

Town of Sumpter Comprehensive Plan -



Final Plan
Adopted February 2003

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Introduction

The Town of Sumpter, located in southeastern Sauk County, is unique in many ways. The landscape is defined by three ecological regions, the sand landscapes of central Wisconsin, the eastern edge of the Driftless Area and the western edge terminal moraine, intersect here to produce picturesque landscapes, desirable habitats and prime agricultural soils. The Baraboo Bluff Range, which cuts through the northern edge of the Town, is a National Natural Landmark and known as one of the Earth's "Last Great Places". Devils Lake State Park lies within the Baraboo Bluff Range, with its southern portions also lying within the Town of Sumpter boundaries. The Wisconsin River touches the far southeastern tip of the township, and Otter Creek winds its way through the rural landscape. Much of the land consists of class one, two and three soils, making it prime for agricultural production.

The Sumpter community has long been characterized by its rural and agrarian lifestyle. The farming operations are diverse, producing a variety of crops and products. Many operations are smaller, family farms. Strong work ethic and ties to the community typify spirit of the people. The community also contains three rural residential subdivision areas, providing a range of housing opportunities for the citizens.

The Badger Army Ammunition Plant (BAAP), a historically significant enterprise, occupies 7354 acres along the eastern portion of the Town of Sumpter. BAAP has been decommissioned by the United States Army and a reuse plan has been negotiated. How the overseeing of the plan will be carried out is currently being decided. The US Highway 12 corridor through much of Sauk and Dane County is facing improvements and expansion and will become increasingly important in terms of impacting the Sumpter landscape.

Land Use Planning in the Town of Sumpter

Because of the many unique attributes in the area, land use planning has long been recognized as important in the Town of Sumpter. In 1975, the Town of Sumpter adopted the 1963 County Zoning Ordinances. In 1977, the State of Wisconsin enacted the Wisconsin Farmland Preservation Law for the purpose of assisting local people who want to preserve farmland. In 1979, Sauk County enacted the Farmland Preservation Law allowing farmers to participate in the program and apply for tax credits. Sauk County adopted the Exclusive Agriculture District allowing towns to rezone lands to Exclusive Agriculture which '...provide for the preservation, maintenance and enhancement of quality agriculture, forestry, and natural areas for the benefit of farm operators and the general public in terms of production of food and fiber and environmental quality...'. In 1987, the Town of Sumpter adopted Exclusive Agricultural Zoning and a Town Development Plan. That plan has remained in effect to date.

Timeline:

1766's - Jonathon Carver observes a well-planned Native American community and tended fields along the Sac Prairie near what is now the Town of Sumpter.

1840's - The prairies begin to be tilled for farm land

1848 - Wisconsin becomes a state

1849 - The county is divided into six towns including the Town of Kingston

Over the years, Towns are renamed and redefined, until the 22 Towns that we know today have been established

1861 - the Town of Kingston is renamed Town of Sumpter

1942 - US Army constructs Badger Ordnance Works, now known as the Badger Army Ammunition Plant

1962 - Citizens compile a document called "*A Look at Sauk County*" -

1963 - Sauk County adopts Zoning Ordinances

1975 - Town of Sumpter adopts the County Zoning Ordinance

1977 - State of Wisconsin enacts the Wisconsin Farmland Preservation Law

1979 - Sauk County Adopts a Farmland Preservation Program

1980 - The Baraboo Hills are designated as the Baraboo Range National Natural Landmark by the Secretary of the Interior

1987 - Town of Sumpter enacts a Development Plan and adopts Exclusive Agricultural Zoning

1997 - US Army states that the Badger Army Ammunition Plant is no longer needed

1999 - Sauk County Adopts the 20/20 Development Plan

1999 - State of Wisconsin signs the Wisconsin's Comprehensive Planning Legislation (Smart Growth) into law

2000 - Badger Reuse Committee formed

2001 - Badger Reuse Plan adopted by the Town of Sumpter and Sauk County

2001 - Town of Sumpter recognizes need to update the 1987 Development Plan - Land Use Advisory committee formed



Regional Context

The US Highway 12 corridor passes through the Town of Sumpter connecting the City of Baraboo, Village of West Baraboo, and Town of Baraboo to the north, and the Villages of Prairie du Sac and Sauk City, and Town of Prairie du Sac to the south. The Towns of Freedom and Honey Creek lie to the west of Sumpter and to the east is the Town of Merrimac. (Map 1 - *Context Map*)

Much of the land area in Sumpter consists of Badger Army Ammunition Plant along the middle-eastern boundary and lands protected by the Nature Conservancy or the State of Wisconsin along the northern boundary. Sauk County Supervisory Districts 20, 26, and 28 represent the people of Sumpter. The Baraboo School District encompasses the very northern stretches of Sumpter, and the Sauk Prairie School District encompasses the remainder of Sumpter. (Map 2 - *Jurisdictional Map*)

Purpose of Plan

There are several cultural and natural features throughout the Town of Sumpter which provide insight to past and present communities. The residents in Sumpter have expressed interest in preserving the rural and agrarian character as well as the cultural and natural features that make this area unique. The knowledge and expressed interest of the residents of Sumpter have been put forth in this comprehensive plan. Thus the Plan is a reflection of the people of the Sumpter, balancing individual property rights with community interests and goals.

The Town of Sumpter Comprehensive Plan is intended to update and replace the Towns' Development Plan of 1987. This Plan is intended to guide the Town in short range and long range growth and preservation. It also may also be used in assisting with the identification of lands eligible for Sauk County, state and/or federal preservation and conservation programs.

This *Plan* has been prepared by the guidelines of the State of Wisconsin's new "Smart Growth" legislation and is intended to meet all requirements of such as outlined in Wis. Stat. § 66.1001.

The Plan contains all of the required elements as follows: Issues and Opportunities, Housing, Economic Development, Agriculture, Natural and Cultural Resources, Transportation, Utilities and Community Facilities, Intergovernmental Cooperation, Land Use and Implementation. The 14 goals of local comprehensive planning have been used to guide the development of the goals, objectives and policies of the elements within the *Plan*. These 14 goals are: “(1) Promoting redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures; (2) Encouraging neighborhood designs that support a range of transportation choices; (3) Protecting natural areas, including wetlands, wildlife habitats, lakes and woodlands, open spaces and groundwater resources; (4) Protecting economically productive areas, including farmland and forests; (5) Encouraging land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government and utility costs; (6) Preserving cultural, historic and archaeological sites; (7) Encouraging coordination and cooperation among nearby units of government; (8) Building community identity by revitalizing main streets and enforcing design standards; (9) Providing adequate supply of affordable housing for all income levels throughout each community; (10) Providing adequate infrastructure and public services and a supply of developable land to meet existing and future market demand for residential, commercial and industrial uses; (11) Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local level; (12) Balancing individual property rights with community interests and goals; (13) Planning and development of land uses that create or preserve varied and unique urban and rural communities and (14) Provide and integrate, efficient, and economical transportation system that provides mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled.”

The Town of Sumpter has adopted all the elements of this *Comprehensive Plan* at the same time by ordinance on January 13, 2003, as outlined in Wis. Stat. § 66.1001. A copy of the implementing ordinance is follows on the next page. All actions and programs affecting land use decisions shall be consistent with this *Plan*.

Issues and Opportunities

Compiling an inventory of a town's resources and attributes is an essential component of effective land use planning. The inventory provides the basis for determining which resources and attributes are valued and which resources can be enhanced for effective preservation and growth management plans. Each of the elements contained within this plan inventory related resources. This section provides the inventory and analysis of the community profile and a summary of the education opportunities and levels, income levels and employment characteristics and forecasts, as well as the overall planning issues and opportunities.

Community Profile

A look at the Town of Sumpter's community profile will aid with the needs assessment and decision making processes. As part of the community profile, several historical patterns in the Town of Sumpter are considered, including: population characteristics, trends and predictions.

Population Characteristics

Population features that affect community dynamics and the planning process are population trends, age distribution, population per household (average household size), number of housing units, rate of occupancy, and age, gender and race.

Population Trend

The population in the Town of Sumpter has fluctuated while the population in Sauk County has steadily increased over the past thirty years. The recent Sauk County 20/20 Development Plan shows the population projection for the year 2000 (calculated by the State of Wisconsin's Department of Administration (DOA) as 761 for the Town of Sumpter and 52,655 for Sauk County. This projection fell short of the actual growth for both the Town of Sumpter and Sauk County, as the Town actually experienced a population growth of almost 37% from 1990 to 2000, versus the 2% projected.

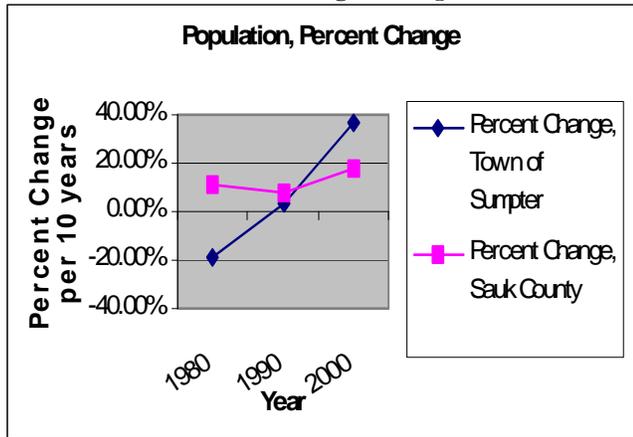
Table CPI: Population Trends

	1970	1980	1990	2000	2000 as projected in 20/20 Plan	Average increase per ten year increment
Town of Sumpter	883	720	747	1,021	761	46
Percent change Town of Sumpter		-18.46%	3.75%	36.68%	1.87%	7.32%
Sauk County	39,057	43,469	46,965	55,225	52,655	5,389
Percent change Sauk County		11.30%	8.04%	17.59%	12.11%	12.31%

Source: US Census, 200, Sauk County 20/20 Development Plan, Volume IV: The County Profile, June 1998

From 1970 to 1980, the Town of Sumpter experienced a decline of 18.5% in population growth. From 1980 to 1990, the growth rate rose to approximately 8%. Sauk County experienced a relatively constant growth through this same time, with an approximate 11% change from 1970 to 1980, and 8% from 1980 to 1990. From 1990 to 2000, the growth rate in Sauk County was approximately 17.5%, again higher than the 12% predicted by the DOA.

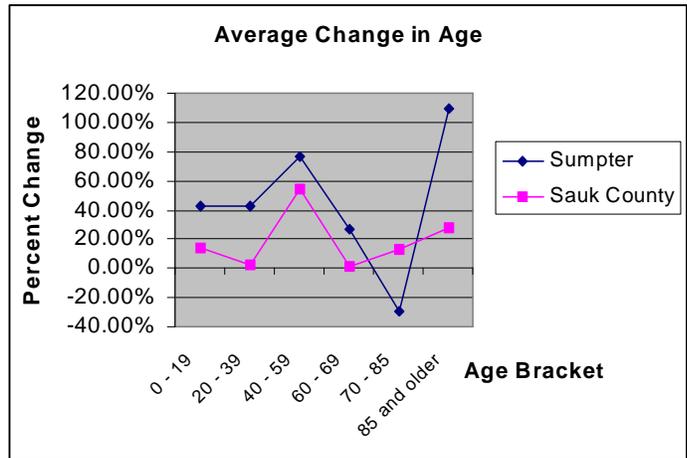
Chart CP1: Percent Change in Population Growth



Age Distribution

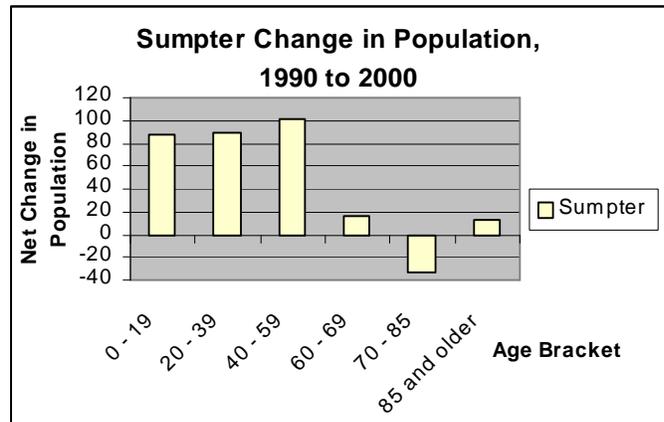
From 1990 to 2000, the general population in the Town of Sumpter became younger. This is evident by looking at the age distribution for this same time period. From 1990 to 2000, the following age brackets: 70 - 74, 75 - 79 and 80 - 84 saw an average decline of 33 persons, or 29.68%. At the same time, an average increase of 87 persons or 42.71% was experienced for the age brackets of 0 - 4, 5 - 9, 10 - 14 and 15 - 19. The average increase for the age brackets of 20 - 24, 25 - 29, 30 - 34 and 35 - 39 is 90 persons, or 43.15%. The average increase for the age bracket of 40 - 44, 45 - 49, 50 - 54 and 55 - 59 is 102 persons or 76.76% and the average increase for age brackets 60 - 64, 65 - 69 is 16 persons or 26.34%.

Chart CP2: Percent Change in Population Per Age Bracket



Source: US Census Bureau 1990 and 2000

Chart CP3 Change in Population Per Age Bracket



Source: US Census Bureau 1990 and 2000

Table CP4 shows the specific breakdown for each age bracket for both the Town of Sumpter and Sauk County. The population projection, as predicted for Sauk County by the Department of Administration (DOA) and as shown in the Sauk County 20/20 Development Plan Volume IV: *The County Profile, June 1998*, fell short by 2,571 or 32%.

Table CP4: Age Distribution: Town of Sumpter and Sauk County

Age Bracket	1990 Sumpter	2000 Sumpter	Percent Change Sumpter	1990 Sauk County	2000 Projected Sauk County	2000 Actual Sauk County	Percent Change Sauk County
0 - 4	66	80	21.21%	3,538	3,342	3,567	0.82%
5 - 9	59	89	50.85%	3,740	3,836	3,856	3.10%
10 - 14	49	68	38.78%	3,520	4,058	4,404	25.11%
15 - 19	40	64	60.00%	3,124	3,913	3,913	25.26%
20 - 24	47	62	31.91%	2,773	3,226	2,738	-1.26%
25 - 29	52	84	61.54%	3,543	2,981	3,312	-6.52%
30 - 34	64	77	20.31%	3,925	3,179	3,789	-3.46%
35 - 39	51	81	58.82%	3,670	4,123	4,480	22.07%
40 - 44	48	69	43.75%	3,141	4,326	4,581	45.85%
45 - 49	33	66	100.00%	2,467	3,927	4,141	67.86%
50 - 54	29	70	141.38%	2,076	3,338	3,500	68.59%
55 - 59	32	39	21.88%	1,991	2,589	2,726	36.92%
60 - 64	31	37	19.35%	2,062	2,157	2,225	7.90%
65 - 69	30	40	33.33%	2,103	1,959	2,008	-4.52%
70 - 74	45	31	-31.11%	1,886	1,782	1,872	-0.74%
75 - 79	42	27	-35.71%	1,507	1,577	1,673	11.02%
80 - 84	18	14	-22.22%	988	1,170	1,273	28.85%
85 - 89	11	23	109.09%	576	724	734	27.43%
90 and over				335	447	433	29.25%
Total	747	1,021	36.68%	46,965	52,654	55,225	17.59%

Source: US Census Bureau 1990 and 2000

The Town of Sumpter conducted a survey during January of 2002. This survey was used as a tool in the planning efforts of the Town. Question 5 of the survey asks: ‘What are the ages of your household occupants?’ The age breakdown in the survey varies slightly from the census breakdown. For comparison purposes, Age Group per US Census 5 - 9 and 10 - 14 are added together and compared to the survey Age Group 5 - 15. Likewise, Age Group per US Census 15 - 19 is compared to Age Group per survey 16 - 18. Age Group per Census 20 - 24 is

Table CP5: Age Group, Survey and Census Comparisons

Age Group per Census	Sumpter per 2000 Census	Survey Response	Approximate Percent of Community Represented in Survey	Age Group per Survey
0 - 4	80	27	33.75%	0 - 4
5 - 14	68	27	17.20%	5 - 15
15 - 19	64	16	25.00%	16 - 18
20 - 29	146	31	21.23%	19 - 29
30 - 39	158	37	23.42%	30 - 39
40 - 49	135	49	36.30%	40 - 49
50 - 59	109	43	39.45%	50 - 59
60 - 69	77	38	49.35%	60 - 69
70 - 79	58	23	39.66%	70 - 79
over 80	37	14	37.84%	over 80
Total	1,021	262	25.66%	

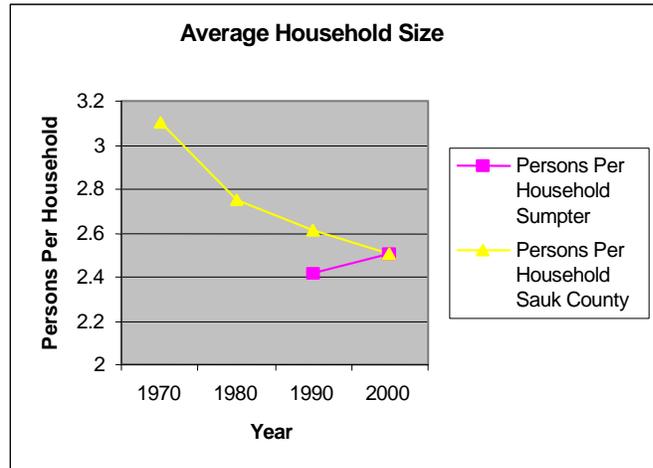
Source: US Census Bureau 1990 and 2000 , Town of Sumpter Land Use Planning Survey, January 2002

added to 25 - 29 and compared to Age Group per survey 19 - 29. The percentage of all subsequent Age Group per Survey total is compared to the correlating Age Groups totals per the Census. The percent of the Community represented in the Survey ranges from 17.2%, in the 10 - 14 age bracket, to 49.35% in the 60 to 69 age bracket. The overall representation is approximately one quarter of all persons, regardless of age group.

Average Household Size

The average household size for the town of Sumpter has increased from 2.42 in 1990 to 2.51 in 2000. The average household size in Sauk County has dropped from 3.1 in 1970 to 2.51 in 2000.

Chart CP6: Average Household Size



Source: US Census Bureau 1990 and 2000, Sauk County 20/20 Development Plan, Volume IV: The County Profile, June 1998

Number of Housing Units

Table CP7 shows that the number of housing units in Sumpter increased 18.65% from 1990 to 2000. This is comparable to Sauk County's steady increase from 1980 to 1990, at 17.10% and an 18.88% increase from 1990 to 2000.

Table CP7: Number of Housing Units

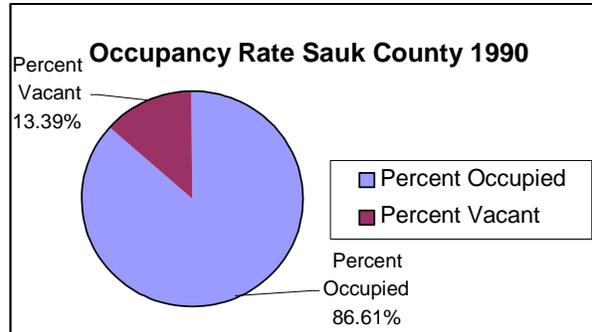
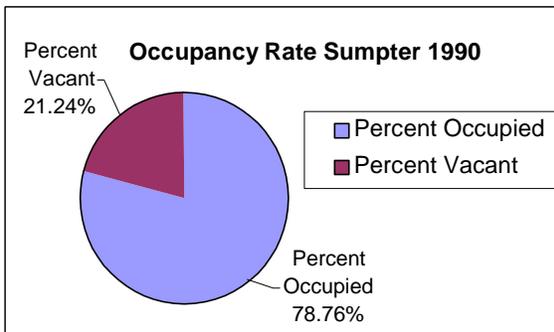
Year	Town of Sumpter	Percent Increase, Town of Sumpter	Percent Increase, Sauk County	Sauk County
1970	Not Available			13,654
1980	Not Available		27.83%	17,454
1990	386		17.10%	20,439
2000	458	18.65%	18.88%	24,297

Source: US Census Bureau 1990 and 2000, Sauk County 20/20 Development Plan, Volume IV: The County Profile, June 1998

Tenure

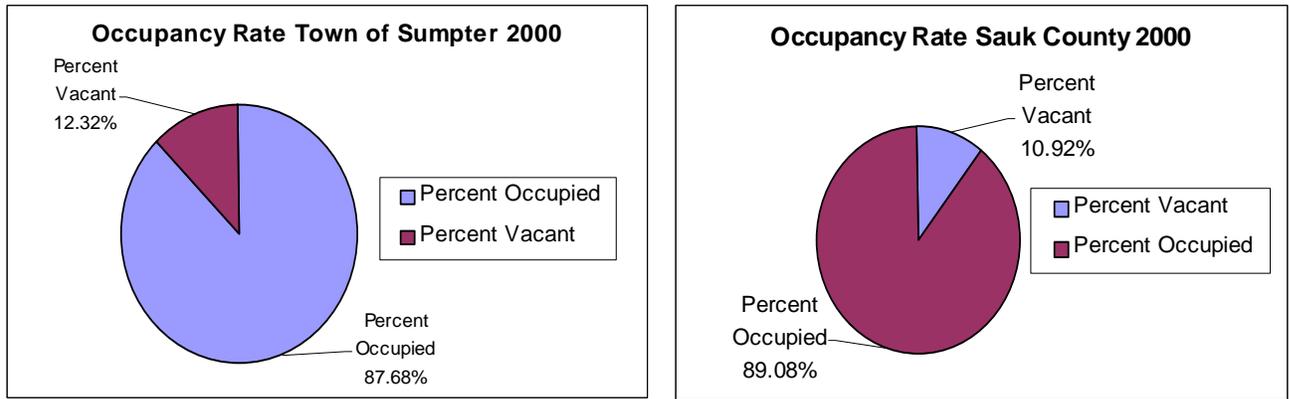
During 1990, 78.76% of the available housing units in the Town of Sumpter were occupied, compared to a 86.61% occupancy rate in Sauk County (US Census Bureau, 1990). The 2000 Census shows the Town of Sumpter with a 87.77 % occupancy rate, compared to 89.08 % occupancy in Sauk County.

Chart CP8: Occupancy Rate Sumpter vs Sauk County 1990



Source: Wisconsin Department of Administration (DOA); Sauk County 20/20 Development Plan, Volume IV: The County Profile, June 1998

Chart CP9: Occupancy Rates Sumpter vs. Sauk County, 2000



Source: Wisconsin Department of Administration (DOA); Sauk County 20/20 Development Plan, Volume IV: The County Profile, June 1998

Age, Gender and Race of Population

The median age data for the Town of Sumpter is not readily available for 1990, however in 2000 the median age is 34 years old. This is below Sauk County’s median age of 37.3. The median age in Sauk County increased steadily over 30 years. The median age in 1970 was 30.1 increasing to 37.3 in the year 2000. The percent of those over 65 has dropped from 19.54 % to 13.20%.

Table CP10: Age, Gender and Race

	Median Age	% under 18	% over 65	% female	% White	% Hispanic	% Native American
Sumpter, 1990		27.31%	19.54%	52.07%	99.20%	0.27%	0.54%
Sauk County, 1990	34.2	27.19%	15.77%	50.79%	98.90%	0.45%	0.62%
Sumpter, 2000	34	26.70%	13.20%	50.00%	83.94%	14.99%	0.29%
Sauk County, 2000	37.3	26.00%	14.50%	50.60%	96.41%	1.70%	1.12%

Source: US Census 1990 and 2000.

Interpretation of Population Data

After 20 years of negative or slow population growth, the Town of Sumpter experienced a sharp increase (36.68%) in population from 747 in 1990 to 1021 in 2000. A closer look at other population data shows a possible explanation for this. The population decreased in age groups 70 to 84 and the population increased in age groups from 0 to 19. This data implies that as older populations leave households, they are being replaced by families. The percent of those in the community that are under the age of 18 has declined slightly, from 27.31 % to 26.70 %. However, when considering the total population of the Town, 27.31% of 747 people is 204 persons and 26.7% of 1021 is approximately 272 persons. The average household size rose from 2.42 in 1990 to 2.51 in 2000. The increase in those under the age of 18, and an increase in average household size, supports this hypothesis. The number of housing units increased, as well as the occupancy rate of all housing, both adding to the overall population increase.

Population and Housing Unit Projections:

Predicting population projections can be difficult, as was indicated when looking at the DOA population projections for the year 2000 in Sauk County. Three basic ways the population increases is through an increase in number of persons per household, an increase in tenancy of available housing units, and an increase in housing units. As number of persons per household and tenancy approach a stabilized average, the only room for increase comes from the addition of new housing units. Therefore, when considering population projections, the resulting projection of new housing units is used as one measure of accuracy.

Projection #1: Using the average population increase for the past 30 years in the Town of Sumpter of 7.23% per 10 year increment, this projects 74 additional persons in the next 10 years. This is the equivalent of about 3 new housing units per year being occupied. (74 person, divided by the current average of persons/household of 2.5 is 29.6 new housing units in 10 years, or approximately 3 per year.). From 2010 to 2020, a 7.23 % increase in population would result in 79 additional persons. Again, using the average of 2.5 persons per household, this would require 32 new housing units to be occupied, bringing the total to 520 housing units occupied in Sumpter in the year 2020.

Table CP11: Population and Housing Unit Projection 1

	1970	1980	1990	2000	2010 Projected	2020 Projected
Population Town of Sumpter	883	720	747	1,021	1,095	1,174
Population percent change per 10 years, Town of Sumpter		-18.46%	3.75%	36.68%	7.23%	7.23%
Increase in persons per 10 years		-163	27	274	74	79
Projected increase in housing units per 10 years					30	32
Total Housing Units			386	458	488	520

Projection #2: Using the average population increase for the past 30 years in the County of Sauk of 12.3% per 10 year increment, this projects 126 additional persons in the next 10 years. This is the equivalent of about 5 new housing units per year being occupied. (126 person, divided by the current average of persons/household of 2.5 is 50 new housing units in 10 years, or 5 per year.). From 2010 to 2020, a 12.3 % increase in population would result in 141 additional persons. Again, using the average of 2.5 persons per household, this would require 56 new housing units to be occupied, bringing the total to 564 housing units occupied in Sumpter in the year 2020.

Table CP12: Population and Housing Unit Projection 2

	1970	1980	1990	2000	2010 Projected	2020 Projected
Population Town of Sumpter	883	720	747	1,021	1,147	1,288
Population percent change per 10 years, Town of Sumpter		-18.46%	3.75%	36.68%	12.30%	12.30%
Increase in persons per 10 years		-163	27	274	126	141
Projected increase in housing units per 10 years					50	56
Total Housing Units			386	458	508	564

Projection 3: This final projection uses the average percent increase of population in the County with the percent increase in the Town of Sumpter during the past 10 years. This average comes to 24% population increase per 10 year increment. This projects 245 additional persons in the next ten years. This is the equivalent to about 10 new housing units per year being occupied. (245 persons, divided by 2.5 is 98 housing units per 10 years, or 10 per year). From 2010 to 2020, a 24 % increase in population would result in 304 additional persons. Again, using the average of 2.5 persons per household, this would require 122 new housing units to be occupied, bringing the total to 678 housing units occupied in Sumpter in the year 2020.

Table CP13: Population and Housing Unit Projection 3

	1970	1980	1990	2000	2010 Projected	2020 Projected
Population Town of Sumpter	883	720	747	1,021	1,266	1,570
Population percent change per 10 years, Town of Sumpter		-18.46%	3.75%	36.68%	24.00%	24.00%
Increase in persons per 10 years		-163	27	274	245	304
Projected increase in housing units per 10 years					98	122
Total Housing Units			386	458	556	678

Vandewalle and Associates, in preparation of the Inventory for the Sauk County Highway 12 Corridor Growth Management Plan, provided the following scenarios for the Town of Sumpter. Using the previous 20 years population increase, a 1.76% per year increase is compounded over the next 20 years. This projection shows a population of 1447 in the year 2020. Assuming the increase of population follows the 2.5 persons per household, this increases the number of housing units to 624 in 2020. When using the linear projection of 15 persons per year, this brought the population to 1321 in the year 2020. Assuming the increase of population follows the 2.5 persons per household, this increases the number of housing units to 574 in 2020. Both of these projections lend support to Population and Housing Projection 3.

Table CP14: Alternate Population and Housing Unit Forecast

Town of Sumpter	2000	2005	2010	2015	2020
Compounded @ 1.76% per year	1,021	1,114	1216	1326	1447
Projected number of Housing units	454	491	532	576	624
Linear @ 15 people per year	1,021	1096	1171	1246	1321
Projected number of Housing units	454	484	514	544	574

Source: Vandelwalle and Associates

In conclusion, there are several methods to predict future population growth. One dominant factor for the Town of Sumpter is how much housing can and will be added. With the potential for new zoning districts and housing development proposals, it is suggested that the populations may reach as high as 1570 by the year 2020.

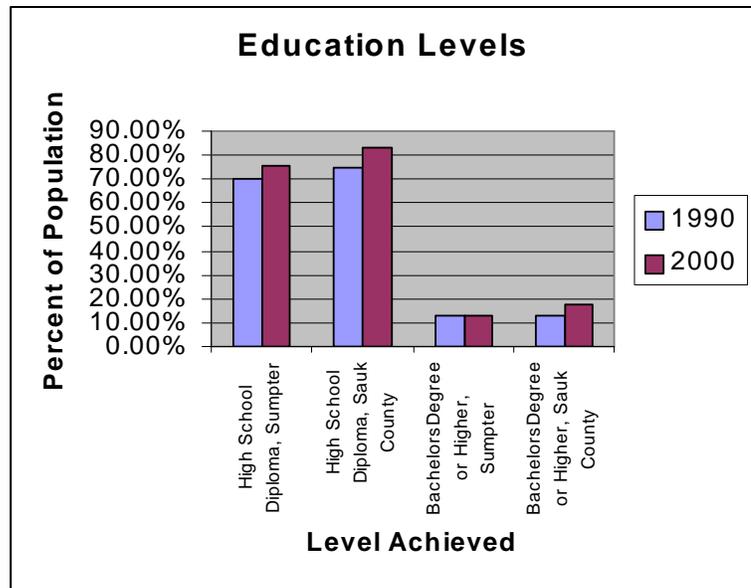
Summary of Education, Income and Employment Characteristics and Forecasts.

Education Level and Opportunities

Chart CP15 shows that the 2000 Census indicates that in the Town of Sumpter, 75.2% of the population has a high school diploma or higher and 12.6% holding a bachelors degree or higher. This is compared to the 1990 Census figures of 70.3% of the population holding a high school diploma or higher, and 12.8% holding a bachelors degree or higher.

Approximately 90% of the Town of Sumpter lies within the Sauk Prairie Area Public School System. This system serves Kindergarten through Grade 12. The Sauk Prairie Area Community Education Center

Chart CP15: Education Levels Sumpter and Sauk County



Source: US Census 1990, 2000

offers many life long education opportunities for all residents. Baraboo School District serves the northern reaches of the Township (Map #2, Jurisdictional Map). This system also serves Kindergarten through Grade 12. There are other choices of educational opportunities including preschool, private schools, home schooling and parochial schools in both the Baraboo and Sauk Prairie areas. A detailed inventory of the Kindergarten to Grade 12 schools is provided in the Transportation, Utilities and Community facilities portion of this plan.

The Town of Sumpter is within commuting distance of two year college campuses, a University of Wisconsin Campus in Baraboo (approximately 13 miles), and Madison Area Technical College in Madison and Reedsburg (approximately 30 miles) and two and four year campuses, University of Wisconsin, and Edgewood College in Madison (approximately 30 miles).

UW-Baraboo/Sauk County offers freshman/sophomore-level university instruction leading to an Associate of Arts degree. With current enrollment at approximately 450, the average class size is approximately 20. After building an academic foundation at UW-Baraboo/Sauk County, students can continue their work towards a bachelor's degree at a UW baccalaureate campus or other schools of their choice. Most students live in or near Baraboo and commute to the campus.

UW-Baraboo/Sauk County has a continuing education program that offers a variety of non-credit seminars, workshops and short courses. The programs range from computer applications and communications courses to theater and art field trips

Madison Area Technical College (MATC) – Madison is a two-year technical and community college serving the greater Madison Area. MATC provides training for over 100 careers, offering associate degrees, diplomas and certificates. The comprehensive curriculum includes technical, liberal arts, sciences, college transfer courses, basic and continuing education adult classes, as well as customized employee training courses. Class sizes are small, with many courses are available on-line and through a distant learning program.

Madison Area Technical College (MATC) - Reedsburg over 4,000 students are served annually. MATC Reedsburg provides technical and workplace skills training. The college awards associate degrees, technical diplomas, certificates and apprenticeships, and offers classes that transfer to four-year degree programs. Programs are offered in accounting, administrative assistance, business mid-management, business software applications, childcare education, farm and production management, nursing and supervisory management. The college offers apprenticeships in electrical and machine maintenance, and tool & die. MATC – Reedsburg also offers customized labor training for area businesses.

The University of Wisconsin, Madison currently enrolls 41,219 students. The UW-Madison is the flagship research campus of the University of Wisconsin system. This world-class university offers 137 undergraduate programs, 157 Masters degree programs and 133 Doctoral degree programs. UW-Madison also has professional degree programs in law, medicine, pharmacy and veterinary medicine.

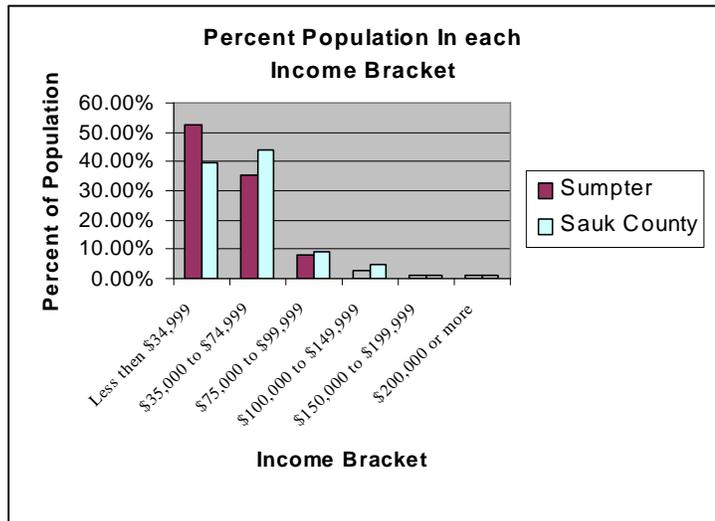
Edgewood College in Madison is a private College, which currently enrolls approximately 15,000 undergraduate students and 500 graduate students. Edgewood offers more than 40 Majors and 32 Minors, plus an opportunity for individualized programs and 65% of all classes have less than 20 students.

Programs for Master's degrees are offered in Business, Religious Studies, Education, Nursing, and Marriage and Family Therapy at Edgewood College. The adult accelerated degree programs allow working adults to earn undergraduate degrees in 3 years, completing both their general education and major requirements.

Income Levels

The income levels of households in the Town of Sumpter provides some insight as to the economic vitality and housing needs. When comparing the Town of Sumpter to the rest of the county, 52.29% earn \$34,999.00 per year or less as compared to Sauk County at 39.7%. The Town of Sumpter has a lower percentage of population in the middle and upper income levels than does the rest of Sauk County. The Town of Sumpter Land Use Planning Survey question number 7 indicates that 64 of the 157 (40.76%) respondents earn \$35,000 or less, 66 of the 157 (42.04%) respondents earn between \$35,000 and \$75,000 and 27 of the 157 (17.20%) earn \$75,000 or more (Appendix C).

Chart CP16: Income Level, Town of Sumpter and Sauk County



Source: US Census Bureau, 2000

Employment Characteristics and Forecasts

A detailed inventory of employment characteristics and forecasts are given in Chapter 4, Economic Development. A summary of key characteristics follows:

The Town of Sumpter and nearby areas in Sauk County provide many employment opportunities that are reflected in the unemployment rates, occupation type and major employers in the area. The Sauk County Seasonly Adjusted Unemployment Rate for 2001 is 3.6%. Occupations by type include management, professional, administrative, service, retail, sales, office, construction, manufacturing, maintenance, fishing and forestry. Five of the top ten employers in Manufacturing/Distributors and five of the top ten non-manufacturing employers in Sauk County are within a 10 to 25 mile commute for the residents of Sumpter. In the Town of Sumpter itself a variety of home based, agriculture, retail and tourism related businesses offer a diversity of employment opportunities.

Planning Issues and Opportunities

The Town of Sumpter Land Use Planning Committee and focus group volunteers, comprised of members of the Town Board and area residents, took part in several efforts aimed at identifying issues and opportunities facing the Town of Sumpter. These efforts included a committee visioning session, public survey, focus group work, an Intergovernmental Cooperative Forum, an Open House, and a Public Hearing. In addition to these efforts, all meetings of the Planning Committee were posted in compliance with the open meeting law, and updates of the planning process were given at each Town Board meeting. Many of these updates were reported, along with the Town Board meeting review, in monthly articles that appeared *The Eagle* newspaper.

Visioning Session

In December of 2001, a Land Use Planning Committee visioning session was held. During this session, participants identified Sumpter's many positive attributes and areas in need of improvement. The result of the Committee visioning session are summarized below.

The following were considered positive attributes in Sumpter:

- ◆ Rural character, friendliness of residents
- ◆ Farming and homestead tradition
- ◆ Mostly small family owned farms and small herds
- ◆ Non farming areas are centralized within Town and the Town is centralized within the county
- ◆ Natural beauty
- ◆ Beauty of countryside with low development
- ◆ Role of Nature Conservancy
- ◆ Location to and employment/recreational opportunities
- ◆ Good School System
- ◆ Good Hospital
- ◆ The Township with low taxes
- ◆ Don't have annexation conflicts (surrounded by townships)



The following were considered as areas needing improvement:

- ◆ The upkeep of homesteads, businesses and old farm buildings
- ◆ Recreation areas, especially abuse of trails and property
- ◆ Taxes, specifically school taxes
- ◆ Badger Army Ammunition Plant Cleanup
- ◆ Badger Army Ammunition Plant land use (reuse), especially concerning future tax income
- ◆ Use of General Agriculture Zoning
- ◆ Owner Occupied Housing vs. Renter Occupied
- ◆ Location of new housing and cost of services
- ◆ Industrial zoned lands
- ◆ Watershed problems as part of Bluffs (especially Klondike area)
- ◆ Limited access to Lake Wisconsin



As part of the visioning session, the Committee also identified what they wanted Sumpter to look like in 5, 10 or 20 years.

- ◆ Like it did twenty years ago - clean and kept up with an emphasis on small family farming
- ◆ Keep growth steady and low
- ◆ Keep housing and other development in centralized areas
- ◆ Keep rural and natural character and scenery
- ◆ Badger Army Ammunition Plant gone
- ◆ Designate Rustic Roads

Land Use Planning Community Survey

These results of the visioning session were used by the committee while developing questions for a Community Survey on Land Use Planning. This survey was targeted to three separate areas: two areas of centralized population - the Mobile Home Community and Bluffview Condominiums, and the third target area consisting of the rest of the Rural Town. Full Survey results are found in Appendix

Survey Highlights:

504 Housing Units were surveyed

190 (38 %) of those surveyed responded

- ◆ 39% of respondents have homes built in 1979 or after, almost 13% indicated their homes were built before 1920
- ◆ 34% of households have incomes of \$35,000 or less, 14% have incomes of \$75,000 or more
- ◆ 62% of respondents felt that small family non-farm businesses should be allowed in Sumpter
- ◆ 64% felt that the Town of Sumpter should study drainage problems
- ◆ 62% of respondents felt that Nature Sanctuaries and Parks were acceptable recreational use of the lands
- ◆ 42% felt that riding stables or cross country ski trails were acceptable recreational use of the lands
- ◆ 51% of respondents supported the Town remaining as Exclusive Agriculture Zoning, 26% indicated maybe
- ◆ 55% of respondents worked at home or commuted 10 miles or less to work. An additional 14% traveled between 11 to 20 miles to work
- ◆ 64% of respondents felt that the Town should hold a Town Meeting to discuss the Town taking a more proactive approach to land use decisions in the Town of Sumpter, including the issuance of driveway permits and building permits, the development of subdivision ordinances, and additional land use restrictions currently not available through County zoning
- ◆ 70% of respondents felt that preserving the Baraboo Range from development is very important
- ◆ 76% of respondents felt that preserving the Rural Character from development is very important
- ◆ 66% of respondents felt that the Town should participate in a watershed improvement project on Otter Creek for trout population and habitat restoration

Vision and Goals

The information obtained from the survey (Appendix C: Survey Results) was combined with the visioning session results to create the following Vision and Goals.

Town of Sumpter Vision

Over the next 20 years, the Town of Sumpter will be defined by its diverse ecological resources and scenic rural landscapes. The Town's rural landscapes are defined by its family-farm operations, wooded hillsides and hilltops, maintained original homesteads, pristine wetlands and streams, forests, location in respect to cities and villages, planned residential growth in centralized areas, and most importantly, its people. A balance will be established between individual property rights and community interests, with consideration given to minimizing the conflicts between agriculture and non-agriculture development. Land use programs that offer present value for future development rights of farmland and offer options which will work in conjunction with the sale of large areas of land for new housing purposes, will help keep farmers well-capitalized and up-to-date, and at the same time offer more choices for investment in their retirement. Sumpter will be known for embracing the future while respecting our proud heritage and natural environment and recognizing our strong sense of community identity. This will lead to the realization of a high quality of life while providing a legacy which will enrich the lives of future generations.



Town of Sumpter Goals

- ◆ Preservation of prime agricultural lands and the picturesque rural countryside.
- ◆ Promotion of orderly, economical, and diverse development that is centralized in areas where development currently exists and that can be managed by the local government in the future.
- ◆ Preservation and protection of the natural, environmental, educational, cultural and historical values of the land and all its inhabitants.
- ◆ Promotion of cooperation between agricultural and nonagricultural based residents aimed at facilitating and fostering a strong positive relationship as changes occur in the agricultural industry.
- ◆ Provision of accessible representation and affordable services that will enhance the quality of life of our diverse community.
- ◆ Promotion of the Badger Reuse Plan in an effort to change negative perceptions to strong positive attitudes to more accurately reflect the views of the facility by a nation at war in a time of great worldwide need, and to serve as a constant reminder of what can and did happen when leaders of any people revert to violence.
- ◆ Promotion of long-range planning and alternative land use policies which are consistent with the Town's current character.

