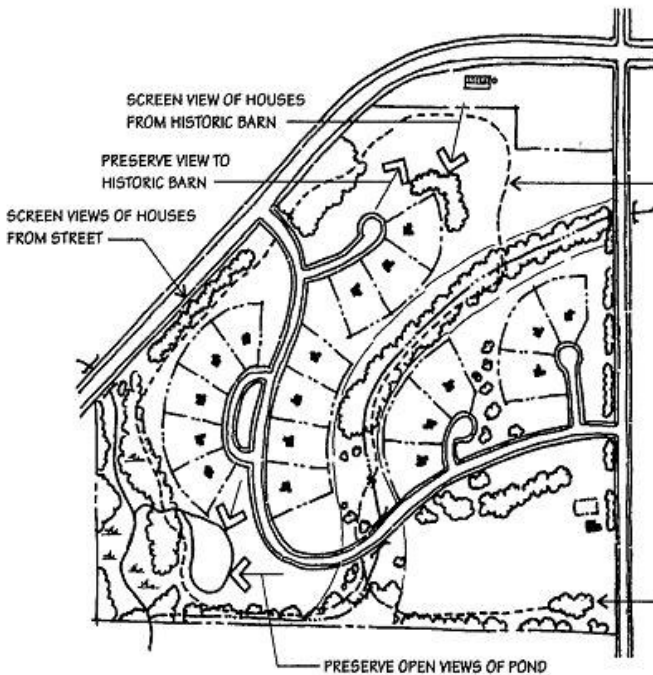
Final Plat Review and Approval: Based on approval of the preliminary plat, the Town will then review and approve the final plat, as with other subdivision developments.

Town Design Guidelines - General Conservation Design

1. Attempt to “hide” development from main roads to the extent possible through natural topography, vegetation (e.g. tree lines, wooded edges, and setbacks. Minimize placement of lots in open fields.
2. Preserve mature trees, stone rows, fence lines, tree lines, and agricultural structures such as farmsteads, barns, and silos wherever possible.
3. Arrange lots so houses are not placed on exposed hill tops or ridge lines.
4. Include an interconnected network of streets meeting Town road standards.
5. Design streets and lot layouts to blend with natural land contours.
6. Back lots onto county and state highways, designing deeper lots and landscape buffer yards into these areas.
7. Discourage creation of cul-de-sacs except in limited situations, such as where topography, environmentally sensitive areas or the pre-existing development pattern in the area necessitates their use.
8. Integrate natural resources into the subdivision design as aesthetic and conservation landscape elements.
9. Restore the quality and continuity of degraded environmental areas within the subdivisions, such as streams and wetlands.
10. Encourage stormwater management treatment systems that focus on Best Management Practices (BMPs) rather than conventional engineering strategies. BMPs may include overland transfer, natural landscaping to increase infiltration and reduce runoff, bio-infiltration systems, residential roof runoff directed to pervious yard areas, and maximum impervious surface rations for development sites.
11. Provide vegetative buffers between building sites and wetlands and streams.
12. Provide wide areas for public access to parks and common open spaces.
13. Maximize preservation of common open space in the neighborhood through public dedication and/or private management of open space through a homeowner’s association with conservation easements.
14. Create pedestrian trails through open space areas, allowing for future connections to other areas.



Development Following Conservation Principles (left) is hidden and blends in with the rural character. Conventional Development Patterns (right) maintains little rural character.



Conventional Development (left) is visible from the street. Conservation-based development (right) maintains the natural character and is not visible from the highway.

Left- A sample conservation development that preserves natural character and environmental features.

Hill and Bluff Side Guidelines

1. Land use patterns and site designs shall preserve the hillsides, scenic vistas, woodlands, wildlife habitat and associated rare features found only in the Baraboo Range.
2. Less is more: minimize exotic landscaping, the size of building footprints, and the amount of impervious surface devoted to roadways. Allow the natural landscape to dominate.
3. Nestle structures in valleys or below ridgelines and within the folds of the hills.
4. Prohibit ridge top “sky lining” that alters the natural land profiles with built structures or siting structures on ridgelines.
5. Cluster development in a manner so as to maximize visually significant, unfragmented woodlands and open spaces.
6. Design buildings on hillsides to follow the natural terrain in a manner that minimizes earth disturbance.
7. Construct fences that are wildlife-friendly.
8. Limit privacy fencing to areas immediately adjacent to the home.
9. Place all utilities underground.
10. Restrict or shield lighting so as to restrict horizontal and vertical light spillover, thereby preserving the dark night sky.

Sign Guidelines

The following sign guidelines have been created for the Town’s consideration. The adoption of a sign ordinance or an overlay zone along roadways will need to be created to fully implement these guidelines.

1. Prohibit new “off premise” billboards on Town, County, and State roads that are used to advertise locations at another site. This policy does not include billboards along the interstate.
2. Limit the use of lighting of any signs. If lighting is required for safety or information purposes, use full cut-off light fixtures and minimum light levels that maintain dark skies. Small, unobtrusive light fixtures are preferred method of illumination.
3. Limited directional signs (way-finding) and on-site signs should be allowed, however, additional standards may be added if the Town adopts a signage ordinance.

VIII. Intergovernmental Cooperation

Goal 7: Promote Improved Intergovernmental Coordination with all surrounding communities and school districts.

The planning process has been closely coordinated with Fairfield’s neighboring communities. Additionally, the planning process was organized to facilitate close coordination between the Towns of Baraboo and Greenfield, the Village of West Baraboo, and the City of Baraboo.

The Sauk County Planning and Zoning Department facilitated six meetings between the participating communities. The intent was share each communities objectives and policies in the hopes of preparing intergovernmental agreements to implement the individual community’s plans.

In preparation for these meetings, representatives from the Towns of Fairfield, Baraboo, and Greenfield met and established shared objectives that should be followed for the intergovernmental process. The following statements will be used as the basis for generating detailed agreements between each community.

A. Promote Better Communication between Jurisdictions

One of the challenges to promote better intergovernmental planning is to support better communication between each of the jurisdictions. As a policy, the Town of Fairfield will support methods to formalize communication between communities that further this objective.

B. Improve and formalize development review mechanisms between City, Villages, and Towns.

As an intergovernmental recommendation and policy, the Town recommends the further exploration of programs that will formalize the development review mechanisms between the varied communities. This will be explored throughout the intergovernmental programs.

C. Address Regional Transportation Impacts

An important consideration for future intergovernmental agreements is to consider traffic impacts. Specific concerns were raised over development in one community having adverse traffic impacts in other communities. The intergovernmental agreements should address mechanisms for impact fees or other arrangement to make improvements to Town Roads that will be impacted due to new development.

D. Promote a regional approach to Housing

Each of the participating communities recognizes that they are one component of a larger Baraboo-Area community. As one community, each area should provide different elements needed to support and enhance the community. Although each of the rural towns, including Fairfield, do have a responsibility to provide adequate housing, this should be planned, limited, and done so to limit conflicts with agricultural and sensitive natural areas. It is critical that environmental and productive agricultural lands are recognized as features that support and provide value to the larger community. Regional growth strategies implemented through the intergovernmental agreements should recognize these as vital uses, and provide for development areas and

techniques that maximize their protection. And while the Towns can promote a range of housing types, a larger range of housing types can obviously be supported by the more advanced infrastructure of the City and Village.

E. Develop Boundary/Intergovernmental Agreements:

The development of boundary and intergovernmental agreements is the key method through which much of this coordination will take place.

F. Relationship with School District

As discussed under the community facilities section, the Town must continue outreach efforts with the school district. Representatives of the Town of Fairfield should continue to work proactively with the school district on school related items, including the potential creation of a charter school at the Fairfield School Site.

IX. Action Plan: The “Blue Print” to Implement the Fairfield Comprehensive Plan

The purpose of this section is to provide a clear set of actions to be taken by the Town of Fairfield in a preferred sequence to implement this Plan. It is often said that a plan is only as good as its implementation strategy.

Successful implementation depends upon both private and public action. Public action includes administration of the zoning ordinance and subdivision regulations and review by the Plan Commission of proposals affecting the physical development of the community. The Town Plan Commission has a continuing responsibility to see that the plan is kept alive, as well as adjusted to conform to changing conditions. It must be realized that a change in one phase of the plan will, in most probability, affect all parts of the plan and therefore, thoughtful consideration should be given to all implications before making a decision.

A number of decisions affecting development, however, are made through private actions. Thus, it is essential that the public understand and support the plan. It is the express intent of the plan to reflect the views of the community.

For purposes of complying with Wisconsin’s “Smart Growth” Comprehensive Planning Law, “actions” are used synonymously with the law’s “programs” to implement this plan.

Organization of the Action Plan

The “Action Plan” has been organized around a series of initiatives. Initiatives represent the key items that the plan sets out to achieve. Based on public involvement and the efforts of the steering committee, the following are the key initiatives scheduled for implementation.

- Initiative 1: The Plan Adoption, Monitoring, and Amendments
- Initiative 2: Supporting Agricultural Operations
- Initiative 3: Clustered Housing Initiative
- Initiative 4: Preserving Rural Character
- Initiative 5: Regional Ordinance Consistency

Initiative 1: The Plan Adoption, Monitoring, and Amendments

Plan Adoption

The first official action toward plan implementation is the adoption of the plan by the Town Board. As opposed to the existing Land Use Plan, this plan is adopted by Ordinance, and not by resolution. The Plan is adopted as the general statement of public policy on land development within the Town. This action formalizes the plan document as the basic frame of reference on general development patterns over the next 20 years. The plan, thereby, becomes a tool for communicating the Town’s land use and growth policy and for coordinating various individual decisions into a consistent set of actions.

Before Town Board Adoption, this process begins with the recommendation of the Comprehensive Plan Steering Committee, by resolution. The Plan then moves to the Town Board for adoption. At a minimum, a public hearing must be held before the Plan is adopted, however, the State does not dictate whether or not that occurs before or after Plan Commission/steering committee recommendation.

Plan Monitoring

Although the Plan is being adopted as a 20 year guide, this document is meant to be a “living document” that changes with the Town. For this to take place, the Plan Commission will need to formally review the plan and recommend changes on a regular basis. This need not be an overly complex process, but a thoughtful review of how the plan is progressing.

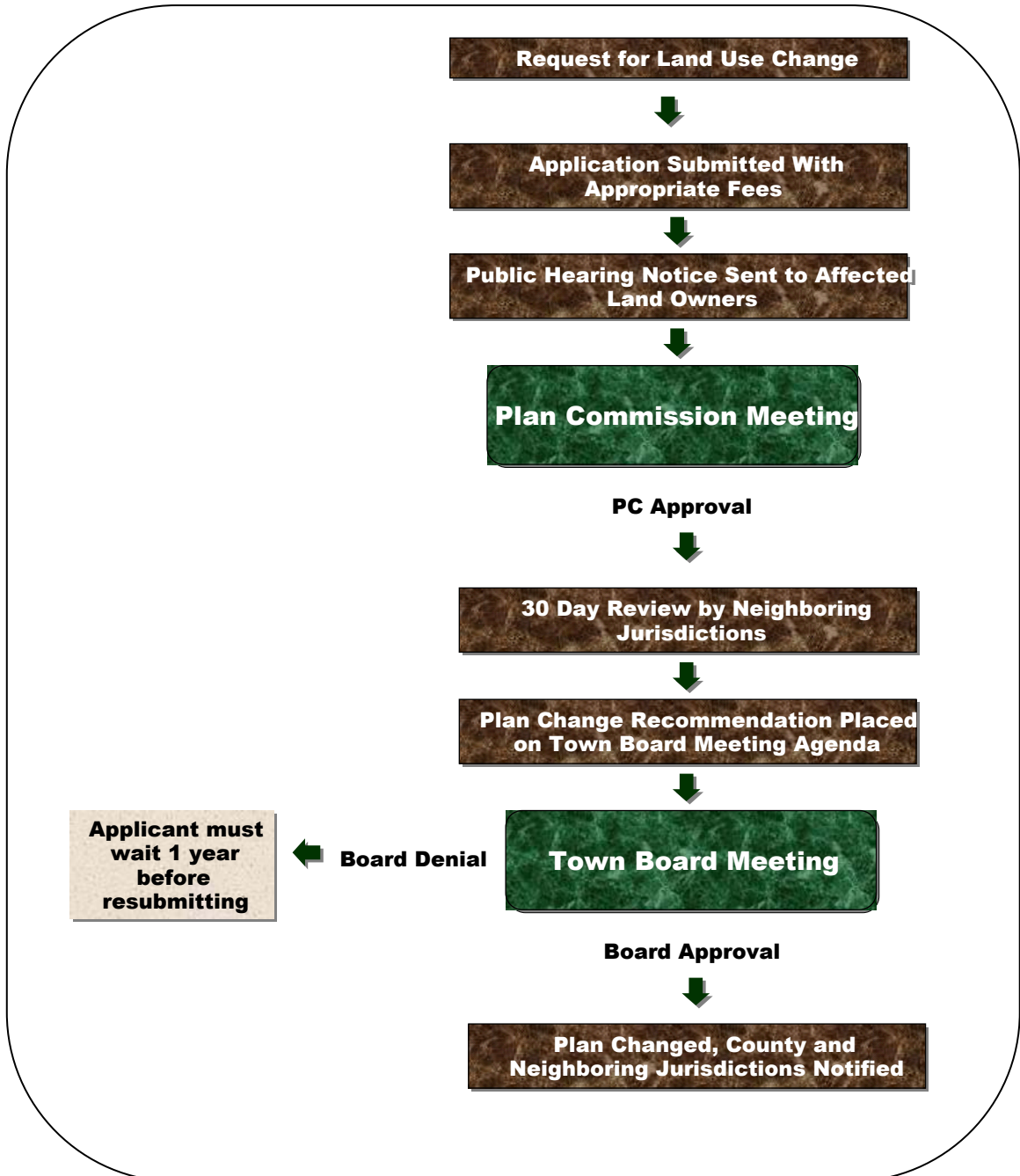
1. The Plan should be reviewed at a minimum of every year. The current plan commission has made an ongoing review a priority and this practice should continue. The routine and scheduled monitoring of the plan should be placed as a formal agenda item at Plan Commission Meetings.
2. The Plan Commission should consider a public meeting to discuss the Plan and its progress every two years. This may be combined with the Plan Commission Meeting.
3. This review should include, but is not limited to the following:
 - Are Plan Goals and Objectives are still appropriate to address Town of Fairfield Issues?
 - Are Updates to the Goals and Objectives Needed or desired? If so, what is recommended:
 - Are their development pressures not anticipated for in the Plan? If so, do they need to be addressed?
 - Have any amendments been requested by property owners or citizens? Are approved amendments consistent with overall goals and objectives?
 - Is progress toward implementing the plan’s key initiatives on schedule? What is ahead or behind schedule?
 - Are new initiatives needed to meet new issues and opportunities?
 - Have all public comments on the plan been considered?

Amending the Plan.

There are two primary situations in which the plan is amended:

- a) The Plan is Amended based on the routine review by the Plan Commission.
- b) The Plan is amended to accommodate a specific development proposal that is not consistent with some aspect of the Plan.

It is recommended that amendments described under letter b are limited, and pursued only when sufficient evidence is supplied by the applicant that the Plan Amendment is necessary and not contradictory to goals, objectives, and policies in this plan. The plan amendment process includes the following steps:



Initiative 2: Supporting Agriculture

One of the most important initiatives is to support the local farm economy. Many of the following action steps are shared under other initiatives. A simple action step is to consistently apply the policies contained elsewhere in the plan.

1. **Limit the encroachment of incompatible uses:** It is important that all plan recommendations, specifically those dealing with rezone criteria be consistently applied as a means to limit the encroachment of incompatible uses. Additionally, the following steps should be followed:
 - Follow Land Use Plan.
 - Require “Right-to-Farm” language on deeds as discussed in Land Use Plan.
 - Support clustered housing options and conservation subdivisions that preserve the best farmland through conservation easements while still allowing for development.
2. **Zoning / Land Division Amendments** As described in other sections, support zoning amendments that support the agricultural community including:
 - Allowing clustering of rural homes.
 - Allowing conservation-based developments.
3. **Promote Value Added Agriculture:** Work to establish a regional committee on promoting value added agriculture and agri-tourism. This effort is one that will need a strong local champion. This may not necessarily be a Plan Commission or Town Board Representative. Such person should work with between communities and contact the resources contained in the planned to better organize and develop a specific strategic plan.

Initiative 3: Allowing Clustered Housing

One of the primary initiatives discussed in the Plan is to allow for clustered housing. This will primarily be facilitated through the creation of a “density-based” zoning program. The concept of clustered housing is being promoted as a way to complement existing agricultural zoning, in rural and agricultural areas of the Town. Based on comments from the public and the citizen steering committee, this action, by itself, is not necessarily the best way to preserve prime and productive agricultural lands.

In the Town of Fairfield, the proposed clustered housing program will allow a land owner the option of creating a cluster up to three smaller parcels (for example 1-2 acre parcels). The challenge for Fairfield is that, unlike other towns, Fairfield’s agricultural zoning is not currently based on a density factor (e.g. 35 acres per home). Upon recommendation of Sauk County Planning Staff, the Town is advised to create a base density zoning as a step to implement clustered housing.

The ordinances are currently not in place to facilitate this type of development. The following action steps must occur prior to this option being available.

1. **Finalize Clustering Program:** The Comprehensive Plan provides a strong foundation for starting this program. The Plan Commission should review this program prior to adopting ordinance updates to ensure that these recommendations and policies are desired.

Who? The Plan Commission

Timeline: 2005-2008, Prior to Zoning/Land Division amendments

2. **Update the Zoning Ordinance:** There are multiple options for zoning for clustered housing. For example, this could be done through the existing PAD (Planned Area Development) District. However, this district does not provide review standards and is difficult to administer with a limited staff. One recommended method to improve the zoning is to allow small lots as a conditional use in the Agricultural District. The following steps provide recommendations on how to update this portion of the zoning code.

- a. Clarify the Definition on what is a **developable lot** and a **lot of record**

Under Town Zoning, the current agricultural Conservancy District states that the minimum parcel size to establish a residence shall be **parcels** which are existing **lots of record** at the time of adoption of this district. This definition needs to be further clarified. The commonly excepted definition is that a lot or record is a tax parcel. Based on definitions contained within that ordinance, “lot of record” is not defined.

