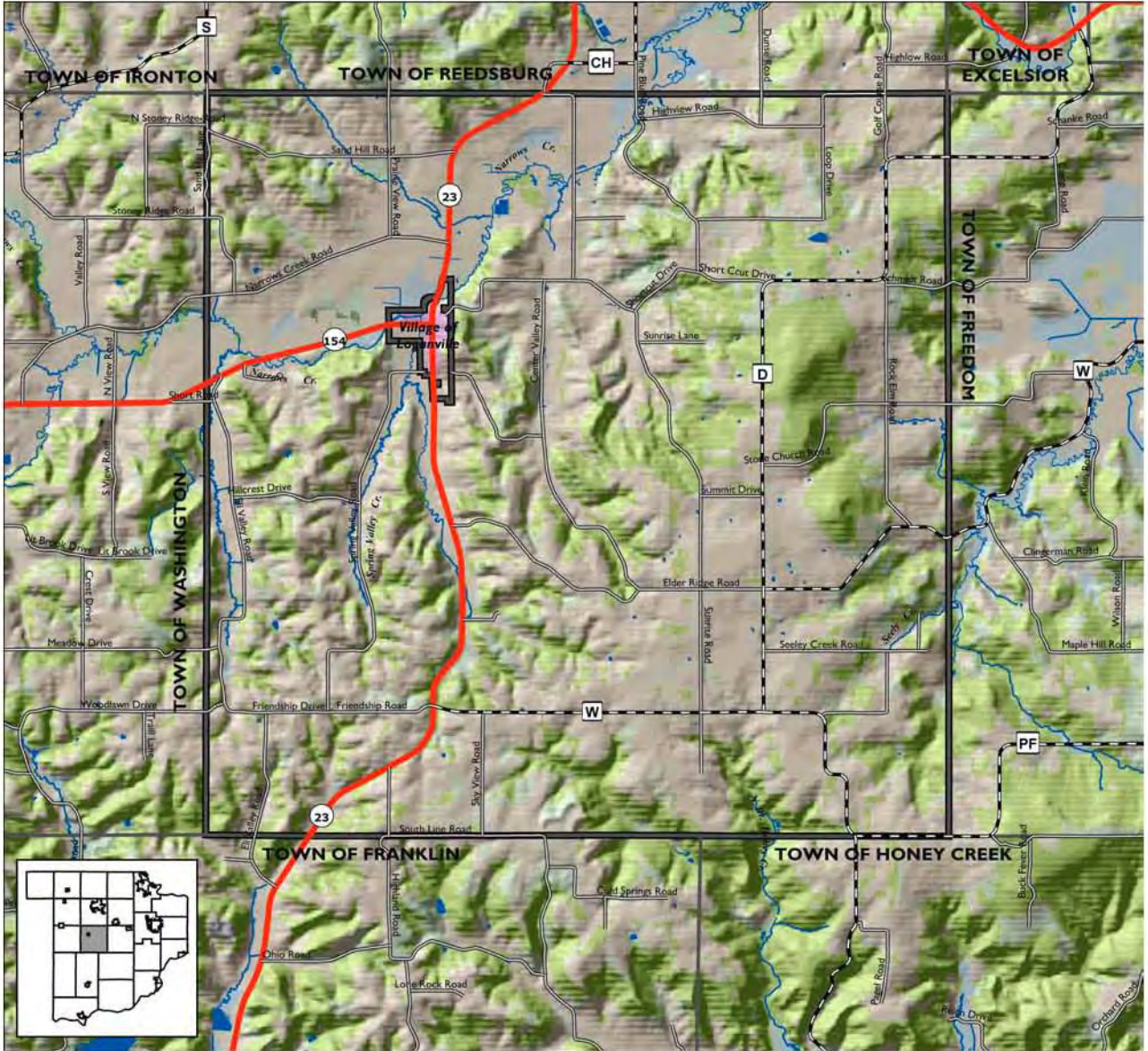


COMPREHENSIVE PLAN

TOWN OF WESTFIELD, SAUK COUNTY



ADOPTIONS:

Town of Westfield Plan Commission (May 11, 2006)

Town of Westfield Town Board (June 19, 2006)

Addendum (November 28, 2006)

Acknowledgments

Town of Westfield Comprehensive Plan Committee

Bruce Duckworth, Chair	Harvey Myers
Bill Schwartz, Vice-Chair	Betty Repka
Amy Beisbier, Secretary	Kathy Reuter
Bill Beerkircher	Darrell Schlieckau
Karl Belk	Brad Schreiner
Bob Bergman	Phil Schroeder
Joe Flynn	Roy Schroeder
Dennis Geffert	Dan Thieding
Durlin Knuth	Jeff Thieding
Don Meyer	Jerry Troyer

Community Focus Group Participants

Fred Behn	John Gerike
Lorinda Broughton	Richard Knuth
Dennis Crahen	John Laukant
Alan Fournier	Jim Severance

Town Board

Tom Broughton, Chairperson
Arold Hamburg, Supervisor
Bill Schwartz, Supervisor

Town Plan Commission

Karl Belk
Bob Bergman
Dennis Geffert
Bill Schwartz
Dan Theiding

Planning Consultant:

Sauk County Department of Planning and Zoning

Aaron Hartman, GIS Technician/Planner, *Project Manager, Mapping and Co-Author*
Dave Tremble, AICP, Land Preservation Specialist/Planner, *Planning Assistance and Co-Author*
Brian Simmert, AICP, County Planner, *Planning Assistance and Co-Author*
Lance Gurney, AICP, Planning & Zoning Director, *Planning Assistance*
Gina Templin, Planning & Zoning Support Specialist
Mary White, Administrative Support Specialist

Photo Credits: All photos in the Plan are courtesy of the Comprehensive Plan Committee via the ‘Windshield Survey’ exercise unless otherwise noted.

Summary

Why Plan?

The Town of Westfield Comprehensive Plan is intended to update and replace the Town's Land Use Plan adopted in 1998. The updated plan will allow the Town to guide future growth, development and preservation, and includes precise guidelines for plan implementation, future review, amendments and direction relative to further policy development. The purposes of the Comprehensive Plan are many, however for the Town of Westfield, the highlighted purposes include the following:

- Identify those areas appropriate for development and preservation through established guidelines.
- Preserve farming as a primary way of life and ensure its future viability by incorporating innovative farming, land division and housing placement practices.
- Preserve the overall view of the Town made up of wooded hillsides, farmsteads, fields and prairie through innovative guidelines.
- Preserve critical habitat and promote conservation efforts within the Baraboo Range lands.
- Ensure the continuance of Westfield's overall community atmosphere.
- Being innovative with the development and use of cluster development, density policy, new lot and home siting standards, and achieving a balance between proposed development and the preservation of the current makeup of Westfield.
- Provide detailed strategies and a timeline for the implementation of the Plan and continue to work closely with Sauk County.

This Comprehensive Plan has been prepared under the State of Wisconsin's Comprehensive Planning Legislation, adopted in 1999 and contained in §66.1001, Wisconsin Statutes. This plan meets all of the statutory elements and requirements of this new law and further meets all 14 goals of the Comprehensive Planning Legislation.

A Profile of the Town of Westfield

The Town of Westfield has a rich history characteristically defined by agriculture and natural beauty. Settlement patterns heavily influenced by agriculture have molded the present-day landscape, consisting of agriculture operations, rural housing, woodlands and wetland natural areas.

The Town of Westfield is defined and influenced by the following:

- An estimated population of 622 residents in 2005.
- Exceptional community services including, schools, emergency response and transportation infrastructure.
- Productive cropland, a strong farming ethic, and an economy that remains linked to agriculture.
- A community pride reflected by local values and a spirit of cooperation.
- Rural character that is well represented by the Town residents as well as the historic churches, schools and family farmsteads.
- Natural beauty noted by wooded bluffs, abundant wildlife, rolling farm fields and Narrows Creek and all of its tributaries.

Our Vision

In the next 20 years, the Town of Westfield recognizes six key goals that preserve the quality of life that Town residents value. The six key goals are defined as:

1. Preserve scenic beauty and rural character.

Settlers from different backgrounds have shaped Westfield into an agriculturally based rural community. The agricultural priority has helped shape the landscape and instilled a local value system reflective of its residents. Rural character is well represented by the Town residents as well as the historic churches, schools and family farmsteads. The scenic beauty is noted by the wooded bluffs, abundant wildlife, rolling farm fields and Narrows Creek and all of its tributaries. Preservation of these natural and cultural features can be accomplished through cooperation, education and individual stewardship.

2. Promote a positive balance between farm, residential and woodland land uses.

The Town of Westfield offers a unique landscape of rolling hills, wooded bluffs, winding town roads and acres of farm fields dotted with rural homesteads. This balance provides an identity that local residents cherish and hope to preserve. Through cooperation, planning and preservation the Town of Westfield seeks to maintain and promote land uses that coincide with this balance. The Town of Westfield will also encourage flexibility by examining alternative residential, agricultural and economic development scenarios.

3. Encourage the development of economic opportunities that compliment the Town's rural heritage.

To improve and sustain the economic profitability, the Town of Westfield will encourage small, agricultural and family based businesses. The process of establishing and expanding these economic opportunities will be reevaluated with emphasis on flexibility, making the process more straightforward. The Town will also examine and promote alternatives to agriculture, including cottage industries, which will improve economic sustainability and ensure that agriculture remains a valuable enterprise for future generations.

4. Maintain and expand services to better serve community residents.

Through intergovernmental cooperation with the Village of Loganville, surrounding towns, county, local school districts, utilities, fire and ambulance services the Town of Westfield will maintain and expand services that minimizes cost and maximizes benefits to all town residents. The town will encourage local utilities and telecommunication entities to modernize its infrastructure as well as evaluate and modernize infrastructure that the agriculture industry relies upon.

5. Maintain and enhance the rural agricultural community by continuing to represent the local residents.

The Town of Westfield prides itself in local tradition and ideals and seeks to improve relationships with private landowners, as well as public entities. Through education and awareness, the Town will encourage landowners to be good stewards of the land, as well as good neighbors. By increasing communication and cooperation with residents of the community, the Town will examine ways to empower the local government in decision-making processes.

6. Protect the Right to Farm to ensure the viability of agriculture for future generations.

Agriculture is recognized as the highest priority land use in the Town of Westfield. In addition to preserving farmland, the Town will place emphasis on education and cooperation with residents to help dispel any unrealistic expectations of rural living and highlight the benefits of agriculture and agricultural heritage.

Implementing the Vision

To carry out this ambitious vision for the future of the Town of Westfield, the *Town of Westfield Comprehensive Plan* includes more detailed goals, objectives and policies. These are generally organized in chapters according to the required comprehensive planning elements: agricultural, natural resources; land use; transportation; utilities and community resources; housing; economic development; intergovernmental cooperation; and implementation. The following is a brief summary of the key recommendations of this plan divided by these elements. The respective chapters of the full *Town of Westfield Comprehensive Plan* explore these recommendations in significant greater detail.

Agricultural Resources Recommendations

- Encourage opportunities for small scale agriculture.
- Encourage good farming practices through the use of farm conservation plans and other programs in place, by continuing to educate landowners and partnering with agricultural education providers.
- Preserve rural character.
- Provide alternative development opportunities that preserve agricultural land.

Natural Resources Recommendations

- Maintain protection of water quality of surface water tributaries.
- Encourage and protect native environments, habitats and communities.
- Preserve scenic beauty and rural character. Protect and maintain scenic view areas.
- Encourage the use of environmentally friendly farm practices such as contour stripping.
- Promote land use balance between agriculture, residential and woodland uses.

Land Use Recommendations

- Encourage new residential development on non-prime agricultural lands, which are defined as areas of Class III and poorer soils.
- Develop a site assessment-based development review process to aid in the proper siting of development.
- Offer flexibility in the size of lots for building.
- Provide housing opportunities that preserve farmland, rural character and emphasize the right to farm.
- Develop land use and housing regulations that provide flexibility between residential, agricultural and commercial uses.

Transportation Recommendations

- Adopt a sign ordinance that regulates on-site, as well as off-site signage.
- Support additional transportation options for those without access to an automobile, including the elderly, disabled and children.
- Address safety concerns with regard to multiple users of the transportation infrastructure including- motorists, bicyclists, pedestrians and farm equipment.
- Encourage participation in cost sharing programs with the state and county to provide more cost-effective maintenance and aid in the purchase of specialized equipment.

Utilities and Community Resources Recommendations

- Encourage the use of community septic systems and wells, where feasible.
- Allow the development of recreational facilities that are compatible with town.
- Maintain and expand services to better serve the community.
- Encourage proper sited utility development.

<p>Housing Recommendations</p> <ul style="list-style-type: none"> ▪ Develop alternative development options for housing that meet the needs (income and service) of town residents. ▪ Direct new home sites to areas not suitable for agriculture. ▪ Minimize conflict by suggesting setbacks between agriculture and non-agriculture uses. ▪ Promote housing that utilizes existing infrastructure. ▪ Encourage the maintenance of existing housing.
<p>Economic Development Recommendations</p> <ul style="list-style-type: none"> ▪ Encourage small businesses to provide residents with supplemental income opportunities. ▪ Examine methods to promote and support the growth of ag operations. ▪ Encourage new businesses to utilize existing infrastructure. ▪ Increase business diversity to serve community needs.
<p>Intergovernmental Cooperation Recommendations</p> <ul style="list-style-type: none"> ▪ Work with the Reedsburg School District to maintain high quality education opportunities. ▪ Promote the sharing of services to consolidate and economically utilize expensive equipment and labor. ▪ Encourage consistency among planning elements in future planning efforts in areas where jurisdictions may overlap. ▪ Examine ways to improve the local decision-making process.

➤ **Implementation of the Town of Westfield Density Policy**

Currently and in the immediate future, the Town of Westfield's Density Policy is based on the County's minimum density of 1 house per 35 acres of ownership under the Exclusive Agricultural District. To clarify, this allows for the creation of one residential lot per every 35 acres of contiguous ownership.

To supplement the density policy, the committee agreed that the Town should also pursue the allowance to create small lots utilizing Sauk County's Planned Unit Development program, when it becomes available. The Planned Unit Development Ordinance (PUD) would allow landowners to create 1-5 acre lots at a density specified by the Town's density policy (currently 1 house per 35 acres). In return for the creation of a 1-5 acre lot, an easement will be placed on a remaining portion of the original farm/parcel based on the Town's Density Policy and will be held in joint by the Town of Westfield and Sauk County for a minimum of 20 years.

Future land use alternatives may require the Town of Westfield to amend their Land Use policies to recognize the implementation of specific alternatives. The committee expressed a long-term interest in the creation of a locally controlled review process to allow for more flexibility in land use development. This process would need to be created utilizing community input and must be consistent with other programs that the community plans to implement.

Table of Contents

Chapter One: Introduction	Pages
1.0 Background	1-2
1.1 Description of Goals, Objectives, Policies	3
1.2 Planning History	3-4
1.3 Comprehensive Planning in Sauk County	4-5
1.4 Regional Context	5
1.5 Jurisdictional Boundaries	5
1.6 Planning Area	6
1.7 Purpose of the Plan	6
 <i>Maps</i>	
1-1 Regional Context	
1-2 Jurisdictional Boundaries	
1-3 Aerial Photography/Parcel Boundaries	
 Chapter Two: Issues and Opportunities	
2.0 Purpose	7
2.1 Community Survey	7-10
2.2 Visioning Session	10-12
2.3 Press Releases/Media Coverage	12
2.4 Town of Westfield Newsletter	12
2.5 Open House/Intergovernmental Forum	12
2.6 Focus Groups	12-14
2.7 Formal Consensus Process to Establish a Density Policy	14-15
2.8 Public Hearing	15
2.9 Town of Westfield Vision (pull-out page)	16
 Chapter Three: Population Inventory, Analysis and Projections	
3.0 Purpose	17
3.1 Regional Population and Housing Trends	17-18
	<i>Table P1 Regional Population Trends</i>
	<i>Table P2 Regional Housing Unit Comparison</i>
	<i>Table P3 Regional Average Household Size Comparison</i>
3.2 Local Population and Housing Trends	19-23
	<i>Charts P4 and P5 Occupancy Rate Westfield vs. Sauk County 1990</i>
	<i>Charts P6 and P7 Occupancy Rate Westfield vs. Sauk County 2000</i>
	<i>Table P8 Age and Gender, Westfield and Sauk County</i>
	<i>Chart P9 Age Distribution, Westfield 2000</i>
	<i>Table P10 Ethnic Composition, Westfield and Sauk County</i>
	<i>Table P11 Comparison of State, Regional and Town Population</i>
	<i>Chart P12 Comparison of Westfield Populations in Age Brackets, from 1990 to 2000</i>

	Pages
	Pages
	<i>Chart P13 Comparison of Westfield Populations in Age Brackets, from 1990 to 2000</i>
	<i>Chart P14 Length of Residency</i>
	<i>Table P15 Length of Residency</i>
3.3	Interpretation of Population Data 24
3.4	Population Projections 24-27
	<i>Table P16 Population Projections: Town of Westfield</i>
	<i>Chart P17 Population Projections (based on population trends)</i>
	<i>Chart P18 Population Projections (based on housing growth)</i>
 Chapter Four: Housing	
4.0	Purpose 28
4.1	Housing Unit Trends 28
	<i>Chart H1 Change in Housing Units</i>
	<i>Chart H2 Number of Housing Units</i>
4.2	Average Household Unit Size and Tenure 29
	<i>Chart H3 Average Household Size</i>
4.3	Household Characteristics 29-30
	<i>Table H4 Households by Type</i>
4.4	Housing Stock Characteristics 30-31
	<i>Table H5 Housing Unit, Structural Types, 2000</i>
	<i>Table H6 Age of Housing Units</i>
	<i>Table H7 Housing Age</i>
4.5	Household Income, Housing Expenses and Housing Values 31-34
	<i>Chart H8 Household Income Levels, Westfield and Sauk County</i>
	<i>Table H9 Affordable Housing Expenses per Income,</i>
	<i>Chart H10 Monthly Owner Costs</i>
	<i>Table H11 Monthly Owner Costs</i>
	<i>Chart H12 Monthly Mortgage Costs, Westfield 1990</i>
	<i>Chart H13 Monthly Mortgage Costs, Westfield 2000</i>
	<i>Chart H14 Housing Value, Westfield 2000</i>
4.6	Housing Density 34-35
4.7	Local Population and Housing Trends 35
4.8	Projected Housing Needs Based on Population Projections 35-36
4.9	Projected Growth and Housing Needs Analysis 36-37
4.10	Housing Programs and Choices 37-39
4.11	Housing Goal, Objectives and Policies 40

	Pages
Chapter Five: Agricultural Resources	
5.0	Purpose 41
5.1	Regional and Local Trends in Agriculture 41-42
	<i>Table A1 Trends in Average Size of Farms</i>
	<i>Table A2 Trends in Farm Numbers</i>
	<i>Table A3 Agriculture Land Sales, Town of Westfield, Sauk County, and State of Wisconsin</i>
5.2	Production Trends 42
	<i>Tables A4 & A5 Production Trends: Sauk County & State of Wisconsin</i>
	<i>Table A6 Dairy Production Trends: Sauk County & State of Wisconsin</i>
5.3	Local Farm Numbers and Types 44
5.4	Farmland Preservation Program 44
	<i>Table A7 Exclusive Agriculture Participation in Westfield</i>
5.5	Land Capability Classification 45
	<i>Table A8 Soil Class and Acreage in Westfield</i>
5.6	Agriculture Infrastructure 46
5.7	Alternative Agriculture Opportunities 46
5.8	Federal, State and Local Programs and Resources 46-50
5.9	Agriculture Goal, Objectives and Policies 50
 Maps	
5-1	Land Capability Classification
5-2	Prime Farmland/Slope Delineation
5-3	Ag Preservation Plan Map
 Chapter Six: Utilities and Community Resources	
6.0	Purpose 51
6.1	Water Supply and Private On-site Waste Disposal Systems 51-52
6.2	Solid Waste Disposal/Recycling 52
6.3	Septage Waste Disposal 52
6.4	Town Hall/Garage 53
6.5	Law Enforcement 53
6.6	Emergency Services 53
6.7	Library 53
6.8	Telephone/Internet and Electric Utilities 53-54
6.9	Medical Facilities 54
6.10	Educational Facilities 54-55
6.11	Recreational Facilities 56
6.12	Cemeteries and Churches 56
6.13	Historical and Cultural Structures and Areas 56-57
6.14	Historical and Cultural Programs and Resources 58
6.15	Utilities and Community Resources Goal, Objectives and Policies 59

	Pages	
Maps		
6-1	Septic Suitability	
6-2	Alternative Septic Suitability	
6-3	Community and Cultural Resources	
 Chapter Seven: Transportation		
7.0	Purpose	60
7.1	Principle Arterial, Collector Roadways and Local Roads	60-62
	<i>Table T1 Westfield Roadway Classification System Descriptions</i>	
	<i>Table T2 Westfield Roadway Classification System Descriptions</i>	
	<i>Table T3 Traffic Accidents</i>	
7.2	Airports	62
7.3	Elderly, Disabled and Veteran Transportation	63
7.4	Other Transportation Options	63
7.5	Review of State, Regional and Other Applicable Plans	64-66
7.6	Analysis of the Existing Transportation Systems and Plans	66
7.7	Transportation Goals, Objectives and Policies	66-67
 Maps		
7-1	Transportation	
 Chapter Eight: Economic Development		
8.0	Purpose	68
8.1	Area Employment and Economic Activity	68-73
	<i>Table E1 Sauk County Top 10 Manufacturers/Distributors by Employment</i>	
	<i>Table E2 Top 10 Sauk County Non-Manufacturers by Employment</i>	
	<i>Table E3 Regional Income Comparisons</i>	
	<i>Table E4 Characteristics of Hired Farm labor, Sauk County and the State of Wisconsin, 1997</i>	
	<i>Table E5 Farm Receipts, Capital, and Income Sauk County vs. State of Wisconsin, 1997</i>	
	<i>Table E6 Travel Expenditures and Economic Impact</i>	
8.2	Local Employment and Economic Activity	73-77
	<i>Table E7 Education Levels Westfield and Sauk County</i>	
	<i>Table E8 Distribution of Household Income, 1999</i>	
	<i>Table E9 Labor Force and Employment</i>	
	<i>Table E10 Employment by Occupation, Town of Westfield</i>	
	<i>Chart E11 Major Employment Sectors, Town of Westfield</i>	
	<i>Table E12 Employment by Occupation, Sauk County</i>	
	<i>Table E13 Commuting Patterns</i>	