Focus Groups

The Town's goals stated above provide the framework on which more specific recommendations are made. During May of 2002, the Land Use Committee established six focus groups, Agriculture, Natural and Cultural Resources, Housing, Economic Development, Transportation, Utilities and Community Facilities and Intergovernmental Cooperation. Guided by the Vision, each focus group further studied the issues and opportunities of a specific Town attribute. From May through the end of August, objectives and policies were developed. Once completed, the groups got back together in early September and developed the Land Use objectives and policies, bridging the discussions within each focus group to land use issues. The missions and methods for each of these focus groups were established as follows:

Housing

Using the most current published data, building permit and land division records, and information from local realtors, this focus group will describe the historic trends in housing. Particular emphasis will be placed on trends since 1990. The group will then identify ways to provide an adequate housing supply that meets existing and forecasted housing demands in the Town. This element must:

- ◆ Assess the age, structural, value and occupancy characteristics of the Town's housing stock
- ◆ Identify policies and programs:
 - ◆ that promote the development of housing for residents of the Town and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs

- ◆ that promote the availability of land for the development or redevelopment of low-income and moderate-income housing
- ◆ to maintain or rehabilitate the Towns existing housing stock
- ◆ Identify further policies and programs:
 - ◆ that create a regulatory balance between individual property rights and community interests
 - ◆ that minimize the conflicts between agriculture and non-agriculture development
 - ◆ that create a regulatory balance between individual property rights and community interests that minimize the conflicts between agriculture and non-agriculture development

Economic Development (Commercial and Industrial Land Uses)

This focus group will summarize existing economic activity within the Town, including number and types of jobs, mix of existing industries and retail uses, availability of sites for new commercial and industrial expansion, and existing local economic development efforts. The group will then summarize existing data on the labor force within the general area, including skills of workers, industry and occupation of employed residents, unemployment rate, and commuting patterns. The group will also identify ways to promote the stabilization, retention, or expansion of the economic base and quality of employment opportunities in the Town of Sumpter. This includes:

- ◆ An analysis of the labor force and economic base of the Town of Sumpter
- ◆ Assess categories or particular types of new businesses and industries that are desired by the Town
- ◆ Assess the Town's strengths and weaknesses with respect to attracting and retaining businesses and industries
- ◆ Designate an adequate number of sites for such businesses and industries
- ◆ Evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses
- ◆ Identify county, regional and state economic development programs and resources that apply to the Town

Agriculture

Using data from DATCP, the Department of Commerce, the Land Conservation Department, American Farmland Trust, and other sources, this focus group will describe trends in the number, size, location and type of farms in the Town, Co-ops, milk transportation routes, lending institutions, closest dairies, etc. The group will then identify ways to protect and enhance agricultural opportunities within the Town and reduce conflicts with nonagricultural development. This element must:

- ◆ Identify and evaluate the existing agricultural infrastructure of the Town and the surrounding region
- ◆ Provide an analysis of historic agricultural trends within the Town and the region
- ◆ Assess the Towns strengths and weaknesses with regards to support of agriculture
- ◆ Designate the location for expansion of or establishment of agriculture related businesses

- ◆ Identify local, state and federal programs and resources that provide aid to agricultural sustainability
- ◆ Research and provide information relating to alternative economic opportunities that would enhance or supplement agriculture as an occupation

Natural, Cultural and Community Resource

This focus group will identify and explain significant natural and environmental resources within the Town and as part of a regional ecological system. The group will then identify methods for the conservation and promotion of the effective management of natural resources (such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface waters, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources, parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources). The group will also identify past efforts and plans aimed at protecting and preserving these resources and identify future needs to further the effort. This includes:

- ◆ Assessing existing resource management plans with the Town from various local, county, state or federal groups or agencies
- ◆ Assessing the condition of the various resources in categories of natural, cultural, and community type resources
- ◆ Identify and assess the Town's current strengths and weaknesses in terms of resource protection and enhancement
- ◆ Identify additional methods and financial resources aimed at enhancing or preserving the identified resources
- ◆ Research and propose new techniques aimed at improving and/or increasing the Town's resources

Transportation, Utilities and Community Facilities

This focus group will describe the existing transportation system in the Town, working closely with the County Highway Department. Included will be a review of the location, capacity, traffic, and condition of town roads, culverts, bridges, County highways and State highways. This group will then review and summarize capacity, location, and service areas of utility systems within the Town, including electric and gas lines. The group will also review and analyze capacity, locations, and service areas of parks and other relevant community facilities (including the Town Community Center). The group will then identify ways to guide the future development of the various modes of transportation (including: highways, transit, transportation systems for persons with disabilities, bicycles, walking, railroads, air transportation, trucking and water transportation) and the future development of utilities and community facilities in the Town (such as: sanitary sewer service, storm water management, water supply, solid waste disposal, private on-site wastewater treatment technologies, recycling facilities, parks, telecommunication facilities, power generating plants and adequate transmission lines, cemeteries, health care facilities, child care facilities and other public facilities which include police, fire and rescue, libraries, community centers, schools, etc.)

- ◆ Compare the Town's plans with the County's and the State's.

- ◆ Identify roads within the Town by function
- ◆ Incorporate state, regional, and other applicable transportation plans, including transportation corridor plans and studies, that apply in the Town
- ◆ Describe the location, use and capacity of existing public utilities and community facilities that serve the Town
- ◆ Include an approximate timetable that forecasts the need in the Town to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities
- ◆ Assess the future needs for governmental services in the Town that are related to such utilities and facilities

Intergovernmental Cooperation

This group will review and describe existing development plans from neighboring local governmental units, local and state agencies and school districts. It will also coordinate efforts with ongoing planning activities such as the US Highway 12 Local Planning Assistance project, the Badger Reuse Plan, the Sauk County Development Cooperation, the Baraboo Range, the Nature Conservancy and other various regional plans. A compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units for siting and building public facilities and sharing public services.

- ◆ Analyze the relationship of the local governmental unit to school districts and adjacent local governmental units, and to the region, the state, and other entities
- ◆ Incorporate any plans or agreements to which the local governmental unit is a party
- ◆ Identify existing or potential conflicts between the Town and other governmental units that are specified in this paragraph
- ◆ Describe processes to resolve such conflicts

Land Use

All groups will collectively review the current land uses and zoning designations of property within the Town of Sumpter and analyze this information with the compiled goals, objectives, policies, maps and programs of each focus group to guide the future development and redevelopment of property within the Town. This includes:

- ◆ List the amount, type, intensity and net density of existing land uses in the Town, specifically, agriculture, residential, commercial, industrial, and other public/private uses
- ◆ Analyze trends in the supply, demand, and price of land, opportunities for redevelopment and existing and potential land-use conflicts
- ◆ Contain projections for the next 20 years with detailed maps, in 5-year increments, of future residential, agricultural, commercial, and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based
- ◆ Include a series of maps that show current land uses, soil productivity, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, boundaries of public/community utility service areas, and general location of future land uses and growth areas.

Public Participation

At the beginning of the Town of Sumpter Comprehensive Planning process, a scope of work was adopted to guide the process. The scope of work set forth a projected timeline for specific task completion as well as set forth several opportunities for public involvement and participation in the planning process. This document was used as a guide to ensure that ample opportunity for involvement with and input into the process was provided for the residents of the Town of Sumpter as well as the surrounding and overlying jurisdictions that influence the Town. This scope of work, including timeline and public participation opportunities, was as follows:

Scope of Work / Town of Sumpter Planning Process

The scope of work provides Sauk County and the Town of Sumpter with a systematic approach to completing an update to the Town Comprehensive Plan. The Scope of work consists of four work elements which will run parallel to one another. These work elements include: Project Coordination, Inventory and Mapping, Visioning and Opportunities, and Town of Sumpter Land Use Planning. A project timeline broken down by tasks follows the narrative section.

Phase II Implementation of the Comprehensive Plan, adoption of new zoning districts.

PHASE ONE

Work Element One: Project Coordination

This phase will begin with the identification of planning committee members which will take the form of the Town of Sumpter Planning Committee. It is essential to recognize that the Committee is created to guide the planning process, including assistance in planning public participation efforts, reviewing and recommending changes to the draft plan as well as drafting of the plan, and recommending adoption of the Comprehensive Plan to the Town of Sumpter Town Board, the Sauk County Planning, Zoning and Land Records Committee and County Board.

Task 1.1 Monthly meetings with the Town of Sumpter Land Use Committee

The Planning Committee will prepare, lead, and attend monthly meetings as part of this planning process (up to 12 monthly meetings in total). This attendance does not include meetings scheduled in addition to the 12 regular monthly meetings.

These meetings will include a check-in on the status of the planning effort (through monthly progress reports) and individual assignments. These meetings will further include:

- Preparation for public input sessions/town board presentations;
- Assessment of progress of planning effort and individual assignments;
- Completion of team orientated projects.

The County will act as the facilitator of these meetings and will further act as a guide to the overall planning process. Data collection and drafting of the Land Use Plan will be the responsibility of the Committee. The County will aid in the compilation of the final plan.

Months 1-12

Task 1.2 Sumpter Town Board and Planning, Zoning and Land Records Committee Updates

The Planning Committee will prepare and present monthly progress reports to the Town Board. County staff shall prepare and present at a minimum two progress reports to the Planning, Zoning and Land Records Committee.

Months 1-12

Task 1.3 Articles for newsletter/newspaper

The Committee, with the aid of the county, will prepare and present press releases to the local newspaper (Eagle/Star). At a minimum, 3 press releases shall be submitted and printed throughout the planning process. The Committee will be responsible for ensuring that such press releases are submitted and printed.

The Committee, with the aid of the County shall prepare at a minimum one newsletter to be sent to Town of Sumpter residents giving an update of the planning process and to further promote public participation.

Months 2,4,6,8,12 (Also as appropriate)

Task 1.4 Miscellaneous Project Management

This task entails miscellaneous project management needed to keep the project on schedule. Activities include phone calls, technical memos, e-mail correspondence, meeting preparation and follow-up, clerical support, project coordination with County Staff and local governments etc. The Chair of the Planning Committee shall be responsible for miscellaneous project management.

Months 1-12

Work Element Two: Inventory and Mapping

The inventory will be used to gather quantitative, qualitative, and map data from a wide variety of sources. Completion of this work element will provide insight into the physical, economic, and social context that will form the basis of all subsequent work (including the completion of a comprehensive plan). The results of this element will be presented in the final plan document.

Task 2.1 Map Compilation and Base Map Production

The County will compile digital mapping data from the county, the Town and other state and federal sources, as necessary to produce maps for the Comprehensive Plan (and which will apply to the comprehensive plan). Data to be compiled will include: parcels, municipal boundaries and urban service areas, zoning, ortho photos, natural features such as topography, environmental corridors, watersheds, and soils, geology, archeological and historical sites, rare and endangered species etc.

Months 2-4

Task 2.2 Existing Natural Features Map Preparation

The Planning Committee will provide data compiled in Task 2.1 to the county in order to prepare an existing natural features map. The Map will identify key natural areas and constraints in the general planning area, such as environmentally sensitive areas, prime agriculture soils, woodlands, key geologic forms, publically owned lands and conservation easement lands. Fieldwork to identify key natural areas will be provided by the Planning Committee. The key natural features map will be the basis for identifying possible areas of development.

Months 1-3

Task 2.3 Existing Land Use Map

The Committee will coordinate and conduct a land use inventory throughout the Town. This will involve working with the County to develop an appropriate approach and land use categories for the inventory. The Committee will conduct the inventory primarily through aerial photography interpretation, supplemented by field checks where necessary, assessment records and review with local staff and officials.

With the data collected through the land use inventory, the County will prepare a draft color project-area GIS map of existing land use. The Town will be given one copy of the draft existing land use map for review. One set of revisions will be made to the existing land use map before it is included in the plan.

Months 1-4

Task 2.4 Trends and Projections

The Committee will prepare and present to the Town Board a technical memo summarizing the following inventory information for the general planning area:

- **Population / Demographics:** Using the most current published data and community survey results, the Committee will describe historic trends in population size, distribution, age cohorts, gender, household size, and incomes. The Committee will also describe commuting patterns of the general planning area households, utilizing Census data and responses to the Community Survey.
- **School Enrollment:** The Committee will review and analyze, and map conditions, capacity, locations, and service areas of all public and private schools.
- **Housing:** Using the most current published data, building permit and land division records, and information from local realtors, the Committee will describe historic trends in housing. Particular emphasis will be placed on trends since 1990.
- **Economic Development Activity / Labor Force:** The Committee will summarize existing economic activity within the Town, including number and type of jobs, mix of existing industries and retail uses, availability of sites for new commercial and industrial development and expansion, and existing local economic development efforts. The Committee will also summarize existing data on the labor force in the general planning area, including skills of workers, industry and occupation of employed residents, unemployment rate, and commuting patterns.

- Agriculture Activity: Using data from DATCP, the Department of Commerce, the Land Conservation Department, and other sources, the Committee will describe trends in the number, sizes, location, and type of farms in the Town.
- Traffic Volumes: The Committee will describe the existing transportation system in the Town, working closely with the County Highway Department. Included will be a review of the location, capacity, traffic, and condition of existing town roads and collector highways.
- Community Facilities and Utilities: The Committee will review and summarize capacity, locations, and service areas of utility systems within the Town, including electric and gas lines. The Committee will review and analyze capacity, locations, and service areas of parks and other relevant community facilities (including the Town Hall).
- And other components identified as part of the planning process

Months 1-4

Task 2.5 Review and Summary of Existing Plans

The Committee will review and summarize:

- Existing County-prepared plans, including the Sauk County 20/20 Plan, the County Zoning, Subdivision and Shoreland Ordinances, and other relevant plans.
- Existing town land use plan and ordinances, neighboring town plans and ordinances.
- Existing state and regional plans and studies, as they affect the growth and development of the Town of Sumpter.

The Committee and County will work jointly to obtain, review and summarize these plans and ordinances.

Months 1-3

Task 2.6 Provide Digital Products to the Town

The County will provide copies of all digital mapping compiled and/or prepared during the planning process to the Town.

Months 11-12

Work Element Three: Visioning and Opportunities

Work element three describes the public participation process. The purpose of this activity is to involve the general public, local governments, and key community interests in identifying key issues, establishing a vision for the Town of Sumpter, and suggesting strategies to achieve that vision.

The Town will be expected to make all arrangements for meetings, locations, notices complying with the open meeting law, room setup etc.

Task 3.1 Community Survey

The Town of Sumpter will administer a survey to all Town residents. The survey will use scientific sampling technique and provide results that are statistically significant.

The County will be responsible for developing the survey, aiding the Committee in developing pre-survey publicity (press release), drafting survey questions, printing copies of the survey, mailing and distribution of the survey, coding survey results, and compiling and summarizing results

The Committee will review and approve the survey prior to administration.

The County will provide a complete address list for the town from which the survey will be administered.

Months 1-3 Estimated Cost:

Task 3.2 Vision Forums

The County will organize (with the aid of the Committee and Town Board), lead and record comments during one intensive, Town Planning Vision Forum to stimulate ideas from residents, property owners, and other interested groups and individuals within the Town. Neighboring town officials will also be invited to attend.

The County will work with the Committee to develop a large and diverse list of invitees for the Town Vision Forum, and develop publicity to achieve general public participation. The Committee will assist in distributing publicity.

Month 3

Task 3.3 Focus Group Meetings

The Committee will identify individuals to work on elements under task 2.4 as a focus group. Each focus group will have a deadline to complete assigned projects. The County will be available to provide raw resources or contacts for each focus group and will provide general assistance. It is expected that focus groups will meet independently to complete assigned tasks. Such meeting shall occur in a public place and shall be noted at a general public meeting. The Town Chair shall be responsible for ensuring that all public meeting notices are properly posted.

Months 2-6 Completed by Month 6

Task 3.4 Visual Resources and Character Analysis

The Committee will conduct a windshield survey of the general planning area to identify key visual and community character areas. The Committee will analyze the ecological and vernacular landscape pattern, settlement pattern, viewsheds, historic and cultural resources, the “human landscape,” and other key features. An important component of this task will be the determination of the future viewshed of the Town. Photographs will be selected to depict the character of the area.

Months 5-6

Task 3.5 Prepare Town Alternative Future Scenarios

The Committee shall prepare three long term growth scenarios for the town. These alternatives will be prepared and depicted using the following techniques: (conceptual maps (with an air

photo back drop) showing future land use patterns under each alternative, (b) charts and tables describing the qualitative and quantitative impacts of each alternative, and (c) highly visual tools to depict and distinguish the alternatives.

The Committee with the aid of the County will present the regional alternatives to the community at one public open house. Participants will be asked to evaluate, comment on, and express general preference for the different alternatives. The Committee and County will assist in evaluating each alternative scenario by analyzing how well each scenario achieves the community's vision, goals, objectives and policies, responses from the survey, and successes or failures of various growth models in other similar towns.

Months 6-7

Task 3.6 Intergovernmental Cooperation Forum

The Intergovernmental Focus Group will sponsor a forum to review all of the work collected and prepared by all focus groups. Invitees to this forum will include various Committee Focus Groups, the State of Wisconsin DNR, Badger Intergovernmental Group (BIG), Devils Lake State Park, Dairy Forage Research Center, the Towns of Baraboo, Prairie du Sac, and Merrimac, the Sauk County Board of Supervisors, the Sauk Prairie School District and the Baraboo Fire Department. Recommendations and issues of the attendees will be brought back to the focus groups for review

Months 8-9

Work Element Four: Town of Sumpter Comprehensive Planning

The Committee with the aid of the County will prepare a draft Town Comprehensive Plan to guide local and County Governments, property owners, businesses, and other organizations in coordinating decisions related to the development and preservation of the Town.

Task 4.1 Prepare and Review Draft Plan # 1

The Town of Sumpter Comprehensive Plan will include:

- Issues and opportunities information, including Existing Natural Features/Land Cover Map; Existing Land Use Map; a summary of the trends and projection data, a summary of the existing plans in the general planning area; and information gathered from the vision forums, survey, focus groups, and the opportunity analysis.
- Visions, Goals, and Objectives for the Town, as developed through the earlier local efforts, public meetings, and county aid. The vision, goals, and objectives will address agricultural and natural area protection, overall general planning area growth, residential, commercial, industrial, institutional, and community use; transportation facilities; utility system facilities; and neighborhood development.
- Visual Resource for the town (viewshed) will include a town character component, including a depiction, description, and recommendations for key community entryways; building design, location, and scale; signage; public and private landscaping; viewsheds; and other identified special places.
- Achievement of the requirements set forth within ss 66.1001. The focus of this portion will be on maintaining and enhancing the environmental quality of the town, protecting

sensitive environmental features, protecting air and water quality, and preserving wildlife habitat, providing for additional economic and housing development to all individuals, preserving prime agricultural lands, maintaining and enhancing the Town's transportation network, historic preservation, maintaining and providing for expansions to the existing utility infrastructure, improving intergovernmental cooperation and cooperative efforts, and identifying preferred future land uses.

- Implementation and supporting narrative. This element will identify recommended locations for different use and character types of agriculture, residential, commercial, industrial, institutional, mixed-use, parks and open space, and environmental land uses. This analysis will be based on the physical analysis of the physical geography, availability of municipal services, and other factors influencing development location.

Months 7-8

Task 4.2 Prepare Draft Plan #2

The Committee, with the aid of the County, will revise the first Draft Comprehensive Plan based on meeting with and receiving comments from the Town of Sumpter Planning Committee.

Month 9

Task 4.3 Open House to Review Draft Plan #2

The Committee, with the aid of the County, will prepare all required materials and lead one public meeting to present draft Plan #2 of the Comprehensive Plan.

Months 9-10

Task 4.4 Prepare draft Plan #3

The Committee, with the aid of the County, will revise the second draft of the Comprehensive Plan based on meeting with and comments from local government and the public.

Month 10-11

Task 4.5 Town Plan Commission holds Public Hearing on Comprehensive Plan

The Town Plan Commission holds a Public Hearing on the proposed Comprehensive Plan to receive any additional comments or input. At the conclusion of the Public Hearing, the Commission passes a Resolution recommending approval of the Comprehensive Plan to the Town Board.

Month 11 or 12

Task 4.6 Town Board Considers Plan Commission Recommendation

The Town Board of Sumpter will consider the Plan Commissions resolution and approve the Comprehensive Plan.

Month 12 or 13

Task 4.7 Planning, Zoning & Land Records Committee Public Hearing

The County, with the aid of the Committee, will then present the Comprehensive Plan at a public hearing before the Planning, Zoning and Land Records Committee. After recommendation by the Planning, Zoning & Land Records Committee, the Plan will be sent to the County Board for adoption.

Month 13 or 14

Task 4.8 County Board Meeting to Adopt Plan

The Town, with the aid of the Sauk County Planning and Zoning Committee, will present the Comprehensive Plan to the County Board.

Month 14 or 15

Task 4.9 Final Plan

The County will prepare 50 copies of the final Comprehensive Plan and submit them to the Town of Sumpter. The final version will include any changes by the Planning, Zoning and Land Records Committee and County Board the Town of Sumpter will be responsible for distribution and filling requests.

Month 14 or 15

Phase II

- Begin implementation of the new land use plan / adopt new zoning districts.

Intergovernmental Cooperation Forum

The focus groups continued their work through the summer months. On August 1, 2002, the Intergovernmental Cooperation Focus Group sponsored a Forum. The purpose of the forum was to review the work of the focus groups. The history of the planning process, and key objectives and policies were highlighted. Twenty-eight people attended this forum including members from the various Committee Focus Groups, the State of Wisconsin DNR, Badger Intergovernmental Group (BIG), Devils Lake State Park, Dairy Forage Research Center, the Town of Baraboo, Prairie du Sac, and Merrimac, the Sauk County Board of Supervisors, the Sauk Prairie School District, Baraboo Fire District and a private consultant. The participants were invited to individually identify opportunities and issues that related to their agency or community. These items were shared and discussed in small groups. The small groups then shared their top concerns with the large group. (Appendix D: Intergovernmental Cooperative Forum). During August, the



recommendations and issues of the attendees were brought back to the focus groups for review. Policies were finalized and methods for implementing the policies were identified.

Open House

An Open House was held on October 22, 2002 by the Sumpter Planning Committee to present the Draft Sumpter Comprehensive Plan to the public and to provide an opportunity for additional input and comments. An opportunity to review the plan and materials was provided between 6:30 pm and 7:30 pm. A formal presentation of the Plan by the Sumpter Planning Committee and the Sauk County Planning and Zoning Office took place from 7:30 pm to approximately 8:30 pm with an opportunity for follow-up questions and discussions then following. Invites were sent out to all surrounding and overlying jurisdictions as well as publicized in the Town's official paper. Representatives of neighboring Towns, WisDNR, the Sauk Prairie School District, the Sauk County Board of Supervisors, the Sauk County Towns Association, the Bluffview Sanitary District, the Sumpter Planning Committee and the Sumpter Town Board, as well as several citizens, were present at the meeting. Questions and additional comments on the plan were received following the open house and considered by the Planning Committee on November 5, 2002. Changes were then incorporated into the Plan.

Public Hearing

On January 9, 2003, a public hearing was held by the Town of Sumpter Plan Commission regarding the proposed *Town of Sumpter Comprehensive Plan* in accordance with the notice requirements outlined in State Stats. 66.1001. A short presentation and recap of the planning process and the proposed Plan took place with some specific portions highlighted. Approximately 15 individuals were in attendance at the public hearing and each was provided an opportunity to comment on the proposed comprehensive plan. Comments generally consisted of support for the plan and for the effort that went into the planning process. Hearing no requests for amendments or changes to the proposed Plan, the Plan Commission unanimously passed a resolution recommending adoption to the Town Board of the Town of Sumpter.

Housing

The Town of Sumpter has many diverse opportunities for housing, including lake frontage on Lake Wisconsin in the southeast, expansive farm operations in the western half, affordable single and multiple family residential development along the west side of USH 12, and wooded home sites in the Baraboo Bluffs. A look at the age, household characteristics, value and structure characteristics of existing housing structures assists with indentifying the needs of providing adequate housing supply for all Town of Sumpter residents.

Age of Existing Structures

The Town of Sumpter housing has been built steadily throughout the years. The 2000 census shows that nearly 25% of the owner occupied housing was built before 1939 and almost 19% of the existing housing was built after 1990. An average of 11% of the housing was built each decade in between. The percentage of existing homes in Sumpter that were built prior to 1939 was less than that of Sauk County. The number of existing homes built between 1940 to 1959 is greater than that of Sauk County. This can be attributed in a large part to the housing known as Badger Village, which was built for the workers at the Badger Ordinance Works (now Badger Army Ammunition Plant) during World War II. A slightly larger percent of existing homes were also built in Sumpter than in Sauk County from 1960 to 1969. The following years, 1970 to present, all experienced a smaller percentage of new homes built.

Table H1: Age of Homes Sumpter vs. Sauk County

Year unit was built	Sumpter		Sauk County		Per Land Use Survey		
	Number	Percent	Number	Percent	Number	Percent	
1939 or earlier	107	24.60%	6737	27.73%	24	14.04%	Pre 1920
1940 to 1959	115	26.44%	3000	12.35%	40	23.39%	1920 to 1950
1960 to 1969	45	10.34%	1931	7.95%			
1970 to 1979	50	11.49%	3764	15.49%	32	18.71%	1950 to 1978
1980 to 1989	36	8.28%	3021	12.43%	75	43.86%	1979 or newer
1990 to 1994	44	10.11%	2621	10.79%			
1995 to 1998	34	7.82%	2628	10.82%			
1999 to march 2000	4	0.92%	595	2.45%			
Total	435	99.90%	24297	99.80%	171	100.00%	

Source: US Census 2000 and Town of Sumpter Land Use Planning Survey 2002

Household Characteristics

Many housing characteristics have been outlined in the Community Profile portion of the Issues and Opportunities portion of the *Plan* for the purpose of projecting population and housing unit

Table H3: Household Characteristics

	Average Household Size	Total Housing Units	Occupancy Rate	% Single Person Household
Sumpter, 1990	2.42	386	78.76%	31.58%
Sumpter, 2000	2.51	458	87.68%	26.40%

Source: US Census 2000

trends. In summary, the average household size has increased from 2.42 in 1990 to 2.51 in 2000. The number of housing units rose from 386 in 1990 to 458 in 2000. Owner occupancy rate rose from 78.76% in 1990 to 87.68% in 2000. A look at the Household Characteristics shows that in 1990, 31.58% of all households were single person households as compared to 26.40% in 2000.

Home Values

The value of homes in Sumpter varies tremendously as compared to Sauk County. According to the US Census, over 20% of the homes are valued at less than \$50,000 compared to 4% in Sauk County. Almost 34% of the housing in the Town of Sumpter is deemed affordable housing, with a value of \$100,000 or less. In 2000, 25% of homes in Sumpter were valued between \$100,000 to \$149,999 as compared to 34.11% in Sauk County. Additionally, approximately 29% of the homes in Sumpter were valued between \$150,000 and \$199,999 as compared to 13.43% for all of Sauk County.

Table H2: Value of Homes, Sumpter as compared to Sauk County

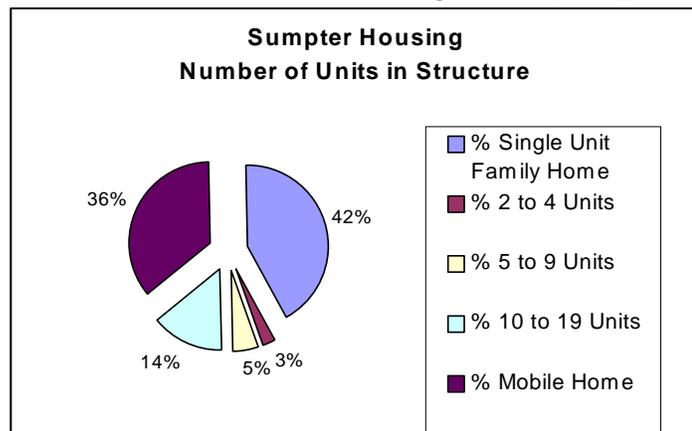
Dollar value	Sumpter, 2000		Sauk County, 2000		Per Land Use Survey		
	Number	Percent	Number	Percent	Number	Percent	Dollar Value
Less than \$50,000	14	20.59%	456	4.12%	50	31.65%	\$0 to \$40,000
\$50,000 to \$99,999	9	13.24%	4446	40.20%	41	25.95%	\$40,000 to \$100,000
\$100,000 to \$149,999	17	25.00%	3773	34.11%	25	15.82%	\$100,000 to \$150,000
\$150,000 to \$199,999	20	29.41%	1486	13.43%	20	12.66%	\$150,000 to \$200,000
\$200,000 to \$299,999	6	8.82%	673	6.08%	22	13.92%	\$200,000 and over
\$300,000 to \$499,999	0	0.00%	194	1.75%			
\$500,000 to \$999,999	2	2.94%	22	0.20%			
\$1,000,000 or more	0	0.00%	11	0.10%			

Source: US Census 2000 and Town of Sumpter Land Use Planning Survey 2002

Housing Structure

An overview of the types of housing units in the Town of Sumpter indicates that 36.32 % are mobile homes, and 41.84% are single unit family homes. Since mobile homes are generally single units, we will consider them as such for the purposes of this plan. This brings the total of single unit family homes to 78.16% in Sumpter. 2.5% of the housing units are duplexes or fourplexes, and 5.06% have 5 to 9 units.

Chart H2: Number of Units in Housing Structure, Sumpter 2000



Source: US Census, 2000

Existing and Future Housing Needs

There are 4 areas of concentrated housing in the Town of Sumpter including: Maple Park, Grubers Grove, Bluffview Mobile Home and Condominium Park, and New Haven.

Maple Park

Maple Park is located west and north of the USH 12/Old Bluff Trail intersection. Maple Park currently consists of 25 single-family housing units on approximately 20 acres. A community well and clustered community mound system is maintained through the existing homeowners association. Roads are maintained by the homeowners association as well. Maple Park has plans for expansion. It's proximity to a main travel corridor, and it's ability to provide basic water and sewer services make this a prime location for future housing.



Grubers Grove

Grubers Grove is located just southeast of Hwy 78, along the Wisconsin River. Grubers Grove currently consists of 37 housing units in a dense pattern along the shores of Lake Wisconsin. Homes maintain private onsite wastewater treatment systems and wells. Roads are maintained by the Town of Sumpter. The proximity of Grubers Grove to Lake Wisconsin makes this a desirable living location. Currently, there is very little room for expansion within Grubers Grove.



Bluffview Mobile Homes and Condominium Park

Bluffview currently contains approximately 275 housing units on approximately 80 acres of land. A private community well system provides water for the residents and the sanitary service is temporarily connected with Badger Army Ammunition Plant's domestic wastewater treatment system. During 2002, the Town of Sumpter created a

Sanitary District so that the Bluffview community could request ownership of the treatment plant. As of yet, this issue is not resolved. Roads within the development are maintained privately by the property management company. There is potential to expand the number of housing units within the Bluffview area by redeveloping areas to the south and southwest totaling approximately 80 acres that were at one time developed to house workers at BAAP. It's proximity to a main travel corridor and the potential for tying into existing wastewater treatment facilities makes this area a likely choice for future housing expansion.

New Haven

Located near the intersection of Kings Corner Road and USH 12, the area known as New Haven provides another opportunity for residential development. Due to its proximity, roadway infrastructure, and the presence of several other single-family residences, this area has been identified as a potential growth area on Map 11: *Potential Growth Areas*. Homes in this area maintain private on-site sanitary systems with private wells.

Additional Housing Opportunities

The Town of Sumpter is zoned Exclusive Agriculture. In terms of housing, this means that up to two single-family dwellings may exist per farm operation. One for the farm operator, and one for the parents, children or hired persons of such operator. In the event of a farm consolidation, the households and other structures which remain may be separated from the farm lot into a parcel of not less than 1 acre and not more than 5 acres. New housing in these manners is limited to one house per 35 acres. Sauk County is currently working to create new zoning districts. These districts will allow for rural residential housing when used in conjunction with clustering development and transfer of development rights policies when a development area is identified as a rural community center or receiving area. This will provide new opportunities for rural nonfarm development and help to meet some of the demands of the existing housing market.

Future Housing Needs

Given the projected population increase from 2000 to 2020 of between 300 to 550 people, and continuing an average of 2.5 persons per household, the number of new housing units needed by the year 2020 is projected between approximately 120 and 220. (Town of Sumpter Comprehensive Plan, Issue and Opportunity, Community Profile). Based on the US Census figures, 78% of the housing units are single family, and almost 34% of housing units are valued at \$50,000 or less. With these figures in mind, there appears to be an opportunity to explore diverse housing development programs which meet the needs of low, moderate and upper income families. By applying these historical figures, we can determine what the demands of the future housing development in the Town of Sumpter may be. In the next 20 years, the Town may expect the need for 160 new single family homes and roughly 50 to 60 new multiple family units (averaging 6 to 10 units per year based on the housing projections). Of the total number of housing units, an additional 60 units valued at \$50,000 or less would be needed to reflect the existing housing stock within the Town today. Utilization of housing programs to assist with the

establishment of this new housing stock may be necessary to provide housing opportunities for all citizens as housing and land costs increase. Collectively, these new residences could add more than \$20 million in new tax base.

Programs

Listed below are some examples of housing assistance programs available to Town of Sumpter residents

- **U.S. Department of Housing and Urban Development (HUD)**

Section 811 – provides funding to nonprofit organizations for supportive housing for very low-income persons with disabilities who are at least 18 years of age

Section 202 – provides funding to private nonprofit organizations and consumer cooperatives for supportive housing for very low-income persons age 62 and older

Section 8 – major program for assisting very low income families, elderly and disabled individuals to afford housing on the private market. Participants are responsible for finding their own housing. Funding vouchers are distributed through Public Housing Authorities that deliver the vouchers to eligible applicants.

Section 8/SRO – provides funding to rehabilitate existing structures to create single room occupancy (SRO) housing for homeless individuals of very low income with shared spaces.

Hope VI – provides grants to Public Housing Authorities to destroy severely distressed public housing units and replace them with new units or dramatically rehabilitate existing units. It hopes to relocate residents in order to integrate low and middle-income communities. It also provides community and supportive services.

Public Housing – the goal is to provide rental housing for low-income families, elderly and disabled individuals. Rents are based on residents anticipated gross annual income less any deductions.

HOME – provides formula grants to states and localities that communities use to fund a range of activities that build, buy, or rehabilitate affordable housing units for rent or ownership.

Section 502 – makes loans to low and very low income households in rural areas to build, repair, renovate, or relocate houses, including mobile/manufactured homes. Funds can be used to purchase and prepare sites and to pay for necessities such as water supply and sewage disposal.

Section 515 – provides direct, competitive mortgage loans to provide affordable multifamily rental housing for very low, low and moderate-income families, and elderly and disabled individuals. It is primarily a direct mortgage program but funds can also be used and improve land and water and waste disposal systems.

Section 514/516 – loans and grants used to buy, build, improve, or repair housing for farm laborers, including persons whose income is earned in aquaculture and those involved in on-farm processing. Funds can be used to purchase a site or leasehold interest in a site, to construct or repair housing, day care facilities, or community rooms, to pay fees to purchase durable household furnishings and pay construction loan interest.

- **State of Wisconsin – Department of Administration (Bureau of Housing)**
 - Home Rehabilitation and Accessibility (HRA)** – provides Federal HOME funds to participating agencies to make repairs and improvements needed to bring dwellings, owned and occupied by low-income households, up to appropriate housing quality standards and provide accessibility modifications.
 - Home Buyer Rehabilitation (HBR)** – funds provided through local agencies for the lowest income households either in grant or loan formats for a wide variety of local affordable housing activities.
 - Rental Housing Development (RHD)** – Provides additional information to HUD’s HOME program for requirements on funding. These funds are used to provide direct competitive mortgages in order to establish affordable multi-family housing for very low, low and moderate-income families, and elderly and disabled individuals.
 - Rental Housing Development (RHD)** – funds provided through HUD’s HOME program to make repairs or improvements to rental units leased to persons who have low or very low incomes.
 - Housing Cost Reduction Initiative (HCRI)** – funds set aside to assist low or moderate income persons or families to secure affordable, decent, safe and sanitary housing by defraying some of the housing costs.
 - Community Development Block Grants (CDBG)** – funds made available to local units of government that are deemed most in need of assistance for housing rehabilitation and/or limited other housing activities. The funds are awarded to a local governmental unit which, in turn, provides zero interest, deferred payment loans for housing assistance to low to moderate income homeowners.
 - Community Development Block Grant - Emergency Assistance Program (CDBG-EAP)** - Funds are to be directed to eligible units of government throughout the State that are in need of assistance due to a natural or manmade disaster. Funds are to be used to provide housing assistance to low to moderate income homeowners to address the damage caused by the disaster.
- **Wisconsin Housing and Economic Development Authority (WHEDA)** – There are two specific programs offered by WHEDA to assist individuals with their homeownership needs, HOME and Home Improvement Loans. The HOME program provides competitive mortgages to potential homeowners with fixed below-market interest rates to qualified candidates. The Home Improvement Loan program provides funding up to \$17,500 to qualified candidates for rehabilitation and other various housing activities. These funds are provided at below-market fixed interest rates for up to 15 years with no prepayment penalties. The properties must be at least 10 years old and the applicants must meet the income limits established by WHEDA for the county they reside within.

- **Other programs**

Other programs that may be considered for housing assistance are provided by various agencies throughout the State, including Rural Development of the US Department of Agriculture and Sauk County.

In order to provide a range of housing choices which meet needs of all residents in Sumpter the following goals, objectives and policies have been identified:

Housing Goals, Objectives and Policies

Goals

- ◆ Promotion of orderly, economical and diverse development that is centralized in areas where development currently exists and that can be managed by the local government in the future.
- ◆ Preservation of the natural, environmental, educational, cultural and historical values of the land and all of its inhabitants.
- ◆ Promotion of cooperation between agricultural and non-agricultural based residents aimed at facilitating and fostering a strong positive relationship as changes occur in the agricultural industry.
- ◆ Promotion of long-range planning and alternative land use policies which are consistent with the Town's current character.

Objectives

- ◆ Provide a wide range of housing choices to persons of different incomes and ages.
- ◆ Direct new residential development to locate primarily in and around Bluffview, Maple Park and Gruber's Grove where adequate services can be provided efficiently.
- ◆ Create new programs that allow greater flexibility in non-farm development within the Exclusive Agricultural zoning district while still recognizing a density policy of one home per 35 acres.
- ◆ Establish buffers between feedlot operations and nonfarm development to help ensure protection of the family farm from noncompatible land uses.
- ◆ Preserve the scenic beauty of the area from development by protecting the rural landscape and natural resources.
- ◆ Promote housing maintenance and rehabilitation of historic properties.

Policies

- ◆ H.1 Utilize clustering techniques for rural non-farm development of 3 residences or less in the Exclusive Agricultural zoning district.
- ◆ H.2 Restrict development on slopes greater than 12%.
- ◆ H.3 Limit non-farm development on lands with Class I, II or III soils.
- ◆ H.4 Work with Sauk County to create a Transfer of Development Rights (TDR) program to allow landowners who have property identified for protection and/or preservation the opportunity to transfer their development rights to an identified location for development as a part of a larger subdivision layout.

- ◆ H.5 Actively support the preservation and maintenance of homes on the historical register including those in the Honeycreek Swiss Rural Historic District.
- ◆ H.6 Adopt policies that encourage and/or direct developers of subdivisions to identify and protect environmental and natural features of the property as well as surface and ground water.
- ◆ H.7 Encourage the proper siting of residences so as to minimize the demand for infrastructure improvements and limit the impact on the school district.
- ◆ H.8 Develop a buffer of at least 1,000 feet (unless odor controlling measures are utilized) between agricultural feedlot operations and non-farm residential development so as to minimize conflicts and support continuation of farming in the Town of Sumpter.
- ◆ H.9 Promote a residential density for additional development in the Bluffview area that is currently served by utilities.
- ◆ H.10 Develop standards for detailed review and proper siting of new housing in Sumpter.
- ◆ H.11 Encourage new development which generates enough taxes to pay for services.

Economic Development

Many factors are looked at when considering the overall economic activity and forecast. These factors include labor force, employment characteristics, tourism and agricultural impacts.

Labor Force and Employment Characteristics

The Town of Sumpter and Sauk County provide many employment opportunities as is reflected in the unemployment rates, occupation type and major employers in the area. The Sauk County Seasonly Adjusted Unemployment Rate for 2001 was 3.6%. The Unemployment Rate for Sauk County in June and July of 2002 was 3.9% or less (Sauk County Development Corporation, 2002)

The 1990 and 2000 Census shows the occupations of the employed labor force in Sumpter for ages 16 years or older. The population age 16 years or older rose by 29.01% from 1990 to 2000. The number (in said age bracket) employed rose by 13.86%. Comparing the 2000 census to the 1990 census, the percentage of Sumpter residents working in the following two occupational groupings at least doubled: retail, sales, and office in one category; and production, manufacturing, transportation and material moving occupations in the other. Management, professional, administration and related occupations saw an increase in the percentage of residents employed as well. Occupations that saw a decrease in the percentage of population employed were service, construction, extraction, maintenance, farming, fishing and forestry occupations.

Table E1: Occupations by Type

	Sumpter 1990	Sumpter 1990 Percent of Employed Population	Sumpter 2000	Sumpter 2000 Percent of Employed Population	Sumpter 1990 to 2000 Change in Percent of Employed Population	Sumpter Land Use Planning Survey	Percent Employed Per Survey
Population 16 years and older	548		707		29.01%	251	
Employed Civilian Population 16 years or older	322	58.76%	473	66.90%	13.86%		
Occupation							
Management, professional, administration and related occupations	72	22.36%	119	25.16%	12.52%	62	31.63%
Service occupations	62	19.25%	78	16.49%	-14.34%	9	4.59%
Retail, Sales and office occupations	26	8.07%	89	18.82%	133.21%	12	6.12%
Farming, fishing, and forestry occupations	48	14.91%	16	3.38%	-77.33%	28	14.29%
Construction, extraction, and maintenance occupations	90	27.95%	61	12.90%	-53.85%	24	12.24%
Production, manufacturing, transportation and material moving occupations	24	7.45%	110	23.26%	212.21%	22	11.22%
Other						39	19.90%
Occupation Total	322	100%	473	100%		196	

Source: US Census 1990 and 2000, Town of Sumpter Land Use Planning Survey January 2002

Looking at commuting patterns shows several things. First, the 1990 census grouped “walk to work” or “work at home” into one category. For the recording purposes of this plan, they are both found under “work at home”. The 1990 census records indicate 20.00% of the people living in Sumpter work at home or walk to work, as compared to 10.02 % in 2000. A higher percentage of people in the town of Sumpter drive alone and/or carpool to work during 2000 than 1990. The average travel time to work is 24.4 minutes.

Table E2: Commuting Patterns Sumpter vs. Sauk County

	Sumpter 1990	Percent Sumpter	Sauk County 1990	Percent Sauk County	Sumpter 2000	Percent Sumpter	Sauk County 2000	Percent Sauk County
Drove Alone	205	65.08%	16004	70.42%	332	71.09%	22213	77.41%
Carpooled	45	14.29%	2952	12.99%	74	15.85%	3196	11.14%
Public Transportation	0		87	0.38%	0		139	0.48%
Walked					17	3.64%	1116	3.89%
Other Means	2	0.63%	185	0.81%	14	3.00%	230	0.80%
Work At home	63	20.00%	3498	15.39%	30	6.42%	1800	6.27%
Total	315		22726		467		28694	
Average Travel Time (minutes)					24.4		20.3	

Source: US Census 1990, 2000

The Town of Sumpter Land Use Planning Survey (Appendix) indicates that 15.38% of the respondents work at home or on the farm. A total of 69.23% of respondents travel 20 miles or less to work. It is this commute pattern of 25 minutes, or 20 miles or less that will be looked at for employment opportunities.