A “lot” is currently defined as a parcel of land having frontage on a street or road occupied or intended to be occupied by a principal structure or use and sufficient in size to meet the lot width, yards, setbacks, parking area and other open space provisions of this ordinance.

A “parcel” is currently defined as contiguous lands under the ownership or control of a subdivider or individual not separated by streets, highways, or railroad rights-of-way.

Who? Initiated by the Plan Commission and with close coordination with the Town Attorney.

Timeline: 2005-2007, Prior to Zoning/Land Division amendments.

b. Create a “Base Density” for the Agricultural Conservancy District

Based on the recommendation from the County Planning Staff, it is recommended that before a clustered housing program is implemented, a base density must be established. This would be done by amending Section 6.04 of the Zoning Code.

This section creates the minimum parcel size to establish a residence. The Town could adopt a minimum standard of 1 lot per 40 acres (or forty-forty sections that may be less than 40 acres but greater than 35 acres due to the earth’s curvature or parcels that may not meet the 40 acre requirement due to road right-of-way reductions but are greater than 35 acres. Existing lots of record that have been legally created would remain buildable lots.

Who? Initiated by the Plan Commission and with close coordination with the Town Attorney.
Timeline: 2005-2007, Prior to Zoning/Land Division amendments.

c. Allow for the creation of “small lots” as a Conditional Use in the Agricultural Conservancy District.

Small lots, as defined in the Plan, range from 1-35 acres. These lots should be allowed to promote the clustering concept described in the plan. In the Agricultural conservancy district, such lots should be considered a conditional use”. This would allow the Plan Commission to recommend and the Board to approve cluster concept provided. Before granting the conditional use, the following standards would have to be included in the ordinance and followed:

- A conservation easement is placed on the remaining acreage
- Design Guidelines in the Plan are followed.

Who? Initiated by the Plan Commission and with close coordination with the Town Attorney.
Timeline: 2005-2008

3. **Update the Land Division Ordinance:** The Land Division Ordinance will need to be updated to address the new “mechanics” that will be needed to implement cluster housing. This may include additional steps for “conservation subdivisions” as discussed under initiative 3. This will also include procedures for placing conservation easements on remaining portions of the property.

Initiative 4: Preserving Rural Character

There was much support in the community to support the concept of “Rural Character”. Of course, the definition of rural character is quite subjective and may vary from person to person. Considering that challenge the plan seeks protect rural character in the following ways:

1. Adopt a Conservation Subdivision Ordinance:

One of the most important tools the Town could adopt to balance rural character protection and future development is to promote the development of Conservation Subdivisions as an option for development. New standards, in the form of a **conservation subdivision ordinance**, would need to be created to allow for such development. A conservation subdivision ordinance provides the “mechanics” to divide land, just as the conventional land division does. However, to fully implement this, new mechanics regarding process, lot layout, open space creation, and design criteria need to be established.

Wisconsin’s comprehensive planning law defines a conservation subdivision as a “a housing development in a rural setting that is characterized by compact lots and common open space, and where the natural features of land are maintained to the greatest extent possible.”

Conservation subdivisions are an alternative approach to conventional lot-by-lot division of land in rural areas which spreads development evenly throughout a parcel with little regard to impacts on the natural and cultural features of the area. Conservation subdivisions enable a developer to concentrate units on the most buildable portion of a site, preserving natural drainage systems, open space, and environmentally and culturally sensitive areas.¹

Generally, conservation subdivisions allow for an adjustment in the location of residential dwelling units on a parcel of land so long as the total number of dwelling units does not exceed the number of units otherwise permitted in the zoning district. In this regard, they are intended to be “development” neutral, by not changing the number of lots that could otherwise be built. The dwelling units are grouped or “clustered” on only a portion of a parcel of land. The remainder of the site is preserved as open space, farmland, or as an environmentally and culturally sensitive area. The clustering of the dwellings into a small area is made possible by reducing the individual lot sizes. The open space is permanently protected and held in common ownership.

There are two general options to consider: a “stand-alone” conservation subdivision ordinance or combining the conservation ordinance with the existing land division ordinance. If using a standalone ordinance, it is important that the development process and other provisions are consistent, so that a conservation development does not appear to be more difficult than a conventional ordinance. Sauk County is planning on working on a conservation subdivision ordinance between before 2008, and the Town of Fairfield should work with the County and their legal staff on creating and adopting an ordinance that implements the plan.

Who: Plan Commission (with technical support from the County)

Timing: 2005-2008

2. Adopt a Signage Ordinance

The Town should give close consideration to the adoption of a signage ordinance to limit future billboards and to provide general design and lighting standards for on-site and limited business directional signage as

¹ Information from UW Extension Conservation Subdivision Ordinance Guide

described in the design guideline section. This effort should be coordinated with planning and legal staff in drafting the standards and the ordinance.

Who: Plan Commission (With legal and planning staff)

Timing: 2007-2010

3. Adopt a “Night or Dark Skies” Ordinance

The Plan recommends preserving night skies as a way to preserve Town character. Guidelines recommend “cut-off” (or downward-aimed) lighting, as one way to limit this. To codify this recommendation, the Town should adopt a night or dark skies ordinance providing specific standards to be implemented. It is recommended that the Town coordinate this effort with nearby towns and the County that may be also considering such an ordinance.

Who: Plan Commission (With legal and planning staff)

Timing: 2007-2010

Initiative 5: Regional Ordinance Consistency

One of the benefits of coordinating plans between communities is the ability to coordinate implementation efforts and ordinances. While plans are written to meet different local objectives, Fairfield and area communities should continue to support the development of consistent ordinances, where possible. Consistency between stormwater, erosion control, land division, design overlay, and even zoning standards helps to limit development pressure that may arrive from one community being “more lax” in their enforcement. This will also help provide consistency to the development community as growth occurs in the region.

As area communities complete their plans and begin updating their ordinances, coordination is important. Although not currently under County zoning, ongoing coordination with the County is very important. The Town must continue to monitor activity in the City of Baraboo and Village of Lake Delton. When appropriate and allowed by statute, the Town should continue to assess that their standards remain at least as stringent as those allowed in these communities.

1. **Coordinate Ordinance Work with Sauk County.** The Town of Fairfield Plan Commission should monitor ordinance progress from the County-lead efforts. This would specifically include updates to the land division/conservation subdivision ordinances that the County is planning to work on.

Who: Plan Commission

Timing: Ongoing

2. **Monitor Ordinance Work in Neighboring Communities.** The Town Plan Commission, on a yearly or as needed basis, is recommended to contact nearby communities on any updates to development related ordinances. This may include updates to land division, driveway, erosion control, official mapping, or other ordinances. Emphasis should be placed on ordinances that implement goals and objectives that are similar to the Town of Fairfield’s.

Who: Plan Commission

Timing: 2005+, Ongoing

Part 2: Existing Conditions

I. Issues and Opportunities

2-3

Public Process	2-2 -
Summary of Existing and Related Plans	2-4 -
Summary of Planning Issues and Opportunities	2-6 -
Population Trends and Forecasts	2-10 -
Demographic Trends	2-10 -
Education Levels	2-12 -
Income Levels	2-12 -

II. Housing Profile

2-13

Housing Stock Assessment	2-13 -
Housing Projections	2-16 -

III. Transportation Profile

2-17

Streets and Highways	2-17 -
Transit Services	2-18 -
Rail Service	2-19 -
Airports	2-19 -
Water Transportation	2-20 -
Bicycle Transportation	2-20 -
Trucking	2-20 -
Commute to Work Patterns	2-20 -
Existing State and Regional Transportation Plans	2-21 -

IV. Utilities and Community Facilities Profile

2-22

Sanitary Waste Disposal	2-22 -
Water Supply	2-22 -
Stormwater Management	2-22 -
Solid Waste Disposal and Recycling Facilities	2-22 -
Town Government	2-22 -
Town Hall	2-23 -
Fire Protection and Rescue/Emergency Medical Services	2-23 -
Law Enforcement	2-23 -
Health Care Facilities	2-24 -
Library	2-24 -
Schools	2-24 -
Child Care Facilities	2-25 -
Parks and Recreation Facilities	2-25 -
Power Plants/Transmission Lines/Electricity	2-25 -
Telephone, Internet, and Cable Television Service	2-25 -
Cemeteries	2-26 -
Churches	2-26 -
Timetable for Utilities and Community Facilities Expansions and Renovation	2-26 -

V. Agricultural, Cultural, and Natural Resources Profile	2-27
Agricultural Resource Inventory	2-27 -
Landforms and Topography	2-27 -
General Soils Information	2-28 -
Groundwater	2-30 -
Slopes	2-30 -
Hilltops and Ridgetops	2-30 -
Floodplains	2-31 -
Wetlands	2-31 -
Woodlands and Forest Resources	2-31 -
Drainage Basins and Watersheds	2-32 -
Stream Corridors	2-33 -
Surface Water	2-33 -
Open Space/Environmental Corridors	2-34 -
Non-Metallic Mineral Resources	2-34 -
Wildlife Habitat and Threatened and Endangered Species	2-35 -
Air Quality	2-36 -
Cultural Resources Inventory	2-36 -
VI. Economic Development Profile	2-38
Employment Characteristics	2-38 -
Economic Forecasts	2-42 -
Environmentally Contaminated Sites	2-45 -
Strengths and Weaknesses for Economic Development	2-45 -
VII. Intergovernmental Cooperation Profile	2-46
Town of Fairfield Intergovernmental Relationships	2-46 -
Existing or Potential Conflicts	2-47 -
Process to Resolve Conflicts	2-47 -
VIII. Land Use Profile	2-48
Existing Land Use	2-48 -
Net Residential Density	2-49 -
Nonresidential Intensity	2-49 -
Land Use Trends	2-50 -
Land Supply and Demand Trends	2-50 -
Land Prices	2-51 -
Opportunities for Redevelopment	2-51 -
Existing and Potential Land Use Conflicts	2-52 -
Land Use Projections	2-52 -

Existing Conditions Maps

Regional Context
Existing Transportation
Aerial Photography
Prime Soils
Natural Areas
Community Facilities/Municipal Boundaries
Zoning
Existing Land Use
Municipal Boundaries

Following p. 2-57

Map 2-1 -
Map 2-2 -
Map 2-3 -
Map 2-4 -
Map 2-5 -
Map 2-6 -
Map 2-7 -
Map 2-8 -
Map 2-9 -

I. Issues and Opportunities Profile

This chapter of the *Comprehensive Plan Existing Conditions Report* provides an overview of the important demographic trends and background information necessary to create a complete understanding of the Town of Fairfield. Wisconsin's Comprehensive Planning Law, which is contained in Section 66.1001 of Wisconsin Statutes, requires this element to include household and employment forecasts that are used to guide the development of this plan, and demographic trends, age distribution, education levels, income levels and employment characteristics that exist within the governmental unit. Goals, objectives, and policies are included in the separate plan document accompanying this report.

Public Process

A cornerstone of this planning effort is sustaining a meaningful public dialogue throughout the creation of the plan. Public input opportunities for this planning process include:

- Kick-Off Meeting
- Fairfield Town Survey
- Fairfield Visioning Meeting
- Meeting Notices
- Open House
- Public Hearing

Kick Off Meeting

A "kick-off" meeting was held for the planning process on January 24, 2004. The meeting was led by the consulting firm facilitating the planning process for the Towns of Baraboo, Fairfield and Greenfield. The meeting provided an overview of the process, roles, responsibilities and background about the planning law. Additionally, residents of each Town were asked to comment on what they liked and disliked about their Towns, the area or the planning process. Generally, residents listed the following as the three (3) features they liked most about living in the area. Complete responses are included in the Appendix to this report.

- Bluffs and natural beauty of the area.
- Rural character including low density, agricultural base, natural geography, and area history.
- Hunting and recreational opportunities.

Fairfield Town Survey

A community survey was mailed to all Fairfield residents and landowners in 2003. The survey instrument was developed and distributed by members of the Town Citizen Comprehensive Planning Committee, Town Board and Plan Commission. The complete survey is included in the Appendix.

Survey data is used in two (2) ways. The first is to define the planning issues that need to be addressed during the Plan update process. The second is to identify the Town's opinion on possible planning policies and programs that could address identified issues. It is also important to identify which current policies and programs are working and are not in need of change.

A few notable highlights from the survey include:

- 95 percent of the respondents are satisfied with the Town as a place to live. Residents generally liked the quiet rural setting, area beauty, open spaces, reasonable taxes and proximity to larger communities.

- Largest issues affecting the Town: controlling taxes, rate of development, protecting productive agricultural land and protecting natural resources.
- 55 percent of respondents felt current growth rate was about right, 28 percent felt it was too fast.
- 29 percent supported easing regulations to allow land owners to “develop however they want to”; 61 percent opposed this.
- Over 90 percent felt the Town should remain mostly “rural”; 85 percent were in favor of the preservation of farmland.
- 38 percent of respondents said housing should be concentrated in and near existing cities and villages.

The survey indicates that residents are generally pleased with the existing Town character and level of services. Over half are generally comfortable with the existing growth rates.

Many residents expressed concern with tax rates and therefore, the costs and benefits of new development need to be evaluated, especially from a tax standpoint. Additionally, the plan needs to address new ways in which planned growth can occur in a manner that does not detract from the rural character.

Fairfield Visioning Meeting

Two (2) public exercises were held on March 2, 2004. Complete responses are included in the Appendix.

Likes and Dislikes

Meeting participants were asked to write what they liked and disliked about the Town.

Likes

- Rural setting
- Natural Beauty
- Friendly Neighbors
- Small Town atmosphere
- Low Taxes

Dislikes

- City/Village Growth Toward Fairfield
- Housing Subdivisions
- Concerns Over Losing Property Rights

Visioning Exercise

Below is a summary of key points from the community visioning exercise conducted at the March 2 meeting. For the exercise, the room was split into four (4) groups. Each participant was randomly assigned to a group. Participants were then given the opportunity to write down the ideas or “visions” they had for Fairfield. These ideas were grouped under the functional headings of “Transportation”, “Growth and Development” and “Natural, Agricultural and Recreational Resources”. Once organized by category, meeting participants were then allowed to vote on the three most important items in each category. Complete results are in the Appendix.

Transportation

- Maintain current road system and service levels.
- Specific improvements should be considered for select intersections.
- No direct access to Interstate needed.

Growth and Development

- Keep Fairfield School.
- Develop plans for housing development.
- Limit commercial development.

Agricultural, Natural & Cultural Resources

- Protect prime and productive farmland.
- Maintain recreation lands and open spaces.

Summary of Existing and Related Plans**Town of Fairfield Development Plan**

The Town of Fairfield's Development Plan was adopted in 1995 and came about as a result of development pressure and growth in neighboring communities. In 1963, Sauk County Zoning adopted a County Comprehensive Zoning Ordinance, but the Town of Fairfield chose not to adopt the zoning ordinance at that time. However, because of Fairfield's agricultural and rural residential nature, and with rapid growth in neighboring communities, the Town of Fairfield's Town Board was asked to place a referendum on the November 1992 ballot to ask if citizens wanted to adopt a zoning plan. The citizens of Fairfield voted to adopt their own zoning and development plan and the planning commission began working on the plan in 1993 and adopted the plan in 1995.

The plan is intended to guide future zoning and to identify and examine land use, population and housing data; identify various environmental considerations that may impact land use and zoning; identify other planning efforts that affect the Town; and delineate a future development pattern to best promote the needs of the Town.

The overarching goal of the plan is to: *"Preserve the overall beauty and resources of the Town, preserve agricultural land, protect farm operations, insure an orderly growth of a single family residential pattern and promote land use development consistent with community character."*

The policies of the plan, broken into the different land use categories, are:

- Agricultural: Protect the best agricultural land and discourage subdivision of high quality agricultural land for residential purposes.
- Conservancy: Limit land use in the conservancy district to agricultural production and dwelling units for those farm operators.
- Residential: Utilize existing lots and develop new subdivisions when existing lots are full. Rezoning of agricultural to residential is not allowed unless identified as residential on the development plan map.
- Commercial: Shall be encouraged to locate adjacent to a city.
- Industrial: Shall be encouraged to locate adjacent to a city.

- Preservation of scenic beauty: Support programs that encourage continued use of lands for low impact uses; discourage mineral extraction in the Baraboo Bluffs; protect bluff faces by discouraging residential and other development in these areas.

Highway 12 Growth Management Plan

The Town of Fairfield lies within the outlying study area of the Highway 12 Growth Management Plan. As the corridor does not cross into the Town, Fairfield was outside of the detailed study area and not on the Local Planning Assistance Advisory Committee. The plan does, however, provide general recommendations and insights for the Town's consideration.

The project's goals are:

- Preserve the region's diverse natural resources.
- Grow, coordinate and celebrate the diverse tourist economy.
- Capitalize on emerging markets for agriculture.
- Preserve and enhance the region's quality of life for residents. -

A majority of Fairfield lies within the "Rural Area" planning district. Recommendations include: -

Community Character

- Preserve rural and scenic landscapes from Highway 12 through design overlay zoning.
- Minimize the visual impact of development.
- Adopt ordinances that limit the placement of billboards in the corridor.

Agricultural, Cultural and Natural Resources

- Support and participate in the Sauk County Preservation Program that gives property owners the voluntary option to sell off a portion of their property rights.
- Pursue density-based and cluster development options.
- Direct development away from sensitive natural features.
- Promote historic preservation and related economic incentives.

Land Use

- Complete Town Comprehensive Plans.
- Direct intensive development to cities, villages and rural hamlets.
- Preserve access to the Wisconsin River.

Transportation

- Design roads to meet agricultural, not suburban, standards.
- Provide appropriate regional trail connections.

Economic Development

- Develop strategies to promote value-added agriculture.
- Advance direct marketing of farm products to consumers.
- Promote nature-based, heritage-based, and agricultural based tourism.

Summary of Planning Issues and Opportunities

A first step in Fairfield's planning process was to define what issues needed to be addressed. These issues were generated from the Town Survey, Kick-Off Meeting and Town Visioning Meeting. The Plan addresses these issues through goals, objectives and formal policy statements.

Role of Issues and Opportunities in the Planning Process

The first step in the process identifies what the plan should focus on. These items are referred to as "Issues and Opportunities". The planning process for the Town of Fairfield can be summarized in three (3) steps:

- a. Identify planning Issues and Opportunities.
- b. Develop and analyze alternatives (to address Issues and Opportunities).
- c. Develop plan and implementation strategy.

