



TOWN OF GREENFIELD
Comprehensive Plan 2005-2025

Final Plan
Adopted January, 2006

Schreiber/Anderson Associates, Inc



Town of Greenfield
Comprehensive Plan 2005-2025

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I. Introduction and Organization

The following portion of the Greenfield Comprehensive Plan marks the **forward-looking portion of the document**. This component includes the overall community guided vision statement along with the goals, objectives, and policies needed to support this vision.

Comprehensive Plan Organization

The Comprehensive Plan is the compilation of 10 Sections.

- I. Introduction and Organization
- II. Vision and Goals
- III. Land Use Plan
- IV. Agricultural, Cultural, and Natural Resource Plan
- V. Economic Development Plan
- VI. Utilities and Community Facilities Plan
- VII. Transportation Plan
- VIII. Intergovernmental Cooperation Plan
- IX. Housing Plan
- X. Implementation and Action Plan

Creating the Greenfield Plan

The Town of Greenfield set out to create a unique plan that directly reflects the issues and opportunities important to Greenfield residents. To achieve this, the Town created a process unique to Greenfield Township. At the start of the process, residents and land owners were provided a survey and multiple input sessions. Aside from providing this valuable input, these residents and land owners were then invited to join planning “Focus Groups”. These focus groups met over several months to focus on a particular plan element. They were instrumental in setting goals and writing the first draft of the plan. A steering committee was then convened to review the goals and recommendations and to ensure consistency among all plan elements. The result is a plan document unique to Greenfield.

Goals, Objectives, and Policies

Goals: Statements that describe a desired future condition, often in general terms. Goals in the Town of Greenfield Plan are numbered, 1-20.

Objectives: Statements that describe a specific future condition to be attained, to reach the established goals. These are lettered (“a”) under each goal.

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.

II. Vision and Goals for Greenfield

Vision Statement

The Town of Greenfield Plan and its goals, objectives, and policies are guided by a community guided vision. The vision statement was crafted after input from two public meetings.

The Town of Greenfield residents through their Town government and individual efforts are committed to conserving the Township's natural assets and rural character for future generations. We endeavor to manage development to support sustainable land uses including agriculture and forestry, and protect our natural resources to enrich the quality of life for residents and visitors.

- Goal 1:** Recognize and conserve natural communities and ecosystems—including types of agricultural land, forestland, environmentally sensitive areas, irreplaceable resources and groundwater recharge areas in the Township.
- Goal 2:** Discourage land uses incompatible with the Township's agricultural, natural and cultural resources, including the rural and scenic character.
- Goal 3:** Encourage proactive intergovernmental relationships with the City of Baraboo and other area municipalities as a means to address common issues and plan goals.
- Goal 4:** Plan new development consistent with preserving and conserving the Township's agricultural, natural and cultural resources.
- Goal 5:** Promote a sense of community among Greenfield residents.
- Goal 6:** Implement ongoing education and outreach programs to Greenfield residents, landowners and visitors about our valuable natural, agricultural and cultural resources.
- Goal 7:** Preserve the Township's remaining agricultural land and agricultural businesses, and encourage new production agriculture or habitat restoration and conservation.
- Goal 8:** Maintain value and quality of forests in Greenfield Township. The valuable forest resources in the Township benefit everyone and it is to everyone's advantage that individual landowners manage the forest resources wisely.
- Goal 9:** Conserve and protect environmentally sensitive areas and irreplaceable resources. These include but are not limited to: large blocks of contiguous forest, high and low wetlands, floodplains, watersheds, stream headwaters, riparian forests and bedrock glades, unique wildlife habitat, and/or unique geological and geographical features
- Goal 10:** Protect soil, ground and surface water resources.
- Goal 11:** Mining operations shall not detract from the Town's rural and scenic landscape or degrade its natural resources.
- Goal 12:** Maintain and preserve Greenfield's rural and scenic character.

- Goal 13:** Acknowledge, preserve and enhance parks, recreational opportunities and open spaces in the Township as assets to the Township, nearby city and village residents and the area tourism industry. Work with appropriate governmental and non-governmental organizations to plan for and maintain parks, recreational opportunities and open spaces.
- Goal 14:** Preserve the Township's cultural and historic resources.
- Goal 15:** Encourage economic development that primarily supports agriculture, forestry, hunting, and low impact tourism, and preserves the natural beauty in Greenfield Township.
- Goal 16:** Provide utilities, facilities and services that adequately and affordably address residents' needs while respecting and being consistent with the rural atmosphere, and cultural and historical resources of the Township.
- Goal 17:** Provide a safe, efficient and integrated transportation system that meets the needs of multiple users.
- Goal 18:** Maintain the rural character and natural assets of Greenfield Township by limiting the amount and managing the location of new housing.

III. Land Use Plan

The Town of Greenfield Land Use Plan is summarized in Figure 1, The Land Use Plan Map. This map contains three land use categories: Agricultural Conservancy, Forest Preservation, and Environmental Conservancy. In addition to the general land use objectives and policies, each land use category contains specific policies and recommendations. Further, the Land Use Plan has been created to integrate recommendations for all other planning elements.

A. The Land Use Plan Map

The Land Use Plan, found on the following page. The map depicts three land use districts:

- The Agricultural Preservation District
- The Forest Preservation District
- The Environmental Conservancy District

In summary, each district seeks to achieve the following:

Agricultural Preservation District

The Agricultural Preservation District seeks to limit conflicts between development and viable agricultural lands and operations. The plan and supporting ordinances provide standards and buffers to limit conflicts. Residential development should be designed consistent with conservation principles and designed to limit its encroachment upon agricultural lands. Clustered housing and density-based zoning options are preferred implementing tools to support this district.

Forest Preservation District

This district has been created to protect the Town's forest resources. Residential development should be designed consistent with conservation principles and designed to limit degradation of the Town's forest resources. Clustered housing and density-based zoning options are preferred implementing tools to support this district.

Environmental Conservancy District

The Environmental Conservancy District includes mapped floodplains, steep slopes (+12%), hydric soils and wetlands. In addition to those environmental features mapped, this section contains general guidelines for other features including forests and animal habitats. This land generally has limited capability for development, as development is restricted by existing controls at the local, county, and state levels.

Insert Land Use Plan Map

B. Agricultural Preservation District

The Agricultural Preservation District, as depicted in the Land Use Plan, has been established to preserve agricultural lands and operations. The following goals and objectives pertain to this district, in addition to the general policies that apply for the entire town.

Goal 7: Preserve the Township's remaining agricultural land and agricultural businesses, and encourage new production agriculture or habitat restoration and conservation.

Objective 3a. Use a consistent methodology to make land use decisions that discourage fragmentation¹ and parcelization² of agricultural land, and restrict incompatible uses to preserve and protect agricultural operations.

Examples of fragmentation and parcelization that shall be discouraged include: 1) converting a portion of agricultural land to another land use, 2) land divisions and/or ownership changes or ownership additions (more owners in the same amount of space), 3) utility or access easements, 4) public road, and 5) driveways as defined in the Town's current driveway ordinance. (field roads and agricultural access driveways are not included)

1. Direct non-farm development to areas that will not create incompatible uses with surrounding farms, and will not leave remnants that are difficult to farm.
2. Implement a policy that prevents farm consolidation land divisions from creating additional residential sites beyond the existing density policy.

Objective 3b. Identify and conserve the Township's most productive agricultural land. (*See definition of prime agricultural land.*)

1. Recognize that an individual may use land for agricultural purposes that is not mapped as such.
2. Encourage agricultural producers to follow a conservation farm plan to reduce soil erosion.
3. The following policies shall be enforced in the Agricultural Preservation District:
 - i. These setback requirements apply to the agricultural preservation area and its borders. [Relates to Sauk County Zoning Ordinance Chapters 7.04(2)(b), 7.04b(2)(a)(1), 7.09(2)(a)(1), and 7.09A(2)(a)(1).]
 - A. No new residential or non-agricultural structures shall be located within 300 feet of any structure for housing more than five animal units (includes feedlots used for livestock even if the feedlot doesn't have inside space for any of the livestock) unless that structure is owned by the owner of said animal structures and is used by someone involved in the animal operation.

¹ For the purposes of this document fragmentation is defined as the conversion of use.

² For the purposes of this document, parcelization is defined as a legal land division.

- B. No residences or other non-agricultural structures shall be built within 150 feet of any farm field, including permanent pasture, unless that structure is owned by the owner of said farm field.
- C. No structure for housing animals shall be built or moved to within 300 feet of any residence unless;
1. That residence is owned by the owner of said animal structures and is used by a farm employee³ involved in the animal operation.
 2. The proposed animal structure is added to a farmstead site where existing structures do not meet the 300-foot setback and the proposed structure is not closer to the residence than the existing animal structures.
 3. In cases where both landowners are animal producers and their facilities are close together or across the road from each other, they may be subject to a conditional-use permit to shorten or exempt the animal setback.
- D. Reduced setbacks for animal facilities housing five or fewer animal units shall be subject to a conditional-use permit.
- ii. Maintain the greatest distance feasible between agriculture feedlot operations or trench silos and existing non-farm residences to minimize conflicts between agricultural operations and residences. Further ensure that adjacent landowners in agricultural districts are notified of any residential building proposal as part of the Town's land division, driveway and building permits and siting processes.
- iii. Include policies to coordinate the agricultural preservation area with the state livestock siting regulations.
- iv. The exclusive land use in the agricultural preservation area shall be agricultural production, or habitat restoration and conservation, and the existing rural residences. With the exception of new residences for owners and farm employees of the agricultural operation as specified in Sauk County Code of Ordinances 7.10, 2) b: special exceptions, 9, and Objective e(7) below.
- v. Recognize that the Highway 33 corridor is of significant agricultural importance to the Township because it is the largest contiguous area of prime agricultural soils in the township, and contains large contiguous agricultural operations. It also represents the most logical and economical location remaining in the Township for the existing livestock and grain operations to expand. A large, modern confinement livestock operation is an example of such expansion.

³ For the purposes of this document, a farm employee is someone deriving 50% or more of their income from the agricultural operation.

Highway 33 Corridor Defined: The Highway 33 Corridor boundaries run from the existing City of Baraboo limits as of July 2005 from the south bluff face along County Highway W north to the Fairfield Township boundary and east to the County Highway X and Baraboo River intersection, including the Lower Narrows.

Objective 3d. Support programs that promote preserving agricultural land and farming as an occupation.

1. Support farmland tax credits, use value assessment, reform in federal farm laws and other programs that encourage the continued use of land for farming.
2. Support and encourage Sauk County to develop and adopt the Sauk County Preservation Program that will offer agricultural producers an option to sell development rights from agriculturally productive lands and adjacent lands to agricultural fields to help maintain a viable farming economy.

Objective 3e. Maintain the existing animal and other agricultural operations as of this Plan's adoption.

1. Identify existing animal and other agricultural operations as of this Plan's adoption.
2. Assist existing animal and other agricultural operation owners in transferring their land and businesses when they are ready to retire from farming to individuals wishing to farm.
3. An agricultural operation shall not be considered a nuisance if it conforms with accepted agricultural and management practices.
4. Encourage animal operations to practice techniques including management intensive grazing (MIG) and organic production to locate in Greenfield. Such operations should also be encouraged to use the smaller, more fragmented agricultural lands in numerous other areas of the Township outside the agricultural preservation area.
5. Encourage value-added agriculture and value-added forestry, including: niche markets such as organics and specialty food products, micro industries such as aquaculture, direct-farm marketing, agri-tourism, equine agri-tourism, heritage-based tourism, community gardens, hunting leases, renewable energy especially biomass, cabinet and furniture making, millwork, etc.
6. Encourage existing agricultural operations and landowners to consider producing alternative agricultural products, using alternative growing methods and markets. Alternative crops and growing methods may include hazelnuts, hops, fruits, unique cash crops, rotational grazing, organic products and other methods that will produce a final product that may command a higher market price.
7. Allow agricultural operations to have up to two single-family residences per farm operation, for the farm owner/operator and farm employee deriving at least 50 percent (50%) of his/her income from the farm operation; with the provision that the second residence may be a trailer or mobile

home when the occupant, or head of the occupant household of such trailer or mobile home, is employed in connection with the farm operation; provided that no such trailer or mobile home shall be located closer to the highway (or primary road) than the farm residence. This policy shall apply throughout the township.

- i. An agricultural operation shall be defined as a business verified through the submittal of farm records from the Natural Resource Conservation Service (NRCS) or other public agency and is deriving at least \$50,000 of gross base farm revenue/income as verified by the previous years federal income tax return.
- ii. All second single-family residences on agricultural operations shall be subject to a conditional-use permit issued by the Town and/or County.
- iii. A second single-family residence on the agricultural operation shall not create a residential site beyond the existing density policy. If the landowner cannot meet the density policy, a temporary residence will be considered with the requirement that it will be eliminated when no longer needed by someone deriving at least 50 percent of his income from the agricultural operation.
- iv. The second residence shall be located on the lot of record of the original residence and no new lot of record or certified survey lot shall be created, thereby keeping the two residences on one lot of record and under the same ownership. However, in order to build the second residence the landowner must have enough acres to meet the density policy as if that second residence were being created as a separate lot of record, because if agricultural operation dissolves and the landowner wishes to sell the farmstead, each residence could be divided onto separate lots of record that conform with the density policy and sold individually, if desired.
- v. This second residence shall not be used solely for rental purposes while the agricultural operation is in business. If the second residence is a permanent structure and is no longer needed for a farm employee deriving at least 50 percent of his income from the agricultural operation, and/or the agricultural operation dissolves and the landowner wishes to continue owning the property and does not want to divide and sell the second permanent residence, he can rent it subject to a conditional-use permit. If the second residence is a temporary structure such as a trailer or mobile home, and the agricultural operation dissolves, the landowner shall remove the temporary residence.
- vi. Prior to this plan's adoption, for agricultural operations that established a second permanent residence and subsequently sold it to someone not deriving at least 50 percent of his income from the farming operation, another permanent residence for a farm employee deriving at least 50 percent of his income from the farming operation will not be allowed unless it replaces a residence that is destroyed. A temporary residence will be considered in such a case with the requirement that it will be eliminated when no longer needed by someone deriving at least 50 percent of his income from the farming operation.

C. Forest Preservation District

The Forest Preservation District has been created to manage and protect forest resources and to provide guidelines and directions for any future growth in the district. The following goals, objectives and policies apply.

Goal 8: Maintain value and quality of forests in Greenfield Township. The valuable forest resources in the Township benefit everyone and it is to everyone's advantage that individual landowners manage the forest resources wisely.

Objective 3f. Continue to protect the Town's Forest resources and maintain large blocks of contiguous forest habitat, and minimize permanent breaks in forest canopy when considering any development applications in this planning district.

1. Limit new openings for development in areas mapped as forest core or forest core buffer zone as defined in the Land Use and Agricultural, Natural, and Cultural Resources Plan. Development should also be limited in small existing openings in areas mapped as forest core or forest core buffer zone.
2. Use the Town siting ordinance to prevent newly created building sites and new construction in *forest core and forest buffer zone* whenever a reasonable alternative site is available for development. *Forest Protection Zone Map*. In any case, development shall be directed to areas that will cause the least severe ecological impact to forest core *and forest buffer zone*. A site visit by members of the Town Board and Plan Commission is required to assess the conditions present on a particular site.
3. Areas within the Devils Lake Master plan boundary shall be protected as if it were forest core.
4. Limit new openings for development in the forests of all sizes to the minimum possible square foot area and/or lineal footage of new forest edge reasonable for siting new construction. A site visit by the Town Board and Plan Commission is required to determine the extent of existing forest canopy and the location of viable alternative building sites.
5. Site new driveways so as to preserve natural resources and minimize forest fragmentation within the forest canopy.
6. Support and encourage Sauk County to develop additional purchase of development rights and transfer of development rights programs.
7. Any proposed development project (including building, rezoning, siting, and land division requests) shall meet the conservation development guidelines.

Insert Forest Protection Zone Map

D. Environmental Conservancy District

The Environmental Conservancy District includes mapped floodplains, steep slopes (+12%), hydric soils and wetlands. In addition to those environmental features mapped, this section contains general guidelines for other features including forests and animal habitats as described below.

Goal 9: Conserve and protect environmentally sensitive areas and irreplaceable resources. These include but are not limited to: large blocks of contiguous forest, high and low wetlands, floodplains, watersheds, stream headwaters, riparian forests and bedrock glades, unique wildlife habitat, and/or unique geological and geographical features.

Objective 3g. Prohibit land division configurations, siting of development and land uses that threaten these resources.

1. Use transfer of and purchase of development rights programs, and other techniques, to protect forest habitat and other natural communities and areas for protection.
2. The Town shall investigate developing an in-Town or between-Town-and-city Transfer of Development Rights program and identify lands appropriate as sending areas and land as receiving areas. The Town shall work with neighboring municipalities and Sauk County to develop and implement such a program.
3. Discourage and, where applicable by state law, prevent development in identified wetlands and floodplains, areas of hydric soils, and within groundwater recharge areas as identified by existing soil conditions, in areas susceptible to groundwater contamination.
4. Land with a grade of 20 percent or more shall not be disturbed for development, and development on grades of 12 to 19 percent shall be discouraged to prevent site erosion and the need for excessive site preparation.
5. New driveway and building permit proposals shall require site visits and application review by the members of the Town's Plan Commission and Town Board to ensure compliance with this Plan's provisions and any town ordinance prior to permit approval and issuance.
6. Single-pass mowing (road shoulders only) is approved anytime as needed. Limit second-pass mowing (road rights-of-way) to after July 15 to preserve habitat for nesting birds and native plants.