Table E3: Travel distance to work

Distance to Work	Number	Percent
At home/on Farm	24	15.38%
0 - 10 miles	62	39.74%
11 - 20 miles	22	14.10%
21 - 40 miles	38	24.36%
more than 40 miles	10	6.41%
	156	

Source: Land Use Planning Survey 2002

Sumpter Employment and Economic Activity

The primary employment opportunities in the Town of Sumpter consist of the family farm, a variety of home based businesses and cottage industries such as landscape companies, technology support consultants, and brokers. Ski Hi Apple Orchards has approximately 4 full time equivalent (FTE) employees , Delaney’s employs 4 FTE, Auto Seconds has 1 FTE , and

approximately 35 individuals are employed by Bluffview Management including the Citgo Quick Mart. All provide ongoing viable employment and economic viability to the Town of Sumpter.

Badger Army Ammunition Plant (BAAP) is an excess military holding area that currently rents facilities to a variety of businesses and research firms. In 1999, approximately 100 people were employed for maintenance and administrative purposes at BAAP (Review and Analysis of Existing Plans and Studies, Reuse of Badger Army Ammunition Plant, 1999). Plans for the Reuse of this area include restoration and conservation efforts, agriculture and research efforts, and facilities for education and recreation, making this a potential recreation and tourism draw. Details for implementing the Reuse Plans are being finalized. As the Badger Reuse Plan is implemented, the future employment opportunities will primarily involve clean-up of contaminated sites, the dismantling of the existing infrastructure, and working with the proposed Interpretive and Historical Center that will be located within the existing BAAP grounds. All of this activity indicates that there is a good opportunity for nearby service and tourism related businesses (i.e. food, lodging, service station) for this influx of temporary employment as well as for related tourism activities and future users of the facilities.

Area Employment and Economic Activity

A look at the top regional employers provides insight into the diverse employment opportunities that the residents of Sumpter may take advantage of. Table E4 shows five of the top ten employers in Manufacturing/Distributors in Sauk County are within a 10 to 25 mile commute for the residents of Sumpter. Baraboo is home to Baraboo Sysco Foods, Perry Judd's Inc., and Flambeau Plastic Company. A division of Milwaukee Valve Company is found in Prairie du Sac, and A division of Fiskar's Lawn and Garden is currently found in Sauk City.

Table E4: Sauk County Top 10 Manufacturers/Distributors by Employment

Employer	Product	Employees	Location
Lands' End	Clothing/Distribution & Telemarketing	1,100	Reedsburg
Grede Foundries, Inc.	Ductile Iron Castings	870	Reedsburg
Baraboo Sysco Foods	Wholesale food distribution	672	Baraboo
Perry Judd's, Inc.	Commercial Printing	550	Baraboo
Flambeau Plastic Co.	Plastics	500	Baraboo
Cardinal IG	Insulated Glass	450	Spring Green
Milwaukee Valve Co. – PDS Division	Brass Foundry	350	Prairie du Sac
Gerber Products Plastics –	Baby Supplies	340	Reedsburg
Cardinal CG.	Coated Glass	330	Spring Green
Fiskar's Lawn & Garden Div.	Lawn & Garden Tools	310	Sauk City

Source: Sauk County Development Corporation, 2002

Table E5 shows five of the top ten non-manufacture employers in Sauk County are also located in Baraboo, Sauk City or Prairie du Sac. These employers are Sauk County, the Baraboo School System, and St. Clare Hospital in Baraboo. The Villages of Sauk City and Prairie du Sac are home to the Sauk Prairie School System and Sauk Prairie Memorial Hospital. In addition to these major employers, several other area businesses provide excellent employment opportunities including Mueller Sport Medicine Inc. in Prairie du Sac, Unity Health and McFarlanes Inc. in Sauk City, and the Kraemer Company/Kraemer Brothers Inc. in Plain.

Table E5: Top 10 Sauk County Non-Manufacturers by Employment

Employer	Product	Employees	Location
Ho-Chunk Casino, Hotel & Convention Center	Gaming, Hotel, Convention Center	1,737	Town of Delton
Sauk County	Government	688	City of Baraboo
Noah's Ark	Water Park	550	Village of Lake Delton
Wilderness Lodge	Hotel/Resort	550	Village of Lake Delton
Baraboo School System	Education	530	City of Baraboo
Kalahari Resort & Convention Center	Hotel/Resort/Convention Center	500	Village of Lake Delton
Sauk Prairie School District	Education	475	Villages of Prairie du Sac/Sauk City
Sauk Prairie Memorial Hospital & Clinics	Health Care	470	Villages of Prairie du Sac/Sauk City
St. Clare Hospital	Health Care	426	City of Baraboo
Reedsburg School System	Education	389	City of Reedsburg

Source: Sauk County Development Corporation, 2002

Area Economic Viability and Employment Opportunities

The potential for economic viability within the 25 mile area continues. The Sauk Prairie (Sauk City, Prairie du Sac) Area has two Business/ Industrial Parks, both with lots available and some room to expand. Both have water, sewer, electric and gas service in place. Neither are accessible by rail. The Sauk Prairie Area is served by US Highways 12, State Highways 60 and 78, and small passenger and freight service airport. Both the Village of Sauk City and Prairie du Sac are enhancing existing and creating new programs to enhance their downtowns. Prairie du Sac has created a Tax Increment Finance District (TIF) to aid in the facilitation of downtown redevelopment. Sauk City is looking at ways to enhance the riverfront with the construction of the Wisconsin Riverfront Trail and the development of a historical park. Community shopping needs are addressed in the downtowns of Prairie du Sac and Sauk City.

The Baraboo, West Baraboo area has four industrial/business parks. All have water, sewer, electric and gas service in place. None of the parks have adjacent acreage available for future expansion, but the city does have areas indenitified for additional industrial and business development. The Baraboo, West Baraboo Area is served by US Highways 12 and State Highways 33, 123 and 159. There is also a small passenger and freight service airport nearby. Community shopping needs are addressed with a variety of small businesses and larger corporations serving the area.

Tourism Economic Impact and Opportunity

The overall statewide economic impact of travelers is broke down in several ways. Looking at the expenditures by category, travelers spent more than half of their total estimated travel expenditures on shopping and food expenditures. Recreation expenditures represent 25% and lodging expenses represent 13% of the total estimated traveler expenditures. Seven percent of Wisconsin traveler expenditures were spent on transportation within the state.

The total number of full time equivalent jobs created in the state was 374,682 in 2000 and 380,165 in 2001. The local government revenue generated was \$738,297,000.00 and the total state government revenues generated were \$1,054,161,000 in 2001

Sauk County is the third most popular tourism destination in the State, behind Milwaukee and Dane Counties. The 1999 Wisconsin Department of Tourism estimated tourism revenue at approximately \$625 million dollars for Sauk County.

The southern part of the county has many opportunities for recreational, cultural, historical and nature based tourism. Some of the sites visited in and near the Town of Sumpter include: Hemlock Draw, Ski Hi Apple Orchards, Devils Lake, Badger Army Ammunition Plant, Dr Evermore Art Park., the Wisconsin River, Parfrey's Glen, Durwoods Glen, the Ice Age Trail, Natural Bridge State Park, North Freedom Train Rides, International Crane Foundation, Ferry Bluff, Tuck-a-way Campground, Baraboo Circus World Museum, Lady Lorretto Church, Wollersheim Winery, The Merrimac Ferry, Cedar Grove Cheese, Baxter's Hallow, Honey Creek Historic District, Pewits Nest and a variety of other private campgrounds and horseback riding stables, as well as the nearby public hunting grounds and snowmobile trails.

With the Town of Sumpter's proximity of so many tourism locations, the potential for the Town to add to it's economic base in this category is substantial. Providing eating establishments and shopping opportunities (more than 50% of travelers expenditures) and lodging facilities (13% of travelers expenditures), which reflect the Town of Sumpter and the nearby attractions, can bring a portion of the Sauk County tourism revenue (\$625 million dollars in 2000) to the Town of Sumpter.

Agriculture Ecomonic Activity

The most recent compiled data for agriculture economic characteristics was in 1997 and is by county. This information is provided in Tables E6 and E7 as indicators of the important economic impacts agriculture has on communities. Table E6 indicates that from 1992 to 1997,

Sauk County farms increased the number of hired workers by 22.30%. The annual payment indicates that most are seasonal employees.

Table E6: Characteristic of Hired Farm Labor, Sauk County and the State of Wisconsin 1997

	Percent of farms with any hired labor	Number of hired farm workers	Change in hired farm workers net change 1992-1997	Change in hired farm workers, percent change 1992 - 1997	Hired farm worker payroll (dollars)	Average annual payment per worker (dollars)
Sauk County	35.40%	1,764	322	22.30%	\$9,195,000.00	\$5,213.00
State of Wisconsin	38.40%	96,482	-12,962	-11.80%	\$409,009,000.00	\$4,239.00

Source: USDA Census of Agriculture, Wisconsin County Agriculture Trends in the 1990's, Program on Agricultural Technology Studies, UW Madison, August 2001

In Sauk County, half of all farm receipts (the gross market value of all agricultural products sold) came from dairy sales (sale of milk and milk products) during 1997. The average value of farmland and buildings, and the value of machinery and equipment, are based on market value. The fact that 63.10% of the farms having a sales value of less than \$50,000 per year, indicates that many of the farms in Sauk County are relatively small family farm operations. Many of these farms depend on off-farm work or investments for their main source of income.

Table E7: Farm Receipts, Capital, and Income Sauk County vs. State of Wisconsin, 1997

	Value of all farm receipts	Percent of receipts from Dairy sales	Average Value of all Farmland and Buildings		Average value of machinery and equipment per farm	Average net farm income per farm
			Per Farm	Per Acre		
Sauk County, 1997	\$121,224,000.00	50.00%	\$285,633.00	\$1,212.00	\$46,411.00	\$17,953.00
State of Wisconsin, 1997	\$5,579,861,000.00	49.20%	\$282,135.00	\$1,244.00	\$66,731.00	\$20,110.00

	Percent of farms with positive net income	Value of total government payments	Percent of farms by Value of Sales			
			Percent of farms receiving government payments	under \$10,000	\$10,000 to \$49,999	\$50,000 to \$99,999
Sauk County, 1997	48.10%	\$3,235,000.00	62.90%	39.10%	24.00%	12.30%
State of Wisconsin, 1997	54.20%	\$137,274,000.00	56.30%	38.60%	23.90%	13.40%

Source: Wisconsin County Agriculture Trend in the 1990's, UW Program on Agriculture Technology Studies, 2001

The actual number and makeup of farms in the Town of Sumpter is hard to pinpoint. The Wisconsin County Agriculture Trend in the 1990's, UW Program on Agriculture Technology Studies, 2001 indicates that there were 32 farms in Sumpter in 1997. However, this includes any

farms with main acreage in a neighboring township. Agriculture Economic Development strategies include looking at opportunities for diversification, direct marketing, agritourism and participating in grower cooperatives.

The Ability to Attract New Business

The Town of Sumpter has a strong labor force. With the relatively low unemployment rate in Sauk County, specifically the nearby Baraboo and Sauk Prairie areas, employment opportunities in manufacturing, health care care, service industry and tourism related businesses are varied and remain strong. The inability to create Tax Incremental Finance (TIF) districts in the town is a major drawback to attracting large industries and businesses, which can easily locate in the nearby Sauk Prairie or Baraboo areas. To aid in economic development and better utilize USH12, the Town of Sumpter created a Sanitary District in 2002. This utility district could be used as a base to begin new economic development initiatives.

The Town of Sumpter does contain, or is in close proximity to, several recreation and tourism destinations. There are many opportunities for the creation of home-based and small service businesses related to the implementation of the Badger Reuse Plan and to agriculture, historical, cultural and eco-tourism ventures.

Most of the Town of Sumpter is Zoned Exclusive Agriculture. Permitted uses in this district include general farming, greenhouses, nurseries, orchard, beekeeping, forest and game management, home occupations, and professional offices conducted within an accessory to a permitted residence, following the requirements of the County's Ordinances. Special Exeptions may be granted only after considering the several factors including, compatibility with adjacent land use, productivity of lands involved, need for public services created by the proposed use, need for use in the proposed location, availability of alternative locations, and the effect of the proposed use on water or air pollution, soil erosion and rare or irreplaceable natural areas.

There are two areas zoned Commercial, both just west of Highway 12. The first is located in the area near the intersection of Groth Road and USH 12, the second to the south along the eastern boundary of Bluffview. The area zoned as an Industrial District lies just south of the Bluffview residential development. Petitions for rezoning lands out of the Exclusive Agriculture zoning district must meet the standards as set forth in State Stats 91.77, which requires consideration and favorable finding of the following issues:

- Adequate public facilities to accommodate development either exist or will be provided within a reasonable time
- Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them
- The land proposed for rezoning is suitable for development and development 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

Other Programs and Partnerships

◆ **Sauk County Development Corporation**

Located in Baraboo, Sauk County Development Corporation's mission is to promote and retain the diverse economic vitality of Sauk County and its individual communities.

◆ **Wisconsin Department of Commerce**

Provides a broad range of financial resources to help businesses and communities undertake economic development. These programs include:

Community Development Block Grant (CDBG) – Economic Development Program providing grants to communities to promote local job creation and retention.

CDBG – Public Facilities helps eligible local governments upgrade community facilities, infrastructure, and utilities for the benefit of low- to moderate-income residents.

Rural Economic Development Program offering low-interest loans for businesses with fewer than 25 employees.

US Small Business Administration (SBA) provides loan guarantees that are used in conjunction with bank financing to improve loan terms.

Wisconsin Housing and Economic Development Authority (WHEDA) a program that buys down commercial interest rates, enabling Wisconsin lender to offer short-term, below-market-rate loans to small, minority or women owned businesses.

Industrial Revenue Bonds (IRBs) are municipal bonds whose proceeds are loaned to private persons or to businesses to finance capital investment projects. All Wisconsin municipalities – cities, villages, and towns – are authorized to issue IRBs.

Major Economic Development Program (MED) is designed to provide financial assistance for Wisconsin business startups or expansions.

Customized Labor Training Program (CLT) encourages businesses to invest in the retooling and upgrading of equipment in order to increase the productivity of its labor force by providing a grant of up to 50% of the cost of a workforce training program.

Technology Development Fund Program (TDF) is designed to provide assistance to businesses embarking on technical research projects aimed at developing new products or processes, or improving existing products or processes.

◆ **Wisconsin Small Business Development Center**

Helping to ensure the state's economic health and stability through formative business education by counseling, technology and information transfer, and instruction. By forming partnerships between the University of Wisconsin Extension and the business schools and departments of the University System, the center provides an array of programs, counseling, special initiatives, research and publications.

• **Forward Wisconsin**

Forward Wisconsin is a non-profit economic development marketing corporation for the State of Wisconsin. This organization creates marketing strategies aimed at luring businesses and industry from other states within the United States and other countries throughout the world to improve the corporate climate in Wisconsin. Facilitation is provided to help match company needs with possible locations throughout the State. Assistance is available to aid with community economic development projects and marketing.

- **Ag Zone**

A new agricultural economic development initiative in the State of Wisconsin, the Ag Zone program provides tax credits to farm operators and business owners who make new investments in agricultural operations. These tax incentives are offered for three basic categories of investment including: job creation, environmental remediation, or capital investments in technology/new equipment. This program is administered by the Wisconsin Department of Commerce.

In order to promote the stabilization, retention, or expansion of the economic base and quality of employment opportunities in the Town of Sumpter, the following goals, objectives and policies have been developed.

Economic Development Goals, Objectives and Policies

Goals

- ◆ Promotion of orderly, economical, and diverse development that is centralized in areas where development currently exists and that can be managed by the local government in the future.
- ◆ Preservation of prime agricultural lands and the picturesque rural countryside.
- ◆ Promotion of cooperation between agricultural and nonagricultural based residents aimed at facilitating and fostering a strong positive relationship as changes occur in the agricultural industry.
- ◆ Provision of accessible representation and affordable services that will enhance the quality of life of our diverse community.
- ◆ Promotion of long-range planning and alternative land use policies that are consistent with the Town's current character.

Objectives

- ◆ Be actively involved with the reuse of Badger Army Ammunition Plant as it pertains to adding to the tax base for the Town of Sumpter.
- ◆ Encourage and support commercial enterprises including retail, tourism and service industries that can be used by residents, Highway 12 motorists, and local employees.
- ◆ Preserve rural agricultural community and allow for the diversification of economic opportunities through encouraging the development of appropriate agrarian, home occupation and cottage industries that will augment farming activities.

- ◆ Enhance and preserve eco-tourism opportunities.

Policies

- ◆ ED.1 The Town shall support requests for special exception uses and rezones for the purpose of establishing home businesses that do not conflict with established land use policies.
- ◆ ED.2 The Town of Sumpter shall work with the Wisconsin DOT and the Sauk County to establish requirements for driveway siting, turning and storage lanes, off-street parking and driveway widths for businesses and industries.
- ◆ ED.3 Provide support to the Sauk Prairie Schools programs' that help prepare residents for employment including the school-to-work programs and Adult English Programs.
- ◆ ED.4 The Town of Sumpter shall work to provide resources to interested individuals looking to preserve areas historically significant.
- ◆ ED.5 The Town shall support opportunities for Cluster Development and a Transfer of Development Rights (TDR) program as means to increase the Town's tax base.
- ◆ ED.6 The Town shall actively support eco-tourism in part through land conservation and implementation of watershed best management practices.
- ◆ ED.7 The Town shall develop design standards for all new building construction so as to reflect the community character and promote a lasting development pattern.
- ◆ ED.8 The Town shall consider only those applications for wireless communications facilities that do not conflict with the land use plan and that do not interfere with scenic quality of the rural and natural characteristics of Sumpter .
- ◆ ED.9 The Town shall establish a task force to develop economic development strategic plan. Upon completion, the town shall review and support appropriate recommendations as made be in such.
- ◆ ED.10 The Town shall review USH12 Corridor Growth Management Plan (GMP) and develop standards for Town utilizing GMP's basic sign.

Agriculture

Agriculture is the central character, economically and culturally, of the Town of Sumpter. Likewise, farm operations have greatly influenced the area’s character and lifestyle through the creation of agricultural trade centers. Despite this long standing tradition, the agricultural industry has faced many significant challenges in the last 10 to 15 years including an increase in development pressure, increases in property value assessments, an aging farming community, increasing health care costs, and farm prices that have remained relatively stagnant despite the economies upward trend. Despite these issues, farming has remained a viable employment opportunity and lifestyle for many property owners in the Town of Sumpter. As a result, a primary goal of this comprehensive plan is to preserve the community’s farming tradition and protect prime farm land from development into non-compatible land uses.



Historic Trends in Agriculture

The actual number and makeup of farms in the Town of Sumpter is hard to pinpoint. A look at the trends in farm number from 1990 to 1997 shows that the number of farms in the Town of Sumpter has increased from 30 to 32. It should be noted that this includes farms with acreage overlapping into a neighboring township.

Table A1: Trends in Farm Numbers

	Estimated Farm Numbers				Dairy Farm Numbers			
	1990	1997	% change	Estimated Farms per square mile	1989	1997	% change	Dairy Farms per Square Mile, 1997
Sumpter	30	32	6.70%	0.8	11	10	-9.10%	0.3
Sauk County	1597	1507	-5.60%	1.9	687	475	-30.90%	0.6

Source: Wisconsin Town Land Use Databook, Prepared by the Program on Agricultural Technology Studies (PATs), UW Madison, September 1999.

Table A2: Agriculture Land Sales, Town of Sumpter, Sauk County, State of Wisconsin

	Agriculture Land continuing in Agriculture Use			Agricultural land being diverted to other uses			Total of all agricultural land		
	Number of Transactions	Acres Sold	Dollars Per Acre	Number of transactions	Acres Sold	Dollars Per Acre	Number of transactions	Acres Sold	Dollars Per Acre
Town of Sumpter 1990 - 1997		600	\$1,011		88	\$1,100	15	688	\$1,011
Sauk County 1990 - 1997		50,947	\$914		16,130	\$1,124	1,103	67,077	\$979
Sauk County 2001	33	2,017	\$2,511	19	642	\$2,712	52	2,670	\$2,560
State of Wisconsin 2001	1,974	126,404	\$2,060	993	49,337	\$3,448	2,967	175,741	\$2,450

Source: Wisconsin Town Land Use Databook, Prepared by the Program on Agricultural Technology Studies (PATs), UW Madison, September 1999 - Wisconsin Agricultural Statistics Service in cooperation with the WI Department of Agriculture, Trade and Consumer Protection, Wisconsin Department of Revenue and Bureau of Equalization.

Since 1989, the number of Exclusive Agriculture Zoning Certificates has increased from 26 to 30 for a total of 6,330 acres. The average farm size has decreased from 233 in 1989 to 211 in 2002. The average farm size in Sauk County was approximately 182 acres in 2002. As Table A2 shows, while 688 acres of Agricultural land were sold from 1990 to 1997, only 88 acres was diverted from agriculture to other uses. The dollar per acre is an average of land sold between 1990 and 1997. However, although no specific data is available, recent real estate transactions indicate that the land prices have more than doubled since 1997 and are continuing to climb upward.



These statistics are reflective of the agriculture industry throughout the State of Wisconsin. Despite these changes, agricultural productivity has increased. Sauk County remains one of the State's leaders in terms of production and revenue generated according to a recent study completed in August, 2001 by the University of Wisconsin Madison entitled "*Wisconsin County Agricultural Trends in the 1990s*". Changes to technology, machinery and agricultural practices have resulted in the industry becoming more efficient. In addition, it is more common for farms to concentrate their efforts on a certain niche in the market or to "specialize". One component of this trend towards specialization is the cultivation of non-traditional types of food and fiber. These factors, coupled with the opportunity for direct marketing and exclusive contracting, have produced positive results for the industry. Historically, agriculture is a relative stable marketplace that continues to evolve. As technological advances continue to find their way into farms, agriculture will continue to experience change in years to come. At this point it is hard to determine if that trend will mean more farms with less acreage and greater efficiency or less farms with more acreage as the market becomes more competitive for marginal farms. Whatever the case may be, it should be noted that governmental programs will continue to play a major role in the survival and success of the agricultural industry.

Alternative Agricultural Economic Opportunities

Due to the relatively stagnant agricultural market for the past 20 years and rising health care costs, farm families have had to look for alternative sources of income to sustain their operations. Traditionally, this meant that one or both of the parents of a farm operation looked for outside employment opportunities to support the family farm operation. Recently, more and more families are identifying ways to seek alternative sources of income without having to leave the farm. In addition, some farms have been successful by concentrating on a specific agricultural product, as mentioned above in the Historical Trends portion of this section. Niche market farming, direct sales marketing, agri-tourism/bed and breakfast establishments, flower/landscape nurseries, organic farming, orchards, recreational opportunities (i.e. corn maze), ag-related cottage industries, and game farm operations are just some examples of ag-related income opportunities that exist at the farmstead. For additional information, residents should contact the Sauk County UW Extension office.

Agricultural Infrastructure

The agricultural industry in the Town of Sumpter is supported strongly by a diverse agricultural infrastructure within the area. Although, most agricultural supporting enterprises are not located within the Town, they can be easily accessed in the nearby trade centers of the Villages of Sauk City, Prairie du Sac and West Baraboo and the City of Baraboo via USH 12. Interviews with local farmers, the Sumpter Planning Committee and agricultural resource agencies were conducted to identify the existing agricultural infrastructure and evaluate it. The categories that were assessed in terms of infrastructure included: lending/credit institutions, shipping services, fertilizer suppliers, feed mills, elevators, hardware stores, equipment dealers and implements, machinery repair services, contractual services, manure hauling services, veterinarian services, meat processing, dairy/milk haulers, dairy cooperatives, genetics laboratories, dairy supply, farmer markets, and breeders. Based on the interviews, the general service area for the Town of Sumpter included a ring with a radius of approximately 10 miles to ensure adequate access and timeliness of services. These categories were then evaluated to determine the level of service provided by each and their proximity to Sumpter. As a result of this evaluation and based on the interviews, it was determined that the agricultural infrastructure that supports farming in the Town of Sumpter meets and exceeds the needs of the Town. Additional competition and new opportunities for service would strengthen the current infrastructure, but most likely will not add a significant component that was inadequate or missing. The opportunity for ag-related businesses as cottage industries exist for residents and additional land for development has been discussed and mapped in the *Land Use Chapter* of this Comprehensive Plan.

Agriculture Suitability Classifications

Soil suitability is a key factor in determining the best and most cost-effective locations and means for agricultural practices in the Town of Sumpter. The USDA-NRCS groups soils suitable for agriculture based on the most suitable land for producing food, feed, fiber, forage, and oilseed crops. This grouping tends to look at the limitations of the soil, their risk of damage, and response to treatment when classifying. In general, the fewer the limitations, the more suitable the soil is. This classification system looks at types of soils, slopes, drainage, erosion, depth to bedrock, depth to water table, and various other factors when determining potential productivity. This same information is also important when considering the development potential and type in certain areas. The following soil classes are defined by their suitability for cultivation, or Agriculture Capability Classes. (Map 3: *Land Capability Classification* and Map 4: *Prime Farmland and Slope Delineation*)

Approximately 53.5% of the soils in the Town of Sumpter are Class I, II, or III soils. These are considered prime farmland soils. Class I soils have few limitations that restrict use. Class II soils have some limitations such as wetness, erosion, or droughtiness that require conservation practices. They are cultivated with a few simple precautions. Class III soils require conservation practices. Safe cultivation can be achieved with special precautions.

Approximately 43% of the soils in the Town of Sumpter are Class IV, V or VI soils. Class IV soils have severe limitations that require careful management. Class V soils are suited mainly to pasture due to permanent limitations such as wetness, overflow or stoniness. Class VI soils have

limitations that make them generally unsuited for cultivation and limit use to pasture, woodland or wildlife.

Only 1.5 % of soils in Sumpter are Class VII and VIII soils. Class VII soils have very severe limitations that restrict their use to pasture, woodland and wildlife. Class VIII soils with very severe limitations that restrict their use to recreation and wildlife.

The remaining 2 % of land area in the Town of Sumpter has no classification and is either characterized as water surface or is barren ground as a result of mining operations or other human activities.

Federal, State and Local Programs and Resources

There are numerous programs and resources available through federal, state and local agencies that can provide assistance to farmers to help ensure the agricultural sustainability. These programs should not be looked at individually, as a possible solution to ensure the viability of agriculture, but rather viewed as small components of the collective system aimed at preserving the production of food and fiber and our resources in the United States.

- **Federal Programs and Resources**

Below are some examples of federal programs and resources, administered by the U.S. Department of Agriculture (USDA), that can provide assistance to farm operators in the Town of Sumpter. The Farm Service Agency (FSA) and the Natural Resource Conservation Service (NRCS) are agencies within the USDA that provide consultation and local administration of these programs and resources within Sauk County. In addition, these agencies also provide technical assistance and staffing to develop farm conservation plans and other management tools.

Farmland Protection Program (FPP) – provides cost-share funds for state and local farmland protection programs.

Conservation Reserve Program (CRP) – Pays farmers to take highly erodible land out of production for 10 to 15 years.

Conservation Reserve Enhancement Program (CREP) – Enhances CRP by authorizing higher payments for environmentally sensitive land.

Wetlands Reserve Program (WRP) – Restores drained wetlands and protects them with permanent or 30-year easements.

Environmental Quality Incentives Program (EQIP) – Provides cost-sharing funding for conservation practices.

Wildlife Habitat Incentives Program (WHIP) – Provides financial assistance to landowners looking to restore wildlife habitat.

- **State and Local Programs and Resources**

In addition to the federal programs, several state and local programs and resources are available to aid in the sustainability of agricultural operations in the Town of Sumpter. These programs are supported by agencies like the Wisconsin Department of Commerce, Department of Agriculture, Trade and Consumer Protection (DATCP) and local organizations like the Sauk County Development Corporation and the Sauk County Department of Land Conservation. A few examples of these programs and resources include:

Farmland Preservation Program - provides tax credits to farms of 35 acres or more in areas zoned Exclusive Agriculture, with a farm income not less than \$6,000 for each of the last 3 years, and operations are in compliance with county soil and water conservation programs (Farmland Preservation Agreement Fact Sheet, drafted by DATCP 4/98).

Wisconsin's Use Value Tax System – provides tax relief to agricultural land owners by assessing the property on its value in terms of crop production and agricultural market prices, not current real estate market trends or non-farm development potential.

Ag Zone – A new agricultural economic development initiative in the State of Wisconsin, the Ag Zone program provides tax credits to farm operators and business owners who make new investments in agricultural operations. These tax incentives are offered for three basic categories of investment including: job creation, environmental remediation, or capital investments in technology/new equipment. This program is administered by the Wisconsin Department of Commerce.

Agriculture Goals, Objectives and Policies

The plan seeks to guide decision making regarding the preservation of agricultural resources and land use in the Town of Sumpter. As specified in the Sumpter Vision Statement, the family farming tradition is the key component to its rural landscape, and providing opportunities for additional development while minimizing the conflicts between farm and non-farm land uses is essential to the Town's future. Because of its location, annexation and sprawling development is not an immediate concern, but the Town has experienced rural development pressures. With the expansion of USH 12 between Madison and the Wisconsin Dells, this pressure will only continue. The challenge to meet this development pressure while protecting the rural landscape and the farming tradition will continue to be a central theme of many discussions within the Town. As a result, the following goals, objectives and policies have been developed by the residents of Sumpter to meet these challenges and plan for the future.

Goals

- ◆ Preservation of prime agricultural lands and the picturesque rural countryside.
- ◆ Promotion of cooperation between agricultural and nonagricultural based residents aimed at facilitating and fostering a strong positive relationship as changes occur in the agricultural industry.
- ◆ Promotion of long-range planning and alternative land use policies which are consistent with the Town's current character.

Objectives

- ◆ Preserve the integrity of the rural community.
- ◆ Minimize conflicts between agricultural and residential land uses.
- ◆ Encourage good stewardship of land.
- ◆ Provide buffers, in as much as is reasonable, between incompatible land uses.
- ◆ Encourage the maintenance and growth of the family farm business.
- ◆ Encourage the management of woodlands and wildlife, using generally accepted practices.
- ◆ Promote an organized development pattern, which will minimize conflicting land uses and provide for a controlled rate of development.

Policies

- ◆ A.1 Encourage the maintenance and growth of family farm operation, according to applicable regulations.
- ◆ A.2 Preserve prime farmland for continued agricultural use by discouraging the introduction of incompatible land uses.
- ◆ A.3 Encourage sustainable continued agricultural use of all agricultural land by allowing for appropriate cottage industry opportunities, farm livelihoods, hobby farming, etc.
- ◆ A.4 Encourage buffering between agricultural land use and potentially conflicting land uses.
- ◆ A.5 Support the Wisconsin Farmland Preservation Plan.
- ◆ A.6 Farming is an important business in the township. To enhance the environment, working with regulatory agencies at the county, state and federal level, accepted agricultural management practices should be encouraged.

Natural, Cultural and Community Resources

The Town of Sumpter is fortunate to have abundant recreational, natural and cultural opportunities. A summary of the natural and historical attributes found in the Town of Sumpter provides insights and a basis for preservation programs, growth management practices and potential tourism opportunities. Map #5: *Community Resources*, shows many of the areas resources and general locations.

General Soils Information

Soil suitability is a key factor in determining the best and most cost-effective locations for new development. Problems that limit development on certain soils include: slumping, poor drainage, erosion, steep slopes and high water tables. Soil suitability is also a key factor in determining agricultural suitability, previously discussed in the Agricultural Resources Inventory (Map 3: *Land Capability Classification*). Based on the Soil Survey for Sauk County (1980 - USDA Soil Conservation Service) soils in the Study Area can be grouped into four broad categories:

La Farge-Nordan-Gale and Baraboo-Rock Outcrop Group

This group is located in the Baraboo Range and in the south-western portions of the Sumpter. These areas are dominated by moderatel to well-drained soils. These soils are medium textured with sandstone or quartzite bedrock at 20 to 40 inches. These are gently sloping to very steep soils on unglaciated uplands. Most areas are used for cultivated corps and pasture, the gentler slopes having good potential and the moderate slopes having fair potential for cultivating crops. All slopes have good potential for trees, the steeper slopes being woodland already.

McHenry-St. Charles Group

This group is located on the eastern half of the Town of Sumpter. These areas are dominated by well-drained soils that have a loamy surface layer and subsoil; underlain by glacial till. These are gently sloping to steep soils on glaciated upland. The soils are moderately permeable with high available water capacity. Crop cultivating potential is good on the gently sloping soils, with eroision control provided, fair on sloping soils, and poor on steep slopes. The potential for residential development is good, by slope is a moderate or severe limitation for traditional septic tank absorption fields in some areas.

Dickenson-Gotham-Dakota Group

This group is located primarily along Otter Creek and is dominated by well-drained to excessively-drained soils that have a medium to to course textured soils underlain by outwash sand. These are nearly level to steep soils. These soils have good potential for cultivated crops, if irragated and protected from erosion soil blowing. The potential for residential development is good, but ground water pollution from septic tank absorption fields is a hazard.

Ettrick-Fluvaquents and wet-Curran Group

These soils are found along Highway 12 and along Hwy C below the Bluffs. These areas are dominated by somewhat poorly-drained to very poorly-drained soils that have a medium textured soils; underlain by outwash sand or stratified loamy and sandy deposits. These nearly level to sloping soils occupy glaciated lake basins and floodplains. These soils are used mainly for cultivated crops, pasture and wooded areas. While these soils have good potential for cultivated crops, flooding and excess wetness are the main limitations for cultivated crops. Flooding and wetness are severe limitations for traditional septic removal and make the potential for residential development poor.

Environmentally Sensitive Areas

Map # 6, *Environmentally Sensitive Areas*, shows slopes over 12%, steep slopes over 20%, Floodplains, Wetlands, Hydric Soils, and Endangered Species. Ridges and Hilltops dominate portions of the landscape. Some specific features are noted below.

Dinasour Bluff

Dinasour Bluff is a large, stand-alone geological feature located in the west-central part of Sumpter Township. This unique feature is an eroded remnant of an ancient upheaval formed of quartzite. The edges of this remnant appear to have been eroded away by the ancient seas of the area and the melt waters of glaciers. It is a large feature measuring approximately 1.3 miles east to west and .5 miles north to south. It rises about 100 feet above the surrounding farmland. Dinasour Bluff is completely held in private ownership at present protected only by the stewardship of its owners.

The Baraboo Bluffs, also known as The Baraboo Hills and The Baraboo Range

The Baraboo Bluffs are a regionally and nationally significant natural resource containing the largest track of oak-maple forest in the upper Midwest. Portions of this area, including Baxter's Hollow Nature Preserve, Devils Lake State Park and Pine Hollow, lie in the northern section of the Township. The Range is a remnant of an ancient mountain range. The diverse topography of the Bluffs creates a variety of ecological habitats and great scenic beauty. Twenty-eight different types of forest, wetland and prairie have been identified in the Bluffs, providing habitat for 23 federal or state listed threatened or endangered species.

In recognition of its outstanding geological and ecological significance, 50,700 acres of the "South Range" were designated as the **Baraboo Range National Natural Landmark (BRNNL)** by the Secretary of the Interior in 1980, and one of the Earth's "Last Great Places" by the Nature Conservancy in 1994. Sauk County adopted The *Baraboo Range Protection Program (BRPP)* Plan in 1999. Under the Protection Plan, the county purchases conservation easements from willing sellers to protect the forest from development. Funding to purchase the easements is the result of a settlement relating to the expansion of US Hwy 12 from Middleton to Lake Delton. The Wisconsin Department of Natural Resources, the Nature Conservancy, and the Baraboo

Preservation Association also work with willing sellers to protect forest land within the Bluffs.

Drainage Basins

The Town of Sumpter is located in the Lower Wisconsin River Basin. This Basin is further divided into watershed regions, of which the Honey Creek watershed is one. Otter Creek, the main stream corridor in the Town of Sumpter, drains into the Honey Creek watershed. Surface waters are also indicated on Map #6, *Environmentally Sensitive Areas*.

Otter Creek

Otter Creek begins in the Baraboo Hills, flowing out of the township to join Honey Creek and the Wisconsin River. The upper three miles of the creek drain the forested Baxter's Hollow area in the northern part of the Township. Here the creek supports a native brook trout fishery and an outstanding diversity of aquatic insect life. This stretch of the Creek has been designated as Class II trout waters and an exceptional resource water. The DNR recently recommended that this section of the creek be upgraded to a Class I trout fishery. Otter Creek is part of the base for an interconnected environmental corridor system.

Leaving the forest of the Baraboo Bluffs, the creek enters the flatter lands of the former Sauk Prairie. With changes in the dominant land use -- from forestry to farming -- the character of the creek changes as well. Without the shade provided by the forest, water temperatures rise, and erosion from stream banks and adjacent disturbed lands has the potential to harm habitat and degrade water quality. Several times during the past decade, large storm events have brought 'hundred year' floods, causing extensive damage to crops, fields, roads, ditches, homes and habitat areas. Portions of lower reaches of the creek dry up occasionally. The DNR's *draft State of the Lower Wisconsin River Basin Report (May 2002)* ranks Otter Creek as a high-priority for the reduction of non-point source pollution.



Devil's Lake State Park

Devil's Lake is a 369 acre mounded seepage lake (i.e., without an inlet or outlet), with a maximum depth of 47 feet. Devil's Lake was formed when the Green Bay glacial lobe blocked the Wisconsin River from its original path through the Baraboo Range, plugging both ends of the gap in the south bluff with glacial drift, resulting in the formation of Devils Lake. Since the lake is groundwater fed with no inlet or outlet, the level of the lake generally fluctuates about 25 feet annually. The southwestern corner of Devil's

Lake State Park is within the Town of Sumpter. Devil's Lake is the premier park in Wisconsin. More than 1.3 million visitors each year take advantage of the park for hiking, swimming, camping, fishing, boating, biking, skiing and hunting.

Groundwater

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 in Sumpter is obtained from the Cambrian sandstone aquifer. This area is often susceptible to human-induced and some 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.

Groundwater in Sumpter is generally of very good quality and is usable for most purposes. Local differences in the quality are the result of differences in the composition, solubility, the surface area of particles of soil and rock through which the water moves, and the length of time the water is in contact with these materials. Portions of the groundwater in BAAP are considered contaminated with the plume migrating to the south and east. The US Army is in the process of cleaning up the areas of contamination.

Wellhead protection is a preventive program designed to protect public water supply wells. The goal of wellhead protection is to prevent contaminants from entering public water supply wells by managing the land that contributes water to the wells. Wellhead protection areas are also referred to as Zones of Contribution. The Zones of Contribution for the Villages of Prairie du Sac and Sauk City have been included on Map 6 to show their relationship to the Town of Sumpter.

Floodplain

The Federal Emergency Management Agency (FEMA) designates floodplain areas. These general floodplain delineations represent the areas adjacent to navigable waters potentially subject to the 100-year flood event (1 % chance of occurring in any year). All areas subject to flooding are not necessarily reflected in mapped floodplains. The State requires County regulation of development in floodplains. Development is strongly discouraged in floodplains, to avoid both on-site and upstream and downstream property damage. Floodplain areas in the Town of Sumpter are located along Otter Creek and the Wisconsin River. The FEMA maps should be referenced for official delineation and elevations of floodplain boundaries.

Wetlands

Wetland areas are important for aquifer recharge, flood control, groundwater and surface water quality improvement, and wildlife habitat. In Sumpter, wetlands are located primarily along the Wisconsin River and Otter Creek, with a few isolated areas scattered throughout the Town.

Endangered Species

The Department of Natural Resources, Bureau of Endangered Resources, has identified aquatic and terrestrial occurrences of rare animal and plant species as well as natural communities

throughout the Town of Sumpter. The general area is noted in general on Map 6: Environmentally Sensitive Areas. The actual species name and location of such are not provided in an effort to protect them. On-site inspections of lands going through a change-of-use are needed to determine if an occurrence is taking place.

Other Open Spaces

Baxter’s Hollow (also known as the Klondike) is the Nature Conservancy’s largest preserve in the Baraboo Hills. The forests of Baxter’s Hollow protect the headwaters of Otter Creek, draining the least developed watershed in southern Wisconsin. The large block of forest growing in Baxter’s Hollow provides a home to almost 60 different types of birds, including rare species, like the Acadian Flycatcher and Hooded Warbler, that need the large block of forest to raise their young. Baxter’s Hollow has long been home to humans as well as wildlife. A rockshelter used by Paleo-indians is found near the base of the Hollow. The Hollow has been home to Otterville, a gold-mining operation, and during the 1960’s was the site of a popular campground. The Hollow has produced firewood, timber, maple syrup and sorghum. The nature preserve is open to the public year-round for a variety of activities, including hiking, deer hunting, and bird watching. The preserve is the site of many research studies on its forest and wildlife.

Pine Hollow

Pine Hollow lies within a portion of Devils Lake State Park. The Hollow is a deep scenic gorge that opens into the Badger Army Ammunition Plant. Pine Hollow was a popular picnic area for school and church groups until the Badger plant closed off access.

Cultural and Historical Resources

Badger Army Ammunition Plant (BAAP), formerly Badger Ordnance Works (BOW) is an area of natural, cultural and historical significance. BAAP encompasses 7,354 acres (11.5 square miles) of the Town of Sumpter and Merrimac. BAAP borders Devils Lake and the southern slope of the Baraboo Bluffs to the south. The Town of Merrimac lies to the East, the Wisconsin River to the Southeast, and the Town of Sumpter surrounds the plant to the south and west. US Hwy 12 also lies along the western border. Four-fifths of Badger lie within the Town of Sumpter.

Most of the 1,427 buildings were built during World War II, with some of them being built during the 1950’s and 1970’s. BAAP was the largest ammunition plant, hiring more than 10,000 workers. These workers were housed in ‘Badger Village’ (now Bluffview and Bluffview Estates) built across the road. BAAP manufactured ammunition and rocket propellant during World War II, the Korean Conflict and again during the Vietnam War.

Electricity and Gas are provided by Alliant Energy, formerly known as WP&L, and the facility is also



equipped with a phone system. The existing wastewater treatment facility is currently used by neighboring communities. Twenty-six miles of railway track and 130 miles of road are located in BAAP. Portions of the soils, groundwater and buildings are considered contaminated and are in the process of being cleaned up by the US Army. Sections of the plant are currently leased for cropland, pasturing, storage and research uses by the Dairy Forage Research Center of the USDA.