The public involvement component is designed to be ongoing, through each step in the process.

How Issues and Opportunities are Defined

Before alternative policies are created and evaluated, the "Issues and Opportunities" must be identified. The rationale is simple. One cannot create a solution if the problem hasn't been identified. In many cases, there may not be a problem at all, and therefore, there would be nothing to change.

Issues and Opportunities are identified by:

- **Fairfield Residents, Steering Committee and Officials** (*Survey, Public Participation*)
- **Statistical and Background Data**
- **State Requirements** (*Regarding elements that must be in a plan*)

Fairfield Residents, Steering Committee and Officials: The most important groups shaping the content of the plan are the Town residents and elected officials. The planning process provides residents and officials a "hands-on" opportunity to identify important planning issues and to participate in the evaluation of different policy directions to address those issues. The review of alternative policies and policy direction will result in the Comprehensive Plan.

These issues are not prioritized by the State, the County or planning consultants. Rather, these issues are identified by Fairfield's residents. The survey and early public meetings help to identify these issues.

Statistical and Background Data: Another key step is the review and analysis of existing conditions data. This includes physical conditions (soils, slope, environmental constraints, etc) as well as population data, future projections, housing data, transportation information including information from other studies and plans that apply to the Town.

State Requirements: The plan is created by the Town of Fairfield for the Town of Fairfield. Questions exist about the State's role in the planning process. The Town's planning process was funded, in part, by a State Comprehensive Planning Grant. The State's role in the project is to ensure that the plan addresses all of the required elements of a comprehensive plan. For example, the Town is required to have a "Housing Element" that includes policy statements on specific items such as housing rehabilitation and senior housing. The State does not, however, address what those policies say.

Defining Issues

The following issues were identified by the public through the survey, visioning session and other public meetings.

Housing

Fairfield is an agricultural and residential Town. Housing in Fairfield is primarily owner-occupied, single-family residential; however, there are a small number of duplex homes. Mobile homes currently account for 12 percent of the Town's total housing stock. Housing growth in the Town is projected to occur at a slow to moderate pace, with approximately 50 new homes by 2010 and 70 additional homes between 2010 and 2020.

The 2004 Town survey indicates that Fairfield residents are split over the Town's role in future housing growth. Approximately 60 percent of respondents desire more development control and 40 percent have no opinion on housing growth or want market forces alone to describe how much development occurs.

This Comprehensive Plan will need to achieve the following purposes:

- Determine a housing strategy that minimizes additional tax burdens on Fairfield residents.
- Develop local and regional strategies to provide for housing options that meet the needs of Fairfield's population.
- Determine Fairfield's policy and preferred direction for housing type, appropriate lot sizes and design to strike a balance between future housing growth and protecting the Town's desired character.
- Determine Fairfield's preferred direction and policies for providing housing options that meet the needs of Fairfield's population.
- Explore the feasibility of promoting clustered housing developments as an option for some developments.
- Identify updates to the local zoning ordinance and other regulatory tools to implement the Town's desired housing policy.
- Determine the number of buildable sites available in the Town.
- Locate housing in areas that are less desirable for agriculture, wildlife or important natural resources.

Transportation

Town residents generally appear to be pleased with existing transportation facilities in the Town. Several specific improvements have been identified by residents.

In addition, the following general transportation ideas have been presented:

- Maintain existing service level for paved and unpaved roads in the Town.
- Develop a long-range program to provide needed improvements in a timely and cost-effective manner.

- Identify strategies to minimize future conflicts between school, residential growth and designated truck routes.
- Maintain the designation of Levee Road as a “Rustic Road”
- Ensure that transportation options are available for older residents.

Utilities and Community Facilities

The Town of Fairfield provides a limited amount of utilities and community facilities. The level of services is generally in line with other Towns its size. Generally, residents are satisfied with the current level of services. Many local facilities are supplied elsewhere in the region and do not need to be duplicated within Fairfield.

Specific issues include:

- Create local policies that will encourage the continued use of the Fairfield School as a feasible alternative.
- Encourage development in locations in which utility and community facilities can be provided in a cost effective manner to minimize the financial burden to Fairfield tax payers.
- Explore the feasibility of additional “passive” recreation facilities including trails, parks and nature sanctuaries.
- Explore the costs and benefits of each facility on a case by case basis.

Agricultural, Natural, and Cultural Resources

Public input reflects a strong desire to protect the agricultural and natural features that make the Town unique. Over 96 percent of survey respondents felt that the protection of farmland was “important, very important or essential”. Similarly, over 90 percent of respondents were in favor of protecting woodlands, wetlands, hillsides and other features that contribute to the “rural character”.

To qualify, the term “rural character” can mean different things to different residents. In Fairfield, residents were asked to respond to what “rural character” means to them. The most common responses included the protection of productive farmland, low-density development, visible open spaces and natural features, and a sense of community and safety. -

The following are specific issues that this chapter of the plan will address: -

- Update local policies and priorities to consistently guide rezoning of agricultural land to other land uses.
- Update ordinances to promote and encourage developments that cluster housing and preserve productive farmland or significant open spaces.
- Develop a set of rural design guidelines to ensure new growth does not detract from the Town’s rural character.
- Develop local policies for new, larger farming operations to ensure they are compatible with surrounding uses.
- Consider strategies to balance residential and agricultural uses, especially animal agriculture operations.

Economic Development

The key economic development priority for Fairfield is supporting Fairfield's farm-based economy. The growth of business and industry is not considered a priority for Fairfield. Several factors support limited economic development efforts including limited Interstate access, distance from employment centers, lack of infrastructure, and public sentiment. The community survey indicates a slight preference for select service businesses and tourism business growth based on passive recreation.

- Explore policies and ordinance updates that allow for home businesses and other service-related businesses that don't detract from the Town's rural character.
- Develop formal policies regarding mineral extraction activities in Fairfield.

Land Use

Land Use planning is one of the most challenging aspects of the comprehensive plan. This element must consider and combine the preceding elements in a manner that makes sense from a planning, market, community, environmental and fiscal standpoint. The 1995 Land Use Plan will serve as a primary guide. The update of that plan should also address the following emerging issues:

- Develop a local and regional strategy to accommodate future housing needs in Fairfield.
- Promote the protection of productive farmland and identify realistic strategies to balance future rural residential development with farmland preservation.
- Develop a standard set of criteria to guide "re-zonings" of agricultural land.

Population Trends & Forecasts

The Towns of Baraboo, Fairfield, Greenfield and surrounding Sauk County communities are projected to grow in population in the next 20 years.

All three (3) Towns experienced growth rates of 20 percent and above during the 1990's. The Town of Baraboo grew 22 percent from 1,503 to 1,828 people; Fairfield grew 24 percent from 826 to 1,023; and Greenfield saw a 20 percent increase from 758 to 911.

According to the Wisconsin Department of Administration, the growth rates over the next ten years will fall to approximately half the rate seen in the last decade for each of the three (3) Towns. That rate is again expected to decrease slightly in upcoming decades.

Table 1.1 shows the population for each Town from 1980 to 2000 based on data from the 2000 U.S. Census, as well as the projected population for 2005 through 2020. The City of Baraboo and Village of West Baraboo are included since the Towns, which surround these municipalities, will see impacts from the growth and development that occurs within them.

Table 1.1: Population Trends & Projections

	Year	Town of Baraboo		Town of Fairfield		Town of Greenfield		City of Baraboo		Village of West Baraboo	
		No.	%	No.	%	No.	%	No.	%	No.	%
Census	1980	1,545	n/a	819	n/a	719	-	8,081	-	846	n/a
	1990	1,503	-3%	826	1%	758	5%	9,203	14%	1,021	21%
	2000	1,828	22%	1,023	24%	911	20%	10,711	16%	1,248	22%
Projection	2005	1,920	5%	1,069	4%	964	6%	11,129	4%	1,316	5%
	2010	2,019	5%	1,115	4%	1,017	6%	11,536	4%	1,373	4%
	2015	2,111	5%	1,156	4%	1,067	5%	11,905	3%	1,426	4%
	2020	2,193	4%	1,193	3%	1,112	4%	12,224	3%	1,472	3%

Source: Wisconsin Department of Administration, www.doa.state.wi.us

Demographic Trends

a. Age & Gender

The Towns of Baraboo, Fairfield, and Greenfield are similar with respect to age and gender distribution.

- Approximately 31 percent of the Town of Fairfield's population is in between the ages of 20 and 44, or typical child-bearing years.
- Approximately 10 percent of the population is over 65.
- Approximately 21 percent of Fairfield's population is school aged.
- Approximately 29 percent is between the ages of 45 and 64.

Table 1.2: Towns Population by Age, 2000

	Town of Baraboo		Town of Fairfield		Town of Greenfield	
	No.	%	No.	%	No.	%
Male	896	49	530	51.8	453	49.7
Female	932	51	493	48.2	458	50.3
Under 5 years	106	5.8	59	5.8	68	7.5
5 to 9 years	128	7	80	7.8	64	7
10 to 14 years	176	9.6	71	6.9	66	7.2
15 to 19 years	137	7.5	71	6.9	56	6.1
20 to 24 years	76	4.2	30	2.9	40	4.4
25 to 34 years	186	10.2	122	11.9	113	12.4
35 to 44 years	327	17.9	180	17.6	176	19.3
45 to 54 years	319	17.5	171	16.7	144	15.8
55 to 59 years	123	6.7	72	7	44	4.8
60 to 64 years	61	3.3	54	5.3	44	4.8
65 to 74 years	97	5.3	68	6.6	57	6.3
75 to 84 years	69	3.8	36	3.5	34	3.7
85 years and over	23	1.3	9	0.9	5	0.5
Median age (years)	38.7	(X)	39.1	(X)	38.4	(X)

Source: U.S. Census Bureau, www.census.gov

b. Race

A majority of residents in the Towns of Greenfield, Fairfield, and Baraboo are White. The Town of Baraboo has a slightly higher percentage of African-American, Native American, or Asian residents than Greenfield or Fairfield.

Table 1.3: Population by Race, 1990-2000

	Town of Baraboo		Town of Fairfield		Town of Greenfield		Wisconsin	
	1990	2000	1990	2000	1990	2000	1990	2000
Total	1,503	1,807	826	1,101	817	887	4,891,769	5,363,675
Not Hispanic or Latino	100%	99.0%	100%	98.9%	99.5%	100%	98.2%	96.4%
White	98.4%	95.5%	99.6%	97.5%	99.8%	99.1%	92.3%	87.4%
Black or African American	0%	1.3%	0%	0%	0.2%	0.9%	5.0%	5.5%
American Indian and Alaska Native	1.3%	1.2%	0.4%	0%	0%	0%	0.8%	0.9%
Asian, Native Hawaiian and Other Pacific Islander	0.3%	0.6%	0%	0.1%	0%	0%	1.1%	1.6%
Some other race	0%	0%	0%	0%	0%	0%	0.8%	0.1%

Source: U.S. Census Bureau 1990, 2000

Education Levels

Table 1.4 shows education levels in the Towns of Baraboo, Greenfield and Fairfield as compared to Sauk County levels. Levels of educational attainment in the towns are relatively consistent with those of Sauk County.

Table 1.4: Educational Attainment

	Town of Baraboo		Town of Fairfield		Town of Greenfield		Sauk County	
	No.	%	No.	%	No.	%	No.	%
Population 25 years and over	1,127	100.0	748	100.0	590	100.0	36,701	100.0
Less than 9th grade	43	3.8	43	5.7	15	2.5	2,335	6.4
9th to 12th grade, no diploma	104	9.2	71	9.5	42	7.1	3,711	10.1
High school graduate (incl. equivalency)	321	28.5	267	35.7	229	38.8	13,867	37.8
Some college, no degree	284	25.2	150	20.1	127	21.5	7,699	21.0
Associate degree	93	8.3	54	7.2	54	9.2	2,629	7.2
Bachelor's degree	198	17.6	111	14.8	76	12.9	4,543	12.4
Graduate or professional degree	84	7.5	52	7.0	47	8.0	1,917	5.2
Percent high school graduate or higher	87	(X)	84.8	(X)	90.3	(X)	84	(X)
Percent bachelor's degree or higher	25	(X)	21.8	(X)	20.8	(X)	17.6	(X)

Source: U.S. Census Bureau, 2000

Income Levels

As shown in Table 1.5, income levels for Town of Fairfield and Town of Greenfield residents are higher in all categories than are income levels for Sauk County, and are similar to levels for the State as a whole. Income levels in the Town of Baraboo increased between 1989 and 1999 and are now higher than both County and State averages (yet, still generally lower than the surrounding towns).

Table 1.5: Median Family Income, Median Household Income, and Per Capita Income, 1989-1999

	1989			1999		
	Median household income (\$)	Median family income (\$)	Per capita income (\$)	Median household income (\$)	Median family income (\$)	Per capita income (\$)
Wisconsin	29,442	35,082	13,276	43,791	52,911	21,271
Sauk County	26,217	31,441	11,697	41,941	49,091	19,695
Town of Baraboo	27,857	31,071	12,530	48,419	55,063	22,979
Town of Fairfield	29,821	33,472	12,206	50,625	56,389	22,155
Town of Greenfield	30,515	33,750	12,192	49,659	55,625	22,155

Source: U.S. Census Bureau, 2000

II. Housing Profile

It is important for a community to provide adequate and safe housing for all its residents. As stages of life, health, family, marital status and financial circumstances change, so do housing needs. A person should be able to live, work and retire in the same community and not be forced to look outside of the community for new housing.

Housing is an important land use category, and like other land uses, housing generates demands for different services. While population and density may determine the aggregate level of demand, the configuration and location of dwelling units may determine how, where, and at what costs services may be delivered. When discussing the rate at which the Town of Fairfield is growing, it is important to not only consider the speed at which housing growth is occurring but also the location within a given geographic region where growth is taking place.



Housing Stock Assessment

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

Age Characteristics

Table 2.1 illustrates the age of the Town of Fairfield’s housing stock based on the 2000 Census data. The age of a community’s housing stock is sometimes used as a measure of the general condition of its housing supply. Just over one-fifth of the homes in the Town of Fairfield were built before 1939. Just over 24 percent of the housing stock was built between 1990 and March of 2000, which is also when the largest build-out to date occurred.

Table 2.1: Year Structure Built

	Town of Baraboo	Town of Fairfield	Town of Greenfield
<i>Total:</i>	<i>727</i>	<i>421</i>	<i>397</i>
	%	%	%
<i>Built 1999 to March 2000</i>	<i>3.6</i>	<i>1.9</i>	<i>3.3</i>
<i>Built 1995 to 1998</i>	<i>17.7</i>	<i>8.1</i>	<i>12.3</i>
<i>Built 1990 to 1994</i>	<i>9.8</i>	<i>18.8</i>	<i>9.8</i>
Built 1990 to March 2000	31.1	28.8	25.4
Built 1980 to 1989	8.5	12.4	10.1
Built 1970 to 1979	15.5	18.8	15.4
Built 1960 to 1969	15.1	11.4	6.5
Built 1950 to 1959	6.2	4.5	4.3
Built 1940 to 1949	2.1	1.4	4.5
Built 1939 or earlier	21.5	22.8	33.8

Source: U.S. Census Bureau, 2000

Occupancy Characteristics

Approximately one third of the residents in the Town of Fairfield have moved into their homes since 1995. Table 2.2 shows the number of householders by the year they moved into their home.

Table 2.2: Year Householder Moved into Unit, 2000

	Town of Baraboo		Town of Fairfield		Town of Greenfield	
	No.	%	No.	%	No.	%
<i>Total occupied housing units</i>	655	100	394	100	365	100
1999 to March 2000	125	19.1	39	9.9	50	13.7
1995 to 1998	176	26.9	89	22.6	92	25.2
1990 to 1994	99	15.1	101	25.6	77	21.1
1980 to 1989	111	16.9	69	17.5	53	14.5
1970 to 1979	84	12.8	49	12.4	43	11.8
1969 or earlier	60	9.2	47	11.9	50	13.7

Source: U.S. Census Bureau, 2000

Housing tenure refers to whether a particular housing unit is owned or rented by the occupant. Table 2.3 indicates that approximately 85 percent of the housing units in Fairfield were owner-occupied in 2000 and 15 percent were renter occupied. Fairfield's owner occupancy rate is slightly higher than statewide trends, which are roughly 80 percent owner occupied and 20 percent renter occupied. It is also interesting to note that owner occupancy in Fairfield increased by approximately five (5) percent between 1990 and 2000, a greater increase than in the neighboring towns during the same time period.

Table 2.3: Housing Tenure Characteristics, 2000

	Town of Baraboo		Town of Fairfield		Town of Greenfield	
	1990	2000	1990	2000	1990	2000
<i>Total:</i>	537	655	305	394	292	365
Owner occupied (%)	80.4	80.5	80.3	85.5	75.0	78.6
Renter occupied (%)	19.6	19.5	19.7	14.5	25.0	21.4

Source: U.S. Census Bureau 1990, 2000

Housing vacancy can help a community determine whether its housing supply is adequate to meet demand. According to HUD, an overall vacancy rate of roughly three (3) percent is optimal to allow consumers an adequate choice of housing. When adjusted for seasonal, recreational or occasional use, the Town of Fairfield's overall vacancy rate in 2000 was 3.8 percent, which is lower than the State average of 4.1 percent and is near the HUD recommendation of three (3) percent.

Table 2.4: Vacancy Characteristics, 2000

	State of Wisconsin	Sauk County	Town of Baraboo	Town of Fairfield	Town of Greenfield
% Vacant	10.2	10.9	8.8	7.6	8.6
% For Seasonal, Recreational or Occasional Use	6.1	6.5	4.0	3.8	2.9
Actual % Vacant	4.1	4.4	4.8	3.8	5.7

Source: U.S. Census Bureau 1990, 2000

Structural Characteristics

Table 2.5 lists the housing units in the Town by type. Of the 421 housing units in the Town of Fairfield, 83.4 percent are single family detached homes. Mobile homes rank second to single-family detached homes in the Town. There is a very small amount of multi-family housing in Fairfield.

The Town has two (2) residential subdivisions, Bent Tree Estates and Twin Oaks, both of which are located in the southwestern section of the Town. Many other single family residences are clustered in that area also. Other clusters of year-round and seasonal homes exist in the northeast section of the Town along the Wisconsin River.

There is one (1) mobile home park in the Town of Fairfield and numerous mobile homes spread throughout the Town.