Objective 3h. Minimize fragmentation and breaks in habitat that affect environmentally sensitive areas.

1. Determine appropriate driveway positions and lengths to retain each of the natural resources noted in this goal.
2. Establish criteria to retain native habitat when development will occur to ensure the least impact

3. Revise the Town's driveway ordinance to be consistent with all the provisions of this Comprehensive Plan.

Objective 3i. Identify and maintain large blocks of contiguous forest habitat, and minimize permanent breaks in forest canopy.

- Permanent breaks shall be defined as those that convert forest to non-forest uses or do not regenerate new forest cover.
 - Temporary breaks shall be defined as those created by harvesting or other forest management activities that meet the guidelines established in this plan.
 - The forest core shall be defined as any part of the existing forest interior lying at least 200 meters (655 feet) in any direction from an existing forest edge.
 - The forest edge shall be defined as the outermost portion of the forest where the environment differs significantly from the forest interior in terms of its structure, species composition and abundance. Forest core habitat is qualitatively different from edge habitat, and supports viable populations of wildlife and natural communities that require relative isolation from the influences of surrounding environmental conditions and land uses.
 - The forest core buffer zone shall be defined as the area of unbroken forest, at least 200 meters (655 feet) in width, which separates the forest edge from the interior forest core.
1. Permanent breaks created by resource management that restores native natural communities may be acceptable.
 2. Limit new openings for development in areas mapped as forest core or forest core buffer zone. Development should also be limited in small existing openings in areas mapped as forest core or forest core buffer zone.
 3. Use the Town siting ordinance to prevent newly created building sites and new construction in areas mapped as forest core and forest core buffer zone whenever a reasonable alternative site is available for development. In any case, direct development to areas that will cause the least severe ecological impact to the forest core. A site visit by members of the Town Board and Plan Commission is required to assess the conditions present on a particular site.
 4. Areas within the Devils Lake Master plan boundary shall be protected as if it were forest core.
 5. Limit new openings for development in the forests of all sizes to the minimum possible square foot area and/or lineal footage of new forest edge reasonable for siting new construction. A site visit by members of the Town Board and Plan Commission is required to determine the extent of existing forest canopy and the location of viable alternative building sites.
 6. Site new driveways so as to preserve natural resources and minimize forest fragmentation within the forest canopy.

7. Support and encourage Sauk County to develop additional purchase of development rights and transfer of development rights programs that will help landowners protect forest core, forest core buffer zones and other environmentally sensitive areas.

Objective 3j. Encourage protection of Federal and State listed species.

1. Discourage development within environmentally sensitive areas that potentially harbor endangered, threatened or other listed species. Where there is a concern specific to a development proposal, work with the appropriate agencies to accommodate the development while protecting the endangered or threatened resource.

Objective 3k. Discourage destructive or unsustainable land uses such as overgrazing or poorly planned timber harvesting.

Objective 3l. Encourage biodiversity in the Township's natural communities.

Objective 3m. Encourage landowners to control invasive species.

1. Provide landowners and residents with information and photographs in the Town newsletter and website describing invasive plants, including garlic mustard and common buckthorn, to assist with identification and eradication. Encourage landowners and residents to cooperate with conservation organizations to help eradicate invasive plants.

Objective 3n. Protect the scenic and ecological values of the Baraboo River corridor.

1. Identify and map the Baraboo River Corridor, including its floodplain.
2. Protect soil and water by encouraging appropriate conservation practices.
 - i Encourage landowners and tenants to use buffer strip widths and locations as outlined in relevant soil and water conservation guidelines and regulations.
 - ii Periodically inform landowners and renters of available incentive programs to conserve soil and minimize water pollution.
3. Encourage landowners, residents and others to participate in river clean-up efforts.

E. Development Review

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. The applicant shall provide evidence to the applicant shall provide adequate evidence to the Town Plan Commission and Board that the proposal is consistent with the comprehensive plan.

Goal 10: Discourage land uses incompatible with the Township's agricultural, natural and cultural resources, including the rural and scenic character.

Objective 3a. Regard all land an irreplaceable resource and ensure its use or change does not impair its value for future generations.

1. "Pre-zonings", here defined as zoning changes granted before the submittal of detailed plans and a full understanding of the proposal, 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 minimum 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 Greenfield to provide those facilities. The petitioner must demonstrate to the Town that the currents 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.)

13. Landowners and/or developers proposing either a change of land use from existing zoning or a land use that may have significant impact on contiguous pieces of property shall submit impact statements and development plans to the Town of Greenfield for its review. The impact statement shall:
 - i. Assess in reasonable detail the proposed land use impact on farms and farmland, natural resources, Town roads, fire and emergency medical services, Town taxes, and community character.
 - ii. Show how the proposed land use will reasonably meet all of the Comprehensive Plan’s goals, objectives and policies.
 - iii. Reasonably demonstrate how the proposed project/land use offers a preponderance of positive benefits to the community.

F. Density Policy and Clustering Policy

The intent of the clustered housing program is to provide land owners more flexibility when siting future housing while protecting agricultural and environmentally sensitive areas. This program allows property owners to create lots smaller than that currently allowed by zoning, provided the following provisions are met.

1. The following policy shall apply when proposed development requires the approval of a land division. This density calculation policy shall apply town-wide.
2. When clustered housing is utilized, the number of potential houses will be based upon the number of “development credits” that are available for that property. The number of “development credits” is calculated using a base density of 40 acres per new house. A development credit shall not be awarded for sites where adopted ordinances, restrictive covenants, easements, or other regulations would not allow for the development of a home anywhere on the subject property.

Original Acres	Number of Homes Without Clustering (80 Acres per home)	Number of Homes with Clustering (40 Acres per home)
80	1	2
120	1	3
160	2	4 (Fourth Home after 5 Years)

3. It is recognized that not all land defined as “40’s” or quarter-quarter sections as defined by the original Wisconsin Land Survey System are truly 40 acres due to the curvature of the earth’s surface. Quarter-quarter sections greater than 35 acres shall be considered 40 acres for the purpose of this density calculation.
4. If a landowner chooses not to cluster, the minimum lot size for new land divisions shall be 80 acres.
5. A 20-year deed restriction shall be required on lands remaining after the lot credits for clustering have been used. For example, a landowner who creates 2 one-acre lots on an 80-acre parcel would have the remaining 78 acres restricted from any further land divisions for 20 years. He or she can sell the 78 acres but the new owner could not subdivide the land nor build a home on that land until the deed restriction

is lifted. The easement shall be for a term of 20 years and shall automatically renew if the Town's density policy, as set forth in its Comprehensive Plan, remains the same or becomes increasingly restrictive.

6. The maximum lot size for a clustered lot is 3 acres. If a landowner wants larger lots, he or she must *use* additional lot credits.
7. Up to three houses may be built over a five-year period.
8. The allowance to create small lots as discussed in this program shall not become effective until such time that the Town adopts, and amends ordinances to permit this option.

NOTE: This policy does not apply to existing legal non-conforming lots before the Town of Greenfield's adoption of the RC-35 zoning, which may be larger or smaller than the above density policy.

IV. Agricultural, Natural, and Cultural Resource Plan

The Agricultural, Natural, and Cultural Resource Plan includes several goals, objectives, and recommendations pertaining to many of the unique and defining features in the Town of Greenfield. Many of the recommendations that pertain to this chapter are detailed in the Land Use Plan (Section III). As noted below, the reader is directed to the appropriate sections of the Land Use question as well as the implementing ordinances that support the direction of this plan.

A. Agricultural Resources

Goals, Objectives, and Policies relating to the preservation of Agricultural Resources in Greenfield are located in the Land Use Plan. Primary recommendations are tied to the Agricultural Conservancy land use district.

B. Woodland and Forest Management

Objective 4a. Encourage landowners to understand the ecological and economic advantages of sustainable forest management practices, and implement them by the following programs.

1. Create awareness of the economic and ecological values of the forest resources and advantages of having forest management and timber harvest plans.
2. Encourage woodland and forest landowners to implement woodland and forest management plans that follow the DNR's Best Management Practices as outlined in *Wisconsin Forest Management Guidelines PUB-FR-226-2003*, or more current guidelines appropriate for the Baraboo Hills. **Note:** a forest management plan is a 20-year or more plan and covers more than a timber harvest plan.
3. Before harvesting more than the equivalent of 20 cords per year, owners of woodland and forestland not enrolled in the Managed Forest Law (MFL) program shall present the Town Board with a timber harvest plan. The plan shall be prepared by a DNR Cooperating Consultant Forester or a DNR Service Forester and be consistent with the DNR's Best Management Practices as outlined in *Wisconsin Forest Management Guidelines PUB-FR-226-2003*, or more current guidelines appropriate for the Baraboo Hills. **Note:** Land enrolled in MFL is automatically required to have such a harvest plan thus the Town board does not need to review those landowners' plans.
4. Timber Harvest Plan components will include at a minimum (have a sample to distribute to landowners):
 - i. Map of property showing forest types to harvest.
 - ii. Description of forest to harvest.
 - iii. Long-term objectives for managing this stand of timber.
 - iv. Description of how trees for harvest will be selected.
 - v. Description of how harvest will be achieved.
 - A. Plans for stream crossings.

- B. Plans for creating, restoring and/or retiring roads.
- C. Method of harvest and equipment to be used.
- D. Erosion control plan (during and after).
- E. Methods to minimize the spread of exotic species.

C. Soil, Ground and Surface Water Resources

Goal 11: Protect soil, ground and surface water resources.

Objective 4b. Monitor testing and research findings on the scope, sources and severity of groundwater contamination.

Objective 4c. Protect groundwater recharge areas.

1. Map groundwater recharge areas.
2. Use town and county ordinances to protect the recharge areas.
3. Use appropriate buffer strip widths and locations to protect recharge areas.

Objective 4d. Minimize erosion and runoff from all sources recognizing surface water management is a priority regarding all land uses.

1. Follow objectives and policies under the Utilities and Community Facilities Goal 16.

Objective 4e. Locate development where soil structure, topography, natural drainage patterns, and other factors can support it.

1. Direct rural development away from areas with limited suitability for Private On-site Wastewater Treatment Systems.
2. Follow objectives and policies under Section K Utilities and Community Services Goal 16.

Objective 4f. Encourage forestry best management practices for water quality to reduce water runoff and erosion, and increase water infiltration to protect supplies of ground and surface water

Objective 4g. Encourage agricultural producers to follow a conservation farm plan to reduce water runoff and erosion, and increase water infiltration to protect supplies of ground and surface water.

Objective 4h. Encourage owners of animals not part of a conservation plan to follow guidelines like those found under a Conservation Farm Plan to reduce water runoff and erosion, and increase water infiltration to protect supplies of ground and surface water.

Objective 4i. Encourage homeowners to reduce water runoff and erosion, and increase water infiltration to protect supplies of ground and surface water.

1. Use rain gardens to enhance water quality.
2. Use landscape, lawn and garden practices that blend into the natural settings of their sites, including using non-invasive plant species.
3. Use integrated pest management (IPM) practices if they choose to control pests in their lawns and gardens.
4. Use water-efficient appliances.
5. Minimize use of chemical fertilizers and herbicides on lawns and gardens.
6. Encourage landowners to have their well water tested annually.
7. The Town shall provide to landowners a listing of current literature on soil, ground and surface water protection.
 - i. Monitor the state permitting process for high-capacity wells, and create a Town policy that requires town review and approval for high-capacity wells, including requiring a water-impact analysis as part of a conditional-use permit.

D. Non-Metallic Mineral Extraction

Goal 12: Mining operations shall not detract from the Town's rural and scenic landscape or degrade its natural resources.

Definition of mineral extraction is considered the following:

1. Removal of any earthen materials including topsoil for use on another owner's property with a volume in excess of 1,000 cubic yards.
2. Incidental use must meet construction erosion practices.
3. Does not include agricultural tillage, such as removing stones from fields and pastures to make them more usable.

Objective 4j. No new mineral extraction operations shall be permitted within the Baraboo Range in Greenfield Township.

Objective 4k. Any further expansion of existing pits or proposed pits must go through a town review and approval process. When reviewing a conditional use or rezoning application for a mineral extraction, the Town shall provide for full public review of the proposal and shall consider the following information and criteria as established by town ordinance.

The petitioner should submit directly to the Town copies of all the documents required by Sauk County Planning and Zoning Department, including but not limited to:

1. All project descriptions.
2. Site plan, including but not limited to:
 - i. Property lines.
 - ii. Extent of the area to be excavated.
 - iii. Location, width and direction of flow of watercourse that may be affected by the excavation.
 - iv. Property contours and contours of abutting properties.
 - v. Areas to be used for ponding.
 - vi. Processing and storage areas.
 - vii. Proposed safety measures such as fencing, gates, parking and signs.
 - viii. Access routes between property and the nearest public road, and on-site roads.
3. Typical cross sections showing the extent of overburden, extent of sand and gravel deposits, and the water table.
4. Erosion control plan prepared by a state-licensed civil engineer.
5. Operation plan, including but not limited to:
 - i. Approximate date excavation will begin, duration of operation and date operation is expected to cease.
 - ii. Proposed hours of operation.
 - iii. Estimated type and volume of the excavation.
 - iv. Method of storing and/or disposing overburden.
 - v. Method of extracting and processing material.
 - vi. Equipment proposed for excavation.
 - vii. Operation practice proposed to minimize noise, dust, air contaminants and vibration.
6. Assurances that the company/individual(s) site will develop and operate according to the site and operational plans.
7. Reclamation plan according to County and State requirements.
8. Narrative document addressing how the proposed mineral extraction operation meets the performance criteria below.

Objective 4I. Proposed mining operations shall meet performance criteria including but not limited to:

1. Expanding or establishing a new excavation will not be detrimental to or endanger the public health, safety and general welfare.
2. Establishing, maintaining or operating a mineral extraction site shall in no way impair or diminish the other permitted uses, values and enjoyment of property in the vicinity.
3. The excavation site will not negatively impact the future development or use of neighboring property.
4. Adequate access roads, drainage and other necessary site improvements shall be provided in the site.
5. The excavation site will not have an adverse impact on traffic and on public roads. An impact fee may be assessed per town ordinance.
6. To prevent tracking mud onto public roadways, driveways shall be paved within a certain distance of the public roadway.
7. To control dust, spraying the site and driveways, when appropriate, shall be performed.
8. The excavation site will not negatively impact environmentally sensitive areas identified in the Township.
9. The excavation will not result in mining conducted below the seasonal high-water table.
10. The excavation site will be reclaimed to appropriate conditions as required under state and local regulations.
11. All associated processing operations shall be terminated with the final phase of mining, and the mining operation will not be prolonged to serve as an industrial site.
12. The size and operation of the proposed mining activity is of appropriate scale to the landscape of the Township. It is not the intent of the plan to establish another substantial mining area within Greenfield Township.
13. If the extraction site is close to residences, limit the hours of operation.
14. Expectations for any blasting, drilling and screening should be clearly understood, and, if allowed, specify separate hours for these activities.

15. 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 claim procedures.
16. Commercial and industrial uses on site should be limited to those directly related to mineral extraction, such as concrete or asphalt plants. Such ancillary uses should be used to process minerals extracted on site. Careful review of air and water quality impacts from such uses should be included.
17. Unless the extraction site is very inaccessible, it should be completely enclosed by a safety fence or maintained at a gentle slope.
18. The Town shall be listed as an “additional named insured” on the liability insurance policy, which should remain in effect until reclamation is complete. The petitioner shall furnish a certificate of insurance before operations commence.
19. There shall be a legal agreement developed whereby the extraction firm will upgrade any Town road(s) to meet the additional traffic needs and weight requirements as defined through an unbiased engineering study, and as part of the final reclamation return the Town road(s) to current town road standards. Posting bond for such work may be required.

E. Rural and Scenic Character

Goal 13: Maintain and preserve Greenfield’s rural and scenic character.

Objective 4m. Recognize that scenic character has economic value that may be greater than the economic value of development options.

Objective 4n. Recognize that farmsteads are an integral part of the rural and scenic character.

Objective 4o. Protect the scenic view sheds visible from inside and outside the Township.

1. Protect the view from the river by requiring any development along the river to be screened.
2. Site new structures and additions so they do not infringe upon the view sheds by having them comply with siting criteria implemented by a Town siting ordinance.
3. Require use of existing topography and vegetation, and planting non-invasive vegetation to screen new structures and additions where appropriate to meet the objective.
4. Prohibit building on ridgelines.

Objective 4p. Limit the visibility of bluff development by careful application of the siting ordinance provisions. As part of the Town's siting and building permit process for any bluff development, the Town shall require and approve a landscape plan. The intent of the Landscape Plan is to minimize visual impact to the bluff when development occurs there.

1. The Landscape Plan should show any vegetation that is to be planted or removed. Encourage minimal removal of existing plants and trees. Plantings should be identified by type and size. Vegetative screening should be utilized when necessary to maintain the natural appearance of the bluff and screen the structures to make them visually inconspicuous when leaves are on the trees.
2. The species of woody vegetation or trees chosen by landowner should be suited to localized soil and site conditions. Encourage native plantings and plantings that will benefit local flora and fauna.
3. Vegetative screening should use native perennial plants hardy in the local climate zone as specified in scientific literature or Extension publications. Chosen species must have the potential to provide screening within a reasonable amount of time (defined as medium to fast growth as specified in scientific literature or extension publications). Vegetative screening must be maintained once planted and replaced if it dies.

Objective 4q. Ensure that all new home and new home addition construction is, to the extent possible and reasonable, compatible with its surrounding area in its location, design, screening and size. [Refer to Goal 19(h)1-7.]