BAAP contains a wide range of geological formations and ecological habitat. BAAP may be the only place in the state where all four major geological formations (driftless area, outwash plain, moraine and Barbaoo Hills) can be viewed simultaneously. A biological inventory was prepared by the Nature Conservancy under contract with the Department of Defense. Four ecological habitats (woodlands, edges, wetland and prairie) are present. While some areas are somewhat degraded, an amazing diversity of species, some rare, can be found. Sixteen remnants of natural communities, containing 598 plant species (10 considered rare), 71 species of birds, 25 butterfly species, 137 aquatic insects, 15 mammals and 16 herptiles, exist within the plant.

The Badger Reuse Committee (BRC), consisting of members of Local, State and Federal Governments, Tribal Government, Local Businesses and Landowners, as well as Local Historic, Cultural, Education, Environment, Conservation and Clean-up interests, was established in 2000 and continues to develop a consensus plan for guiding the future uses at BAAP. The preliminary report indicates that the main uses would include: education, recreation and support facilities; preservation, restoration and conservation efforts; and agricultural research use.

Historic Districts

The Honey Creek Swiss Valley Historic District is entered on the National Register of Historic Places. The northern most portion of the District extends from the Town of Honey Creek into the Town of Sumpter, along Swiss Valley Road just north of Von Wald Road. The area was settled by Swiss immigrants during the 1840's and 1850's. The log and brick homes and roadway sitings are examples common to an area known as Graubunden.

Cemeteries

Otter Creek Cemetery, also known as Stones Pocket Cemetery and Pocket Cemetery - south of County C.

Pine Hollow Cemetery, also known as Kern's Corner or Pioneer Cemetery, located inside Badger Army Ammunition Plant (BAAP).

Thoelke Cemetery, located in BAAP.

Miller Family Cemetery, located in BAAP.

Sumpter Hill Cemetery, also known as Zantows Cemetery, located in Town of Sumpter at the top of the Hwy 12 hill.



Other Areas of Potential Historic Interest

The Valley of Our Lady Monastery /Governor Emmanuel Philipps Home

The Valley of Our Lady Monastery was once home to Governor Emmanuel Phillipps.

Governor Phillipps was born on March 25, 1861, a short distance from Natural Bridge State Park in Honey Creek. He was elected Governor of the State of Wisconsin in 1914 and served three consecutive terms, retiring in 1921. During his terms, he laid the ground work for a new bridge, able to handle automobiles, to span the Wisconsin River in Sauk City, replacing the old Toll Bridge. In 1922 this new ‘free’ bridge was dedicated. Bryant Avenue was renamed Phillipps (now spelled Phillips) Boulevard in his name. This bridge was replaced in 1966. Bridge reconstruction began again in 2002. The drawings for this new bridge are reminiscent of the 1922 Bridge.

Block and Stack Homes in Sumpter

None of the following homes are on the Register of Historic places. However, many are listed as fine examples of the German Swiss Block-and-Stack Masonry found in this area of Sauk County.



The Solom Waterbury House, (currently occupied by Brian Kindshci) is an example of a German/Swiss Block-and-Stack Masonry. This home is located at S8467 Old Bluff Trail.

Alonzo Waterbury House (currently occupied by the Andersons) this house is also listed in the inventory of Block-and-Stack sites in Sauk County. This home is located at S8821 Old Bluff Trail.

Astle House (currently occupied by the Liedigs) is an example a German/Swiss Block-and-Stack Masonry. This house is at the edge of the Town of Sumpter at E9754A Cth C.

Kindschi/Luck House This house is located in the Swiss Valley Historic District at E10335 Luck Rd.

The Town of Sumpter Community Center

This building, located at the corner of Stones Pocket Road and Hwy C, was once known as Stone’s Pocket School. This building was built in 1907. Over the years, the building was ‘modernized’ with items such as screens for the windows, and a telephone. Still in use today, this building is now home to many community functions such as the card club, 4H and Town Meetings.

Other Cultural Points of Interest

Dr. Evermor/the Art Park

Located along Hwy 12 behind Delany's Surplus Sales Outlet, the Art Park of Dr Evermor (Thomas Owen Every) has been the subject of various newspaper articles and nationally televised programs. During his teens, Tom Every established the Wisconsin By-Products Company that converted refuse from a major rubber manufacturer into useful materials, and the Eveco International that dismantled more than 350 heavy industrial sites. In 1983, after leaving the



industry, Tom Every began construction of The Forevertron from once used machines and machine parts. The Forevertron, and other creations of Dr. Evermor's, combine surrealism and a tribute to the history of machine culture in a self-taught artistic expression. The many creations of Dr Evermore reflect the merging of reality and what he terms "whimsy" in a manner which intrigues and inspires the many visitors to this Park.

Programs, Partnerships and Resources

The Baraboo Range Protection Program preserves the Baraboo Range forested or forest buffer lands of willing landowners through the Purchase of Development Rights (PDR) and Conservation Easement programs. The Baraboo Range PDR and conservation easements allow willing landowners retention of the title and continued use of land while preserving this important habitat resource.

Sauk County Arts, Humanities and Historic Preservation Committee provides funding through grant programs to community organizations and local governments seeking supplementary funds for local arts and history projects.

Sauk County Beauty Council involves itself in projects such as displays at local fairs, Earth Day activities, clean ups at the local landfills, and prairie burns and plantings.

Sauk County Historical Society protects and maintains the history of the county by collecting and preserving historic artifacts, photographs and documents. The Historical Society has many community outreach programs, acts as a resource and research facility for local history and assists other Sauk County historical societies in pursuing their goals.

Sauk Prairie Area Historical Society protects and maintains the history of the Sauk Prairie, including its geological and settlement histories, in an effort to promote their importance and sense of place in today's society. This includes outreach opportunities, research, presentations, and other public forums.

Badger History Group protects and maintains the history of the establishment of the Badger Army Ammunition Plant on the Sauk Prairie and its predecessors by collecting and preserving

historic artifacts, photographs and documents. This information is continually collected and recorded in different resources to guarantee its place in time. This group has published books documenting the history as well as prepared photograph exhibits that provide a rare glimpse into the World War II era.

Sauk County Land Conservation Department offers technical assistance to those who wish to design and implement a natural resource conservation practice such as wetland restoration, farm conservation program, and streambank and shoreline stabilization practices. Many programs are dependant on variable annual funding sources. Check with contact agency for current status of programs.

Environmental Quality Incentive programs (EQIP) A state wide cost sharing program for nutrient management and prescribed grazing practice. Ag producers on ag land are eligble, based on environmental value. May also contact the USDA Natural Resources Conservation Service (NRCS) or the USDA Farm Service Agency (FSA) for more information.

Wisconsin Farmland Preservation Program is available to farmers zoned exclusive agriculture. Preserves farmland through local planning and zoning, promoting soil and water conservation and provides tax relief to participating farmers. May also contact the Sauk County Department of Planning and Zoning or Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) for more information.

Conservation Reserve Program (CRP) is available to landowners willing to set aside cropland in exchange for annual rental payments based on amount bid. This practice helps to reduce erosion, increase wildlife habitat, improve water quality and increase forestland. Eligibility varies by soil type and crop history. May also contact the USDA Natural Resources Conservation Service (NRCS) or the USDA Farm Service Agency (FSA) for more information.

County Land & Water Resource Management (LWRM) Plan Implementation is a cost-share and technical assistance program to landowners installing best management practices. This program helps to reduces soil erosion, protect water quality and conserve county-identified natural resources. May also contact Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) for more information.

Forest Landowner Grant Program provides assistance to private landowners protecting and enhancing their forested lands, prairies and waters. Landowners must receive written approval from the Department of Natural Resources (DNR) and be identified as the landowner in a Forest Stewardship Plan or in the process of applying for plan development. Qualified landowners may be reimbursed up to 65% of cost of eligible practices. May also contact the USDA Natural Resources Conservation Service (NRCS) or Department of Natural Resources (DNR) for more information.

Wildlife Abatement and Claim Program provides abatement and claim asistance to landowners or cropowners receiving wildlife damage. May also contact USDA Wildlife Services or the or Department of Natural Resources (DNR) for more information.

Other State and Federal Programs and Partnerships

Many programs are dependant on variable annual funding sources. Check with contact agency for current status of programs.

State of Wisconsin Historic Preservation Programs provide several opportunities for cost sharing through grant and subgrant programs, through the Wisconsin Historical Society. These programs are dependant on variable annual funding sources. Check with contact agency for current status of programs and include:

Historic Preservation Subgrants are available to governments and non-profit organizations for surveys to identify and evaluate historical, architectural and archaeological resources for nominating properties and districts to the National Register of Historic Places.

Historic Preservation Tax Credit for Income-Producing Historic Buildings is available to those who apply for and receive project approval before beginning physical work on projects that rehabilitate such buildings.

Historic Home Owner's Tax Credits are available to those who apply for and receive project approval before beginning work on rehabilitating non-income personal residences.

Archaeological Sites Property Tax Exemption Program provides tax exemption for owners of archaeological sits listed in the National or State Register of Historic places.

Jeffris Family Foundation provides funding for bricks and mortar rehabilitation projects in Wisconsin's smaller communities.

Save America's Treasures is a federal grant program for governments and non-profit organizations.

The Department of Natural Resources Bureau of Community Financial Assistance (CFA) administers grant and loan programs to local governments and interestes groups to develop and support projects that protect health and the environment, and provide recreational opportunities.

Wetlands Reserve Programs (WRP), a NRCS program, is designed to help landowners restore wetlands previously altered from agriculture use. A variety of easement contracts are available.

Partnership for Fish and Wildlife Management, a US Fish and Wildlife Services program, assists with the restoration of wetlands, grasslands, and threatened and endangered species habitat through a cost share program.

Wildlife Habitat Incentives Program (WHIP), a NRCS program assists with the development of improvement of fish and wildlife habitats on privately owned land through cost share programs for fencing, seeding, instream structures and more.

Managed Forest Law, a DNR program, provides tax incentives for approved forest management plans.

Forestry Incentive Program provides cost-sharing for landowners with 10 or more acres for tree planting, site preparation, and timber stand improvements. Contact the Department of Natural Resources (DNR) or the USDA Natural Resources Conservation Service (NRSC) for more information.

Other Non-Profit Programs

A variety of non-profit organizations in Sauk County provide education and assistance to landowners for stewardship practices. These include:

National Wildlife Turkey Federation has a variety of programs to benefit wild turkey habitat, management, conservation and education.

Pheasants Forever provides assistance with habitat restoration through five major programs: food plots, nesting cover, woody cover, land purchase and wetland restoration projects.

Prairie Enthusiasts provides education activities and opportunities to aid land owners in the identification and management practices of prairie remnants. Work parties assist with brush clearing and removal of invasive species.

The Nature Conservancy works to preserve the plants, animals and natural communities that represent the diversity of life on Earth by protecting the lands and waters they need to survive. Locally, the Nature Conservancy has education and protection programs for the Baraboo Bluffs, Hemlock Draw, Pine Hollow, Morgan Hone Preserve and Baxter's Hollow.

Aldo Leopold Foundation strives to promote the care of natural resources and foster an ethical relationship between people and land. Programs include the restoration and protection through partnerships with more than 30 organizations and education programs for private landowners and public land managers.

Natural, Cultural and Community Resources Goals, Objectives and Policies

To identify the natural, cultural and community resources in the Town of Sumpter and various ways to adequately preserve and protect these resources.

Goals

- ◆ Preservation and protection of the natural, environmental, educational, cultural and historical values of the land and all its inhabitants.
- ◆ Preservation of prime agricultural lands and the picturesque rural countryside.
- ◆ Promotion of the Badger Reuse Plan in an effort to change negative perceptions to strong positive attitudes to more accurately reflect the views of the facility by a nation at war in a time of great worldwide need, and to serve as a constant reminder of what can and did happen when leaders of any people revert to violence.
- ◆ Promotion of long-range planning and alternative land use policies which are consistent with the Town's current character.

Objectives

- ◆ Preserve and protect lands with significant natural features including the Baraboo Bluff Range, bluffs, steep slopes and woodlands.
- ◆ Provide residents with assistance identifying natural and cultural features of their land, and programs and resources available that aid in preserving them.
- ◆ Preserve and protect historically significant features.
- ◆ Maintain rural character through preservation of open space and the agriculture community.
- ◆ Enhance and maintain wildlife corridors and wildlife habitats.
- ◆ Protect and enhance the quality and quantity of waterways, shorelines, flood plains, wetlands and ground water.
- ◆ Regulate nonmetallic mining and other similar excavation operations to minimize the visual and environmental impact.
- ◆ Preserve community open spaces as a public resource, encouraging access of such for recreational and educational purposes.

Policies

- ◆ NC.1 The Town shall work with Sauk County to set criteria that assesses the suitability of land for development. This criteria should consider resources including but not limited to floodplains, steep slopes, prime soils, forested lands, and other significant natural, cultural and historic resources.
- ◆ NC.2 The Town shall restrict development on lands registered with the state as a natural, cultural or historical resource, utilizing programs which give land owners flexible options such as clustering, tax credit programs, transfer of development rights, deed restrictions, conservation easements and purchase of development rights.
- ◆ NC.3 The Town shall establish standards for resource conservation and habitat preservation for lands going through a change of use or facing development.

- ◆ NC.4 The Town shall identify and utilize means to provide residents with technical and educational outreach opportunities in regards to land stewardship, forest, water and soil conservation, and habitat preservation efforts.
- ◆ NC.5 The Town shall work with the County to develop appropriate ordinances to manage the size and location of signs and billboards along roadways.
- ◆ NC.6 The Town shall encourage the county to develop a ‘Non-Metallic Mining Overlay Zoning District’ which allows such operations to exist without encroaching on existing land uses.
- ◆ NC.7 The Town shall establish standards for new development, including homesteads, commercial development and communication towers, on hills and bluffs so as not to diminish, dominate nor negatively impact the scenic, natural and rural qualities.
- ◆ NC.8 The Town shall support conservation and preservation efforts by public and private organizations that prevent fragmentation of ecological communities including the forested tracts of the Baraboo Bluff Range by supporting programs which work with willing land owners.
- ◆ NC.9 The Town shall review and adopt applicable and appropriate recommendations from the Final Report of the Badger Reuse Committee Plan and the USH 12 Corridor Growth Management Plan within two years of their publication.
- ◆ NC.10 The Town shall support the implementation of the Badger Plan including value 2 (calls for the highest quality cleanup of Badger’s contaminated land Reuse, water, buildings, and infrastructure in a timely manner) and value 8 (land use should preserve the characteristic rural landscape of small towns, farms and natural areas).
- ◆ NC.11 The Town shall work with appropriate individuals, organizations, agencies and governments that own lands in the Town of Sumpter to establish and maintain appropriate public access policies for said lands.
- ◆ NC.12 Protect identified wildlife habitats and corridors by encouraging such to be incorporated into development plans.
- ◆ NC.13 The Town shall establish and encourage buffer zones, including size and type, that will minimize potentially conflicting adjacent land uses and protect the identified significant natural or cultural resources and registered historic resources.
- ◆ NC.14 Identify and protect major drainage corridors through watershed best management practices in order to aid in the management of stormwater run off.
- ◆ NC.15 The Town shall develop ordinances to manage the development in the Baraboo Bluffs to minimize fragmentation. This should include, but not be limited to, setbacks and driveway lengths and site design standards.

Transportation, Utilities and Community Facilities

Existing Transportation Network

Transportation networks are key components of development patterns in southeastern Sauk County and south central Wisconsin. Effective systems allow people and materials to flow productively for employment and market reasons both locally and regionally. They also provide a first opportunity for many tourists to view the scenic landscapes and history of an area. The Town of Sumpter is serviced by an extensive transportation network involving private, local, county, state and federal roadway systems. Other transportation facilities that lie within or are nearby include rail, air, and bicycle/recreational trail systems. This section describes the existing transportation facilities in the Town as well as examines their respective conditions. Map 7: *Transportation Map*, shows the existing roadways in the Town as well as other transportation facilities.

Roadways

U.S. Highway 12 runs north and south through the middle of the Town of Sumpter. It serves as the principal arterial street as the main access between the City of Madison and the Wisconsin Dells area which includes the I-90/94 corridor. According to the Wisconsin Department of Transportation traffic counts, the average daily traffic volumes for USH 2 through the Town of Sumpter were 10,400 south of the Badger Army Ammunition Plant and 12,500 north of the Plant in 2000. These volumes represent an increase of more than 100% in since 1981. Expansion of USH 12 to the south between Sauk City and



Middleton to four lanes began in 2002 and is expected to be completed by the end of 2004. In addition, resurfacing of the corridor between Baraboo and Sauk City began in 2001 and will be completed by the end of 2002, including all of the Town of Sumpter.

State Highway 78 runs through a small portion of the Town in the southeastern corner. This transportation corridor provides access along Lake Wisconsin between Prairie du Sac/USH 12 and Merrimac. It is defined by numerous sharp corners and blind spots due to poor vertical and horizontal alignments. As a result, it is classified as a minor arterial street which typically has less traffic carrying capacity, slower speeds and more frequent stops than principal arterial streets. This corridor is used primarily as a commuter route for year-round residents and cottage owners along Lake Wisconsin. Average daily traffic volumes on STH 78 have increased 96% over the last twenty years, with counts now surpassing 5,000 vehicles a day according to WisDOT. As a result, WisDOT is currently proposing to improve the vertical and horizontal alignment of the highway in 2006-2008. The proposed project will involve the acquisition of additional acreage, mostly in the Town of Merrimac.

County Highway C serves as a minor arterial street, collecting traffic from rural areas and linking it to principal arterial street systems in the Town. It runs in an east/west direction from USH 12 to the western portion of the Town, continuing to the west through the Town of Honey Creek. According to WisDOT traffic counts, the average daily traffic volume on County Road C was approximately 600 vehicles a day in 2000. The Sauk County Highway Department finished a pulverizing and repaving project along the portion within the Town of Sumpter in 2001.

Old Bluff Trail has experienced a steady increase in traffic volumes in the last ten years as a connector between State Highway 60 to the south and USH 12. As a result, it is now identified as a collector street, which provides for moderate speed movement within large areas. Collector Streets basically are local streets, which usually, because of more directness of routing and higher capacity than other local streets, receive higher volumes of traffic to be distributed from or collected toward nearby arterial streets. Additional development in Sumpter and the surrounding Towns will only increase the traffic load on this roadway.

Including Old Bluff Trail, the Town of Sumpter has approximately 23.9 miles of local streets for which it is responsible for. Maintenance and reconstruction of these streets is administered by the Town Board through the Paser program, which develops a rating system for each roadway.

Area Airports

Although there are no airports located in the Town of Sumpter, two area airports are available for small passenger and freight service: the Sauk Prairie Airport within two miles to the south and the Baraboo Dells Airport within eight miles to the north.

The Sauk Prairie Airport is operated by Sauk Prairie Airport, Inc, a non-profit corporation, and is funded in part by the Village of Prairie du Sac, the Town of Prairie du Sac and Sauk County. Expansion of this airport is currently in the planning stage. The Baraboo Dells Municipal Airport is jointly owned and managed by the Cities of Baraboo and Wisconsin Dells, the Village of Lake Delton, and the Town of Delton. Improvements to the terminal building and hangars were recently completed with additional expansion planned for the future.

Larger air carrier and passenger services are provided by the Dane County Regional Airport, which is approximately 40 minutes away in the City of Madison.

Rail

The Town of Sumpter is partially served by rail freight service inside of the Badger Army Ammunition Plant by a spur of the Wisconsin Southern Railway. This rail line connects Reedsburg and Baraboo to Madison with a crossing over the Wisconsin River at the Village of Merrimac. This spur also provides service to the Village of Prairie du Sac. Passenger rail service for the area is provided by Amtrak in nearby Portage and Wisconsin Dells on the Canadian Pacific Railway.

Bicycle and Recreational Trails

Due to the diverse ecological areas within the Town of Sumpter, several alternative transportation opportunities exist for recreational purposes. In addition, several existing state and county highways in the area are considered either Best Condition for Bicycling or Moderate Condition for Bicycling, including Highway C and Highway PF west of Swiss Valley Road. USH 12 and State Highway 78 are either prohibited or not recommended for bicycle travel.

Ice Age National Scenic Trail

Although it does not lie within the Town of Sumpter, the Wisconsin Ice Age Trail in Sauk County begins just to the east in the Town of Merrimac at Parfrey's Glen and continues northward until it reaches the East Bluff of Devil's Lake. The Ice Age Loop is also located within this segment and is part of the Devil's Lake State Park. This trail system is part of the larger Ice Age National Scenic Trail which generally runs along the southern edges of the last glacial periods and driftless areas. This trail is approximately four miles long.

Devil's Lake State Park

A large portion of the Devil's Lake State Park lies in the northeastern part of the Town of Sumpter, directly north of the Badger Army Ammunition Plant. Approximately 9,100 acres in size, Devil's Lake is noted as being Wisconsin's most heavily used park, according to the Wisconsin Department of Natural Resources, with 1.3 million visitors each year. The Park includes several recreational opportunities including: hiking, swimming, camping, fishing, boating, skiing and hunting.

Baxter's Hollow

Lying in the southern portion of the Baraboo Range, Baxter's Hollow is one of Sumpter's most notable recreational treasures. Owned by the Nature Conservancy, the Hollow is open to the public year-round for hiking and nature watching. It is located at the end of Stone's Pocket Road, north of County Highway C.

Natural Bridge State Park

Located just 8 miles to the west, the Natural Bridge State Park is located off of County Highway C in the Town of Honey Creek. The park offers picnic areas and approximately 3.5 miles of hiking trails.

Snowmobile trail system

Part of the larger Sauk County trail system, the Town of Sumpter lies along a county/state trail that runs along the western edge of the Devil's Lake State Park and the eastern edge of the Badger Army Ammunition Plant. Users have a choice of continuing south towards the Village of Prairie du Sac or east towards the Village of Merrimac.

Elderly, Disabled or Veteran Transportation

Sauk County offers several specialized transportation assistance programs for the elderly, disabled or veterans within the Town of Sumpter.

Elderly and disabled persons who are unable to transport themselves and who do not have family members or friends to drive them can take advantage of the Volunteer Driver Program by contacting the Sauk County Commission on Aging at 608-355-3289. This service is provided for medical, nutritional and personal business reasons. Individuals who are available for driving are also encouraged to call.

Veterans in need of transportation assistance to a Veteran's Hospital or Clinics should contact the Veterans Service Office at 608-355-3260.

Transit

Mass transit options are limited to Town of Sumpter residents. Taxi services are offered by both the City of Baraboo and jointly by the Villages of Sauk City and Prairie du Sac (Sauk Prairie taxi service is limited to within 5 miles of the Village limits.). Additionally, the State of Wisconsin provides vanpooling opportunities for Sumpter residents through the Bureau of Transportation in the nearby Villages of Merrimac, Prairie du Sac and Sauk City. Bus service is available through Greyhound Bus in the City of Wisconsin Dells.

Other

Trucking

Trucking service is accommodated through the regions transportation network. There are several privately owned trucking operations within the area that meet the needs of the residents.

Water

Water transportation is limited on the Wisconsin River due to the power plant dam located near the Village of Prairie du Sac. As a result, water transportation on the Wisconsin River/Lake Wisconsin is primarily for recreational reasons.

Review of State, Regional and Other Applicable Plans

The following is a review of local, state and regional plans and studies relevant to the Town that may affect the overall transportation system. The Town of Sumpter's transportation element incorporates these plans into the comprehensive plan in various degrees to ensure an accurate reflection of the overall transportation system.

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

This plan provides a broad planning "umbrella" including an overall vision and goals for transportation systems in Wisconsin for the next 25 years. The Plan recognizes USH 12 as a "Corridors 2020 Connector" route that is vital to the economic prosperity of the State. It also provides grant funding for local governments to develop transportation

corridor management plans to deal with growth issues, provisions of state funding to assist small communities with transportation services for the elderly and disabled, and development of a statewide assessment program for local road improvements.

Wisconsin State Highway Plan (February, 2000)

This plan focuses on the State Trunk Highway routes in Wisconsin. Although the plan does not identify specific projects, it does set forth broad strategies and policies to improve the State's highway system. The plan also includes three main categories of emphasis: pavement and bridge preservation, traffic movement and safety. USH 12 is recognized within the plan as being an important aspect of the overall transportation system in Wisconsin.

2002-2006 Sauk County Highway Improvement Program

The Highway Improvement Program for Sauk County identifies and prioritizes specific county highway improvement projects for the next five years. County Highway C was pulverized and resurfaced in 2001 by the Sauk County Highway Department and is the only county highway in the Town of Sumpter.

Wisconsin Bicycle Transportation Plan 2020

The Wisconsin Bicycle Transportation Plan 2020 sets forth three initiatives for bicycle transportation in Wisconsin: 1) a plan for improving conditions of bicycling, 2) clarification of WisDOT's role in bicycle transportation, and 3) establishes policies for further integrating bicycling into the current transportation system. Highway corridors either considered Best Condition for Bicycling or Moderate Condition for bicycling includes County Highway PF west of Swiss Valley Road and County Highway C in the Town of Sumpter. The realignment and reconstruction of State Highway 78 in 2006 also will incorporate provisions for bicycling transportation in the Town of Sumpter.

Town of Sumpter Development Plan (April, 1987)

The goal of the Town of Sumpter's Development Plan is to "preserve agricultural land and protect farm operations as well as environmentally sensitive areas." This plan set forth development policies in the Town of Sumpter for the last 15 years to concentrate development along arterial transportation corridors and near existing development including the Bluffview area, Maple Park and Gruber's Grove. To minimize the impact on the local road infrastructure and cost of maintenance to the Town, the remaining land within the Town of Sumpter was zoned for agricultural preservation with a minimum lot size of 35 acres.

Analysis of Existing Transportation Systems and Plans

As previously described, the Town of Sumpter's regional transportation network is fairly extensive. The Town's transportation needs are being met when looking individually and collectively at all modes of transportation including: auto, truck, rail, air and alternative modes including bicycling and mass transit.

Specifically, the arterial highway transportation system has or continues to experience several upgrades to improve the efficiency and safety in recent years. With the expansion and resurfacing of USH 12 from Middleton to the Wisconsin Dells, the repavement of County Highway C, and the planned improvements to State Highway 78 in 2006, this network will well serve the auto and trucking needs of the Town for the next twenty years. In addition, the Town has a proactive maintenance program in place to maintain and improve all local roads under their jurisdiction utilizing several aid programs.

Air service continues to experience upgrades with small passenger and freight service in nearby Prairie du Sac and Baraboo. Additionally, the Dane County Regional Airport provides national passenger and freight service and is easily accessible.

Rail service is still available to use in the Town of Sumpter and the area with a spur running through the Badger Army Ammunition Plant and extending down to the Village of Prairie du Sac. This system may need to have significant financial investments to handle increased usages in the future should the need arise.

Alternative modes of transportation will continue to see improvements in the future. Provisions for bicycle transportation into traditional modes of transportation will allow for increased tourism and economic development opportunities in relation to the Devil's Lake State Park and the proposed reuse of the Badger Army Ammunition Plant. Mass transit needs are currently being met through low-cost practices like vanpooling, passenger rail service, passenger bus service and taxi service in the area. Specialized programs that provide assistance for the elderly or disabled in the Town are provided by Sauk County. Additional assistance and new alternatives should continue to meet the Town's needs.

Overall, the Town of Sumpter's transportation system should be considered one of its main assets. Careful planning of these various systems has been ongoing for more than a decade and the results of those efforts are reflected in a network that is able to move individuals and goods economically, safely and efficiently.

Utilities and Communities Facilities

Water and Sewer Supply

The Town of Sumpter does not provide municipal water service. All residents receive their water via private wells. The Town can be viewed as three areas with separate provisions for water and sewer service including: Bluffview/BAAP, Maple Park and the remaining areas.

Bluffview, a rural hamlet type multiple-housing development which originally housed workers at the Badger Army Ammunition Plant (BAAP), is home to approximately 300 housing units and 600 residents. Water flows are supplied through a private community well system. This system is additionally supported by the BAAP water supply system as a backup for fire flow purposes. Sanitary service was originally provided via a lagoon system located to the west of the development. In the late 1990's, the lagoon was determined to be out of compliance with Wisconsin Department of Natural Resource regulations. At the same time, the BAAP was declared to be excess property by the United States Department of Army and remaining operations there could no longer support the flow demands of the domestic wastewater treatment plant. As a result, an agreement was reached that allowed the Bluffview area to

connect to the domestic wastewater treatment plant with the BAAP as a short-term solution for both communities. Today, the BAAP disposal process is nearing its completion and the issue of ownership of the sanitary district is yet to be resolved. The Town of Sumpter created the Bluffview Sanitary District in the summer of 2002 to enable the Bluffview community to request ownership of the plant and related property from the U.S. Department of Army. Should the Town's Sanitary District acquire the domestic wastewater treatment plant, improvements to the plant will be necessary to meet the operational requirements of the State of Wisconsin.

Maple Park is a rural subdivision that lies just west of USH 12 and south of the Bluffview area. Currently, 25 single-family homes exist within the subdivision with plans to increase that total to 42 homes in the near future. Each residence in this rural subdivision is served by a 12-inch community water well system with 8-inch distribution lines. Sanitary service is provided through a clustered community mound system for all homeowners. Continued maintenance and upkeep of the system is provided through a homeowners association. Recent upgrades to the community mound system have ensured continued service to the residents of this development.

The remaining areas of the Town of Sumpter include all residences lying outside of Bluffview, BAAP and Maple Park. The total number of housing units in the Town is 458 according to the 2000 U.S. Census. Excluding the housing units in Bluffview and Maple Park, approximately 130 single-family residences are served by private on-site water and wastewater systems. These residences typically include farmsteads and rural property owners. However, it should be noted that the southeastern portion of the Town borders Lake Wisconsin, where several year-round homes and summer cottages have been constructed in a dense development pattern.

The Sauk County Department of Planning and Zoning regulates the siting, design, installation, inspection and maintenance of most private on-site sewage systems. Additional review and enforcement is provided by the Wisconsin Department of Commerce's private sewage system code, commonly referred to as COMM 83. This code was revised in 2000 to allow for certain new alternative sewage treatment technologies to be incorporated in the code. It also provided for system inspection requirements every three years to ensure compliance with installation and operational specifications. In the fall of 2002, Sauk County revised its private on-site septic code to reflect the changes to COMM 83.

Map 8: *Septic Suitability – Conventional* and Map 8a: *Septic Suitability - Alternative*, both show soil suitability in the Town of Sumpter for conventional and alternative on-site wastewater disposal systems. The suitability classifications (from low to high suitability) are determined based on information obtained from the Sauk County Land Conservation Department's Land Evaluation System, as monitored by the NRCS office. In general, there is a high chance for installation of a private on-site sewage treatment system in most parts of the Town excluding the bluff areas with steep slopes. These classifications are based on average slope, depth to soil saturation, average depth to bedrock, and flooding potential.

Sauk County is currently working with the Wisconsin Geological Survey office on a groundwater study. The study will include information pertaining to volumes and quality as well as typical movement patterns, wellhead protection areas, and contamination issues. According to information obtained from Wisconsin and neighboring states, a low probability of significant groundwater pollution from private on-site sewage treatment systems occurs in housing developments with a density less than one house per two acres. There is a high probability of groundwater pollution where homes are located at a density greater than one house per acre.

Solid Waste Disposal

Solid waste disposal sites, or landfills, are important potential sources of groundwater pollution in Sauk County. In 2000, the Sauk County Department of Planning and Zoning conducted an inventory to verify the number of active versus inactive or abandoned landfill sites. According to that process, it was determined that Sauk County has 16 active sites throughout the County, including everything from sites for brush disposal to a fully operational solid waste disposal site. In addition, more than 40 sites were identified as abandoned sites. Many of these abandoned sites are the result of the passage of more stringent federal regulations in the mid 1980's. Due to the fact that many of these landfills were located in abandoned sand and gravel pits or low-lying wetland areas, the potential for groundwater contamination is much greater to local groundwater quality because of poor locations and the absence of liners or leachate collection systems.

There are no known solid waste disposal sites in operation within the Town of Sumpter in 2002. The inventory shows that the Town does have eight abandoned or inactive sites, with six of those sites located in the Badger Army Ammunition Plant. With the pending clean-up process of the facility, it is highly likely that several of the sites may be used for disposal purposes for the more than 1,400 buildings and structures on the grounds. Due to the processes used within the munitions plant, the potential for additional groundwater contamination is great. Remediation efforts of existing and additional groundwater contamination by the U.S. Department of Army have been underway for several years now. The anticipated completion of this remediation process is projected to be around the year 2040.

The Town of Sumpter currently contracts with Waste Management to maintain a solid waste collection site for residents at the Community Center in the Town of Sumpter. This solid waste is then hauled to the Sauk County Landfill site in the Town of Excelsior for disposal.

Telephone, Electric, Cable and Gas Utility Providers

Telephone and email service is provided by two carriers in the Town of Sumpter, Verizon in the southern two-thirds of the Town and CenturyTel in the northern third of the Town. Electrical and natural gas utility service is provided by Alliant Energy for the entire area. Cable service is provided by HML for most of the Town, excluding the eastern portion along Lake Wisconsin, where it is provided by Merrimac Communications. Wireless communication facilities are becoming increasingly popular in the area, but service is difficult due to the diverse terrain of the driftless area. The construction of additional telecommunication towers is an issue that will face the Town of Sumpter in the near future. A new tower facility is being proposed just east of the Community Center and West of USH 12 by US Cellular. Placement of these facilities is regulated through the Sauk County Tower Siting Ordinance.



Sumpter Community Center

The Sumpter Community Center is located at E10496 County Road C. This facility is used on a weekly basis for various functions by organizations within the community. The Town of Sumpter does not operate a Town Garage, but rather contracts with the Sauk County Highway Department for maintenance of the Town's local road network.

Law Enforcement

The Sauk County Sheriff's Department serves as the primary law enforcement agency to Town residents. Patrol officers are assigned general service areas within the county. These law enforcement services are considered adequate.

Emergency Services

By intergovernmental agreement, the Town of Sumpter is served by the Sauk Fire Department and the Baraboo Area Fire Department (in the northern region). EMS service is also provided by Sauk Prairie Ambulance Association and Baraboo Ambulance Service. The Town is satisfied with these arrangements. Any equipment purchases or facility expansions are the responsibility of the service providers, although costs associated with Sauk Prairie Ambulance Association and expansions are prorated back to each municipality. Sauk Fire District and Baraboo Ambulance costs are based on equalized valuation.

Library

The Town of Sumpter is served by the seven-county South Central Wisconsin Library System through Sauk County. Taxes are levied by the County for community library systems when no system exists within the community. These funds are then dispersed to other operating library systems for operational and outlay expenses. Residents in the Town of Sumpter have easy access to libraries in the communities of Sauk City and Prairie du Sac as well as the City of Baraboo.

Medical Facilities

The Town of Sumpter is served by two primary care medical facilities, St. Clare Hospital in Baraboo and the Sauk Prairie Memorial Hospital and Clinic in Prairie du Sac. Both hospitals feature acute care facilities, emergency and urgent care services, and a full array of outpatient services. St. Clare also offers long-term care services and assisted living areas within the hospital. Specialized care is available just thirty minutes away in the City of Madison.

Primary Educational facilities

The majority of the school age children in the Town of Sumpter attend the Sauk Prairie School District, which has a total enrollment of 2,669 students. School age children in the northern portion of the Town attend the Baraboo School District. Parochial schools in the district include St. Aloysius (a Catholic school) in Sauk City, and St. James (a Lutheran school) in Prairie du Sac. Pleasant River, a non-religious school is also located in Sauk City.

According to the last available school census, there were 142 students of Kindergarten through 8th Grade age attending Sauk Prairie School District who live in the Town of Sumpter with 3

students who are home-schooled in this age category, and 49 high school age students with 3 home schooled. In comparison, there were 3 students of Kindergarten through 8th Grade age attending Baraboo School District who live in the Town of Sumpter, and 1 high school age students.

Improvements that have been made recently to the Sauk Prairie Schools include additions and remodeling to the High School and Middle School in 1995-96, and an auditorium addition in 1998-99. A needs assessment completed in October 2000 shows that the High School and Middle School have sufficient space to meet the needs of the District in the near future. However, the Elementary School facility (which includes two separate facilities in the Villages of Sauk City and Prairie du Sac as well as three outlying buildings in the Village of Merrimac and the Towns of Honey Creek and Troy) has been experiencing overcrowding issues in virtually all areas. The Sauk Prairie School District is currently investigating the facility needs and costs of a new elementary facility.

The Sauk Prairie School District offers a wide variety of services for all ages through their Community Education Center. Youth programs include aquatics, sports, clubs and organizations, preschool, after school, and summer school. Adult programs include basic education including GED and HSED classes, exercise, educational and social day trips and tours, and hobby, computer, and personal improvement classes.

During 2002, the Baraboo Public School District is providing education opportunities for 3051 students kindergarten through grade 12 at 6 elementary schools, a middle school and the high school. The Baraboo Public School District also offers a 12 to 1 student/teacher ratio, an early childhood program, and operates the indoor pool facilities. Baraboo Middle School's curriculum includes core classes and exploratory classes for grades 6 through 8. Baraboo High School provides a comprehensive core curriculum as well as a variety of Advanced Placement courses and extra curricular clubs and activities. Three private schools also provide education opportunities for students' kindergarten through grade 8 in the Baraboo School District area.

Secondary Educational Facilities

The Town of Sumpter is within commuting distance of two-year college campuses, a University of Wisconsin Campus in Baraboo (approximately 13 miles), and Madison Area Technical Colleges in Reedsburg and Madison (approximately 30 miles) and two and four year campuses, University of Wisconsin, and Edgewood College in Madison (approximately 30 miles).

UW-Baraboo/Sauk County offers freshman/sophomore-level university instruction leading to an Associate of Arts degree. With current enrollment at approximately 450, the average class size is approximately 20. After building an academic foundation at UW-Baraboo/Sauk County, students can continue their work towards a bachelor's degree at a UW baccalaureate campus or other schools of their choice. Most students live in or near Baraboo and commute to the campus.

UW-Baraboo/Sauk County has a continuing education program that offers a variety of non-credit seminars, workshops and short courses. The programs range from computer applications and communications courses to theater and art field trips

Madison Area Technical College (MATC) - Reedsburg over 4,000 students are served annually. MATC Reedsburg provides technical and workplace skills training. The college awards associate degrees, technical diplomas, certificates and apprenticeships, and offers classes that transfer to four-year degree programs. Programs are offered in accounting, administrative assistance, business mid-management, business software applications, childcare education, farm and production management, nursing and supervisory management. The college offers apprenticeships in electrical and machine maintenance, and tool & die. MATC – Reedsburg also offers customized labor training for area businesses.

Madison Area Technical College (MATC) – Madison is a two-year technical and community college serving the greater Madison Area. MATC provides training for over 100 careers, offering associate degrees, diplomas and certificates. The comprehensive curriculum includes technical, liberal arts, sciences, college transfer courses, basic and continuing education adult classes, as well as customized employee training courses. Class sizes are small, with many courses are available on-line and through a distant learning program.

The University of Wisconsin, Madison currently enrolls 41,219 students. The UW-Madison is the flagship research campus of the University of Wisconsin system. This world-class university offers 137 undergraduate programs, 157 Masters degree programs and 133 Doctoral degree programs. UW-Madison also has professional degree programs in law, medicine, pharmacy and veterinary medicine.

Edgewood College in Madison is a private College, currently enrolls approximately 15,000 undergraduate students and 500 graduate students. Edgewood offers more than 40 Majors and 32 Minors, plus opportunity for individualized programs and 65% of all classes have less than 20 students.

Programs for Master's degrees are offered in Business, Religious Studies, Education, Nursing, and Marriage and Family Therapy at Edgewood College. The adult accelerated degree programs allow working adults to earn undergraduate degrees in 3 years, completing both their general education and major requirements.

Transportation, Utilities and Community Facilities Goals, Objectives and Policies

In order to guide the future development of the various modes of transportation and their future development of utilities and community facilities in the Town, the following Goals, Objectives and policies have been identified.

Goals

- ◆ Promotion of orderly, economical, and diverse development that is centralized in areas where development currently exists and that can be managed by the local government in the future.
- ◆ Provision of accessible representation and affordable services that will enhance the quality of life of our diverse community.

- ◆ Promotion of cooperation between agricultural and non-agricultural based residents aimed at facilitating and fostering a strong positive relationship as changes occur in the agricultural industry.
- ◆ Promotion of long-range planning and alternative land use policies which are consistent with the Town's current character.

Objectives

- ◆ Maintain and improve the efficiency, safety and condition of the Town's existing transportation systems in conjunction with county and state transportation corridors.
- ◆ Improve connectivity and utility of transportation systems on a regional basis.
- ◆ Effectively link development efforts with transportation, utility, and community facility needs to ensure an acceptable level of service.
- ◆ Protect the scenic beauty along certain roadways to enhance the Town's rural character.
- ◆ Direct more intensive development to areas where development already exists and adequate services and utilities are available.
- ◆ Enhance the Town's existing recreational opportunities and provide adequate and efficient community services to all residents, including police and fire protection.
- ◆ Support high quality educational opportunities for all residents.
- ◆ Explore the establishment of an efficient transportation connection between the Town of Sumpter and the Town of Merrimac which may include the reestablishment of a corridor through the Badger Army Ammunition Plant or the reconstruction of Ski Hi, South Shore and South Lake Roads with the applicable jurisdictions to enhance connectivity.

Policies

- ◆ TUF.1 Work with the Wisconsin Department of Transportation to review access limitations onto USH 12 near the Badger Army Ammunition Plant to ensure the connectivity and safety of the regional transportation system.
- ◆ TUF.2 Upgrade and improve the Community Center for the residents to meet the existing and future public meeting space needs of the Town of Sumpter.
- ◆ TUF.3 Encourage public sanitary sewer service accommodations for existing and future developments with higher density patterns.
- ◆ TUF.4 The Town shall continue to maintain roads and road systems.
- ◆ TUF.5 Guidelines for driveways should be developed by the town.
- ◆ TUF.6 The town shall develop a sign ordinance.

Intergovernmental Cooperation Element

In order to provide services for the people of Sumpter, as well as protect the natural and cultural resources found throughout the area, the Town must interact with many agencies and governmental units.

Map#1 - *Context Map*, shows that the US Highway 12 corridor, currently under expansion in Sauk County, passes through the Town of Sumpter connecting the City of Baraboo, Village of West Baraboo and Town of Baraboo to the north and the Villages of Prairie du Sac and Sauk City and the Town of Prairie du Sac to the south. This expansion of US Highway 12 will impact all of these communities. The other neighboring townships adjacent to Sumpter are the Towns of Freedom and Honey Creek to the west and to the east is the Town of Merrimac.

Badger Army Ammunition Plant is located along the middle-eastern portion of the Town. Details of how the Badger Reuse Plan will be implemented is nearing completion. Lands protected by the Nature Conservancy and the State of Wisconsin occupy a portion of land area along the northern boundary. Sauk County Supervisory Districts 20, 26, and 28 represent the people of Sumpter. The Baraboo School District, Baraboo Fire District and Baraboo Ambulance Service encompasses the very northern stretches of Sumpter, and the Sauk Prairie School District, The Sauk Fire District and the Sauk Prairie Ambulance Service District encompasses the rest of Sumpter (Map 2 - *Jurisdictional Map*).