Table 2.5: Housing Units by Type, 2000

	Town of Baraboo		Town of Fairfield		Town of Greenfield		Wisconsin	
	No.	%	No.	%	No.	%	No.	%
<i>Total:</i>	727	100	421	100	397	100	2,321,144	100
1-unit, detached	581	79.9	351	83.4	371	93.5	1,531,612	65.9
1-unit, attached	12	1.7	5	1.2	0	0	77,795	3.4
2-units	17	2.3	12	2.9	8	2.0	190,889	8.2
3 or 4 units	2	0.3	0	0	0	0	91,047	3.9
5 to 9 units	33	4.5	0	0	0	0	106,680	4.6
10 or more units	23	3.2	0	0	0	0	218,953	9.4
Mobile home	59	8.1	51	12.1	18	4.5	101,465	4.4

Source: U.S. Census Bureau, 2000

Value Characteristics

Table 2.6 lists median home value for the State of Wisconsin, the Town of Fairfield and several neighboring communities. The Town of Fairfield has the second lowest median housing value of the three (3) towns that directly surround the City of Baraboo, at \$134,500.

Table 2.6: Housing Value, 2000

	State of Wisconsin	City of Baraboo	Town of Baraboo	Town of Delton	Town of Fairfield	Town of Greenfield	Town of Merrimac	Village of West Baraboo
Median Home Value (\$)	109,900	88,400	156,000	106,500	134,500	155,900	151,300	101,900

Source: U.S. Census Bureau, 2000

Housing Projections

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

A household is defined as an occupied housing unit. The State of Wisconsin has prepared household forecasts for all counties, municipalities and towns in Wisconsin. Based on the State projections, the Town of Fairfield is projected to see household growth of 12 percent through 2010. By 2025, total households are projected to grow as shown in Table 2.7.

Table 2.7: Future Housing Projections

	Year	Town of Baraboo		Town of Fairfield		Town of Greenfield		City of Baraboo		Village of West Baraboo	
		House-holds	% Change	House-holds	% Change	House-holds	% Change	House-holds	% Change	House-holds	% Change
Census	2000	685		388		351		4,467		477	
	2005	728	6%	411	6%	376	7%	4,689	5%	509	7%
Projection	2010	781	7%	436	6%	404	7%	4,964	6%	542	6%
	2015	833	7%	461	6%	432	7%	5,217	5%	573	6%
	2020	877	5%	483	5%	457	6%	5,432	4%	601	5%
	2025	921	5%	505	5%	482	5%	5,639	4%	627	4%

Source: U.S. Census and Wisconsin Department of Administration, 2004

III. Transportation Profile

This element of Fairfield’s Comprehensive Plan includes background information pertaining to the transportation plans and facilities within the Town and region. The transportation policies and programs for the Town of Fairfield are similar to those of Sauk County. The transportation program strives to achieve a safe, efficient and environmentally sound system that provides personal mobility for all segments of the population and supports the economy of the Town. This element assesses the future need for governmental services related to community transportation facilities in the Town of Fairfield. The chapter also reviews state and regional transportation plans and programs as required under Wisconsin Statutes Chapter 66.1001.

Transportation networks are a critical determinant of growth and development in a community or region. The Town of Fairfield is well served by regional and local street networks. Plans are in place to expand the regional road network, including widening Highway 12. Other transportation facilities accessible to residents of the Town include freight and passenger rail; airport service; bike and pedestrian routes; and recreation trails.

Streets and Highways

The street network shapes access and circulation throughout the Town and surrounding communities. Public streets in the area are classified as arterial, collector or local. Table 3.1 shows the standards used by the Wisconsin Department of Transportation (WisDOT) to classify streets and lists streets serving the Town of Fairfield by classification.

Table 3.1: Functional Street Classification for the Town of Fairfield

Classification	Description	Fairfield Area Streets
Regional Highways	Access restricted highways serving regional transportation needs.	Interstate 90-94
Principal Arterials	Serve longer intra-urban trips and traffic traveling through urban areas. They carry high traffic volumes and provide links to major activity centers.	US 12
Minor arterials	Provide intra-community continuity and service to trips of moderate length, with more emphasis on land access than principal arterials. The minor arterial system interconnects with the urban arterial system and provides system connections to the rural collectors.	STH 33 STH 136
Collectors	Provide both land access and traffic circulation within residential neighborhoods, commercial areas, and industrial areas. These facilities collect traffic from the local streets in residential neighborhoods and channel it onto the arterial system.	CTH A CTH T CTH U STH 113 Schepp Road Bent Tree Drive
Local streets	Local streets primarily provide direct access to adjacent land and access to higher order systems. Local streets offer the lowest level of mobility, and through traffic movement on this system is usually discouraged.	All streets not otherwise classified above.

Source: Sauk County, 2004

Average daily traffic (ADT) counts for key arterial and collector streets in the Town of Fairfield are listed in Table 3.2. These counts were determined by WisDOT and include data from 1993, 1996, 1999 and 2002. Traffic

on STH 33, the only arterial in the Town of Fairfield, increased dramatically during this period. Generally, average daily traffic counts increased significantly on County Trunk Highways T and U from 1993 to 2002.

Table 3.2: Town of Fairfield Annual Average Daily Traffic Counts

Town of Fairfield Road Segment	1993	1996	1999	2002
Schepp Road/CTH U (at intersection with STH 33)	200	220	260	340
Schepp Road (at I-90/94)	110	100	130	130
CTH U (at intersection with CTH T)	360	220	590	520
CTH A (at the southwest border of the Town)	2,200	2,500	2,800	2,400
CTH T (at Bent Tree Drive)	390	1,000	1,500	1,400
STH 33 (at Columbia/Sauk County Line)	3,900	3,300	6,600	6,800
I-90/94 E *	14,200	15,400	24,500	19,500
I-90/94 W *	13,800	15,200	23,600	20,000

*Recorded in the Town of Delton

Source: Wisconsin Department of Transportation

The Town of Fairfield and surrounding communities are served by one (1) access-restricted regional highway, one (1) principal arterial and two (2) minor arterials. These highways are essential to the interconnected transportation network in the region.

Interstate 90/94: Interstate 90/94 serves as a regional controlled-access roadway within Wisconsin, connecting Minneapolis and La Crosse with Milwaukee and Chicago. Traffic volumes on the interstate in the Town of Delton, just west of the Town of Fairfield, have increased substantially over the last 20 years. Interstate 90/94 was recently designated a Backbone route in the Translinks 21 Plan, which means it connects major population and economic centers. Several factors determined the selection of state Backbone routes, including: multi-land capacity needs; truck volume; and service to trade centers, manufacturing centers and recreation centers.

State Trunk Highway 33: STH 33, a minor arterial highway, is a major east-west route traversing sections of the Town of Fairfield. This route connects traffic from the Town of Fairfield west to the Cities of Reedsburg and Baraboo and east to Portage. Between 1992 and 2002, traffic on this route increased by 70 percent at its intersection with CTH U.

US Highway 12: While Highway 12 does not pass directly through the Town of Fairfield, it is the principle north-south arterial in the area and carries significant regional and local traffic through the region. Traffic from Highway 12 impacts the Town of Fairfield and development pressures along the Highway 12 corridor will likely impact traffic and growth in the Town of Fairfield. Highway 12 connects the Wisconsin Dells to Dane County. In 2000, traffic volumes on Highway 12 through the Town of Baraboo ranged from an ADT of 9,900 vehicles south of the City of Baraboo to an ADT of 16,200 vehicles north of the City. This represents a 136 percent increase over the preceding 20 year period.

By 2005, Highway 12 will be expanded from two (2) to four (4) lanes from the City of Middleton in Dane County to the Village of Sauk City in Sauk County. The highway will be widened from two (2) to four (4) lanes between Interstate 90/94 and Ski Hill Road between 2007 and 2009. A bypass of Highway 12 around the City of Baraboo and Village of West Baraboo is scheduled for completion in 2008. This bypass is proposed to be built between Terry Town Road and Fern Dell Road in the Town of Baraboo. Access to the expanded Highway 12 will be at interchanges only.

Transit Service

Greyhound Bus provides service to residents of the Town of Fairfield from the City of Wisconsin Dells. Two (2) westbound and three (3) eastbound routes provide daily service to the area.

The Sauk County Commission on Aging provides transportation for elderly and disabled residents. Volunteer escorts provide rides for medical services, nutritional needs and personal business where no taxi service is available. Medical transportation is provided by a County employee in a handicapped accessible van. The Commission on Aging also organizes senior van trips to shopping and tourism destinations in the area.

Other transportation options include the InterFaith Volunteer Network, which provides transportation services to elderly and physically disabled residents in the Town of Fairfield; private taxis in the City of Baraboo that serve some Town residents; and VA transportation services for veterans that live in the Town of Fairfield.

Rail Service

Passenger and freight rail service is accessible to the Town of Fairfield. Two (2) Amtrak passenger trains travel the Canadian Pacific Railway line and stop daily in the Wisconsin Dells.

The Wisconsin Southern Railway operates freight lines throughout Sauk County, specifically connecting the City of Reedsburg to the City of Baraboo and south to Madison.

Airports

There is one (1) municipal airport near the Town of Fairfield. The Baraboo/Dells Municipal Airport is located in the southeastern corner of the Town of Delton along Highway 12. The airport is owned by the Cities of Baraboo and Wisconsin Dells, the Village of Lake Delton and the Town of Delton. The airport has paved lighted runways suitable for recreational and small business aircraft. There are privately owned hangars on-site, hangar lots for lease, outdoor airplane parking and airplane maintenance facilities. The airport recently remodeled the terminal building and added new hangars, and the municipalities plan to continue expansion of the airport facilities in the future. Facilities improvements and the year for which they are budgeted are:

- 2005-Engineering and design of terminal building
- 2006-Construct new terminal building/parking lot
- 2008-Lengthen turf runway
- 2009-Engineering and design of runway
- 2010-Construct paved runway and taxiway

Sauk County is also served by several private airports, helipads and landing strips, but does not have a large regional airport. The nearest large regional airport is the Dane County Regional Airport, located in Madison.

Water Transportation

Water transportation in the Town of Fairfield is limited to recreational boating on the Baraboo River and the Wisconsin River.

Pedestrian Transportation

The Town's rural character does not lend itself to pedestrian travel. However, a segment of the 1,000 mile Ice Age National Scenic Trail currently exists south of the Town of Fairfield in the southern portions of both the Town of Baraboo and the Town of Greenfield. This includes the Ice Age Loop around Devil's Lake. The route

of the Ice Age National Scenic Trail generally follows the end moraines of the most recent glaciation, diverging from them often to include other features of the glacial landscape and the Driftless Area. The route of the Ice Age Trail is only partially complete. The National Park Service’s proposed route involves extending sections of the Trail through the Town of Fairfield and surrounds. Final delineation of the Trail is dependent upon voluntary decisions to sell or donate land by individual land owners.

Bicycle Transportation

Local Bicycle Transportation: Bicycle transportation facilities within the Town of Fairfield primarily consist of local roads, some with paved shoulders or wide curb lanes. CTH U and CTH T exhibit “Best Conditions for Bicycling” according to the Wisconsin Department of Transportation. CTH A exhibits “Moderate Conditions for Bicycling” throughout the Town of Fairfield but is considered an undesirable route as it traverses the Town of Baraboo because of high volumes of traffic.

As new roads are constructed, or old roads are redeveloped, safe bicycle connections should be considered.

Regional Bicycle Transportation: In addition to local roads and county highways suitable for bicycle travel, the 400 State Recreation Trail is located near the Town of Fairfield. The 400 State Recreation Trail extends 22 miles along the Baraboo River between Reedsburg and Elroy. The Trail is part of a larger statewide trail system that includes the Elroy-Sparta Trail, the Hillsboro Trail, the Omaha Trail, the La Crosse River Trail and the Great River Trail. The 400 Trail was built on an abandoned railroad grade with packed limestone screenings and planked surface bridges. The Trail is managed by the Wisconsin Department of Natural Resources as part of its extensive state trail system.

Trucking

Trucking is an important transportation element and routes are designated throughout the region. Official truck routes in proximity to the Town of Fairfield include: Interstate 90/94; Highway 12; and STH 33. Other truck routes indicated on WisDOT’s Truck Operator Map are STH 113 and STH 136.

Commute to Work Patterns

The data in Table 3.3 show that most employed civilian persons age 16 and older in the Town of Fairfield and in Sauk County drive to work alone. Generally the commuting patterns in Fairfield align with countywide commuting patterns. One difference between the commuting patterns for the Town and the countywide commuting pattern is that 4.7 percent of Sauk County residents walk to work versus 1.2 percent of Fairfield residents. It is also interesting to note that .7 percent of Fairfield residents use public transportation to commute to work, versus only .5 percent of County residents. The average travel time to work for Town of Fairfield residents was nearly identical to the countywide average of 20.3 minutes.

Table 3.3: Commute to Work Patterns

Group	Town of Baraboo (%)	Town of Fairfield (%)	Town of Greenfield (%)	Sauk County (%)
Car, truck, or van-drove alone	76.8	87.3	81.9	77.4
Car, truck, or van- car pooled	9.6	6.4	10.3	11.1
Public transportation	0	0.7	0	0.5
Walked	2.0	1.2	2.1	4.7
Worked at home	11.6	4.3	5.7	6.3
Mean travel time to work (minutes)	18.2	20	23.4	20.3

Source: U.S. Bureau of the Census, 2000

Existing State and Regional Transportation Plans

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

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

This plan covers a broad array of transportation topics and includes an overall vision and goals for transportation systems in the State for the next 25 years. The plan recommends complete construction of the Corridors 2020 "backbone" network by 2005 (including Interstate 90/94 and U.S. Highway 12); the creation of a new state grant program to help local governments prepare transportation corridor management plans to deal effectively with growth; the provision of State funding to assist small communities in providing transportation services to elderly and disabled persons; and the development of a detailed assessment of local road investment needs.

Wisconsin State Highway Plan (February 2000)

This plan focuses on the 11,800 miles of State Trunk Highway routes in Wisconsin. The plan does not identify specific projects, but does outline overall strategies and policies to improve the State highway system through 2020. The plan includes three (3) areas of emphasis, including pavement and bridge preservation, traffic movement and safety. The plan identifies Interstate 90/94 as a major "Corridor Backbone". It also identifies U.S. Highway 12, which bisects the Town of Baraboo from north to south, as a major "Corridor Backbone" to the State highway network.

Wisconsin DOT: Six Year Highway Improvement Program

This plan identifies all construction projects scheduled for Wisconsin's 112,363 miles of public roads between 2004 and 2009. The projects change frequently, and updates are made to the plan on a monthly basis. Each project is listed by highway, county, location, cost, year and brief description of the project. There are several projects scheduled in Sauk County between 2004 and 2009, but none are located in the Town of Fairfield.

Wisconsin Bicycle Transportation Plan 2020 (December 1998)

The *Wisconsin Bicycle Transportation Plan 2020* establishes WisDOT goals, objectives and policies for both intercity and urban and suburban bicycling, and recommends strategies and actions for WisDOT, local governments and others to take to implement the plan. The two (2) primary goals of the plan are to double the number of trips made by bicycles and to reduce bicyclist-motorist crashes by at least 10 percent by the year 2010. The plan also seeks to improve bicycle access to major destinations along arterial and collector streets.

While the plan does not propose any specific improvements to bicycle facilities within the Town of Fairfield, the Town supports the plan's statewide goals and policies. The bicycle capacities of roads within the Town of Fairfield are discussed earlier in this element.

The Wisconsin Pedestrian Policy Plan 2020 (March 2002)

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

IV. Utilities and Community Facilities Profile

In this era of tight budgets, many communities are examining policy decisions concerning expansion of services and community facilities, including consideration of community development patterns that affect expansion of these services and facilities. The Town of Fairfield is committed to making efficient use of its existing services to reduce costs and maintain the Town's existing rural character and it recognizes that in order to successfully do this, it will need to work cooperatively with neighboring jurisdictions and the County.

Sanitary Waste Disposal

The disposal of wastewater in the Town of Fairfield is handled through the use of individual on-site wastewater disposal systems, often referred to as septic systems, which discharge the wastewater to underground drainage fields or septic tanks. There are currently six (6) types of on-site disposal system designs authorized for use in the state: conventional (underground), mound, pressure distribution, at-grade, holding tank and sand filter systems.

The Wisconsin Department of Commerce (COMM) regulates the siting, design, installation and inspection of most private on-site sewage systems in the state. Recent changes to the State's Plumbing Code (COMM 83) allow both conventional and advanced pre-treatment systems for residential development. These changes present local communities with new land use challenges. The COMM 83 changes allow properties that have soil depths or soil types that were once unsuitable for conventional septic systems to now be developed and serviced by advanced pre-treatment sewage systems. This could result in widespread areas of scattered non-farm related residential development in the Town unless sound land use planning principles and policies are followed. Scattered non-farm residential development is both costly and inefficient to serve and it significantly degrades the Town's unique rural character. Further, such scattered non-farm development often leads to increased conflicts between agricultural operations and non-agricultural uses (e.g. farm vehicle and auto/truck conflicts on Town and County roads, residential complaints about night harvesting and plowing activities, manure spreading and increased pressure to prematurely convert productive agricultural lands to non-agricultural uses).

On-site sewage disposal systems, especially in areas where housing densities are greater than one (1) house per acre, can significantly pollute groundwater. During this 20 year planning horizon, the Town anticipates private on-site sewage treatment will continue. As septic systems fail, especially near existing service areas such as the City of Baraboo and the Ho-Chunk Nation, these residents could connect to these existing sewer systems.

Water Supply

The Town of Fairfield does not provide municipal water service to its residents. Water in the Town of Fairfield comes from private wells drilled into a sandstone dolomite aquifer.

Contaminated groundwater exists along CTH A, near Trap Shoot Road and Crawford. The groundwater was contaminated by the former city landfill, located at the northwest corner of the above intersection. The City of Baraboo extended a water main along CTH A to the intersection of Trap Shoot Road and then along Trap Shoot Road approximately .25 miles. Nine (9) homes are served by City water at this time.

Stormwater Management

The Town of Fairfield does not have a stormwater management plan or ordinance. The Wisconsin Department of Natural Resources requires an erosion control plan and permit for all projects that disturb one (1) or more acre of land. The landowner is required to ensure that a site specific erosion control plan and stormwater management plan are developed and implemented at the construction site.