8.3	Labor Force Forecasts	77-80
	<i>Table E14 Labor Force Projection #1</i>	
	<i>Table E15 Labor Force Projection #2</i>	
	<i>Table E16 Labor Force Projection #3</i>	
	<i>Table E17 Labor Force Change by Age Group in Sauk County 2000-2020</i>	
	<i>Chart E18 Sauk County Labor Force Trends by Age 2000-2020</i>	
	<i>Table E19 Forecasted Labor Force by Age Group in Wisconsin 2000-2020</i>	
8.4	Other Programs and Partnerships	81
8.5	Economic Development Goal, Objectives and Policies	81

Pages**Chapter Nine: Natural Resources**

9.0	Purpose	84
9.1	General Soils Information	84-85
9.2	Topography and Slope	85-86
9.3	Environmentally Sensitive and Significant Resources	86-90
9.4	Mineral Resources	90
9.5	Programs, Partnerships and Resources	90-92
9.6	Natural Resource Goal, Objectives and Policies	93-94

Maps

9-1	Environmentally Sensitive Areas
9-2	General Soils Map
9-3	General Floodplain Areas
9-4	Potential Gravel Deposits

Chapter Ten: Intergovernmental Cooperation

10.0	Purpose	95
10.1	Adjacent Town Plans and Planning Efforts	95-96
10.2	Current Intergovernmental Programs, Plans, Agreements and Opportunities	97-99
10.3	Current and Future Cooperative Planning Efforts	99-100
10.4	Village of Loganville	100
10.5	Intergovernmental Cooperation Goal, Objectives and Policies	101

Chapter Eleven: Land Use

11.0	Purpose	102
11.1	Recent Development Trends	102-103
	<i>Table LU1 Number of Permits Issued</i>	
11.2	Current Population and Housing Density	103
11.3	Existing Land Use	104
11.4	Higher Density Development	105
11.5	Lots of Record	105
11.6	Smart Growth Areas	105-107

11.7	Alternative Buildout Scenarios and Density Policies	107-108
11.8	Town of Westfield Density Policy	108-109
11.9	Zoning Classifications	109-110
11.10	Future Land Uses	110-112
11.11	Natural Limitations to Building and Site Development	112
11.12	Future Land Area Needs	112-114
11.13	Land Use Goal, Objectives and Policies	114-117

Pages***Maps***

11-1	Land Use and Land Cover
11-2	Lots of Record
11-3	Buildout Scenario / One House per 35 Acres
11-4	Buildout Scenario / One House per 35 Acres Clustered
11-5	Buildout Scenario / One House per Parcel/Farm
11-6	Zoning Districts
11-7	Future Land Uses

Chapter Twelve: Implementation

12.0	Purpose	118
12.1	Plan Adoption	118
12.2	Plan Monitoring, Amendments, and Update	118-119
12.3	Role of Implementation	119-120
12.4	Top Implementation Priorities	120
12.5	Implementation Timeline and Recommended Courses of Action	120-125
12.6	Consistency Among Plan Elements	126
12.7	Annual Review of the Implementation Process	126

Appendixes

Appx A	Survey and Results
Appx B	Vision Session Handouts and Results
Appx C	Public Participation Plan/Scope of Services
Appx D	Glossary of Terms
Appx E	Sources of Information
Appx F	Resolutions/Ordinances
Appx G	Draft Development Guidelines
Appx H	Town of Westfield Historic Inventory
Appx I	What can be implemented now?
Appx J	Addendum 11/02/06 Adopted 11/28/06

1.0 Background

The Comprehensive Plan for the Town of Westfield is the culmination of twenty months of work on the part of a 20 member Comprehensive Planning Committee. Input from numerous other citizens of the Town, and knowledgeable people from throughout Sauk County have also given forth their effort toward its completion. The Plan itself is composed of nine primary elements as defined under Wis. Stats. 66.1001 (comprehensive planning legislation) including those noted below. However, this Plan has rearranged some elements or portions thereof to allow for a greater level of analysis based on some of the more important issues in the Town. For example, Natural Resources and Agriculture have been separated into their individual areas while Cultural Resources has been combined with Utilities and Community Facilities, and renamed Utilities and Community Resources. Additionally, the Issues and Opportunities element has been expanded to include an in-depth analysis and results of a Community Survey, Vision Session, and Focus Group make-up.



As part of each of these redefined elements, or chapters, minimum requirements of the comprehensive planning legislation are met and in many cases exceeded. For purposes of this Plan, a description is provided under the purpose statement of each chapter/element along with a primary goal, objectives and identified policies. Each chapter/element is accompanied by a series of charts, tables and maps to fully illustrate both background information and the intent of the identified goals, objectives and policies.

In addition to the nine required elements, the comprehensive planning legislation also set forth 14 goals for communities to reach both throughout and at the completion of their planning process. Although these goals are not required, this Plan and planning process have achieved them.

The nine elements and 14 goals of the comprehensive plan are noted below:

➤ **Nine Elements**

1. Issues and Opportunities
2. Housing
3. Transportation
4. Utilities and Community Facilities
5. Agriculture, Natural and Cultural resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

➤ **Fourteen Goals**

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 archeological 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 an 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 levels.
12. Balancing individual property rights with community interests and goals.
13. Planning and development of land uses that create or preserve varied unique urban and rural communities.
14. Providing an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

In conjunction with each identified goal, objective and policy within the chapters, the planning process developed an overall Vision of how the Town should look and feel in the future. The input to the development of the Town's Vision was gathered through a 'Visioning Session' as well as through feedback from the Comprehensive Planning Committee. Overall, the Vision aided planning participants with the development of the Plan's goals, objectives and policies and is meant to assist the Town with the actual implementation of the Plan through the years. Most importantly, however, is an understanding that the primary purpose of the Vision is to serve as a grounding point for future decisions. This grounding point effectively and broadly addresses the needs, desires, and thoughts of residents and landowners in Westfield.

The highlight of this planning process was its reliance on extensive public participation and input far exceeding the requirements of the comprehensive planning legislation. At a minimum the legislation requires a town-sponsored public hearing when the draft plan is ready for adoption. This planning process incorporated numerous and innovative means of public input to formulate a plan that best represents all interests in the Town beginning with the development of goals by the focus groups.

1.1 Description of Goals, Objectives and Policies

As stated earlier, each element in the Comprehensive Plan incorporates stated goals, objectives and policies. A definition of each follows:

- **Goals** are broad, advisory statements that express general public priorities about how the Town should approach preservation and development issues. These goals are based on key issues, opportunities and problems that affect the Town and are derived from the future Vision of the Town.
- **Objectives** suggest future directions in a way that is more specific than goals. The accomplishment of an objective contributes to the fulfillment of a goal. While achievement of an objective is often not easily measured, objectives are usually attainable through policies and specific implementation activities.
- **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.

1.2 Planning History

➤ **Town of Westfield Development Plan (1987)**

The Town of Westfield has a long and progressive history with regard to planning, primarily related to land use. The Town undertook its first planning process in 1987, when it adopted town-wide Exclusive Agriculture Zoning under the Sauk County Zoning Ordinance. The stated goal of the 1987 Development Plan, adopted concurrently with Exclusive Agriculture Zoning, was to, “Preserve agricultural land and protect farm operations as well as environmentally sensitive areas.” By that standard, the 1987 Plan appears to have been largely successful. The Exclusive Agriculture Zoning District was an implementation tool used to achieve this goal by utilizing a large lot size restriction, as well as allowing landowners to receive 100 percent of the allowable tax credits or refunds, providing incentive for lands to remain in agriculture production. Today, agriculture remains the dominant land use in the Town, and its natural resources remain visibly intact. Since 1987 residential development in the Town has continued, but at a slower, manageable pace. The slow growth can be partly attributed to large lot size restrictions required under Exclusive Agriculture Zoning. One notable flaw with the 1987 Plan includes a lack of siting criteria for new residential lots. This plan, in part, did not take into account the protection of farming operations (i.e., productive fields, farmyards, etc.) as well as significant natural resources (i.e., contiguous forest canopies, water quality protection, viewscape, etc.).

➤ **Town of Westfield Land Use Plan (1998)**

In recognition of shortcomings in the 1987 Development Plan, the Town embarked on a second planning process ten years later in 1997. This process resulted in the adoption of an updated Land Use Plan in May of 1999, entitled the ‘Town of Westfield Land Use Plan.’ The planning process associated with the development of this later plan was significantly different from the original in that it relied on gathering input, ideas and creativity from the residents in the Town to produce a plan which balanced property owner needs with the good of the overall community.

This effort culminated in the development and adoption of the Town of Westfield's first Land Use Plan, which was intended to serve as a guide for planning and decision-making regarding land use. To serve this purpose, the *Plan* included five overlying goals:

- Control the growth and placement of new housing
- Promote a strong agricultural community and farmers' right to farm
- Preserve the overall natural beauty and resources of the town
- Preserve the rural character of the town
- Maintain responsible local government

The Plan also included specific policies to guide the Town in decision-making. These policies were essentially broken down into four primary categories: *Residential Development*, *Commercial Development*, *Natural Resources*, and *Agriculture*. From there, each of the policies identified ways to achieve the vision (as identified in the five goals) for the Town's future pattern of development. The Land Use Plan Map was also updated to reflect changes to mapped transition areas, or "areas where preservation is encouraged but, if future development is to occur, it is possible in these areas".

One of the most significant impacts of the 1998 Plan was the creation of a to review proposed development and ensure it is consistent with the intent of the plan. The first step of this process was the formation of a five-person committee to review development proposals or amendments to the current plan. The next part of the process was the development of a review system for new proposals. The review system involved requiring the landowner to create a site plan, with specific property features identified on the plan, for all new residential, commercial and agricultural developments that require permits. The final part of the implementation process identified requirements for new driveways, as well as guidelines for plan review and amendment.

1.3 Comprehensive Planning Process in Sauk County

As part of the State of Wisconsin's 1999-2000 biennial budget, Governor Thompson signed into law one of the State's most comprehensive pieces of land-use legislation. This legislation is intended to provide local governmental units with the tools to create comprehensive plans, to promote more informed land-use decisions and to encourage state agencies to create more balanced land-use rules and policies. This legislation also includes a substantive definition of a comprehensive plan and provides an essential framework for local land-use decision making. It also helps local officials to determine the likely impacts of their decisions by ensuring that they consider all aspects of community life.

In the summer of 2002, the Sauk County Department of Planning & Zoning announced that it would apply for a 2003 Comprehensive Planning grant from the State of Wisconsin to facilitate planning processes for municipalities to enable them to develop and adopt local Comprehensive Plans. As a result of this effort, 21 Sauk County municipalities passed resolutions indicating their desire to be co-applicants to the grant. The Town of Westfield was one of these municipalities.

In the spring of 2003, Sauk County announced that the 21 municipalities were awarded a 2003 Comprehensive Planning grant in the amount of \$288,000. Out of the total award, Westfield's share was \$10,000. The provisions of the grant required the Town to match the grant award of \$10,000. In an effort to reduce this local match, Sauk County agreed to provide \$5,000 of in-kind mapping assistance, bringing the total Town match to not more than \$5,000.

Once the overall grant was awarded, Towns in Sauk County could choose to contract with a private consultant or with Sauk County to aid them with the development of their Comprehensive Plans.

Seven Towns chose to contract with Sauk County. Staff limitations prevented Sauk County from working with all seven towns at once. Sauk County held a drawing to fairly determine when each Town would begin their planning process (spring 2003, 2004, or 2005). Westfield, being one of the later draws, elected to begin its comprehensive planning process in the spring of 2004.

1.4 Regional Context

Map 1-1 Regional Context shows the relationship of the Town of Westfield to neighboring communities. The Town is located in the west-central part of Sauk County and is about 3 miles south of the City of Reedsburg. The Town is also located 1.5 miles southwest of the incorporated Village of Rock Springs with the Town of Reedsburg to the north, Town of Freedom to the east, Town of Washington to the west and the Towns of Franklin and Honey Creek to the south. The incorporated Village of Loganville is located in the west-central part of the Town.

State Highway 23 is the primary transportation route in the Town. It enters Sauk County from Interstate 90/94 in Wisconsin Dells, where it connects to the City of Reedsburg, goes through the Village of Loganville and continues south through the Villages of Plain and Spring Green.

1.5 Jurisdictional Boundaries

A result of the 2000 Federal Census, population data required Sauk County to redistrict its supervisory district boundaries to achieve new districts of equal population. As a result of this effort, the Town of Westfield was assigned two supervisory districts. Supervisory District 22, includes parts of the Town west of State Highway 23, as well as the Towns of Washington and Bear Creek. Supervisory District 25, includes parts of the Town east of State Highway 23, the Village of Loganville, the Town of Honey Creek and part of the Town of Franklin. *Map 1-2 Jurisdictional Map* depicts exact boundaries of Supervisory Districts 22 and 25.

The Town of Westfield is located entirely within the School District of Reedsburg. *Map 1-2 Jurisdictional Map* also depicts the locations of these boundaries.

In terms of land use-related issues, the entire Town of Westfield is governed by the following Chapters of the Sauk County Code or Ordinances:

Administered by Sauk County Clerk

- Chapter 1 Supervisory District Plan

Administered by the Sauk County Department of Planning & Zoning

- Chapter 7 Zoning Ordinance
- Chapter 8 Shoreland Protection Ordinance
- Chapter 10 Floodplain Zoning Ordinance
- Chapter 18 Rural Identification System
- Chapter 22 Land Division and Subdivision Regulations Ordinance
- Chapter 23 Tower Siting Ordinance
- Chapter 24 Nonmetallic Mining Reclamation Ordinance
- Chapter 25 Private Sewage System Ordinance

Administered by the Sauk County Department of Land Conservation

- Chapter 26 Animal Waste Management Ordinance

Administered by the Sauk County Sheriff

- Chapter 27 Animal Control Ordinance

1.6 Planning Area

The Planning area covers all lands within the Town of Westfield. As a point of reference, *Map 1-3 Aerial Photography/Parcel Boundaries* shows an overlay of tax parcels on an air photo.

1.7 Purpose of the Plan

The Town of Westfield Comprehensive Plan is intended to update and replace the Town's Land Use Plan adopted in 1998. The updated plan will allow the Town to guide future growth, development and preservation, and includes precise guidelines for plan implementation, future review, amendments and direction relative to further policy development. The purposes of the Comprehensive Plan are many, however for the Town of Westfield, the highlighted purposes include the following:

- Identify those areas appropriate for development and preservation through established guidelines.
- Preserve farming as a primary way of life and ensure its future viability by incorporating innovative farming, land division and housing placement practices.
- Preserve the overall view of the Town made up of wooded hillsides, farmsteads, fields and prairie through innovative guidelines.
- Preserve critical habitat and promote conservation efforts within the Baraboo Range lands.
- Ensure the continuance of Westfield's overall community atmosphere.
- Being innovative with the development and use of cluster development, density policy, new lot and home siting standards, and achieving a balance between proposed development and the preservation of the current makeup of Westfield.
- Provide detailed strategies and a timeline for the implementation of the Plan and continue to work closely with Sauk County.

This Comprehensive Plan has been prepared under the State of Wisconsin's Comprehensive Planning Legislation, adopted in 1999 and contained in §66.1001, Wisconsin Statutes. This plan meets all of the statutory elements and requirements of this new law and further meets all 14 goals of the Comprehensive Planning Legislation.

TOWN OF WESTFIELD VISION

1. Preserve scenic beauty and rural character.

Settlers from different backgrounds have shaped Westfield into an agriculturally based rural community. The agricultural priority has helped shape the landscape and instilled a local value system reflective of its residents. Rural character is well represented by the Town residents as well as the historic churches, schools and family farmsteads. The scenic beauty is noted by the wooded bluffs, abundant wildlife, rolling farm fields and Narrows Creek and all of its tributaries. Preservation of these natural and cultural features can be accomplished through cooperation, education and individual stewardship.



2. Promote a positive balance between farm, residential and woodland land uses.

The Town of Westfield offers a unique landscape of rolling hills, wooded bluffs, winding town roads and acres of farm fields dotted with rural homesteads. This balance provides an identity that local residents cherish and hope to preserve. Through cooperation, planning and preservation the Town of Westfield seeks to maintain and promote land uses that coincide with this balance. The Town of Westfield will also encourage flexibility by examining alternative residential, agricultural and economic development scenarios.



3. Encourage the development of economic opportunities that compliment the Town's rural heritage.

To improve and sustain the economic profitability, the Town of Westfield will encourage small, agricultural and family based businesses. The process of establishing and expanding these economic opportunities will be reevaluated with emphasis on flexibility, making the process more straightforward. The Town will also examine and promote alternatives to agriculture, including cottage industries, which will improve economic sustainability and ensure that agriculture remains a valuable enterprise for future generations.



4. Maintain and expand services to better serve community residents.

Through intergovernmental cooperation with the Village of Loganville, surrounding towns, county, local school districts, utilities, fire and ambulance services the Town of Westfield will maintain and expand services that minimizes cost and maximizes benefits to all town residents. The town will encourage local utilities and telecommunication entities to modernize its infrastructure as well as evaluate and modernize infrastructure that the agriculture industry relies upon.

5. Maintain and enhance the rural agricultural community by continuing to represent the local residents.

The Town of Westfield prides itself in local tradition and ideals and seeks to improve relationships with private landowners, as well as public entities. Through education and awareness, the Town will encourage landowners to be good stewards of the land, as well as good neighbors. By increasing communication and cooperation with residents of the community, the Town will examine ways to empower the local government in decision-making processes.



6. Protect the Right to Farm to ensure the viability of agriculture for future generations.

Agriculture is recognized as the highest priority land use in the Town of Westfield. In addition to preserving farmland, the Town will place emphasis on education and cooperation with residents to help dispel any unrealistic expectations of rural living and highlight the benefits of agriculture and agricultural heritage.



2.0 Purpose

The Town of Westfield Comprehensive Plan Committee, comprised of one Town Board member and nineteen residents, took part in several efforts aimed at identifying issues and opportunities facing the Town of Westfield. These issues and opportunities culminated in the Town's Vision as well as its goals, objectives and policies. These efforts included a community-wide survey, community visioning session, numerous press releases and media articles, focus group work, an intergovernmental forum, formal consensus process to determine density, an open house to view the draft Comprehensive Plan and public hearing on the final Comprehensive Plan. A more in-depth description and summary of each activity are noted in this Chapter. Specific background information regarding population, household and employment forecasts, demographic trends, age distribution, educational levels, and income levels and employment characteristics of the Town can be found under the respective Chapters that follow in this Plan.

2.1 Community Survey

As part of the process, the Comprehensive Planning Committee developed and administered a community-wide survey. The survey questions were developed to ascertain the views of residents and landowners regarding what they perceived as the issues and opportunities relative to each of the 9 elements of this Comprehensive Plan.

During September of 2004, 261 surveys were mailed to landowners and rental residents. The mailing addresses were obtained through the Sauk County Treasurer's office. These lists were cross-checked for duplicate addresses. Of the 261 surveys mailed 100, or 38.3%, were returned. A copy of the cover letter to the survey as well as a tally of responses is located in Appendix A. A summary of the more significant results of the survey can be noted as follows:

➤ Quality of Life

Defining and maintaining a high-level quality of life in Westfield is the most important common denominator among all residents and visitors to Westfield. A way to define quality of life is to find out why people choose to live where they do and, more importantly, why they choose to continue to live there. To better define quality of life, the survey asked participants to list their three most important reasons for living in Westfield. Notably, 19.5 % of respondents chose agriculture and 15.24% chose natural beauty. Next, 12.4% of respondents chose being near family and friends, while 9.2% chose the small-town atmosphere. Both directly and indirectly, the response to this survey question reappears in the Town's Vision as well as other components of this plan through its goals, objectives and policies.

➤ **Housing**

Housing is an important part of how a community grows. Where housing is located can have an impact on a community in terms of the need for services, aesthetics and overall community feel. Participants were asked to place a one (1) next to their first choice for locating new housing, a two (2) next to their second choice and so forth. Overall, 78% of the total survey respondents indicated that their first choice would be to locate new housing development in and near the village of Loganville. The second and third choices for new housing development locations were near existing rural concentrations of housing (44.05%) and on small rural lots (40.79%). Respondents to the survey indicated that their least desirable choices for housing development were development scattered on large lots (35 + acres) and new housing development directed to newly proposed rural subdivisions (4 or more lots).

➤ **Agriculture Resources**

The majority of respondents to the survey, or roughly 57.29%, indicated that they are in favor of keeping the Town under the Exclusive Agriculture District so that farmers would continue to be eligible for 100 percent of the Farmland Preservation Program payment. In recognition that this zoning district requires a minimum of 35 acres to build a house, 53.19% were in favor of keeping this requirement while 39.36% were in favor if removing the 35-acre requirement. Many respondents to the survey seemed to prefer a lot size of 35 acres (46%), yet 33% would like to see the lot size decrease (i.e., 10 acres) and 11% would like to see it increase (i.e., 70 acres). Overall, the majority of respondents felt that the current size of farms is ideal for the Town and the majority of respondents to the survey indicated that they would support varied forms of community-supported agriculture and value-added agriculture operations. When asked if residents supported the direct sale of farm products, 81.4% indicated they would. A majority of residents also indicated that they would support forms of agriculture tourism, workdays and educational opportunities and overnight lodging with an agriculture theme/bed and breakfast. From a different perspective, 76.67% of respondents indicated that the preservation of farmland was either essential or very important, suggesting a strong commitment to sustaining agriculture operations in the Town.

➤ **Economic Development**

Agriculture is the primary form of economic activity in the Town, however alternative forms of economic development were considered in the survey as well. In terms of sustaining agriculture, survey respondents were asked if they felt there were adequate agriculture support and complimentary services such as cooperatives, agronomists, implement dealers, haulers, etc., in west-central Sauk County to keep agriculture viable in the Town. Of the total response from residents who are presumably farmers, 61.22% indicated that there were adequate support services while 12.24% indicated otherwise.

In terms of other economic opportunities, respondents were asked if they would support business development in areas of existing development, namely the village of Loganville. Fifty-five percent of rural respondents support small business development (FTE of 10 or less) adjoining the Village of Loganville and 61.29% of respondents supported small business development in the rural areas of the Town. In terms of types of business development, respondents seemed to be supportive of agriculture-related businesses. Just over 78% of respondents supported veterinary services, while 68.18% indicated that they would support feed mills and 63.33% would support farm implement dealers.

➤ **Utilities and Community Resources**

This category of the survey evaluated residents' feelings on services such as fire, garbage collection and library opportunities as well as energy needs and energy alternatives. Overall, services primarily received an excellent to good rating with the exception of cell phone coverage, which received an overall fair to poor rating. In terms of energy alternatives to purchasing power from a pre-established grid, respondents primarily supported the establishment of solar and wind energy, and the establishment of ethanol plants and power generation by the use of methane.