State, Regional and County Plans and Agreements

USH 12 Project Sauk County, Report 1: Summary of Existing Secondary Impact Situation (1994-1995)

In order to address increasing safety and congestion problems along Highway 12 between the Village of Lake Delton and the Town of Sumpter, the Department of Transportation worked with engineering and land use consultants to prepare an EIS for proposed highway expansion. The land use consultant met with the local jurisdictions to analyze the secondary impacts of highway improvements and the relationship between land use and transportation patterns. As part of this analysis, the consultant reviewed local plans and ordinances in ten jurisdictions along the corridor. Future land use and transportation impacts were projected based on the then-current planning framework in each community. A report was prepared for each of the ten jurisdictions that included:

- ◆ An inventory and analysis of existing plans, ordinances and policies;
- ◆ An analysis of the relationship between secondary impact concerns and current policies;
- ◆ An analysis of the relationship between community character objectives and current policies;
- ◆ Predicted secondary impacts under current policies;
- ◆ Recommended revisions to then-current local plans, policies, and ordinances to minimize the secondary impacts; and
- ◆ Predicted secondary impacts if existing policies were revised.

Specifically, many of the Towns were advised to prepare land use plans and revise zoning regulations to address community character concerns. In addition, the City of Baraboo, Villages of West Baraboo and Lake Delton, and the Towns of Baraboo and Delton were advised to prepare detailed neighborhood development plans for lands along the US Highway 12 corridor.

Memorandum of Agreement concerning US Highway 12 between Middleton and Lake Delton, Wisconsin (March, 1999)

The Memorandum of Agreement (MOA) is an agreement between Sauk County, Dane County, the State of Wisconsin, WisDOT, the Wisconsin Department of Natural Resources (DNR), the Federal Highway Administration (FHWA), the U.S. Environmental Protection Agency (USEPA), the U.S. Fish and Wildlife Service (USFWS), the National Park Service (NPS), and The Nature Conservancy (TNC). The agreement includes commitments and timeframes for Highway 12 improvements in Dane and Sauk Counties, protection of the Baraboo Range National Natural Landmark, farmland preservation and other natural resource protection. Specifically, the parties agreed to the following transportation system improvements:

- ◆ "WisDOT and FHWA may proceed with a phased construction of a modified four-lane USH 12 in Dane County (between Middleton and Sauk City)..."
- ◆ "WisDOT will exercise its authority to control and reduce access points along USH 12..."

The parties also agreed to the following:

- ◆ The creation of two funds "to provide long-term protection of the nationally significant natural resources in the Baraboo Range National Natural Landmark (BRNNL) which may be impacted from the USH 12 project." The BRNNL Protection Fund "will contain \$5 million paid by WisDOT from state/federal transportation monies." The Special BRNNL Stewardship Fund "will contain up to \$5 million of additional Stewardship Capital Fund dollars but will require a dollar-for-dollar federal/local/private non-transportation fund match...". Funding of \$250,000 each for Dane County and Sauk County for local planning assistance for "the towns, cities, and villages along the USH 12 corridor to use as they see appropriate to address growth-related issues." This is the funding source for this Highway 12 Corridor Growth Management Plan and future implementation projects to be determined.
- ◆ The creation of the Sauk County Fund in which "WisDOT agrees to provide up to \$250,000 over a five year period in state/federal transportation monies to be used to establish and fund a program to purchase lands, scenic/conservation/agricultural easements and/or development rights from willing sellers in Sauk County outside of the BRNNL".

Baraboo Range Protection Program

The County created the Baraboo Range Protection Program (BRPP), a component of the Sauk County Protection Program (SCPP), to use state/federal monies and local matches provided under the MOA, described above. The BRPP reimburses eligible participants for costs associated with the purchase of land or development rights of properties with substantially undisturbed forested land. Protection must be permanent. Eligible land or development right purchasers include the Sauk County government, any Sauk

County town government within the BRNNL, any nonprofit conservation organization, and State and Federal agencies. The Sauk County Baraboo Range Commission, a special committee of the Sauk County Board of Supervisors, administers the program.



Sauk County Highway 12 Corridor Growth Management Plan

As part of the USH12 MOA, funding was provided to address growth related issues resulting from the expansion of US Hwy 12 from Middleton to Lake Delton. In Sauk County, the Highway 12 Local Planning Assistance Advisory Committee was formed. The committee consists of members of Sauk County, the Ho-Chunk Nation, and local governments along the Hwy 12 corridor. In March of 2002, the Committee hired Vandewalle and Associates to assist with the preparation of *Highway 12 Corridor Growth Management Plan*, with a set of recommendations for the *Plan*. The *Growth Management Plan* will focus on issues such as complimentary land use, preservation, access, economic development, and community image issues that arise as a result of the future Highway expansion. The planning process is scheduled to finish in the Spring of 2003 and the *Plan* will include an overall vision and detailed recommendations for the entire 24-mile Highway 12 corridor in Sauk County.

Sauk County 20/20 Development Plan (1998)

In 1999, the Sauk County Board of Supervisors adopted *the Sauk County 20/20 Development Plan*. The *Development Plan* is a policy document that presents vision statements, goals, and policies on six major planning issues: community change, economic development, farmland preservation, housing, natural resources, and transportation. By design, the *Sauk County 20/20 Development Plan* does not contain a county future land use plan map. It is envisioned that the individual town plans and other land use plan maps will comprise the various implementation chapters of the *Development Plan*. The *Plan* also recommends that the County prepare comprehensive

rewrites of its Zoning Ordinance and Land Division and Subdivision Ordinance to reflect the values of the *20/20 Plan*. It also recommends that the County study innovative land use approaches such as purchase of development rights (PDR), transfer of development rights (TDR), and conservation subdivision design as ways to preserve farmland and natural resource areas while respecting private property rights. Finally, the *Plan* recommends that the County adopt an erosion control/storm water management program, a groundwater protection program, and a highway access control ordinance.

Many of these recommendations are now being implemented. Sauk County is currently in the process of developing new 'cafeteria' zoning districts. These zoning districts are designed to reflect the vision and goals of the *20/20 Plan*, mainly that of giving more land use options and control back to the townships and municipalities.

Once local municipalities have adopted local Comprehensive Plans, Sauk County will prepare a County level Comprehensive Plan. This Plan will reflect and recognize the Towns' Comprehensive Plans including their Development Plans and Land Use Elements.

Law Enforcement

The Sauk County Sheriff's Department serves as the primary law enforcement agency to Town residents. Patrol officers are assigned general service areas within the county. These law enforcement services are considered adequate.

Libraries

The Town of Sumpter is served by the seven-county South Central Wisconsin Library System through Sauk County. Taxes are levied by the County for community library systems when no system exists within the community. These funds are then dispersed to other operating library systems for operational and outlay expenses. Residents in the Town of Sumpter have easy access to libraries in the communities of Sauk City and Prairie du Sac as well as the City of Baraboo.

Badger Reuse Plan (BRP) - Final Report on the work of the Badger Reuse Committee including Values, Criteria, and Concept Plan Map for the Reuse of the Badger Army Ammunition Plant Property (March, 2001)

The Badger Army Ammunition Plant (BAAP) occupies 7,354 acres in the Towns of Sumpter and Merrimac. The plant was constructed in 1942 and provided ammunition during World War II and the Korean and Vietnam Wars. In 1997 the U.S. Army declared the Plant "excess," no longer needing it for military purposes.

The Badger Reuse Committee was created in 2000 to develop "a common vision for the reuse of the Badger property that can be meaningfully considered and realistically implemented by the appropriate local, state, and federal agencies." The Committee was composed of 21 people from 8 major interests: Federal Government, State Government, Tribal Government, local Business, Local Landowners, Historic, Cultural and

Educational Interests, Environmental, Conservation and Clean-up interests, and Local Governments, including a member from the Town of Sumpter. The Committee defined nine key values and specific criteria, which were used to evaluate the 25 proposals from various parties interested in future uses of the Badger property.

The result divides the property into four major areas. The southern third of the property is proposed for conservation/restoration and agriculture uses, including prairie restoration, agricultural research, cropland, and managed grazing. The central portion is proposed for restoration and conservation, including prairie, savanna, woodland, and wetland restoration, and nurseries. The northern third is planned for recreation and cultural use, including recreational trails, memorials, and managed hunting. A small area at the main entrance along Highway 12 has been reserved for educational and support facilities, including a museum and archives, administration buildings, and a multi-use educational facility. Also included is a public and wildlife land link on the eastern portion of the property to connect the Baraboo Hills to the Wisconsin River.

Adjacent Township Plans

Town of Prairie du Sac Master Plan Update (November, 1999)

The Goal of the *Town of Prairie du Sac Master Plan Update* is to "preserve agricultural land, protect farm operations, and maintain the rural character of the township." The *Plan* protects includes four land use categories: Natural Resources (floodplains, wetlands, slopes over 12%) , Agriculture Preservation (prime soil and existing agricultural uses) Rural Residential (existing residential areas) and Quarry. The Natural Resource areas are generally located in the southern portion of the Town and along the creeks. Five areas of existing Residential Development are identified on the *Land Use Plan Map*, including Harlow Acres, Rahl Road, Pine Acres, the area near the intersection of Hwy 60 and Old Bluff Trail, and an area along Sauk Prairie road west of Hwy 12. The Town does not intend to allow new residential subdivision or commercial industrial uses in any other areas. Instead, these types of development are directed to locate in the Villages of Prairie du Sac or Sauk City or within parts of the joint extraterritorial area once annexed. The rest of the Town is recommended for preservation with a minimum lot size of 35 acres.

Town of Baraboo Development Plan (August, 1998)

The *Town of Baraboo Development Plan* identifies recommended areas for development and preservation. Generally, land north of the City of Baraboo to Goerks Road between Terrytown Road and the eastern edge of the town, is identified for rural residential development on private on-site waste disposal systems with lots of at least 1 1/2 acres in area. The *Plan* also recommends rural residential development generally east of Highway 123, between the City of Baraboo and Devil's Lake State Park. Most of the remainder of the Town is recommended for long-term farmland preservation. The *Plan* does anticipate a possible future need for multi-family housing, but restricts this type of development to Sanitary District #1, located south of the City of Baraboo, or any

future Sanitary District within the town. The *Plan* does not anticipate or plan for potential bypass of the village of West Baraboo.

Town of Honey Creek Land Use Plan (September, 1999)

The *Town of Honey Creek Land Use Plan* updates the Town's *1987 Development Plan*. In 1987, the town also adopted Exclusive Agricultural zoning, restricting non-farm development to parcels larger than 35 acres. A number of smaller lots are technically available for non-farm development because they were legally subdivided prior to the adoption of the Exclusive Agricultural zoning. Proposed development within the Town of Honey Creek is recommended to be limited within the development districts near the historic hamlets of Leland and center of adjacent or existing small clusters of residential development. The *Plan* recommends designating "buildable lots" in rural areas as lots of 35 acres or more. The rest of the Town is recommended for exclusive agricultural zoning with minimum residential lot sizes of 80 acres. The Town plan also expresses interest in working with Sauk County to develop a Transfer of Development Rights program to protect critical resources.

Town of Merrimac Development Plan (January, 1993)

Much of the western portion of the Town of Merrimac is within the Badger Army Ammunition Plant and Devil's Lake State Park. Most of the central portion of the Town is recommended to remain in long-term agricultural preservation. Lands east of Devil's Lake State Park and north of Highway DL, near Devil's Head Resort, are proposed for recreation-commercial development. Lands south and east of Highway 78 along the Wisconsin River/Lake Wisconsin are proposed for rural residential development. The remaining areas of the Town are recommended for agricultural preservation.

Town of Freedom Land Use Plan (April, 1998)

The general development policy within the Town is "to guide and encourage development that contributes to the economy of the town without adversely affecting either the rural character or natural environment of the town." Preservation of prime farmland and farm operation is encouraged. Major commercial/industrial developments are not advised to be permitted within the Town, and are instead directed to locate within the Village of North Freedom. With limitations in the prime agricultural area, single occupancy dwellings may be built throughout the Town. The *Town of Freedom Land Use Plan* is generally a policy plan intended to guide the Town Board when making rezoning decisions. The Land Use Committee was evenly split on its recommendation to the Town Board. Half recommended that the Town remain zoned as General Agriculture, with a possible increase in minimum lot size above the current 1/2 acre. The other half recommended the Town be rezoned using four different Sauk County Zoning Districts (Exclusive Agriculture, Resource Conservancy-35, Resource Conservancy-5, and Single Family), with approximately 86% of the town within the Exclusive Agriculture or Resource Conservancy-35 districts.

School Districts

Approximately 90% of the territory of the Town of Sumpter lies within the Sauk Prairie School District. The majority of the school age children in the Town of Sumpter attend the Sauk Prairie School District. School age children in the northern portion of the Town attend the Baraboo School District. Land use, notably an increase in housing units, can have a direct impact on the School Systems. Currently, plans for new subdivisions are provided to the School District for comment. There is opportunity for more direct communications with the district regarding new housing impact on enrollment and services needed and provided.

The Sauk Prairie School District provides bus transportation for all students attending the public or private school. Due to the extent of the rural land area covered by the school district, providing efficient and adequate transportation for students can be challenging. Currently, there are limited mass transportation opportunities for students involved with after school programs and activities.

The Sauk Prairie School District facilities are available to all members of the district through several programs and agreements. Facilities are available on nights and weekends for community youth sports program and adult leagues and various intramurals as well as school sanctioned activities. The River Arts Center, containing a 500 seat auditorium and separate gallery area, is managed by a board with members from both the school district and members of the community at large. The Center hosts a variety of visual art shows in the gallery, community seminars, programs, plays, and school programs are held in the auditorium. The Community Education Center provides life long learning opportunities for all District residents. Preschool, summer school, continuing education programs, health and wellness, English as a Second Language, Golden Eagle Programs and variety of special interest classes utilize all buildings and facilities in the District. Both the indoor and outdoor pools are managed through the Community Education Center as well.

The people of Sumpter have numerous opportunities to utilize Sauk Prairie School District programs and facilities. Due to the concentration of population in the Bluffview area utilizing the ESL, summer school and a variety of other special interest classes, the district has expressed desire to bring some of its programs directly into this area. Currently there is no facility adequate to house these kinds of programs. There is continued opportunity to explore finding facilities to provide these and other education outreach programs.

During 2002, the Baraboo Public School District is providing education opportunities for 3051 students kindergarten through grade 12 at 6 elementary schools, a middle school and the high school. The Baraboo Public School District also offers a 12 to 1 student/teacher ratio, an early childhood program, and operates the indoor pool facilities. Baraboo Middle School's curriculum includes core classes and exploratory classes for grades 6 through 8. Baraboo High School provides a comprehensive core curriculum as well as a variety of Advanced Placement courses and extra curricular clubs and activities. Three private schools also provide education opportunities for students' kindergarten through grade 8 in the Baraboo School District area.

Fire Protection Agreements

The Town of Sumpter is part of two Fire Protection Districts, one in the Sauk Fire District and one in the Baraboo Fire District;

"Sauk Fire District" Protection Agreement

As indicated in the Fire Protection Agreement, dated June 1979 and admended on May 18, 1994, the Town of Sumpter has entered into agreement for fire protection, the purchase and acquisition of fire extinguishing apparatus and equipment and for the payment of the same manner, and such agreement is said to cover 90% of the Town of Sumpter (all of Sumpter, excluding section number 21 and 22). Under this agreement, the total cost of operation, staffing, maintenance, insuring, repair, and housing of the equipment, shall be prorated to and paid by the municipalities on the basis of equalized valuation of the real and personal property in each such municipality, which is located in the Sauk Fire District. A Fire District Commission has been created to keep fully advised and invormed, provide direct and prompt cooperation on all matters which may arise. Two persons from the Town of Sumpter, as appointed by the Town Board, shall be a part of the 16 member Fire District Commission.

Baraboo Fire District

The Baraboo Fire District encompasses the northern portion of Sumpter which constitutes the Baraboo School District. According to the agreemtent signed August 27, 1982, this area is described as all lands in township 11 North Range 6 East:P Section 21 and 22, North one-half of section 28; East one-half Southeast Quarter Section 28; North one-half of Section 27; Southwest Quarter of Section 27; Northwest Quarter of Southeast Quarter of Section 27; Northeast Quarter of Southeast Quarte of Section 27 except South 20 rods thereof; North one-half of Section 26; North one-half of Northeast Quarter of Southwest Quarter Section 26; Section 25 except South one-half of Southwest Quarter thereof. It should be noted that there is a potential duplication of service in the northern portion of the Town of Sumpter between the Sauk Fire District and the Baraboo Fire District, according to the areas included in the service agreements.

The Town of Sumpter has entered into agreement for fire protection, the purchase and acquisition of fire extinguishing apparatus and equipment and for the payment of the same manner. Under this agreement, the Towns shall pay for fire call services in accordance with a rate schedule established from time to time by the City Property Committee and approved by the Common Council of the City. The fixed operating cost of the department, including training, supplies, insurance shall be prorated to and paid by the municipalities on the basis of equalized valuation of the real and personal property in each such municipality, which is located in the Baraboo Fire District. These costs are billed in January of each year and payment shall be made within 30 days This agreement is currently under review with plans for an amendment in the near future. The Town may want to look at the possible overlap which has occurred between the two agreements at this time.

Emergency Medical Transport Service Agreements

Again, the Town of Sumpter is a part of two EMT service agreements, one with Sauk Prairie Ambulance Association and one with the Baraboo Ambulance Service.

Sauk Prairie Ambulance Service District

The Town of Sumpter has entered into agreement with the Sauk Prairie Ambulance Association on January of 1969 for ambulance service and for the purchase and acquisition of an ambulance and all necessary equipment and for the payment for same. An Ambulance Service Commission has been created to exercise any required administrative functions. The Town of Sumpter Board shall choose and appoint a member from its municipality to be a part of this nine member commission.

Baraboo Ambulance Service

In October of 1992, the Town of Sumpter entered into an 66.30 cooperative agreement with the Baraboo District Ambulance Service, effective January 1, 1993, to provide ambulance service to the portion of the Town of Sumpter which lies within the Baraboo School District. As stipulated in the Bylaws of the Baraboo District Ambulance Service, each participating municipality must appoint a commissioner to serve on a commission which is responsible for preparing and adopting a budget prior to October 1st each year showing estimated income (both assessments and fees) and expenditures of the service and setting proposed assessments for ratification at the annual meeting. The assessments are based on each participating municipality's proportionate share of the budget based on equalized value. Fees billed for service are charged to the individual user and/or insurance provider. The District is responsible for collecting the fees and any collection activities for bills left unpaid.

Existing or Potential Issues

Transportation

USH 12

Adequate and safe access onto US Highway 12 is a major issue the Town and its residents are facing. In an effort to improve the regional transportation efficiency of the transportation system, the Wisconsin Department of Transportation has removed several accesses in recent years. In addition, adequate deceleration and acceleration lanes have not been incorporated into the roadway to ensure safe turning procedures. This has created unforeseen traffic flow problems in the Town that need to be addressed through this plan and future negotiations with the WisDOT.

Huber Road

Huber Road continues to be a maintenance issue for the Town of Sumpter. Lying on the Town's westerly border with the Town of Honey Creek, it provides access off of County Highway C for adjacent farmers and horse riding trails. A better understanding of the use of the

road is needed along with agreements with the Town of Honey Creek to ensure proper maintenance in the future.

Old Bluff Trail

Locally known as a short cut from State Highway 60 to USH 12, Old Bluff Trail continues to experience an increase in its average daily traffic counts as well as increased speeds. It may become necessary for the Town of Sumpter to work with the Town of Prairie du Sac and the Sauk County Sheriff's Department to reduce and enforce the speed of traffic along this transportation system. Current traffic counts would require the road surface to be widened at the time of reconstruction.

Stones Pocket Road (north of Kings Corner Road)

The northern portion of Stones Pocket Road primarily services open lands owned by the Nature Conservancy, commonly referred to as Baxter's Hollow. Due to several crossings with the headwaters of Otter Creek, continued maintenance by the Town is costly. An agreement for the maintenance of the road system may be needed in the future.

BAAP Domestic Sanitation Plant

The Town of Sumpter created the Bluffview Sanitary District in the summer of 2002. The primary reason for its creation was to allow the Bluffview development an opportunity to become eligible for funding assistance to develop or obtain a sanitary wastewater treatment system that would meet their needs. At this time, the most logical choice would be the acquisition of the existing domestic wastewater treatment plant in the BAAP, which currently provides service to the development. A request for transfer of the plant to the sanitary district is in the process of being presented to the U.S. General Service Administration and Department of Army for this acquisition. The Town of Sumpter supports this request and any additional processes necessary to realize the acquisition. If unsuccessful, the Bluffview development may need to look for alternatives that may not be as cost effective or efficient.

Transportation Link between State Highway 78 and USH 12 through BAAP

There is a strong feeling that a transportation link through BAAP should be provided to improve the safety and overall operation of the areas transportation system. This concept is also strongly supported by the Sauk Prairie School District which faces busing challenges between outlying school facilities without the link.

Future Development and Planning

Although the Town does not border an incorporated municipality with annexation powers, the Town of Sumpter does have development issues when considering shared borders with other Towns. At present, all surrounding Towns maintain the same or stricter density patterns as Sumpter. It will continue to be important for the Town to understand neighboring communities future growth plans so as to not create conflict. Continued dialogue and



involvement at local levels will help to ensure the area grows cooperatively.

In addition, current land use regulations included within the Sauk County Zoning Ordinance are outdated and insufficient to meet the needs of current development trends. Specifically, the Exclusive Agriculture Zoning District should be amended to permit for more agriculturally related activities to occur. These changes should also incorporate additional alternatives for development rather than 35 acre lots for development. The Town supports the 35 acre density but believes requiring 35 acre lots is no longer protecting prime farm lands.

Water Resource Protection and Enhancement

The Town of Sumpter has continued to experience water quality and quantity issues with Otter Creek. A tributary to Honey Creek, Otter Creek has the potential to become a high quality trout fishery. The major issues the creek is facing are increased runoff flows and flooding, erosion, unbuffered agricultural practices, and other non-point source pollution. Once a productive trout stream, mitigation measures could be implemented to restore this Creek to its once healthy past.



Intergovernmental Cooperation Goals, Objectives and Policies

In order to establish methods of mutually beneficial intergovernmental relations with other governmental entities in effort to improve land use decision making policies, preservation efforts and efficient delivery of services to better serve the residents of the Town of Sumpter as well as the region, the following goals, objectives and policies have been identified.

Goals

- ◆ Preservation of prime agricultural lands and the picturesque rural countryside.
- ◆ Preservation and protection of the natural, environmental, educational, cultural and historical values of the land and all of its inhabitants.
- ◆ Provision of accessible representation and affordable services that will enhance the quality of life of our diverse community.
- ◆ Promotion of the Badger Reuse Plan in an effort to change negative perceptions to strong positive attitudes to more accurately reflect the views of the facility by a nation at war in a time of great worldwide need, and to serve as a constant reminder of what can and did happen when leaders of any people revert to violence.
- ◆ Promotion of long-range planning and alternative land use policies which are consistent with the Town's current character.

Objectives

- ◆ Work with local governments, state and federal agencies and school districts on land use issues and other matters of mutual concern.
- ◆ Actively participate in the establishment of the Oversight and Management Board at the Badger Army Ammunition Plant to help ensure the realization of the Badger Reuse Plan.
- ◆ Work with other local units of government and school districts to cooperatively develop a capital improvement plan for the next 20 years that will meet the needs of the residents and that minimizes the financial impact on tax levies.

Policies

IG.1 Explore cooperative opportunities for shared road policies and programs.

IG.2 Encourage many opportunities for open communication between agencies and the Town

IG.3 Make use of cooperative bidletting.

IG.4 Become actively involved and provide input in County Government on a regular basis.

IG.5 Discuss Growth trends and development plans with local school districts to assist with facility plans and program planning.

IG.6 Promote the establishment of consistent regulations and/or standards along the USH12 corridor.

IG.7 Work with Sauk County to develop alternative land use policies that reflect current or future trends, for example, clustering, transfer of development rights and purchase of development rights.

IG.8 Work with the town of Prairie du Sac on watershed projects for Otter Creek.

IG.9 Actively engage in discussion with the Wisconsin Department of Transportation (DOT) on access issues along the USH 12 corridor.

Land Use

As mentioned in the introduction portion of this Plan, the Town of Sumpter adopted Sauk County Zoning in 1975. Then, in 1987, the Town developed its first Town of Sumpter Development Plan and adopted Exclusive Agriculture zoning in order to become eligible for tax credits through the Wisconsin Farmland Preservation Program. This Development Plan and zoning has remained in effect, without change or amendment, since that time. This history is fairly representative of the planning efforts in rural towns throughout Wisconsin in the last 15 to 20 years. However, as changes occur and development pressures increase, it has become evident to Town residents that additional planning was needed.



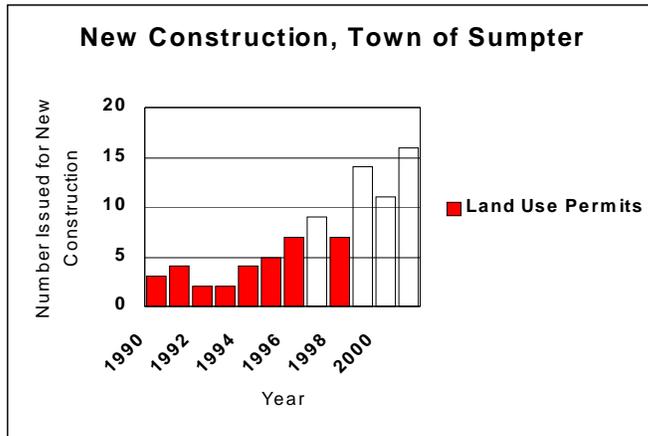
Recent Trends

The Town of Sumpter has experienced an increase in the number of land use permits for new construction in the last 11 years. From 1990 to 1996, an average of 3.8 permits for all new construction were issued. Approximately 11 permits per year were issued from 1997 through 2001.

Table LU1: Number of Permits Issued (1990 – 2001)

Year	Resident				Commercial	AG	Other	total	Percent of total issued
	Single Family	Garage	other	Mobile Home					
1990	3							3	3.57%
1991	2						2	4	4.76%
1992	2							2	2.38%
1993	1						1	2	2.38%
1994	2	1					1	4	4.76%
1995	1	2			1		1	5	5.95%
1996	4	1			2			7	8.33%
1997	4	3			1	1		9	10.71%
1998	1	1	2		3			7	8.33%
1999	6	2	3		1		2	14	16.67%
2000	4	2	3	1	1			11	13.10%
2001	7	5	3	1				16	19.05%
total	37	17	11	2	9	1	7	84	total
Percent of total issued	44.05%	20.24%	13.10%	2.38%	10.71%	1.19%	8.33%		

Source: Sauk County Department of Planning and Zoning



The chart to the left reflects the information provided above, graphically reflecting the increase in development in the Town of Sumpter since 1990. During this period, 39 new housing units have been added to the Town, resulting in approximately 100 new residents.

Of these new permits for construction of single-family or multiple-family residences, none were issued for new farmsteads. As the Town continues to experience growth, it will become increasingly important for Town Officials to direct that growth to ensure the protection of the family farm tradition.

Existing Land Use

The first step in laying out the desired future land uses of the Town is to look at the existing land use pattern. It is important to note that this inventory is not the current zoning of the property in the Town, but rather, what the actual use of the property is. An explanation and map of the existing zoning of the Town will be provided later in this chapter. A comparison of the information below with Map # 9: *Current Land Use*, will aid in the understanding of the existing land uses within the Town of Sumpter. (It should be noted that several properties may have different land use categories presented here, but the overall use of the property from a zoning standpoint might be agricultural or residential.)

Developed: land used primarily for housing, commercial or industrial purposes. This development is typically serviced by public infrastructure including sanitary sewer and water. The areas within Sumpter characterized as “developed” include the industrial portions of the Badger Army Ammunition Plant (BAAP) and the Bluffview area, which was created as a housing area for employees at the BAAP Plant. This area represents approximately 1.8% of the total land area in the Town, or roughly 430 acres.

Agriculture: land used primarily for farming, farmsteads, and supporting activities. This also includes rural single-family residential development with low densities. This area includes approximately 33.43 % of the total land area or roughly 8,087.

Grass: private or public lands that are undeveloped and not in agricultural or woodland use. It should be noted that these areas are typically referred to as prairie remnants or

reestablished prairie areas representing the grassland plans first experienced by the early settlers. These areas account for approximately 18.4 % of the Town’s land area, or roughly 4,460 acres of land.

Conifer: private or public lands that are primarily evergreen forest land which is undeveloped. This area also may include rural residential development with low densities, but due to the small patchwork of areas with this designation, it is highly unlikely. It represents less than 1% of the Town’s total land area, or approximately 146 acres.

Deciduous: private or public lands that are primarily hardwood forest land which is undeveloped. This area is reflective of the Baraboo Range Natural National Landmark, Devil’s Lake State Park and the other various bluff top forest canopies in the Town. This area may include rural residential development with low densities as well. This is the largest land use category in the Town accounting for approximately 44.3 percent of all land area, or roughly 10,710 acres of land in the Town.

Open Water: areas characterized as being lakes, rivers, perennial streams, ponds, etc. It accounts for less than 1% of the total area, or approximately 55 acres.

Wetland: areas with hydric soils that are not characterized with standing surface water. These areas are reflective of flood fringe areas like marshes and low lying streambank areas. They account for less than 1% of the Town’s area, or approximately 140 acres.

Barren: areas that have supported mining activities or other types of human activity that leave the ground in an infertile state. This also is reflective of certain types of soil

Table LU2: Existing Land Use

Land Use	Total Acres Per Use	% of Total Acres
Developed	429.93	1.78%
Agricultural	8,087.30	33.43%
Grass	4,459.74	18.44%
Conifer	146.18	0.60%
Deciduous	10,709.82	44.27%
Open H2O	54.52	0.23%
Wetland	139.79	0.58%
Barren	162.94	0.67%
Total:	24,190.22	100.00%

classification that are not able to support plant growth or that may be characterized by exposed rock formations. This area also accounts for less than 1% of the total area, or approximately 163 acres.

Existing Developments

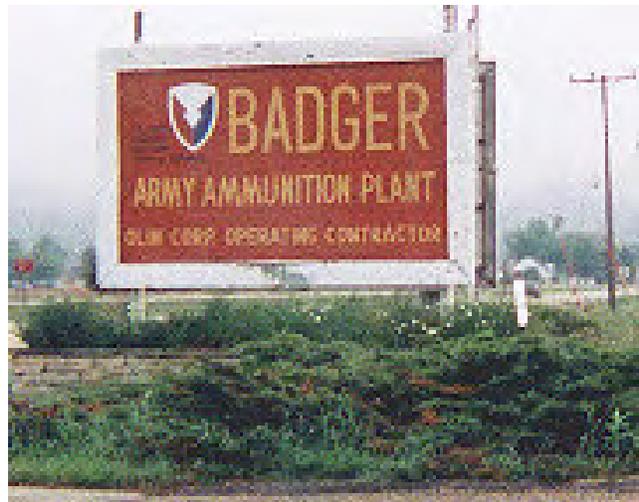
Higher Density Residential

Nonfarm development is mostly concentrated in centralized areas within the Town including the areas known as Bluffview, Kings Corner, Maple Park and Gruber's Grove (along Lake Wisconsin). These areas account for approximately 70% of the housing units and population in the Town, but less than 1% of the total land area. A wide array of housing choices are available to existing and future residents of the Town in these areas including single-family, multi-family, and rental units. These tend to be fairly dense developments with a maximum lot size of 1 to 2 acres.



Badger Army Ammunition Plant

The Badger Army Ammunition Plant, opened for production in 1942 during World War II, accounts for approximately 6,000 acres (BAAP's total acreage is 7,354, but includes acreage in the Town of Merrimac) of the Town's total acreage. It was used as an ammunition and propellant producing plant during World War II and the Korean and Vietnam conflicts. Once providing employment for approximately 12,000 workers, it has recently been decommissioned by the United States Army and is currently going through a reuse and disposal process. In May of 2001, the Badger Reuse Plan was completed and adopted by the Sauk County Board of Supervisors. The Plan lays the groundwork for the deconstruction of the plant and reuse of the property for the purposes of research, conservation, agricultural, environmental, historical, cultural, educational, and recreational use. The General Services Administration of the United States Government is responsible for overseeing the disposal process per federal regulations. Currently, the applicants that have expressed an interest in ownership of all of BAAP include the Dairy Forage Research Center (a division of the USDA), the Ho-Chunk Nation through the federal Bureau of Indian Affairs (BIA), and the Wisconsin Department of Natural Resources (WisDNR) through the National Park Service (NPS). Collectively, these potential owners have worked with local officials in developing the reuse plan and subsequent agreements that create a commission charged with the responsibility of



establishing a plan to obtain the future uses described above.

Low Density Rural and Farm Residential

Despite the introduction of the Badger Army Ammunition Plant, much of the Town of Sumpter remains in rural or open space uses. The relatively flat, outwash plains from the last glacial period are productive agricultural areas while the unglaciated, diverse topography of the Baraboo Range and surrounding bluffs is forested. The Town's farm and nonfarm residences, are dispersed throughout these areas of the Town. Growth has been slowed in these areas with the Town's adoption of Exclusive Agriculture zoning in 1987, which requires a minimum of 35 acres in order to establish a new residence. This has worked well to minimize the conflicts that arise between nonfarm development and existing farmsteads for the last 15 years. However, concerns about misuse of Wisconsin's aid programs for farmers, increasing development pressure, the systematic destruction of family farms in 35 acre blocks, and the amount of sprawl resulting from a 35 acre density policy all point to the fact that the land use regulations need to be updated to better reflect current and future market conditions while protecting productive farmland.

General Business

These uses are located primarily in and around the Bluffview area, adjacent to USH 12. They act as a resource to neighboring residents and to passers-by on USH 12. Currently, two commercially based businesses are located in the Bluffview area. There is also a used auto enterprise to the north in the Kings Corner area. Additional industrial based businesses located in the Town are actually within BAAP, subject to lease agreements and the deconstruction of the plant. Other businesses scattered throughout the Town are either recreationally or agriculturally based businesses.

Zoning Classifications

As mentioned above, the Town of Sumpter adopted County Zoning in 1975. From 1975 to 1987, the Town zoning was primarily classified as general agriculture until the Town adopted Exclusive Agricultural zoning in 1987 and developed their first Development Plan. The Sumpter Development Plan implemented six basic zoning categories including: Exclusive Agriculture, Agriculture, Commercial, Industrial, Multiple Family Residential, and Single Family Residential. The Town has not experienced significant pressure from rezoning requests since the adoption of the Plan. As a result, the Town's current zoning map very closely mimics the Town's zoning map adopted in 1987 as a component of the Development Plan.

Map #10: *Sumpter Zoning Map*, shows the Town's current zoning. When compared to Map 9: *Current Land Use*, it is easier to visualize the impact that the BAAP and related development has had on the landscape of the Town in terms of land use.

Future Land Use

Public Input

Land use is possibly the most revealing portion of a comprehensive plan. It takes the residents own impressions and desires of what they would like to see in their community, and expresses them through a future land use map. This planning process got to the basis of those concerns at several points, including: the visioning session held by the Sumpter Planning Committee in December of 2001, the survey conducted with all residents (504 surveys sent out) of the Town, an Intergovernmental Cooperative Forum, a public informational meeting, and then finally a public hearing prior to the adoption of the comprehensive plan. Perhaps the most revealing of these input opportunities was the survey conducted in January of 2002 (Appendix C). The survey included several questions designed to illicit responses regarding current land use issues and future directions for the Town. Some of these specific results include:

- 51% of respondents supported the Town remaining as Exclusive Agricultural Zoning, 26% indicated maybe.
- 76% of respondents felt that preserving the Rural Character from development is very important.
- 70% of respondents felt that preserving the Baraboo Range from development is very important.
- 64% of respondents felt that the Town should hold a Town Meeting to discuss the Town taking a more proactive approach to land use decisions in the Town of Sumpter, including the issuance of driveway permits and building permits, the development of subdivision ordinances, and additional land use restrictions currently not available through County zoning.
- 62% of respondents felt that small family non-farm businesses should be allowed in Sumpter.

Projected Growth

Based on the population projections provided in the issues and opportunities portion of this plan (Tables CP6 through CP9), the Town of Sumpter may experience as many as 200 new housing units in the next 20 years, or roughly an average of 50 new homes every five years. The expansion of USH 12 will continue to be a driving factor in the increased demand of housing opportunities in southeast Sauk County due to the easy access to Madison. This, combined with the fact that the Villages of Sauk City and Prairie du Sac are experiencing growth barriers to the west and north of the communities, will continue to be important factors when considering the development pressure of the area. In addition, the Town of Sumpter created a Sanitary District in the Summer of 2002 for the Bluffview area to aid in the acquisition and rehabilitation of community utility systems located within BAAP to support both existing and future growth in the Town. These factors seem to support the growth projections predicted in the tables referenced above, which are located in the *Issues and Opportunities* section of this Plan.

Another contributing factor to this growth projection is the proposed changes to the Sauk County Zoning Code, specifically to the Exclusive Agriculture district. Currently, the Exclusive Agriculture classification requires a minimum of 35 acres to construct a new residence. The

proposed changes to the Exclusive Agriculture zoning district would maintain the same density requirements but allow smaller lots between 1 to 5 acres to be created that would allow the construction of a new residence. A restrictive covenant would then be placed on a remaining portion of the land to account for the difference between the size of the lot created (1 to 5 acres) and the 35 acre density. The primary goal of this covenant would be to protect prime agricultural soils, large forested blocks, steep slopes, and environmentally sensitive lands from development. Based on input from the Sumpter Planning Committee and the Focus Groups, it was determined that these smaller lots should be limited to a total of three on each farm and that they should be clustered together whenever possible. Specific criteria were developed to provide guidelines for the siting of these clusters, while minimizing the conflicts between farm and nonfarm land uses. Details of these development policies is provided in Appendix A: “*Sumpter Development Guidelines*”.

Future Growth Areas

Map 11 depicts the Town’s “*Future Growth Areas*”. These areas are characterized as existing high density residential development areas with the potential for public/community sanitary and water services. They are also supported by existing public infrastructures including electric, gas, telephone, cable and adequate transportation systems to handle additional development. In addition, these areas also provide opportunities

for redevelopment of vacant lands with varying levels of existing infrastructure. Primarily, these areas provide an opportunity for future residential development with densities less than 1 acre. As mentioned earlier, the opportunity for home-based or cottage businesses is supported by the Town. Additional commercial development should be directed to areas around Bluffview where adequate utility services and transportation systems are provided.

Vacant Property near Bluffview



Influence On County Ordinances and Planning

Sauk County is in the process of developing a new 'cafeteria' of zoning districts. These zoning districts will be designed to reflect the vision and goals of the Sauk County 20/20 plan, mainly that of giving more land use options and control back to the townships and municipalities. The focal point of these changes will be the creation of a “Rural Residential” zoning district to work cooperatively with the Exclusive Agriculture and Resource Conservancy zoning districts. This new district will allow the creation of smaller lots (1 to 5 acres) based on a density policy of 35 acres, utilizing restrictive covenants on remaining acreages. In recognition of the provisions under State Stats 59.69, the Town of Sumpter will play an important role in the development and adoption of these new zoning options. This will be the Town’s first opportunity to provide assistance to carryout some of the development preferences laid out within this document.

Once local municipalities have adopted local Comprehensive Plans, Sauk County will prepare a County level Comprehensive Plan. This Plan will reflect and recognize the Towns' Comprehensive Plans, including their Development Plans and Land Use Elements. The Towns' Comprehensive Plans are a product of the people of the Towns. Thus, the County Plan will be a reflection of the people of the County, balancing individual property rights with community interests and goals.

Land Use Goals, Objectives and Policies

In order to provide for alternatives that meet the future development plans for the Town of Sumpter, the following goals, objectives and policies have been identified:

Goals

- Preservation of prime agricultural lands and the picturesque rural countryside.
- Promotion of orderly, economical, and diverse development that is centralized in areas where development currently exists and that can be managed by the local government in the future.
- Preservation and protection of the natural, environmental, educational, cultural and historical values of the land and all its inhabitants.
- Promotion of cooperation between agricultural and nonagricultural based residents aimed at facilitating and fostering a strong positive relationship as changes occur in the agricultural industry.
- Promotion of the Badger Reuse Plan in an effort to change negative perceptions to strong positive attitudes to more accurately reflect the views of the facility by a nation at war in a time of great worldwide need, and to serve as a constant reminder of what can and did happen when leaders of any people revert to violence.
- Promotion of long-range planning and alternative land use policies which are consistent with the Town's current character.

Objectives

- Promotion of a future land use pattern consistent with the Town's existing rural character.
- Continuation of primarily exclusive agricultural zoning.
- Direct new development to locate primarily in and around Bluffview, Gruber's Grove, and Maple Park where adequate services can be provided efficiently and where the development already exists.
- Establishment of new land use programs that allow greater flexibility in non-farm development while preserving the Town's rural landscape and agricultural tradition.
- Enhance and encourage commercial, tourism and service industries as well as appropriate agrarian, home occupation and cottage industries.

- Preserve and protect lands with significant natural features including the Baraboo Range, bluffs, steep slopes and woodlands.
- Regulate mining extraction to minimize the visual and environmental impact of the operations.

Policies

- LU.1 The density policy of the Town of Sumpter is one dwelling unit per 35 acres in areas zoned Exclusive Agricultural.
- LU.2 The number of potential building sites shall be based on the Town’s rural density policy and is calculated using contiguous acreage amounts under one ownership.
- LU.3 The density policy of the Town does not apply to Lots of Record, which are lots legally created and recorded in the Sauk County Register of Deeds office that met the zoning requirements at the time they were created. This requires that lots created between 1979 and 1987 that were less than 10 contiguous acres would have been created by way of a Certified Survey Map. Parcels created after 1987 by a means other than a Certified Survey Map and well less than 35 acres are recognized as illegal nonconforming lots and therefore are unbuildable.
- LU.4 The density policy does not apply to lots of 1 to 5 acres created through a farm consolidation since 1987.
- LU.5 The Town shall create and utilize Development Guidelines to assist with the decision making process on land use matters.
- LU.6 The Town shall consider and support rezones and special exception requests at the County level only when proof has been provided that the proposed use will not create a potential land use conflict with surrounding property owners, that the proposed use will not have adverse impacts on the environment, and that adequate public facilities to accommodate the development either exist or will be provided within a reasonable time to handle any direct or potential increases in service including roads, utilities, schools, emergency services, police protection and refuse handling.
- LU.7 The Town shall development criteria for the siting of nonfarm residential development to minimize the impacts on existing farmsteads and the visual, environmental, and significant natural features of the rural landscapes of the Town.
- LU.8 The Town should work closely with Sauk County on developing new zoning districts that will allow greater flexibility for the creation of new building sites while protecting prime agricultural soils, large blocks of woodlands, steep slopes and other environmentally sensitive areas.