Objective 4r. Establish standards for hillside development as described below:

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. Minimize exotic landscaping, the size of building footprints and the amount of impervious surface devoted to roadways. Allow the natural landscape to dominate.
3. Place structures in valleys or below ridgelines and within the folds of the hills.
4. Use the siting ordinance to site structures so that the natural ridgeline is not altered. (The ridgeline is defined by the natural ground surface rather than by the vegetation line.)
5. Guide development to maximize visually significant, unfragmented woodlands and open spaces.
6. When siting buildings on hillsides, follow the natural terrain in a manner that minimizes earth disturbance.
7. Place all utilities underground to the extent possible.

Objective 4s. Limit placement of additional wireless telecommunication facilities. [Refer to Goal 16(i)]

Objective 4t. Encourage Sauk County to follow the provisions of the Sauk County Tower Siting Ordinance to require removing towers within six months of cessation of use and further require that the tower site be restored to its original natural condition. The Town shall notify Sauk County of any towers that may no longer be used.

Objective 4u. Reduce light pollution into neighboring properties and the degradation of the night sky

1. Enact a light pollution ordinance, and include specifications for lighted billboards and signs.
2. Strongly encourage downward-aimed lighting fixtures or retrofits on all outside lighting.
3. Include lighting standards for development so as to prevent light glare onto neighboring properties and into the night sky.

Objective 4v. Ensure billboards and signage do not reduce the rural and natural beauty of the Township.

1. Enact a sign ordinance to regulate size, lighting, color and location.
2. Limit new signage to directional signs for businesses within the Township.
3. Limit new signs and replacement signs to a size of 15 feet square.
4. Limit lighting to signs at business site and utilize down lighting.

F. Recreational Resources

Goal 14: Acknowledge, preserve and enhance parks, recreational opportunities and open spaces in the Township as assets to the Township, nearby city and village residents and the area tourism industry. Work with appropriate governmental and non-governmental organizations to plan for and maintain parks, recreational opportunities and open spaces.

Objective 4w. Communicate with the proper entities to ensure Man Mound Park, owned by the Sauk County Historical Society and maintained by the Sauk County Parks Department, is maintained to prevent further degradation of the Indian Mound.

1. Ensure the grass is mowed at the correct height to preserve the mound, using recommendations of the State Historical Society.

Objective 4x. Encourage non-profit agencies and others who may seek to acquire property in the Township for resource conservation to work with the Town in the process.

Objective 4y. Recognize interest for new, non-motorized trails and direct residents and visitors to numerous, existing trails in the area.

1. Implement an education program to inform residents and visitors of public recreational trails in and around the Town. Where possible, collaborate with local, county and state entities and programs.
2. Plan collaboratively with the Ice Age National Scenic Trail partners to support the partners' efforts to extend the Ice Age Trail. **Note:** The Ice Age National Scenic Trail partners work with private and public landowners.
3. Recognize the Baraboo River as an important recreation asset.
4. Support interest for equine trails and direct residents and visitors to numerous, existing trails in the state. Support equine trail enthusiasts' efforts to establish a local trail association, explore non-motorized trails and work with private and public landowners to establish an equine trail network.

G. Historical and Cultural Resources

Goal 15: Preserve the Township's cultural and historic resources.

Objective 4z. Protect the Township's archaeologically or historically significant areas. Continue to update the list of significant areas included in the existing conditions report.

Objective 4aa. Protect the Township's cultural and historic resources. These resources include the Town hall, churches, cemeteries, Indian mounds, barns, schoolhouses and others. Continue to update the list of significant features included in the existing conditions report. Work with appropriate state, county and local agencies.

Objective 4ab. Discourage those land uses and activities that have a significant adverse affect on the above resources.

Objective 4ac. Encourage new development to blend with the Township's history and rural, agrarian heritage. Promote building styles and materials that are complementary to historic styles and the natural environment. Encourage old barns to be conserved and preserved.

Objective 4ad. The Town may work to provide resources and information that will assist interested persons in the areas of cultural preservation and/or economic development that reflects the Town's needs and character. Topics of information may include county, regional and state programs.

V. Economic Development Plan

Goal 16: Encourage economic development that primarily supports agriculture, forestry and low impact tourism, and preserves the natural beauty in Greenfield Township.

Objective 5a. Encourage on-farm and cottage industries that support the rural, agrarian character and cultural resources of the Township.

1. Allow cottage industries and home occupations that are consistent with current ordinances.
2. All cottage industries and home occupations of designated scale and type shall be subject to a conditional use permit.
3. Develop a system to monitor the level of intensity of home occupations to ensure they operate under the standards of their permit.

Objective 5b. Prohibit industrial businesses and industrial zoned areas in the Township.

Objective 5c. Encourage proposed commercial operators to locate in incorporated communities and where municipal services are already available.

1. Preserve productive agricultural land for continued agricultural use by restricting the introduction of incompatible land uses.
2. Direct any business growth away from designated scenic or environmentally sensitive areas.
3. Prohibit “strip” commercial development.
4. All new commercial development or expansions of existing commercial development shall be of modest size and scope, and shall be subject to a conditional use permit issued by the Town and/or County.

Objective 5d. Focus economic development efforts towards production agriculture.

Objective 5e. Recognize that scenic character has economic value for the Township that may be greater than the economic value of development options.

Objective 5f. Encourage protecting and properly managing economically productive forests.

1. Follow specific woodland and forest objectives and policies described under Goal 8 in section “C”.

Objective 5g. Encourage value-added agriculture and value-added forestry, including: niche markets such as organics and specialty food products, micro industries such as aquaculture, direct-farm marketing, agri-tourism, equine agri-tourism, heritage-based tourism, community gardens, hunting leases, renewable energy especially biomass, cabinet and furniture making, millwork etc.

1. All new small businesses or expansions of existing businesses shall be of modest size and scope, and shall be subject to a conditional-use permit issued by the Town and/or County.
2. Preserve productive agricultural land for continued agricultural use by restricting the introduction of incompatible uses.
3. Direct any business growth away from designated scenic or environmentally sensitive areas.
4. Preserve existing forest resources and forest cover by encouraging business growth to locate on non-forested sites.

Objective 5h. Promote non-commercial scale alternative forms of energy.

1. The Town shall allow the placement of alternative energy production that does not destroy designated viewsheds or degrade natural resources. This may include solar and wind production in open agricultural fields. Landowners shall use this energy on the premises and may sell excess to the electric grid. Consider implementing a wind tower siting ordinance to ensure any wind production facilities do not negatively impact the Town's rural character. The state has a draft model wind ordinance; Pierce and Manitowoc County have or are considering ordinances.

Objective 5i. Encourage technologies that strengthen communication and economic development that are compatible with rural character. (See Goal 18 objectives h and i)

VI. Utilities and Community Facilities Plan

Goal 17: Provide utilities, facilities and services that adequately and affordably address residents' needs while respecting and being consistent with the rural atmosphere, and cultural and historical resources of the Township.

Objective 6a. Coordinate utility and community facility systems planning with land use, transportation and natural resources planning.

Objective 6b. Continue access to quality and affordable Town, city, county and other shared-services, such as:

1. Baraboo Public Library.
2. School districts. (Baraboo schools, Portage schools MATC and University of Wisconsin System)
3. Baraboo Fire Department
4. Baraboo District Ambulance Service
5. Sauk County Sheriff's Department
6. Sauk County Emergency Management
7. Social Services
8. Periodic County Clean Sweeps of agricultural and household hazardous wastes

Objective 6c. Continue to provide quality, cost-effective basic services for Town residents. These basic services include:

1. Proper disposal and recycling of solid waste.
2. Building permit and inspection services, and design services for constructing buildings, roads and driveways, and other services to help implement the Town's Comprehensive Plan. (Permit applicants are responsible for user fees.)
3. Public road maintenance and snow plowing.

Objective 6d. Maintain and protect adequate water supply.

1. Follow the ground water goals, objectives and policies under Goal 10, Section E.

Objective 6e. Protect the Township's public health and natural environment through proper placement and maintenance of Private On-site Wastewater Treatment Systems (POWTS).

1. Direct rural development away from areas with limited suitability for POWTS.
2. Work with Sauk County Planning and Zoning to ensure POWTS are properly placed, installed and maintained according to an approved plan. Work with the county to formalize inspections and

enforce standards regarding installation and maintenance. Work with the county to identify failing POWTS.

3. Confirm that Sauk County Planning and Zoning is verifying annual maintenance of new biological and chemical wastewater treatment technologies that require annual maintenance.
4. Encourage community septic systems for all new developments, including but not limited to groups of 10 or more individual on-site systems on smaller lots (1.5 to 2 acres) in the same general area. Ensure systems are placed to minimally impact groundwater quality and not impair groundwater quality.
 - i. When a system design flow exceeds 5,000 gallons per day (33+/- bedrooms) the wastewater shall be pretreated prior to discharge to the soil. Pretreatment can consist of sand filter, aeration units or any other approved method that reduces the strength of the wastewater before discharge to the drainfield.
 - ii. Implement a program to, or coordinate with Sauk County Planning and Zoning to ensure an individual, the developer, or a functional homeowners association or condominium association, monitors and maintains the system according to the Operation and Monitoring Manual for the system, and is subject to annual (or other appropriate interval) certification or verification of the monitoring and maintenance. Ensure dues or payments are made for maintenance and system replacement.
 - iii. Carefully consider the design of large systems. Ensure they have some redundancy and surge storage capacity in the event sewer service is lost, which can affect many homes simultaneously.
5. Coordinate with Sauk County and U.W. Extension to educate homeowners about the importance of properly maintaining POWTS.

Objective 6f. Provide for effective stormwater management and erosion control.

1. Adopt a stormwater control ordinance and require stormwater management plans.
2. Adopt an erosion control ordinance and require erosion control plans for all projects that pose a substantive risk of erosion. This excludes farm tillage. (The erosion control ordinance should consider measures found in the *Erosion Control For Home Builders* fact sheet published for the Wisconsin Nonpoint Source Water Pollution Abatement Program, which references the Wisconsin Construction Site Best Management Practice Handbook.)
3. Encourage Sauk County to adopt stormwater control and erosion control ordinances, which apply to projects that pose a substantive risk of erosion.
4. Cooperatively plan with contiguous municipalities to address stormwater management and erosion control.

Objective 6g. Work with the City of Baraboo to collaboratively plan the Sanitary Sewer Service Area.

Objective 6h. Allow appropriate modernization of utility infrastructure to provide reliable and cost-effective service to residents.

1. Control expansion of electric transmission lines in Township.
2. Provide opportunities for non-commercial scale alternative energy resources that are compatible with the Township.
3. Encourage using existing right-of-ways.
4. Manage placement of utility infrastructure to protect the Township's scenic assets.

Objective 6i. Carefully allow for telecommunication facilities that address present and future Town residents' needs.

1. Use the following criteria when considering applications for conditional use permits or rezoning for wireless telecommunications facilities:
 - i The petitioner should submit directly to the Town copies of all applications and supporting materials submitted to Sauk County concerning their application for telecommunications facility. The petitioner should submit these materials to the town at the same time they are submitted to Sauk County. Minutes.
 - ii The Town does not intend to take action on the re-zoning or conditional use permit until it receives and reviews the results of an independent engineering report and staff report from the Sauk County Planning and Zoning Department.
 - iii The Town supports co-location of multiple antennas on a single tower and the use of alternative support structures such as silos, light poles, electrical poles and other tall structures.
 - iv All freestanding telecommunication towers should be located to minimize the aesthetic impact including light pollution.
 - v Facility locations that maximize the screening of the tower structure through topography or vegetation are preferred. All support equipment and the base of the tower shall be fully screened to the extent possible.
2. Encourage Sauk County to follow the provisions of the Sauk County Tower Siting Ordinance to require removing towers within six months of cessation of use and further require the tower site be restored to its original natural condition. The Town shall notify Sauk County of any towers that may no longer be used.
3. Work with telecommunication providers to bring modern, state-of-the-art telecommunication facilities that will provide reliable service to the entire Township, and encourage satellite capabilities to be used.

Objective 6j. Support the continuation and enhancement of childcare facilities located in the greater Baraboo area available to Greenfield residents, that are regulated by the Sauk County Human Services Dept. and the state of Wisconsin.

Objective 6k. Support the continuation and enhancement of health care facilities located in the city of Baraboo, Madison and nearby communities, available to Greenfield residents.

Objective 6l. Maintain the Greenfield Town Hall in a historically appropriate manner for the age of the structure.

1. Before performing maintenance on the Greenfield Town Hall, use free historic preservation services available through the Sauk County Historical Society to identify options.
2. Seek input from Greenfield residents on maintenance options.

Objective 6m. Work with active cemetery associations and other appropriate entities to ensure all established cemeteries have long-range plans for maintenance.

1. Identify and map all cemeteries in the Township.
2. Identify cemetery associations, their contact people and their contact information.

VII. Transportation Plan

Goal 18: Provide a safe, efficient and integrated transportation system that meets the needs of multiple users.

Objective 7a. Maintain the Town's quality transportation system to meet current and future Township needs.

1. Perform an economic analysis and review of all transportation, construction and maintenance activities and requirements in conjunction with annual road tour by the Town Board.
2. No new town roads will be built or existing roads extended unless there is a Plan Commission review, and Town Board public hearing and approval. Pay additional attention when considering construction in environmentally sensitive areas.

Objective 7b. Improve and formalize coordinating efforts in order to facilitate cooperation with all units of government.

1. Establish and maintain a dialogue with adjoining municipalities by notifying them of transportation projects in Greenfield that may affect them, and request that adjoining municipalities do the same in return. Encourage collaboration on all projects.

Objective 7c. Manage Town road traffic.

1. Assure the traffic resulting from new development is routed directly to county and state roads to the extent possible and feasible.
2. Discourage through traffic on Town roads by considering techniques such as signage and speed zones.

Objective 7d. Provide for planned, efficient and coordinated road re-construction in the Town.

1. Establish written criteria for re-constructing roads.
 - i. Consider the needs of bicyclists and pedestrians when developing long-range plans.
 - ii. Consider working with the state of Wisconsin and/or the Bicycle Federation of Wisconsin to provide funds when roads are paved to include a wider shoulder for bike lanes. Consider the appropriate use of the following potential funding sources:

Local Sources

- Capital Improvements and Budget
- Land Dedications from Developers

State and Federal Programs

- Transportation Enhancement Program
 - Surface Transportation Program - Discretionary (part of the Statewide Multi-Modal Improvement Program (SMIP))
 - Congestion Mitigation and Air Quality Program (CMAQ)
 - Hazard Elimination Program
 - Surface Transportation Urban Funds
 - Incidental Improvements
 - National Recreational Trails Program
 - Sustainable Development Challenge Grants
 - Rivers, Trail and Conservation Assistance
2. Continue the long-range plan for road maintenance and re-construction.
 3. Implement a method of recovering costs from new development or expanded use that damages or degrades the road surface prematurely or requires upgraded road infrastructure.
 4. Base road re-construction on traffic volume, weight demands or special uses. Utilize the functional jurisdiction map when prioritizing improvements. Consider the merits of leaving some roads graveled.
 5. Encourage shared driveways wherever possible to enhance safety, protect road edges and maintain rural character.
 6. Consider a policy that addresses finding a location and use for soil appropriate for its quality when removing soil for road maintenance and re-construction.

Objective 7e. Ensure Town roads are safe for all residents, visitors, and with regard to multi-use for farm machinery, trucking and recreational uses such as biking and walking.

1. Establish and enforce appropriate speed limits.
2. Ensure clear visibility at all intersections and driveway accesses.
3. Single-pass mowing (road shoulders only) is approved anytime as needed. Limit second-pass mowing (road rights-of-way) to after July 15 to preserve habitat for nesting birds and native plants.
4. Enhance safety and sight lines by keeping right-of-ways clear.
 - i. The Town board shall evaluate any known problem areas.
 - ii. Consider maintaining sight lines with regard to tall vegetation or other obstructions.
5. Limit trucks from jake-braking unless in an emergency.

Objective 7f. Continue a Town process for regulating the placement and construction of driveways off of public roadways.

1. Review the driveway ordinance every five years.

Objective 7g. Work with Sauk County, area municipalities and other organizations to provide transportation services to elderly, transit-dependent and disabled citizens in Greenfield Township.

Objective 7h. Plan collaboratively with the Ice Age National Scenic Trail partners to support its efforts to extend the Ice Age Trail.

Insert Transportation Functional Classification Map

VIII. Intergovernmental Cooperation Plan

Goal 19: Encourage proactive intergovernmental relationships with the city of Baraboo and other area municipalities as a means to address common issues and plan goals..

Objective 8a. Use cooperative planning and formal arrangements with neighboring cities, villages and Towns to address potential housing and development opportunities and conflicts.

1. Develop written, cooperative agreements with the City of Baraboo to maximize location of new housing in or adjacent to the City while creating incentives to reduce scattered development in Greenfield. Agreements should include plans for managing erosion, runoff and traffic.
2. Work with city of Baraboo to identify appropriate areas for development.
3. Work with city of Baraboo to develop and implement strategies to protect designated areas in Greenfield Township.
4. Investigate the use of boundary agreements, transfer of development rights programs, and other methods to achieve the Plan goals, objectives and policies.
5. Coordinate with other area municipalities to address important housing and land use issues in creative, effective and economic ways.
6. Minimize the conversion of agricultural land and natural areas to development.

Insert Intergovernmental Plan Map

IX. Housing Plan

Goal 20: Maintain the rural character and natural assets of Greenfield Township by limiting the amount and managing the location of new housing.

Objective 9a. Protect agricultural, forest and natural resources and limit avoidable conflicts caused by new housing.