With regard to the preservation of cultural/historical and community resources, 89.16% of respondents indicated that it is essential, very important or important to protect historically significant features, while 90.33% of respondents in those same three categories felt that the preservation of scenic views and undeveloped hills/bluffs were important.

➤ **Natural and Cultural Resources**

Survey participants were asked to rank the importance of protecting the following natural resources in their community, ranging from general resources like wetlands, woodlands, and forests to more specific resources such as scenic views and undeveloped hills, and overall rural character. Respondents ranked the preservation of Westfield's natural resources as essential with rankings above 40%, with woodlands receiving the top ranking of 63.74%. When survey participants were asked to rank the three most important reasons residents live in Westfield, natural beauty ranked second of all reasons named, cited by 24% of respondents. When asked if the Town should support programs that purchase open space lands for preservation and open space purposes, 47.78% agreed while 37.78% disagreed. When asked if the Town should support programs that help preserve agricultural lands for future farming opportunities, 77.17% agreed while 25.81% of respondents indicated that it is acceptable to build houses on tillable land.

Cultural resources commonly refer to historic features such as buildings, landscapes and the traditional way of life for Westfield residents. When asked to rate the importance of historically significant features in the community, 34.94% of the respondents felt that they are essential, 28.92% felt they are very important and 25.3% indicated they were important.

➤ **Transportation**

Survey participants were asked to consider both the adequacy and condition of transportation systems (primarily roads) within the Town. Overwhelmingly, 98.9% of the respondents' felt that the current road network meets the needs of citizens while 94.32% believe the condition of the roads are adequate for their use. When asked if biking and walking were important modes of transportation, results were split with 50% strongly agreeing or agreeing, while 37.2% disagreed or strongly disagreed. Speeding, view obstructions and the intersection of Highway 23, W and Friendship Drive were some of the transportation-related hazards indicated by the respondents.

➤ **Land Use**

Land Use is the one element that recognizes the interconnectedness of all the other elements of a comprehensive plan and ties them all together. Land Use also addresses some of the larger issues in a community and a study of land use concerns can further give specific direction to a community to mitigate land use conflicts by posing standards and procedures that apply to everyone equally. To gain a broader perspective of some of the top land use issues in the Town, survey participants were asked to rank their top three land use issues. Through this ranking, 67.39% of respondents were

concerned with cropland disappearance, protection of water resources ranked second at 45.71%, and the preservation of rural character placed third at 34.62%.

With regard to new housing development, survey participants were asked questions related to Exclusive Agriculture zoning and related minimum lot size as well as housing density rates. When participants were asked if they are in favor of the Town remaining zoned Exclusive Agriculture, 57.29% of respondents indicated they were in favor of keeping the current zoning while 22.92% were against the current zoning. Roughly 20% indicated they were unsure. Participants were asked if they favor keeping the minimum lot size of 35 acres to build a new house or if they were in favor of increasing or decreasing the minimum lot size. Just over 53% of respondents indicated they were in favor of keeping the 35-acre requirement while 39.36% were opposed. When asked if the 35-acre lot size should remain the same (35 acres), or be increased or decreased, 46% thought it should remain the same (35 acres), 11% said it should be increased and 33% indicated it should be decreased. Ten percent of respondents to this question were unsure.

When participants were asked if they are in favor of keeping the 35-acre density while having the ability to create lots of less than 35 acres in exchange for an agreement that a portion of the property remain as currently used (i.e., not for residential purposes), 35.05% of respondents indicated that they would support such an option while 45.36% were in opposition. Almost 20% of the respondents to this question were unsure. When similarly asked if there was support for an increase in the minimum acreage required to create a small lot for a house, 23.40% of respondents supported such a program while 55.32% did not. About 21% percent indicated that they were unsure.

➤ General Opinions

In addition to specific questions asked of the survey participants, more open-ended questions were also asked. Among these, participants were asked what they want Westfield to look like in 20 years. Overall, a large majority of respondents indicated that they wanted Westfield to look the same as it does today, summarized by this response: "We need to try and maintain Westfield as a rural community. I've spent my whole life in this township and I hope the next few decades are as good as the first few."

2.2 Visioning Session

The Town held a Visioning Session Workshop on October 5, 2004. The purpose of the session was to involve residents and landowners in the Town of Westfield in defining what they believe Westfield should be in the future. In total, around 40 residents took part in the session.

The Vision Session was structured in such a way that participants had an opportunity to express their thoughts on the evolution of a future vision for Freedom.

Participants also had an opportunity to identify what they perceive to be the Town's Strengths, Weaknesses, Opportunities and Threats (SWOT's) as related to the future vision as well as the nine elements defined in the comprehensive planning legislation.



Some of the more common responses included:

- **Strengths:** Scenic beauty/natural resources, well maintained roads, friendly neighbors/small community, good conservation practices/natural resource programs, rural character/culture, agriculture industry.
- **Weaknesses:** requiring 35 acres to build a house, lack of economic opportunities/small businesses, small tax base, cell phone/utility services, cost to provide services, continued growth in the ag industry.
- **Opportunities:** Small family-type farms, historical/cultural value, small business/ag-related businesses, recreation-scenic parks/tourism.
- **Threats:** Government interference, sprawl/increased housing development, high taxes, diminishing small agricultural base, expansion of Highway 23, threatened natural resources/water quality in wetlands, small schools/churches closing, conversion of land to other uses.

Equally important to identifying the Town's SWOT's, participants had the opportunity to develop key Vision Elements. To develop the key Vision Elements, participants were asked to consider the following questions:

- How should we build on our key strengths, or make sure they remain strengths?
- How can we minimize or overcome our key weaknesses?
- How can we take advantage of our key opportunities?
- How can we avoid or deal with our key threats?



Once the key Vision Elements were identified, participants were asked to rank their top 5 Vision Elements. Once identified, these top 5 Vision Elements were then incorporated into the Town's overall Vision with an expanded description under each key Vision Element. This expanded description, along with the top 5 key Vision Elements aimed to capture all of the key Vision Elements identified by participants.

The creation of the Vision Elements including the identification of the top 5 had a distinct impact on the development of the Town's Plan. The Elements were

utilized for more than just the creation of a Vision, but also to create the Town's goals and objectives. From a different perspective, the following connections between the Town's Comprehensive Plan and the creation of Vision Elements have been identified:

- Vision Elements = Components to be incorporated into the Town of Westfield Vision (Vision Elements will become the Town's Vision).
- Vision Elements = The foundation for developing Goals.
- Vision Elements = The foundation for developing Objectives.

Once all of the Vision Elements were developed and the top 5 identified, the facilitators took participants through an exercise to begin creating strategies to achieve the top 5 Vision Elements.

This exercise and creation of strategies represented the beginnings of policy development. The connection between strategies and policy development is as follows:

- Strategies = Plan Policies (strategies are to be developed into plan policies)

Overall, utilizing public input, the Vision Session aimed to create a Vision for the town as well as provide direction to the Comprehensive Plan Committee with the development of the plans, goals, objectives and policies. The results and process utilized for the Vision Session are noted in Appendix B.

2.3 Press Releases/Media Coverage

In September, 2004, the **Reedsburg Times-Press** and the **Reedsburg Independent** both printed articles summarizing the planning process while encouraging people to attend the Town's Vision Session.

2.4 Town of Westfield Newsletter

A newsletter was included with the survey document, which was sent out to all residents and landowners in Westfield. As part of this newsletter, a brief description of the planning process was provided along with a sheet that could be filled out by survey recipients indicating where and how they wanted to be involved.

2.5 Open House/Intergovernmental Forum

On December 1, 2005, the Comprehensive Plan Committee conducted an open house and intergovernmental forum to present the draft Town of Westfield Comprehensive Plan. Through oral discussion and submitted written comments, participants were given an opportunity to comment on the Committee's work and suggest changes. The committee also asked participants for feedback on different land use scenarios.

2.6 Focus Groups

As part of this planning process, the Comprehensive Plan Committee developed focus groups to address seven of the nine elements of the Comprehensive Plan. The two elements not addressed in the focus groups included land use and implementation. Because of the importance and complexity of these two elements, it was decided that the full Committee should address them.

To develop the focus groups, each member of the Comprehensive Plan Committee was provided a brief description of each focus area. From that point, based on individual interest, each committee member was assigned to one or more focus groups. Added to these focus groups were residents of Westfield who were not part of the Committee but had indicated interest in contributing to the process. These additional focus group members were primarily identified through the survey interest page or other means of promotion of the planning process such as press releases and official Town postings of monthly Comprehensive Plan Committee meetings.

Once the focus groups were established, they met during the winter of 2004/2005, charged with utilizing background information inclusive of current conditions, statistics and projections, the Town's Vision, survey responses, and vision session results to develop an overriding goal for each focus area. Once the goals were developed, the focus groups developed objectives and then policies

to implement these objectives, all of which aimed to meet the focus groups' goals as well as the Town's vision.

The results of each focus group's meetings, in terms of the development of goals, objectives and policies, were continually brought to the Committee for review, comment and suggestions. This process gave focus groups both continued direction as well as assurance the focus group work recognized the needs and desires of all residents and landowners in Westfield.

The following includes the title of each focus group, members, and their focus group goal:

➤ **Agriculture Resources Focus Group**

Members: Bob Bergman, Bruce Duckworth, Dennis Geffert, Betty Repka, Phil Schroeder, Jerry Troyer, Dennis Crahen, John Laukant, Amy Beisbier

↑ **Agriculture Resources Goal:** Preserve farmland and enhance agricultural opportunities, making them a viable income source.

➤ **Natural Resources Focus Group**

Members: Bill Beerkircher, Karl Belk, Joe Flynn, Kathy Reuter, Roy Schroeder, Dan Thieding, Bill Schwartz, Gretchen Kruse, Jim Severance

↑ **Natural Resources Goal:** The Town of Westfield shall protect and preserve water resources, natural features and scenic views.

➤ **Housing Focus Group**

Members: Bill Beerkircher, Bob Bergman, Bruce Duckworth, Dennis Geffert, Betty Repka, Kathy Reuter, Phil Schroeder, Jerry Troyer, John Laukant

↑ **Housing Goal:** Provide housing opportunities that preserve farmland, rural character and emphasize the right to farm.

➤ **Economic Development Focus Group**

Members: Dan Curtin, Durlin Knuth, Don Meyer, Harvey Myers, Darrell Schliekau, Bill Schwartz, Richard Knuth, Alan Fournier, Lorinda Broughton, John Gerike

↑ **Economic Development Goal:** Sustain and enhance economic opportunities, especially those that are complementary to agriculture and tourism.

➤ **Transportation Focus Group**

Members: Amy Beisbier, Dan Curtin, Joe Flynn, Don Meyer, Roy Schroeder, Bill Schwartz, Dan Thieding, Jeff Thieding, Richard Knuth, Fred Behn, Dennis Crahen

↑ **Transportation Goal:** Maintain existing roads to ensure the safety of the traveling public and support the development of roadways for future advances in agriculture.

➤ **Intergovernmental Cooperation Focus Group**

Members: Dan Curtin, Durlin Knuth, Don Meyer, Harvey Myers, Darrell Schliekau, Bill Schwartz, Richard Knuth, Alan Fournier, Lorinda Broughton, John Gerike

↑ **Intergovernmental Cooperation Goal:** Promote intergovernmental cooperation that maximizes the benefit of the town residents and minimizes the direct cost to the Town.

➤ **Utilities and Community Facilities Focus Group**

Members: Amy Beisbier, Dan Curtin, Joe Flynn, Don Meyer, Roy Schroeder, Bill Schwartz, Dan Thieding, Jeff Thieding, Richard Knuth, Fred Behn, Dennis Crahen

↑ **Utilities & Community Resources Goal:** Maintain and improve utilities, community resources and facilities that benefit town residents through modernization and alternative energy solutions.

➤ **Land Use Focus Group**

Members: Comprehensive Plan Committee

↑ **Land Use Goal:** See *Chapter 11 Land Use*

➤ **Implementation**

Members: Comprehensive Plan Committee

2.7 Formal Consensus Process to Establish a Density Policy

The planning committee utilized a formal consensus process to discuss the future density of homes that will be permitted in the Town's rural areas. This process was chosen rather than a vote of a majority by the Committee for the following reasons:

- First, it was the intent of the comprehensive planning process to incorporate the views of all the community's citizens. These views have been expressed in three primary ways, including the community wide survey, the vision session and the Comprehensive Plan Committee which was charged with representing all views in the community.
- Second, the consensus process is based on the premise that it is better to involve every person who is affected by a decision in the decision-making process. This is true for several reasons. First, the decision would reflect the will of the entire group, not just the leadership or majority. Second, the people who carry out the plans will be more confident in their work. In that regard, the plan will stand the test of time through its recognition of all interests.
- Last, the consensus process required active cooperation, disciplined speaking and listening, and respect for the contributions of every Committee member, all of which occurred under a defined structure. This structure aimed to ensure that everyone in the group had an opportunity to feel comfortable sharing their opinions and ideas and to explore resolutions with the hope that ideas build upon one another, generating new ideas until the best decision emerges.

Town of Westfield Comprehensive Planning Committee Consensus and Decision Making Process (Adopted 02/27/05)

- Ø The Committee will strive to reach consensus on a set of goals and policies through a cooperative problem-solving process. We will work to minimize and avoid the use of formal voting whenever possible.
- Ø In the planning process, consensus may not represent unanimity. Consensus will represent substantial agreement that the Committee agrees can move forward. The facilitators are

responsible for seeking and probing for consensus. It is the responsibility of each Committee member to voice dissent if/he cannot live with any particular recommendation.

- Ø Major consensus decisions will be made using a two-step meeting process spanning two Committee meetings to assure adequate notice of and deliberations by Committee members.
- Ø Committee discussions will continue until there is agreement to support a consensus. If consensus is not possible, the Committee can acknowledge disagreement and document the reasons. This will be termed broad support for a particular recommendation, meaning that most of Committee members support a particular recommendation, but there are specific and identifiable areas of disagreement by a few members.
- Ø Only after exhausting attempts to resolve conflicts and agree on a mutually acceptable recommendation will the group be asked to vote. A 70 percent majority of committee members present will allow such recommendations to move forward. Areas of disagreement will be documented fully and represented faithfully to the public in the record of meetings.
- Ø Committee members are free to abstain from a determination of consensus if they have a conflict of interest that would prevent them from offering such advice, or for whatever other reasons they may choose. It is the responsibility of Committee members to affirmatively state their desire to abstain from participating in the determination of consensus, if they choose to do so.

2.8 Public Hearing

On June 19, 2006 the Town of Westfield Town Board conducted an open house and intergovernmental forum to present the draft Town of Westfield Comprehensive Plan. Through oral discussion and submitted written comments, participants were given an opportunity to comment on the Committee's work and suggest changes. Later, on November 28, 2006 Town of Westfield Town Board conducted an open house for the Comprehensive Plan Addendum 11/02/06. Participants were also given an opportunity to comment on additions to the Town of Westfield Comprehensive Plan.

2.9 Town of Westfield Vision

Please see pullout on next page.

3.0 Purpose

The Population Inventory and Analysis Chapter of the Plan gives an overview of the pertinent demographic trends and background information necessary to develop an understanding of the changes taking place over time in the Town of Westfield. The population profile includes regional trends in population, housing units and persons per household, as well as local trends of housing occupancy, population composition, age distribution and length of residency. Each of the elements contained within this plan inventories and analyzes related trends and resources, some of which point back to the population inventory and analysis.

3.1 Regional Population and Housing Trends

This section primarily examines population changes and projections as well as housing occupancy rates in the Town of Westfield as compared to neighboring Townships, Villages, the County and the State highlighting current trends and potential future trends.

➤ **Population**

As **Table P1 Regional Population Trends** indicates, the population in the Town of Westfield decreased over 10% between the years 1970 and 1990, from 650 to 578. From 1990 to 2000 the population experienced a slight increase of 5.71% from 578 to 611 persons. Overall, between the years of 1970 and 2000, Westfield’s population decreased by 39 persons, at an average of about -2% per 10 years. In comparison, the neighboring Village of Loganville experienced an average increase of 12.90% per 10 years, and the Town of Washington had an increase of 6.53% per 10 years. The Town of Freedom has increased an average of 4.04% per 10 years, while the Towns of Reedsburg, Franklin and Honey Creek all experienced slight decreases in population averaged over the same time period. From 1970 to 2000, Sauk County experienced an average increase of 13.8% per 10 years, and the State of Wisconsin averaged an increase of 7.3% per 10 years.

Table P1: Regional Population Trends

Regional Population Comparison																		
Year	Town of Westfield		Freedom		Reedsburg		Washington		Franklin		Honey Creek		Village of Loganville		Sauk County		State of Wisconsin	
	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change
1970	650		371		1,442		756		798		793		199		39,057		4,400,000	
1980	633	-2.62%	405	9.16%	1,468	1.80%	741	-1.98%	747	-6.39%	774	-2.40%	239	20.10%	43,469	11.30%	4,700,000	6.82%
1990	578	-8.69%	422	4.20%	1,367	-6.88%	798	7.69%	668	-10.58%	725	-6.33%	228	-4.60%	46,975	8.07%	4,891,769	4.08%
2000	611	5.71%	416	-1.42%	1,236	-9.58%	904	13.28%	696	4.19%	736	1.52%	276	21.05%	55,225	17.56%	5,363,675	9.65%
Overall Change 1970 - 2000	-39	-6.00%	45	12.13%	-206	-14.29%	148	19.58%	-102	-12.78%	-57	-7.19%	77	38.69%	16,168	41.40%	963,675	21.90%
Average Change Per 10 Years	-13	-2.00%	15	4.04%	-69	-4.76%	49	6.53%	-34	-4.26%	-19	-2.40%	26	12.90%	5,389	13.80%	321,225	7.30%

Source: US Census 2000 (DP-1)

➤ **Number of Housing Units**

From 1990 to 2000, the populations in most Towns have increased slightly, and the number of housing units in each Town has as well. Similarly, the Town of Westfield has experienced a 33-person increase from 1990 to 2000, and a corresponding 10-unit housing increase. However, the 10-year trend in Westfield and surrounding municipalities leans toward a slight decrease in population in contrast with a slight increase in the number of housing units during that period. This trend reflects a reduction in the number of persons per household as noted in *Table P2 Regional Housing Unit Comparison*.

Table P2: Regional Housing Unit Comparison

Regional Housing Unit Comparison																			
Year	Town of Westfield		Town of Freedom		Town of Reedsburg		Town of Washington		Town of Franklin		Town of Honey Creek		Village of Loganville		Sauk County		State of Wisconsin		
	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	
1990	206		180		383		262		232		273		107		20,439		2,055,774		
2000	216	4.85%	182	1.11%	415	8.36%	305	16.41%	267	15.09%	288	5.49%	130	21.5%	24,297	18.88%	2,321,144	12.91%	

Source: US Census, 1990 and 2000 (QT-H1)

➤ **Average Household Size**

From 1990 to 2000, most municipalities, as well as the County and the State of Wisconsin, experienced a decline in the number of persons per occupied house. The Town of Washington, however, experienced an increase, reaching 3.22 persons per household in 2000. Both the State and the County averaged approximately 2.5 persons per household. While the number of persons per household declined for all of the towns adjacent to the Town of Westfield, these averages still exceed the County and State average in 2000. The Village of Loganville was the exception dropping below the average to 2.32 persons per household during this time, as noted in *Table P3 Regional Average Household Size Comparison*.

Table P3: Regional Average Household Size Comparison

Average Household Size Persons Per Household									
Year	Westfield	Freedom	Reedsburg	Washington	Franklin	Honey Creek	Village of Loganville	Sauk County	Wisconsin
1990	3.11	2.81	3.18	3.19	3.18	2.96	2.35	2.61	2.61
2000	3.02	2.63	2.78	3.22	2.78	2.79	2.32	2.51	2.5

Source: US Census, 1990 and 2000 (QT-P10)

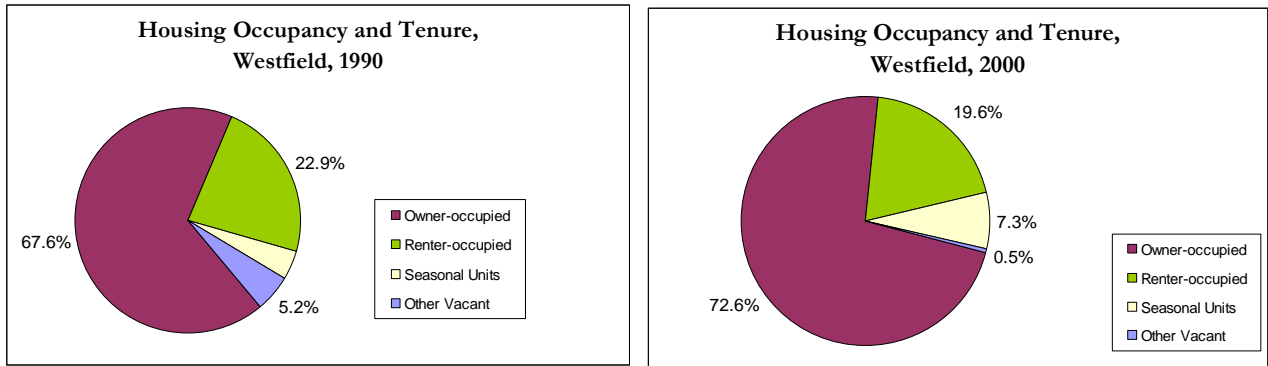
3.2 Local Population and Housing Trends

Local demographic profiles illustrate local trends and conditions, and provide insight as to the types of services required and commodities desired by the community. Local trends include an examination of occupied housing, population composition, population by age bracket, and length of residency.

➤ Occupied Housing

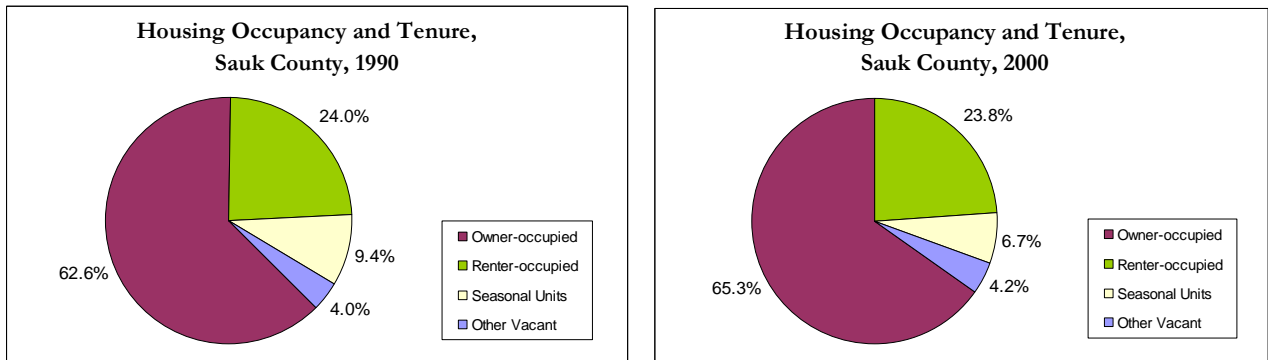
An understanding of population trends can be developed by determining the number of all housing units, the number of these units occupied, and the number of persons per occupied household. In Westfield, the *total* number of housing units increased from 206 in 1990 to 216 in 2000, with the number of currently *occupied* housing units also increasing from 90.5% in 1990 to 92.2% in 2000. Occupancy rate trends for both Westfield and Sauk County are noted for the years 1990 and 2000 on charts P4 through P7 below.