Solid Waste Disposal and Recycling Facilities

The Town of Fairfield utilizes a Sauk County transfer station for solid waste disposal and most residents contract with Onyx Waste Services for trash and recycling pick-up. However, it is estimated that the County transfer station will be full by the end of 2004 and the County is not sure they will create a new station.

Town Government

The Town is governed by an elected board of supervisors consisting of three (3) members and an elected clerk and treasurer.

The Town of Fairfield has village powers and controls its own zoning. The Town has a seven (7) member planning and zoning commission that consists of six (6) citizens and one (1) Town Board member; the members are elected for staggered three (3) year terms. The Town has a zoning administrator to administrate and enforce the Town of Fairfield Zoning Ordinance, which was adopted in March of 1999. The Town also has a five (5) member Board of Appeals that consists of four (4) citizens and one (1) Town Board member. The members are elected for staggered three (3) year periods.

In addition to the Fairfield Zoning Ordinance, the following Sauk County ordinances apply in the Town:

- Sauk County Land Division & subdivision Regulation-Chapter 22
- Sauk County Shoreland Protection Ordinance-Chapter 8
- Sauk County Private Sewage Ordinance-Chapter 25
- Sauk County Floodplain Ordinance-Chapter 9
- Animal Waste Management Ordinance-Chapter 26
- Sauk County Public Health Nuisance Ordinance-Chapter 29
- Other state mandated, county-wide regulations.

Town Hall

The Fairfield Town Hall is located at the southeast intersection of CTH U and CTH T in the Town of Fairfield. The Town Hall is expected to meet the Town’s needs for the foreseeable future. The building includes a large meeting room, kitchen, offices, restrooms and storage facilities.



Fairfield Town Hall.

Fire Protection & Rescue / Emergency Medical Services

Fire protection in the Town of Fairfield is provided by a rural fire department that is an extension of the City of Baraboo’s Fire Department. The rural fire department serves the Village of West Baraboo and the Towns of Baraboo, Fairfield and Greenfield.

The Town of Fairfield is part of an ambulance service district that includes the City of Baraboo, the Village of West Baraboo and the Towns of Baraboo, Fairfield and Greenfield.

All of Sauk County is served by 911 emergency dispatch.

Law Enforcement

The Town of Fairfield is served by the Sauk County Sheriff's Department, which is located in the City of Baraboo. At the time of this writing, the Sauk County Sheriff's Office has 88 full time employees. There are 14 administrative positions, including a Chief Deputy, an Administrative Assistant, a Captain of the Security Division with two (2) Security Sergeants, a Captain of the Field Services with three (3) Patrol Division Lieutenants, three (3) Patrol Sergeants, one (1) Detective Sergeant and one (1) Communication Division Sergeant.

Health Care Facilities

The nearest health care facilities to the Town of Fairfield are located in the City of Baraboo and the Village of West Baraboo. St. Clare's Hospital is located in the City of Baraboo and serves the Baraboo region. The facility includes a 100-bed acute care hospital, a 100-bed long-term care facility with a 20-bed assisted living wing, and a health care foundation. Over 100 physicians serve on the hospital's active and consulting medical staff. The hospital features a full-time emergency department and an urgent care clinic.

The City of Baraboo also has several clinics for orthopedic, pediatric, internal and general medicine, dental, podiatry, and eye care facilities. Acupuncture and holistic establishments are located within the City and in the Village of West Baraboo. The existing health care facilities seem sufficient to serve Town residents.

Library

Fairfield is served by the seven (7) county South Central Library System. The nearest branch is located in the City of Baraboo. The library system seems sufficient to serve the Town's needs for the duration of this planning period.

Schools

The majority of the Town of Fairfield is served by the Baraboo School District, which also serves the Towns of Greenfield, Baraboo, Delton, Excelsior, Merrimac, Sumpter and Freedom; the Villages of North Freedom and West Baraboo; and the City of Baraboo. During the 2003-2004 school year, the District served 3,006 students. That number is expected to drop to 2,905 students by the 2005-2006 school year. The portion of the Town of Fairfield that is between CTH T/Levee Road and the Wisconsin River is located within the Wisconsin Dells School District. This is a small portion of the Town with limited development.

The Baraboo School District has six (6) elementary schools. **GLW (Gordon L. Willson)** serves K-5, **East** serves EC (early childhood) through 5, **South** is K-5, as is **North Freedom** and **Fairfield Center**. **West School** is the smallest and serves grades K-4. All elementary schools are equipped, staffed, and supplied in direct proportion to enrollment. There is one (1) Middle School and one (1) High School in the District; both are located in the City of Baraboo. There are two (2) private schools in the area, St. John's and St. Joseph's. Higher education is provided through a two-year University of Wisconsin campus in Baraboo and a technical college in Reedsburg.

Fairfield Center Elementary School

The Fairfield Center Elementary School is located at E12654 CTH T in the Town of Fairfield. Fairfield Center Elementary School is a K-5 school that has 125 students. Many residents have expressed their desire for the school to remain open.



Child Care Facilities

No known child care facilities exist within the Town of Fairfield. However, private facilities are available in nearby communities, including the City of Baraboo and the Village of West Baraboo.

Parks and Recreation Facilities

The Lower Wisconsin State Riverway, a publicly owned open space, is located in the northeastern portion of the Town.

The Town of Fairfield is located within the Ice Age National Scenic Trail corridor planning area. This Trail is designed to showcase Wisconsin's glacial features. Final delineation of the Trail is dependent upon voluntary decisions by individual land owners to sell or donate land.

Power Plants / Transmission Lines / Electricity

Electricity and natural gas in the Town of Fairfield is provided by Alliant Energy and the Adams/Columbia County cooperative. The Town has adequate transmission lines, with upgrades occurring along CTH T in 2004.

Telephone, Internet and Cable Television Service

Century Tel provides the Town of Fairfield with local telephone service. Various companies provide long-distance telephone service. High speed internet service and cable television is not available in most portions of the Town however access continues to improve. However, residents throughout the Town use satellite dishes to supplement the local television service.

There is one (1) telecommunication tower located in the Town of Fairfield. The tower is on CTH U, just south of Interstate 90-94. The Town will likely experience an increase in demand for tower siting as more companies seek to provide cellular phone and data service in the area.

Cemeteries

There is one (1) cemetery in the Town of Fairfield located at the southwest corner of CTH U and CTH T.

Churches

No churches exist in the Town of Fairfield.

Timetable for Utilities and Community Facilities Expansion & Renovation

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

Table 4.1: Town of Fairfield Utilities and Community Facilities Updates/Expansions

Utility or Community Facility	Status	Potential Action	Timeframe
Stormwater Management	Satisfactory, but may need upgrade	Update as per DNR requirements. Also, create a stormwater management ordinance for new subdivisions.	2005 and as per DNR requirements
Solid Waste/Recycling	Satisfactory	May need to renegotiate contract with Onyx if transfer station fills.	2004/2005
Parks	Satisfactory	Work with National Park Service on Ice Age Trail connection through the Town.	Ongoing
Telecommunication Facilities	Satisfactory	Work to expand options for Internet capacity in the Town.	2005
Power Plants and Transmission lines	Satisfactory	NA	NA
Electricity and Natural Gas Services	Satisfactory	Improve quality of lines and possibly extent of services.	As new development/growth occurs
Cemeteries	Satisfactory	NA	NA
Health Care Facilities	Satisfactory	NA	NA
Child Care Facilities	Satisfactory	NA	NA
Police	Satisfactory	NA	NA
Fire	Satisfactory	NA	NA
Rescue	Satisfactory	NA	NA
Library	Satisfactory	NA	NA
Schools	Fairfield Center Elementary School may close	Continue to support existence of Fairfield Center Elementary School.	Ongoing
Town Hall	Satisfactory	NA	NA

Source: Schreiber/Anderson Associates, 2004

V. Agricultural, Natural and Cultural Resources Profile

Agricultural Resource Inventory

Agriculture has long been an important economic livelihood in the Town of Fairfield and farming continues to be a key part of the local economy. The seasonal changes of growing crops, the colors and textures of farm fields and farm buildings contribute greatly to Fairfield’s rural appeal.

Farmers in Fairfield produce a variety of agricultural commodities, including dairy, oats, alfalfa, corn and soybeans. Muck farms are also common in the Town. The diversity of agriculture in the Town is of critical importance to its viability as a part of the local economy.

Most of Fairfield is zoned as an Agricultural Conservancy District. The purpose of this district is to protect, maintain and enhance woodlands, bluffs, wildlife corridors, scenic areas, significant natural areas and farmland. Uses in this district are generally limited to farming, greenhouses, nurseries, orchards, forest resources and other similar activities.

Because farming is important to the regional economy, many programs exist to assist farmers. One is the State Farmland Preservation Program, which provides income tax credits to property owners who agree to keep their land in agricultural use. This State of Wisconsin program provides Sauk County landowners with over \$500,000 of tax relief credits annually. Any farmer who owns at least 35 acres and produces \$6,000 in agricultural products per year or an average of \$18,000 over three (3) years can participate. The amount of tax credit varies, depending on household income and the amount of real estate taxes. Table 5.1 lists the approximate percentage of lands enrolled in the program by town.



Farm buildings in Fairfield.

Table 5.1: Farmland Preservation Tax Credit Participation by Town, 2003

Township	% of Total Farmland Acres Claimed for Preservation
Town of Baraboo	21.4
Town of Dellona	12.0
Town of Delton	0.0
Town of Excelsior	11.0
Town of Fairfield	14.4
Town of Freedom	5.5
Town of Greenfield	10.9
Town of Honey Creek	71.5
Town of Merrimac	0.0
Town of Prairie du Sac	91.5
Town of Sumpter	43.4
Town of Troy	96.9

Source: Highway 12 Corridor Growth Management Plan, 2003

According to the Wisconsin Agricultural Statistics Service, between 1992 and 1997 the following agricultural land trends occurred in Sauk County:

- Land in farms decreased slightly from 335,517 acres to 332,878 acres
- Average size of farms decreased six (6) percent from 243 to 229 acres
- Full time farms decreased 12 percent from 947 farms to 831 farms
- Market value of agricultural products sold increased seven (7) percent to \$121,224,000 (crop sales accounted for 18 percent of the market value and livestock sales accounted for 82 percent of the market value)
- Average market value of agricultural products sold per farm increased two (2) percent from \$82,129 to \$83,487

The State of Wisconsin showed similar agricultural trends during this time period. However, average market value of agricultural products sold per farm statewide increased by 10 percent.

As the region’s population continues to grow, there is pressure to convert farmland to residential and other land uses. Table 5.2 shows agricultural land sales in 2003 for Sauk County, the southwest district of the State and the entire State of Wisconsin. In Sauk County, most of the land sold remained in agricultural use. However, it is important to note that the value of agricultural land sold per acre when remaining in agricultural use was \$2,668; whereas the value of land sold per acre when converted to a use other than agricultural land was over four (4) times higher at \$12,506. The data shows that land in the Sauk County area is a desirable commodity, especially when converted out of agriculture.

Table 5.2: Agricultural Land Sales, 2003 -

	Agricultural land continuing in agricultural use			Agricultural land being diverted to other uses		
	Number of transactions	Acres sold	Dollars per acre	Number of transactions	Acres sold	Dollars per acre
Sauk County	80	4,159	2,668	4	212	12,506
SW District	348	28,584	2,246	138	5,309	2,807
State of WI	1,805	133,207	2,480	1,200	47,057	5,500

Source: Wisconsin Agricultural Statistics Service, 2004

Table 5.3 compares Sauk County farm statistics between 1997 and 2002. In general, number and sizes of farms decreased, but average farm size increased. Also, the estimated market value of agricultural land and buildings significantly increased. However, the market value of agricultural products sold decreased.

Table 5.3: Sauk County Farm Statistics, 1997 and 2002 -

	1997	2002
Farms	1,736	1,673
Land in Farms (acres)	357,633	353,104
Average Farm Size (acres)	206	211
Estimated Market Value of Land and Buildings	\$258,213 (per farm) \$1,227 (per acre)	\$551,470 (per farm) \$2,712 (per acre)
Market Value of Agricultural Products Sold	\$123,667,000 (total) \$71,237 (average per farm)	\$116,064,000 (total) \$69,375 (average per farm)

Source: 2002 U.S. Census of Agriculture, Wisconsin Data

Landforms & Topography

Nearly all of Sauk County lies within the glaciated portion of Wisconsin and the topography is highly variable. The glaciers formed recessional moraines, drumlins, ground moraines, outwash plains and terraces, floodplains, glacial lake basins and swamps throughout the region. The glaciers also lowered the preglacial relief by eroding the hills and filling the valleys, leaving behind a landscape described as gently undulating to hilly, with complex slopes.

The Baraboo Range, which extends approximately 25 miles east-west across east central Sauk County, is one of the most important and interesting physical features in Wisconsin. Because of its unique geology, the National Park Service dedicated the Range as a National Natural Landmark. The range, which primarily consists of quartzite, rises 400 to 800 feet above the surrounding landscape. The highest elevations in the range are approximately 1,600 feet above sea level. The range is an ancient mountain range set in the midst of an extensive plain.

The Baraboo Range is located primarily within the Towns of Baraboo and Greenfield, but does reach the southern portion of the Town of Fairfield.



The Baraboo Range is shown in the shaded areas. The range covers some of the southern portion of the Town of Fairfield.

General Soils Information

Soil suitability for development depends on soil type, slope and erosion levels. Soil types in the Town are intermixed, so on-site soil analyses are necessary to determine development potential for individual development projects.

Soil suitability classes for agriculture range from Class I to Class VIII. Class I has no significant limitations for raising crops. Classes II and III are suited for cultivated crops but have limitations such as poor drainage, limited root zones, climatic restrictions or erosion potential. Class IV is suitable for crops but only under selected cropping practices. Classes V, VI, and VII are best suited for pasture and range, while Class VIII is suited only for wildlife habitat, recreation and other nonagricultural uses.

Soils in the Town are mapped by the Natural Resources Conservation Service and the United States Department of Agriculture. Prime agricultural soils (classes I and II) are located in the following areas of the Town:

- The western portion of the Town, generally bounded by CTH A, CTH T and Interstate 90-94
- The eastern portion of the Town near Hein Road and Interstate 90-94
- The southern part of the Town along Fairfield Road and between the Baraboo River and STH 33

The soils in the Town of Fairfield are depicted on the Prime Soils Map.

Soils in the Town are also classified by type. Approximately 30 percent of the soils in Fairfield are classified as fluvaquents. These are wet or poorly drained soils usually bordering waterways - in this case the Wisconsin River, Leech Creek and the Baraboo River. These soils are usually located within floodplains and are generally not suitable for septic systems. In Fairfield, many of the areas bordering these waterways are zoned as wetlands,

which limits development primarily to non-residential structures. Based on the Soil Survey for Sauk County (1980-USDA Soil Conservation Service) soils in the Town can be grouped into three general categories:

Wycena-Gotham-Plainfield Group: These soils comprise approximately 40 percent of the Town. The soils consist of well-drained, moderately rapidly permeable soils on till plains and moraines. The soils form in loamy material and sandy glacial till and slopes range between 2 and 30 percent.

Briggsville-Mowel-Colwood Group: Approximately 15 percent of Fairfield is composed of these types of soils. The soils are well-drained, moderately slowly permeable soils in glacial lake basins. These soils formed in lake-laid sediments over calcareous silty lacustrine sediments. Slopes are very low and range between 2 and 6 percent.

McHenry-St. Charles Group: This soil group underlies southern portions of the Town of Fairfield and comprises about 15 percent of the Town. These soils are well-drained with a loamy surface layer and subsoil, underlain by glacial till. These are gently sloping to steep soils on glaciated upland. The potential for residential development is good, but slope is a moderate to severe limitation for conventional septic systems in some areas, as slopes range between 2 and 30 percent. These soils are the most productive soils in the Town for agriculture, and are also generally more suitable for septic systems than the other soil groups.

Groundwater

Groundwater in the Town is generally of very high quality and is suitable for most purposes. Groundwater is found at various depths depending on the general topography, the distance above the permanent stream level and the character of the underlying rock formation. Most groundwater is obtained from the Cambrian sandstone aquifer that underlies the region.

Another important source of groundwater is the surficial sand and gravel deposits along the Wisconsin River and the lower reaches of the Baraboo River. However, this area is often susceptible to human-induced and natural pollutants. The Baraboo Range is underlain by quartzite bedrock and the upper aquifers are thin or absent. Drilling wells in these hard rock areas is expensive and yields are generally low and often barely sufficient for domestic purposes.

Residents of the Town of Fairfield noted throughout the planning process that maintaining the high quality groundwater in the area was extremely important.

Slopes

Steep wooded slopes provide wildlife habitat, enhance scenic beauty and generally provide a natural barrier to development. As depicted on the Natural Areas Map, steep slopes exceeding 12 percent exist in the southern portion of the Town. Slopes exceeding 20 percent exist in several areas in the Baraboo Range, including portions of the Town along the Baraboo River.

Slopes between 12 and 20 percent grade present challenges to building site development. Slopes that exceed a 20 percent grade are generally not recommended as developable sites. Disturbing soils and vegetation on steep slopes can result in severe erosion and soil degradation, which can be detrimental to nearby water resources and can cause damage to buildings, roads and utilities.

Hilltops and Ridgetops

Hilltops and ridgetops are unique natural features that exist in the southern part of the Town of Fairfield. These features are often overlooked during planning processes, but planning for these resources is critical to maintaining the Town's character and preserving important viewsheds. Hilltops and ridgetops define the

horizon. Large structures built on top of them tend to be visually prominent, especially if they don't blend in with Fairfield's character, including color, material and style.

Floodplains

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

Floodplains are mapped by the Federal Emergency Management Agency (FEMA). The State requires county regulation of development in floodplains. To avoid both on-site and up-and downstream property damage, development is strongly discouraged in floodplains.

Floodplain areas in the Town of Fairfield exist along the Wisconsin River and the Baraboo River. Floodplains also exist throughout much of the central and eastern portions of the Town. The Fairfield Marsh, in the central part of the Town, is characterized by floodplains, hydric soils and wetlands. Floodplains in the Town are depicted on the Natural Areas Map. However, the FEMA maps should be referenced for official delineation and elevations of floodplain boundaries.