1. Minimize erosion from the construction, location, size and design of new housing. [See Goal 17(f)]
2. Minimize stormwater runoff from the construction, location, size and design of new housing. [See Goal 17(f)]
3. Land with a grade of 20 percent or more shall not be disturbed for development, and development on grades of 12 to 19 percent shall be discouraged to prevent site erosion and the need for excessive site preparation.
4. Discourage new housing in or near waterways, wetlands and other specific, identified areas of importance in the Township.
5. Follow, at minimum, best practices for the location of development near waterways and wetlands in the Township.
6. Reduce light pollution into neighboring properties and the degradation of the night sky.
7. Minimize removing existing vegetation and disturbing topography associated with any construction project including placing driveways.
8. Use buffering and vegetation between farm and non-farm development to minimize conflicts between adjacent landowners.
9. For all new non-farm residential housing, maintain the greatest distance feasible from agriculture feedlot operations or trench silos of adjacent landowners to minimize conflicts between agriculture operations and rural residences. Further ensure that adjacent landowners in agricultural districts are notified of any residential building proposal as part of the Town's land division, driveway and building permits and siting processes.

Objective 9b. Protect the Township's scenic beauty by promoting the careful siting of new residences to ensure that all new construction is, to the extent possible and reasonable, compatible with its surrounding area.

1. Follow principles of conservation neighborhood design when considering the placement of new homes.

2. Provide for Town site plan review, and other ordinances to provide input on location, design, screening and size of new residences, additions to existing residences, and accessory structures to protect viewsheds and rural character. (Note: Define design in the ordinance to address size, scale, mass, color, etc.)
3. Limit the visibility of bluff development by careful application of the siting ordinance provisions. As part of the Town's siting and building permit process for any bluff development, the Town shall require and approve a landscape plan. The intent of the Landscape Plan is to minimize visual impact to the bluff when development occurs there.
 - i. The Landscape Plan should show any vegetation that is to be planted or removed. Encourage minimal removal of existing plants and trees. Plantings should be identified by type and size. Vegetative screening should be utilized when necessary to maintain the natural appearance of the bluff and screen the structures to make them visually inconspicuous when leaves are on the trees.
 - ii. The species of woody vegetation or trees chosen by landowner should be suited to localized soil and site conditions. Encourage native plantings and plantings that will benefit local flora and fauna.
 - iii. Vegetative screening should use native perennial plants hardy in the local climate one as specified in scientific literature or Extension publications. Chosen species must have the potential to provide screening within a reasonable amount of time (defined as medium to fast growth as specified in scientific literature or extension publications). Vegetative screening must be maintained once planted and replaced if it dies.
4. Use Town site plan review to ensure housing meets minimum size and design standards for single-family housing in Sauk County including foundations or slabs, safety features and other features.
5. New housing is encouraged to locate in areas of existing residential groupings as indicated in the existing conditions mapping.

Objective 9c. Provide for the maintenance of the Township's existing housing stock and character.

1. Maintain the predominately single-family, owner-occupied housing pattern of the Town.
2. Direct new housing to utilize locations in which there are existing public and private infrastructure to most efficiently and effectively serve that development.
3. Encourage residents to use public housing rehabilitation programs.

Objective 9d. The Town of Greenfield supports an intergovernmental, regional housing strategy that provides a mix of housing options for the residents of the Baraboo area.

1. Housing types of greater density and variety are best located where municipal services and supporting amenities can be provided.
2. The Town encourages municipal infill development to support a range of housing options.

Objective 9e. In areas of the Township designated as environmentally sensitive or having unique features, explore methods to minimize new housing.

1. On an ongoing basis, identify areas for preservation.
2. Develop programs and compensation methods for working with landowners to acquire development rights.
3. On an ongoing basis, analyze existing lots of record.

Objective 9f. When considering separate living quarters for in-home care of family members or extended family members, a temporary conditional use permit is required. The additional living quarters must meet all health and safety standards and be limited in size.

Objective 9g. Ensure that temporary housing meets adopted standards for public safety, health and water resources.

1. Work with Town officials and the county to enforce existing ordinances to protect against public health and safety violations relating to temporary housing.

Objective 9h. Ensure that new clustering development has minimal impacts on existing conditions by utilizing the following principles of conservation neighborhood design:

1. Screen or blend development to the extent possible through natural topography and vegetation.
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 hilltops or ridgelines. Rooflines should not be higher than ridgelines.
4. Layout lots to blend with natural land contours.
5. Integrate natural resources into the design as aesthetic and conservation landscape elements.
6. Provide vegetative buffers between building sites and wetlands and streams.

Objective 9i: Promote the development and completion of a town land division ordinance including provisions for clustering arrangements to supplement Sauk County's ordinances. Standards shall include recommendations for shared septic systems, shared wells, protected open space and agricultural lands.

Objective 9j: At the time a building permit is applied for, an informational packet will be provided.

X. Action and Implementation Plan

One measure of a plans success is its ability to be implemented. 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 the purposes of complying with Wisconsin's Comprehensive Planning Law, "Actions" are used synonymously with the law's "programs" to implement the plan.

Organization of the Action Plan

- Recommended Ordinance Updates
- Community Education and Outreach
- Development Review
- Updating and Amending the Plan

Recommended Ordinance Updates

The following ordinance updates are recommended to fully implement the recommendations in this plan.

Land Division Ordinance – Immediate Priority

The Town must finish the process of creating its land division ordinance. Upon completion, it is anticipated that the Town will administer this ordinance. Close coordination with legal and planning staff is recommended to codify many of the guidelines and recommendations in this plan. This includes adopting detailed standards to require conservation design principles are followed. Additionally, the land division ordinance should include provisions that allow for clustered housing.

Siting Ordinance – Immediate Priority

The Town has long discussed the creation of a siting / site plan review ordinance. This ordinance will be used in conjunction with the driveway, zoning, and land division ordinance to guide the placement of future residential and commercial structures in this town. This ordinance will formally implement many of the site-specific recommendations contained in the plan. Close coordination with legal and planning staff is recommended to codify and formalize these standards.

Erosion Control – Immediate Priority

The Town should adopt specific erosion control standards as part of or separate from the land division ordinance.

 Driveway Ordinance – Intermediate Priority

The Town should review the driveway ordinance for consistency with the adopted comprehensive plans and newly created ordinances. Any necessary updates should be performed

 Zoning Ordinance Update – Intermediate Priority

The Town should work closely with County Planning staff to update the zoning ordinance to fully implement this plan. This includes clear provisions to allow for density-based clustered housing. Consideration should be given to implementing the buffering standards outlined in this plan.

 Sign Control Ordinance – Intermediate Priority

The Town should work with the County to develop a sign control ordinance to implement the sign recommendations contained in this plan.

 Dark Skies / Light Pollution Ordinance – Intermediate Priority

The Town should consider working with the County and interested Towns on created a light pollution ordinance.

 Other Ordinances

At this time updates to other codes, including building and mechanical codes are not known to be needed to implement the plan.

Community Education and Outreach

The Town shall provide educational opportunities for new and existing Town residents on farm life, noises, smells and operational requirements, and living in a rural area. The following steps should be considered:

 Newsletter

- Provide written information to all residents regarding their rights and responsibilities of living in a rural area through the Town's newsletter, Web site and other means. Consider using existing publications, if appropriate, such as *Partners In Rural Wisconsin: A guide to positive neighbor relations in Wisconsin farm country*.
- Provide written information to prospective residents regarding their rights and responsibilities of living in a rural area as part issuing the Town's driveway and building permits. Add language to the Town's driveway construction permit and building permit applications, which the applicant must sign to submit

for consideration, that states the applicant acknowledges receipt of the informational material on rural living. (Sulik will rewrite.)

- The Town's Plan Commission and Board should recognize good or unique agricultural practices in a Town newsletter and/or web site and highlight the experiences of that landowner.
- The Town shall recognize good natural resource stewardship in a Town newsletter and/or website.
- The Town shall provide a listing of current land stewardship literature for landowners.
- Explain and promote timber harvest plans in the Town newsletter and web site.
- Help to ensure all woodland and forest landowners are informed and have access to documents such as the DNR's Best Management Practices as outlined in *Wisconsin Forest Management Guidelines PUB-FR-226-2003*, or more current guidelines appropriate for the Baraboo Hills. (Keep documents in the Town library and on its Web site)

Partnerships

Continue to work with partners such as the UW Extension and FACT to create programs and awareness campaigns on issues discussed in the plan. Encourage landowners and residents to use resources such as USDA, Natural Resource Conservation Service (NRCS), Sauk County Land Conservation Department, UWEX and others for information about rural life, agriculture, land stewardship practices and options for making small acreage productive.

User's Guide to the Comprehensive Plan

The Town should consider creating a plan summary document to share with property owners and residents.

Development Review Summary Packet

Upon completion of the Plan and implementing ordinances, the Town should create a simple, summary guide to the development review procedures that need to be followed. This will provide residents and property owners a consistent guide to the policies, processes and procedures for development projects.

Development Review

One of the primary roles of the Town in implementing the plan is following the plan and its implementing ordinances. Assuming that all ordinances will be made consistent with the Plan, the next step is enforcing them consistently and fairly. This applies to rezoning, land division, building permit applications. The following is a summary checklist:

- Ensure Consistency with the Comprehensive Plan*
- Encourage / Require a "Pre-Application" Conference to discuss the process and submittal requirements with applicants*
- Involve necessary planning, legal, engineering staff along with Citizen review committees.*
- Be consistent*
- Review ordinances (especially new ones) and make improvements as needed.*

Updating and Amending the Plan

Plan Adoption

The first official action toward plan implementation is the adoption of the plan by the Town Board. As opposed to the existing Development 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 undergo a formal review every three (3) to five (5) years. Members of the Town Board or Plan Commission will perform the review.
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 Greenfield 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?

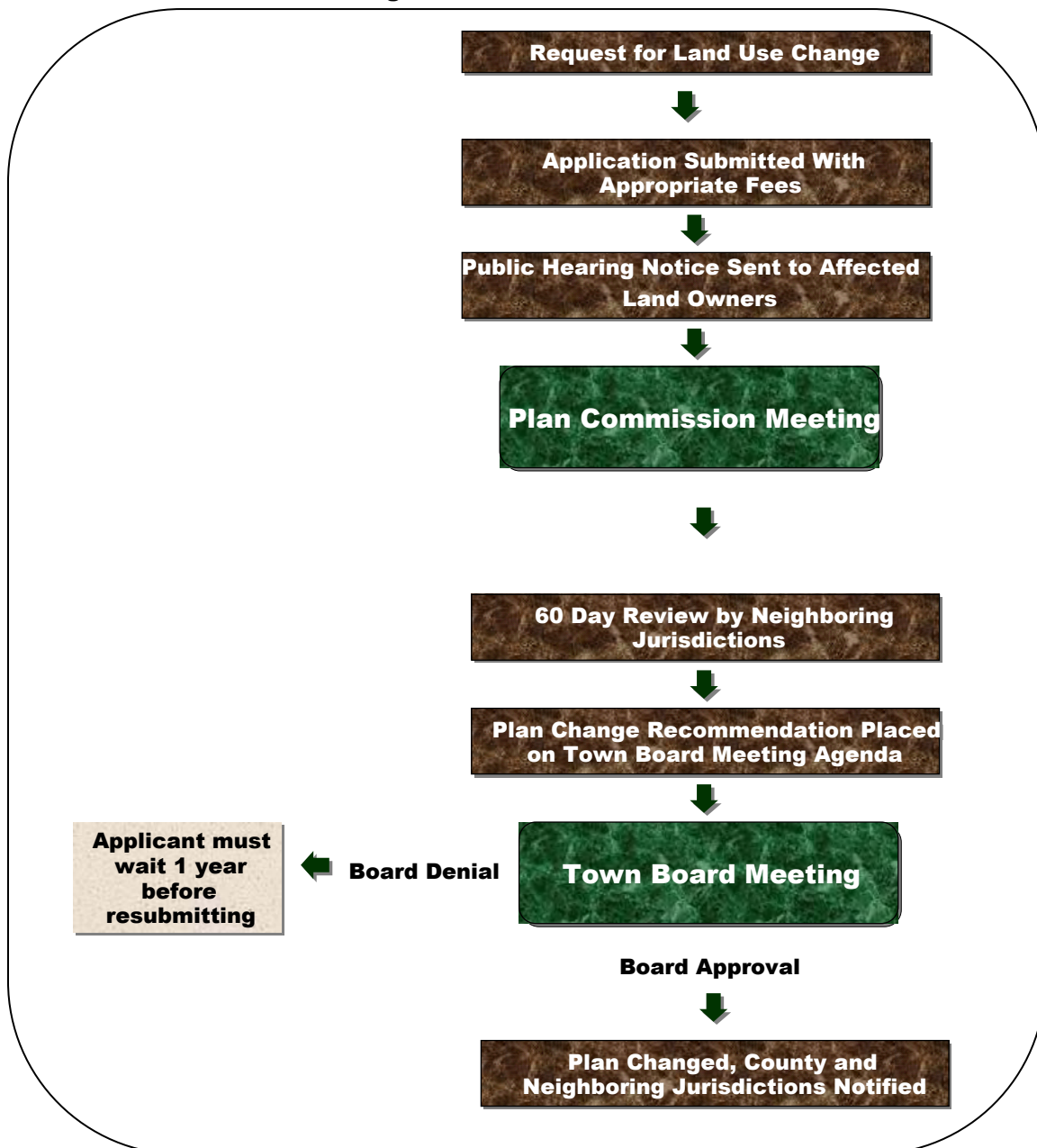
Amending the Plan.

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:

General Procedure for Amending the Plan



Definitions

Agricultural operation (i.e. farm): a business owned by the landowner verified through the submittal of farm records from the Natural Resource Conservation Service (NRCS) or other public agency and is deriving at least \$50,000 of gross base farm revenue/income as verified by the previous years federal income tax return.

Farm Employee: A person who derives 50% or more of their income from the agricultural operation.

Forest Core: as any part of the existing forest interior lying at least 200 meters (655 feet) in any direction from an existing forest edge.

Forest Core Buffer Zone: The area of unbroken forest, at least 200 meters (655 feet) in width, which separates the forest edge from the interior forest core.

Forest Edge shall be defined as the outermost portion of the forest where the environment differs significantly from the forest interior in terms of its structure, species composition and abundance. Forest core habitat is qualitatively different from edge habitat, and supports viable populations of wildlife and natural communities that require relative isolation from the influences of surrounding environmental conditions and land uses.

Lot of record: (Town of Greenfield definition as of 9-15-98) A parcel created by certified survey maps (CSM) or subdivision plats is deemed one lot of record. All adjoining or contiguous tax parcels owned by the same owner and existing as of the date the zoning ordinance in question was enacted are deemed one lot of record. Tax parcel boundaries and section lines of any type shall NOT constitute breaks in the contiguity of existing lots. Only roadways for which the municipality with jurisdiction holds ownership in fee simple shall constitute a break in the contiguity of existing lots. Only the Baraboo river shall constitute a waterway that breaks the contiguity of existing lots.

Highway 33 Corridor: The Highway 33 Corridor boundaries run from the existing City of Baraboo limits as of July 2005 from the south bluff face along County Highway W north to the Fairfield Township boundary and east to the County Highway X and Baraboo River intersection, including the Lower Narrows.

Open space: An area not occupied by any structures or manmade impervious surfaces.

Permanent breaks: Breaks that convert forest to non-forest uses or do not regenerate new forest cover.

Prime agricultural land: Prime agricultural land is land that has the best combination of physical and chemical characteristics for producing crops. It has the soil quality, growing season and naturally occurring moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. Note that grazing (pasture) is a crop. Those lands which exhibit the greatest long-term commitment to agriculture based upon soil type, ownership pattern, investment, use, or identified as class I, II, III or IV and by the Sauk County Soil Survey shall be identified and mapped as such (see the Sauk County Soil Survey for additional information).

Rural character: Where open space, the natural landscape and vegetation predominate over the built environment, and the land is primarily used for farming, forestry, open space, recreation, natural resource conservation and low-density residences.

Scenic: Pertaining to land and other natural features valued for their aesthetic qualities.

Temporary breaks: Breaks created by harvesting or other forest management activities that meet the guidelines established in this plan.

Viewshed: The area within view from a defined observation point. [through the process we will identify these points]

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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 Greenfield. 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:

- January Kick-Off Meeting
- Town Survey
- Town Visioning Meeting and SWOT Analysis
- Citizen Committees
- Website
- Informative Mailings
- News Releases
- Meeting Notices
- Open House
- Public Hearing

January Kick Off Meeting

A "kick-off" meeting was held for the planning process on January 24, 2004. The meeting was lead 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 all three Towns were asked to comment on what they liked and disliked about their Towns, the area or the planning process. Generally, residents of the three Towns listed the following as the three features they liked most about living in the area. Complete responses are included as an 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.

Greenfield Town Survey

A community survey was mailed out to all Greenfield residents and landowners in December 2003. The survey instrument was developed, distributed, and tabulated by members of the Town Board and Plan Commission. 529 surveys were mailed out and 258 were returned for an approximate response rate of 49 percent.

Survey data is used in two primary ways. The first is to define the planning issues that need to be addressed during the update process. The second is to identify the Town's opinion on potential planning policies and programs that could address noted issues. An important consideration is to identify which current policies and programs are working and are not in need of change.

From the survey results, it is appearing that there are a wide range of thoughts on the role of planning and zoning in the Town. This is supported from the tabulated results and written comments. The following are highlights of some of the results. Please refer to the appendix to review complete survey results and comments.