Charts P4 and P5: Occupancy Rate and Tenure Westfield 1990 vs. 2000



Source: Wisconsin Department of Administration (DOA); US Census, 1990, 2000. Note: other vacant also includes seasonal for Westfield 1990 data (Chart P4)

Charts P6 and P7: Occupancy Rate and Tenure Sauk County 1999 vs. 2000



Source: Wisconsin Department of Administration (DOA); US Census, 1990, 2000

➤ **Population Composition: Age, Gender and Race**

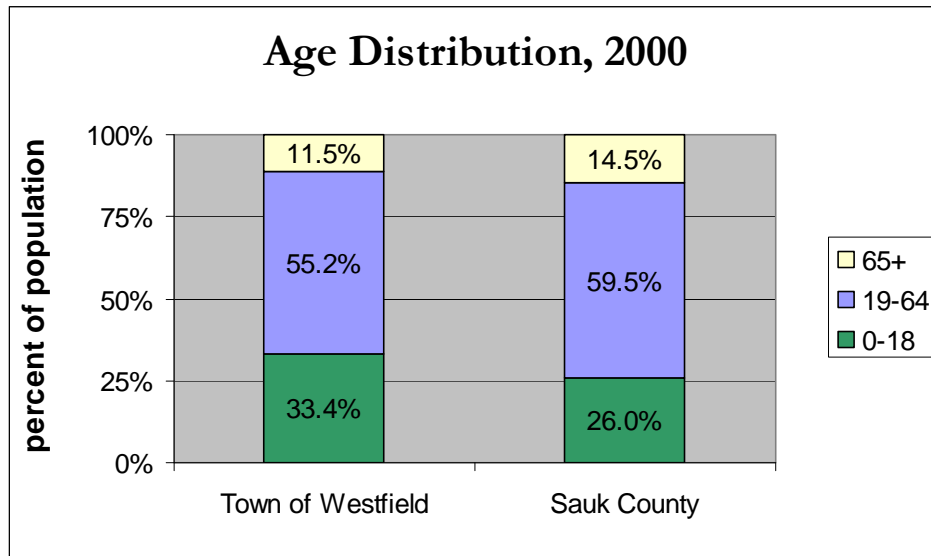
Median age is defined as the age at which half of the population is above and the other half is below. **Table P8 Age and Gender, Westfield and Sauk County** shows the median age in Westfield at 36.7 during 2000. This is comparable to the median age of Sauk County at 37.3 for the same time period. In both Westfield and Sauk County, there is a slight decrease in the percent of population that is female. **Chart P9 Age Distribution, Westfield 2000** graphically shows the age distribution in Westfield compared to Sauk County. **Table P10 Ethnic Composition, Westfield and Sauk County** (see next page) shows that Caucasian population is consistent with that of Sauk County at 98%. It also shows that Hispanic people are more than twice as likely to live in Westfield than in the rest of Sauk County.

Table P8: Age and Gender, Westfield and Sauk County

Year	Median Age		Percent Under 18		Percent Over 65		Percent Female	
	Westfield	Sauk County	Westfield	Sauk County	Westfield	Sauk County	Westfield	Sauk County
1990, per census	Not Available	34.2	29.41%	27.19%	9.52%	15.77%	47.58%	50.79%
2000, per census	36.7	37.3	30.77%	26.00%	11.46%	14.50%	46.32%	50.60%

Source: U.S. Census, 1990 and 2000

Chart P9: Age Distribution, Westfield 2000



Source: U.S. Census, 2000

Table P10: Ethnic Composition, Westfield and Sauk County

Ethnic Composition, 2000*							
	Percent White	Percent Black or African American	Percent American Indian and Alaska Native	Percent Asian	Percent Native Hawaiian and Other Pacific Islander	Percent Some Other Race	Percent Hispanic or Latino (of any race)
Town of Westfield	99.3%	0.0%	0.2%	0.0%	0.0%	0.7%	2.9%
Sauk County	98.0%	0.4%	1.1%	0.3%	0.0%	0.7%	1.17%

Source: US Census, 2000

*Composition may equal more than 100% because some may have more than one ethnicity

➤ **Comparison of State, Regional and Town Population Change**

A comparison of overall population changes from 1970 to 2000 indicates a diverging trend between Westfield’s population loss and population increases throughout Sauk County and the State of Wisconsin. However, the last ten-year period shows a marked population increase in the Town of Westfield.

Table P11: Comparison of State, Regional and Town Population

Comparison of State, Regional and Town Population Change						
Year	Westfield		Sauk County		State of Wisconsin	
	population	% change	population	% change	population	% change
1970	650		39,057		4,400,000	
1980	633	-2.62%	43,469	11.30%	4,700,000	6.82%
1990	578	-8.69%	46,975	8.07%	4,891,769	4.08%
2000	611	5.71%	55,225	17.56%	5,363,675	9.65%
Overall Change 1970 - 2000	-39	-6.00%	16,168	41.40%	963,675	21.90%
Average Change Per 10 Years	-13	-1.86%	5,389	12.31%	321,225	6.85%

Source: US Census, 1970 to 2000

Comparisons from 1970 to 2000 are noted in

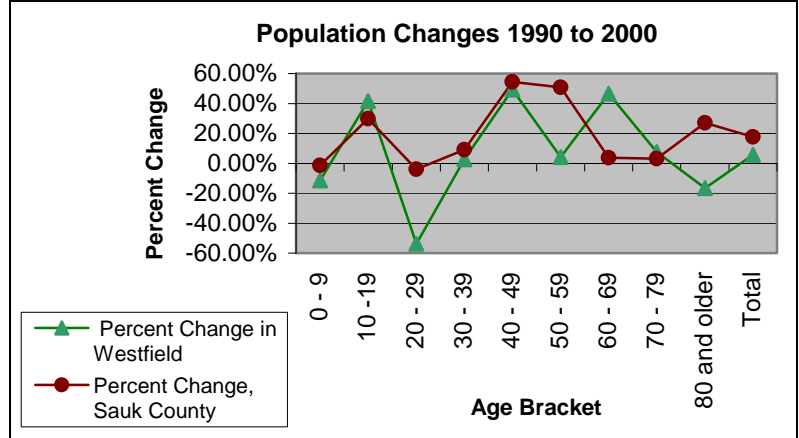
Table P11 Comparison of State, Regional and Town Population Change.

➤ **Population per Age Bracket**

Chart P12 Comparison Westfield Populations in Age Brackets, from 1990-2000

considers the numbers of persons in these ten-year age cohorts and how they aged from 1990 to 2000. In a static community, as one age group in 1990 ages to the next age group in 2000, the population numbers should remain relatively constant. However, in Westfield, as the population in age cohort 10 to 19 during 1990 ages to the 20 to 29 age cohort in 2000, the population numbers decrease from 84 to 42. Those in the age cohort 20 to 29 during 1990, aged to the 30 to 39 age cohort in 2000, also decrease from 91 to 78. There are 69 persons between the ages of 60 and 79 in 1990, yet only 10 people age to 80 or older in 2000. The population in the newborn to age 9 cohort increases from 105 in 1990 to 119 in 2000. Generally, the greatest increase in population beyond the ‘aging’ of age cohorts involves a net in-migration of new families, shown by increases in age brackets 30-39 through 50-59. **Table P13** offers an alternate way to view population changes in each age cohort.

Chart P12: Comparison of Westfield Populations in Age Cohorts, from 1990 to 2000



Source: US Census, 1990 to 2000

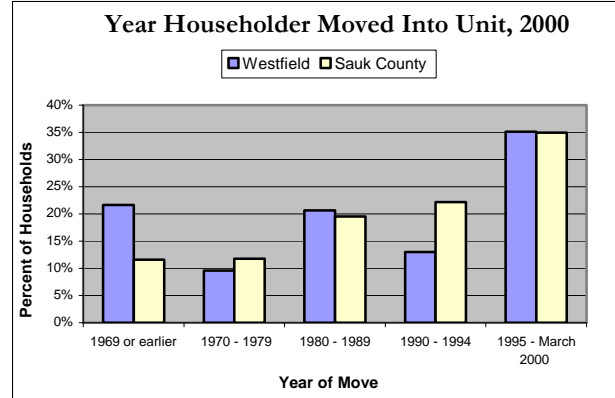
Table P13: Comparison of Westfield Populations in Age Brackets, from 1990 to 2000

Age Group	1990 Westfield	2000 Westfield	Percent Change in Westfield	1990 Sauk County	2000 Sauk County	Percent Change, Sauk County
0 - 9	105	93	-11.43%	7,264	7,170	-1.29%
10 - 19	84	119	41.67%	6,629	8,604	29.79%
20 - 29	91	42	-53.85%	6,294	6,049	-3.89%
30 - 39	76	78	2.63%	7,612	8,310	9.17%
40 - 49	69	103	49.28%	5,609	8,663	54.45%
50 - 59	72	75	4.17%	4,111	6,198	50.77%
60 - 69	43	63	46.51%	4,162	4,315	3.68%
70 - 79	26	28	7.69%	3,381	3,487	3.14%
80 and older	12	10	-16.67%	1,913	2,429	26.97%
Total	578	611	5.71%	46,975	55,225	17.56%

➤ **Length of Residency**

According to the sampling data of the 2000 census, of the residents in Westfield, 21.6% moved into Westfield before 1969. **Chart P14 Length of Residency** shows that an additional 48.1% moved in since 1990. A recent community Survey showed 14.56% of those who responded moved into the Town of Westfield during 2000, 2001, 2002, 2003 or the first half of 2004. As noted previously, there appears to be an in-migration in the 30 – 59 age cohorts between 1990 and 2000, which may also correlate to the number of new houses being built in the Town during the same time period. **Table P15** offers an alternative way to view length of residency data.

Chart P14: Length of Residency



Source: U.S. Census, 2000 QT-H7 data

Table P15: Length of Residency

Year Householder Moved Into Unit	(#) Westfield	(%) Westfield	(#) Sauk County	(%) Sauk County
1969 or earlier	45	21.6%	2,153	11.6%
1970 - 1979	20	9.6%	2,186	11.8%
1980 - 1989	43	20.7%	3,620	19.5%
1990 - 1994	27	13.0%	4,107	22.2%
1995 - March 2000	73	35.1%	6,474	34.9%
Total	208	100.0%	18,540	100.0%

Source: U.S. Census, 2000 QT-H7 data

3.3 Interpretation of Population Data

After a decade of declining growth, the Town of Westfield since 1990 has experienced a slight increase in population of 33 people, from 578 in 1990 to 611 in 2000. But the simultaneous increase in both *total* housing units and the rate of housing unit occupancy implies the population should be increasing faster (see Housing Driven Pop. Projections, p. 25). Population can be calculated as the product of the number of occupied housing units (households) and the average household size at the time. The 1990 Westfield population (578) equals the 186 occupied housing units multiplied by 3.11, the average size of households reported in the census. The 2000 census reported 202 occupied housing units, and an average household size of 3.02 people, yielding a population of 611. If the number of persons per household had remained at the 1990 figure of 3.11 p.p.h., the 2000 population would have increased to 628 residents.

The ten-year decrease in the number of persons per household partially accounts for the disparity between the relatively mild increase in population and the more substantial increase in occupied housing units during this time span. There are several possible explanations for the lower persons per household, including fewer extended families living together as well as fewer children per household. This is further supported in Sauk County in general, and specifically in the Town of Westfield, as there appears to be an out-migration of youth (age cohort 10 to 19) as they reach college age and adulthood (age cohort 20 to 29) and immigration of those in between the ages 30 to 59. In Westfield, the lower population numbers in the 0 to 9 age cohort also implies fewer children per household, or that adults are waiting longer to start their families than they did in 1990. All of this is reflected in the persons per household data.

3.4 Population Projections

Given both negative and positive changes in population since 1970, it is difficult to identify a particular future trend in population. However, logically speaking it can be assumed that the population in the Town of Westfield may grow as is evidenced by increases in population since 1990 as well as increases in some neighboring municipalities. To project future populations, three methods were utilized. These methods included a linear projection, exponential growth projection, and as a comparison, a projection provided by the Wisconsin Department of Administration.

➤ **Standard Population Projection Methods**

- **Linear Projection.** The linear growth model is the most basic of projection methods. The linear model works by drawing a straight, best-fit line through historic data points and extending that line out to future data points.
 - **Exponential Growth Projection.** The growth projection works in the same manner as the linear projection except that it applies an exponential growth curve to the data. Using the exponential growth method, the rate of population change in each subsequent year increases or decreases at a rate greater than the previous year. This method assumes the population will grow (or decline) without inhibition.
 - **Department of Administration Projection Method.** The DOA projection method works in the same manner as the linear projection model except that it gives more weight or influence to more recent years data. This method calculates a projection (best-fit line) for three historic time periods: 1980-2003, 1990-2003 and 2000-2003. Each projection is then averaged together for a final projection. By averaging the three projections, population change that has occurred in the more recent time period has more influence. This projection method is based on the premise that recent population trends, from the last 5 or 10 years, for example, are more realistic for explaining future population growth than older trends, from 20 or 30 years ago, for example. In some cases, this method can result in gross over- or under-estimations of population growth. For example, consider a town of 500 where 5 new residents are added in one year. If this same rate of growth is applied over the next 20 years the town will swell to 600 people. What if, however, you lost 3 residents in the next year? If you apply this average rate of growth (2 people/year) you would have an increase to only 540 people. The DOA method dampens the effect of very immediate population fluxes by including the three historic time periods. In addition, the DOA method adjusts for abnormal rates of change, such as annexations.
- **Housing-Driven Population Projections.** The housing-driven population projections calculate future population growth based on expected housing growth and the current or expected persons per household. In some instances, this method is a fairly accurate tool, especially when coupled with one of the methods above to serve as a check and balance. The method is best summarized by the following equation:

$$[(\# \text{ housing units}) \times (\text{occupancy rate}) \times (\# \text{ people/housing unit})] \\ = \text{population projection}$$

A caveat is that this method is based on the assumption that populations grow based on the availability of the housing stock. A similar method is widely used to calculate population growth based on employment growth. People often move to an area for a new job, but are less likely to move or expand their families because of more readily available housing. Typically, housing is created on demand, not the opposite, although an abundance of relatively affordable housing could be attractive, especially to young homebuyers.

Table P16 Population Projections: Town of Westfield highlights a number of possible projections, each utilizing different methods of projection. Descriptions of the Linear, Exponential Growth and the DOA projection method are noted above. Housing-driven projections may be used to better illustrate the recent population trend increase from 1990 to 2000. During those years increases in the number of houses has correlated to an increase in population, even though the household size in Westfield has declined during that time. Housing-driven projections attempt to incorporate the change in household size into the projection a number of different ways, the details of which are described below under Population Projection 2.

Table P16: Population Projections: Town of Westfield

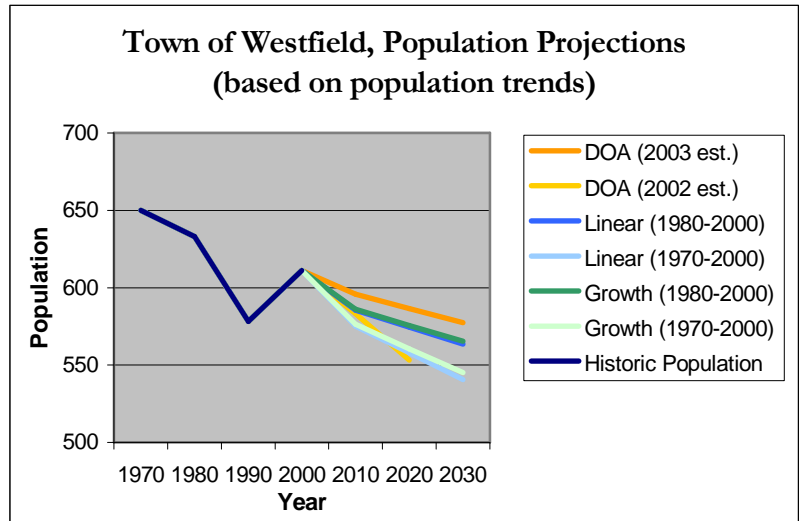
Town of Westfield Population Projections												
Year, source	Year	Historic Population	Percent Change	Linear (1970-2000)	Growth (1970-2000)	Linear (1980-2000)	Growth (1980-2000)	Static household size	Limited household size	Household size trend	DOA (2002 est.)	DOA (2003 est.)
1960, per census	1960	702		702	702	702	702	702	702	702	702	702
1970, per census	1970	650	-7.41%	650	650	650	650	650	650	650	650	650
1980, per census	1980	633	-2.62%	633	633	633	633	633	633	633	633	633
1990, per census	1990	578	-8.69%	578	578	578	578	578	578	578	578	578
2000, per census	2000	611	5.71%	611	611	611	611	611	611	611	611	611
2010, projection	2010			575	576	585	586	624	497	611	583	596
2020, projection	2020			558	560	574	576	638	509	635	553	586
2025, projection	2025			549	553	569	570	645	514	653	540	582
2030, projection	2030			541	545	563	565	652	520	670	n/a	577

Source: U.S. Census Bureau, 1960-2000, and Wisconsin Department of Administration - Demographic Services Center

➤ **Population Projection 1 (3 methods: Linear, Growth, DOA)**

Chart P17 Population Projections shows three projection methods that are based on population trends. Note that since there was a decrease in population from 1970 to 1990, all the projections based on population trends show a future decrease in population. But since there was an increase in population from 1990 to 2000, the DOA’s 2003 estimate, emphasizing more recent population changes, projects a slower rate of decrease in population from 611 persons in 2000 to 577 persons projected in 2030. The 1970-2030 linear and growth models show similar results with population projections of 541 (linear) and 545 (growth) by the year 2030. Note: The 1980-2030 linear projection (dark blue) line cannot be seen as it is located underneath the 1980-2030 growth (dark green) line.

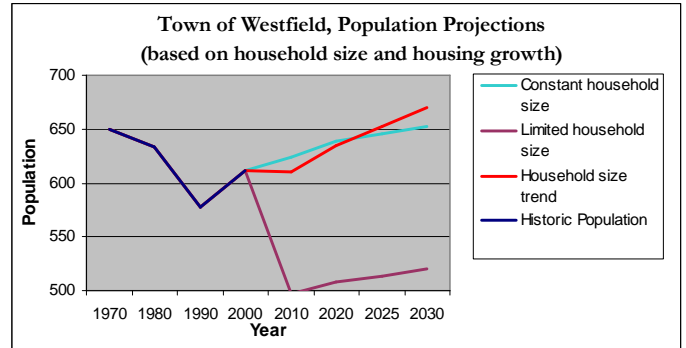
Chart P17: Population Projections



➤ **Population Projection 2 (3 methods: Constant, Limited, Household Size Trend)**

Chart P18 Population Projections shows three possible population projections based on the historic and projected number of housing units coupled with a constant or projected occupancy rate. The first projection found in this group, *the constant household size projection*, assumes that household size (or persons per household) remains constant at the value observed in 2000, in this case 3.02 persons per household. By holding this value constant, this projection yields a population of 624 in 2010 and 638 in 2020, and 652 by 2030. The next projection in this group, *the limited household size projection*, holds the Sauk County average of 2.51 persons per household constant producing a decrease of population to 497 in 2010 and 509 in 2020, and 520 by 2030. The last projection in this trend, *the household size trend projection*, adjusts household size based on a 3% decrease per 10 years. For example, this projection assumes that from the year 2000 to 2010, household size would decrease from 3.02 to 2.90 persons per household. This produces a projection of 611 in 2010 and 635 in 2020, and 670 by 2030.

Chart P18: Population Projections



➤ **Population Projection Analysis**

Clearly there are differences between both Population Projection 1 and Population Projection 2. All of the projection types used in Projection 1 illustrate a future decline in population. The DOA method takes into account the increase in population from 1990-2000. However, considering the slight increase in housing units during that time, it appears that a constantly decreasing population trend may not be realistic. Projections that emphasize both housing units and persons per household may better account for the recent increase in both population and housing units.

The methods shown in Projection 2 utilize both historic trends in housing units as well as household size. While the number of housing units from 1990-2000 has increased by 10, the persons per household has decreased from 3.11 in 1990 to 3.02 in 2000. The *household size trend projection* takes into account this historic decrease in household size, as well as an increase of housing units from 1990-2000. These trends most likely will continue given the similar trends in surrounding municipalities. For example the average household size in Sauk County is 2.51, much less than the Town Westfield's 3.02 persons per household. Overall, the *household size trend projection* seems to be a realistic model for use in the Town of Westfield. The *household size trend projection* illustrates a slight increase in population, adding 59 people from 2000 to 2030, just under 30 people per decade.

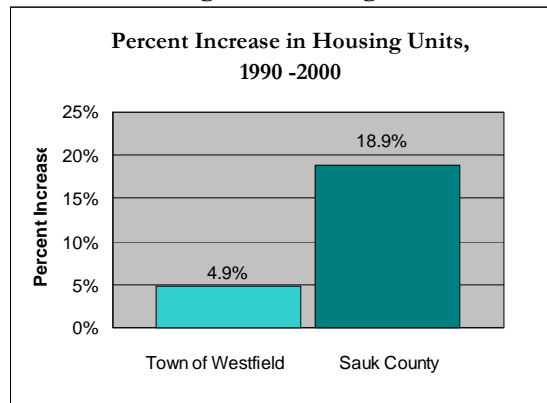
4.0 Purpose

Household and housing stock characteristics, both past and present, can be utilized to assess whether a community is providing an adequate housing supply as well as services to meet the household needs of its residents. This section of the Comprehensive Plan describes the Town of Westfield’s predominant household and housing stock characteristics such as number of housing units, tenure, household type, age of housing stock, household income and expenses as well as value of housing, and further provides an analysis of these housing trends. This section also describes what constitutes affordable housing and further suggests objectives and policies that ensure a continued housing supply and a range of housing opportunities.