Wetlands

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

Historically, wetlands were a prominent feature on the Sauk County landscape, comprising an estimated one (1) of five (5) acres in early settlement time. Wetlands today comprise approximately one (1) of every 100 acres in Sauk County. Preserving the remaining wetlands has become crucial to the survival of hundreds of Wisconsin's plant and animal species, and is also critical for the hydrologic system to help prevent flooding, and to trap and filter pollutants.

The DNR has identified and mapped wetlands of two (2) or more acres in the Wisconsin Wetlands Inventory. Wetlands exist throughout the Town of Fairfield and are depicted on the Natural Areas Map. The largest wetland features are located along the Wisconsin River, in the Fairfield Marsh in the central part of the Town and along the Baraboo River.

Woodlands and Forest Resources

Historically, most of the region surrounding the Town of Fairfield was covered with a stand of open-grown timber, interspersed with prairie grasses. The trees were predominantly oak and scattered other hardwoods. The open grasslands consisted of big bluestem, little bluestem, indiagrass and switchgrass. Areas of wet soils supported sedge, bluejoint grass and cordgrass. Organic soils supported tamarack and lowland hardwood stands. Subsequent farming and the control of wildfire favored the growth of hardwood trees other than oak and eliminated much of the prairie grass.

The forest types in the area are now primarily southern deciduous forests interspersed with occasional evergreen cover types. The composition of these forest types is: oak-history, maple-birch, aspen, red pine, elm, soft maple, jack pine and others. Maples, red oak, white oak, bur oak and northern pin oak are the most important species in terms of volume produced and area occupied in the forest. Occasional paper birch, white pine, red pine,

spruce species, aspen and various other hardwood and conifer species are also present. Other vegetative communities, excluding agricultural crops, include oak savanna, prairie and wetlands.

The land cover of Sauk County has undergone vast changes in the last 150 years. European settlement and associated farming, mining, and population growth has eliminated many oak savannas, prairies and wetlands. The forests of Sauk County did not escape these impacts but interestingly have increased from about 34 percent (183,000 acres) to about 36 percent (195,200 acres) of the land cover. This is due to the natural conversion of oak and brush savanna to oak forest, mainly a result of fire suppression. Other areas that were considered marginal or poor farmland have also naturally converted to forest or have been planted to trees.

As part of the 1990 Farm Bill, Congress created the Forest Legacy Program to identify and protect environmentally important private forestlands threatened with conversion to nonforest uses, such as subdivision for residential or commercial development. To help maintain the integrity and traditional uses of private forestlands, the Forest Legacy Program promotes the use of conservation easements. These easements allow the federal government, in cooperation with state and local agencies, private organizations, and individuals to preserve the rich heritage of private forests across the United States. Wisconsin's Forest Legacy Program includes an area of approximately 33,000 acres in the western range of the Baraboo Hills. Acquisition of easements from a grouping of smaller landowners, combined with a wide variety of other conservation efforts in the area, will help protect the long-term conservation and forest production values of the Baraboo Hills.

Woodland areas are scattered throughout the Town of Fairfield. The most notable areas are:

- In the eastern portion of the Town, west of CTH A
- Along the southern portion of the Town
- In the northern portion of the Town along the Wisconsin River and adjacent to the Pine Island Wildlife Area



The Managed Forest Law (MFL), administered by the Wisconsin Department of Natural Resources, is a landowner incentive program designed to encourage sustainable forestry on private woodlands in Wisconsin. The law, through a written forest management plan, couples landowner objectives and timber harvesting, wildlife management, water quality and recreation to maintain a healthy and productive forest. To be eligible, a landowner must own a minimum of 10 contiguous acres of forestland with a minimum of 80 percent of the land in forest cover. As of 2004, MFL reduces property taxes to \$1.74 per acre if the land is "closed" to public access. Up to 80 acres may be closed to public access by the landowner. Forest land taxes can be further reduced to \$.74 an acre if designated "open" to the public. As of 2004, 924 acres of land in the Town of Fairfield were enrolled in the MFL program.

Drainage Basins and Watersheds

The Town of Fairfield is located in the Lower Wisconsin River Basin, which drains approximately 4,490 miles of south central and southwestern Wisconsin. Within this basin, the Town is located within the Lower Baraboo River Watershed, which covers eastern Sauk County and western Columbia County. The Lower Baraboo River watershed includes the portion of the Baraboo River from the City of Baraboo to the Wisconsin River.

Lower Baraboo River Watershed: The Lower Baraboo River Watershed drains approximately 144 square miles and has about 91 miles of streams. Lakes in the watershed include Devils, Leech, Corning and Long. Exceptional/outstanding resource waters in the watershed include Boulder and Rowley Creeks and Devils Lake. Concerns and issues for the watershed include nonpoint source pollution in the form of sediment and nutrient delivery, hydrologic modification, atrazine and exotic/invasive species.

Dams have historically been a major impairment in the watershed. The impoundments created by these dams increased siltation behind the structures and warmed the water. In addition, these dams were an obstacle to fish migration. These dams, however, have now been removed. With the removal of the final dam, the Linen Mill Dam, in October of 2001, the Baraboo River became the longest mainstream stretch of restored river in the country.

The ditching and draining of wetlands to create muck farms has had a significant impact on the habitat and water quality of surface waters in the watershed. These muck farms not only modify the hydrologic regime in a stream, but they contribute large volumes of nutrients and sediments to streams. The watershed is not ranked with respect to nonpoint source pollution priorities. In the watershed, the cities of Baraboo and Portage discharge to the Baraboo River and the Wisconsin River, respectively. Other point source discharge permittees are the Ho-Chunk Nations and J&L Oil, both of which discharge to groundwater. Teel Plastics is the only industrial discharges in the watershed and discharges to the Baraboo River.

Stream Corridors

Leech Creek is the main stream corridor in the Town of Fairfield and is a tributary to the Baraboo River. Just over 2.5 miles of the creek are classified as a Class II trout stream and the creek supports some natural reproduction of both brook and brown trout. The lower half of the creek, which runs through Fairfield, could possibly have trout stream potential, but has been extensively ditched and straightened. There is a muck farm on a portion of the creek that is a source of sediments and nutrients. Surveys of the warm water fish communities have found it to be in fair condition.

Surface Water

The Baraboo River: The Baraboo River flows approximately 100 miles from its headwaters near Hillsboro to its confluence with the Wisconsin River south of Portage. Its watershed encompasses 650 square miles, or about 415,000 acres. Through its course, the Baraboo drops over 150 feet in elevation. However, forty-five feet of that gradient occurs in a four (4) to five (5) mile stretch of the river through the City of Baraboo. This concentration of relatively steep gradient was recognized by early white settlers for its potential to generate mechanical power and became known as the "Baraboo Rapids." In 1837 settlers began displacing Native American inhabitants and soon thereafter constructed the first of five (5) dams on the



river. From the mid- to late nineteenth century the dams were the life and economic engine that drove the local economy, powering grist, lumber and other essential milling enterprises. These dams have now been removed and the river has been restored to its free-flowing condition and is again connected with the complex Wisconsin River fishery.

Wisconsin River: The Wisconsin River forms the northern boundary of the Town of Fairfield. The Wisconsin - River begins at Lac Vieux Desert, a lake in Vilas County that lies on the border of Wisconsin and the Upper Peninsula in Michigan. The river is approximately 430 miles long and collects water from 12,280 square miles. As a result of glaciation across the state, the river traverses a variety of different geologic and topographic settings. The section of the river known as the Lower Wisconsin River, which is the section that runs through Fairfield, crosses over several of these different geologic settings. From the Castle Rock Flowage, the river flows through the flat Central Sand Plain that is thought to be a legacy of Glacial Lake Wisconsin. Downstream from Wisconsin Dells, the river flows through glacial drift until it enters the Driftless Area and eventually flows into the Mississippi River.

Overall, the Lower Wisconsin River portion of the Wisconsin River extends approximately 165 miles from the Castle Rock Flowage dam downstream to its confluence with the Mississippi River near Prairie du Chien. Two (2) major hydropower dams operate on the Lower Wisconsin, one at Wisconsin Dells and one at Prairie Du Sac. The Wisconsin Dells dam creates Kilbourn Flowage. The dam at Prairie Du Sac creates Lake Wisconsin. The operating permit for the Prairie Du Sac dam is regulated by the Federal Energy Regulatory Commission (FERC).

Open Space/Environmental Corridors

The Town has several open spaces, or natural areas, that are worthy of preservation, as listed in the Natural Area Inventory of Sauk County, Wisconsin, 1976 by Tans and Lange. The areas include the Lower Narrows of the Baraboo River, Leech Creek and the Open Meadows and Lowland Hardwood Forest along the Wisconsin River.

The Lower Narrows was the preglacial channel of the Wisconsin River through the Baraboo Range, and is now the basin for the Baraboo River. The area was glaciated, and therefore there are no talus slopes like those at Devil's Lake. The geology consists of Baraboo quartzite, quartzite conglomerate and rhyolite. Steep slopes are wooded with dry oak forests, red forests, red cedars, cliff species and remnant prairies. The area is of great scenic beauty with geological significance.

Leech Creek is a Class II trout stream with a sandy bottom and mucky banks. Several species with alkaline affinities are present along its banks and adjacent marshlands. The area is lightly grazed, but is still an uncommon resource with unusual plants.

Rhyolite Prairies exist in the Town. These prairies are dry prairie with rhyolite on the north slope of the Baraboo Range. The area demonstrates a good representation of prairie plants, cacti and uncommon plants.

Open Meadows and Lowland Hardwood Forest exist along the Wisconsin River. This area is comprised of approximately 1,500 acres of lowland hardwood forest and nearly 400 acres of open marsh-slough, as well as numerous small islands and sand bars.

The Pine Island Wildlife Area is located in the northeastern part of the Town, off of Levee Road. The 5,043 acre property is owned by the State of Wisconsin and harbors geese, ducks, turkeys, squirrels, deer, pheasants, ruffed grouse, furbearers and sandhill cranes. The habitat consists of marsh, forests and river. A variety of recreation



The lower narrows gorge of the Baraboo River, near the Town of Fairfield and Town of Greenfield border.

opportunities are popular at the site, including canoeing and boating on the Wisconsin River, dog training, hiking and fishing.

The North Range of the Baraboo Hills encompasses approximately 1,500 acres in the Town. The Baraboo Hills, or Baraboo Range, is a unique example of an exhumed mountain range which is composed of Precambrian Quartzite. The range stands as high as 800 feet above the Wisconsin River and is one of the most ancient rock outcrops in North America.

The Baraboo Range includes 55,000 acres of forest. This is the largest tract of mostly unfragmented deciduous forest remaining in the upper Midwest. The differences in elevation, exposure and soils of the Baraboo Hills creates a variety of ecological habitats including high, dry rock strata where white pine predominates; rocky cliffs covered with lichens and mosses; cool steep valleys and ravines of hemlock; dry and wet prairie, and marshes.

At least 28 different natural communities have been identified in the range. This ecoregion is home to over 18,000 species of plants and animals, including 135 species of breed birds. Of these plant and animal species 77 of them are rare or imperiled in the state and 23 are on the state or federal lists of threatened or endangered species.

The significance of the area has been recognized by the National Park Service since 1974 when they designated the Southern Range of the Baraboo Hills as a "Natural National Landmark". No funding or active role by the park service is associated with this designation. The Nature Conservancy also designates the Baraboo Range as one of their "Last Great Places", one of only 77 such sites in the world.

The Baraboo Range, in Sauk and Columbia Counties, is one of Wisconsin's most important environmental resources. It is nationally recognized for its outstanding geological features and its ecological diversity. However, development pressure from a housing boom, tourism and a highway expansion project threatens the region.

To ensure that the expansion of U.S. Highway 12 does not jeopardize the healthy ecosystems and scenic character of the region, a Memorandum of Agreement (MOA) was created to protect lands within the Baraboo Range National Natural Landmark in Sauk County. As part of the MOA, \$5 million in transportation funds was granted to the Baraboo Range Protection Program (BRPP) in 1999. The program uses this funding to purchase development rights from owners of forested lands and buffer zones around tracts of forest. Though the program is new, 164 acres on three properties have been conserved through the PDR program. As of 2004, two more property acquisitions were in progress.

The Ice Age Trail is an important environmental corridor that is proposed to run through the Town of Fairfield. One (1) of only eight (8) National Scenic Trails in the U.S., the Ice Age Trail spans approximately 1,200 miles in Wisconsin. Currently, about 575 miles of trail are open to the public for hiking, snowshoeing and skiing. This trail is described in greater detail in the Utilities and Community Facilities chapter of this Existing Conditions report.

Non-metallic Mineral Resources

One (1) quarry exists in the Town of Fairfield. This quarry is considered a legal, non-conforming use.

Wildlife Habitat and Threatened and Endangered Species

Wildlife is abundant in the Town. Forest lands, agricultural lands and wetlands provide habitat, cover and food for many species, both game and non-game. Wildlife in the area includes white tail deer, red and grey squirrel, fox, skunk, badger, opossum, raccoon, muskrat, cottontail rabbit, weasel, pheasant, quail, bald eagle and nesting song birds (including neo-tropical migrant species), wild turkey and many varieties of reptiles and amphibians.

The Bureau of Endangered Resources' Natural Heritage Inventory (NHI) program maintains data on the location of rare, threatened or endangered plant and animal species. The Lower Baraboo River Watershed has a variety of good quality habitats and rare plant communities. Within the watershed, the NHI lists 10 bird species, seven (7) butterfly species, five (5) dragonfly species, seven (7) species of fish, two (2) species of mayflies, six (6) species of mussels, 42 plant species, two (2) species of snakes, one (1) species of turtle, four (4) species of mammals, one (1) species of lizard and one (1) species of snail.

The differences in elevation, exposure and soils of the Baraboo Range create a variety of ecological habitats. At least 28 different natural communities have been identified, harboring 23 federal or state listed threatened or endangered species. Approximately half of the more than 2,200 vascular plants in Wisconsin have been found in this tiny fraction of the state.

Air Quality

The ambient air quality in the region is generally good. For the most part, ozone is not an air quality concern in this area; however, airborne dust mobilized by plowing or wind erosion of bare soil in agricultural fields may cause temporary air quality problems. An air quality monitoring station is located on Tower Road, near Devil's Lake, in the Town of Greenfield.

Cultural Resources Inventory

Preservation of historic and cultural resources is important to the vitality of any community. It fosters a sense of pride and provides an important context for social and cultural continuity between the past, present and future. The Town of Fairfield has a rich cultural history that should be preserved and enhanced whenever possible.

Historic Resources

European-Americans first settled in the Sauk County area in the mid-1800s. These immigrants were composed primarily of Welsh, Irish and English who came to farm or lumber.

In the early 1940s, settlers began harvesting the timbered areas, and then cultivated the prairies. The former prairie soils are now some of the most fertile soils in Wisconsin. Wheat, oats, barley, rye and flax constituted a large part of the farm products for many years. After the chinch bug infestation eliminated wheat as a major crop, farming became more diversified. Corn and oats became important grain crops, and stock raising and feeding and dairying contributed to the economy. Potatoes were also an important early crop; tobacco was grown on some of the dark prairie soils; and sweet corn, peas and cabbage were important cash crops.

The Town of Fairfield has a strong agricultural history, and also a strong conservation history. Aldo Leopold, an internationally renowned conservationist, lived in the Town of Fairfield and wrote about the ecology of the area in his writings. Most notably, Leopold wrote his famous work, "A Sand County Almanac", in a shack adjacent to the Wisconsin River. This shack, now called the Aldo Leopold Shack, is listed on both the State and National Historic Registers. The property was listed in 1978 and is designated as an historic property with significance between 1925 and 1949.



The Aldo Leopold Shack.

The Town has a unique collection of historic or architecturally significant buildings and sites. The State Historical Society's Architecture and History Inventory (AHI) contains data on a wide range of historic properties throughout the state—such as round barns, cast iron bridges, commercial buildings, schoolhouses and turn of the century homes—that help shape Wisconsin's

distinct cultural landscape. The AHI lists five (5) documented properties in the Town of Fairfield. Table 5.4 lists these properties and their locations.

Table 5.4 Fairfield Historic Sites

Location	Type of Property	Historic Name
North Side of a Town Road, 1.5 miles east of CTH T	House (Astylistic Utilitarian)	Aldo Leopold Shack
CTH A (west side) 1.4 miles north of CTH U	Cemetery Monument	Yellow Thunder Monument
Gillem Road (east side), 0.3 miles north of Shady Lane	House (Greek Revival)	None Given
CTH T (west side), 0.2 miles north of Back Road	House (Greek Revival)	None Given
Levee Road (north side) at intersection with Scheppe Road	House (Side Gabled)	Edwin Plummer House

Archeological Resources

Archaeological investigations show that Native Americans have inhabited the Baraboo region since the Pleistocene Epoch, nearly 12,000 years ago. Three (3) distinct cultures spanned the period from glaciation to the present – Paleo-Indian Cultural Tradition, 12,000-6,000 B.C.; Archaic Cultural Tradition, 6,000-500 B.C.; and Woodland Cultural Tradition, 500 B.C. to European contact.

By 1650 A.D., historic tribes, the Ho-chunk, the Sauk and the Fox, occupied this area. The Ho-chunk had a major presence with the Fox and the Sauk in the area for a short time.

These cultures were attracted to the scenic waterways and bluffs, and left behind archeological evidence such as effigy and burial mounds, camps and village sites. While no mounds are specifically identified in the Town of Fairfield, mounds are present nearby and the Wisconsin burial site preservation law protects all mounds in the State (§ 157.79 Wis. Stats.).

Recreational Resources

Recreational resources in the Town of Fairfield are identified in the Utilities and Community Facilities Element.

VI. Economic Development Profile

Employment Characteristics

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

Table 6.1 shows the employment status of Fairfield residents in 2000. Of the 615 individuals in the labor force, 614 were employed in civilian occupations and only 3.7 percent of the civilian labor force was unemployed. The statistical profile reveals a fairly even split between males and females in the labor force, and one in which, for 72.3 percent of families, both parents participate in the labor force.

The lower portion of Table 6.1 shows worker breakdown by class. Private wage and salary workers constitute the largest component of Fairfield’s labor force with over 74.6 percent.