Housing

- Survey responses indicate that housing growth is most preferred in or adjacent to the City of Baraboo. (81 percent of respondents selected housing growth in Baraboo as their first or second choice for location. 71 percent recommended adjacent to the city of Baraboo as their first or second choice)
- 67 percent support the "clustering" of new residential subdivisions (question 8), however, only 31 percent listed clustered housing as their first, second, or third option for housing (question 9).

Transportation

- The current mix of local roads and highways is currently meeting the Town's transportation needs. Over 90 percent of respondents feel that existing Town, County, and State roads are adequate.
- Respondents were split on the inclusion of additional bike routes, with roughly 25 percent calling for more and 25 percent not wanting more. Another 25 percent thought existing facilities were adequate.

Community Character

- Preserving the existing rural character is supported in several questions. In question 5, "Rural Atmosphere" was the most selected reason residents located in Greenfield. Natural beauty and proximity to natural resources were the next most selected.
- 55 percent of respondents indicated they wanted Greenfield to look as it does today in the next 20 years. 18 percent wanted it to look the same, while allowing for more residential growth. 22 percent wanted it to look the same with more business and residential growth.
- 76 percent of respondents supported controlling signage along roads and highways.

Agricultural, Natural, and Cultural Resources

- 92 percent of respondents indicated that it is important to work with residents and municipalities to maintain ground and surface water quality.
- Over 80 percent of respondents state that natural resource protection and forest resource protection are important priorities.
- 67 percent of respondents indicated that preserving scenic views and undeveloped hills and bluff were either "essential" or "very important".

Economic Development

- There is a wide range of opinion regarding Economic Development. There was support for direct farm sales, agricultural tourism, game farms, hunting preserves, veterinary services, kennels, and stables.
- Regarding new business and industry, between 50 percent and 67 percent of respondents **did not support** the growth of the following in Greenfield: offices, medical facilities, grocery stores, taverns, light manufacturing or extraction materials.
- Smaller, local serving stores had the support of 47 percent of respondents
- “Bed and Breakfasts” had the support of 75 percent of respondents.

Land Use

- Protecting water resources, woodlands and the Baraboo Range were the three most important land use issues identified in the survey. Protecting farmland from development was the fourth highest priority.
- 76 percent of respondents stated the town should investigate ways to protect farmers from conflicts associated with incompatible development.

Implementation

- 44 percent of respondents indicated they supported a voluntary PDR program, however, 57 percent stated they would not support a tax increase to support the increase. 25 percent of respondents wanted more information.

Greenfield Visioning Meeting

Two public exercises were held on February 24, 2003. Please refer to the complete responses that are included in the appendix.

Likes and Dislikes

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

<u>Likes</u>	<u>Dislikes</u>
• Rural Setting	• City growth towards Greenfield
• Natural Beauty	• Housing subdivisions
• Good Neighbors / Community	• High Taxes
• Proximity / Access to Cities (eg. Baraboo, Madison)	• Concerns over losing property rights • High growth rates

Visioning Exercise

Below is a summary of key points from the community visioning exercise conducted at the February 24 meeting. For the exercise, the room was split into multiple 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 Greenfield. 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

- Current system is good, maintain current system and service levels.
- Specific improvements should be considered for select intersections, including STH 33 and 113
- Develop plans for a non-motorized trail system.
- Consider traffic impacts on non-highways.

Growth and Development

- Limit residential development and encourage some clustered residential development patterns.
- Residential and Agriculture existing together in “harmony”
- Control urban sprawl and the conversion of productive farmland and forests to residential use.
- Improve intergovernmental cooperation with neighboring towns and the City of Baraboo.

Agricultural, Natural & Cultural Resources

- Preserve natural areas for wildlife.
- Preserve bluff lands.
- Preserve productive agricultural land
- Keep agricultural viable

Summary of Existing and Related Plans

1995 Land Use Plan: The 1995 Land Use Plan was adopted as a guide for planning and other decisions regarding land use. The intent was to examine land use, population, and housing data in the area as well to guide future development in a way which will preserve Greenfield’s unique character and needs. It is noted that the plan is advisory to the zoning ordinance, administered by Sauk County.

The goal for the 1995 Land Use Plan is: *the maintenance and management of the overall economic resources and scenic character of the township, while retaining its rural agrarian atmosphere. The preservation of agricultural land, protection of farm operations, and encouragement of the single-family residential pattern of the town will provide for land use and development consistent with this desired community character. This will occur in a balanced framework respecting individual rights and community desires.*

Planning objectives for Greenfield address economic resources, scenic character, and rural atmosphere. Specific policies were created for agricultural preservation, road use, commercial use, industrial use, recreational-commercial use, scenic character, rural residential, plan review, and right of appeal.

The 1995 Land Use Plan is being updated to a full Comprehensive Plan, as outlined by State Statute. Land Use is one of nine elements that will ultimately be included. The existing plan provides a framework for the other elements; however, the updated plan will include additional pieces. Included in that will be an intergovernmental strategy and implementation schedule to support land use and other plan elements.

Highway 12 Growth Management Plan: The Town of Greenfield lies within the outlying study area of the Highway 12 Growth Management Plan. As the corridor does not cross into the town, Greenfield 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 projects 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 Greenfield 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 the planning process is to define what issues should be addressed. The survey and visioning meeting provide meaningful input on what the resident's and landowners feel are important. The Greenfield focus groups and steering committee will get the first opportunity to prioritize these issues.

1. 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 Greenfield can be summarized in three 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.

2. 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:

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

Greenfield Residents, Focus Groups, 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 Greenfield’s residents. The survey and early public meetings help to identify these issues.

Background Statistics and 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 as well as information from other studies and plans that apply to the Town.

State Requirements

The plan is created by the Town of Greenfield for the Town of Greenfield. 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.

3. Defining Issues

Issues will be defined and prioritized by the focus groups based on the data provided.

Population Trends & Forecasts

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

All three 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 towns. That rate is again expected to decrease slightly in upcoming decades.

Table 1.1 shows the population for each of the three towns from 1980 to 2000 based on data from the 2000 US Census, as well as the projected population for 2005 through 2020. The City of Baraboo and Village of West Baraboo are included as the towns, which surround these municipalities, may 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 36 percent of the Town of Greenfield's population is in between the ages of 20 and 44, or typical child-bearing years.
- Approximately 11 percent of the population is currently over 65.
- Approximately 20 percent of Greenfield's population is school aged.
- Approximately 26 percent is between the ages of 44 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)

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Source: US 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: US 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: US 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.

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: US 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 Greenfield 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 Greenfield'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 Greenfield'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. Nearly half of Greenfield's housing stock has been built since 1990; over one third was built in 1939 or earlier.

Table 2.1: Year Structure Built

	Town of Baraboo	Town of Fairfield	Town of Greenfield
<i>Total:</i>	727	421	397
	%	%	%
<i>Built 1999 to March 2000</i>	3.6	1.9	3.3
<i>Built 1995 to 1998</i>	17.7	8.1	12.3
<i>Built 1990 to 1994</i>	9.8	18.8	9.8
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: US Census Bureau, 2000

Occupancy Characteristics

Nearly 40 percent of the residents in the Town of Greenfield 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 80 percent of the housing units in Greenfield were owner-occupied in 2000 and 20 percent were renter occupied. This is consistent with statewide trends. It is also interesting to note that owner occupancy in Greenfield increased by about 3.5 percent from 1990 to 2000.

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 3 percent is optimal to allow consumers an adequate choice of housing. When adjusted for seasonal, recreational or occasional use, the Town of Greenfield's overall vacancy rate in 2000 was 5.7 percent, which is higher than the state average of 4.1 percent and the HUD recommendation of 3 percent. This may indicate that the supply of available housing in the Town exceeds the demand.

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: US Census Bureau 1990, 2000

Structural Characteristics

Table 2.5 lists the housing units by type. Of the 397 housing units in the Town of Greenfield in 2000, 93.5 percent were single-family detached units. Mobile homes ranked second to single-family detached homes in the Town. There were eight (8) multi-family housing units in Greenfield in 2000, comprising two (2) percent of the Town’s housing units.

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: US Census Bureau, 2000

Value Characteristics

Table 2.6 lists median home value for the State of Wisconsin, the Town of Greenfield and several neighboring communities. The Town of Greenfield has the second highest median housing value of the three towns that directly surround the City of Baraboo, at \$155,900.

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: US 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 Greenfield 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 Greenfield is projected to see household growth of 14 percent through 2010. By 2025, total households are projected to grow as shown in Table 2.7.

Table 1.4: 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: US Census and Wisconsin Department of Administration, 2004

III. Transportation Profile

Transportation networks are a critical determinant of growth and development in a community or region. The Town of Greenfield 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 (DOT) to classify streets and lists streets serving the Town of Greenfield by classification.

Table 3.1: Functional Street Classification for the Town of Greenfield

Classification	Description	Greenfield 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 T CTH W CTH DL CTH X STH 113 Man Mound Road Durward's Glen Road
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

Table 3.2 shows of breakdown of average daily traffic counts on Greenfield roads. It should be noted that traffic counts have increased substantially on STH 33 and also increased slightly on most other monitored Town roads. However, traffic counts decreased on CTH W north of Luebke Road between 1990 and 2002.

Table 3.2: Town of Greenfield Annual Average Daily Traffic Counts

Town of Greenfield Road Segment	1990	1993	1999	2002
STH 33 (east of Johnson Road)	4,600	4,700	6,700	6,800
STH 113 (north of CTH DL)	1,300	1,600	1,300	1,400
CTH W (east of 113)	860	850	780	1,100
CTH X (east of 113)	600	470	770	770
CTH W (north of Luebke Road)	330	200	280	220
Man Mound Road (east of Trapp Road)	200	220	310	370

Source: Wisconsin Department of Transportation

The Town of Greenfield and surrounding communities are served by one access-restricted regional highway, one principal arterial and two 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 north of the Town of Baraboo, 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 is a minor arterial that serves as a major access to interstate 90-94. Recent traffic counts indicate the road carries an average of 6,800 cars daily.

State Trunk Highway 113: STH 113 is a collector highway that runs through the southwest corner of the Town of Greenfield, through a small segment of the Town of Baraboo and joins STH 123 in the City of Baraboo. The highway connects the City of Baraboo with the Village of Merrimac, and eventually the City of Madison via the Merrimac Ferry that crosses the Wisconsin River.

US Highway 12: Although not passing directly through Greenfield, Highway 12 carries significant regional and local traffic through the area. Traffic and growth impacts are projected to continue. 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 volume 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 to four 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 to four 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. Access to the expanded Highway 12 will be at interchanges only.

Transit Service

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 for elderly and disabled residents in the Town of Greenfield include the Inter-Faith Volunteer Network; private taxis in the City of Baraboo that serve some Town residents; and VA transportation services for veterans that live in the Town of Greenfield.

Greyhound Bus provides service to residents of the Town of Greenfield from the City of Wisconsin Dells. Two westbound and three eastbound routes provide daily service to the area.

Rail Service

Passenger and freight rail service is easily accessible from the Town of Greenfield. Two Amtrak passenger trains travel the Canadian Pacific Railway line north of the Town 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 municipal airport near the Town of Greenfield. 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 Greenfield is limited to recreational boating on the Baraboo River.

Pedestrian Transportation

Because of its rural nature, Greenfield has limited pedestrian transportation options. However, a segment of the 1,000 mile Ice Age National Scenic Trail currently exists in the southern portions of both the Town of Baraboo and the Town of Greenfield, and 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. Final delineation of the Trail is dependent upon voluntary decisions by individual land owners to sell or donate land.

Bicycle Transportation

Local Bicycle Transportation: Bicycle transportation facilities within the Town of Greenfield primarily consist of local roads. Designated on-street bike routes by the State Department of Transportation include CTH W and portions of STH 113. Bicyclists are either prohibited or not recommended on Highway 12, STH 33, STH 123 and portions of STH 113. As new roads are constructed, or old roads are redeveloped, safe bicycle connections should be considered and provided.

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 Greenfield. 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 available throughout the region. Official designated highways in proximity to the Town of Greenfield include: Interstate 90/94; Highway 12; and STH 33. Other truck routes indicated on the DOT's Truck Operator Map are STH 113 and STH 136.

Commute to Work Patterns

The data in Table 3.5 show that most employed civilian persons age 16 and older in the Town of Greenfield and in Sauk County drive to work alone. Generally, the commuting patterns in Greenfield align with countywide commuting patterns. One difference between the Town and the countywide commuting pattern is that 4.7 percent of Sauk County residents walk to work versus 2 percent of Greenfield residents. The average travel time to work for Town of Greenfield residents was slightly higher than the countywide average of 20.3 minutes.

Table 3.5: 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	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 Greenfield'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 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 passes just west of the Town, 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. Several projects are scheduled for Sauk County, including a road maintenance project on STH 113 between Merrimac and Baraboo that affects the Town of Greenfield.

Wisconsin Bicycle Transportation Plan 2020 (December 1998)

The *Wisconsin Bicycle Transportation Plan 2020* establishes DOT goals, objectives and policies for both intercity and urban and suburban bicycling, and recommends strategies and actions for DOT, local governments and others to take to implement the plan. The two 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 Greenfield, the Town supports the plan’s statewide goals and policies. The bicycle capacities of roads within the Town of Greenfield are discussed in this element.

The Wisconsin Pedestrian Policy Plan 2020 (March 2002)

The *Wisconsin Pedestrian Policy Plan 2020*, created by the DOT, 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 Greenfield.

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 Greenfield is committed to making efficient use of its existing services to reduce costs and maintain the Town's existing rural character.

Sanitary Waste Disposal

Town residents are served by private on-site septic systems. The Wisconsin Department of Commerce (COMM) regulates the siting, design, installation and inspection of most private on-site sewage systems. 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.

During this 20 year planning horizon, the Town anticipates private on-site sewage treatment will continue.

Water Supply

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

Stormwater Management

Greenfield currently does not have a stormwater management ordinance. The Wisconsin Department of Natural Resources (DNR) 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

Solid waste in Sauk County is disposed of in a variety of locations, both in and out of the County. Less than half of waste generated in the County has been disposed of at the Sauk County Landfill; the Sauk County Landfill was closed in 2005. Privatization and consolidation of waste disposal services has resulted in the diversion of significant quantities of Sauk County-generated solid waste to private landfills located in Green Lake, Jefferson, Walworth and Wood counties.

The Town of Greenfield currently contracts with Peterson Sanitation Services of Boscobel for solid waste collection.

Town Government

The Town is governed by an elected board of supervisors consisting of three members and an elected clerk and treasurer. Greenfield has a plan commission consisting of three citizen members and two members of the Town board.

The Town of Greenfield is under jurisdiction of the Sauk County Zoning Ordinance and has been since 1963. The Town adopted County zoning, thereby granting Sauk County the authority to establish zoning districts and enforce land use controls in the township.

In addition to the Sauk County Zoning Ordinance, the following County ordinances also 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 Greenfield Town Hall is located on CTH W near the intersection of Bluff Road. No indoor plumbing is available in the Town Hall, but outdoor facilities are located behind the building. No improvements or expansions are planned at this time.

Road Maintenance

The Town contracts with Sauk County for road maintenance. Occasionally, the Town contracts with specialty companies for various construction projects, such as bridges and box culverts, paving and re-surfacing, which is contracted through a bid process with those types of companies. Crack filling is also sometimes contracted with private companies rather than the County. However, the County is generally the primary contractor for road maintenance activities in Greenfield.

Fire Protection & Rescue / Emergency Medical Services

Greenfield is served by a rural fire district and the City of Baraboo Fire Department, which bills the Town on a per-use basis. The Town is served by an ambulance district and all of Sauk County is served by 911 Emergency Dispatch.

Law Enforcement

The Town of Greenfield is served by the Sauk County Sheriff's Department, which is located in the City of Baraboo. In 2005, the Sauk County Sheriff's Office had 158 full time employees, including a Chief Deputy, an Administrative Assistant, a Captain of the Security Division with two Security Sergeants, a Captain of the Field Services with three Patrol Division Lieutenants, three Patrol Sergeants, one Detective Sergeant and one Communication Division Sergeant.

Health Care Facilities

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

Library

Greenfield is served by the 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 Town of Greenfield is served by the Baraboo School District, which also serves the Towns of Fairfield, 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 Baraboo School District has five elementary schools. GLW (Gordon L. Willson) serves K-5, East serves EC (early childhood) through 5, South is K-5, as is North Freedom. West School is the smallest and serves as a kindergarten center. Fairfield Center Elementary School, located in the Town of Fairfield, was a K-5 facility that closed after the 2004-2005 school year for financial reasons. All elementary schools are equipped, staffed, and supplied in direct proportion to enrollment. There is one Middle School and one High School in the District; both are located in the City of Baraboo. There are two private schools in the area, St. John's and St. Joseph's.

Child Care Facilities

Child care facilities are available in the City of Baraboo and the Village of West Baraboo.

Parks and Recreation Facilities

Man Mound Park, which is part of the Sauk County park system, is located in the northern part of the Town on Man Mound Road. The park is listed on the National Register of Historic Places, and it features a rare, man-shaped effigy mound. The park is also equipped with a picnicking area and a playground.

The Town of Greenfield 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.



A portion of Devil's Lake State Park is also located in the Town of Greenfield. More people visit Devil's Lake State Park annually—1.2 to 1.4 million—than any other state park in Wisconsin. Peak visitation is during the late spring, summer and fall, when visitors can swim in or boat on the clear, 360-acre spring fed lake. The scenery is magnificent, with 500-foot quartzite bluffs towering above a 360-acre lake. Spectacular scenery, a full range of recreational activities, and a full-time naturalist make this a very popular park. Activities include hiking, biking, cross-country skiing, snowshoeing, swimming, picnicking, rock climbing, camping, bird watching and boating.