4.1 Housing Unit Trends

Locally, between 1980 and 1990, the number of housing units in Westfield increased from 191 to 206, or an increase of 7.8%. From 1990 to 2000, housing units increased from 206 to 216, or an increase of 4.85%. This is significantly less than Sauk County’s 17.10% increase from 1980 to 1990, in addition to the 18.88% increase from 1990 to 2000. (Regional housing unit comparisons are available in *Chapter 3: Population Inventory and Analysis Chapter*). This overall increase of 25 housing units in the Town of Westfield occurred despite a net loss of 22 people over that time. In detail, the population in the Town of Westfield decreased by 55 persons between 1980 and 1990 and increased by 33 persons between 1990 and 2000, a net loss of 22 people. (See: *Chapter 3: Population Inventory and Analysis*, for a full account). The housing unit increase is, in part, explained by the average decline in the persons per occupied household during the 1980’s, 1990’s and 2000.

Chart H1: Change in Housing Units



Source: U.S. Census, 1990 and 2000

Table H2: Number of Housing Units

Year	Town of Westfield		Sauk County	
	Number of Units	Percent Change	Number of Units	Percent Change
1970	Not Available		13,654	
1980	191		17,454	27.8%
1990	206	5.1%	20,439	17.1%
2000	216	4.9%	24,297	18.9%

Source: U.S. Census, 1970-2000

4.2 Average Household Size and Tenure

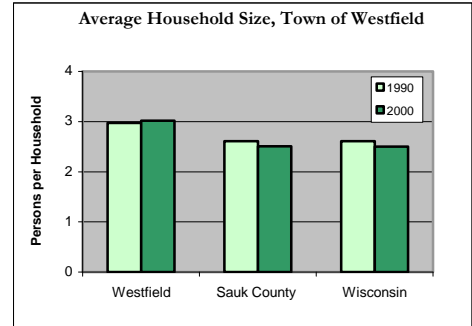
➤ Average Household Size

The average household size or the persons per household in Westfield has dropped from 3.11 persons in 1990 to 3.02 in 2000. The Town of Westfield's average household size remains higher than Sauk County's, which declined from 2.61 in 1990 to 2.51 persons per household in 2000. A comparison to regional average household size may be found in *Chapter 3: Population Inventory and Analysis*.

➤ Tenure

According to the Department of Housing and Urban Development (HUD), an overall vacancy rate of roughly 3% is ideal for providing consumers an adequate choice in housing. As cited in *Chapter 3: Population Inventory and Analysis*, in 1990, 90.29% or 186 of the 206 available housing units in the Town of Westfield were occupied, compared to an 86.81% occupancy rate in Sauk County. By 2000, occupancy in the Town of Westfield increased to 93.51%, or 202 of the 216 available housing units, while Sauk County increased to an 89.08% occupancy rate. In both decades, the vacancy rate was well above the ideal of 3% cited by HUD, implying that consumers had many choices of housing. Occupancy rates in some parts of Sauk County may be influenced by seasonal variations.

Chart H3: Average Household Size



Source: U.S. Census, 1990 and 2000

4.3 Household Characteristics

Household characteristics may influence not only the type of housing stock needed, but also the types of services and commodities utilized. In Westfield, of the occupied housing units, those comprised of families and married households increased in numbers from 1990 to 2000, but decreased slightly as a percentage of total households. Female householders (i.e., "heads of households") decreased in both number and as a percentage of households. Householders over age 65 decreased in numbers and as a percentage of households. Non-family households increased both in number, and as a percentage of the population. In 1990 the Town of Westfield had no residents living in group quarters, and no black, Asian or Hispanic residents. By 2000 the Hispanic population of the Town had increased to 18. In comparison, from 1990 to 2000, Sauk County increased in raw numbers in all population categories. However, as a percentage of the total population, families and married households declined. Female householders, households with individuals over 65, non-family households and those living in group quarters all increased in percentage of the total population.

Table H4: Households by Type

Households by Type								
	Town of Westfield				Sauk County			
	1990	% of Total Households, 1990	2000	% of Total Households, 2000	1990	% of Total Households, 1990	2000	% of Total Households, 2000
Family households	162	87.1%	171	84.7%	12,701	71.7%	14,863	68.7%
Married	147	79.0%	161	79.7%	10,906	61.6%	12,284	56.8%
Single Parent	15	8.1%	5	2.5%	1,115	6.3%	1,745	8.1%
Non-family households	24	12.9%	31	15.3%	2,156	12.2%	6,781	31.3%
With Individuals 65 or older	13	7.0%	9	4.5%	2,157	12.2%	5,361	24.8%
Total Households	186	100.0%	202	100.0%	17,703	100.0%	21,644	100.0%

Source: US Census, 1990 and 2000.

4.4 Housing Stock Characteristics

During 2000, 199 of the 216 housing units in the Town (92.1%) were single-family homes and 5, or 2.3%, of the housing units were mobile homes. Sauk County was comprised of 17,642, or 72.61%, single-family homes and 2,090, or 8.6%, mobile homes. The remaining 4,565, or 18.79%, Sauk County homes consisted of a variety of types of multifamily housing units.

Table H5: Housing Units, Structural Types, 2000 (occupied only)

	Total Housing Units	% Single Family Home	% Mobile Home	% two to four units	% with five to nine units per structure	% with ten or more units per structure
Westfield, 1990	206	96.12%	5.34%	0.00%	0.00%	0.00%
Westfield, 2000	216	95.67%	2.31%	1.85%	0.00%	0.00%
Sauk County, 1990	17,703	83.10%	11.77%	12.40%	3.49%	1.63%
Sauk County, 2000	24,297	72.61%	8.60%	10.00%	4.10%	4.50%

Source: US Census Bureau, 2000

Age of Housing Stock

The age of the community's housing stock can be used as a measure of the general condition of the community's housing supply. However, actual building quality at the time of initial construction is also an important factor. Generally, housing constructed prior to 1939 has reached an age where continued maintenance and major repairs may be needed. Also, housing built in the 1980's may need upgrading due to a decrease in construction material quality during this time.

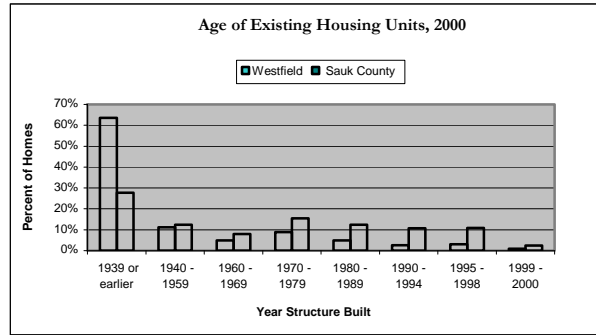
Table H6: Age of Housing Units

Age of Existing Housing Structures, 2000				
Year Unit Was Built	Number of Units in Westfield	Westfield	Number of Units in Sauk County	Sauk County
1939 or earlier	143	63.56%	6,737	27.73%
1940 - 1959	25	11.11%	3,000	12.35%
1960 - 1969	11	4.89%	1,931	7.95%
1970 - 1979	20	8.89%	3,764	15.49%
1980 - 1989	11	4.89%	3,021	12.43%
1990 - 1994	6	2.67%	2,621	10.79%
1995 - 1998	7	3.11%	2,628	10.82%
1999 - 2000	2	0.89%	595	2.45%
Total	225	100.00%	24,297	100.00%

Source: US Census Bureau, 2000

Chart H7: Housing Age shows that approximately 62.5% of the existing occupied housing units were built prior to 1939 while only 4.3% of occupied housing units were built after 1980. The percentage of existing homes in the Town of Westfield built prior to 1939 is significantly greater than that of Sauk County. The percentage of Westfield homes built after 1939, in any period of years, is less than the corresponding percentage built in Sauk County.

Chart H7: Housing Age



Source: U.S. Census, 2000

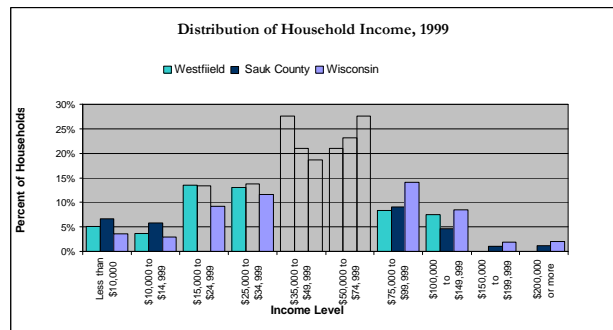
4.5 Household Income, Housing Expenses and Housing Values

Looking at the household incomes, expenses and housing values provides insights into both the types of housing structures that exist and that are needed in the community.

➤ **Income Per Household**

In 1999, the median household income for Westfield was \$42,188, which was slightly higher than the median income for Sauk County at \$41,941. Chart H8 shows that of the 214 households in Westfield, 59 (27.6%) were in the \$35,000 to \$49,999 income bracket. Another 45 (21.03%) of the households were in the \$50,000 to \$74,999 income bracket. This is compared to Sauk County with 21.03% of the households in the \$35,000 to \$49,999 income bracket and 23.16% of the households in the \$50,000 to \$74,999 income bracket.

Chart H8: Household Income Levels



Source: U.S. Census 2000

Affordable monthly housing expenses are considered to be 30% of the monthly gross income (monthly gross expenses = .3 * monthly gross income (where the monthly gross income is the annual gross income divided by 12)). In order to determine if the gross annual income is in the low or moderate-income brackets, the following HUD definitions may be used (Table H8 on the following page). Extremely low income (ELI) is defined as less than 30% of the household median gross income (HMI) or $ELI = .3 * HMI$. Very low income is 30% to 50% of the HMI, or $VLI = .3$ up to $.5 * HMI$. Low income (LI) is 50% to 80% of the HMI, $LI = .5$ to $.8 * HMI$, and moderate income (MI) is 80% to 100% of the HMI, or $MI = .8 - 1.0 HMI$.

Given the HMI for Westfield in 2000 is \$42,188, the extremely low-income range that year included anyone earning less than \$14,999 (rounded to \$15,000) per year. According to the 2000 census, nineteen of the households (8.8%) in Westfield were in this range and could afford monthly housing expenses of \$375.00 or less. Twenty-nine (13.6%) of the households in Westfield fell in the very low-income range and could afford monthly housing expenses of \$375.00 to \$625.00. Twenty-eight Westfield households (13.1%) remained in the low-income range and could afford \$625.00 to \$875.00 in housing expenses each month. The fifty-nine households in the moderate-income range

comprised 27.6% of the households in Westfield and could afford \$875.00 to \$1175.00 in monthly housing expenses.

Table H9: Affordable Housing Expenses per Income

Westfield, 1990				Westfield, 2000			
Household Median Income \$23,235				Household Median Income \$42,188			
Household Income Category	Rounded Description	Percent of Households	Affordable housing payment per month based on 30% of income standard	Household Income Category	Rounded Description	Percent of Households	Affordable housing payment per month based on 30% of income standard
Extremely low income (below 30% of HMI)	< \$10,000	7.0%	\$250 or less	Extremely low income (below 30% of HMI)	< \$15,000	8.9%	\$375 or less
Very low income (30% to 50% of HMI)	\$10,000-\$15,000	15.2%	\$250 - \$375	Very low income (30% to 50% of HMI)	\$15,000-\$25,000	13.6%	\$375 - \$625
Low income (50% to 80% of HMI)	\$15,000-\$25,000	30.4%	\$375 - \$625	Low income (50% to 80% of HMI)	\$25,000-\$35,000	13.1%	\$625 - \$875
Moderate income (80% to 100% of HMI)	\$25,000-\$35,000	17.7%	\$625 - \$875	Moderate income (80% to 100% of HMI)	\$35,000-\$50,000	27.6%	\$875 - \$1,250

Distribution of Household Income, 1999	% of Households		
	Town of Westfield	Sauk County	Wisconsin
Less than \$10,000	5.1%	6.7%	3.5%
\$10,000 to \$14,999	3.7%	5.8%	3.0%
\$15,000 to \$24,999	13.6%	13.4%	9.1%
\$25,000 to \$34,999	13.1%	13.8%	11.6%
\$35,000 to \$49,999	27.6%	21.0%	18.7%
\$50,000 to \$74,999	21.0%	23.2%	27.6%
\$75,000 to \$99,999	8.4%	9.1%	14.1%
\$100,000 to \$149,999	7.5%	4.7%	8.5%
\$150,000 to \$199,999	0.0%	1.1%	1.9%
\$200,000 or more	0.0%	1.2%	2.0%
Median Household Income	\$42,188	\$41,941	\$43,791
No. of Households	214	21,647	2,086,304
Aggregate Household Income	\$10,233,100	\$1,076,409,500	\$112,374,261,000
Avg. Household Income	\$41,539	\$49,726	\$53,863
Ratio of mean to median HH Income	0.98	1.19	1.23

Source: US Census 2000, Housing Wisconsin.

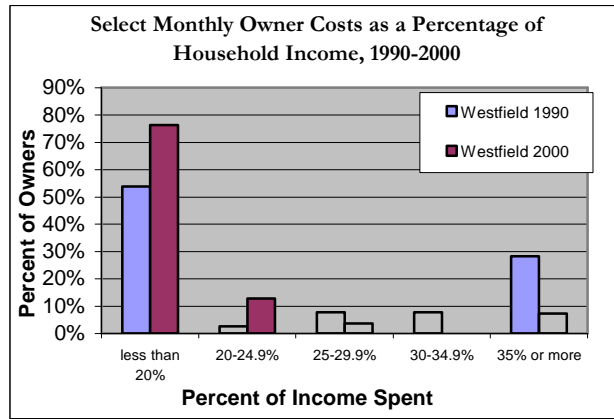
The income range is the calculated household income range rounded to the nearest income bracket as provided in the 2000 Census. Therefore, the percent of households in this income range is also an approximate number.

Affordability can also be determined by the percent of income spent on mortgage or rent. The Census bases these calculations on a sample of the population. The sample taken to determine rental cost as a percentage of income in 2000 was too small to provide an accurate picture of the actual amounts. As per the 1990 census, 64% of the owner occupied households spent 30% or less of their household income on housing costs.

Chart H10: Monthly Owner Costs *And Table H11* shows that according to the sampling data in the 2000 census, 92% of the owner occupied households in Westfield spent 30% or less of their household income on housing costs.

The specific mortgage costs are but one of the monthly housing expenses. In Charts H12 and H13 these costs are broken down for the Town of Westfield. In 2000, zero percent of households spent less than \$300 on monthly mortgage costs. Over eight percent (8.7%) spent from \$300 to \$499. Over twenty-six percent (26.1%) of the households spent \$500.00 to \$699.00 on monthly mortgage costs and over forty-three percent (43.5%) of households spent \$700.00 to \$999.00. Better than twenty-one percent (21.7%) spent \$1,000.00 to \$1,499.00 on monthly mortgage costs, while no households exceeded that level of spending on mortgage costs. Compared to monthly mortgage costs for 1990, there was a significant shift upward in 2000 monthly cost categories ranging from \$300 to \$1499. This significant increase is also reflected by the increase in Household Median Income during the same time period.

Chart H10: Monthly Owner Costs



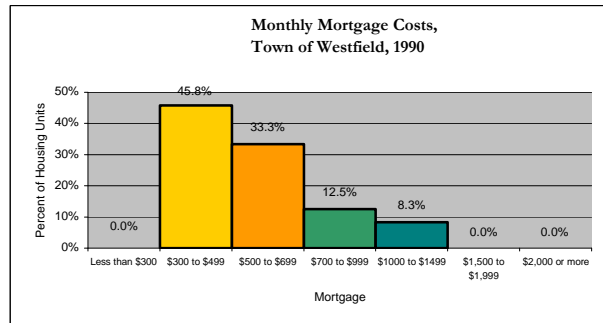
Source: U.S. Census 1990-2000

Table H11: Monthly Owner Costs

Selected Monthly Owner Costs as a Percentage of Household Income				
Percentage of income	Westfield 1990		Westfield 2000	
	number of units	percent of units	number of units	percent of units
less than 20%	21	53.8%	42	76.4%
20-24.9%	1	2.6%	7	12.7%
25-29.9%	3	7.7%	2	3.6%
30-34.9%	3	7.7%	0	0.0%
35% or more	11	28.2%	4	7.3%
not computed	0	0.0%	0	0.0%
total units	39	100.0%	55	100.0%

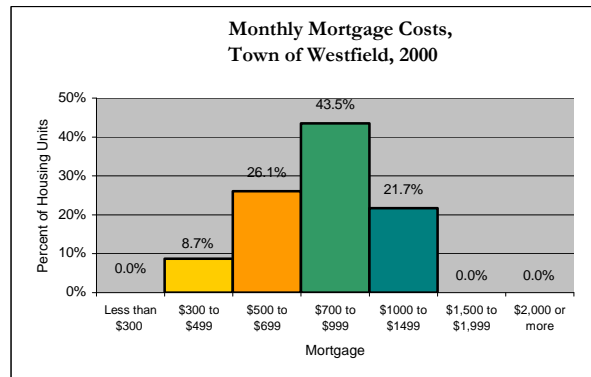
Source: U.S. Census 1990-2000

Chart H12: Monthly Mortgage Costs, Westfield 1990



Source: U.S. Census, 1990

Chart H13: Monthly Mortgage Costs, Westfield 2000

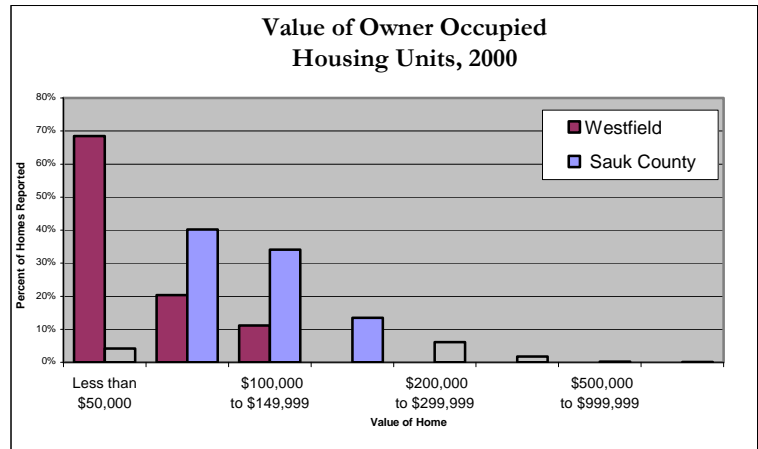


A sample of housing values in Westfield during 2000 ranged from between \$50,000 and \$99,999 to between \$150,000 and \$199,999.

The median home value in Westfield was \$83,600 and the median value in Sauk County was \$107,500.

According to the 2000, U.S. Census *Chart H14 Housing Value, Westfield 2000* compares the housing values for the Town of Westfield with those of Sauk County. Over sixty-eight percent (68.5%) of the homes in the Town of Westfield are \$100,000 or less; the percentage of homes valued between \$100,000 to 149,000 is 20.4%, as compared to 40% and 34% respectively in Sauk County. Over eleven percent (11.1%) of Westfield homes are valued between \$150,000 to \$199,999 as compared to Sauk County's almost 13.5%. Zero percent of the homes in Westfield were valued between \$200,000 and \$299,999, compared to 6% of the homes in Sauk County. However since these numbers only represent a sample, there may actually be homes in this value category, or higher, in Westfield.

Chart H14: Housing Value, Westfield 2000



Source: U.S. Census, 2000

4.6 Housing Density

Housing density can be defined in a number of ways. Density in its simplest definition is the total number of housing units per total area of land. This numerical value is commonly referred to as gross density. Density policy, on the other hand, can be described as a desired ratio of housing units and/or lots created per unit of land area, combined with an optimum size for each building lot. Density policies often provide a credit to developers permitting additional units or lots in exchange for a reduction in the size of each lot, for the purpose of utilizing the land more efficiently and preserving adjacent land resources. The density policy can then yield a calculation of the total number of potential of future houses until an endpoint (total buildout) is reached.

The current gross housing density of the Town of Westfield stands at approximately 1 single-family home per 106 acres in the rural areas. This level of housing density remains relatively unchanged from a recent historical perspective. The incorporated village of Loganville affects local housing density calculations, as some of the housing that would otherwise be counted toward the rural Town's gross density calculation is actually part of the incorporated village housing. Westfield's gross housing density is partly a function of the Exclusive Agricultural zoning district, which allows one residence per thirty-five contiguous acres of land under single ownership.

As part of this planning process, the Town may elect to implement a different density policy. As noted in *Chapter 11 Land Use, one alternative* would be to implement a cluster development option to allow new lots less than the current minimum 35 acres prescribed under Exclusive Agriculture zoning. This option could significantly increase the number of new homes permitted in the rural areas in the short term. However, the number of new houses that may be built on an annual basis or other specific period of time has not yet been determined as there are no comparative data for communities in this region operating under such a density policy.

4.7 Local Population and Housing Trends



To describe the local population and housing trends, an examination of Population Projection 2 under the previous chapter can provide the best insight as to what the future population will be in Westfield. This projection is correlated to the average number of new homes built between 1990 and 2000, with greater weight given to the average between 2000 and 2005. At that average of 2.2 new houses per year, the total number of additional houses needed by 2010 will be approximately 11 (note that between 2000-2005 23 new homes have been built).

For each subsequent five-year increment it is also expected that the number of new homes being built will average about 2.2 per year. Thus between the year 2005 and 2020 the total number of homes expected to be built in the Town is about 33. When estimating the number of new homes needed, another factor to consider is the annual or average occupancy rate. If the occupancy rate in the community increases, it can be assumed that the number of new homes needed will remain constant or decline. Considering that the occupancy rate in Westfield has been relatively constant (90% in 1990 and 93.5% in 2000), this component was not factored into the calculation of total new homes needed.

4.8 Projected Housing Needs Based on Population Projections

As noted in *Chapter 3 Population Inventory and Analysis* two basic types of population projections are utilized. Population Projection 1 compared linear and growth methods with a method utilized by the Wisconsin Department of Administration. Population Projection 2 utilizes a method that combines the historic projected number of new housing units coupled with a projected occupancy rate. The following includes the projected number of housing units needed based on Population Projection 1 as well as a reiteration of housing unit analysis described under Population Projection 2, and also based on the historic number of housing units actually built.

➤ Population Projection 1

- **DOA Projection (2003 est.)** conservatively projects a total population of 577 persons in the year 2030 (See *Table P16, Population Projections*). At this rate of negative growth coupled with a constant of 2.5 persons per household (2.5 persons being the County average), the Town would lose 34 people or about 14 households.
- **Linear Model (1980-2000) and Growth Model (1980-2000)** both show a decrease in population from the current 611 persons to 563 and 565 persons respectively, resulting in differences of 48 people using the linear model and 46 people using the growth model. Applying the County average of 2.5 persons per household to an average decrease of 47 people will yield a loss of about 19 households by the year 2030.