- LU.9 Using the Town's density policy, a landowner may choose to utilize clustering, as defined within this document, to create lots of 1-5 acres up to a maximum of 3 lots per contiguous property under one ownership.

Implementation

In order for the *Comprehensive Plan* to be fully implemented, specific actions are required. This chapter is intended to outline the specific actions to be completed in a stated sequence as required under Wis. Stat. §66.1001.

Plan Review and Adoption

The *Town of Sumpter Comprehensive Plan* has been adopted in a manner that supports its future use for more detailed decision-making. *Town of Sumpter Comprehensive Plan* contains all of the nine elements and meets the statutory requirements as set forth in Wis. Stat §66.1001. The Town of Sumpter has adopted Village Powers and established a Plan Commission. The Plan Commission has reviewed the proposed *Plan* and made a recommendation, by adopting a resolution by majority vote, to the Town Board for approval of the *Comprehensive Plan*. The Plan Commission also distributed copies of the *Plan* to affected and surrounding local governments.

The Town Board has held a formal Public Hearing, properly noticed at least 30 days in advance and the public has been given time to review and respond in writing to the proposed *Plan*. Following the Public Hearing, the Town has adopted the *Plan* by ordinance according to the procedures outlined in Wis. Stat. §66.1001.

The Town Board and the Plan Commission shall use the recommendations of this *Comprehensive Plan*, including the Development Guidelines, when making decisions concerning change of land use and development proposals, intergovernmental cooperative efforts and other programs and actions of the Town Board. The Plan Commission shall annually review all decisions made and compare those decisions to the recommendation of this plan, and provide appropriate reports to the Town Board.

Measures of Integration, Consistency and Completion of Elements

On January 1, 2010, "any program or action that affects land use" will have to be consistent with locally adopted comprehensive plans. The following tables provide a detailed list of implementation recommendations for each of the next 5 years. Providing this timeframe satisfies part of the of the State Smart Growth requirement for indicating the sequence in which specific actions will be completed, as well as one unit of measuring actions as consistent with this plan. The tables each contain the following four columns of information.

Recommended Action: The first column is the action recommended to implement a policy of the Comprehensive Plan. The recommendations are for actions to be initiated by the Town, recognizing that many may not occur without cooperation from others. Initiation of the recommended action provides one way to measure progress towards achieving aspects of the comprehensive plan.

Timeframe: The second column indicates how long the recommended action needs for completion. Completion of the recommended action provides one way to measure progress towards achieving aspects of the comprehensive plan. Some of the actions are ongoing, others are short-term events.

Policy: The third column indicates which policy, or policies, of the comprehensive plan is/are being implemented. By indicating all the policies will be satisfied by the completion of the associated recommendation, one measure of integration and consistency between the elements of this Comprehensive Plan is provided. Completion of the associated recommended action also provides one way to measure progress towards achieving aspects of the comprehensive plan. It should be noted that each policy is only described once in the table.

Category: This column indicates which elements of the Comprehensive Plan are being addressed by the completion of the associated recommended action. This provides another measure of integration and consistency between the elements of this Comprehensive Plan. Completion of the associated recommended action also provides one way to measure progress towards achieving aspects of the comprehensive plan.

Recommended Actions for Implementing the Comprehensive Plan

2003 Timetable

Recommended Action	Timeframe	Policy	Category
Follow Standards for Rural Residential Plan Development as outlined in the Development Plan	Ongoing	A.1 A.2 NC.2 NC.13 NC.15 ED.5 ED.6 H.1 H.4 H.5 H.10	Agriculture Natural and Cultural Resources Economic Development Housing
Follow standards as set forth in Chapter 7 of the Sauk County Ordinances, Follow guidelines for granting rezones or special exception uses as outlined in Development Plan	Ongoing	A.3 ED.1 IG.2 LU.6 LU.7	Agriculture Economic Development Intergovernmental Cooperation
When considering requests for a change of use or area of development, follow the <i>order of consideration</i> as set forth in the General Development Policies of the Development Plan	Ongoing	A.4 NC.1 NC.2 NC.3 NC.8 NC.12. NC.13 NC.15 H.2 H.3 H.5 H.8. LU.5 LU.6 LU.7	Agriculture Natural and Cultural Resources Economic Development Housing
A site plan shall be prepared on an aerial map in accordance to the guidelines set forth in the development plan and submitted to the Town Plan Commission for its approval.	Ongoing	NC.2 NC.3 NC.7 NC.8 NC.12 C.13 NC.15 ED.6 H.3 H.4 H.5 H.6 H.10 LU.5	Natural and Cultural Resources Economic Development
Follow standards for development of subdivisions as outlined in the Development Plan	Ongoing	ED.6 ED.7 H.6 H.7 H.9 H.10 TUF.5 LU.5	Economic Development Housing
The Town shall follow the Driveways Design Standards as outlined in the Development Plan	Ongoing	NC.7 NC.15 TUF.7 ED.2 H.7 H.10 LU.5	Natural and Cultural Resources Transportation, Utilities and Community Facilities Economic Development Housing

2003 Timetable

Recommended Action	Timeframe	Policy	Category
Follow Building Design Standards for Rural Residential Plan Development as outlined in the Development Plan	Ongoing	NC.7 H.2 H.10 LU.5 LU.6 LU.7	Natural and Cultural Resources Economic Development Housing
Follow standards for business development as outlined in the Development Plan	Ongoing	ED.6 ED.7 ED.8 LU.5 LU.6 LU.7	Economic Development
Continue involvement on Badger Army Ammunition Plant (BAAP) Oversight Management Board (OMB)	Ongoing	NC.9 NC.10 NC.11 TUF.6 IG.2	Natural and Cultural Resources Transportation, Utilities and Community Facilities Intergovernmental Cooperation
Work with the Town of Prairie du Sac. Apply for grant to study otter creek watershed. Develop watershed management plan. Implement watershed management plan/apply for cost share grants.	2003 -2005	NC.14 H.6 ED.6 IG.2 IG.8	Natural and Cultural Resources Housing Economic Development Intergovernmental Cooperation
Establish resource center(s) for residents. Center shall maintain information for county, state, federal and private organization programs available to residents that support educational opportunities, historic preservation, resource and farmland conservation programs, and other appropriate materials	2003 - 2007	A.5 A.6 NC.4 NC.8 ED.3 ED.4 IG.2	Agriculture Natural and Cultural Resources Economic Development Intergovernmental Cooperation
The town shall encourage farmers to work with Sauk County Land Conservation Department and other appropriate offices to develop farm conservation programs.	Ongoing	A.6 IG.2	Agriculture Intergovernmental Cooperation
The Town shall review and adopt USH12 Corridor Growth Management Plan (GMP), utilizing such to develop standards for Town basic sign ordinance.	2003	NC.5 NC.8 TUF.6 ED.10 IG.6	Natural and Cultural Resources Transportation, Utilities and Community Facilities Economic Development Intergovernmental Cooperation
Establish communications w/DOT. Town shall pass resolution in regards to the DOT must keep Town informed of road improvements	Ongoing 2003	TUF.1 ED.2 IG.9 IG.2	Transportation, Utilities and Community Facilities Economic Development Intergovernmental Cooperation

2003 Timetable

Recommended Action	Timeframe	Policy	Category
Establish Sewer District for Bluffview.	2003 - 2005	TUF.3 IG.2	Transportation, Utilities and Community Facilities Intergovernmental Cooperation
The Town shall review and evaluate shared road agreements with neighboring townships.	Every 5 years	TUF.4 IG.1 IG.2 IG.3	Transportation, Utilities and Community Facilities Intergovernmental Cooperation
The Town shall establish an Economic Development Committee to develop and implement a long-term strategic plan. Members might include the Sauk Prairie Area Chamber of Commerce, Baraboo Area Chamber of Commerce, Sauk County Development Corporation and the UW Extension office and other appropriate entities.	2003 Establish Task Force 2005 Plan finalized.	ED.9 IG.2	Economic Development. Intergovernmental Cooperation
Continue involvement with LRIP	Ongoing	TUF.4 IG.1 IG.3	Transportation, Utilities and Community Facilities Intergovernmental Cooperation
Provide written comment or send representative concerning applicable issues in front of the county or related agency meetings	Ongoing	H.4 IG.2 IG.4 IG.7 LU.7	Housing Intergovernmental Cooperation
Send Town board and planning commission agenda and minutes to County Board representative, and Sauk County Department of Planning and Zoning.	Ongoing	IG.2 IG.4 LU.7	Intergovernmental Cooperation
Share short and long range road project plans with neighboring townships, coordinate projects where applicable.	Annually during budget development	TUF.4 IG.1 IG.2 IG.3	Transportation, Utilities and Community Facilities Intergovernmental Cooperation
Contact School Districts Superintendents office. Open communications. Indicate want to: (1) Provide written comment or send representative to school board concerning applicable issues. (2) Work with school ad hoc committees. (3) Request to receive agenda and minutes for appropriate distribution	Ongoing	IG.5	Intergovernmental Cooperation

2003 Timetable

Recommended Action	Timeframe	Policy	Category
Send copy of comprehensive plan to all neighboring jurisdictions, including Townships, School Districts and, Nature Conservancy, Devils Lake, BIG, appropriate County Departments, and others as appropriate	2003	IG.2 IG.5	Intergovernmental Cooperation

2004 Timetable

Recommended Action	Timeframe	Policy	Category
Continue all ongoing and annual actions began in 2003	Ongoing Annual		
Work with Town of Baraboo. Jointly request Devils Lake DNR to provide information/plans to manage water levels in Devils Lake. Explore opportunities to for shared road agreements	2004	IG.1 IG.2	Transportation, Utilities and Community Facilities Intergovernmental Cooperation
Explore opportunities for grant monies available to upgrade and/or refurbish Community Center.	2004	TUF.2 IG.2.	Transportation, Utilities and Community Facilities Intergovernmental Cooperation
The town shall work with the county to develop road design standards	2004	TUF.4 IG.2 IG.3 IG.4 LU.7	Transportation, Utilities and Community Facilities Intergovernmental Cooperation

2005 {or 2006} Timetable

Recommended Action	Timeframe	Policy	Category
Review and Adopt appropriate portions of Economic Development Plan as identified by the task force	2005 (6)?	ED.9	Economic Development
Review and Adopt appropriate portions of Otter Creek Watershed Management Plan as identified by the task force	2005 (6)?	NC.14 H.6 ED.6	Natural and Cultural Resources Housing Economic Development
The Town shall work with the Sauk County Development Corporation and Sauk County to apply at a Countywide level to the	2005 (6)?	ED.9	Economic Development

State of Wisconsin for Community Development Block Grant funds, and other state and federal economic development programs to provide revolving loan fund programs, small business loans, and tax credits for local businesses and historic rehabilitation.			
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Plan Amendments

Amendments may be deemed appropriate or necessary in the years following the adoption and implementation of this Comprehensive Plan. Amendments are generally defined as minor changes to the maps or text. As frequent amendments to accommodate specific development proposals should be avoided, the Plan should be reviewed for all potential amendments every three years. This is the suggested procedure for the adoption of appropriate components of the Economic Development Plan, the Otter Creek Watershed Management Plan or other associated Intergovernmental policy, as outlined in the recommended actions of this *Comprehensive Plan*.

Amendment Procedure

The state comprehensive planning law requires that the Town use the same basic process to amend or add to the Plan as it used to initially adopt the Plan. This does not mean that new vision sessions or forums need to be held. This does mean that the Plan Commission must hold a Public Hearing, properly noticed at least 30 days in advance and the public has been given time to review and respond in writing to the proposed amendment(s) to the *Plan*. The Plan Commission then reviews the proposed amendments and makes a recommendation, by adopting a resolution by majority vote, to the Town Board for either approval or disapproval of the amendments to the *Comprehensive Plan*. The Town then proceeds to either adopt or deny the amendment(s) to the *Plan* by ordinance according to the procedures outlined in Wis. Stat. §66.1001. The Plan Commission must also distribute copies of the amendment(s) of the *Plan* to affected and surrounding local governments.

Plan Updates

The State Comprehensive Planning Law requires that the Comprehensive Plan be updated at least once every ten years. An update is a substantial re-write of the Plan document and maps and must follow all procedures of plan adoption as outlined at the beginning of the implementation portion of this *Plan*.

APPENDIX A

DEVELOPMENT PLAN

Development Guidelines

The purpose of the Town of Sumpter Development Guidelines is to provide a basis for making decisions concerning new development proposals, requests for rezones, and requests to change existing land uses. The Development Guidelines contain the following specific categories:

- ◆ General Development Policies
 - ◆ Order of Consideration

- ◆ Driveway Design
 - ◆ Standards for Driveway Design

- ◆ Standards for Rural Residential Development
 - ◆ Site Plan Standards
 - ◆ Building Design Standards

- ◆ Standards for Subdivision Development
 - ◆ Site Plan Standards

- ◆ Standards for Business Development
 - ◆ Site Plan Standards

- ◆ Standards for Nonmetallic Mining Requests

- ◆ Standards for Granting Rezone Requests out of Exclusive Agricultural Zoning

- ◆ Standards for Granting Special Exception Requests

These policies and procedures have been developed through the Comprehensive Planning Process as one means of implementing the goals, objectives and policies set forth in the Town of Sumpter's 2002 Comprehensive Plan. These policies and procedures are provided as minimum standards for specific types of development proposals and land use requests in the Town of Sumpter. It is intended that the information contained within this document provide guidance to applicants. The Town Plan Commission and Town Board shall apply the Development Guidelines when considering requests for rezones and development proposals.

It should also be noted that the Town of Sumpter adopted County Zoning in 1975. The guidelines set forth in this document do not replace the County requirements for certain land use proposals in the Town of Sumpter, but rather compliment County regulations. The Sauk County Planning and Zoning Office should be contacted for additional information and all necessary applications at 355-3285.

General Development Policies

All development shall be directed to areas that do not create land locked parcels, are suitable for private or community septic systems, and allow for proper siting of well systems. Furthermore, development and any change of land use should be guided to those areas which follow this *order of consideration*

- (1) Preserve Prime Agricultural soils.
- (2) Prohibit development on slopes 20 percent or greater.
- (3) Give careful consideration to slopes between 12 and 20 percent.
- (4) Establish setbacks for waterways equal to or greater than the County setbacks for waterways of 75 feet.
- (5) Preserve large blocks of natural habitat area.
- (6) Give consideration to the location of registered historical, cultural and archeological sites.
- (7) Establish buffer areas between agricultural and non agricultural use of 1,000 feet or more, when considering odor, noise, air, light and visual aesthetics. This buffer may be reduced to a minimum of 400 feet when odor controlling measures and screening are provided. The Plan Commission and Town Board will develop a credit system to determine what credits are assigned to the differing measures.
- (8) Ensure the use does not visually predominate over surrounding landscape.

Driveway Design

When at all possible, driveways shall not be permitted to cross productive agricultural lands and disrupt the agricultural use of the property. All driveways must permit safe access by fire trucks, ambulances and any other emergency vehicles. The Town Board and/or Plan Commission may require notification of the fire chief or other emergency service providers, as well as their approval of any driveway configuration.

Standards for Driveway Design

1. The slope of driveway shall be less than 12% whenever possible. Plans for driveways with slopes between 12 % and 20 % shall be closely reviewed. Driveway slopes may not exceed 20 %.
2. Driveway width shall be 16 feet or greater whenever possible. Driveways less than 300 feet in length may be 12 feet or greater, but shall be closely reviewed. No driveway may be less than 12 feet wide nor more than 20 feet wide.
3. The grade of a driveway within 100 feet of the homestead or structure is ideally level, with maximum slopes of less than 3%.
4. Turn around areas or cul de sacs shall be provided for driveways that exceed 400 feet in length. The radius of the driveway should be 60 feet.
5. Driveway intersections must be lower than the town road.
6. The first 20 feet of the driveway, starting from the road intersection, must be paved.
7. Ditches near culverts must be sloped at a maximum ratio of 2 to 1.
8. Vegetation along driveways shall provide adequate clearance for emergency vehicles (Fire trucks and tankers are as much as 10 feet tall).
9. All driveways shall be shared when possible, especially when homes are clustered
10. Driveways shall be set back from roadway intersections 300 feet.

11. Sauk County vision triangle requirements under Ord. Sec. 7.18(5) shall be met.

Standards for Rural Residential Development

1. For any new development or change of land use, a site plan shall be prepared on an aerial map and submitted to the Town of Sumpter Planning Commission for its approval.

Site Plan Standards (the following items must be shown on the aerial map)

- a. All existing property boundaries, lot lines and easements must be shown.
- b. All existing uses, structures, registered historical and archeological sites, roads and driveways must be shown.
- c. Areas of differing soil productivity shall be delineated, with reference to prime farm soils.
- d. All natural features, such as woodlands, wetlands, grasslands, floodplains, steep slopes, and areas of known habitat shall be delineated.
- e. The site plan should indicate a minimal level of tree clearing necessary for a building site.
- f. Any erosion control measures and all cuts and fills must be noted on the site plan.

2. The accepted minimum parcel size for a viable farm unit, and for qualifying for state-provided farmland preservation tax credits, is 35 acres.

3. In order to prevent the occurrence of multiple divisions by successive landowners, the limitation of one lot per 35 acres contiguously owned, shall run with the land, shall be cumulative, and shall apply to those persons or entities owning land on September 1979 and to their grantees, heirs, successors and assigns.

4. Nonfarm residential development is permitted per the density of one dwelling unit per 35 acres. The Town has adopted the Exclusive Agricultural District of the Sauk County Zoning Ordinance.

5. The Town recognizes that the one lot per 35 acres density policy does not mandate the creation of 35-acre lots for nonfarm residential development, and that alternative land use policies such as Clustering, Transfer of Development Rights (TDR), and Purchase of Development Rights (PDR) may be used. (see Appendix B)

6. A legal non conforming lot (parcels that were smaller than 35 acres as of September 1, 1979) are not permitted to be divided.

7. Separation of farm dwellings and related structures for farm consolidation purposes will not count toward the one lot per 35 acres owned, but shall be limited to between 1 and 5 acre lots.

8. For clustering purposes, the range of permitted lot sizes shall range from 1 to 5 acres, in order to minimize conversion of farmland to non-agricultural use and shall subsequently require the recording of a conservation easement on the cluster remnant.

9. Where practical, non-agricultural development is to be located on the least productive portion of the farm parcel. Productivity will be measured by the soil classification of the Soil Survey of Sauk County, Wisconsin.

10. New roads or utility transmission lines should be located and constructed in a manner that would minimize any impact on prime farmland and other natural resources.

11. When clustering, the Town may require the sharing of infrastructure and utilities for a given site to minimize the amount of land devoted to residential use.

12. Each parcel must front on a public access for at least 40 feet.

13. The proposed site cannot disturb any registered historic or archeological site. Prior to approval of any site plan, the State Historical Society may be contacted to determine if a registered historical or archeological site is known to exist on the site, and if it is, the applicant may be required to relocate his/her plans for site development to a new location.

14. All necessary measures will be taken to ensure that endangered and threatened species occurring on a proposed site will be protected.

15. Good site planning will preserve the natural view, protect erodable slopes, preserve woodlands and protect wildlife habitat. It is desirable that development sites be landscaped to blend with the surrounding area. Therefore, when building on slopes greater than 12% but less than 20%, the following standards shall be considered:

Building Design Standards

- The structure must be visually inconspicuous during leaf-on conditions, i.e. at least 50 percent of the structure must be broken up with existing vegetation.
- The structure must not be higher than the surrounding vegetation.
- Encourage exterior colors to harmonize with the surroundings.
- Erosion control measures must be implemented during and after construction

Visual Models of *Typical* and *Preferred* development patterns in the Town of Sumpter
(Drawings provided in-kind by Laura Theis, UW-Madison Landscape Architectural student.)

Figure 1: Typical Rural Residential Development

The drawing to the right illustrates a common development practice for single-lot residential development. This type of development results in the fragmentation of productive farmland, increased visibility of new development within the rural landscape, and multiple driveways along town roads. It is the intent of the Town of Sumpter, through the adoption of these guidelines, to properly site new development to minimize the impacts of the development on the rural landscape and the existing infrastructure.

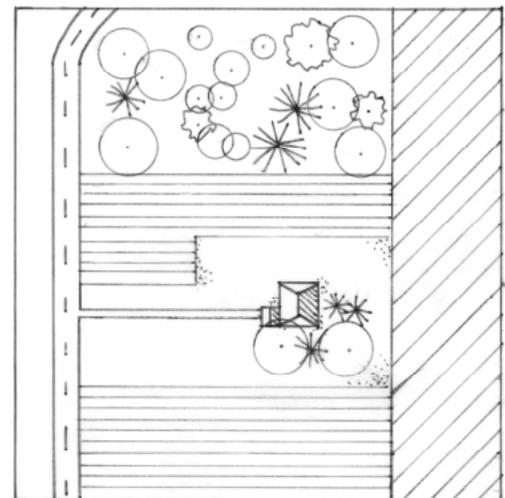


Figure 2: Preferred Rural Residential Development

The drawing to the right is an example of a site plan that more closely reflects the desires of the Town of Sumpter in terms of single-lot residential development. Note the location of the home in respect to contiguous farmland and the use of landscaping to provide visual screening. The building is also set back from the road to protect the rural character of the community. In addition, greater separation between the residence and the farmland has been incorporated into the design in an effort to minimize potential conflicts between agricultural and nonagricultural land uses.

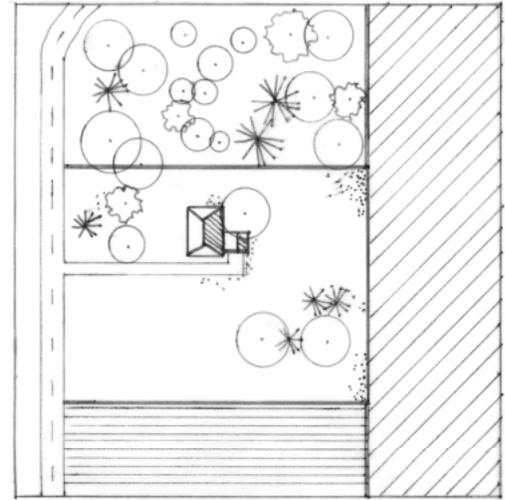


Figure 3: Typical Rural Residential Hillside Development

This drawing is representative of the common development that occurs in bluff or hillside areas in the Town of Sumpter. Vegetation is removed from the hillside in order to construct the new home, visually impacting the town’s rural landscape and character. In addition, driveways that serve this type of development are typically long and steep, which can be difficult to provide emergency services to.

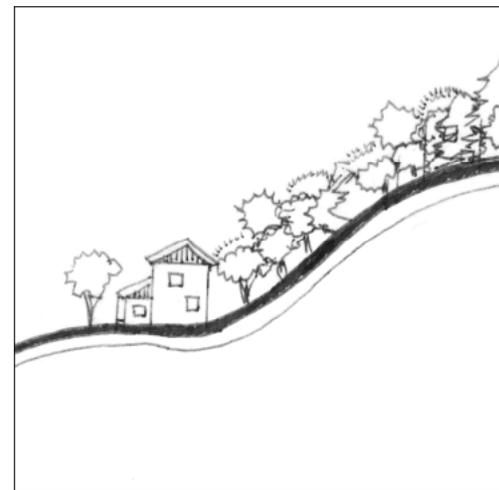


Figure 4: Preferred Rural Residential Hillside Development

The Town’s preferred development guidelines for hillsides and hilltops is to locate the new development at the base or side of hills with slopes less than 20%, not the top. The new development should be screened with existing vegetation and set back from roads to reduce the visual impacts on the rural landscape. Driveways are to be constructed in accordance with the driveway guidelines and should be shared whenever possible. Site plans should address storm water runoff and how erosion will be minimized during and after construction.

Figure 5: Typical Multiple Lot Development

To the right is an example of how development typically has occurred. Note the fragmentation of farmland and wildlife corridors. Another design flaw is the increase in the number of shared property lines and the potential conflicts between agricultural and non-agricultural land uses. This type of development results in numerous driveway intersections, the development of large lawns, increased visibility and an increased conversion of farmland to non-agricultural uses

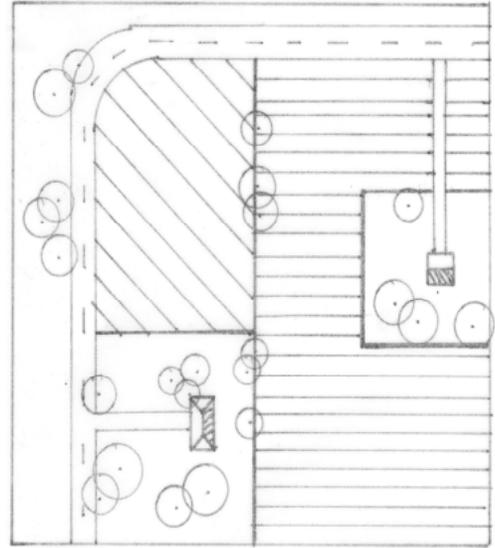
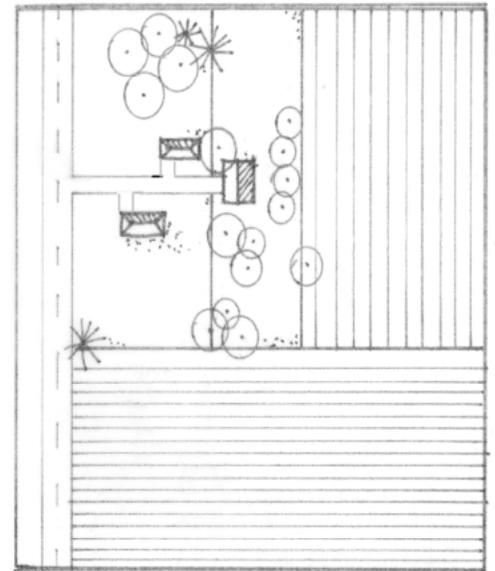


Figure 6 – Preferred Clustered Development

This Figure is representative of a cluster development in a rural area. Note the preservation of contiguous farmland and the decrease in the number of shared property lines between the two uses. This type of development results in a decrease in the number of driveway intersections, promotes greater setbacks and visual screening, provides a better separation between agricultural and non-agricultural uses and promotes continued farming of the remaining property. It also lends itself to shared utilities, including wells and private septic systems.



Standards for Development of Subdivisions

1. For any new development or change of land use, a site plan shall be prepared on an aerial map and submitted to the Town of Sumpter Planning Commission for its approval.

Site Plan Standards (the following items must be shown on the aerial map)

- a. All existing property boundaries, lot lines and easements must be shown.
- b. All existing uses, structures, registered historical and archeological sites, roads and driveways must be shown.
- c. Areas of differing soil productivity shall be delineated, with reference to prime farm soils.
- d. All natural features, such as woodlands, wetlands, grasslands, floodplains, steep slopes, and areas of known habitat shall be delineated.

- e. The site plan should indicate a minimal level of tree clearing necessary for building.
 - f. Any erosion control measures and all cuts and fills must be noted on the site plan.
2. Where practical, non-agricultural development is to be located on the least productive portion of the farm parcel. Productivity will be measured by the soil classification of the Soil Survey of Sauk County, Wisconsin.
 3. Support in-fill in areas of existing housing concentrations including Grubers Grove, Maple Park, New Haven, and Bluffview to minimize impact on prime agricultural Lands.
 4. Encourage the clustering of lots created on a given site to minimize the amount of land devoted to residential use.
 5. The proposed site cannot disturb any registered historic or archeological site. Prior to approval of any site plan, the State Historical Society may be contacted to determine if any registered historical or archeological site is known to exist on the site proposed for development, and if it is, the applicant may be required to relocate his/her plans for site development to a new location.
 6. All necessary measures will be taken to ensure that endangered and threatened species occurring on a proposed site will be protected.
 7. The lot size in a subdivision shall be greater than 12,500 square feet and less than 1 acre.
 8. New roads or utility transmission lines should be located and constructed in a manner that would minimize any impact on prime farmland and other natural resources.
 9. Good site planning will preserve the natural view, protect erodible slopes, preserve woodlands and protect wildlife habitat. It is desirable that development sites be landscaped to blend with the surrounding area.
 10. Each parcel must front on a publicly dedicated and improved street for at least 40 feet.
 11. All subdivisions must have community sewer systems.
 12. Stormwater management shall be closely scrutinized to ensure that post-development runoff flows do not exceed pre-development flows and that the proposed development does not adversely impact any adjacent property.

Standards for Business Development

1. Businesses permitted in the Commercial Zoning District are generally allowable on lots which are not within a subdivision or other grouping of residences. Any proposed business use must meet all of the following conditions and standards.

A. For any new development or change of land use, a site plan shall be prepared on an aerial map and submitted to the Town of Sumpter Planning Commission for its approval.

Site Plan Standards (the following items must be shown on the aerial map)

1. All existing property boundaries, lot lines and easements must be shown.
2. All existing and proposed buildings, parking areas, waste disposal areas and any existing and proposed screening and fencing.
3. All existing uses, structures, registered historical and archeological sites, roads and driveways must be shown.
4. Areas of differing soil productivity shall be delineated, with reference to prime farm soils.
5. All natural features, such as woodlands, wetlands, grasslands, floodplains, steep slopes, and areas of known habitat shall be delineated.
6. The name and cartway width of the road(s) serving the business shall be shown on the site plan. If the business requires any special access improvements, these shall be shown on the site plan.
7. The site plan should indicate a minimal level of tree clearing necessary for a building site.
8. Any erosion control measures and all cuts and fills must be noted on the site plan.
9. Street parking shall be delineated on the site plan. The projected traffic levels and types of vehicles proposed to service or use the business shall also be delineated.

B. A plan for storage and/or disposal of solid waste and hazardous materials used in the operation shall be submitted to the Town.

C. No parking or storage of vehicles is permitted within the street right-of-way.

E. If the business is located within 100 feet of an adjacent residence or residential zoning district, the side of the business facing the residence shall be screened by a landscaped screen or another visual barrier that reflects the surrounding area.

F. All outdoor lighting shall be directed downward and designed so as not to create glare or adversely impact neighboring residences.

G. Stormwater runoff from a commercial development shall be no greater than what existed prior to the development.

H. Hours of operation shall be reviewed and approved by the Town Plan Commission.

I. Outside loudspeakers shall not be approved.

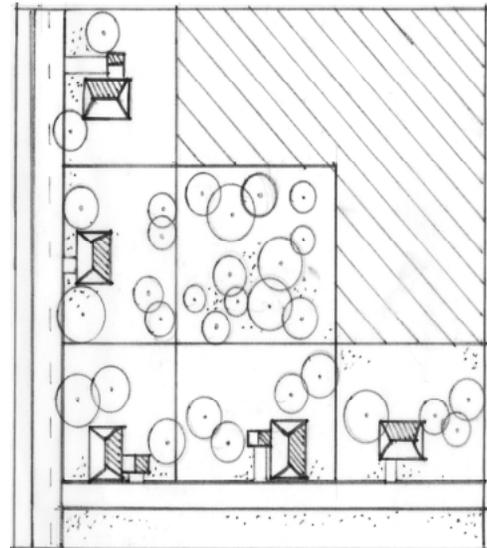
J. Industries requiring high amounts of water usage, large septic tanks or needing fire protection provided by a public system with hydrants should be directed to the appropriate service areas.

- K. The Town should capitalize on the area’s recreational, natural and historical resources by supporting appropriate commercial, recreation, retail and service business expansion in areas that do not conflict with resource protection or land use policies.
- L. New large commercial and industrial development shall be directed to areas where adequate services and infrastructures can be provided.
- M. Good site planning will preserve the natural view, protect erodible slopes, preserve woodlands and protect wildlife habitat. It is desirable that development sites be landscaped to blend with the surrounding area.
2. All non-residential uses permitted by special exception in the Exclusive Agricultural zoning district must meet all of the above conditions and standards listed in 1 A. through 1 M.
3. The Town shall consider only those applications for wireless communications facilities that do not conflict with the land use plan and that do not interfere with the scenic quality of the rural and natural characteristics of the Town of Sumpter.

Figure 7: Typical Rural Edge Development

The figure to the right is representative of typical small-lot development patterns in rural areas. As indicated, development tends to occur in strips along the sides of roads, leading to a dispersed and fragmented development edge. In addition, multiple driveway intersections on roadways can cause safety concerns and increase demands on the existing infrastructure.

The Town of Sumpter’s preferred rural development pattern is to promote infill and higher density development. In order to reduce the impacts caused by edge development, clustering techniques should be applied to this pattern to promote the use of shared driveways, utilities and other infrastructure. This will result in a more attractive and dense development pattern that limits the conversion of prime farmland to nonagricultural uses while promoting efficiency to lessen the burden on the existing infrastructure.



Standards for Nonmetallic Mining Requests

The Town intends to participate in the rezoning and/or special exception deliberation of any application for a new mineral extraction operation in coordination with the Sauk County Department of Planning and Zoning. Therefore, all materials submitted to the County

Planning and Zoning Administrator must also be submitted by the applicant to the Town Plan Commission. The following mineral extraction policies will be used by the Town Plan Commission in reviewing all mineral extraction applications:

1. A detailed mineral extraction operation plan will be submitted to the Plan Commission and will include the following:
 - a) A site map showing the areas to be mined, all access roads, all rights-of-way, all structures, and all utilities, within a mile of the property lines of the site.
 - b) Information about the site, including the zoning district of the site and all adjoining and adjacent parcels within 1,500 feet of the site.
 - c) A description of the mineral extraction activities, including methods and procedures to be used.
 - d) The hours of operation, and whether or not blasting will be conducted on site.
 - e) How the operator intends to limit the noise exposure to adjoining and adjacent residents.
 - f) A timetable for completion of various stages of the nonmetallic mining.
2. All mineral extraction areas shall be surrounded by a landscaped screen or another visual barrier that reflects the surrounding area which shall be no less than 10 feet from the top edge of a slope of the mineral extraction operation. The screen or barrier shall be posted with "Warning" signs. A gate shall be erected across all access roads, which shall be kept closed and locked whenever there is no authorized activity being conducted on the site.
3. All mineral extraction sites shall be reclaimed so that all final slopes shall be covered with same topsoil that was removed/disturbed, or replaced with soil at least as adequate as the topsoil that was removed, for the purpose of providing adequate vegetative cover, and stabilization of soil conditions.
4. Excavations made to a water-producing depth shall be filled to not less than 3 feet above the water level, measured at the high-water mark.
5. The applicant shall submit proof that any proposed blasting is within the limitations set by the Wisconsin Department of Commerce. In addition, the applicant must provide a process to review claims of structural damage to neighboring uses and ways to compensate landowners for any damages. This process must be approved by the Town.
6. In addition, the applicant must submit evidence that all applicable regulations of the Sauk County Department of Planning and Zoning as well as the Wisconsin Department of Commerce, Wisconsin Department of Natural Resources, and the U.S. Department of Labor's Mine Safety and Health Administration and Occupational Safety and Health Administration have been met.
7. The special exception permit shall conform to all applicable regulations of the district in which it is located. This limits other uses beyond the mineral extraction, such as hot blacktop mix and ready-mix concrete operations which would require separate permits.

It also relates to certain uses which are allowed only in other zoning districts, such as commercial truck repair or sales.

Standards for Granting Rezoning Requests out of Exclusive Agriculture

Petitions for rezoning lands out of the Exclusive Agriculture zoning district must meet the standards as set forth in State Stats 91.77, which requires consideration and favorable finding of the following issues:

- Adequate public facilities to accommodate development either exist or will be provided within a reasonable time.
- Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them.
- The land proposed for rezoning is suitable for development and development 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.
- The potential conflict with the remaining agricultural lands and uses in the area is minimal.
- There is a specific need for the proposed development in the location specified.
- Availability of alternative locations.
- Productivity of the agricultural lands that are involved or affected.
- Whether the development as proposed is located to minimize the amount of agricultural land converted.

Standards for Special Exception Requests

In order for the Town of Sumpter to support any requests for special exception permits through the Sauk County Board of Adjustment, the Town's Plan Commission must find that such use is in the public interest and shall be based on such evidence as may be presented to the Plan Commission in consideration of the following relevant factors:

- Potential for conflict with agricultural uses.
- Need for the proposed use at a location in an agricultural area.
- Availability of alternative locations.
- Compatibility with existing or permitted uses on adjacent land.
- Productivity of the lands involved.
- Location of the proposed use so as to reduce a minimum amount of productive agricultural land converted.
- Need for public services created by the proposed use.
- Availability of adequate public services and the ability of the affected local units of government to provide them without an unreasonable burden.
- The effect of the proposed use on water or air pollution, soil erosion and rare or irreplaceable natural areas.

APPENDIX B

ALTERNATIVE LAND USE PRACTICES

Clustering

The Clustering Program is much like that of the Transfer of Development Right (TDR) Program, with one major difference. Instead of transferring “development rights” from one property (sending area) to another property located elsewhere in the Town (receiving area), the “development rights” are transferred to a specific area on the same property. These rights are then “clustered” together to minimize the impacts on prime agricultural soils, environmentally significant areas, and existing agricultural land uses.

Like the TDR program, the “development rights” are based on the Town’s density policy of one residence per 35 acres of contiguous land owned under one ownership. These “development rights” would then be “clustered” on a portion of the property that would minimize the conversion of prime agricultural soils to nonagricultural land uses and would protect environmentally significant and sensitive portions of the property from development. The Town of Sumpter has developed standards for “clustering” which are include within the Development Guidelines document of the Comprehensive Plan.

Based on discussions and input provided throughout the Sumpter Comprehensive Planning process, the number of lots created in a cluster on each contiguous farm is limited to three. These lots are also limited in size from a minimum of 1 acre to a maximum of 5 acres to minimize the conversion of agricultural lands to residential use. Additional “development rights” could either be transferred to a subdivision, protected through the sale of a conservation easement, or sold in 35 acre parcels based on the Town’s density policy.

Once the “development rights” for a piece of property have been clustered, the difference in acreage between the size of the clustered lots created and the Town’s 35 acre density policy would require the recording of a restrictive covenant or conservation easement on the property (cluster remnant) to prevent further land divisions or development.

Example: Landowner A clusters three lots, of two acres each, on a non-productive portion of the property. In exchange, the landowner would be required to protect 99 acres of land from further land division or development.

Town’s density policy	35 acres
Size of lot clustered	<u>- 2 acres</u>

Cluster Remnant	33 acres (difference)
Multiplied by # of Lots	<u>x 3</u>
Required Acreage Protected	99 acres

Once again, the Clustering Program is a voluntary program. It is meant to compliment the Town's existing Exclusive Agricultural zoning designation as well as other alternatives like "Purchase of Development Rights (PDR)" and "Transfer of Development Rights (TDR)" programs. It is not the intent of the Town of Sumpter to replace Exclusive Agricultural zoning, ie the ability to construct a new residence on 35 acres or more, with the Clustering program. It also must be pointed out that the use of Clustering is not an automatic right, but must receive approvals from both the Town of Sumpter and the Sauk County Board of Supervisors based on a recommendation by the Planning, Zoning and Land Records Committee.

Implementation of the Clustering Program will allow the Town of Sumpter to meet the needs of future development demands while helping protect and preserve the Town's rural character and family farming tradition. This program will help keep farm operators well-capitalized and up-to-date, allow the continuation of farming on productive farmland, and offer more choices for investment in their retirement. The Development Guidelines for Rural Residential Development will also help ensure that conflicts between agricultural and nonagricultural development are minimized to preserve the farming tradition in the Town of Sumpter.

Goals of Clustering

- Preservation of prime agricultural lands and the picturesque rural countryside.
- Promotion of orderly, economical, and diverse development.
- Preservation and protection of natural, environmental, educational, cultural and historical values of the land.
- Promotion of cooperation between agricultural and nonagricultural based residents.
- Promotion of long-range planning and alternative land use policies which are consistent with the Town's current character.

Transfer of Development Rights (TDR) Program

The Transfer of Development Rights (TDR) Program is an innovative concept that directs new growth to centralized areas where adequate services can be provided at a reasonable cost while preserving prime agricultural land and other environmentally significant areas as permanent open space.

Under the TDR program, landowners would be provided the opportunity to transfer their “development rights” from all or portions of their land to another area. The landowner’s “development rights” are determined by applying the Town’s density policy to contiguous lands under one ownership, which are typically referred to as “sending areas”. “Sending areas” are properties with prime agricultural soils and significant environmental features that add to Sumpter’s farming tradition and rural character. These areas are protected from future development by “transferring” the development rights to areas that are appropriate for concentrated development with sufficient infrastructure to support the residential uses. The areas that receive the development rights are typically referred to as the “receiving area”.

Based on the discussions and input provided throughout the Sumpter Comprehensive Planning process, the “receiving area” would be designated as a subdivision area on primarily nonprime agricultural soils in centralized areas within the Town. The subdivision (receiving area) would be required to provide community well and septic service, minimize the impact on prime agricultural soils and existing adjacent land uses, and not create an unreasonable demand for additional public services including road maintenance, school busing, emergency services and law enforcement.

The “development rights” are purchased from landowners in the “sending area” by landowners in the “receiving area” in order to establish buildable residential lots. The “receiving” landowner would be required to rezone from Exclusive Agricultural zoning to a more appropriate zoning designation to allow for the development of a residential subdivision with a higher density.

Once the “development rights” for a piece of property have been transferred, the “sending area” would be required to record a restrictive covenant or conservation easement on the property to prevent further land divisions or development.

The Transfer of Development Rights Program is a voluntary program. It is meant to compliment the Town’s existing Exclusive Agricultural zoning designation as well as other alternatives like “Purchase of Development Rights” and “Clustering” programs explained below. It is not the intent of the Town of Sumpter to replace Exclusive Agricultural zoning, ie the ability to construct a new residence on 35 acres or more, with the Transfer of Development Rights program. It also must be pointed out that the use of TDR is not an automatic right, but must receive approvals from both the Town of Sumpter and the Sauk County Board of Supervisors based on a recommendation by the Planning, Zoning and Land Records Committee.

Prior to approval of a TDR, the Town of Sumpter and Sauk County Planning, Zoning and Land Records Committee must consider the following factors:

1. The TDR “sending area” should be an area that the Town of Sumpter and the Sauk County Planning, Zoning and Land Records Committee recognizes for preservation as open space based on one or more of the following criteria:
 - The “sending area” should have a soil capability classification of Class I, II, or III. The highest priority for the use of TDR’s should be given to lands with this classification.
 - The “sending area” should be prime wildlife habitat that merits protection. A high priority should be placed on preserving large tracts of woodlands and grasslands that have the greatest wildlife habitat values.
 - The “sending area” should be environmentally sensitive land that is not otherwise protected from development by current floodplain or wetland regulations. However, this does not prevent a property with some floodplain or wetland areas from being included as part of a sending area if the property contains characteristics referenced above.
2. The Town of Sumpter must approve the selection and location of the “sending” and “receiving” areas.
3. The Sauk County Board of Supervisors, based on the recommendation of the Sauk County Planning, Zoning and Land Records Committee, must approve the selection and location of the “sending” and “receiving” areas.

Implementation of the TDR Program will allow the Town of Sumpter to meet the needs of future development demands while helping protect and preserve the Town's rural character and family-farming tradition. The Program will also minimize the conflicts typically associated with additional residential development in a rural setting with existing agricultural practices. Figure shows an example of how the TDR program might work.