Power Plants / Transmission Lines / Electricity

Electricity and natural gas in the Town of Greenfield is provided by Alliant Energy.

Telephone, Internet and Cable Television Service

Century Tel provides the Town of Greenfield with local telephone service. Various companies provide long-distance telephone service and Internet service.

The Town may experience an increase in demand for tower siting as more companies seek to provide cellular phone and data service in the area. Greenfield is under the County's tower citing ordinance. In July, 2005 Charter sold a tower in the Town of Greenfield to Sauk County to use as part of the County's emergency communication system.

Greenfield signed a contract with Charter Communications in January, 2002 to provide cable service to Town residents who live south of Baraboo along Hwy 113 and east on Hwy W. Cable service also extends approximately two (2) miles east of Baraboo on STH 33. The agreement with Charter Communications states that cable will be installed to households where the density is 30 houses per square mile. Other Town residents use satellite dishes to supplement local television service.

Cemeteries

There are several cemeteries and burial sites located in the Town of Greenfield, as described below in descending order by activity and size

1. Tucker Cemetery, Tucker Evangelical Cemetery, George Tucker's Burial Ground

- a. - SW 1/4, SE 1/4, Section 26, T12N, R7E at the junction of CTH W and Wall Street
- b. - Acreage/size: -1 acre/approximately 213 burials
- c. - Active as of 2005-- contact Sharlotte Greenwood
- d. - George W. Tucker, a genius in animal husbandry, gave the site for this cemetery from his modest farm. A German Evangelical Church was organized in 1876 and a small brick church was built in 1883. Membership transferred in 1923 to what is now the Emanuel United Methodist Church. The church building was razed about 1939 but the cemetery remains.

2. Christ Evangelical Lutheran Cemetery, Meisel Cemetery, Greenfield Cemetery, St. John's Lutheran Cemetery, Koerth Cemetery

- a. - SW 1/4, NE 1/4, Section 15, T11N, R7E, 4.5 miles southeast of Baraboo on the north side of Tower Road about two miles east of the church.
- b. - Acreage/size: -about a half acre/about 50 monuments were visible in 2005.
- c. - Active in 2005—contact Florence Meisel
- d. - Christ Evangelical Lutheran parish was started in 1878. The 1974 recordings stated the cemetery belonged to the Wisconsin Evangelical Synod and that there had been recent burials. The congregation dissolved in 2003.

3. Jones Family Cemetery

- a. - West edge of Section 28, T12N, R7E
- b. - Acreage/size: approximately 13 sites
- c. - Inactive as of 2005

4. Zuch Cemetery, Friedhof Bei Neumans, Neuman/Nauman Cemetery

- a. - NW 1/4, NE 1/4, Section 8, T11N, R7E, at the corner of a gravel road, up the wood road to the north. The 1974 recordings stated a large jack pine, several snowball shrubs, and beds of day lilies marked the location though sumac, gray dogwoods, brambles, ashes and other native plants were invading the cemetery.
- b. - Acreage/size: approximately 13 sites
- c. - Inactive in 2005
- d. - An untended burial ground. Neuman, Zuch and Swartz family members are interred there. Some burial records are at the Christ Lutheran Church parsonage.

5. Nicoly-Neuman Cemetery, Dahlke Cemetery

- a. - SE 1/4, SE 1/4, Section 17, T11N, R7E, on west side of Hwy. 113 "Reserving all that part of the SE 1/4 of the SE 1/4 of Section 17 lying south and west of highway running through the above described 40 acres,

containing about one acre for burying ground purposes.” (Volume 57, 372 Deeds). The 1974 recordings stated day lilies and periwinkles were growing there, and lilac bushes had spread from an early planting.

- b. - Acreage/size: 1 acre, approximately 10 sites
- c. - Inactive in 2005---no monuments are visible.
- d. - Frederic Martin set aside land from his farm for the cemetery, where his father, Ludwig, is buried. August Dahlke bought the property in 1888. The site is a woodlot bordering highway 113 and the gravel road that formerly dead-ended at the Halweg farm, now part of Devil’s Lake State Park. This is where the Manns settled and where August Steinke of Steinke Basin first lived. The first burial is said to be an infant daughter of August and Dorothea (Martin) Steinke in 1867. Ludwig Martin was Dorothea’s father. The families belonged to Christ Lutheran Church after it started in the 1870s. Church records call it the Dahlke Cemetery.

6. Brewster Family Cemetery; Schubring’s Cemetery

- a. - SE 1/4, SE 1/4, Section 8, T11N, R7E, located at the top of a ridge near the northwest corner of this 40 acres.
- b. - Acreage/size: approximately 4 sites
- c. - Inactive as of 2005
- d. - Locally known as Schubring’s Cemetery because the Schubring family owned the land, though no family member is buried there. A small number of Brewster descendants are buried there.

7. Campbell or Cammel Graves

- a. - NW 1/4, SE 1/4, Section 27, T12N, R7E. Graves are in the right-of-way of the intersection of Man - Mound and Johnson Roads. -
- b. - Acreage/size: 2 sites
- c. - Inactive as of 2005
- d. - As of 1983 there were two small footstones left. Jesse Campbell and his wife were buried there in the 1850s.

8. Cook Gravesite

- a. - NE, SW, Section 32, T12N, R7E, south side of Hwy. 33
- b. - Acreage/size: 1 site
- c. - Inactive as of 2005
- d. - George H. Cook who died in 1863, located in the backyard of a residence at this location. Walnut Hill Cemetery also has a tombstone for him.

9. Palmer Grave

- a. - SE 1/4, SE 1/4, Section 34, T12N, R7E, off of CTH. W.
- b. - Acreage/size: 1 site
- c. - Inactive as of 2005
- d. - Single fieldstone with no description along pasture fence on land now owned by Jean Stephany, previously Bob Johnson’s farm.

10. Mary Plummer Gravesite

- a. - NE 1/4, NE 1/4, Section 29, T12N, R7E, in the southwest corner of the quarter section.
- b. - Acreage/size: 1 site
- c. - Inactive as of 2005
- d. - G. W. and A. Plummer’s daughter who died in 1856. The gravestone has been moved into the fencerow.

Each cemetery listing had names of who copied it and dates. They were all done in October and November 1974 with some updates in the early 1980s. Names of those who copied are: Bernadette Bittner; Ralph Briggs; Adela Friede; Bette Hall; Charles Hall; Alice Hawley; Kenneth I. Lange; Ena Co. Moll; Marie Oesting, Ph.D.; Gen Parsons; Betty Schulz. Information was taken from the 1880 History of Sauk County by Butterfield, and from the 1860 and 1870 census mortality lists.

Cemetery Name	Location	Size	Active/ Inactive in 2005
Tucker Cemetery, Tucker Evangelical Cemetery, George Tucker's Burial Ground	SW 1/4, SE 1/4, Section 26, T12N, R7E at the junction of CTH W and Wall Street	1 acre/213 burials	Active
Christ Evangelical Lutheran Cemetery, Meisel Cemetery, Greenfield Cemetery, St. John's Lutheran Cemetery, Koerth Cemetery	SW 1/4, NE 1/4, Section 15, T11N, R7E, 4.5 miles southeast of Baraboo on the north side of Tower Road about two miles east of the church.	Half acre/about 50 monuments	Active
Jones Family Cemetery	West edge of Section 28, T12N, R7E	~13 sites	Inactive
Zuch Cemetery, Friedhof Bei Neumans, Neuman/Nauman Cemetery	NW 1/4, NE 1/4, Section 8, T11N, R7E, at the corner of a gravel road, up the wood road to the north. The 1974 recordings stated a large jack pine, several snowball shrubs, and beds of day lilies marked the location though sumac, gray dogwoods, brambles, ashes and other native plants were invading the cemetery	~13 sites	Inactive
Nicolý-Neuman Cemetery, Dahlke Cemetery	SE 1/4, SE 1/4, Section 17, T11N, R7E, on west side of Hwy. 113	1 acre ~10 sites	Inactive
Brewster Family Cemetery; Schubring's Cemetery	SE 1/4, SE 1/4, Section 8, T11N, R7E, located at the top of a ridge near the northwest corner of this 40 acres	~4 sites	Inactive
Campbell or Cammel Graves	NW 1/4, SE 1/4, Section 27, T12N, R7E. Graves are in the right-of-way of the intersection of Man Mound and Johnson Roads	2 sites	Inactive
George H. Cook Gravesite	NE, SW, Section 32, T12N, R7E, south side of Hwy. 33	1 site	Inactive
Palmer Grave	SE 1/4, SE 1/4, Section 34, T12N, R7E, off of Cty. Trk. W. Land now owned by Jean Stephany, previously Bob Johnson's farm	1 site	Inactive
Mary Plummer Gravesite	NE 1/4, NE 1/4, Section 29, T12N, R7E, in the southwest corner of the quarter section	1 site	Inactive

Churches

There is one small German Lutheran church on Tower Road that closed and converted to a wedding chapel. No other churches exist within the Town. However, there are many churches in the Baraboo and West Baraboo area that residents can access fairly easily.

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 Greenfield during this 20-year planning horizon.

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

Utility - Facility	Status	Potential Action	Timeframe
Stormwater Management	No Ordinance	Work with County on Stormwater Management and Erosion Control Ordinances.	2005-2010
Solid Waste/Recycling	Satisfactory	--	--
Parks	Satisfactory	Coordination on Ice Age Trail Extension	Ongoing
Telecommunication Facilities	Satisfactory	--	--
Power Plants and Transmission lines	Satisfactory	--	--
Electricity and Natural Gas Services	Satisfactory	--	--
Cemeteries	Satisfactory	--	--
Health Care Facilities	Satisfactory	--	--
Child Care Facilities	Satisfactory	--	--
Police	Satisfactory	--	--
Fire	Satisfactory	--	--
Rescue	Satisfactory	--	--
Library	Satisfactory	--	--
Schools	Satisfactory	--	--
Town Hall	Satisfactory	Maintain	--

V. Agricultural, Cultural, and Natural Resource Profile

Agricultural Resource Inventory

Agriculture has long been an important economic livelihood in the Town of Greenfield 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 Greenfield’s rural appeal.



Farmers in Greenfield produce a variety of agricultural commodities, including dairy, oats, alfalfa, corn, soybeans and livestock. Other agricultural operations also exist, such as tree farms, berry farms and niche agricultural product farms. The diversity of agriculture in the Town is of critical importance to its viability as a part of the local economy.

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 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.

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 Sumpster	43.4
Town of Troy	96.9

Source: Highway 12 Corridor Growth Management Plan, 2003

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 times higher at \$12,506. The data show 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 located partially within the Town of Greenfield and is one of the most important and interesting physical features in the state. Because of its unique geology, the National Park Service dedicated the Range as a National Natural



The Baraboo Range is shown in the shaded areas. The range covers much of the Town of Greenfield.

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.

General Soils Information

Soil suitability for development depends on the 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. The soil classes for the Greenfield area are depicted on the Soils Map.

Based on the Soil Survey for Sauk County (1980-USDA Soil Conservation Service) soils in the Town can be grouped into three (3) general categories:

La Farge-Nordan-Gale, Eleva-Boone-Plainfield, and Baraboo-Rock Outcrop Group: This soil group is generally located in the Baraboo Range. These soil areas are dominated by moderately well-drained to excessively-drained soils that have a loamy or sandy surface layer and a loamy, sandy, or clayey subsoil, underlain by bedrock. These are gently sloping to very steep soils on unglaciated uplands. The potential for residential development on these slopes is fair; depth to bedrock is a severe limitation for conventional septic systems in most of these areas.

McHenry-St. Charles Group: This soil group underlies most of the Town of Greenfield and the southern half of the Town of Fairfield. 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.

Ettrick-Fluvaquents wet-Curran Briggsville-Mosel-Colwood, and Fluvaquents wet-Fluvaquents Group: These soils are found along the Baraboo River in the Town of Greenfield. The soils are dominated by well-drained to very poorly-drained soils that have a loamy or sandy surface layer and subsoil; underlain by loamy or sandy deposits. The soils are nearly level to sloping and occupy glaciated lake basins and floodplains. The potential for residential development is poor, and flooding and wetness are severe limitations for conventional septic systems.

Groundwater

Groundwater in the Town is generally very high quality and is usable 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. 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, often barely sufficient for domestic purposes.

Residents of the Town of Greenfield noted throughout the planning process that maintaining the high quality groundwater in the area was an extremely important objective of the plan.

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 grade exist throughout the Baraboo Range, and in the northeastern portion of the Town. Slopes exceeding 20 percent grade exist in several areas in the Baraboo Range, and in the northeastern portion 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 cause damage to buildings, roads and utilities.

Hilltops and Ridgetops

Hilltops and ridgetops are unique natural features that exist throughout the Town of Greenfield. These features are often overlooked during planning processes, but planning for these resources is critical to the community character and maintaining 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 the community's character, including color, material and style.

Floodplains

Floodplains are defined by the Federal Emergency Management Agency (FEMA) as any land area susceptible to being inundated by flood waters from any source.

Floodplains are mapped by FEMA and 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 Greenfield exist along the Baraboo River. The floodplain is wide and extends to the north on the west side of the Town; as the river exits the Town, the floodplain becomes much narrower. Floodplains 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 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.

The Wisconsin DNR has identified and mapped wetlands of two or more acres in the Wisconsin Wetlands Inventory. Wetlands in the Town of Greenfield are depicted on the Natural Areas Map. Generally, wetlands exist along the Baraboo River and in several spots in the Baraboo Range.

Woodlands and Forest Resources

Historically, most of the region surrounding the Town of Greenfield 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 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.

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. The Baraboo Range harbors the largest block of forest of its kind in the Midwest. It is also an exceptional habitat for rare plants, birds and animals.

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, 2,261 acres of land in the Town of Greenfield were enrolled in the MFL program.

Drainage Basins and Watersheds

The Town of Greenfield is located in the Lower Wisconsin River Basin, which drains approximately 4,940 square miles of south central and southwestern Wisconsin. Within this basin, the Town is located in the Lower Baraboo River Watershed, which covers eastern Sauk County and Western Columbia County. This watershed includes the portion of the Baraboo River from Baraboo to the Wisconsin River.

The Lower Baraboo River Watershed drains approximately 144 square miles and has 90.8 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-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. The dams, however, have now been removed. With the removal of the final dam, the Linen Mill Dam, in October of 2001, the Baraboo River is now the longest mainstream stretch of restored river in the country.

The ditching and draining of wetlands to create muck farms has also 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

Rowley Creek: Rowley Creek begins in Columbia County and enters Sauk County in the Town of Greenfield where it has a moderate gradient from the Sauk County line to the Baraboo River. The creek has an excellent brook and brown trout fishery and the lower 2.7 miles of Rowley Creek are considered a Class I trout stream and an exceptional resource water (ERW). The two miles upstream of this are Class II trout waters and also an ERW. Baseline surveys conducted in the summer of 2000 found the warm water and cold water fisheries to be in good health.

Clark Creek: The entire length of Clark Creek is inside Greenfield Township. State Hwy 13 crosses it several times in Glenville in its last mile and a half before entering the Baraboo River at an elevation of about 820 feet just west of the intersection of HWY 113 and Baraboo River. Clark Creek is about 5 miles long and drains between seven and ten square miles of land. It has two sources with the shorter branch starting at an elevation of about 1500 feet near the “Jessie gravel pit” in section 15, T. 11 N. – R.7W. The other branch begins in section 9 T. 11. – R.7E. at an elevation of about 1300 feet. Both flow mainly west until joining. From there Clark Creek flows mainly north.

On July 17, 1993 major flash flooding occurred on Clark Creek after heavy intense rain (some reports claimed as much as 13” in a few hours--many reported full rain gauges in that brief period) fell on already saturated soil. The flood waters damaged about a mile of Hwy 113 (including all crossings), damaged private driveways, flooded basements, and ruined furnaces and septic systems at many of the nearly 25 homes built close to the creek in Glenville.

Several vehicles traveling on the highway were trapped. A 12 year old boy from Illinois drowned. This was the first flood remembered on Clark Creek by long time residents. Without nearly as much rain as fell in 1993, the creek flooded again on Monday June 17, 1996, Thursday June 1, 2000 and Monday July 10, 2000. Each of the later floods caused residents to fear a repeat of the 1993 flood damage. Fortunately, none of the later floods caused damage. Some slight modifications of the 1993 stream bank restoration were completed after the later floods.

There are several theories about what (beyond rainfall) caused four floods on Clark Creek from 1993 to 2000. Increased runoff from the “Jessie gravel pit”, run over from the beaver pond near the beginning of the longer branch, and increased roof and driveway surfaces in the watershed were all considered to be contributing factors. No official finding of relative cause and effect from these factors has been made. However, there is general agreement that land use changes played a role and that land use plans and local decision makers must seriously consider how land use changes influence stormwater runoff.

In July 2001, the northernmost residents on Clark Creek reported a substantial increase in pollution in the water in Clark Creek. Further investigation determined that the septic systems of 12 of the 25 residences were failing and/or were non complying systems. The septic systems were making undesirable discharges into the creek. These failing systems were upgraded by the end of 2004.

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 to five 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 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.

Open Space/Environmental Corridors

Baraboo Hills: The Baraboo Hills area is located partially in Greenfield, and in total encompasses 144,000 acres in an elliptical shape approximately 27 miles long and 14 miles wide. The Bluffs within the area are a remnant of a very old monadnock or outcropping of quartzite. The Bluffs are the largest surface deposit of quartzite in the Midwest, and thus as both a landform and mineral perspective, have important significance.

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 designated the Baraboo Range as one of their "Last Great Places", one of only 77 such sites in the world.