➤ **Population Projection 2**

- **Constant Household Size** applies the most recent figure for household size to the projection of future population growth. *Table P16, Population Projections* in Ch. 3 shows the population increase under the “Static household size” projection method. At a constant 3.02 persons per household, as identified by the 2000 census, and assuming the same 2.4% increase in housing units between 1990 and 2000, the population will increase to 652 persons by 2030. This increase in population translates into an additional 14 housing units needed by 2030.
- **Limited Household Size** holds the County average of 2.5 persons per household constant, producing a drastic 91- person decrease in population to 520 in 2020. Again applying the 2.4% increase in housing units, this method yields a loss of about 37 households by 2030.
- **Household Size Trend** adjusts the average household size based on a 3% decrease every 10 years. For example, this projection assumes that from the year 2000 to 2010, average household size would decrease from 3.02 persons per household to 2.93 persons per household. This produces a projected increase of 59 persons to a population of 670 persons in 2030 and an increase of 22 new houses needed.

➤ **General Housing Needs Analysis**

Housing projection methods based on Populations Projection 1 and 2 that appear the most logical are those that produce a slight increase in population by the year 2030. Under Population Projection 1, the linear and growth models present a dramatic decrease in population a corresponding decrease of 15.6 housing units by the year 2030. Population Projection 2 recognizes the Household Size Trend analysis as closely representing the linear and growth models, with a projected 22 houses added by the year 2030, or 0.88 housing units per year.

It seems realistic to assume the number of new housing units added to the Town through the year 2020 will be greater than the projected loss of housing under the Linear Model or the 22 new houses projected under the Household Size Trend Model, and may likely be greater than the 36 houses identified by the Limited Household Size Model. In light of the fact that 23 new homes have been built (or are under construction) in the Town since 2000, this recent trend represents a slight increase over the 21 houses built over the previous 10 year period, 1990-2000. Forty-four new homes coming on the market since 1990 translates into an average of about three new homes per year. By using this average and projecting the number of new homes to the year 2030, the Town can most likely expect an additional 15 new homes by 2010 or 75 new homes by 2030.

4.9 Projected Growth and Housing Needs Analysis

Although projected population growth can be used to identify the need for additional future housing, it is not necessarily the best method for predicting housing needs for the Town of Westfield. As noted in the previous section, the number of new homes calculated using a previous average of 3 new homes per year has exceeded the projected population growth from 2000 to 2030. Using the 3 new homes per year average yields 75 new homes between now and 2030, whereas other projection methods yield a maximum of 36 homes by 2030. Realistically, the Town of Westfield may experience an increase in population greater than those identified in the projections. This is due in part to the Town’s proximity to rapidly urbanizing areas to the north (Reedsburg) and to the east/southeast (Baraboo and Sauk Prairie). The completion of the newly constructed U.S. Highway

12, offering a 60-minute commute to the Madison metro area, may also impact the Town's population and corresponding housing rate.

4.10 Housing Programs and Choices

Through this process, the Town of Westfield has identified the need for housing choices to meet the needs of persons of all income levels, age groups, and special needs. This subsection explains the efforts made to accommodate such needs.

➤ Density Policy

To accommodate both the desire and need for affordable housing and vacant lots for building purposes, the Town of Westfield has elected to allow for the creation of 'small' lots within the rural areas of the Town (versus the 35-acre lot size minimum). The designation of these lots is to be based on a specified density policy noted under *Chapter 11 Land Use*. Essentially, a density policy coupled with small lot creation can have a dual impact on the Town. First, the policy aims to protect farmland and open space through the option to sell smaller lots placed in appropriate locations. Secondly, the policy permits the designation of smaller lots, which, depending on current market values of property are more affordable.

➤ Subdivision Development and Appropriate Areas

The Town, through this planning process, has recognized that land located in the Primary Growth Area-Transition Area identified on *Map 11-7 Future Land Use* adjacent to the Village of Loganville is appropriate for subdivision development. Recognizing that defining affordable housing is difficult and that market demand and corresponding values affect affordability, it is assumed that lots in these areas will serve the need for low to moderate income housing options, as by their nature they will be less expensive than lots in rural areas.

➤ Housing Programs

Listed below are some examples of housing assistance programs available to Town of Westfield 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 with shared spaces for homeless individuals of very low income.

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 to 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 Single Family (HSF) – 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 and provide down payment or closing cost assistance.

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.

Wisconsin Fund – Provides partial reimbursement, based on household income, for the cost of replacing a failed septic system.

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

4.11 Housing Goal, Objectives and Policies

Housing Goal: Provide housing opportunities that preserve farmland, rural character and emphasize the right to farm.

Housing Objectives/Policies:

HO-1 Develop alternative development options for housing that meet the needs (income and service) of town residents.

HP-1A Work with Sauk County to develop zoning options for accessory living units to a primary residence in the rural areas of the Town which will permit elderly independent or interdependent living arrangements.

HP-1B Allow two-family residential development or mobile homes for ag-related housing.

HP-1C Should needs arise, partner with the Village of Loganville to provide housing for those with special needs.

HO-2 Direct new home sites to areas not suitable for agriculture.

HP-2A Encourage new residential development on non-prime agricultural lands, which are defined as areas of Class I and II soils.

HP-2B Develop a site assessment based development review process to aid in the proper siting of development.

HP-3B Direct higher density development to the area defined on *Map 11-7 Future Land Use*, adjacent to the Village of Loganville.

HO-3 Minimize conflict by suggesting setbacks between agriculture and non-agriculture uses.

HP-3A Allow pre-existing structures to be rebuilt on existing sites.

HO-4 Promote housing that utilizes existing infrastructure.

HO-5 Promote "right to farm" as a guiding principal.

HO-6 Promote increased home resale value by requiring homes to be an appropriate size.

HP-6A New homes built in the Town of Westfield must be a minimum of 1,200 sf. in size.

HO-7 Encourage the maintenance of existing housing.

5.0 Purpose

Farming and agriculture in the Town of Westfield represent a significant way of life for many Westfield residents and landowners. Throughout history, in the Town of Westfield and in Sauk County, farmland and farming operations have been passed down to succeeding generations, a tradition that continues today despite many challenges. Although increases in non-farm property value assessments, spiking health care costs, and relatively flat farm prices have compounded these challenges recently, farming remains a viable local employment opportunity and lifestyle for many. Conversions of lands out of agricultural uses and reductions in the number of farms remain lower in Westfield as compared to other Towns in Sauk County. One goal of this comprehensive plan is to balance the preservation of remaining valuable agricultural lands and farms with reasonable growth within the Town's agricultural areas.

5.1 Regional and Local Trends in Agriculture

From 1987 to 1997, the estimated number of farms in Sauk County decreased from 1,502 to 1,452 (by 3.33%). The average size for farms in Sauk County also decreased, 246 acres in 1987 and 229 acres in 1997. During the same time period, the estimated number of farms in the State of Wisconsin decreased from 75,131 to 65,602, (by 12.68%), while the average size for farms increased from 221 acres to 227 acres.

Table A1: Trends in Average Size of Farms

Sauk County Farms				Wisconsin Farms			
Year	Approximate Number of Farms	Average Size of Farm in Acres	Percent Change in Average Size	Year	Approximate Number of Farms	Average Size of Farm in Acres	Percent Change in Average Size
1987	1,502	246		1987	75,131	221	
1992	1,383	243	-1.22%	1992	67,959	228	3.17%
1997	1,452	229	-5.76%	1997	65,602	227	-0.44%

Source: Wisconsin County Agricultural trends in the 1990's, Prepared by PATS, UW Madison, August 2001

From 1990 to 1997, the estimated number of farms in Westfield increased 7.6% from 79 to 85, while the number of dairy farms decreased 22.6% from 53 to 41. In Sauk County, both the estimated numbers of farms and dairy farms decreased during that period. The estimated farms per square mile during 1997 was 26% higher in the Town of Westfield than in Sauk County at large, while there were nearly double the number of dairy farms per square mile in the Town than in Sauk County.

Table A2: 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
Westfield	79	85	7.6%	2.4	53	41	-22.6%	1.1
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 Agriculture Technology Studies (PATs), UW Madison, September 1999 – Wisconsin Agriculture Statistics Service in cooperation with the WI Department of Agriculture

The estimated number of farms for Sauk County illustrated in the *Charts A1 Trends in Average Size of Farm and A2 Trends in Farm Numbers* differs. This is due to different methodologies used to create the tables.

➤ Land in Agricultural Use

Land sales in the Town of Westfield, Sauk County, and State of Wisconsin, indicate that 3,751 acres of farmland were sold in the Town of Westfield from 1990-1997. As a point of reference, the Town of Westfield was ranked 10th out of 22 Towns in Sauk County, with 764 acres of land converted from agricultural use. The Town of Franklin ranked 9th with 796 acres and the Town of Excelsor ranked 11th with 747 acres. The value of land sold in the Town of Westfield for non-agricultural use between 1990-1997 averaged \$1077.00/acre.

Table A3: Agriculture Land Sales, Town of Westfield, Sauk County, and State of Wisconsin

	Agriculture Land Continuing in Agriculture Use			Agricultural Land Being Diverted to Other Uses			Total of all Agriculture 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 Westfield 1990-1997	N/A	3,751	\$925	N/A	764	\$1,077	60	4,515	\$937
Sauk County 1990-1997	N/A	50,947	\$914	N/A	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 Agriculture Technology Studies (PATs), UW Madison, September 1999 – Wisconsin Agriculture Statistics Service in cooperation with the WI Department of Agriculture

5.2 Production Trends

During 1999, the average yield for field corn for Sauk County differed by only 1 bushel per acre from that of the State. The average difference for corn silage is 1 ton per acre. Alfalfa yield in Sauk County was 0.3 tons per acre less than the State, 0.5 tons per acre more for forages harvested, and 0.2 tons per acre more for soybean yields.

Tables A4 & A5: Production trends: Sauk County & State of Wisconsin

Farm Production Trends, 1999	Forage/Feed							
	Alfalfa		Other Forages	All Forage Harvested		Soybeans		Small Grains (oats,barley,wheat)
	Acres	Yield	Acres	Acres	yield	acres	yield	acres
Sauk County	715	4.1	8,100	79,600	4.6	24,500	48	7,300
State of Wisconsin	3,000,000	4.4	600,000	3,600,000	4.1	1,300,000	46	485,000

Farm Production Trends, 1999	Corn				
	Field Corn		Corn Silage		Total Corn
	Acres	Yield	Acres	Yield	acres
Sauk County	66,000	144	15,100	16	81,100
State of Wisconsin	2,850,000	143	730,000	17	3,580,000

Source: Wisconsin County Agricultural trends in the 1990's, Prepared by PATS, UW Madison, August 2001

The number of dairy cows, the total milk produced by them, and the number of dairy herds decreased for both the County and the State from 1991-1999, while the productivity of the herds did increase from 1991 to 1999 for both the County and the State.

Table A6: Dairy Production trends: Sauk County & State of Wisconsin

	Dairy Trends, Sauk County and Wisconsin							
	Net Change, 1991 - 1999				Percent Change, 1991 - 1999			
	Number of Cows	Total Milk Produced	Herd Productivity	Number of Dairy Herds	Number of Cows	Total Milk Produced	Herd Productivity	Number of Dairy Herds
Sauk County 1991 - 1997	-6,300	-4,060	2,800	-233	-17.10%	-0.80%	19.70%	-35.00%
State of Wisconsin 1991 - 1997	-388,000	-1,329,000	2,983	-12,103	-22.10%	-5.40%	21.40%	-37.20%

Source: Wisconsin County Agricultural trends in the 1990's, Prepared by PATS, UW Madison, August 2001

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 1990's."

5.3 Local Farm Numbers and Types

Farming and agricultural-related business remain the primary economic activity in the Town. Westfield farmers produce a variety of agriculture commodities including dairy, beef, animal feed such as corn, alfalfa and soybeans, and a number of cash crops. Westfield currently has approximately 82 operating farms, with an estimated 34 (or 41%) reported as dairy operations. In 1997 there were 41 dairy farms, down from 53 dairy farms in 1989.



5.4 Farmland Preservation Program

The Farmland Preservation Program was established in 1977 by the State of Wisconsin. The statute authorized the creation of Exclusive Agricultural zoning districts designed to enable local governments to preserve farmland through local planning and zoning process. The Exclusive Agriculture zoning provides additional tax relief to participating farmers above the incentives provided by the Farmland Preservation contracts already available. In the late 1970's, Sauk County completed a Farmland Preservation Plan as required by the state statute. The Town of Westfield adopted Exclusive Agriculture zoning in the late 1980's, qualifying the Town's farmers to take full advantage of this program. As a result, the Town had 74 participants enrolled in the program in 2004, covering 12,766.41 acres of farmland. In comparison, there is approximately 22,908 acres of land within the Town of Westfield. This level of participation appears to be indicative of a strong farming economy as well as an agricultural community wishing to continue farming as a way of life. Another benefit of this program is the requirement that each property also have a soil conservation plan.

Table A7: Exclusive Agriculture Participation in Westfield

Westfield	Number of Certificates	Acres of Exclusive Agriculture Participating And Certified	Percent Change In Acreage Per Year	Average Farm Size
1989	48	11,134.22		231.96
1990	55	12,038.92	8.13%	218.89
1991	44	10,843.27	-9.93%	246.44
1992	44	10,852.95	0.09%	246.66
1993	43	10,161.59	-6.37%	236.32
1994	53	11,254.04	10.75%	212.34
1995	49	10,827.06	-3.79%	202.96
1996	41	9,317.71	-13.94%	227.26
1997	49	10,476.47	12.44%	213.81
1998	48	10,303.63	-1.65%	214.66
1999	47	10,433.57	1.26%	221.99
2000	50	10,915.95	4.62%	218.32
2001	67	12,368.86	13.31%	184.61
2002	69	12,411.72	0.35%	179.88
2003	70	12,598.58	1.51%	179.98
2004	74	12,766.41	1.33%	172.52

Source: Sauk County Department of Planning and Zoning.

5.5 Land Capability Classification

Soil suitability is a key factor in determining the best and most cost-effective locations and means for agricultural practices in the Town of Westfield. The USDA-NRCS groups soils suitable for agriculture based on the most suitable land for producing food, feed, fiber, forage and oilseed crops. When classifying soils, the USDA-NRCS considers their limitations, susceptibility to damage, and response to treatment. In general, the fewer the limitations, the more suitable the soil is for agriculture use. **Map 5-1 Land Capability Classification** depicts the soils by classifications for the Town of Westfield.

Approximately 61.01% of the soils in the Town of Westfield are Class I, II, or III soils. Class one soils have few limitations that restrict their 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 have many limitations and require special management practices.

Table A8: Soil Class and Acreage of in the Town of Westfield

Soil Class	Acres	Percent of Total Land Area
Class I	132.97	0.58%
Class II	7,373.68	32.19%
Class III	6,468.58	28.24%
Class IV	4,060.13	17.72%
Class V	0.00	0.00%
Class VI	2,416.56	10.55%
Class VII	411.36	1.80%
Class VIII	2,044.82	8.93%
Total Acreage in Westfield	22,908.10	100.00%

Source: Sauk County Department of Planning and Zoning

Approximately 28.27% of the soils in the Town of Westfield are Class IV, V, and VI soils.

Class IV soils have severe limitations that require careful management. Class V soils are suited mainly for pasture due to permanent limitations such as wetness or stoniness. Class VI soils have limitations that make them generally unsuited for cultivation and limit use to pasture, woodland or wildlife.



Approximately 10.73% of the soils in the Town of Westfield are Class VII, 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, have use restricted to recreation and wildlife.

As a general reference, **Map 5-2 Prime Farmland – Slope Delineation** defines prime farmland as being comprised of

Class I and Class II soils. Approximately 32.77% of the soils on this map are indicated as prime farmland. Soils that require other management practices to be considered prime farmland are also indicated as such on the map.

5.6 Agriculture Infrastructure



Photo courtesy Sauk County

The agricultural industry in the Town of Westfield is supported by a diverse agricultural infrastructure within the area. Although most agriculture-supporting enterprises are not located within the Town, they can be easily accessed both in the Village of Loganville, considered a smaller trade center, and in the City of Reedsburg, which is considered a regional trade center for the northwest portion of Sauk County.

5.7 Alternative Agricultural Opportunities

Despite the changes in the number of farmers, farm size and the price of farmland, agricultural productivity has increased. According to a recent study completed in August, 2001, by the University of Wisconsin-Madison, entitled, "Wisconsin County Agricultural Trends in the 1990's," Sauk County remains one of the State's leaders in terms of agricultural production and revenue generated.



Photo courtesy USDA NRCS

Overall, 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 certain niche markets such as the production of organic, and non-traditional products such as unique meats and cheeses and varied forest products. Also, the promotion of locally produced products; Community Supported Agriculture; and direct marketing to the public, local restaurants, school districts, cooperatives and retail grocery cooperatives continues to produce positive results for the industry.

Agri-tourism/bed and breakfast establishments, recreational opportunities and agriculture-related cottage industries are other examples of alternative agriculture opportunities. The Sauk County UW Extension office recently published "Sauk County Farm Connect Guide, 2003." This guide lists area farmers who directly market their products and/or provide consumers an opportunity to learn firsthand about agriculture today.

5.8 Federal, State and Local Programs and Resources



Photo courtesy USDA NRCS

There are numerous programs and resources available through federal, state and local agencies that provide assistance to farmers to help ensure agricultural sustainability. These programs should not be looked at individually, but rather as components of the collective system aimed at preserving all scales of farming operations.

➤ **Ag Preservation and Long-term Land Protection in Sauk County**



Agriculture preservation is important to the Town of Westfield both economically and culturally. Losing agricultural land to sporadic and unplanned development can represent significant costs to the town in terms of infrastructure and community services. In response to these issues, the Town of Westfield decided to participate in Wisconsin's Farmland Preservation Program in 1987 by adopting a Town Development Plan with an Ag Preservation Map as well as Exclusive Agriculture zoning. This tool is still being utilized today to help preserve farmland for continued production. **Map 5-3 Town of Westfield Ag**

Preservation Map is the official preservation plan map for the Town of Westfield to be incorporated into Sauk County's Ag Preservation Plan as a result of this planning process. This map is used to specify areas for potential development as well as areas for preservation throughout the Town. In addition to this effort, several opportunities for the preservation of agriculture exist that could also allow for the town's continued growth.

Sauk County has also proposed a program designed to protect important natural resources and agricultural land in Sauk County by the direct public acquisition of development rights from willing private landowners. Using the Purchase of Development Rights (PDR), a concept employed in communities across the country, Sauk County or a private non-profit conservation organization compensates private landowners who voluntarily agree to sell or donate the right to develop their property for residential or commercial use. These rights are then permanently "extinguished" by the acquiring agency by means of a conservation easement, preventing any future development of the protected property. The purchase price for the development rights equals the "fair market value" (FMV) as determined by a professional appraisal that compares estimates of the unrestricted market value of the subject property against the restricted use value of similar, but otherwise undevelopable land (i.e., land which cannot be developed because of physical or legal constraints on its use). 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 Sauk County 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 is able to offer the landowner.

The purpose and terms of the agreement, including the respective rights of Sauk County to enforce the agreement and of 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 plans and/or forestry stewardship plans.



Sauk County has already implemented the Baraboo Range Protection Program (BRPP), to purchase 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. The BRPP 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.



The broader Sauk County proposal is intended primarily for the protection of important agricultural and other important natural resource areas throughout Sauk County outside the boundaries of the BRNNL. This effort would be partly funded by Sauk County, and partly by federal, state or private non-profit grants. It would support the County's Comprehensive Plan and local Comprehensive Plans by providing local towns with the means for permanently preventing the development of landscapes designated in these plans for agricultural, open space, wildlife conservation or recreational use. Implementation of a permanent

farmland protection program in Sauk County will require significant political support from Sauk County farm families, farm organizations and local Town governments.

➤ **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 Westfield. The Farm Service Agency (FSA) and 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 and Ranch Land Protection Program (FRPP)** provides matching funds to help purchase development rights to keep productive farm and ranchland in agricultural uses. Working through existing programs, USDA partners with State, tribal or local governments and non-governmental organizations to acquire conservation easements or other interests in land from landowners. USDA provides up to 50 percent of the fair market easement value.
- **Conservation Reserve Program (CRP)** is a voluntary program available to agricultural producers to help them safeguard environmentally sensitive land. Producers in CRP plant long-term, resource conserving covers to improve the quality of water, control soil erosion, and enhance wildlife habitat. In return, FSA provides participants with rental payments and cost-share assistance. Contract duration is between 10 and 15 years.
- **Conservation Reserve Enhancement Program (CREP)** is a voluntary land retirement program that helps agricultural producers protect environmentally sensitive land, decrease erosion, restore wildlife habitat, and safeguard ground and surface water. Like CRP, CREP is administered by the USDA's FSA.
- **Wetlands Reserve Program (WRP)** is a voluntary program that provides technical and financial assistance to eligible landowners to address wetland, wildlife habitat, soil, water, and related natural resource concerns on private lands in an environmentally beneficial and cost effective manner. The

program provides an opportunity for landowners to receive financial incentives to enhance wetlands in exchange for retiring marginal land from agriculture. The program offers three options, including a permanent easement, 30-Year Easement or a Restoration Cost Share Agreement.

- **Environmental Quality Incentives Program (EQIP)** provides a voluntary conservation program for farmers and ranchers that promotes agriculture productions and environmental quality as compatible national goals. EQIP offers financial and technical help to assist eligible participants install or implement structural and management practices on eligible agricultural land. EQIP offers contracts with a minimum term that ends one year after the implementation of the last scheduled practices and a maximum term of 10 years.
- **Wildlife Habitat Incentives Program (WHIP)** is a voluntary program that encourages creation of high quality wildlife habitats that support wildlife populations of National, State, Tribal, and local significance. Through WHIP, the NRCS provides technical assistance to landowners and others to develop upland, wetland, riparian, and aquatic habitat in areas on their property.