Purchase of Development Rights (PDR) Program

The Sauk County Land Preservation Program

The Sauk County Land Preservation Program is a recently implemented effort to protect important natural resources and agricultural land by the direct public acquisition of land rights from private landowners. Sauk County employs a concept known as the **Purchase of Development Rights (PDR)** by which the County economically compensates private landowners who voluntarily agree to permanently convey to Sauk County, the local town or a private non-profit conservation organization, the right to develop their property for residential or commercial use. The "fair market" value of the landowner's development rights is determined by a professional appraisal that compares estimates of the unrestricted market value of the property and the restricted-use value for agriculture, recreation or wildlife habitat. The difference between those two estimated values is the "fair market" value of the development rights, which Sauk County can legally offer to the landowner. For example, the following is an actual example of a BRPP development rights acquisition:

The estimated unrestricted ("before") value of a 78 acre wooded property is appraised at \$213,000. The estimated restricted use value of the property is \$135,000. The difference between the unrestricted value and the restricted use value is \$78,000 (\$1,000/acre). This is the value of the development rights which Sauk County was able to offer the landowner.

The purpose and terms of the agreement, including the respective rights of Sauk County to enforce the agreement and the landowner to use the land, are detailed in a legal instrument called a Conservation Easement which is signed by the parties and recorded with the Register of Deeds as part of the permanent land record for that property. Agriculture, forestry, recreation and other traditional uses of the land are typically permitted, within the parameters of approved soil and water conservation or forestry stewardship plans.

Currently Sauk County is purchasing development rights from willing sellers whose land lies within the boundaries of the Baraboo Range National Natural Landmark (BRNNL), as it existed in March of 1999. This effort is called the Baraboo Range Protection Program (BRPP), and is funded by a \$5M grant from the Wisconsin Department of Transportation. The BRPP is administered by the Sauk County Department of Planning and Zoning with oversight by the Baraboo Range Commission, a nine-member commission of the Sauk County Board of Supervisors. A county wide Purchase of Development Rights program is envisioned for implementation in 2003, primarily for the protection of important agricultural and other important natural resource areas throughout Sauk County, but outside the boundaries of the BRNNL. This effort will be partly funded by a WisDOT grant, partly by Sauk County, and partly by federal, state or private non-profit grants.

Sauk County's Land Preservation Program is intended to support the County's Comprehensive Plan and local Comprehensive Plans by providing a means for permanently preventing the development of landscapes designated in these plans for agricultural, open space, wildlife conservation or recreational use.

APPENDIX C

SUMPTER SURVEY RESULTS

The Town of Sumpter has recently appointed a committee to study land use issues and update the Town's existing Land Development Plan that was adopted in 1987. The information obtained through this planning effort will also be useful in meeting the requirements of the "Smart Growth" State legislation adopted in 1999 that would require the Town of Sumpter to prepare a Comprehensive Plan by December 31, 2009. Your input through this survey is crucial to the development of a land use plan which reflects the wishes of all town residents. It will also be useful in giving the Town's elected officials input to aid them with upcoming decisions regarding the Town's land use policies and future. Please complete the entire survey so that your responses can be compared with those of other residents. Only the cumulative results of this survey will be made public, no individual answers will be shared. Both the Sumpter Town Board and Land Use Planning Committee thank you in advance for your cooperation with this survey.

Demographic Data

Complete Town

1. If you own land in Sumpter Township, it is: (Check all that apply)

A. A working farm.	32	B. A permanent full-time home	55
C. A vacation/part-time home	7	D. Woodland/Recreation	17
E. Mobile home	43	F. Condo/townhouse	24
G. Other	3		

2. How old is your home?

A. 1979 or newer	75	B. 1950-1978	32
B. 1920-1950	40	C. Pre-1920	24

3. How long have you been a Sumpter property owner/resident?

A. 0-4 years	41	B. 5-10 years	46
C. 11-20 years	34	D. 21-30 years	21
E. Over 30 years	45		

4. How many people reside within your household?

A. 1	29	B. 2	72
C. 3	21	D. 4	19
E. 5	8	F. 6 or more	9

5. What are the ages of your household occupants?

A. 0-4 years old	27	B. 5-15 years old	27
C. 16-18 years old	16	D. 19-29 years old	31
E. 30-39 years old	37	F. 40-49 years old	49
G. 50-59 years old	43	H. 60-69 years old	38
I. 70-79 years old	23	J. 80 years old or over	14

6. What is your family occupation? (If more than one occupant works, circle all that apply)

A. Farmer, forestry and fisheries	28	B. Managerial/professional services	42
C. Business and Repair services	9	D. Manufacturing occupation	22
E. Retail Trade	12	F. Construction	24
G. Utilities	3	H. Public/Governmental Administration	20
I. Retired	56	J. Other	36

7. What is your household income?

A. 0-\$15,000	16	B. \$15,000 - \$25,000	22
C. \$25,000 - \$35,000	26	D. \$35,000 - \$ 45,000	19
E. \$45,000 - \$55,000	19	F. \$55,000 - \$65,000	15
G. \$65,000 - \$75,000	13	H. \$75,000 and over	27

8. Where do you work?

A. At home/on farm	26	B. In Sauk County	84
C. Outside Sauk County but in Wisconsin	47	D. Out of State	5

9. Travel time to work?

A. At home/on farm	24	B. 0-10 miles	62
C. 11-20 miles	22	D. 21-40 miles	38
E. 40 miles and over	10		

10. What time do you leave to go to work?

A. 12:00 a.m. To 4:59 a.m.	8	B. 5 a.m. To 5:59 a.m.	30
C. 6:00 a.m. To 6:59 a.m.	45	D. 7:00 a.m. To 7:59 a.m.	36
E. 8:00 a.m. To 8:59 a.m.	13	F. 9:00 a.m. To 9:59 a.m.	3
G. 10:00 a.m. To 10:59 a.m.	3	H. 11:00 a.m. To 11:59 a.m.	1
I. 12:00 p.m. To 3:59 p.m.	10	J. 4:00 p.m. To 4:59 p.m.	4
K. 5:00 p.m. To 5:59 p.m.	1	L. 6:00 p.m. To 8:59 p.m.	0
M. 9:00 p.m. To 11:59 p.m.	1		

11. How many bedrooms do you have in your home?

A. 1 bedroom	14	B. 2 bedrooms	41
C. 3 bedrooms	86	D. 4 bedrooms	20
E. 5 or more bedrooms	11		

12. What is the source of your water?

- | | | | |
|-------------------------|----|-----------------|-----|
| A. Public system | 66 | B. Private well | 107 |
| C. Other _____ explain. | | | |

13. Are there any problems with your water supply system? (circle) Yes No

- | | | | |
|----------------|----|-------------------------|----|
| A. Smell | 11 | B. Low water pressure | 22 |
| C. Hardwater | 34 | D. Water contamination | 7 |
| E. Low sudsing | 7 | F. Other _____ explain. | 18 |

14. What type of sewage disposal do you have?

- | | | | |
|--------------------------|----|---|----|
| A. Public system | 6 | B. Homeowner's Association/joint system | 76 |
| C. Private septic system | 90 | D. Other _____ explain | 1 |

15. Are there any problems with your sewage treatment system? (circle) Yes 10 No 142

- | | | | |
|----------------------------|---|-------------------------|---|
| A. Backups | 6 | B. Smell | 3 |
| C. System failures/leaking | 3 | D. Other _____ explain. | |

16. How many licensed vehicles does your household have?

- | | | | |
|------|----|--------------|----|
| A. 1 | 32 | B. 2 | 58 |
| C. 3 | 29 | D. 4 | 14 |
| E. 5 | 7 | F. 6 or more | 2 |

17. If you pay rent, what is the amount?

- | | | | |
|--------------|----|------------------|----|
| A. \$100-200 | 37 | B. \$200-300 | 14 |
| C. \$300-400 | 5 | D. \$400-500 | 6 |
| E. \$500-600 | 0 | F. \$600-700 | 0 |
| G. \$700-800 | 0 | H. \$800 or more | 1 |

18. What is the value of your home? (excludes farmland values)

- | | | | |
|---------------------------|----|---------------------------|----|
| A. \$0 to \$20,000 | 27 | B. \$20,000 to \$40,000 | 23 |
| C. \$40,000 to \$60,000 | 18 | D. \$60,000 to \$80,000 | 7 |
| E. \$80,000 to \$100,000 | 16 | F. \$100,000 to \$150,000 | 25 |
| G. \$150,000 to \$200,000 | 20 | H. \$200,000 and over | 22 |

Sawmill	45	70	36
Airport	20	95	22
Motel	48	69	30
Field Chemical Supply	24	98	21
Farm Supply Store	58	53	31
{21 continued}			
Recreational Use			
Nature Sanctuary	118	31	22
Park	117	32	21
Riding Stable	79	48	36
Commercial Campground (public or private)	66	71	31
Ski Hill	60	68	28
Golf Course	47	83	15
Cross Country Ski Trails	81	35	28
Auto/Motorcycle Track	22	121	19
Amusement Park	22	133	14
Snowmobile Trails	71	50	40
Government Use			
Low Income Housing	43	87	22
Landfill	13	116	9
Shelter/Home	36	97	22
Prison	15	121	10
Treatment Center for Social Diseases	21	105	21
Other uses	15	38	31

22. **What do You Think?** Please read the following statements. To indicate **YOUR OPINION**, place a check mark in the proper column to indicate if you agree, are neutral, or disagree with the statement as written.

	Agree	Disagree	Neutral
A. I am in favor of duplex housing in the Town of Sumpter.	74	57	41
B. I am in favor of owners being allowed to rent their houses on a short term basis.	93	52	32
C. Small family non-farm businesses should be allowed in Sumpter.	117	26	30
D. It is acceptable to build houses on tillable land.□	55	76	36
E. More houses in the Town will increase conflicts between farmers and non-farmers.	78	44	48
F. Hosing subdivisions of ten houses or less should be allowed in Sumpter rural areas.	53	77	37
G. Single wide mobile homes should be allowed	52	95	25

in place of a traditional house.			
H. Cabins or small houses of less than 750 square feet should be allowed.	65	61	40
I. New housing should be directed towards areas with existing development.	99	30	41
J. More houses in the Town will lower everyone's property taxes.	47	77	48
K. Farming operations should not be allowed to infringe on enjoyment of neighboring property.	60	65	41
(22. Continued)			
L. Regulations should be established to limit the number of livestock in relation to acres owned.	72	49	53
M. Farm operators should be required to control odors.	73	60	40
N. Farm operators should be required to control noise.	56	68	47
O. The raising or boarding of dogs as a business should be allowed in the Town.	42	78	54
P. Your neighbors should not be allowed to infringe on your farming operation.	111	19	44
Q. The Town should encourage Industrial or Commercial development.	59	81	33
R. The Ton should encourage clean-up of existing farms and houses.	136	18	21
S. The Town should offer residential development alternatives in areas zoned Exclusive Ag like Clustering.	56	66	51
T. The Town should offer residential development alternatives in areas zoned Exclusive Ag like Clustering.	51	63	50
U. The Town should study drainage problems.	121	12	41
V. The Town should adopt more restrictive signage regulations along roads and highways.	82	26	61

	Agree	Disagree	Neutral
W. The Town should adopt Uniform Dwelling Code.	61	42	57
X. The Town should be more supportive of the Baraboo Range Protection Program.	90	36	47
Y. The Town should encourage preservation of historic homesteads and other buildings.	115	15	41
Z. The Town should participate in a watershed improvement project on Otter Creek for trout population and habitat restoration.	117	21	38

23.	Livestock Operations	<u>In numbers of animals</u>			
A.	What is the largest beef feedlot that you would allow?	30	54	27	22
		100	250	500	1000+
B.	What is the largest pig confinement unit that you would allow?	58	33	21	21
		100	250	500	1000+
C.	What is the largest dairy you would allow?	24	54	25	28
		100	250	500	1000+

24.	How important is it to protect the following natural features from development?			
		Very Important	Somewhat	Not Important
A.	Rural character	115	27	11
B.	Productive Farmland	111	31	7
C.	Wooded Acres	112	28	9
D.	Baraboo Range	102	30	15
E.	Wetlands	103	31	17
F.	Shoreline of creeks, springs, drainage ways	111	27	10
G.	Creeks, Lake Wisconsin	106	32	13

25. What do you want the Town to look like in 10 to 20 years? (circle all that apply)

A. Much like it does today	59	B. Much like it did 20 years ago	25
C. Keep rural countryside	98	D. Keep housing in centralized areas	52
E. Badger Plant gone	115	F. Keep growth in same areas	30
G. Keep growth in same proportion	31	H. Protect scenery	110
I. More rural housing development	40	J. Commercial/industrial development.	35

26. The Town has been considering adopting Village Powers. If the Town adopted Village Powers under Wisconsin Statutes, it would be able to take a more proactive approach to land use decisions in the Town of Sumpter, including the issuance of driveway permits and building permits, the development of subdivision ordinances, and additional land use restrictions currently not available through County zoning.

Do you think the Town should hold a Town Meeting to discuss this issue in more detail?

YES	109	NO	20	NOT SURE	43
-----	-----	----	----	----------	----

If you answered YES, please circle items you think the Town should consider.

A. Subdivision Ordinance	64	B. Driveway Ordinance	45
C. Signage Ordinance	42	D. Create overlay zones along Hwy 12	33
E. Develop additional restrictions to the Exclusive Ag zoning district	40	F. Review and approve all development applications (i.e. Building permits)	70
G. Other _____	Explain.		4

27. Are you interested in serving on the Land Use Planning Committee now or with the Comprehensive Plan preparation in the near future?

YES 22 NO 134

Name (Optional) _____ Fire Number (Optional)

Please feel free to add any additional comments or questions to this survey.

The Sumpter Land Use Committee would like to thank you for completing this survey. Please return it in the enclosed envelope by January 25, 2002

Town of Sumpter Community Land Use Survey – Summary

Surveys Response Rate and Comparison –

Total Surveyed:	504 (tax parcel with significant improvement, verified)
Mobile Home Community	140
Bluffview	135
Rural Town	229
Total Responses:	190
Mobile Home Community	51
Bluffview	20
Rural Town	119

Constitutes roughly 38% response rate

#20 - At the present time, the Town of Sumpter is zoned Exclusive Agriculture so farmers are eligible for 100% of the Farmland Preservation Program payments:

Part A. Are you in favor of the Town remaining zoned as exclusive agriculture?

	Mobile Home Community	Bluffview	Rural Town
Yes	23	12	63
No	5	3	27
Maybe	22	4	24

Part B. Should the Town be more restrictive in areas zoned Exclusive Agriculture, limiting development to farming operations

	Mobile Home Community	Bluffview	Rural Town
Yes	15	9	50
No	15	7	37
Maybe	20	3	27

#26 - The Town has been considering adopting Village Powers. If the Town adopted Village Powers under Wisconsin Statutes, it would be able to take a more proactive approach to land use decisions in the Town of Sumpter, including the issuance of driveway permits and building permits, the development of subdivision ordinances, and additional land use restrictions currently not available through County zoning.

Part A. Do you think the Town should hold a Town Meeting to discuss this issue in more detail?

	Mobile Home Community	Bluffview	Rural Town
Yes	36	10	63
No	1	1	18
Not Sure	12	3	28

Part B. If you answered YES, please circle items you think the Town should consider.

	Mobile Home Community	Bluffview	Rural Town
Subdivision Ordinance	18	6	40
Signage Ordinance	12	3	27
Additional Restrictions	8	3	29
Driveway Ordinance	17	8	20
USH 12 Overlay	12	3	18
Review/approve Applications	21	9	40

Visioning

#19 - In your opinion, what are the most critical land use issues in the Town of Sumpter?

	Mobile Home Community	Bluffview	Rural Town
1	Clean-up BAAP	Clean-up BAAP	Clean-up BAAP
2	Water quality	Upkeep of homes	Preservation of Baraboo Range
3	Scenic Beauty	Preservation of Baraboo Range	Water quality
4	Pres of Baraboo Range	Cropland Disapp	Scenic Beauty
5	Upkeep of home		tied - Upkeep
•	too much development		

#24 - How important is it to protect the following natural features from development?

	Very	Somewhat	Not
Rural Character	115	27	11
Productive Farmland	111	31	7
Wooded Acres	112	28	9
Baraboo Range	102	30	15
Wetlands	103	31	17
Shorelines	111	27	10
Creeks/Lower Wisconsin River	106	32	13

#25 - What do you want the Town to look like in 10 to 20 years?

	<u>Mobile Home Community</u>	<u>Bluffview</u>	<u>Rural Town</u>
1	BAAP gone	Rural Countryside	Protect scenery
2	Protect scenery	Protect Scenery	BAAP gone
3	Rural Countryside	BAAP gone	Rural countryside
4	More Rural Housing	Same Proportion	Like it does today
5	Housing centralized	Housing centralized	Housing centralized

APPENDIX D

INTERGOVERNMENTAL COOPERATION FORUM

Appendix

Intergovernmental Cooperative Forum Identified Issues and Opportunities

On August 1, 2002, the Town of Sumpter Land Use Planning Committee Intergovernmental Cooperation Focus Group sponsored a Forum. Members of the Committee and the various focus groups in attendance included: Ken and Robin Meier, Phil Pickar, Jim Welsh, Dean Brabender, Tim and Marcia Colby, Keith Yanke, Jeffrey Little, Paul Peetz, Donna Ziegler and Larry Luck. Brian Kindschi, Chairperson of the Town of Sumpter, Daryl Luck Town of Sumpter Treasurer, and Jessica Klemm, representing Committee member Rick Richards, were also in attendance.

Other attendees: Halsey Sprecher, Town of Prairie du Sac; Judy Ashford, Town of Merrimac; Darlene Hill, Town of Baraboo; Lowell Haugen, Sauk County Board of Supervisors; Rose White, Sauk Prairie School Board Member and Sauk County Board of Supervisors; Tom Andres, Superintendent Sauk Prairie School District; Kevin Stieve, Baraboo Fire District; Steven Muchow, Sauk County Highway Department, Ron Grasshoff of the Wisconsin Department of Natural Resources (DNR) and Mark Aquino of the DNR and Badger Intergovernmental Group (BIG); Rick Walgenbach of the US Dairy Forage Research Center and BIG; Steve Schmelzer of Devils Lake State Park and Arlen Ostrong, an independent consultant.

Tim Colby, Chair of the Land Use Committee, Lance Gurney, Director of Sauk County Department of Planning and Zoning, and Janine Godfriaux-Leystra, intern with the Sauk County Department of Planning and Zoning, facilitated the forum. The planning process and work-to-date of the Committee were reviewed, including the adopted Vision and Goals, and drafts of the objectives and policies of each Focus Group. The attendees were seated in groups of 5 to 6. First, the attendees individually listed their ideas about the issues and opportunities in regards to each Focus Group. Next, these ideas were shared within the small groups. In the end, a representative from each group shared the top 4 or 5 opportunities/issues with the large group. These are listed as follows:

Housing

Controlled area for building.

Starter homes.

Protection of farmland.

Realize change will continue to happen.

Understanding overall limits of growth, including where to locate and how much should happen.

Need for supporting economic balance was listed twice.

Support clustering was listed twice.

Driveway Standards should be established, including length of such.

Avoid environmentally sensitive areas.

Develop near existing infrastructure.

Lot/Parcel size issues should be considered, including the size not being too small, and to vary in size according to service availability.

Consider the effects of stormwater runoff as a result of development was listed twice.

Agriculture

Allow for growth, freedom to change.

Allow for small home based businesses.

Allow for small, ag-related businesses.

Consider water quality when locating large feed operations.

Support TDR .

Support Otter Creek as part of the CREP Program.

Maintain dialog between Ag and non-ag residents.

Preserving the family farm by supporting programs such as TDR and clustering was mentioned 2 times.

The US Dairy Forage Research Center provides many potential benefits to farmers which could be better utilized.

Prohibit large (animal units), absentee farms.

Economic Development

Restricting Signs (especially billboards) was mentioned three times, including restricting size and establishing landscape standards).

Define standards of economic development.

Promote development where it already exists.

Coordinate the Badger Reuse Plan and Economic Development opportunities afforded from such.

Support no industry as indicated in the Badger Reuse Plan.

Promote small business opportunities.

Consider the location of any development area.

Natural, Cultural and Community Resources

Improve water quality through establishing buffers around waterways.

Resources should be accessible by community.

Preserve the Natural Beauty of the area.

Explore and encourage opportunities for agriculture and natural resource issues to blend and work together.

Restrict signage.

Protect the contiguous forest tracts through a variety of programs including clustering.

Support uses that do not fragment ecosystems.

Protect Bluffs.

Parks are a bonus.

Protect Riparian corridor.

Enhance water quality and quantity of Otter Creek.

Reconnect Otter Creek to historic floodplain.

Intergovernmental Cooperation

Encourage many opportunities for open communication between agencies and the Town was mentioned 2 times.

Play a role in and around Badger Army Ammunition Plant..

Explore opportunities to combine services for possible efficiency. (For example, with the Sauk Prairie Area Service Providers) was mentioned twice.

Provide opportunities for youth.

Make use of cooperative bidletting.

Transportation, Utilities and Community Facilities

Support improved roads and road systems.

Support sewer and water services in Badger Army Ammunition Plant for Bluffview area.

Provide a route from Merrimac to Sumpter through BAAP was mentioned two times.

Support access to BAAP from Merrimac and Sumpter, but not a route through BAAP.

Ability to register students from Bluffview area at Community Center Facility.

Realignment of USH 12 'S' curve should minimize impact on public and private farmlands was mentioned two times.

Consider safety when accessing USH 12.

Driveway permits and guidelines should be developed by town.

Town should develop road design standards.

Continued involvement LRIP was mentioned twice.

Discourage access on critical corridors (for example USH 12).

Three phase available to farmers.

Some individuals in attendance chose to turn in the notes they wrote before the small group discussions occurred. These are listed below.

Housing

If you had 105 acres of class I & II soil, how would you solve a problem of not wanting to cluster housing on this 105 acres, - if the price is right, would you sell it or should another arrangement be made to cluster the housing on another property of lesser farm value?

Why promote development in such a rural area?

Hard to imagine more development in Grubers Grove or Bluffview - why and how would it be done?

New development in Bluffview must have good character and increase value. The goal is to build tax base. More of the same is no solution.

A long range plan must be developed to replace existing facilities in Bluffview. Issues such as time frame and outside investment must be considered.

Clustering, size, sewer and services.

Development rights, transfer to others property, location value controlling, manageable growth. "Pockets of poverty".

Acre lot at /in township.

Min of square footage of houses.

In subdivisions, lots should be a decent size as to not have cramped housing.

Homes should be quality and "fit" a rural setting.

Lot sizes.

Upgrade/relieve congestion at trailer park.

Lot size minimum 1 acre

Single Family Housing only (individual land owners)

Relieve congestion in mobile park home (less trailers, more room between, more green space and community center)

Lot sizes

TDR - keeps land owners as equal opportunity employers.

Standards for new housing in

Sumpter - enforcement of standards.

Driveway ordinance should be adopted.

Buffer, probably less than 2000' between actual residences and any farming operations - chemical spraying - fertilizer spreading.

Agriculture

Possibly work with milk companies "dairies" to coordinate milk pick ups as to not have 5 milk trucks on the road everyday.

How would list the following in order of priorities? farmland preservation - home based businesses requiring some farmland - transporting farm and business products (mode of transportation).

Allow farmers freedom to change where necessary- not back them into it.

Small "tasteful" ag-based businesses from the home.

Otter Creek CREP program.

Encourage dialog between farming and non farming residents in townships.

Stormwater management.

TDR

I see nothing wrong with home-based business in ag areas - good idea.

Land Use plan must include provisions for farms to modernize to meet the demands of a changing market place.

Otter Creek non point pollution program.

Preserve farmland by dollars - TDR.

Promote Cooperative expansion.

Get CREP program in Sumpter.

No home businesses in exclusive Ag areas except Ag-related.

Get CREP program in Sumpter.

I don't have a problem with small tasteful, ag-based businesses for bonus income.

At times of the year, stormwater management is essential for roads, bridges, and agriculture land.

Economic Development

No billboards on USH 12.

Follow BRP/no industry in Badger.

Minimize billboards.

As a resident, would enjoy enhancing recreation in the area.

No industry in Badger.

Use plant for Tourism & recreation.

Limit signs on 12.

Cooperative Farming- encourage larger more economically viable farming operations by cooperative ventures.

Keep and encourage businesses in locations that house them now.

New economic development must be built with the eventual character of the community in mind. Some enterprises will be acceptable others will not.

It is ambitious at this time to promote economic development - where? how? why?

Adding to tax base means adding to taxes if tax base increase, tax levies increase - why would you want that?

Economic development for Sumpter ...what is it to be and where will it be?

Sumpter work w/ DOT and County driveway requirements..for businesses, industries AND residential.

Provide an area in Community Center to locate resources that they need - lending library, pamphlets, info sheets.

Natural, Cultural and Community Resources

After (or before if possible) the BRP and transfer of property is adopted, look into a joint effort w/ DNR, USDFRC, Ho-Chunk to establish a larger community center at Badger. This could be useful for education outreach, larger meetings etc.

Protect streams and creeks from runoff, manure, soil erosion.

Watershed/Otter Creek

Stormwater management.

Parks a bonus.

Protect Bluffs.

What is the affect of saving natural and community resources - what will local people enjoy.
 Important to preserve the beautiful township as it is.
 Keep open spaces as open as possible.
 Make the most of the Baraboo Bluffs.
 Work on watershed of Otter Creek.
 Keep clean creeks.
 Liquid manure runoff in streams a problem now..
 Stormwater management affects water quality, fish and wildlife.
 Otter Creek Non-point clean-up and restoration.
 Badger clean up and encourage compatible reuse.

Intergovernmental Cooperation

I think Sumpter does a good job utilizing area and county services - making them beneficial for all parties.
 Keep taxes low.
 We already do a great deal of this because of our small size.
 Consider badger as an entire unit to be managed as an entity.
 Don't become a bedroom community for Sauk Prairie.
 Hard to share services when Sumpter is not well connected via roads to any town that could provide services.
 What items essential to the county and town would you like to see closer cooperation.
 Shared services, including governmental agencies such as town boards reducing burden per township and increasing odd s of knowledgeable representation.
 Stay in constant communication with surrounding townships, schools, etc. on plans that affect each other.
 We presently utilize area and country services.
 Make use of cooperative bidletting.

Transportation, Utilities and Community Facilities

What mode of transportation would benefit all towns, cities, villages, and industries.
 I don't understand why Sumpter would want a road across Badger to Merrimac. Who would use it?
 Keep current with chip seal and repairs.
 All roads should be LRIP funded and built to spec.
 480 3 options should be available to all farms in Sumpter should they need it.
 Community recreation facilities - park - open space.
 Walking or bike, in locations like Baxter's Hollow.
 Keep clustering housing to provide for centralized services.
 Road across Badger
 Put cross over at Groth Rd.
 Put cross over at Zech House.
 Horse trails in Badger lands.
 Keep sewer in Badger private not Sumpter run.
 Apply for Historical Status for S.C.C. will help "restore" old schoolhouse ti be more energy

efficient and also keep with the character of the township.
Encourage heavier trucks etc. to use the country roads, not the side roads.
Road through badger
Fund roads with cost sharing
480 3 phase should be available to farmers.
With improvements to Hwy 78, a corridor through badger may not be as necessary, only save 5
minutes driving time (?) but preserve more of badger.
More emphasis on other routes.

APPENDIX E

MISCELLANEOUS INFORMATION

2002 Building Permit Application

Town of Sumpter, Sauk County, Wisconsin

Instructions:

1. It is strongly recommended that the applicant meet with a Town Board or Plan Commission Member **prior** to completing this application and related Site Plan to ensure that the applicant properly completes the application.
2. The applicant must complete and sign this form and provide all material listed within this application and submit a completed Site Plan. A description of how to develop a Site Plan is available from the Plan Commission.
3. Once this application and Site Plan are completed, they must be turned into the Town Clerk or Chair who will review it for completeness. Incomplete applications will not be accepted.
4. Once a completed application is accepted, the applicant will be placed on the next available agenda of the Plan Commission. Note: Review by the Plan Commission can include a request for additional information thereby requiring the applicant to appear before the Plan Commission at additional meetings.

A completed and accurate application and Site Plan will aid to negate this possibility. Once the application is complete and the Plan Commission no longer has questions, they will make a recommendation to the Town Board of approval or denial. The Plan Commission reserves the right to suggest changes to the proposal prior to such recommendation.

5. The Town Board either accepts or rejects the recommendation of the Plan Commission. If the recommendation is accepted, the building permit can be issued. The Town Board reserves the right to suggest changes to the proposal at any time during the application process.

Please note: The application and attachments become part of the official public records of the Town of Sumpter and Sauk County and are therefore not returnable.

ZONING:
CURRENT _____ PROPOSED _____

PROJECT
LOCATION _____

PROPERTY
OWNER _____

APPLICANT _____

PHONE
NUMBER _____

MAILING
ADDRESS _____

SIGNATURE OF APPLICANT _____ DATE _____

SURVEY/PLAT

Surveys and plats shall be signed and sealed by a registered surveyor and should include a legal description, computation of the total acreage of the site and any other requirements as defined by Wisconsin State Statutes Chapter 236 and Sauk County Code of Ordinances, Chapter 22.

OWNER'S CONSENT FORM

_____, the sole owner of record of the
Owner's Name

property legally described as:

states that he/she has thoroughly examined and is familiar with the application submitted to the Town of Sumpter,
Sauk County, WI submitted by _____, on behalf

Agent/Representative

of _____ and expressly consents to the use of the
Applicant/Owner's Name

subject property for the purpose _____ described in the
Type of Request

application and expressly consents to all conditions which may be agreed to for the application which may be
imposed by the Town of Sumpter and Sauk County.

By _____
Owner's Name

2002 Land Division and Rezone Application

Town of Sumpter, Sauk County, Wisconsin

Instructions:

1. It is strongly recommended that the applicant meet with a Town Board or Plan Commission Member prior to completing this application and related Site Plan to ensure that the applicant properly completes the application.
2. The applicant must complete and sign this form and provide all material listed within this application and submit a completed Site Plan. A description of how to develop a Site Plan is attached to this application.
3. Once this application and Site Plan are completed it must be turned into the Town Clerk or Chair Person who will review it for completeness. Incomplete applications will not be accepted.
4. Once a completed application is accepted, the applicant will be placed on the next available agenda of the Plan Commission. Note: Review by the Plan Commission can include a request for additional information thereby requiring the applicant to appear before the Plan Commission at additional meetings.

A completed and accurate application and Site Plan will aid to negate this possibility. Once the application is complete and the Plan Commission no longer has questions, they will make a recommendation to the Town Board of approval or denial. The Plan Commission reserves the right to suggest changes to the proposed land division and lot placement.

5. The Town Board either accepts or rejects the recommendation of the Plan Commission and makes a recommendation to Sauk County on the rezone. The Town Board reserves the right to suggest changes to the proposed land division and lot placement.

Please note: The application and attachments become part of the official public records of the Town of Sumpter and Sauk County and are therefore not returnable.

ZONING:
CURRENT _____ PROPOSED _____

PROJECT
LOCATION _____

PROPERTY
OWNER _____

APPLICANT _____

PHONE
NUMBER _____

MAILING
ADDRESS _____

SIGNATURE OF APPLICANT _____ DATE _____

SURVEY/PLAT

Surveys and plats shall be signed and sealed by a registered surveyor and should include a legal description, computation of the total acreage of the site and any other requirements as defined by Wisconsin State Statutes Chapter 236 and Sauk County Code of Ordinances, Chapter 22.

OWNER'S CONSENT FORM

_____, the sole owner of record of the
Owner's Name

property legally described as:

states that he/she has thoroughly examined and is familiar with the application submitted to the Town of Sumpter,
Sauk County, WI submitted by _____, on behalf

Agent/Representative

of _____ and expressly consents to the use of the
Applicant/Owner's Name

subject property for the purpose _____ described in the
Type of Request

application and expressly consents to all conditions which may be agreed to for the application which may be
imposed by the Town of Sumpter and Sauk County.

By _____
Owner's Name

APPENDIX F

GLOSSARY

Glossary

Average household size. A measure obtained by dividing the number of people in households by the total number of households (or householder) since the number of households equals the number of householders.

Cluster Remnant The Balance of acreage protected by a conservation easement remaining after clustering based on the difference between the density policy and the clustered lot acreage size.

Community Resources Facilities and services and/or parks and recreation, open space - can be State, County, Town, School or Privately owned/managed.

Cottage Industry Any activity undertaken for gain or profit and carried on in a dwelling, or building accessory to a dwelling, by members of the family residing in the dwelling and one (1) additional unrelated person. The cottage industry should be incidental to the residential use of the premises. The production, sale, offering of services, and keeping of stock-in-trade is allowed provided that no article is sold to walk in, retail customers, except that which is produced by the cottage industry on the premises. No activity is allowed that might result in excessive noise, smoke, dust, odors, heat, or glare beyond that which is common to a residential and/or agricultural area. No activity is allowed which involves the use or manufacture of products or operations that are dangerous in terms of risk of fire, explosion, or hazardous emissions.

Cultural Resources Historic and archeological sites, and other man made areas, including those that are significant or unique.

Direct Economic Impact The money spent on any product or services. There is an immediate recipient. This recipient uses these dollars to pay wages of needed employees and taxes.

Economic Impact Includes both **Direct Economic Impact** and **Indirect Economic Impact**

Farm An Agriculture Land Use Business which produces \$1,000 (gross) of agricultural products per year.

Feedlot Any livestock confinement area or structure along with applicable waste storage facilities (ie barnyards, etc)

Goals are broad , advisory statements that express general public priorities about how the Town should approach preservation and development issues. Theses goals are based on key issues, opportunities and problems that affect the Town and can further be devised from the future Vision of a Town.

Indirect Economic Impact The money spent in state by businesses, that are the recipients of tourism dollars, and their employees on goods and services, thus supporting more industry and jobs.

Natural Resources Land forms, topography, watersheds, soil, groundwater, flood plains, wetland, shore land, forests/woodlands, steep slopes, surface water, wildlife resources, rare and endangered species, state natural areas, prairie, open spaces and environmentally sensitive areas.

Objectives suggest future directions in a way that is more specific than goals. The accomplishment of an objective is often not easily measured, objectives are usually attainable through policies and specific implementation activities.

Ownership Contiguous parcels titled to a single owner or entity as identified on the tax roll at the time of Comprehensive Plan adoption by the Town Board.

Policies are rules, courses of action, or programs used to ensure Plan implementation and to accomplish the goals and objectives. Town decision makers should use policies, including any “housing density policy,” on a day to day basis. Success in achieving policies is usually measurable.

Soil Limitations for Agriculture - Are divided into 8 classes by the US Soil Conservation Service. For the purposes of this plan, Class I, II and III are considered Prime Agriculture Soils.

Class I - Soils have few limitations to restrict use

Class II - Soils with some limitations that reduce the choice of plants or require moderate

Class III - Soils with severe limitations that reduce the choice of plants or require special conservation practices or both.

Class IV - Soils with very severe limitations that restrict the choice of plants, require very careful management, or both.

Class V - Soils that have little or no erosion hazard but have other limitations impractical to remove that limit their use largely to pasture or range, woodland, or wildlife food and cover.

Class VI - Soils have very severe limitations that make them generally unsuited to cultivation and should restrict their use largely to grazing, woodland, or wildlife food and cover.

Class VII - Soils have very severe limitations that make them unsuited to cultivation and should restrict their use largely to grazing, woodland, and wildlife, or water supply or to aesthetic purposes

Class VIII - Soils with very severe limitations that make them unsuited to cultivation and that restrict their use to recreation and wildlife.

Street A public or private deeded right-of-way for vehicular or pedestrian traffic.

Traveler Anyone who visits an area outside of their normal routine for less than thirty days. This includes tourist, pleasure, business or personal trips.

Vision clearance triangle the area in each quadrant of an intersection which is bounded by the right-of-way lines of the roads and a vision clearance setback line connecting points open each right-of-way line which are located a distance back from the intersection equal to the setback required for each road.

APPENDIX G

SOURCES OF INFORMATION

Sources of Information

Publications:

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O'Brien, Dean. 2001. Looking Into History, The Sauk County Area. The Sauk County Historical Society Baraboo, Wisconsin.

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Vandewalle and Associates 1999. Review and Analysis of Existing Plans and Studies - Reuse of the Badger Army Ammunition Plant (BAAP). Vandewalle & Associates, Madison WI.

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Madison Area Technical College – Madison <http://matcmadison.edu/matc/about/about.shtm>, 2002

Madison Area Technical College – Reedsburg.
<http://matcmadison.edu/matc/campuses/reedsburg>, 2002

Rural Development (USDA) <http://www.rurdev.usda.gov>, 2002

Sauk County Historical Society <http://www.saukcounty.com/schs/>

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University of Wisconsin – Baraboo <http://baraboo-sauk.uwc.edu/>, 2002

University of Wisconsin – Madison . <http://www.wisc.edu/> 2002

U.S. Department of Housing and Urban Development (HUD)
<http://www.nationalhomeless.org>, 2002

Wisconsin Department of Administration (DOA) <http://www.doa.state.wi.us>, 2002.

Wisconsin Housing and Economic Development Authority (WHEDA)
<http://www.wheda.com/programs>, 2002

Wisconsin Department of Tourism, <http://agency.travelwisconsin.com> , 2002

Agencies and Organizations:

Baraboo Ambulance Service, 120 5th Street, Baraboo, WI 53913. (608)356-3455

Baraboo Fire Department., 135 Fourth Street, Baraboo, WI 53913. (608)355-2710

Prairie du Sac Fire Department, 855 17th Street, Prairie du Sac, WI 53578. (608)643-3116

Sauk City Fire Department, Madison Street, Sauk City. (608)643-8282

Sauk County Department of Planning and Zoning. 505 Broadway, Baraboo, WI 53913.
<http://www.co.sauk.wi.us/pz/mainpg.htm>

Sauk County Development Corporation. 1000 Log Lodge Court, Baraboo, WI 53913.
<http://www.scdc.com/>

Sauk County Emergency Management Buildings and Safety. 510 Broadway, Baraboo, WI 53913. <http://www.co.sauk.wi.us/>

Sauk County Highway Department. Highway 136, West Baraboo, WI 53913. (608) 356-3855

Sauk County Land Conservation Department. 505 Broadway, Room 232 Baraboo, WI 53913.
<http://www.co.sauk.wi.us/land/mainpg.htm>

Sauk County Mapping Department. 505 Broadway, Room 218 Baraboo, WI 53913
<http://www.co.sauk.wi.us/mapping/mainpg.htm>

Sauk County UW Extension. 505 Broadway, Room 334 Baraboo, WI 53913.
<http://www.uwex.edu/ces/cty/sauk/>

Sauk Prairie School District. 213 Maple Street, Sauk City WI, 53583.
<http://www.saukpr.k12.wi.us/>

State of Wisconsin Department of Natural Resources/Forestry. 505 Broadway, Room 202 Baraboo, WI 53913.

Sauk Prairie Ambulance Association, 80 1st Street, Prairie du Sac, WI 53578. (608)643-4183

United States Department of Agriculture FSA – Farm Service Agency. 505 Broadway, Room 225 Baraboo, WI 53913.

United States Department of Agriculture Natural Resources. 505 Broadway, Room 232 Baraboo, WI 53913. <http://www.nrcs.usda.gov/>

U.S. Department of Housing and Urban Development. 451 7th Street S. W. Washington, DC 20410.

Wisconsin Department of Agriculture, Trade and Consumer Protection. 2811 Agriculture Drive, Madison, WI 53718. <http://datcp.state.wi.us/>

Wisconsin Department of Commerce. 201 West Washington Avenue, Madison, WI 53717.
<http://www.commerce.state.wi.us/>

Wisconsin Small Business Development Center. University of Wisconsin, 975 University Ave., Rm. 3260, Madison, WI 53706

Wisconsin Department of Transportation. 4802 Sheboygan Ave. Madison, WI 53707-7910

<http://www.dot.state.wi.us/>

Vandewalle & Associates Planning Design & Development Consultants. 402 West Lakeside Street Madison, WI, 53715

Personal communications and other assistance:

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Karna Hanna, Sauk County Development Corporation.

Ted Brensen, Sally Cobb and Kelly Felton, Sauk County Department of Mapping.

Marcia Colby, Sauk Prairie School District.

Liz Nevers, UW Extension.