The Baraboo Hills contain 27 distinct plant communities, 15 of which are rare in the state. There are 915 native vascular plant species, 307 non-vascular species, 171 aquatic invertebrate species, 135 breeding bird species, 50 fish species, 39 mammal species, and 29 amphibian and reptile species. The relatively large, non-fragmented forests of the Bluffs provide vitally important habitat for forest-interior songbirds for nesting and breeding (Jellinek, 1995).

A large number of private trust and conservancy organizations have a history of cooperating in the area with public recognition, management, and support efforts. These include the private land trusts, Baraboo Range Preservation Association, The Riverland Conservancy, and the Ice Age Trail. Government programs are working in the Wisconsin DNR's Devil's Lake State Park, State Natural Area Program to enhance management and protection of this area.

Importance of protecting the Baraboo Hills:

- Severely threatened by conversion to scattered residential development and potential loss of 55,000 acres of forest habitat, prairie remnants, clear streams and rocky glades.
- Recognized as last remaining unbroken forest in the highly fragmented Midwest landscape.
- Threat analysis shows conversion of natural communities to agricultural lands has been on-going for years.
- Expansion of US Hwy 12 from Baraboo to Madison has sharply increased development pressures as more Madison residents see the commute more feasible and attractive.
- Recreation via trails and forest tax law opens lands that would be lost as development and fragmentation continue.
- Detrimental and non-sustainable logging practices destroy habitat on unprotected forest land and degrade the rich biological diversity of the forest.
- As growth, development and fragmentation occur, the displacement of native species of plants and animals by exotic ones has become a recognized threat.
- The largest blocks of remaining forested habitat are being divided into smaller and more isolated patches. This process of habitat fragmentation is a serious threat to the biological diversity of the Hills.
- Growth over the last 10 years has been about 8.1 percent. Projections indicate an even higher growth rate as access to Madison improves with highway expansion.
- Development in unstable and erodible Hills threatens the water quality of the streams and wetlands.

To limit the impacts on the healthy ecosystems and scenic character of the Baraboo Hills expected from the expansion of U.S. Highway 12, a Memorandum of Agreement (MOA) was signed by local, state and federal -

representatives committed to protecting lands within the Baraboo Range National Natural Landmark in Sauk County. As part of the MOA, \$5 million in transportation funds was granted to Sauk County in 1999 to implement the Baraboo Range Protection Program (BRPP). The program uses this funding to purchase development rights from willing owners of forested lands and buffer zones around tracts of forest. Since its inception in 2000, the BRPP has protected 2721 acres on thirty-one Baraboo Hills properties. There are 1,230 protected acres in the Town of Greenfield; 770 acres are held by the Baraboo Range Preservation Association (including one on the Leopold Foundation property), 283 acres are held by the Sauk County Baraboo Range Protection Program and 177 acres are held by the Wisconsin Department of Natural Resources.

Parfrey's Glen State Natural Area: Parfrey's Glen, Wisconsin's first State Natural Area, is a spectacular gorge deeply incised into the sandstone conglomerate of the south flank of the Baraboo Hills. The Glen is located within Devil's Lake State Park in the southwest corner of the Town of Greenfield. The exposed Cambrian strata provide excellent opportunities for geological interpretation. The walls of the glen - a Scottish word for a narrow, rocky ravine - are sandstone with embedded pebbles and boulders of quartzite. The moss-covered walls are moist, cool and shaded. As a result, they support flora more typical of northern Wisconsin with yellow birch, mountain maple, and red elder and several rare plant species, including the federally threatened northern monkshood (*Aconitum noveboracense*) and state-threatened round stemmed false foxglove (*Agalinus gattingeri*). Other rare species are cliff goldenrod (*Solidago sciaphila*), and two state-threatened birds, the cerulean warbler (*Dendroica cerulea*) and Acadian flycatcher (*Empidonax virens*). Parfrey's Glen Creek, a fast, cold, hardwater stream flows through the gorge and harbors a very diverse insect fauna including a rare species of diving beetle (*Agabus confusus*) and a rare caddisfly (*Limnephilus rossi*). Parfrey's Glen is owned by the DNR and was designated a State Natural Area in 1952.

Lower Narrows: The Lower Narrows is one of three (3) major gorges that cut through the 50 mile circumference of the Baraboo Range. These gorges were created by rivers more than 500 million years ago and then buried by sediments in a vast sea over the next 150 million years. The Baraboo River now flows through the Upper Narrows gorge near Rock Springs, entering a basin surrounded by the Baraboo Range, and exits at the Lower Narrows. Devil's Lake is the longest and deepest gorge of the Baraboo range, and was formed when the gorge was blocked by glacial debris 15,000 years ago.

Notable for its ancient rock formations, the Lower Narrows features vertically-tilted Precambrian pink Baraboo quartzite rock ribs on both walls of the gorge. Red rhyolite rock, over 1.5 billion years old, is visible on the northeast flank of the Lower Narrows along Highway 33.

Devil's Lake State Park: This park is a significant open space amenity to the region and the state. It is the most frequently visited park in the entire State Park System. The park and its resources are described in other sections of this Existing Conditions Report.

Nonmetallic Mineral Resources

The Sauk County Planning and Zoning Department and in some cases, the Department of Natural Resources regulates non-metallic mining in Sauk County.

Non-metallic mining includes operations or activities that extract mineral aggregates or nonmetallic minerals from the earth for sale or use by the operator. Nonmetallic mining includes use of mining equipment or techniques to remove materials from the in-place nonmetallic mineral deposit, including drilling and blasting, as well as associated activities such as excavation, grading and dredging. Nonmetallic mining does not include the removal of materials such as commercial sod, agricultural crops, ornamental or garden plants, forest products or plant nursery stock.

Nonmetallic mining also includes processes carried out at nonmetallic mining sites that are related to the preparation or processing of the mineral aggregates or nonmetallic minerals obtained from the site. These processes include, but are not limited to stockpiling of materials, blending mineral aggregates or nonmetallic minerals with other mineral aggregates or nonmetallic minerals, blasting, grading, crushing, screening, scalping and dewatering.

There are few if any remaining signs in Greenfield of the iron mining activities that occurred in Sauk County near the turn of the 19th century. Those activities consisted mainly of exploration. Currently there is only one active non – metallic mine or quarry in the township, often referred to as the Jessie gravel pit. It is located about 1450 feet above sea level in Section 15, T11N, R7E on 80 acres owned and operated by Mathy Construction Company. The gravel pit is bordered by Devils Lake State Park to the West, by Tower Road to the north, by land without development rights to the East, and by Merrimac Township to the South.

Another quarry is worth mentioning because of its role in land use planning in Greenfield even though it is inactive. The Lower Narrows' quartzite quarry is on 66 acres in Section 26, T.12N – R.7E. The base of the quarry is at an elevation of about 900 feet versus 1200 feet to the bluff top. Quartzite was first mined from this quarry sometime prior to WW II. Joe Martin purchased it in 1942 and operated it. In 1965 Earl Netzband purchased 27.22 acres containing the quarry. His operation was very low volume. The Netzband property was purchased by Kraemer and Sons on October 6, 1989. Kraemer purchased the 40 acre quarter section directly north of the quarry on May 13, 1990. Soon after, the volume of mining increased substantially and many township residents objected to the increased activity, citing increased noise, dust, traffic and defacement of the Lower Narrows. Part of the township's response to this issue was to form its first land use planning committee.

Quartzite removal continued in spurts until September 7, 1996 when a Sauk County Board of Adjustment decision ceased operations. After several lawsuits, the decision of the Sauk County Board of Adjustment was upheld by the Appeals Court on September 27, 2001. This officially ended the mining activity in the quarry and the physical activity had ended about five years before (about the same time Greenfield adopted its first land use plan via referendum.).

A few other inactive gravel and soil pits exist in Greenfield. The most notable inactive gravel pits include two along CTH W near the town hall in Section 4, T.11N. – R7E. and one in Section 29 or 32 T.12N. – R7E. The pits in section 4 were used when CTH W was rebuilt in 1957.

In addition, some landowners have very small pits from which they extract fill for use on their own property. Since 2000, some unwanted rocks in farm fields have been purchased and extracted by contractors for ornamented 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.

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. 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.

Cultural Resources Inventory

In addition to Greenfield’s outstanding natural and agricultural resources, the Town has many important cultural resources, including the historical, archeological and recreational resources that are described below.

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 1840s, 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 first settlement in Greenfield was made in 1841 by Edwin Johnson who came with his wife and three children and located in the southwest corner of Town. The first death was Ollie Schaffer, son of Solomon, in March 1844.

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 eight (8) documented properties in the Town of Greenfield. The properties include older houses and outbuildings, farmsteads, mills and bridges.

Table 5.4: Historic Properties in the Town of Greenfield

Location	Historic Name
CTH W, south side, .2 miles east of Newman Road	Stone house
Man Mound Road, north side, .4 miles west of STH 33	Stone house and farmstead
STH 33, south side, .1 mile east of Rocky Point Road	Stone house and barn
NE corner of Rocky Point Road and STH 33	Round barn
Town Hall Road, across Baraboo River	Johnson Bridge (removed in 1990?)
Potter D., east side, just south of CTH W	Ringling House (burned in 2004)
CTH X, north side, .1 mile east of Durwards Glen Road	Iikey School
Old Mill Road, west side, .4 mile south of CTH W	Konkel's Mill (3 properties on the site)
Man Mound Road, south side, 1 mile west of Johnson Road	Man Mound and Man Mound School
Junction of Oneil Road and Bluff Road	Old cheese factory

Source: Wisconsin Architecture and History Inventory website, November 2004

The Town Hall and other buildings of historic relevance in the Town that are not listed in the AHI database are discussed below (some still remain in the Town; others have been torn down or moved).

Eikey School was established in 1849 on the north side of CTH W about 0.2 miles west of the junction with Durwards Glen Road. The school was closed in 1962. A few years later it was sold and moved to the vicinity of Wisconsin Dells to become a seasonal cottage. Parts of the foundation remain at the original site in Section 26, T12N – R.7E.

Sunny Hill School was established pre 1870 near the junction of Bluff and O’neil Roads in Section 11, T.11 N. - R.7E. It closed in 1962 and currently is a residence. .

Sunshine Valley School was established pre 1851 on Hwy 33 about one half mile east of Rocky Point Road in Section 32 T12N – R.7E. It closed in 1962 and was moved to the north side of Man Mound Road about 0.2 miles west of Rocky Point Road. It served as a residence until 2003 and is now being saved as an old country school. The old hand water pump could still be seen at the original site in 2005.

Glenville School was established pre 1859 as a one room school on county CTH W in Section 6, T11N. – R.7E. It was replaced with a two room school in 1915. In 1962 it was reduced from eight grades to six grades and closed a few years later. It has been used as a residence since then.

Sunset View School was established in about 1868 on the north side of Tower Road about one half mile east of Hwy 113 in Section 17, T11N. R.7E. It was closed in 1962 and remains on its original site.

Man Mound School was established on the south side of Man Mound Road just east of the Man Mound in 1851 in Section 28 T11N. – R.7E. It closed in 1962 and has been a residence since then.

The Greenfield Town Hall was originally built as a town hall, not for any other purpose as many people have guessed. It is not known what year the Town Hall was built. The Town Hall is located near the center of the township in section 4, T11N. – R.7E. A gas furnace was installed in 1999 and the Town Hall has electric lights but few other modern amenities.

Across Bluff Road from the Sunny Hill School in Section 11, T.11 N. - R.7E , are the remains of the **Sunny Hill Cheese Factory**. At that time, it was common in Wisconsin for farmers in a neighborhood (the neighborhood area was usually limited to the distance for which it was practical to transport milk daily in unrefrigerated conditions) to pool resources to establish a cooperative to process their milk into cheese. Rosa Voiles was interviewed for this Report believes that the cheese factory was a farmer owned cooperative established on land from the DuBois family using a 100 year lease, sometime prior to her father's involvement with it. Mrs. Voiles' father, Peter Bleuer - a cheese maker and butcher, came from Switzerland to Iron Ridge, Wis. in 1909. Shortly after, he was employed to operate the Sunny Hill Cheese Factory to produce brick cheese. He married Frances Lange who lived a mile from the Sunny Hill Cheese Factory. Their children, including daughter Rosa, (now Mrs. Walter Voiles) was born there in 1911. She, her parents and siblings lived there until the factory closed in 1924. Her father then worked for Gem City Dairy in Baraboo for the rest of his career. Some of the farm families in the Sunny Hill area that **may** have been part of the **Sunny Hill Cheese Co-op include DuBois, Jahn, Guethlein, Higgins, Koberstein, Koerth, Steinke, and Weiland.**

There is no information about any other neighborhood cheese factories in Greenfield at that time.

Archeological Resources

Archaeological investigations show that Native Americans have inhabited the region since the Pleistocene Epoch, nearly 12,000 years ago. The three distinct cultures that 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. Man Mound is an important burial mound that is located in the northern part of the Town. All mounds, including Man Mound, are protected under the Wisconsin burial site preservation law (§ 157.79 Wis. Stats.). Man Mound is also identified in the National Register of Historic Places of a prehistoric grave/burial site dating from 1000-500 A.D.

According to Wisconsin Archeologist by A.B. Stout, only 47 mounds have been located in Greenfield and there are no large mound groups. The 47 mounds are scattered in 15 groups, which in turn are very scattered. Eighteen are effigy mounds, where twelve bear and one bird mound have been identified. Fourteen are linear mounds. Most of the mounds are found along or near the Baraboo River and none have been found in the higher elevations of the South Range of the Baraboo Bluffs. Twelve of the mounds are still in excellent condition. Identified mounds include:

- Garrisonville Mound -
 - Vanished Mounds -
 - Greenfield Man Mound -
 - Cole Mound -
 - McGilvra Mounds -
 - Cook Mounds -
 - Spring Run Group -
 - Glen Creek Mounds
 - Carlson Mounds
 - Jackson Creek Group
 - Jackson Creek Cornfields
 - Palmer Mound and Village Site
 - Langdon Group
 - Long Lizard Group
 - Linen Mill Group
 - Greenfield Mounds -
- Source: Stout, 1906 -

Recreational Resources

Recreational resources in the Town consist mainly of the trail and recreation opportunities at Devil's Lake State Park where a variety of hiking, biking and cross-country skiing trails are maintained. Other recreation opportunities at the park include rock climbing, camping, boating, fishing and swimming.

In addition, as discussed elsewhere in this plan, a segment of the Ice Age Glacial Drumlin Trail is proposed to run through the Town and connect trail users from Devil's Lake State Park and areas south to locations to the north. This will be a fantastic trail opportunity for Town residents and visitors.

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 Greenfield residents in 2000. Of the 556 individuals in the labor force, all were employed in civilian occupations and only 2.9 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 74.2 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 Greenfield's labor force with 78.0 percent.

Table 6.1: Employment Status of Greenfield Residents, 2000

Employment Status	Number	Percent
Population 16 years and over	681	100.0
In Labor Force	556	81.6
Civilian Labor Force	556	81.6
Employed	536	78.7
Unemployed	20	2.9
Percent of Civilian Labor Force Unemployed	3.6	(x)
Armed Forces	-	-
Not in Labor Force	125	18.4
Females 16 years and over	327	100.0
In Labor Force	248	75.8
Civilian Labor Force	248	75.8
Employed	241	73.7
All parents in family in labor force	72	74.2
Class of Worker	Number	Percent
Private wage and salary workers	418	78.0
Government Workers	62	11.6
Self-employed workers in not incorporated business	52	9.7
Unpaid family workers	4	0.7

Source: US Census Bureau, 2000

Generally, residents in the Town of Greenfield 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: US 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.

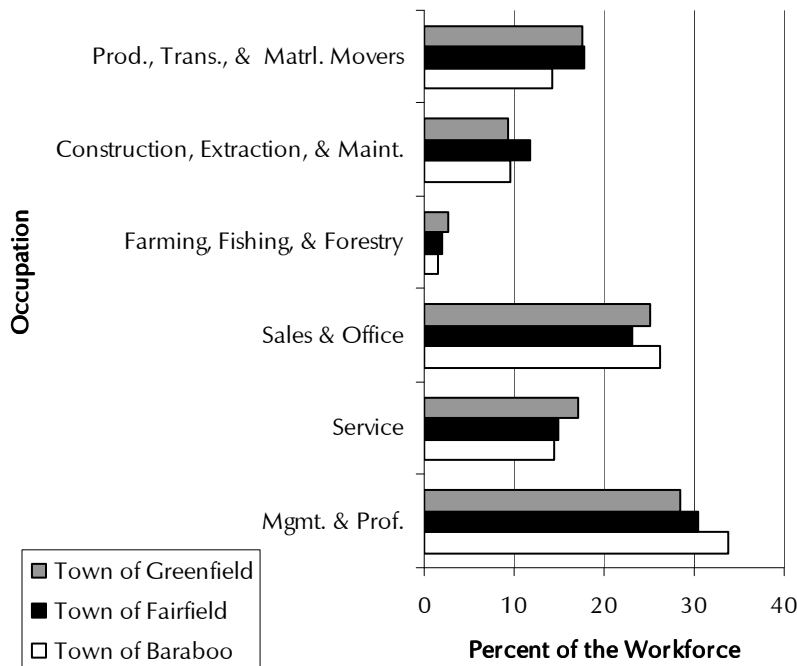
Table 6.4: Major Employers, Sauk County

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 towns.

Figure 6.1: Occupational Structure of Residents, 2000



Source: US Census Bureau, 2000

Although only a small percentage of Greenfield’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 generally 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 Greenfield 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 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 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 Greenfield 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%

Source: State of Wisconsin, Department of Workforce Development

As shown in Figure 6.1, over half the population in the Town of Greenfield 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.