➤ **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 Westfield. These programs are supported by the Wisconsin Department of Commerce, Department of Agriculture, Trade and Consumer Protection (DATCP), the University of Wisconsin Extension, and local organizations such as the Sauk County Development Corporation and the Sauk County Land Conservation Department. A few examples of these programs and resources include:

- **Farmland Preservation Program** which provides tax credits to farms of 35 acres or more under Exclusive Agriculture Zoning, having a farm income of not less than \$6000 for each of the last three years, and which operations are in compliance with county soil and water conservation programs.
- **Wisconsin's Use Value Tax System** provides tax relief to agricultural landowners by assessing property on its value in terms of crop production and agricultural market prices, not current real estate market trends or non-farm development potential.
- **Agriculture Development Zone (South-Central)** is a new agricultural economic development program in the State of Wisconsin that 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. The Wisconsin Department of Commerce administers this program.
- **Wildlife Abatement and Claim Program** is a county-administered program to assist landowners that have excessive levels of agriculture crop damage from deer, bear, geese, or turkey.
- **SavorWisconsin.com** is a program offshoot of Governor Doyle's "Grow Wisconsin" initiative designed to enhance the state's economy. To help accomplish this, several steps have been taken to emphasize the purchase of locally grown, produced, and manufactured products to support Wisconsin's local producers and businesses. With this, SavorWisconsin.com started in late 2002 and is guided by DATCP, UWEX and the Wisconsin Apple Growers Association. The web site highlights and promotes many of Wisconsin's smaller and independent agriculture producers as well as agriculture related events statewide.

- **Managed Forest Law Property Tax Program** a DNR program which provides tax incentives for approved forest management plans. The MFL can ease the burden of property taxes for forest landowners with at least 10 acres of woods that meet specific requirements. The program is intended to foster timber production on private forests while recognizing other values of forests.

5.9 Agriculture Goal, Objectives and Policies

Agriculture Goal: Preserve farmland and enhance agricultural opportunities, making them a viable income source.

Agriculture Objectives /Policies:

- ARO-1** Encourage good farming practices through the use of farm conservation plans and other programs in place, by continuing to educate landowners and partnering with agricultural education providers.
- ARO-2** Preserve rural character.
- ARO-3** Limit non-farm development on agricultural land.
- ARO-4** Encourage programs that benefit the agricultural industry.
- ARO-5** Strive to maintain a strong agricultural economy.
- ARO-6** Assist farmers negotiating regulatory obstacles and reduce roadblocks to moderate agricultural expansion.
- ARP-6A** The Town Board shall work with the parties to negotiate the County permit process to ensure timely results.
- ARO-7** Provide alternative development opportunities that preserve agricultural land.
- ARP-7A** Encourage new residential development on non-prime agricultural lands, which are defined as areas of Class I and II soils.
- ARP-7B** Offer flexibility in the size of lots for building.
- ARP-7C** Develop a site assessment based development review process.
- ARO-8** Maintain and enhance the agricultural / farming industry.
- ARP-8A** Encourage opportunities for small scale agriculture.
- ARP-8B** Explore alternative agricultural opportunities.
- ARO-9** Minimize conflicts between farming activity and non-farm residents.
- ARP-9A** Establish adequate setbacks through the site review process to separate land uses.
- ARP-9B** Provide outreach to new residents to educate them as to the tradition of land conservation and the right to farm.

6.0 Purpose

The Town of Westfield supports and utilizes an effective array of utilities (such as phone and Internet service) and public facilities (including parks, churches and an elementary school located in the Village of Loganville). The Town also supports and utilizes services provided by both the County and School District. In addition to utilities and services, many historic attributes can be found in Westfield. These attributes, which provide insight into the Town's past, serve to ground the community as it builds upon its future. This section of the Plan summarizes the Town's utilities, public facilities and significant community resources and history.

6.1 Water Supply and Private On-site Waste Disposal Systems

All residents in the Town of Westfield are served by private wells (note: there are currently no service agreements with the Village of Loganville). 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. Given the soil types in the region coupled with the mix of agricultural fields with forested areas and a low-density development pattern, it is assumed that groundwater contamination is at a minimum.

Overall, the disposal of domestic wastewater in the Town is handled through the use of individual Private On-Site Wastewater Treatment System (POWTS) or septic systems, which generally collect solids in a septic tank and discharge gray water to a drain field. Based on the requirements set forth by the State of Wisconsin COMM 83 and in Sauk County, all residential units with running water and plumbing fixtures must have an approved means of wastewater disposal. Because the Town of Westfield is not served by a sanitary sewer system, the only current means of service is via POWTS systems.

The Wisconsin Department of Commerce, in conjunction with the Sauk County Department of Planning & Zoning, regulates the siting, design, installation, and inspection of all POWTS systems in the Town of Westfield. In 2000, the State adopted a revised private sewage system code commonly referred to as Comm 83. This new requirement permits the continued use of conventional systems as well as alternative systems, such as those that employ the use of biological or aerate treatment. It also stipulates system inspections every three years to ensure compliance with installation and operation requirements.

Typically, these alternative systems permit development of land areas that previously would not support a conventional system. A comparison of lands that previously could not support a POWTS under conventional technologies to those that can support alternative systems is depicted by *Map 6-1 Septic Suitability* and *Map 6-2 Alternative Septic Suitability*. In early 2003, Sauk County revised its Private Sewage System Ordinance to allow the use of alternative systems.

As a general explanation, *Map 6-1 Septic Suitability* shows soil suitability for conventional POWTS in the Town of Westfield. The suitability classifications, ranging from very 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. These classifications are based on average slope, depth to soil saturation, average depth to bedrock, and flooding potential. As a general observation, soils that fall within or near the category of most suitable are best suited for conventional POWTS. Soils that fall within or near the category of least suitable may be candidates for alternative POWTS, or may not be structured to support any POWTS.

While areas of sandy soils are usually most suitable for POWTS, there is a danger of groundwater contamination with nitrates and bacteria, particularly when a cluster of homes are proposed and wells are placed down groundwater flow from POWTS. Generally, however, Westfield does not exhibit a high occurrence of sandy soils.

6.2 Solid Waste Disposal/Recycling

Solid waste disposal sites, or landfills, are potential sources of groundwater pollution in Sauk County. In 2000, the Sauk County Department of Planning & Zoning conducted an inventory to verify the number of active versus inactive or abandoned landfill sites. According to that study, Sauk County has 16 active landfill sites throughout the County, ranging from sites for brush disposal to a fully operational solid waste disposal site. In addition, more than 40 sites were identified as abandoned. Of those 40 abandoned sites, one is located near Friendship Drive in the Town of Westfield. Undiscovered sites may also be present, especially in those areas of the County that remain relatively undeveloped.

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, low lying areas, or hillsides, the potential for groundwater contamination is much greater due to poor location and the absence of liners and leachate collection systems.

Currently, there are no active landfill sites in the Town of Westfield. For solid waste collection services, the Town of Westfield has contracted with Peterson Sanitation. Collection includes both refuse and recyclable materials.

6.3 Septage Waste Disposal

Sauk County requires that homeowners pump their septic tanks on a 3-year basis, which prolongs the lives of POWTSs and ensures optimal efficiency and protection of groundwater. Disposal methods of septage vary from deposition into a licensed municipal sewage treatment plant to land spreading. Land spreading applications require special permits issued by the Wisconsin Department of Natural Resources. Part of this permitting process examines land area and soil types as well as crops grown to ensure that natural resources in the area will be protected from such activity. Additionally, the permitting process ensures the protection of human health from viruses and pathogens contained in the septage.



6.4 Town Hall/Garage

The current Town of Westfield Town Hall and Garage, which was dedicated in 2000, is located at 200 Mill Street in the Village of Loganville. This facility is currently utilized for all Town meetings and related functions.

6.5 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.

6.6 Emergency Services

Emergency medical services are provided by the Reedsburg Area Ambulance Service through an intergovernmental agreement. The ambulance garage is located at 230 Railroad Street and was constructed in 1998. It houses three fully equipped ambulances and has a staff of 7 drivers and 14 Emergency Medical Technicians (EMTs). First responders are also located throughout the district in outlying communities including Loganville, LaValle, Hillpoint, Rock Springs and North Freedom. The total service area includes the City of Reedsburg, the Towns of Washington, Reedsburg, Winfield, Excelsior, LaValle, Westfield, Seven Mile Creek, Ironton, Freedom, and Dellona with a total population of just over 15,000 people.



The Town is also served in a first responder capacity by the Loganville Fire Department, a volunteer service with 26 firefighters located at 140 West Street, in the Village of Loganville. Jurisdictional boundaries of these respective services can be noted on *Map 1-2 Jurisdictional Boundaries*.

6.7 Library

The Town of Westfield and surrounding communities are served by the South Central Wisconsin Library System through Sauk County. The closest branch for Westfield residents is the Reedsburg Public Library, which is located at 370 Vine Street, just south of the Reedsburg City Hall. It is owned and maintained by the City of Reedsburg. It was constructed in 1998 and provides public access to books and other reading materials, the internet, children's programs, audio/video equipment rental, study rooms and several meeting/conference rooms for public use. A portion of the operation expenses of the Library are provided by Sauk County through its annual budget process, which then assures that the resources are available to the public at no cost. The library is also connected to the South Central Library System, which allows for the inter-library loan of library materials between libraries in the network.

6.8 Communication, Electric Utilities and Heating Fuel

Telephone and e-mail service is provided by Verizon throughout the Town. The Town is also serviced entirely by Alliant for electrical service. Since there are no natural gas lines in the Town, heating fuel is primarily provided through contracts with independent fuel dealers for a large majority

of residents, according to the 2000 census (roughly 62%, utilizing LP/Propane). Heating fuel from wood and biomass sources ranks second and includes 38 households or 16% of the town's residents. The remaining 14% utilize oil or electricity. Wireless communication facilities are becoming increasingly popular in the area, but service is difficult due to the diverse terrain of the driftless area and the need for a large investment in a tower in an area with few customers.

6.9 Medical Facilities

The Town of Westfield is mostly served by the Reedsburg Area Medical Center, which is located at 2000 North Dewey Avenue. The facility, which was constructed in 1976, is an independent, non-profit organization that is locally controlled. Since its original construction, it has undergone several expansions and upgrades.

This modern facility provides acute care, long-term and day care surgery facilities as well as 24-hour emergency and urgent care services. The hospital houses a 53 acute care beds, 50 long-term care beds, and eight day care surgery beds. The Surgical Department has three OR suites, and Endoscopy Lab, four Post-Anesthesia Care beds, and an eight-bed Ambulatory Care unit. The Consulting Care Unit is equipped with seven exam rooms. Featuring a full array of therapy, study and testing services the Reedsburg Area Medical Center is known for progressive techniques, state-of-the-art technology and warm personalized care.

6.10 Educational Facilities

➤ Primary Educational Facilities

The entire territory of the Town of Westfield lies within the Reedsburg School District. The Reedsburg School District has eight public schools: Reedsburg High School located at 1100 S. Albert Avenue, Webb Middle School located in Reedsburg at 707 N. Webb Avenue; Pineview Elementary School located in Reedsburg at 1121 8th Street; South Elementary School located in Reedsburg at 420 Plum Avenue; Westside Elementary School located in Reedsburg at 401 Alexander Avenue; Ironton-La Valle Elementary School located in La Valle at 109 River Street; Rock Springs Elementary located in Rock Springs at 306 Elm Street and Loganville Elementary School located at S4864 State Road 23 in the Village Loganville. The majority of the school age children in the Town of Westfield attend school in the Reedsburg School District. The public schools in this district serve approximately 2,469 students in grades K-12. Recent construction projects have included a new high school and an addition to the Westside Elementary.



According to Reedsburg School Administration, due to the construction of the new high school and the addition to Westside Elementary School, the school system has no current overcrowding issues. South Elementary School remains the oldest structure in the district, but will remain in use for the foreseeable future.

- **Parochial Schools**

In addition to the public primary educational facilities, the City of Reedsburg also has three private schools, which include: Sacred Heart Catholic School located at North Oak Street, and St. Peter's Lutheran School located at 346 N. Locust Street. Total enrollment of these institutions is approximately 393 students in grades K-11.

- **Secondary Educational Facilities**

The Town of Westfield is within commuting distance of a number of two and four year college campuses including:

UW-Baraboo/Sauk County offers freshman/sophomore-level university instruction leading to an Associate of Arts degree. After building an academic foundation at UW-Baraboo/Sauk County, students can continue their work towards a bachelor's degree at a UW campus or other school of their choice. UW-Baraboo has a continuing education program that offers a variety of non-credit seminars, workshops and short courses. The programs range from computer applications and communication to theater and art field trips.

Madison Area Technical College / Reedsburg serves over 4,000 students 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 application, childcare education, farm and production management, nursing and supervisory management. The college offers apprenticeships in electrical and machine maintenance, and tool and die. MATC also offers customized labor training for local businesses.

Madison Area Technical College / 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 training courses. Class sizes are small, with many courses available online and through distant learning programs.

University of Wisconsin / Madison is the flagship research campus of the University of Wisconsin system. The 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 opportunity for individualized programs. 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. The adult accelerated degree programs allow working adults to earn an undergraduate degree in 3 years, completing both their general education and major requirements. Edgewood College also offers a Doctoral of Education degree.

6.11 Recreational Facilities

The Village of Loganville maintains two local parks, Loganville Village Park and Loganville Community Park. The Town of Westfield does not currently own any parkland, however the Town may be discussing the acquisition of lands for either a town park or town forest/recreational area.

6.12 Cemeteries and Churches

(locations of each are identified on *Map 6-3 Community and Cultural Resources*)



- **St. Peter's Church and Cemetery** St. Peter's Lutheran Church is located at 325 Mill Street in the Village of Loganville and was established in 1876. St. Peter's Lutheran Church cemetery is located in the NE 1/4 of Section 17 on Spring Valley Road.
- **St. Paul's Cemetery** is located in the SW 1/4 of Section 26 on County Road D.
- **St. John's (Westfield) Lutheran Church and Cemetery** Westfield Lutheran Church was established in 1854 and is located at 380 Walnut Street in the Village of Loganville. St. John's Cemetery is located in the NE 1/4 of Section 15 at the corner of Sunrise Road and Sunrise Lane.
- **Westfield Methodist Church and Cemetery** Both the church and cemetery were established in 1859 and are located in the NE 1/4 of Section 12 on Rock Elm Road.
- **Westfield Cemetery** is located in the NW 1/4 of Section 17.
- **Zion Lutheran Church, School and Cemetery** The church and cemetery were established around 1856, the school was built in 1888 and all are located in the SW 1/4 of Section 23 on Stone Church Road.



6.13 Historical and Cultural Structures and Areas

(locations of each are identified on *Map 6-3 Community and Cultural Resources*)

- **Elder Ridge School** is located in the SW 1/4 of Section 23 on Elder Ridge Road. The first log school structure was built around 1854. In 1878, the school board approved the construction of a 20' by 26' stone schoolhouse that was later destroyed in a fire in 1895. A month later the school board approved a new 28 by 40 frame building for \$550. Disaster struck again in 1947, as once again, the schoolhouse was destroyed by a chimney fire. Later in 1947, the school board approved a new one-room structure made of brick for \$21,000. After the school was closed in 1962 due to district consolidation, the school was remodeled and converted into a private home.
- **Eli Valley School** is located in the NW 1/4 of Section 19 on Eli Valley Road. A 24' by 18' frame schoolhouse was first built in 1887 for \$500. Eli Valley School was consolidated with the Loganville School District and was closed in 1956. The structure is in poor condition, but it presently remains intact.



- **Loganville Elementary** is located on the south edge of the Village of Loganville. The first small schoolhouse was constructed in 1855, with another larger schoolhouse following in 1869. A red brick building was constructed in 1924 with modern amenities including a small kitchen, restrooms, a furnace and a gymnasium. In 1962, the new Reedsburg Joint District #3 was created from the consolidation of country schools. A new building was built just south of Loganville, the same building that is in current operation.

- **Open View School** was located at the SE corner of Section 3 on Open View Road. The school was initially established as a German School, but then became an English School when a new German School was built on Sunrise Road near St. John's Lutheran Cemetery in 1867. In 1870 a new 20' by 28' schoolhouse was built in its final location on the east side of Open View Road. The school was closed twice, first in 1944 (reopened in 1949) due to a lack of pupils and closed for good in 1962 when all schools were consolidated and children were sent to the Loganville State Graded School. The Open View School was later torn down in 1981.

- **Friendship School** is located in the SW 1/4 of Section 29 on Friendship Drive. In 1856, a log schoolhouse was built to serve the Friendship School District, which comprised about 20 square miles. In 1869 the schoolhouse was destroyed by fire and a new 24 by 30 frame building was constructed. The school was closed due to consolidation in 1962, but not long after that, a group of residents organized the *Friendship Rural School Society*, seeking to preserve the school and honor the rich history of one-room country schools.



- **Prairie View School** was located in the SE 1/4 of Section 5 on Prairie View Road. The year that the school was established is unknown, but it has been found on maps as early as 1959. In 1873, a new 30' by 21' frame building was constructed, but was later destroyed by fire in 1918. After the fire, a new cement block structure was built with a complete basement. The school was closed in 1962 due to consolidation and the structure was torn down and recycled into a new residence at the same location in 1964.

- **Rock Elm School** is located in the SW 1/4 of Section 12 on Rock Elm Road. The first log structure was built in the early 1860's at a site close to the present schoolhouse. A new log structure was built in 1870, in an effort to move closer to the public road. In 1886, the school district decided to relocate the school to a more centralized location where it presently stands. In 1955, the school district was consolidated with Maple Leaf School in Freedom, and in 1962 the district was consolidated with the Reedsburg School District. Later, the schoolhouse was converted into a private home.



- **Zion German School** is located in the SW 14 of Section 23 on Stone Church Road and was built in 1888 by German settlers.

6.14 Historical and Cultural Programs and Resources

- **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 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.
- **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 dependent 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 sites 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.

6.15 Utilities and Community Resources Goal, Objectives and Policies

Utilities & Community Resources Goal: Maintain and improve utilities, community resources and facilities that benefit town residents through modernization and alternative energy solutions.

Utilities and Community Resources Objectives:

UCRO-1 Encourage the use of power alternatives such as- windmills, etc.

UCRO-2 Encourage the use of community septic systems and wells, where feasible.

UCRO-3 Allow the development of recreational facilities that are compatible with town.

UCRO- 4 Increase communication infrastructure and capability.

UCRP-4A Partnership with local communities as well as Sauk County to investigate fiber optic system or other system to link the township.

UCRO-5 Maintain and expand services to better serve the community.

UCRO-6 Encourage proper sited utility development.

UCRO-6A Require a public hearing at the town level for all new communication towers.

7.0 Purpose



Transportation networks are important components affecting development patterns in a community. Effective systems allow people and goods to flow productively for employment, market reasons, and provide a first opportunity for many tourists to view the scenic landscapes and history of an area both locally and regionally.

Transportation options within the Town primarily include State, County and Town roads, which are utilized by automobiles, farm machinery and occasional bike traffic. As rural non-agriculture homes are built, the use of transportation routes for residential purposes has increased. Other transportation options both within and outside of the Town are varied and include airports, special service transportation, recreational transportation, and trucking. This section summarizes existing transportation options available to Town residents as well as conditions of Town and County roads. *Map 7-1 Transportation* shows the location of all transportation options located within the Town.

7.1 Principal Arterial, Collector Roadways and Local Roads

Transportation routes can be classified by both form and function. *Table T1 Westfield Roadway Classification System Definitions* identifies each road in the town by its classification and purpose. *Table T2 Westfield Roadway Classification System Descriptions* describes the location of each of these roads including its potential users.

Table T1: Westfield Roadway Classification System Definitions

Road	Classification	Definition
I-90/94, U.S. Hwy 12	Principal Arterial	Principal Arterials serve longer intra-urban trips and traffic travelling through urban areas. They carry high traffic volumes and provide links to major activity centers.
State Roads 23 and 154	Minor Arterial	Provide intra-community continuity and service to trips of moderate length, with more emphasis on land access than principal arterials. The minor arterial system interconnects with the urban arterial system and provides system connections to rural collectors.
County Road PF, W, and D	Major Collectors (and) Minor Collectors	Provide both land access service and traffic circulation within residential neighborhoods, commercial areas, and industrial areas. These facilities collect traffic from the local streets in residential neighborhoods and channel it onto the arterial system in the central business district, and in other areas of the development and traffic density, the collector may include the street grid which forms the basic unit for traffic circulation.
All Town Roads	Local Roads	Comprise all facilities not on one of the higher systems. They primarily provide direct access to land and access to order systems. Local roads offer the lowest level of mobility and through traffic movements on this system is usually discouraged.

Source: Wisconsin DOT/Sauk County Highway Department

Table T2: Westfield Roadway Classification System Descriptions

Town of Westfield Roadway Classification System (Description)		
Road	Classification	Description
I-90/94	Regional Interstate Roadway Principal Arterial	Located 25 miles northeast of the Town of Westfield, Interstate 90/94 serves as a regional controlled-access facility within Wisconsin. It is considered a backbone route, according to the Corridors 20/20 Plan, connecting major population and economic centers
U.S. Hwy 12 and U.S. Hwy 14	Regional Interstate Roadway Principal Arterial	Located 11 miles east of Westfield, Highway 12 serves as a principal north-south arterial, connecting Wisconsin Dells with Dane County and carrying a large volume of both local and through traffic. In Sauk County in 2000, traffic volumes were generally between 15,000 to 18,000 vehicles per day north of Baraboo and 8,000 to 12,000 vehicles per day south of Baraboo. Highway 14, which is located 13 miles south of Westfield, runs from Madison to La Crosse and provides the Town of Westfield with a second access route to the city of Madison via the Town of Spring Green. Average daily traffic counts on U.S. Highway 14 west of the State Road 23 intersection are over 10,000 according to the Wisconsin DOT.
State Road 23	Regional State Roadway Minor Arterials	State Road 23, traverses the Town of Westfield from south to north. It is part of a tourism corridor from Spring Green to the Wisconsin Dells. It links the villages of Spring Green, Plain and Loganville and the City of Reedsburg, it follows State Road 33 to the east and then branches off toward the Lake Delton area where it intersects I 90/94.
State Road 154	Regional State Roadway Minor Arterials	State Road 154, an east-west route beginning west of Rock Springs cuts across the Town of Reedsburg, following State Road 23 south into the Village of Loganville. Once in Loganville, 154 continues and east-west route into the Town of Washington.
County Roads W and D	Regional Interstate Roads Minor Arterials	County Road W enters the east side of the Town from the Town of Freedom and Baraboo area and connects with State Road 23 in the southern part of the Town. County Road D runs north-south in the eastern 1/3 rd part of the Town.
County Road PF	Regional Interstate Roadways Collectors	County Road PF is located in the far southeastern portion of the Town and includes approximately 1 mile. County Road PF connects US Highway 12 and routes through the Town of Honey Creek into the Village of North Freedom.
Remaining Town Roads	Local Roads	The remaining town roads provide for local traffic and a means of access.