Table 6.1: Employment Status of Fairfield Residents, 2000

Employment Status	Number	Percent
Population 16 years and over	832	100.0
In Labor Force	615	73.9
Civilian Labor Force	614	73.8
Employed	591	71.0
Unemployed	23	2.8
Percent of Civilian Labor Force Unemployed	3.7	(x)
Armed Forces	1	.1
Not in Labor Force	217	26.1
Females 16 years and over	414	100.0
In Labor Force	281	67.9
Civilian Labor Force	281	67.9
Employed	273	65.9
All parents in family in labor force	68	72.3
CLASS OF WORKER	Number	Percent
Private wage and salary workers	441	74.6
Government Workers	88	14.9
Self-employed workers in not incorporated business	62	10.5
Unpaid family workers	-	-

Source: U.S. Census Bureau, 2000

Generally, residents in the Town of Fairfield work within Sauk County. Table 6.2 details the place of work for residents in the Towns of Baraboo, Fairfield and Greenfield at the County and State level.

Table 6.2: Place of Work for Workers 16 and Over -

	Town of Baraboo		Town of Fairfield		Town of Greenfield	
	No.	%	No.	%	No.	%
Total:	919	--	576	--	525	--
Worked in state of residence:	908	98.8	571	99.1	524	99.8
Worked in county of residence	819	89.1	462	80.2	411	78.3
Worked outside county of residence	89	9.7	109	18.9	113	21.5
Worked outside state of residence	11	1.2	5	0.9	1	0.2

Source: U.S. Census Bureau, 2000

The Wisconsin State Department of Workforce Development collects statistics on worker flow at the county level, as depicted in Table 6.3. The results for Sauk County in 2000 indicate that of the 28,694 workers residing in the County, the majority (79.2 percent) work within Sauk County itself. Further, workers that do not work within Sauk County are most likely working in Dane or Columbia Counties. The right side of the table indicates the percentage of the Sauk County workforce living outside of the County. While most of the workers in the County also live there, a notable percentage commutes from Colombia, Juneau, Dane and Richland Counties, among others.

Table 6.3: County-to-County Worker Flow for Sauk County, WI

Live in:	Work in:	Travel to:	From:	
Sauk Co. WI	Sauk Co. WI	22,721	Sauk Co. WI	22,721
	Dane Co. WI	3,428	Columbia Co. WI	1,692
	Columbia Co. WI	1,013	Juneau Co. WI	1,657
	Juneau Co. WI	355	Dane Co. WI	1,547
	Iowa Co. WI	298	Richland Co. WI	1,095
	Richland Co. WI	205	Adams Co. WI	917
	Adams Co. WI	77	Iowa Co. WI	387
	Marquette Co. WI	57	Vernon Co. WI	250
	Vernon Co. WI	50	Marquette Co. WI	237
	Waukesha Co. WI	46	Grant Co. WI	131
	Monroe Co. WI	43	Monroe Co. WI	87
	Rock Co. WI	41	Dodge Co. WI	78
	Green Co. WI	39	La Crosse Co. WI	52
	Milwaukee Co. WI	38	Green Co. WI	36
	Cook Co. IL	29	Rock Co. WI	31
	Jefferson Co. WI	26	Wood Co. WI	26
	Grant Co. WI	20	Stephenson Co. IL	23
	Elsewhere	208	Marathon Co. WI	23
	Grand Total	28,694	Walworth Co. WI	22
			Crawford Co. WI	22
			Elsewhere	368
			Grand Total	31,402

Source: Wisconsin State Department of Workforce Development, 2000

Table 6.4 lists the top eight (8) largest employers for Sauk County in terms of number of employees.

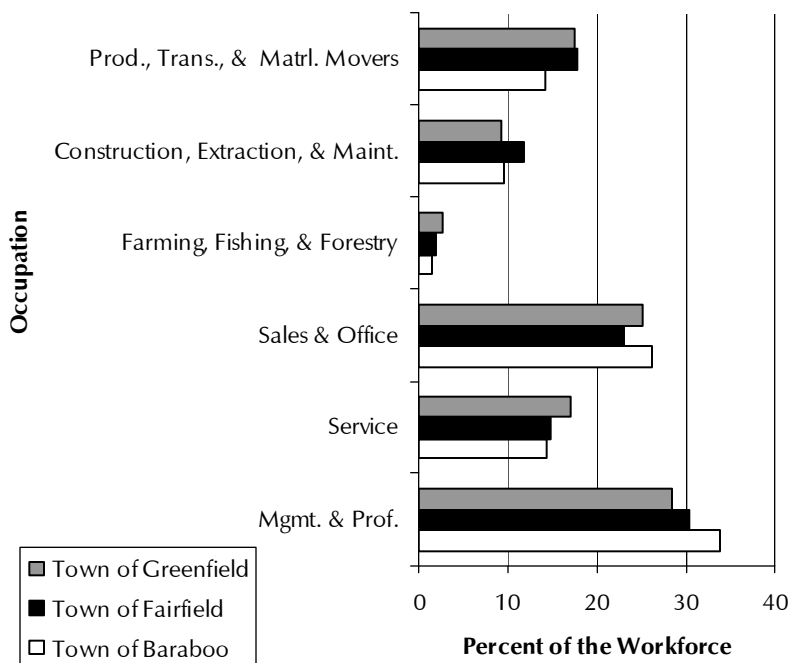
Table 6.4: Major Employers, Sauk County

Employer, Location	No. of Employees	Type of Business
Ho-Chunk Nation Village of Lake Delton	1,831	Gaming, hotel, convention
Lands' End Reedsburg	1,515	Clothing, distribution, phone bank
Sysco Food Services of Baraboo Baraboo	650	Wholesale food distribution
St. Clare Hospital & Nursing Home Baraboo	650	Health services
Flambeau Inc., (Nordic Group of Cos.) Baraboo	640	Plastics
Perry Judd's Baraboo	600	Commercial printing
Sauk Prairie Memorial Hospital & Clinics Prairie du Sac	448	Health services
Reedsburg Area Medical Center Reedsburg	395	Health services

Source: Wisconsin State Journal, 2004

Figure 6.1 illustrates the occupational structure of the residents of the Towns of Baraboo, Fairfield and Greenfield at the time of the 2000 Census. “Sales and office occupations” and “management, professional and related occupations,” employ approximately a quarter and a third, respectively, of the population of each of the three (3) Towns.

Figure 6.1: Occupational Structure of Residents, 2000



Source: US Census Bureau, 2000

Although only a small percentage of Fairfield’s workforce is employed in “Farming, Fishing & Forestry”, it is important to the Town’s economic livelihood and way of life. Tables 6.5 and 6.6 identify economic farming trends in Sauk County. Additional agricultural information is available in Chapter 5 of this Existing Conditions Report.

Table 6.5: Net Cash Farm Income of the Operations and Operators, 2002

	Net Cash from Farm Income (Operations)	Average per Farm
Sauk County	\$20,261,000	\$12,154
State of Wisconsin	\$1,384,224,000	\$17,946

Source: 2002 U.S. Census of Agriculture, Wisconsin Data

Table 6.6 shows that farm sales and average value of agricultural products sold per farm were lower statewide and countywide in 2002 than they were in 1997. However, the data show that the value of agricultural products sold directly to individuals has increased since 1997. Also, there is substantial value in organically produced commodities. These trends demonstrate that there may be emerging markets for Fairfield farmers to directly sell agricultural products to individuals and/or to produce organic commodities.

Table 6.6: Market Value of Agricultural Products Sold (Including Direct and Organic), 1997 and 2002

	Total Sales		Average Per Farm		Value of Ag Products sold directly to Individuals		Value of Certified Organically Produced Commodities	
	1997	2002	1997	2002	1997	2002	1997	2002
Sauk County	\$123,667,000	\$116,064,000	\$71,237	\$69,375	\$518,000	\$596,000	(NA)	\$386,000
State of Wisconsin	\$5,794,100,000	\$5,623,275,000	\$72,844	\$72,906	\$23,848,000	\$29,072,000	(NA)	\$20,828,000

Source: 2002 U.S. Census of Agriculture, Wisconsin Data

Economic Forecasts

The State of Wisconsin’s Department of Workforce Development’s “Sauk County Workforce Profile” provides insight into regional employment forecast for Columbia, Dane, Dodge, Jefferson, Marquette and Sauk Counties.

The following forecasts and statistics are divided into two (2) broad categories: occupation and industries. It is common that several occupation groups are related closely to certain industries. For example, the U.S. Bureau of the Census uses the following description to describe the differences: Operators of transportation equipment, farm operators and workers, and healthcare providers account for major portions of their respective industries of transportation, agriculture and health care. Industry categories, however, include people in other occupations. For example, people employed in agriculture include truck drivers and bookkeepers; people employed in the transportation industry include mechanics, freight handlers, and payroll clerks; and people employed in the health care industry include security guards and secretaries.

Table 6.7 lists the top 10 occupations experiencing the fastest growth rates and the most job openings in South Central Wisconsin. Many of the fastest growing occupations fall into the “Management, professional or related occupations” category, and there is a particular growth trend in computer software and support occupations as well as medical support occupations. The areas with the most openings are generally “service occupations,” with some exceptions. The professions listed fall within three (3) of the major employment areas for residents in the Town (see Figure 6.1). Production, transportation and materials movers” also represented a major employment area for Fairfield at the time of the 2000 Census, but these jobs are not represented in the occupational growth projections listed below.

Table 6.7: South Central Region Occupation Projections: 2010

	Top Ten Occupations	Education & Training Typically Required*	Average Wage**
Fastest Growth	Computer Software /Systems Software Engineers	Bachelor's degree	\$30.38
	Computer Support Specialists	Associate degree	\$20.03
	Computer Software Engineers	Bachelor's degree	\$30.31
	Desktop Publishers	Postsecondary voc. trng	\$14.98
	Network Systems/Data Communications Analysis	Bachelor's degree	\$24.96
	Network/Computer Systems Administration	Bachelor's degree	\$25.79
	Medical Assistants	1-12 mo. on-the-job	\$12.75
	Medical Records/Health Info Techs	Associate degree	\$13.33
	Fitness Trainers/Aerobics Instructors	Postsecondary voc. trng	\$11.63
	Database Administrators	Bachelor's degree	\$25.64
Most Openings	Combination Food Preparation/Service Workers Including Fast Food	1-month or less training	\$8.57
	Retail Salespersons	1-month or less training	\$10.09
	Cashiers	1-month or less training	\$7.81
	Waiters/Waitresses	1-month or less training	\$6.87
	Registered Nurses	Bachelor's degree	\$22.76
	Office Clerks/General	1-month or less training	\$11.78
	Laborers - Freight/Stock/Materials Movers/Handlers	1-month or less training	\$10.87
	Customer Service Reps	1-12 mo. on-the-job	\$13.90
	Janitors/Cleaners, Maids/Housekeepers	1-month or less training	\$9.84
	Stock Clerks/Order Fillers	1-month or less training	\$10.40

Source: WI DWD, Bureau of Workforce Information, 2002
 South Central WDA includes Columbia, Dane, Dodge, Jefferson, Marquette and Sauk counties.

*The most common way to enter the occupation, not the only way
 ** Wages from Occupation Employment Statistics survey responses for region, 2001

Other employment projections were prepared at the state level. Table 6.8 lists the projected growth statewide for all occupations.

Table 6.8: Statewide Employment Projections by Occupation 2000-2010

Occupational	2000	2010	Change	Percent Change
Total, All Occupations	3,011,380	3,301,160	289,780	9.6%
Management Occupations	153,240	169,800	16,560	10.8%
Business/Financial Operations	87,950	98,200	10,250	11.7%
Computer & Mathematical Occupations	46,710	66,850	20,140	43.1%
Architecture/Engineering Occupations	50,520	51,880	1,360	2.7%
Life, Physical, and Social Science	28,970	32,370	3,400	11.7%
Community/Social Services	42,090	52,410	10,320	24.5%
Legal Occupations	15,790	17,990	2,200	13.9%
Ed, Training, & Library	177,460	203,850	26,390	14.9%
Arts/Design/Entertainment/Sports/Media	47,490	54,340	6,850	14.4%
Healthcare Practitioners & Technical	135,900	165,500	29,600	21.8%
Healthcare Support Occupations	78,890	98,940	20,050	25.4%
Protective Service Occupations	49,660	58,020	8,360	16.8%
Food Preparation & Serving Occupations	218,820	244,850	26,030	11.9%
Build & Grounds Cleaning/Maintenance	102,350	117,780	15,430	15.1%
Personal Care and Service Occupations	76,700	95,190	18,490	24.1%
Sales and Related Occupations	304,430	329,880	25,450	8.4%
Office/Administrative Support Occupation	476,230	495,230	19,000	4.0%
Farming/Fishing/Forestry	5,990	6,460	470	7.8%
Construction/Extraction Occupations	146,680	159,960	13,280	9.1%
Installation/Maint/Repair Occupations	117,130	124,780	7,650	6.5%
Production Occupations	415,890	407,430	(8,460)	-2.0%
Transportation/Material Moving Occupations	232,480	249,470	16,990	7.3%

S
o

Source: State of Wisconsin, Department of Workforce Development

As shown in Figure 6.1, over half the population in the Town of Fairfield is employed in “management, professional and related occupations,” or “sales and office occupations.” Both of these occupational categories are well positioned to absorb much of the job growth projected above in Table 6.8.

The following programs are among the tools that the Town may wish to utilize to meet its economic development goals.

The Brownfields Initiative

This program provides grants to persons, businesses, local development organizations, and municipalities for environmental remediation activities for brownfield sites where the owner is unknown, cannot be located or cannot meet clean up costs.

CDBG-Public Facilities for Economic Development Program

This program offers grants to communities to provide infrastructure for a particular economic development project.

The Community Development Zone Program -

This program is a tax-benefit initiative designed to encourage private investment and job creation in economically distressed areas. -

The Milk Volume Production Program (MVP)

The MVP program is designed to assist dairy producers that are undertaking capital improvement projects that will result in a significant increase in Wisconsin's milk production. The goal of the program is to provide qualifying dairy producers with the type of financing necessary to fill the "equity gap" and to partner with local communities to increase dairy production in Wisconsin.

The Minority Business Development Fund

This program is designed to help capitalize revolving loan funds administered by American Indian tribal governing bodies or local development corporations that target their loans to minority-owned businesses.

WHEDA-Agribusiness Program

This program provides loans through local lenders to help small businesses develop new products, methods of processing, markets or improved marketing methods for a Wisconsin product using Wisconsin's raw commodities. Loan proceeds under this program can be used for the purchase of land, buildings, equipment, inventory application and closing fees, permanent working capital, soft costs and refinancing existing debt that has matured.

WHEDA-Beginning Farmer Bond Program (BBF) -

The purpose of this program is to offer low interest loans to beginning farmers. Eligible uses of loan proceeds include the purchase of land, buildings, machinery, equipment and livestock. -

WHEDA-Credit Relief Outreach Program (CROP) -

This program features 90% guarantees on loans up to \$30,000 made by local lenders. CROP can be used for feed, seed, fertilizer, pesticides, land rent, custom hire, animal feed, UCC filing fees, crop insurance, feeder animals, tillage services, equipment rental or repair, or utilities for commodity production. -

WHEDA-Farm Program

This program provides access to credit by guaranteeing a loan made by a local lender. The purpose of the program is to help farmers modernize an existing farm operation. Eligible uses of loan proceeds include acquisition of agricultural assets that are defined as machinery, equipment, buildings, land or livestock to be kept for more than one year.

WHEDA-Linked Deposit Loan Subsidy (LIDL) -

This program helps women and minority-owned businesses by offering low interest loans through local lenders. The LIDL Program can be used for expenses including land, buildings and equipment. -

WHEDA-Small Business Guarantee Program

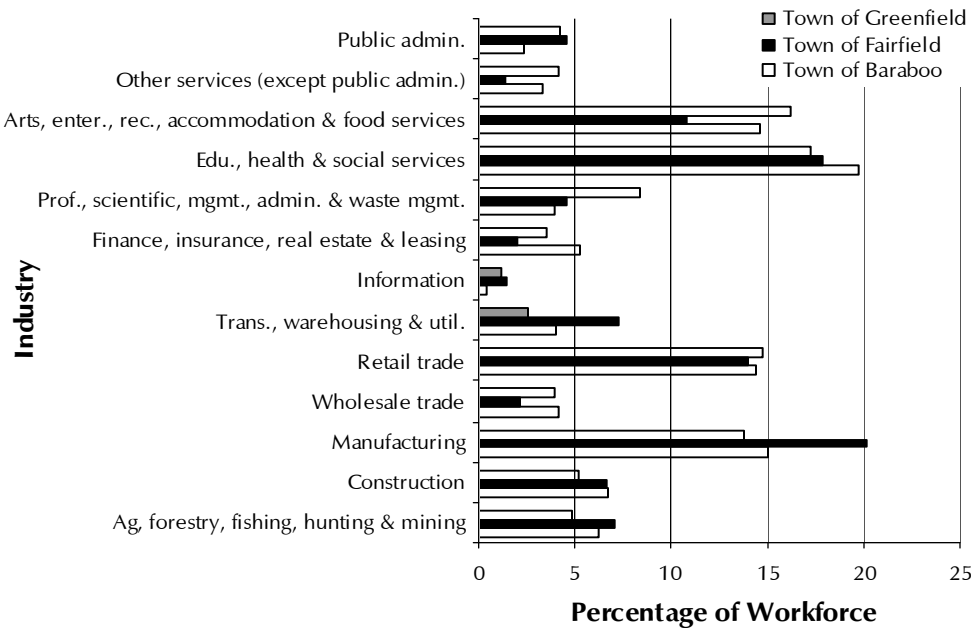
This program offers a pledge of support on a bank loan. Loan proceeds can be used to expand or acquire a small business, such as a day care business.

The Wisconsin Farm Center

This Program is administered by the Wisconsin Department of Agriculture, Trade and Consumer Protection and provides assistance with a wide range of farm-related subject areas including feasibility analysis, cash flow and enterprise analysis, and debt analysis and restructuring.