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 ten years, such as the service industry and retail trade, already account for a significant portion of total employment of Greenfield residents.

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

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.

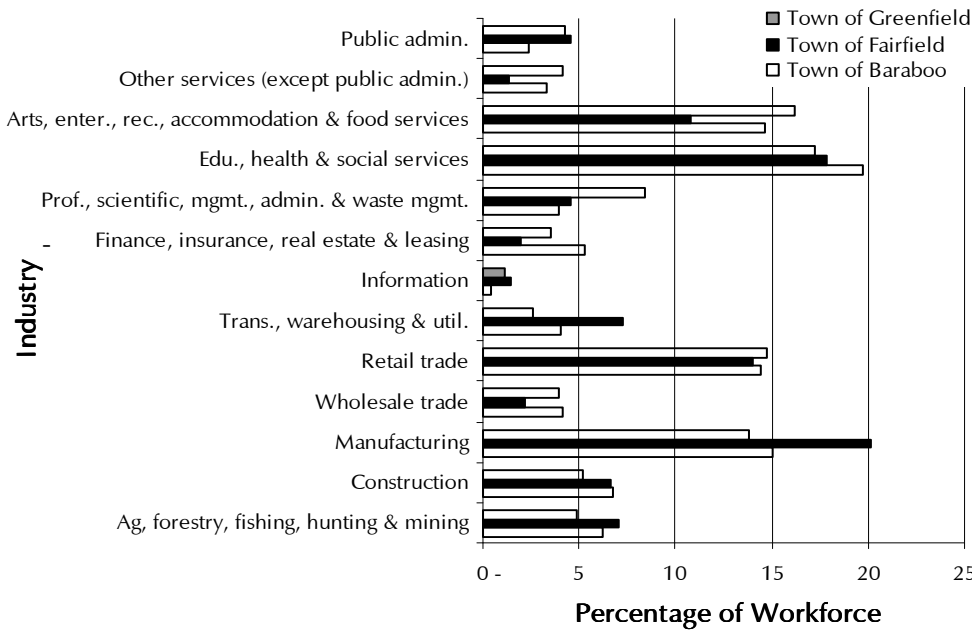
WHEDA-Small Business Guarantee Program

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

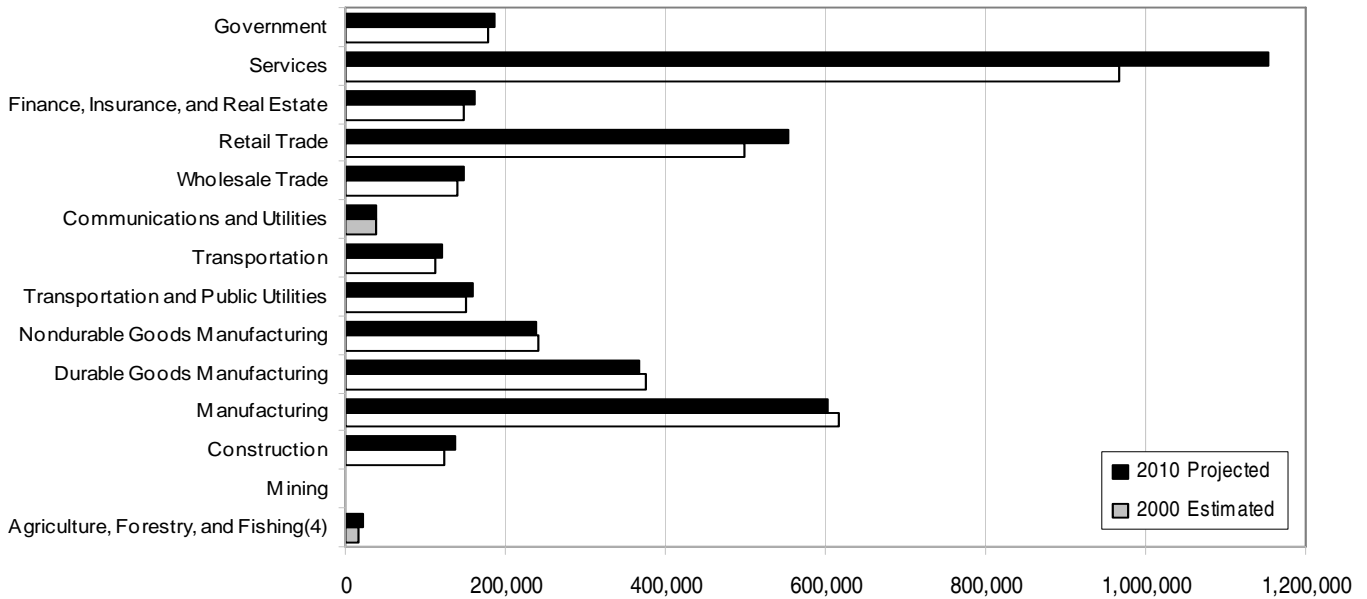
This Program is administered by the Wisconsin Department of Agriculture, Trade and Consumer Protection and provides assistance with a wide range of farm-related subject areas including feasibility analysis, cash flow and enterprise analysis, and debt analysis and restructuring.

Figure 6.2: Local Occupation by Industry



Source: US 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 brownfield 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 November 2004, there were two properties listed on the DNR's Bureau for Remediation and Redevelopment Trading System (BRRTS) website. Both properties are related to the Wolx Tower and Transmission Site on E13453 Tower Road and involve underground storage tanks. No action is required and the website states that the properties have been closed.

Strengths and Weaknesses for Economic Development

The Town's strengths for fostering its desired economic focus in the future are its productive soils, commitment to agriculture, interest in limiting non-farm development on productive soils and agricultural areas, natural and recreational resources (e.g. Devil's Lake State Park, Baraboo River and State Natural Areas), rural character, transportation access and proximity to the City of Baraboo.

The Town's weaknesses in achieving its desired economic goals include residential development pressure in agricultural areas, possible annexation by the City of Baraboo, weak agricultural markets, the aging farming population and the Town's good transportation access and proximity to a large population center (which, interestingly, are also strengths).

VII. Intergovernmental Cooperation Profile

The Town of Greenfield 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 Greenfield. Local services and planning strategies can be strengthened by cooperative relationships throughout the County. This chapter contains an overview of Greenfield's intergovernmental relationships and also identifies known existing or potential conflicts between the Town's Comprehensive Plan and the plans of adjacent towns, the City of Baraboo, Sauk County, Baraboo School District and the State of Wisconsin. The accompanying plan document contains related future goals, objectives, and policies, pursuant to the Wisconsin Comprehensive Planning Law.

Town of Greenfield Intergovernmental Relationships

As the Regional Context map depicts, the Town of Greenfield, located in Sauk County, is bordered by the City of Baraboo and the towns of Merrimac, Baraboo, Fairfield and Caledonia.

The Town of Greenfield is served entirely by the Baraboo School District. The Town is not served by any City sewer or water services.

Sauk County

The Town of Greenfield is located in Sauk County. Many County plans, such as the Sauk County 20/20 Development Plan and the Baraboo Range Protection Plan, affect the Town of Greenfield. The Town is under county zoning and must follow county ordinances.

The Town of Greenfield 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

Agreements and shared services are an important part of how the Town of Greenfield functions. Because of its rural character, services in the Town are limited and will remain so. Existing agreements and descriptions of services that are shared with the County and/or surrounding towns and municipalities are described in the Utilities and Community Facilities section of this Plan.

School District

The Town of Greenfield is located within the Baraboo School District, which is described in detail in the Utilities and Community Facilities section of this Plan. At this time, no known conflicts exist between the Town and the School District.

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 Town of Greenfield.
- While Highway 12 does not directly impact the Town of Greenfield, spillover transportation and growth impacts could affect the Town.
- Expanding municipal growth from the City of Baraboo threatens agricultural land and the Town's rural character.

Processes to Resolve Conflicts

The Town of Greenfield 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 goal setting meetings have also recommended the formalization of intergovernmental committees and plan review authorities to address intergovernmental issues.

VIII. Land Use Profile

The analysis and consideration of land use issues is among the most critical components of the Town of Greenfield 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.

The required goals, objectives, policies and maps are contained in the Plan report document.

Existing Land Use

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

Table 8.1: Generalized Greenfield Land Use Inventory

Land Use	Acres	Percent of Land Use
Agricultural	7745	41.4
Commercial	244	1.3
Industrial / Manufacturing	0	0
Institutional	7	0.04
Mineral Extraction	64	0.3
Preserved Open Space	2144	11.5
Recreation - Commercial	229	1.2
Residential	3281	17.5
Wetlands	649	3.5
Woodland	4157	22.2
Other (Highway ROW, etc.)	194	1.03
TOTAL	18714	100

Source: Sauk County, 2004

Agricultural

Agricultural uses account for over 7,700 acres in the Town. At 41 percent of the Town’s total area, agricultural uses remain the most prevalent use of the Town’s nearly 19,000 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.

Forest and Preserved Open Space

Woodland is the second highest land use in the Town, with over 4,100 acres and comprising 22 percent of the Town’s total area. Additionally, there are more than 2,100 acres of preserved open space in the Town, comprising 11 percent of the Town’s area.

Residential

Residential land in the Town is primarily single family with some mobile home and duplex properties. Most concentrated residential growth is found in the subdivisions off of Neuman Road and off of Crown Drive. Low-density farm and non-farm residences are also scattered throughout the Town. In total, approximately 3,281 acres of residential land currently exists in the town, comprising 17.5 percent of the Town’s area.

Net Residential Density

According to the 2000 Census, the net residential density in the Town is 30.7 people per square mile and 12.9 housing units per square mile. Density obviously varies over the Town’s different environments, and is lower in agricultural and forested areas and higher in several residential clusters found throughout the Town. The Town of Greenfield’s housing and population densities are similar to the Town of Fairfield’s, and both are much lower than the Town of Baraboo’s.

Table 8.2: Town of Greenfield 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 Intensity

The Sauk County zoning ordinance regulates the intensity of nonresidential development in the community. Four (4) nonresidential zoning districts are found in the Town: Resource Conservancy 35, Resource Conservancy 5, Commercial and Recreation-Commercial.

Resource Conservancy 35 (RC 35)

The purpose of this district is to protect, maintain, and enhance woodlands, bluffs, wildlife corridors, scenic areas, significant natural areas and farmland within Sauk County. Regulation of these areas is intended to reduce the adverse pressures upon farming caused by speculative land values and consequent increases in property taxes on farmlands. Permitted uses in this district include:

1. General farming
2. Raising of grain, vegetables, mint and seed crops, nuts and berries
3. Greenhouses, nurseries, orchards, floriculture, viticulture, horticulture, sod farming
4. Beekeeping
5. Forest and game management; nature trails and walks
6. Forest preservation and reforestation
7. One (1) single family home on parcels of less than 35 acres
8. Pre-existing buildings
9. Farm dwellings and structures
10. Garages and other similar structures
11. Electric and gas utility uses
12. Camping
13. Cottage Industries
14. Ponds or lakes
15. Limited, short term nonmetallic extraction

Special exceptions for conditional uses exist and are listed in the Sauk County Zoning Ordinance, Chapter 7.10. A maximum height limit of 35 feet is allowed in this district.

The majority of the Town of Greenfield is zoned Resource Conservancy 35.

Resource Conservancy 5 (RC 5)

This zoning district has the same purpose as RC 35 and allows the same uses. However, one (1) single family home is allowed on a parcel of less than five (5) acres, as opposed to the RC 35 requirement of 35 acres for a single family home. Special exceptions for conditional uses exist and are listed in the Sauk County Zoning Ordinance, Chapter 7.10A. Maximum height limits are 35 feet, as in the RC 35 district.

There are very few parcels in the Town of Greenfield zoned Resource Conservancy 5. The parcels that are under this zoning are located in the northwest corner of the Town; along CTH W; and along Tower Road and Crown Drive.

Commercial (C)

Sauk County aims to promote economic development and a strong County economy, which is the purpose of the Commercial District. The County does recognize, however, that most commercial uses should be located in or near the urban communities where a full range of required services can be afforded to such uses. The Commercial District is created to minimize conflicts with surrounding land uses and to provide for the orderly growth and development of commercial uses engaged in retail sales of merchandise and/or provision of services.

Permitted uses in this district include:

1. - General retail and service establishments, including but not limited to, food stores, liquor stores, furniture stores, convenience stores, clothing stores and barber shops
2. - Building material sales involving only indoor storage
3. - Financial, professional and business services
4. - Lawn and garden supplies, greenhouses
5. - Medical, dental and veterinary clinics
6. - Service stations, car washes
7. - Repair services, not including auto body repair
8. - Civic, fraternal and social organizations
9. - Eating establishments in which liquor and/or malt beverages are not served
10. Residential quarters for the owner, proprietor, commercial tenant, employee or caretaker located on the same lot as the business, not to exceed one (1) single-family dwelling

Special exemptions exist for uses in this district. For a comprehensive list of conditional uses, refer to the Sauk County Zoning Ordinance, Chapter 7.09. The height limit in this district is 50 feet.

The only parcels zoned Commercial in the Town of Greenfield are located along STH 113 between Devil's Lake State Park and the City of Baraboo.

Recreation-Commercial (RCD)

The purpose of this district is to provide recreational opportunities to the general public and to furnish those commercial services and products that serve and support the rational development of recreational opportunities. It is important to note, however, that such development must not significantly damage, threaten, or be in conflict with the natural resources, character and uses of the area.

Allowed uses in this district include:

1. Parks, playgrounds, picnic grounds
2. Forest and wildlife preserves
3. Tennis courts, playfields and sportsfields without night lighting
4. - Eating establishments in which liquor and/or malt beverages are not served
5. - Gift, antique, convenience, general stores, specialty shops, and laundrettes of a size and nature to serve the needs of the area's recreational community
6. - Sporting goods and equipment sales and rental
7. - Bait shops
8. - Boat launching areas
9. - Residential quarters for the owner, proprietor, commercial tenant, employee or caretaker, located on the same lot as the business or recreational use, not to exceed one (1) single-family dwelling

Special exemptions exist for uses in this district. For a comprehensive list of conditional uses, refer to the Sauk County Zoning Ordinance, Chapter 7.08A. The height limit in this district is 50 feet.

There are several parcels in the Town of Greenfield zoned Recreation-Commercial. Those parcels are located along the Baraboo River; along the Columbia County line south of Lubke Road; and east of Bluff Road along the Town of Merrimac boundary.

Land Use Trends

There are a number of notable trends related to the supply, demand, and sale of land within the Town of Greenfield. At the center of these trends is the fact that the Town of Greenfield lies adjacent to a desirable, growing region. As residential, commercial, office, tourism, and industrial growth pressures increase, the Town of Greenfield must define its role in the region and its policies to address local and regional growth.

Land Supply

There is an adequate supply of land that can physically accommodate new development in Greenfield. Conservative estimates, based on County data, show that there are at least 74 existing lots of record that are currently undeveloped. When estimating ownership and allowable density, there would be at least 385 home sites available in the Town. Combined, there are at least 459 new development sites, if no new land divisions were created.

Land Demand

An account of land use demand must factor in lands susceptible to municipal annexations. Data available between 1990 and 1997 show that housing growth on Town lands was 68 new units. No units were annexed into or out of the Town of Greenfield during this period. However, since that time, land has been annexed out of the Town of Greenfield into the City of Baraboo along CTH T and south of STH 33 in the western portion of the Town.

Table 8.3: Housing Growth and Annexation, 1990-1997

	Number of Housing Units				Total net change	% change	New housing units per square mile 1990-1997
	1990	1997	New units built (net)	Units annexed (in or out)			
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 Greenfield and the surrounding area. Table 8.4 shows average farmland sales for the towns of Greenfield, Baraboo and Fairfield and all towns in Sauk County from 1990-1997. In all of the towns, more acres remained in agriculture than were converted out of agriculture. However, it should be noted that over two thirds of the land sold in the Town of Greenfield was converted out of agriculture, whereas only about one third of land sold in Baraboo, Fairfield and all other towns in the County was converted out of agriculture.

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 Greenfield nearly doubled compared to land continuing in agriculture. In neighboring towns and all towns in the County, the average cost per acre did not increase as much when converted out of agriculture.

When considering all towns in the County, only about five (5) percent of land sold was converted out of agriculture.

Table 8.4: 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 have been identified in the Town of Greenfield.

Existing/Potential Land Use Conflicts

The following land use conflicts should be considered:

- Possible annexation by the City of Baraboo
- Ongoing conflicts between the desire to protect scenic areas, rural character, and agricultural lands with increased development pressure and private property owner’s interests

Land Use Projections

Between 2005 and 2025, the Wisconsin Department of Administration (DOA) projects Greenfield could gain over 130 new households. Land supply estimates show that there are at least 459 new development sites in the Town, if no new land divisions occurred. When considering existing densities, the projected housing growth is statistically projected to convert over 1,000 acres from a non-developed use to a residential use. Policies regarding minimum lot size will impact the actual amount of land consumption.

Based on past policy, there is limited desire to attract new commercial and industrial development not associated with agriculture. Therefore, future projections do not include an allowance for these use types.

Table 8.5 Future Land Use Projections

		2005	2010	2015	2020	2025	Total
Projected New Households (WI DOA)		25	28	28	25	25	131
Existing Density (2000)	12.9						
Housing Units (2000)	397						
2000 Residential Acreage (Sauk County)	3,281						
Average Acres per Housing Unit	8.26						
Residential Land Consumption		207	231	231	207	207	1,083
Open Space or Agricultural Lands		-207	-231	-231	-207	-207	-1083
Commercial and Industrial	<i>No Future Expansion Planned except for uses permitted under Ag. Zoning</i>						