Paul Dietmann, UW Extension

Town of Sumpter Board Members, Land Use Committee Members and Focus Group Members

Photos Courtesy of:

Tim and Marcia Colby

Donna Ziegler

Sauk County Department of Planning and Zoning

Town of Sumpter Natural and Cultural Resource, Economic Development, Agriculture Focus Group Members

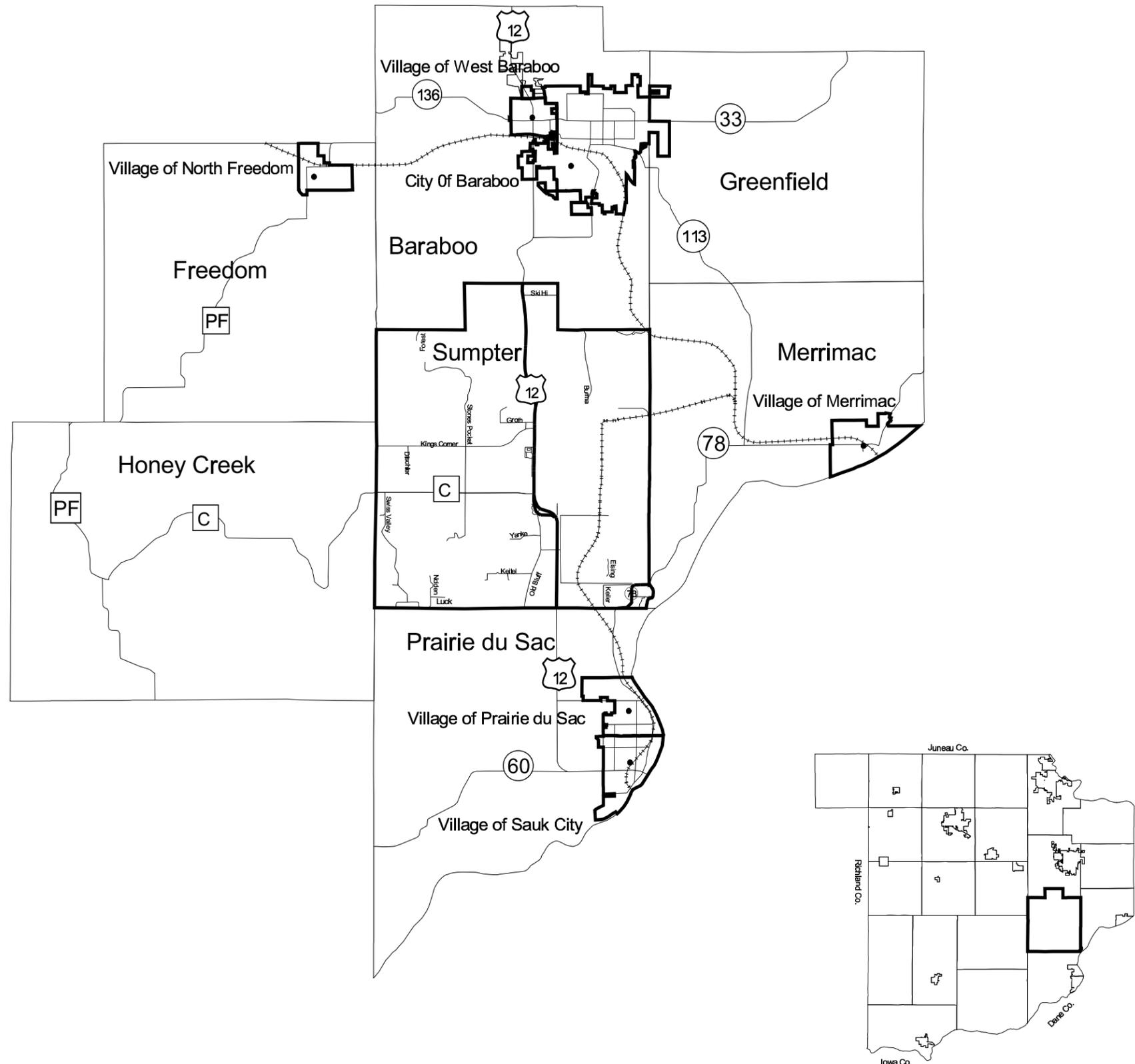
Regional Context Map

-  State/US Highway
-  County/Town Roads
-  Town of Sumpter



Source:
Wisconsin Department of Transportation,
Vandewalle & Associates

artographer: onnie Dedrick



Jurisdictional Map

Supervisory Districts

-  Supervisory District 20
-  Supervisory District 26
-  Supervisory District 28

School Districts

-  Baraboo
-  Sauk Prairie

Emergency Service Districts

-  Baraboo Fire/Ambulance
-  Sauk Prairie Fire/Ambulance

Public and Private Lands

-  Badger/Developed Area

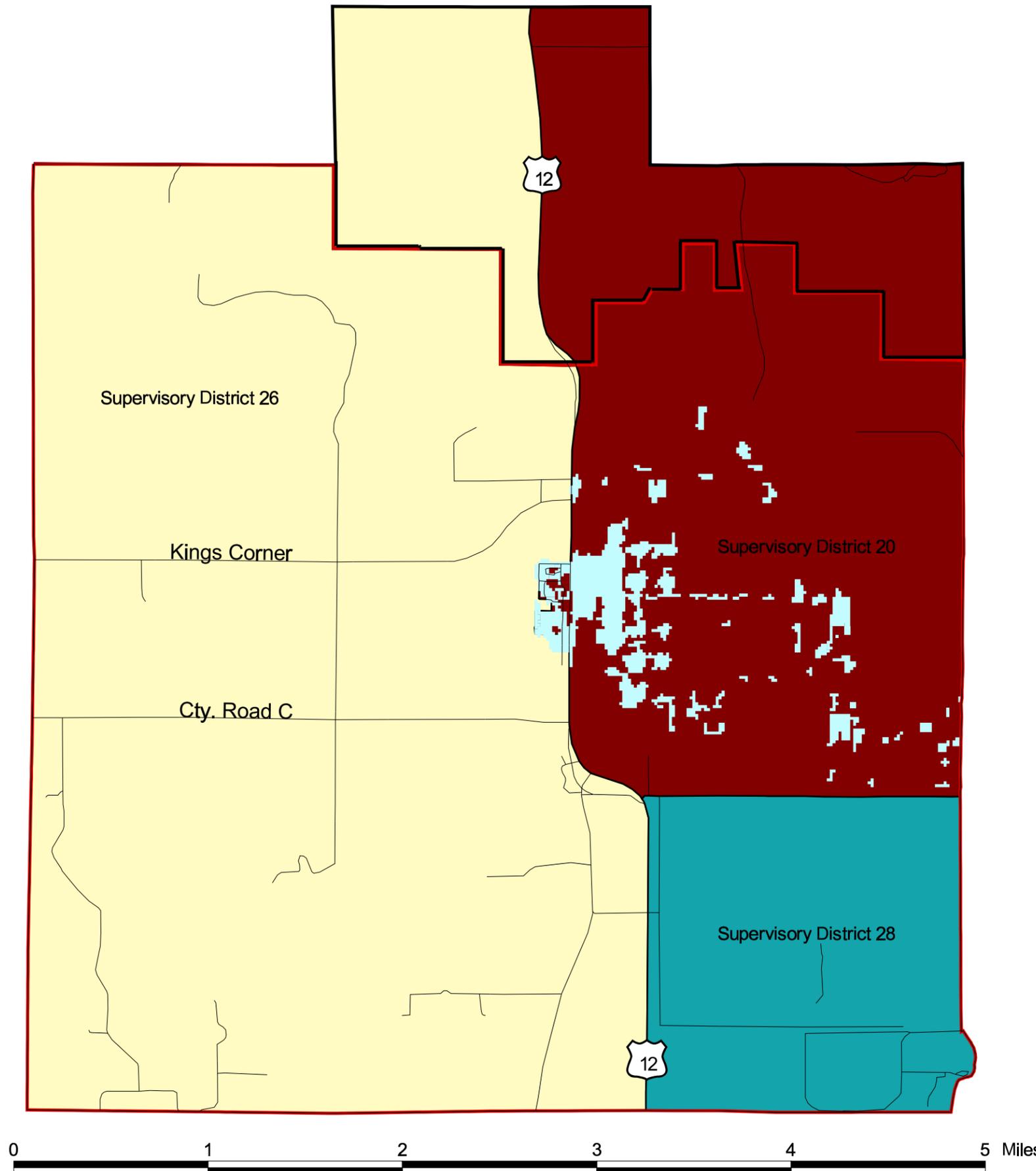
 Roads



Source:
Sauk County Planning and Zoning,
Vandewalle & Associates, University
of Wisconsin - Madison Applied
Population Laboratory, Wisconsin
Legislative Reference Bureau, and the
Census Bureau.

Supervisory and School Districts
may be subject to change.

Cartographer: Connie Dedrick



Land Capability Classification

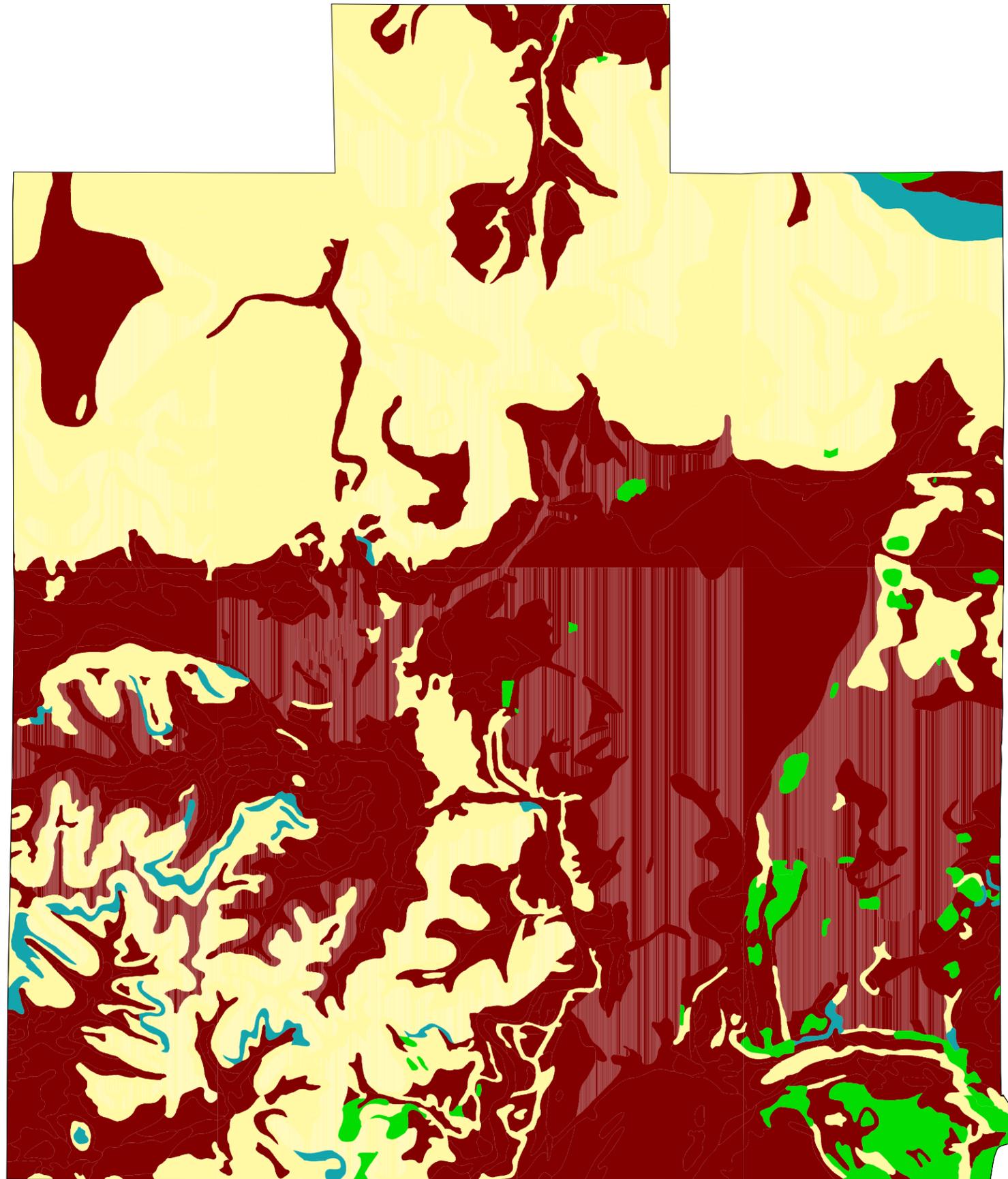
-  Class I, II, and III
-  Class IV, V, and VI
-  Class VII and VIII
-  Other

 Township Boundary



Source:
USDA NRCS, Research Division of the
College of Agricultural and Life Sciences
University of Wisconsin.

This is a thematic representation of
land capability class. It should not be
used to determine soil suitability for
specific field crops.



Cartographer: Connie Dedrick



Prime Farmland/ Slope Delineation

Prime Farmland

-  Not Prime Farmland
-  Prime Farmland
-  Prime Farmland if Drained
-  Prime Farmland if not Flooded

Slope Delineation

-  12% Slope
-  20% Slope

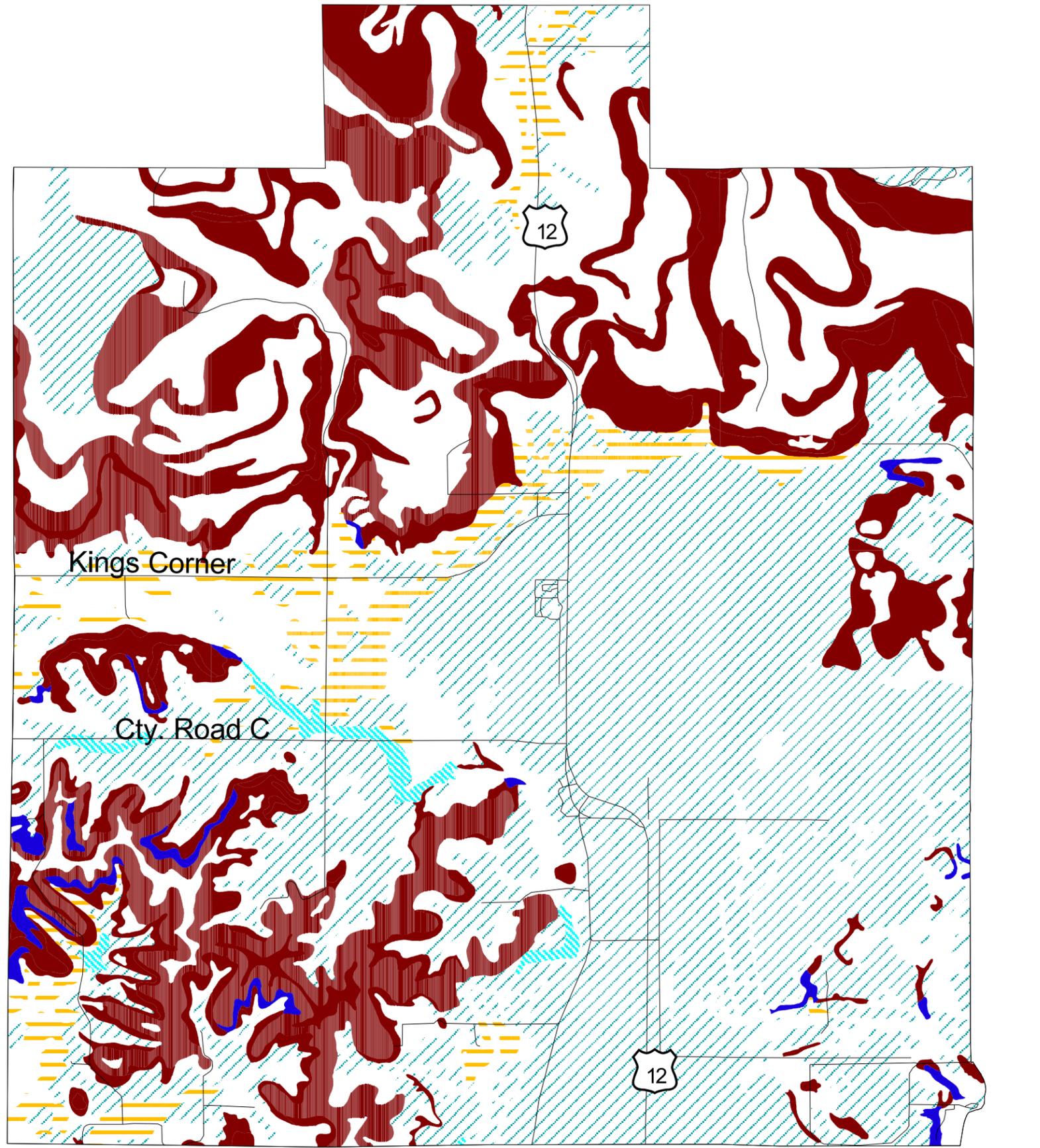
-  Roads
-  Township Boundary



Source:
Vandewalle & Associates & USDA
NRCS and the College of Agricultural
and Life Sciences University of
Wisconsin.

This is a thematic representation of
slope and prime farmland. It should not
be used for determining slope or
for determining crop type or yield.

Cartographer: Connie Dedrick



Community Resources

- Natural Resources
- ▲ Historic Resources
- ▲ Cultural Resources
- Swiss Valley Historic District

■ Badger/Developed Area

▨ Parks and Protected Areas

— Roads

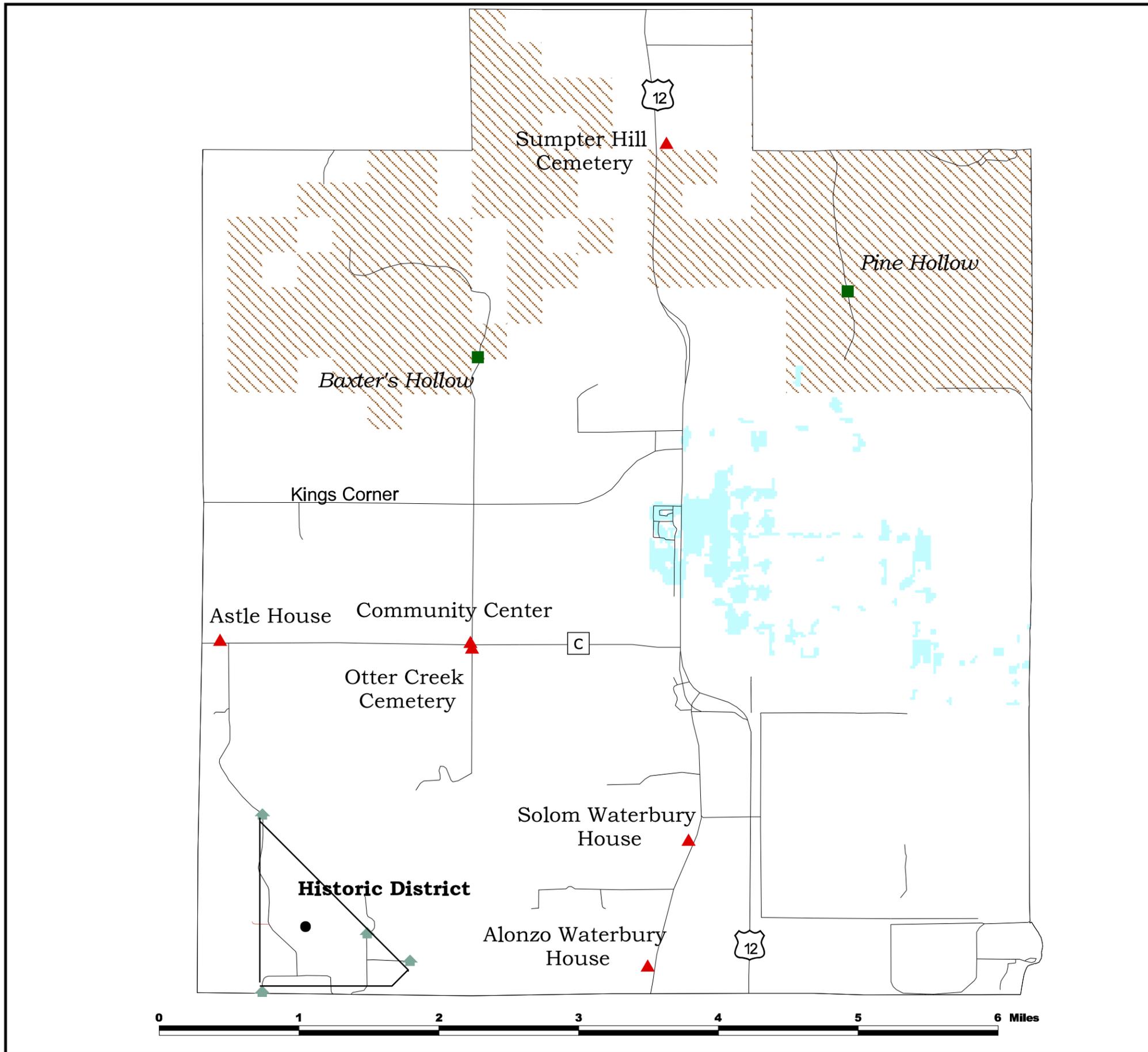
— Township Boundary



Source:
Vandewalle & Associates
Sauk County Planning & Zoning.

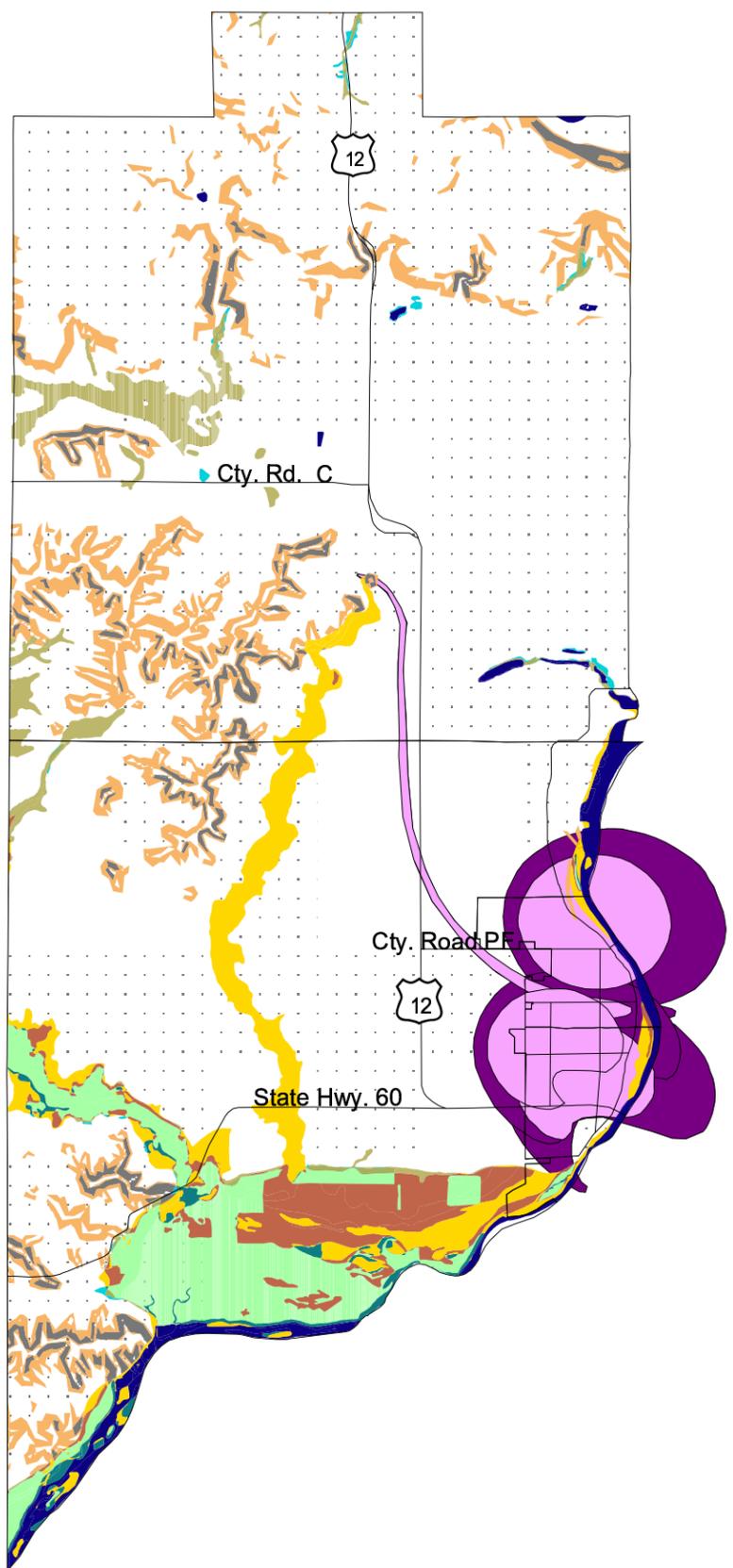
Parks and Protected Areas are lands that are owned by a public agencies such as the Wisconsin DNR or non-profit agencies such as the Nature Conservancy.

Cartographer: Connie Dedrick





Environmentally Sensitive Areas



-  Surface Water
-  Slopes > 12%
-  Slopes > 20%
-  Hydric Soils Only
-  Wetland Only
-  Floodplain Only
-  Wetland & Floodplain
-  Wetland & Hydric Soils
-  Floodplain & Hydric Soils
-  Wetland, Hydric Soils & Floodplain
-  Endangered Species

- Zones of Contribution**
-  50 year ZOC
 -  100 year ZOC

-  Town Boundary
-  Roads

Source:
Wisconsin DNR, USDA, NRCS,
USGS, and Sauk County.

This is a thematic representation of
environmentally sensitive areas.

Cartographer: Connie Dedrick

Transportation Map

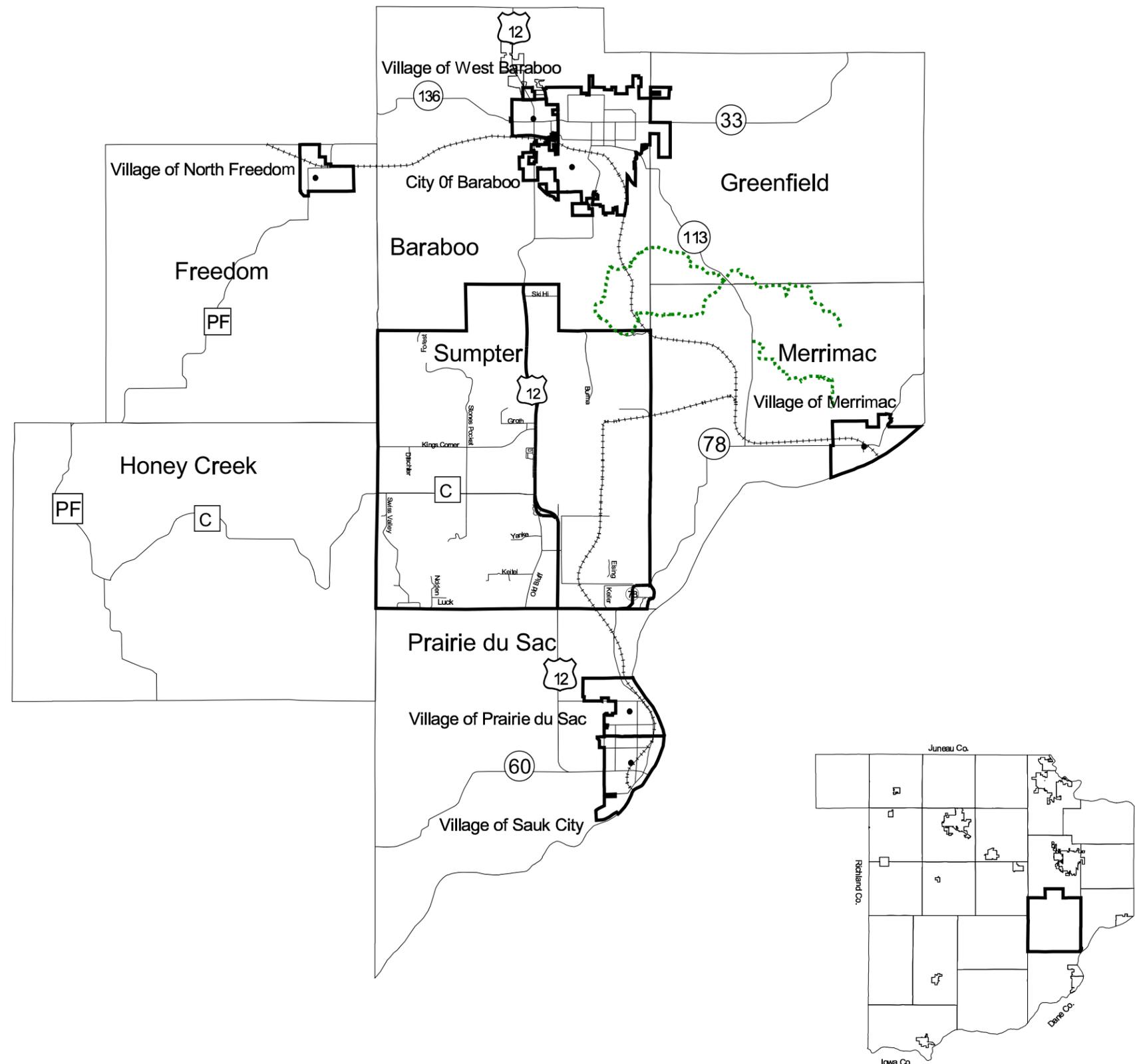
-  State/US Highway
-  County/Town Roads
-  Bike/Ice Age Trails
-  Railroad

-  Town
-  Village



Source:
Wisconsin Department of Transportation,
Vandewalle & Associates

Cartographer: Connie Dedrick



Septic Suitability

Conventional

- Low
- Moderate
- High

Water/Other

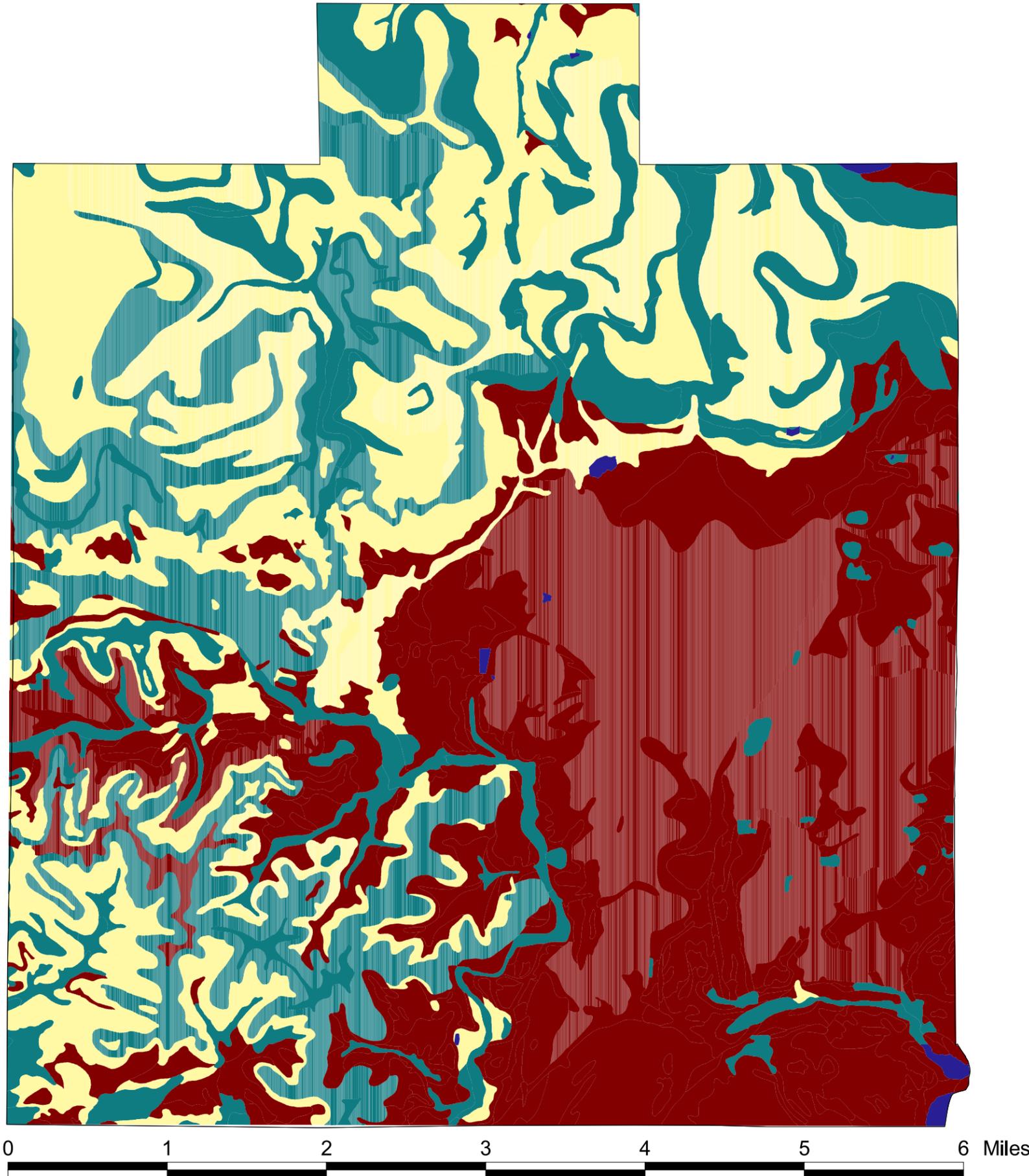
Township Boundary



Source:
USDA, NRCS, in cooperation with the
Research Division of the College of
Agricultural and Life Sciences University
of Wisconsin.

This is a thematic representation of
septic suitability and should not be used
for septic siting purposes.

Cartographer: Connie Dedrick



Septic Suitability

Alternative

-  Low
-  Moderate
-  High

 Water/Other

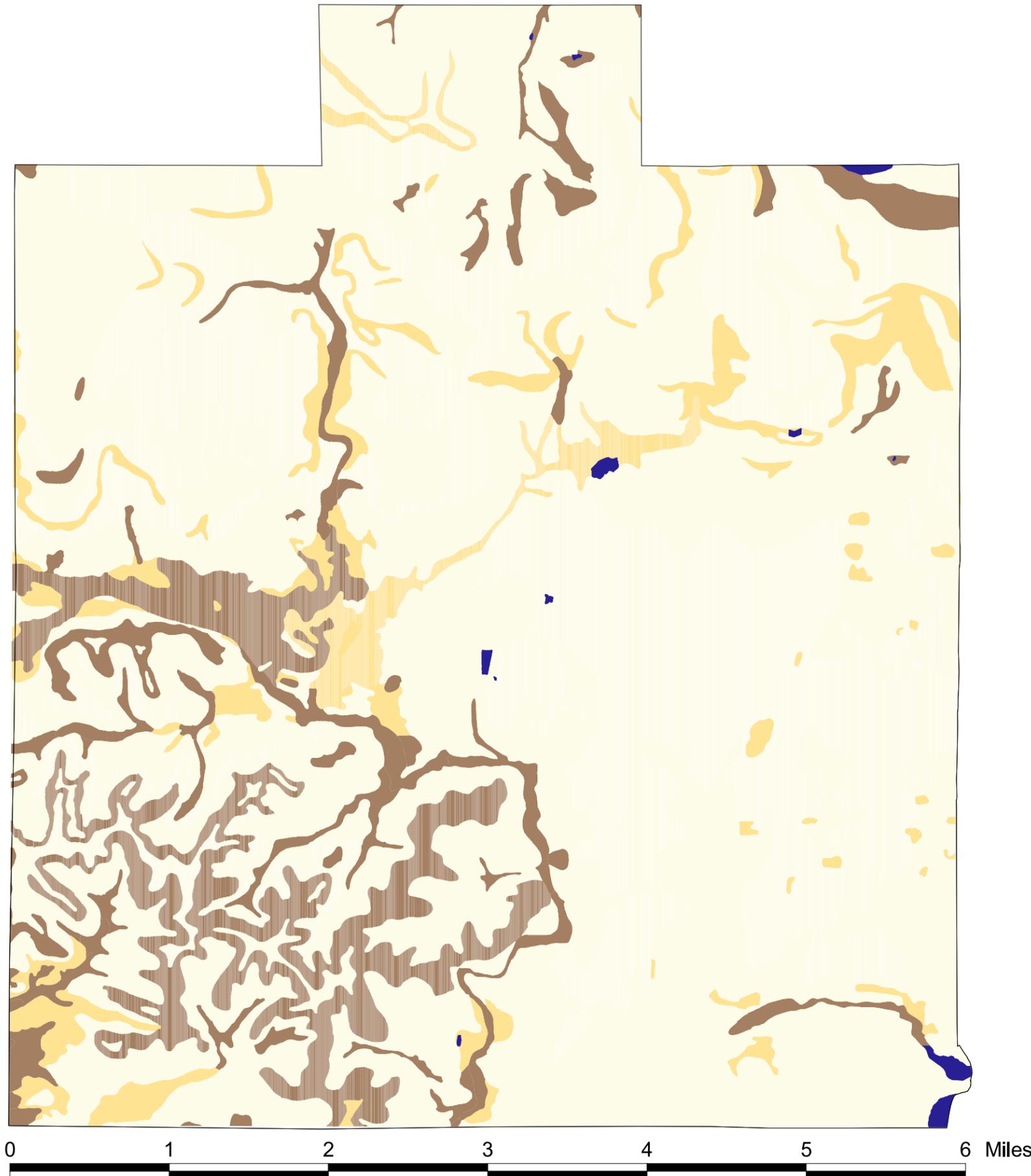
 Township Boundary



Source:
USDA, NRCS, in cooperation with the
Research Division of the College of
Agricultural and Life Sciences University
of Wisconsin.

This is a thematic representation of
septic suitability and should not be used
for septic siting purposes.

Cartographer: Connie Dedrick



Current Land Use

-  Badger/Developed Area
-  Agriculture
-  Grassland
-  Coniferous Forest
-  Broad-leaved Forest
-  Open Water
-  Wetland
-  Barren

 Roads

 Township Boundary

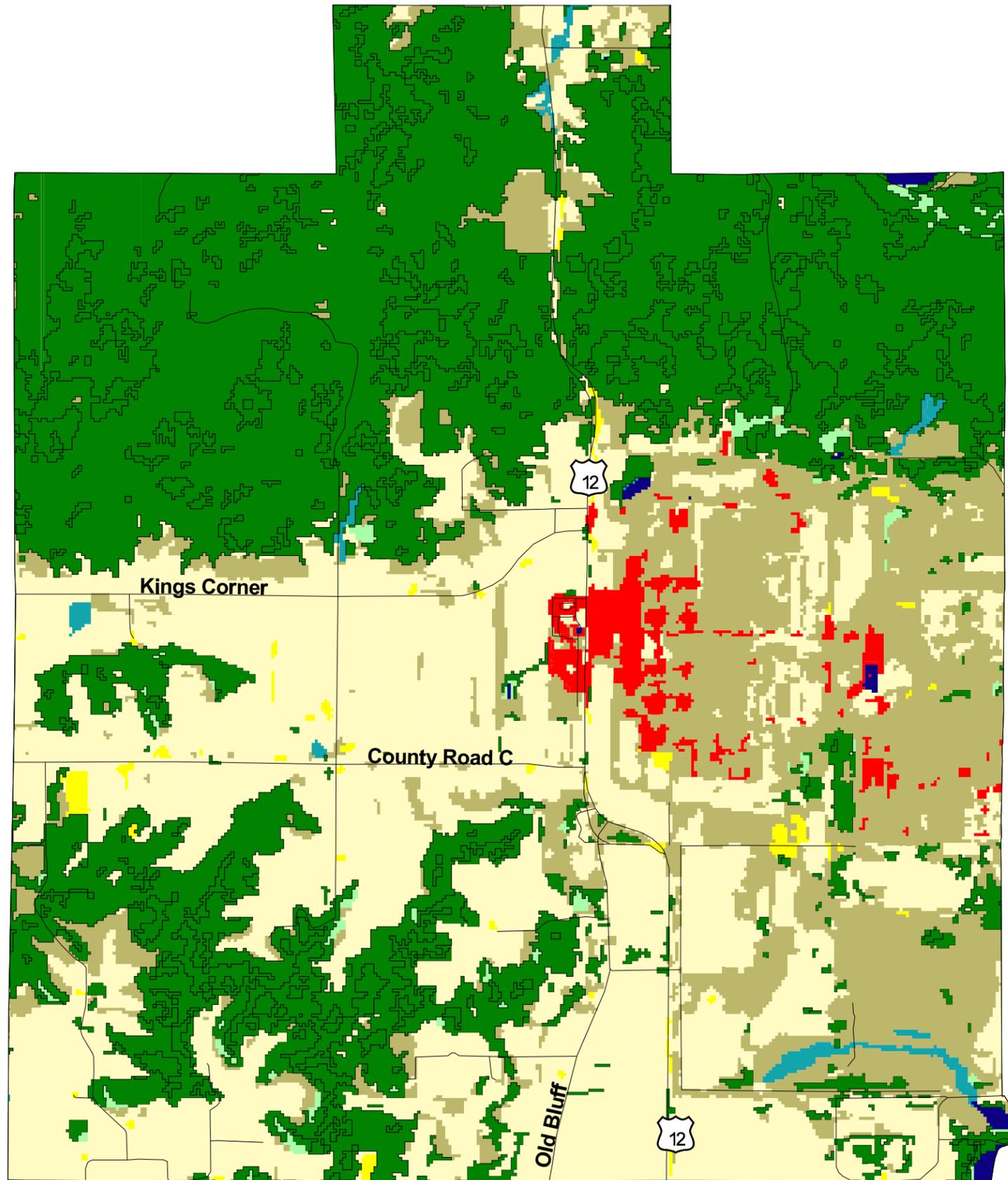


Source:
Vandewalle & Associates, Wisconsin
Department of Natural Resources,
Wisconsin Department of Transportation
and United States Geological Survey.

This is a thematic representation of
current land use.

It may be subject to change due to
changes in land use.

Cartographer: Connie Dedrick



Potential Growth Areas

-  New Haven Potential Growth Area
-  Bluffview Potential Growth Area
-  Maple Park Potential Growth Area
-  Gruber's Grove Potential Growth Area

 Parcel Boundary

 Roads

 Township Boundary

 Wisconsin River



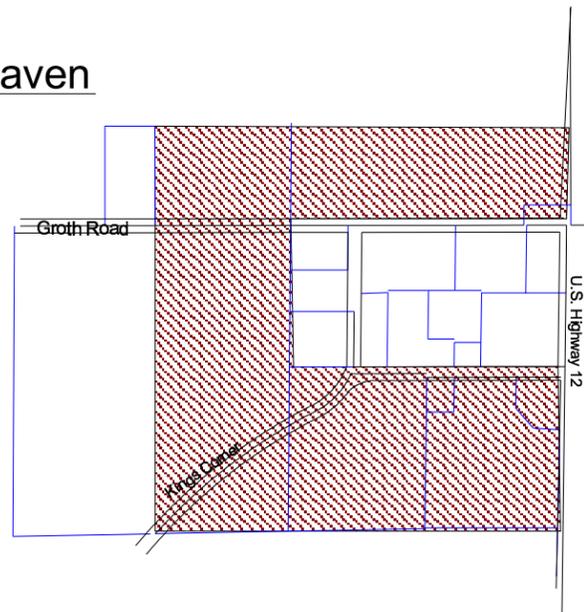
Source:
Sauk County Mapping Department,
Vandewalle and Associates, Wisconsin
DOT, and Sauk County Planning and
Zoning Department.

This map is a thematic representation of
potential growth areas and is subject to change.

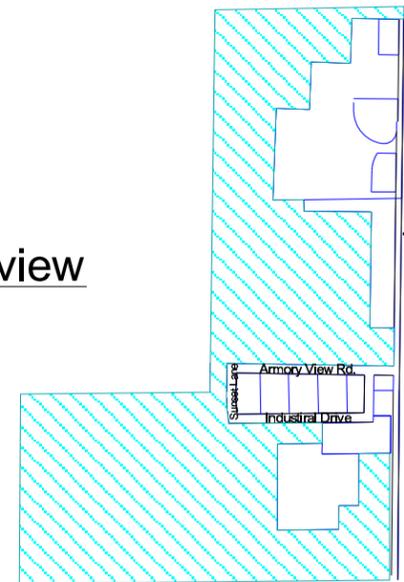
Cartographer: Connie Dedrick



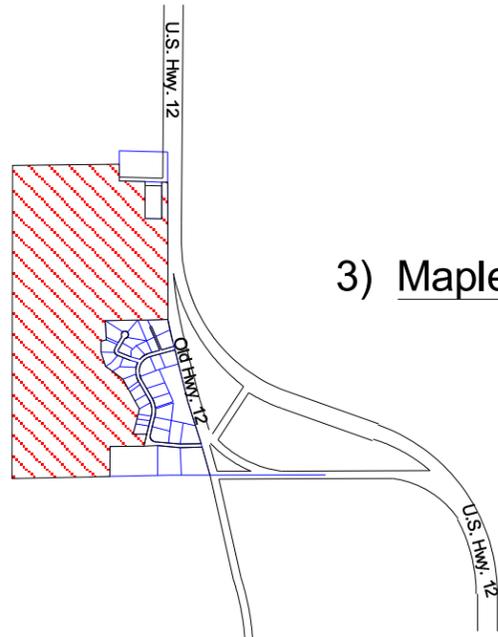
1) New Haven



2) Bluffview



3) Maple Park



4) Gruber's Grove