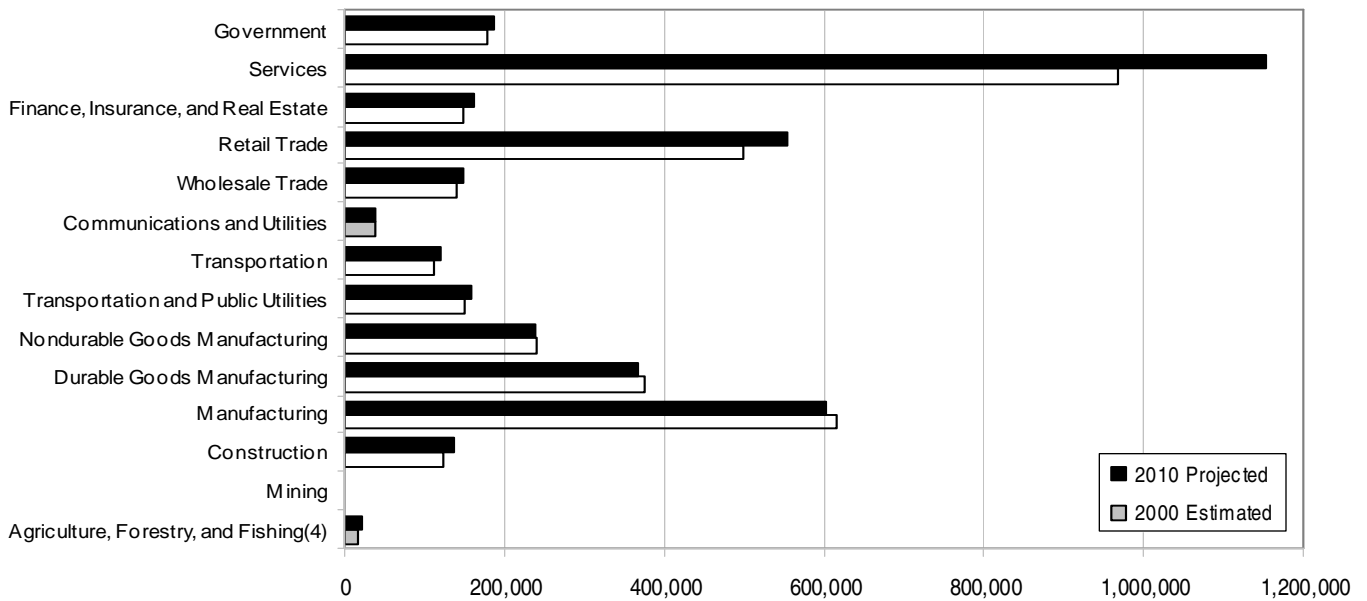
Figure 6.2 depicts local occupation by industry in the year 2000. Figure 6.3 shows projected statewide trends in employment by industry. While the categories are not strictly comparable, it is possible to see that the industries with the highest anticipated growth over the next 10 years, such as the service industry and retail trade, already account for a significant portion of total employment of Fairfield residents.

Figure 6.2: Local Occupation by Industry



Source: U.S. Census Bureau, 2000

Figure 6.3: Statewide Employment Projections by Industry 2000-2010 -



Source: State of Wisconsin, Department of Workforce Development

Environmentally Contaminated Sites

The Comprehensive Planning Law requires communities to evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The Wisconsin Department of Natural Resources' (DNR) Environmental Remediation and Redevelopment Program maintains a list of contaminated sites. The DNR identifies brownfields as "abandoned or under-utilized commercial or industrial properties where expansion or redevelopment is hindered by real or perceived contamination."

Properties listed in the DNR database are self-reported and do not represent a comprehensive listing of possible brownfields in a community. Other state and federal databases may provide more comprehensive lists for the Town.

As of August 2004, no properties in Fairfield were listed in the database. However, the old Sauk County Landfill on CTH A was designated by the EPA as a Superfund Site in 1989. The site is undergoing a remediation process.

Strengths and Weaknesses for Economic Development

Based on existing survey data, the economic development priority for Fairfield is supporting the Town's existing farm-based economy. Public input gathered for this plan indicates that growth of non-agricultural business and industry is not a priority for Fairfield. Several factors support limited economic development efforts including limited interstate access, distance from employment centers, lack of infrastructure and public sentiment. The community survey indicates some preference for select service businesses and tourism business growth based on passive recreation.

Strengths

1. Productive farmland, large tracts intact
2. Scenic beauty
3. Reasonable proximity to Baraboo, West Baraboo, Lake Delton, Dells and Madison
4. Rural character

Weaknesses

1. Limited Highway-Interstate Access
2. Local transportation network
3. Productive farmland being converted to non-agricultural uses

VII. Intergovernmental Cooperation Profile

The Town of Fairfield commenced the comprehensive planning process, deliberately, at a time when neighboring jurisdictions were undergoing a parallel planning process. The Town's intent was to formally join the discussion already underway over directions for future land use and development in the region and ensure a fully coordinated planning process. Further, the Town wanted to ensure that the planning process would consider the larger regional context and involve thorough communication with neighboring governmental jurisdictions, planning organizations, agencies, stakeholders and strong cross-boundary public participation.

Intergovernmental cooperation is a critical component of this planning effort and the future wellbeing of the Town of Fairfield. Local services and planning strategies can be strengthened by cooperative relationships throughout the County. This chapter contains an overview of Fairfield's intergovernmental relationships and also identifies known existing or potential conflicts between the Town's Comprehensive Plan and the plans of adjacent towns, the Village of West Baraboo, the City of Baraboo, Sauk County, the School Districts and the State of Wisconsin.

Town of Fairfield Intergovernmental Relationships

As the Regional Context map depicts, the Town of Fairfield, located in Sauk County, shares borders with the Town of Greenfield, the Town of Baraboo, the Town of Delton and the Town of Caledonia in Columbia County. The Town is bordered on the north by the Wisconsin River.

State of Wisconsin

The Town of Fairfield is located in south-central Wisconsin. Many state agencies impact land use planning in the Town, and most notably the Wisconsin Department of Transportation. The Highway 12 expansion west of Fairfield will not directly impact the Town but it will likely cause spillover effects as development pressure increases in the region. Therefore, it is important for the Town to continue to be actively involved with this and other nearby transportation projects.

Sauk County

The Town of Fairfield is located in Sauk County. Many County plans, such as the Sauk County 20/20 Development Plan, affect the Town of Fairfield.

The Town of Fairfield will submit this plan to the County and neighboring jurisdictions for review and will provide feedback on neighboring communities' Comprehensive Plans when they are circulated for review.

Surrounding Municipalities

The Town of Fairfield shares a variety of services with surrounding municipalities; most notably fire, rescue and EMS services. These shared services are described in detail in the Utilities and Community Facilities chapter of this plan.

School Districts

The Town of Fairfield is located within the Baraboo School District and partially within the Wisconsin Dells School District, as described in the Utilities and Community Facilities chapter of this plan.

Existing or Potential Conflicts

The Town has identified several existing and/or potential conflicts throughout this planning process, including:

- The City of Baraboo now exercises a three (3)-mile Extraterritorial Plat Review authority, which has implications for land use in the southwest corner of the Town of Fairfield.
- The future of the Fairfield School is in question. The Town has expressed a strong desire to maintain this elementary school for Town residents.
- While Highway 12 does not directly impact the Town of Fairfield, spillover transportation impacts could be seen on Town roads during and after the expansion of Highway 12. This cut-through traffic was identified by Town residents as a concern.
- Expanding municipal growth from the City of Baraboo and the Village of Lake Delton threatens agricultural land and the Town's rural character.

Processes to Resolve Conflicts

The Town of Fairfield is participating with surrounding towns and municipalities to create intergovernmental agreements. This is the preferred process to implement the intergovernmental objectives and issues identified in this plan. This process was established as a second phase to the Highway 12 Growth Management Plan.

The recommendations in the Comprehensive Plan stress communication as an ongoing means to address issues and conflicts. Intergovernmental goals setting meetings have also recommended the formalization of intergovernmental committees and plan review authorities to address intergovernmental issues.

Also, Farming and Conservation Together (FACT) provides another opportunity for intergovernmental cooperation. FACT was formed after the U.S. Fish and Wildlife Service proposed the Aldo Leopold National Wildlife Refuge in the Town of Fairfield in 1999. The refuge met strong opposition in the Town and FACT was created to bridge the gap between farmers and conservationists and to provide an opportunity for discussion and communication. It has been a highly successful partnership that continues to provide a platform for discussion on various land use issues in the Town and the region.

VIII. Land Use

The analysis and consideration of land use issues is among the most critical components of the Town of Fairfield’s Comprehensive Plan. Combined with the entire body of public input, this background information will help the Town guide the update of the land use plan and supporting policies.

The element analyzes trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land use conflicts. The element also contains projections, based on background information, for 20 years, including five-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.

Existing Land Use

This section outlines the existing land uses in the Town of Fairfield.

Table 8.1: Generalized Fairfield Land Use Inventory

Land Use	Acres	Percent of Land Use
Agricultural	10,078	41.9
Commercial	36	0.15
Industrial / Manufacturing	0	0
Institutional	12	0.05
Mineral Extraction	0	0
Preserved Open Space	1,380	5.74
Recreation – Commercial	73	0.30
Residential	4,201	17.46
Wetlands	1,571	6.53
Woodland	4,466	18.57
Other (Highway ROW, Wisconsin River)	2,237	9.30
TOTAL	24,053	100

Source: Sauk County, 2004

Agricultural

Agricultural uses account for nearly 10,078 acres in the Town of Fairfield. At 42 percent of the Town’s total area, agricultural uses remain the most prevalent use of the Town’s approximately 24,000 acres. Several types of agricultural uses, including pasturing, grazing, livestock and related activities are spread throughout the Town. The acreages depicted do not include lands used specifically for barns, farm residences or other farm buildings.

Woodland and Preserved Open Space

Woodland is the second highest land use in the Town of Fairfield, with over 4,400 acres and comprising 19 percent of the Town’s total area. Additionally, there are nearly 1,400 acres of preserved open space in the Town, comprising about six (6) percent of the Town’s area.

Residential

Residential land in the Town is primarily single family with some mobile home and multi-unit properties. Most concentrated residential growth is found in the Bent Tree subdivision and in the northeast corner of the Town. Low-density farm and non-farm residences are also scattered throughout the Town. In total, approximately 4,200 acres of residential land exists in the Town, comprising 17 percent of the Town’s area.

Net Residential Density

According to the 2000 Census, the net residential density in the Town of Fairfield is 29.3 people per square mile and 12.0 housing units per square mile. The Town of Fairfield’s housing and population densities are lower than both the Town of Baraboo’s and the Town of Greenfield’s.

Table 8.2: Town of Fairfield Residential Density, 2000

	Population	Housing Units	Area in Square Miles			Density (Units per Sq. Mi)	
			Total Area	Water Area	Land Area	Population	Housing Units
T. Baraboo	1,828	751	32.56	0.55	32.01	57.1	23.5
T. Fairfield	1,023	420	35.58	0.62	34.97	29.3	12.0
T. Greenfield	911	384	29.67	0.00	29.67	30.7	12.9

Source: U.S. Bureau of the Census, 2000

Nonresidential and Residential Intensity

The Town of Fairfield’s Development Plan was adopted in 1995 and came about as a result of development pressure and growth in neighboring communities. In 1963, Sauk County Zoning adopted a County Comprehensive Zoning Ordinance, but the Town of Fairfield chose not to adopt the zoning ordinance. However, because of Fairfield’s agricultural and rural residential nature, and with rapid growth in neighboring communities, the Town of Fairfield’s Town Board was asked to place a referendum on the November 1992 ballot to ask if citizens wanted to adopt a zoning plan. The citizens of Fairfield voted to adopt their own zoning and development plan and the planning commission began working on the plan in 1993 and adopted the plan in 1995.

It is important to note that planning and zoning districts are exactly the same in Fairfield. These districts are:

Table 8.3: Town of Fairfield Planning and Zoning Districts

District	Allowed Uses	Maximum Residential Density
Agricultural Conservancy	General Agriculture, Home Occupations	Development only on existing lots of record.
Residential	Single Family, Home occupations/office	1 Home per 5 acres
Subdivision Residential	Single Family Residential, Churches, Home occupations	1 Home per 2 acres

City of Baraboo ETZ Plat Review

When examining land use trends, it is extremely important to note that the City of Baraboo has recently extended their ETZ plat review to three (3) miles. This means that the City will have authority to review and authorize or deny any land plats falling within this area, which encompasses a large part of the Town of Fairfield.

Land Use Trends

There are a number of notable trends related to the supply, demand and sale of land within the Town of Fairfield. At the center of these trends is the fact that the Town is located within a growing region and as the area grows, there is pressure to prematurely replace agricultural land with residential uses. As these growth pressures increase, the Town of Fairfield must define its role in the region and its policies to address local and regional growth.

Land Supply and Demand

- Approximately half of the Town's homes are within the Agricultural Conservancy Planning and Zoning District. The other half is split between the Rural Residential and Subdivision Residential Districts (based on County Land Use-Tax Information).
- New single family home growth was eight (8) homes per year between 1993-2003 (eight (8) homes- Average and Median figure).
- 10 new mobile homes were built between 1993 and 2003.
- One (1) duplex was constructed between 1993 and 2003.
- Based on that growth rate continuing, there could be between 180-200 new housing units in Fairfield between 2005 and 2025.
- More conservative state projections show 94 new housing units between 2005 and 2025.
- 1,124 acres of the land planned and zoned for Rural Residential are environmentally limited for development.
- There are an estimated 2,263 developable acres remaining in the Rural Residential District.
- There are estimated 47 developable acres remaining in the Subdivision District.

An account of land use demand must factor in lands susceptible to municipal annexations. Data available between 1990 and 1997 show that 97 new housing units were built in the Town and 0 units were annexed out of the Town during this period. Housing in the Town grew at a moderate pace compared to all towns in Sauk County during this period, averaging 2.8 new housing units per square mile each year; all other towns in the County averaged just 1.9 new housing units per square mile.

Table 8.4: Housing Growth and Annexation, 1990-1997

	Number of Housing Units		New units built (net)	Units annexed (in or out)	Total net change	% change	New housing units per square mile	
	1990	1997					1990	1997
T. Baraboo	614	723	130	-21	109	17.8	4.0	
T. Fairfield	348	445	97	0	97	27.9	2.8	
T. Greenfield	327	395	68	0	68	20.8	2.3	
All towns in Sauk County	8,393	9,946	1,582	-29	1,553	18.5	1.9	

Source: Wisconsin Town Land Use Data Project: Program on Agricultural Technology Studies, UW-Madison

Land Prices

One method to analyze land prices is to look at the cost of farmland for the Town of Fairfield and the surrounding area. Table 8.5 shows average farmland sales for the Towns of Baraboo, Fairfield and Greenfield and all towns in Sauk County from 1990-1997. For land sold in all of the towns, more acres remained in agriculture than were converted out of agriculture. It should be noted that about 25 percent of land sold in the Town of Fairfield was converted out of agriculture, which is roughly consistent with the other towns in Sauk County.

Not surprisingly, land converted out of agriculture sold for a significantly higher value than land remaining in agriculture. The average cost per acre of land converted out of agriculture in the Town of Fairfield was nearly \$750 more per acre (80 percent higher) than land continuing in agriculture. This is much greater than the difference for the rest of the towns in the County, where land sold for approximately \$200 more per acre, or 20 percent higher, when converted out of agriculture. However, the data show an even higher demand for land that is converted out of agriculture in the Town of Greenfield, where the price of land per acre nearly doubled when converted out of agriculture (\$1,781) as opposed to the price of land per acre that remained in agriculture (\$892).

Table 8.5: Average Farmland Sales for Selected Towns in Sauk County, 1990-1997 -

	Number of parcels sold	Total acres	Acres continuing in agriculture	Acres converted out of agriculture	Average \$/acre of land continuing in agriculture	Average \$/acre of land converted out of agriculture	1990 acres of farmland	% sold and converted 1990 1997
T. Baraboo	51	2,704	2,056	648	959	1,256	11,638	5.6
T. Fairfield	34	2,573	1,965	608	918	1,660	12,219	5.0
T. Greenfield	31	1,332	777	555	892	1,781	11,135	5.0
All towns in Sauk County	1,103	67,077	50,947	16,130	914	1,124	313,543	5.1

Source: Wisconsin Town Land Use Data Project: Program on Agricultural Technology Studies, UW-Madison

Opportunities for Redevelopment

No specific redevelopment opportunities were identified in the Town of Fairfield.

Existing/Potential Land Use Conflicts

The following land use conflicts should be considered in the planning process:

- Ongoing conflicts between the desire to protect scenic areas, rural character, and agricultural lands with increased development pressure and private property owner’s interests.
- Maintaining low taxes
- Minimizing conflicts between agricultural and non-agricultural uses.
- Directing commercial and industrial development towards nearby cities and villages.

Land Use Projections

The following acreage projection has been created to guide the land use and development plan. The table is based upon local policy, growth projections created by the State of Wisconsin, and a projection of recent building activity in the Town.

For residential growth, the table assumes the town may need to accommodate 120 new homes between 2005 and 2020. This new land will likely be converted from existing agricultural operations or open spaces that are not environmentally sensitive. This acreage includes existing non-developed lands that are marked for residential or conservation-based development.

Town policy discourages the introduction of commercial and industrial development in the Town. These uses are directed to nearby municipalities where adequate services can be provided and conflicts with agricultural uses are minimized. Based on projected City/Village growth patterns and this policy, no future commercial and industrial uses are planned. Changes in future policy may require a reevaluation of this projection.

Table 8.6: Land Use Projections

	2005	2010	2015	2020	2025
Agriculture / Open Space	10,078	10,018	9,958	9,898	9,838
Residential Acreage	4,201	4,261	4,321	4,381	4,441
Commercial	36	36	36	36	36
Recreation Commercial	73	73	73	73	73
Industrial	0	0	0	0	0
Environmental Constraints, Other	9,665	9,665	9,665	9,665	9,665
TOTAL	24,053	24,053	24,053	24,053	24,053

Land Use Plan

Legend

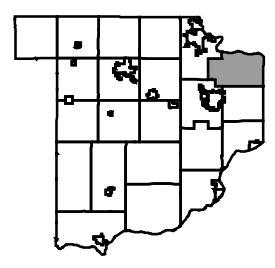


Planned Land Use Districts

- Agricultural Conservancy
- Subdivision Residential
- Conservation Residential
- Existing Properties Zoned Residential
- Environmental Conservancy District
- Public Land (WDNR)
- Extraterritorial Planning District
- C. Baraboo Extraterritorial Plat Review
- W. Baraboo Extraterritorial Plat Review

General

- Interstate Highway
- United States Highway
- State Highway
- County Highway
- Town Roads
- Municipal Streets
- Parcel Boundary
- Town Boundary

Sources:
Base information including parcels, waterways and roadways courtesy of the Sauk County Mapping Department.

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