Source: Wisconsin DOT/Sauk County Highway Department

➤ **Road Improvement Schedule**

There are no road improvement projects scheduled in the Town of Westfield through 2009, according to the Sauk County Highway Department 5-year Highway Improvement Program. Recently, the Wisconsin Department of Transportation has completed a highway resurfacing and roadway reconstruction project on State Highway 23 from Plain to Reedsburg in 2005. Additionally, there may be some safety concerns on town highways and roadways illustrated in **Table T3 Traffic Accidents**. The town may be able to identify needs for future upgrades by examining the number of traffic accidents from 2001-2004.

7.2 Airports

Although there are no airports located in the Town of Westfield, three area airports are available for small passenger and freight service: The Tri-County Airport, the Reedsburg Municipal Airport and Baraboo-Dells Municipal Airport.

The Tri-County Airport, located off County Road JJ is jointly owned and operated by the Counties of Richland, Iowa and Sauk and provides passenger and cargo service.

The Reedsburg Municipal Airport is paved with lighted runways of 4,900 and 2,650 feet in length. It is designated as a “Transport/Corporate” airport facility intended to serve corporate jets, small passenger and cargo jet aircraft used in regional service and small airplanes used in commuter air service.

The Baraboo Dells Municipal Airport is located about 13 miles away from the Town of Westfield near the intersection of Highway 33 and US Highway 12. It offers small passenger and freight service. It 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.

The airport is equipped with paved and lighted runways suitable for recreational and small business aircraft. It also offers privately owned hangars on site, hangar lots for lease, outdoor airplane parking and airplane maintenance facilities.

The Dane County Regional Airport located on the east side of the City of Madison provides larger air carrier and passenger service and is approximately 1 hour from the Town.

Table T3: Traffic Accidents

Traffic Accidents: 2001-2004					
State Road	2001	2002	2003	2004	Total per highway 2001-2004
State Road 23	8	6	5	9	28
State Road 154	5	8	6	5	24
County Road	2001	2002	2003	2004	Total per highway 2001-2004
County Road D	3	4	3	5	15
County Road W	2	2	4	2	10
Town Road	2001	2002	2003	2004	Total per highway 2001-2004
Center Valley Road		2			2
Eli Valley Road			1	1	2
Friendship Drive	1	2			3
Golf Course Road		1	1	1	3
Meadow Drive				1	1
Narrows Creek Road		1	1		2
Open View Road	1		1		2
Pine Bluff Road			1		1
Sand Hill Road		1			1
Seeley Creek Drive				1	1
Shortcut Road	1		1		2
Sky View Drive			1		1
Spring Valley Road		2			2
Stone Church Road	1		1	1	3
Stoney Ridge Road			1		1
Sunrise Road	1		1		2
Woodlawn Drive				1	1

Source: Wisconsin DOT/Sauk County Highway Department

7.3 Elderly, Disabled and Veteran Transportation

Sauk County offers several specialized transportation assistance programs for persons who are elderly, disabled or veterans within the Town of Westfield.

Persons who are elderly and disabled that 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. This service is provided for medical, nutritional and personal business reasons. Individuals available for driving are encouraged to call.

Veterans in need of transportation assistance to a Veteran's Hospital or Clinic should contact the Veterans Service Office.

7.4 Other Transportation Options

➤ Transportation Services

The Reedsburg Cab Service is a for-profit taxi company that primarily services the area within the Reedsburg School District boundaries. This service is contracted by the City, which receives State and Federal assistance for a shared ride taxi-system. According to the City of Reedsburg 2002 Comprehensive Plan, the shared-ride taxi-system provided service to approximately 124 people a day for a total of almost 45,000 miles in 2000. There is no other intra-community transportation service available in the Reedsburg area. However, the Reedsburg area is also provided bus service via the Greyhound Lines bus terminal just 15 miles away in the City of Wisconsin Dells, which offers daily runs between the Twin Cities and Milwaukee or Chicago. In addition to this bus service, passenger rail service is also provided via a terminal in the City of Wisconsin Dells by Amtrak. The Amtrak service runs on the Canadian Pacific rail line that runs between the City of Milwaukee and the Twin Cities with daily service running east and west. The Wisconsin Department of Transportation is currently working with other state transportation agencies, Amtrak and the Federal Railroad Administration on expanding this high-speed rail service throughout the Midwest to provide greater high-speed mobility.

➤ Trucking

Trucking service is accommodated through the region's transportation network. There are several privately owned trucking operations within the area that meet the needs of the residents. Area freight services include LBS Expediting Services, QTI, Skinner Transfer Company, DRM Properties, Mindemann Trucking, Inc., and Fever River Trucking, all in the Reedsburg area.

➤ Rail

The Wisconsin and Southern rail line begins in the City of Reedsburg and goes through Baraboo and finally through the Village of Merrimac. Commercial rail service is primarily limited to the removal of quartzite from the Martin Marietta Quarry north of the Village of Rock Springs. Rail services for tourism and entertainment purposes are provided by the Mid-Continent Railway Museum located northwest of the Village of North Freedom.

➤ State of Wisconsin

The State of Wisconsin provides for vanpooling opportunities with the requirement that at least two State employees are part of the pool. Once this criteria is met, any individual may become part of the vanpool.

7.5 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 Westfield's transportation element incorporates these plans into the comprehensive plan in varying degrees to ensure an accurate reflection of the overall transportation system.

➤ **USH 12 Corridor Growth Management Plan (October, 2003)**

The *Highway 12 Corridor Growth Management Plan* includes an overall vision and detailed recommendations for the entire 24-mile Highway 12 corridor in Sauk County. The Plan's recommendations are focused on identifying areas for development, preserving natural areas and farms, protecting community appearance and views, promoting appropriate economic development, and making the most of transportation improvements. The Highway 12 Plan also includes potential tools and techniques that may be adopted by local governments to implement the recommendations of the Highway 12 Plan.

➤ **Translinks 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 U.S. Highway 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 provides for a statewide assessment program for local road improvements.

➤ **LRIP: Local Roads Improvement Program (1991)**

One component of the LRIP is the Town Road Improvement Program (TRIP) which aids local town governmental units with improving seriously deteriorating town roads. A reimbursement program, TRIP pays up to 50% of total eligible costs with local governments providing the balance.

➤ **Wisconsin State Highway Plan (February, 2000)**

This plan focuses on the State Truck Highway routes in Wisconsin (State Roads). 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.

➤ **2002-2006 Sauk County Highway Improvement Plan**

The Highway Improvement Program for Sauk County identifies and prioritizes specific county road improvement projects for the next five years. There are no specific Town of Westfield county road improvement projects scheduled through 2009.

➤ **Wisconsin Bicycle Transportation Plan 2020 (1998)**

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 the Wisconsin Department of Transportation's role in bicycle transportation, and 3) establishes policies for further integrating bicycling into the current transportation system. The Department of Transportation State Bicycle Plan does not currently identify any Priority Routes in the Town of Westfield.

➤ **Wisconsin State Bike Map 1998**

The Wisconsin State Bike Map highlights the varying roadway conditions for bicycling while presenting the full continuum of roadways—from narrow town roads to U.S. Highways. This approach enables cyclists to select their own routes to meet their recreational needs. The State Bike Map only rates State and County Roads based on a set of conditions. The conditions are highlighted below as provided by the Wisconsin Department of Transportation. The location of these conditions as they apply to State Road 23 and County Roads in Westfield are noted on *Map 7-1 Transportation*.

- **Best Road Conditions for Cycling** (noted by a green line on the Transportation Map)
These county and state roadways will have light volumes of traffic and may have many other favorable factors such as good sight distance and minimal truck traffic. This classification may include a small number of highways approaching a moderate level of traffic but with ride-able, narrow paved shoulders.
- **Moderate Road Conditions for Cycling** (noted by a blue line on the Transportation Map)
These roadways have moderate traffic volumes for the amount of pavement width present. This classification may also include county highways without paved shoulders or state roads with narrow paved shoulders, but slightly more traffic. Due to moderate traffic volumes, less experienced cyclists should use care on these segments.
- **Highways with Wider Paved Shoulders** (noted an orange line on the Transportation Map)
These roadways have moderate to moderate/high car and truck volumes, but have 5 foot or greater paved shoulders. This classification also includes a select number of 4-lane highways that have wide paved shoulders, relatively moderate levels of traffic, and will provide key connections. Due to traffic volumes, less experienced cyclists should use care on these segments.
- **Mostly High Volume** (noted by the red line on the Transportation Map)
These roadways are not recommended as they have heavy traffic volumes, no paved shoulders or narrow paved shoulders, and many have moderate to high truck traffic. This classification could also include some moderate volume roadways, but with an assortment of negative factors for bicycling. Bicyclists should try to plan around these roads and /or use considerable caution when using them. Bicyclists should have significant amounts of expertise with these types of riding conditions if choosing these highways.

➤ **Wisconsin Pedestrian Policy Plan 2020 (March, 2002)**

This is a policy document created by the Wisconsin Department of Transportation that presents statewide and local measures to increase walking and promote pedestrian safety. The goals of the Plan are to increase the number and improve the quality of walking trips, reduce the number of pedestrian crashes and fatalities, and increase the availability of pedestrian planning and design guidance for state and local officials and citizens. The key State objective identified in the plan is to work with local governments and other interested stakeholders to increase accommodations for pedestrian travel to the extent practicable along and across State highways. There are no recommendations specific to Sauk County.

7.6 Analysis of the Existing Transportation Systems and Plans

As previously described, the Town of Westfield's transportation system consists of local and county roads primarily supporting local needs, and State Highways 23 and 154 supporting local and regional needs. Currently, the Town's transportation needs are being met, and future objectives focus on maintaining and upgrading transportation infrastructure.



7.7 Transportation Goals, Objectives and Policies

Transportation Goal: Maintain existing transportation infrastructure and ensure the safety of the future traveling public and support the development of roadways for future advances in agriculture.

Transportation Objectives:

TO-1 Encourage participation in cost sharing programs with the state and county to provide more cost-effective maintenance and aid in the purchase of specialized equipment.

TP-1A Ensure Town attendance at Towns Association meetings.

TP-1B Submit WISLR evaluations annually to assure Westfield will obtain State Transportation Aid, as well as aid in the identification of future road corridors.

TP-1C Review funding options available for road and bridge maintenance and repair.

TO-2 Improve roadway safety by increasing sighting widths and posting seasonal weight limits.

TP-2A Define a policy to determine safe road widths in conjunction with levels of service for current and proposed land uses.

TP-2B Identify safety concerns on individual roadways that need to be addressed with potential improvements including speed limit modifications.

TO-3 Adopt a sign ordinance that regulates on-site, as well as off-site signage.

TP-3A Signs cannot block views or impair traffic safety.

TP-3B Signs should “fit in” with landscape.

- TP-3C** Establish limits on the size, frequency and placement of signs.
- TP-3D** Establish minimum sign set-backs from roads.
- TP-3E** Establish a sign permit application process requiring Plan Commission review.
- TO-4** Improve the current road-naming scheme to improve consistency across Town lines.
 - TP-4A** Develop better Intergovernmental Cooperation between Towns to make changes.
 - TP-4B** Identify remaining road name inconsistencies.
 - TP-4C** Confirm road names with Sauk County fire number (emergency response) map.
 - TP-4D** Follow U.S. Postal Service guidelines for road naming hierarchy.
- TO-5** Support additional transportation options for those without access to an automobile, including the elderly, disabled and children.
- TO-6** Address safety concerns with regard to multiple users of the transportation infrastructure including- motorists, bicyclists, pedestrians and farm equipment.

8.0 Purpose

As part of the planning process, The Town of Westfield has identified agriculture activities to be the cornerstone of the areas economic activity. In recognizing the importance of the agricultural tradition and foundation, the Town aims to build upon and maintain this activity through the promotion of innovative agricultural production, sales of agricultural products, and educational opportunities to help farmers take advantage of local, state and federal farm programs. Although the Town has not identified a desire to develop economic opportunities apart from agriculture, it recognizes that the economic health of the Town is reliant on the economic health of the region. Many of the Town's residents work in nearby cities, like Reedsburg and Baraboo. In addition to job opportunities both on the farm and outside of the Town, the Town of Westfield has expressed an interest in exploring options for local business start-ups that are complementary to the rural agricultural character of the area. This Chapter provides an overview of economic activity both in the Town and for Sauk County overall. It also provides a listing of local and state programs aimed at economic development.

8.1 Area Employment and Economic Activity

An overall look at commuting patterns, regional employment and income characteristics, tourism economic impacts and agricultural economic impacts provides insight into the county's economic vitality.

➤ Commuting Patterns

In terms of commuting patterns, the 2000 Census indicates that 18.8 or 65% of Westfield residents work at home. It is assumed that the majority of these residents are involved in farming. For those who commute to their jobs, 71.1% drive alone while 5.8% carpool. The average commuting time to work is approximately 32 minutes.

➤ Employment Characteristics in Westfield and Sauk County

Sauk County provides many employment opportunities, as is reflected in the unemployment rates, occupation types and major employers in the area.

According to the State of Wisconsin Department of Workforce Development (DWD), the Sauk County Annual Average Unemployment Rate for 2004 was 4.2%. The unemployment rate for Sauk County in 2003 was 4.3%. The DWD does not break down employment trends for individual Towns, however the 2000 census identified that 4.9% of those employable in the Town of Westfield were unemployed while 95.1%, or 352 persons, were employed. The remaining 30.2%, or 112, either claim disability, are retired or choose not to work.

➤ Area Economic Viability and Employment Opportunities

The potential for economic opportunities within commuting distance of Westfield continues to improve, particularly because of the Town's proximity to the City of Reedsburg. The City of Reedsburg is host to a number of Tax Increment Finance Districts (TIF) to facilitate an industrial tax base as well as high-end manufacturing jobs. The City has also established a Business Center Redevelopment District, aimed at promoting industrial development in the City's business Center. The agricultural, retail sales and services sectors of the economy are strong. Tourism is playing an increasing role in this area with the 400 Trail and a historically maintained downtown area. Baraboo and West Baraboo contain many service, retail and tourism industries and attractions as well as four industrial/business parks. All have water, sewer, electric and gas service in place. Spring Green's Industrial Park contains many growing businesses. The park is currently full but may expand in the

future. Artistic, historic and recreational activities make tourism a source of economic vitality for Spring Green.

The major county employers provide diverse employment opportunities for residents of the Town of Westfield. **Tables E1 and E2** show the top 20 employers during 2002 divided into Manufacturers /Distributors and Non-Manufacturers. While most of the County is within commuting distance of Westfield, the major employment areas of Baraboo, Sauk Prairie, Spring Green and Reedsburg are within the average commute time of 30 minutes from Westfield. Of the top 20 employers, the Baraboo area contains Baraboo Sysco Foods, Perry Judd's, Flambeau Plastic, Sauk County Government, Baraboo School System and St. Clare Hospital, together employing 3,597 persons. In the Sauk City-Prairie du Sac area, Fiskars, Milwaukee Valve, Sauk Prairie School District and Sauk Prairie Memorial Hospital together employ 1,651 persons. In the Spring Green area, Cardinal IG and Cardinal CG employ 927 persons. Edward Kraemer and Sons Inc. in Plain, while not on the top-ten list, employs 110 persons at the headquarters in Plain, and 600 persons total. Of the top 20, the Reedsburg area contains Land's End, Grede Foundries, Seats Inc., Reedsburg Area Medical Center and Reedsburg School Systems, together employing 3,227 persons. The Town of Delton has the Ho-Chunk Casino, Hotel and Convention Center with 1,700 employees and the Village of Lake Delton has the Kalahari Resort and Convention Center and Wilderness Lodge, together with 1,880 employees.

Please turn to next page

Table E1: 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	840	Reedsburg
Perry Judd's, Inc.	Commercial Printing	725	Baraboo
Baraboo Sysco Foods	Wholesale Food Distribution	650	Baraboo
Cardinal IG	Insulated Glass	587	Spring Green
Flambeau Inc.	Plastics	543	Baraboo
Seats, Inc.	Seating	500	Reedsburg
Fiskars	Lawn & Garden Tools	400	Sauk City
Milwaukee Valve Co. – PDS Division	Brass Foundry	351	Prairie du Sac
Cardinal CG.	Coated Glass	340	Spring Green

Source: Sauk County Development Corporation, 2005

Table E2: Top 10 Sauk County Non-Manufacturers by Employment

Employer	Product	Employees	Location
Ho-Chunk Casino, Hotel & Convention Center	Gaming, Hotel, Convention Center	1,700	Town of Delton
Wilderness Lodge	Hotel/Resort	1300	Village of Lake Delton
Kalahari Resort & Convention Center	Hotel/Resort/Convention Center	580	Village of Lake Delton
Sauk County	Government	675	City of Baraboo
Baraboo School District	Education	520	City of Baraboo
St. Clare Hospital	Health Care	484	City of Baraboo
Sauk Prairie Memorial Hospital & Clinics	Health Care	470	Villages of Prairie du Sac/Sauk City
Sauk Prairie School District	Education	450	Villages of Prairie du Sac/Sauk City
Reedsburg Area Medical Center	Health Care	400	City of Reedsburg
Reedsburg School District	Education	387	City of Reedsburg

Source: Sauk County Development Corporation, 2005

➤ **Area Income Comparison**

According to the Census, the median income for residents in Westfield is \$42,188.00. **Table E3 Regional Income Comparisons**, shows that compared to the neighboring Towns, the County and the State, the Towns of Ironton and Washington as well as Sauk County have a comparable median income while the remaining neighboring towns had a higher median income. The Village of Loganville had the lowest median income at \$34,688.00.

Table E3: Regional Income Comparisons

Westfield Income Distribution, Regional Comparison, 1999											
Percent of Households											
Household Income	Westfield	Village of Loganville	Reedsburg	Excelsior	Freedom	Honey Creek	Franklin	Washington	Ironton	Sauk County	Wisconsin
Less than \$10,000	5.14%	11.11%	4.5%	6.29%	0.00%	6.83%	3.47%	9.52%	6.90%	6.75%	3.54%
\$10,000 to \$14,999	3.74%	2.78%	6.3%	3.43%	3.09%	3.60%	5.41%	8.79%	4.93%	5.80%	3.01%
\$15,000 to \$24,999	13.55%	17.59%	7.6%	8.95%	11.11%	8.63%	10.42%	9.89%	16.26%	13.35%	9.14%
\$25,000 to \$34,999	13.08%	19.44%	9.1%	9.90%	10.49%	7.91%	14.67%	13.92%	12.32%	13.80%	11.56%
\$35,000 to \$49,999	27.57%	23.15%	24.2%	15.05%	18.52%	28.78%	23.17%	19.05%	20.20%	21.03%	18.67%
\$50,000 to \$74,999	21.03%	20.37%	24.2%	30.10%	38.27%	23.74%	23.17%	24.54%	21.67%	23.16%	27.58%
\$75,000 to \$99,999	8.41%	5.56%	11.4%	14.10%	7.41%	10.79%	14.67%	12.09%	9.85%	9.13%	14.09%
\$100,000 to \$149,999	7.48%	0.00%	8.3%	8.95%	4.32%	7.19%	4.25%	2.20%	5.91%	4.71%	8.49%
\$150,000 to \$199,999	0.00%	0.00%	2.0%	0.76%	5.56%	1.44%	0.00%	0.00%	0.99%	1.07%	1.94%
\$200,000 or more	0.00%	0.00%	2.5%	2.48%	1.23%	1.08%	0.77%	0.00%	0.99%	1.21%	1.98%
Median Household	\$42,188.00	\$ 34,688.00	\$ 49,236.00	\$ 54,375.00	\$ 55,000.00	\$ 46,923.00	\$ 45,982.00	\$ 41,563.00	\$ 41,705.00	\$41,941.00	\$52,911.00

Source: US Census, 2000, DP-3

➤ **Agriculture Economic Activity**

The most recent compiled data for agriculture economic characteristics was in 1997 and is broken down by county. This information is provided in Tables E4 and E5 as indicators of the important economic impact agriculture has on communities. Table E4 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 E4: Characteristics of Hired Farm Labor, Sauk County and the State of Wisconsin 1997)

Characteristics of Hired Farm Labor by Wisconsin Counties, 1992 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 Agriculture Technology Studies, UW Madison, August 2001

Table E5: Farm Receipts, Capital, and Income Sauk County vs. State of Wisconsin, 1997

Average Value of all Farmland and Buildings 1997						
	Value of all farm receipts	Percent of receipts from Dairy sales	Per Farm	Per Acre	Average value of machinery and equipment per farm	Average net farm income per farm
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

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

Percent of Farms by Value of Sales 1997							
	Percent of farms with positive net income	Value of total government payments	Percent of farms receiving government payments	under \$10,000	\$10,000 to \$49,999	\$50,000 to \$99,999	\$100,000 Plus
Sauk County, 1997	48.10%	\$3,235,000.00	62.90%	39.10%	24.00%	12.30%	24.60%
State of Wisconsin, 1997	54.20%	\$137,274,000.00	56.30%	38.60%	23.90%	13.40%	22.70%

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

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

Table E5: Farm Receipts, Capital, and Income, Sauk County vs. State of Wisconsin, 1997, shows that in Sauk County, half of all farm receipts (the gross market value of all agriculture products sold) came from dairy sales (sale of milk and milk products) during 1997. The average value of farmland buildings, and the value of machinery and equipment, is 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. Overall, economic development strategies for agriculture include looking at opportunities for diversification in products produced, producing for niche markets, direct marketing, agri-tourism and participating in grower cooperatives.

➤ Tourism Economic Impact and Opportunity

According to the 2003 Wisconsin Department of Revenue report on tourism, Sauk County is the third most popular tourism destination in the State, behind Milwaukee and Dane Counties. The overall statewide economic impact of travelers is broken down in several ways. Direct impacts, the employee wages and taxes paid from establishments where travelers purchase goods or services, and indirect impacts, the money spent by these employees on goods and services in the area, add up to the total economic impact.

Looking at the traveler expenditures by category, travelers spend more than half of their total expenditures on shopping and recreation (including event and entertainment fees, wagering, sightseeing and cultural events). Food expenditures represent 25% and lodging expenses represent 13% of the total estimated traveler expenditures. Six percent of Wisconsin traveler expenditures were spent on transportation within the State (Wisconsin Department of Tourism, 2002). Forty-six percent

of traveler expenditures occurred in summer, 29% percent of expenditures were in the winter/spring season and 24% of expenditures were during the fall season.

Table E6: Travel Expenditures and Economic Impact, shows that the Wisconsin Department of Tourism estimated traveling expenditures at approximately \$947 million dollars during 2003, up \$883 million from 2002 for Sauk County. This expenditure supported 25,302 jobs.

Table E6: Travel Expenditures and Economic Impact

Travel Expenditures and Economic Impact							
	2002 Expenditures	2001 Expenditures	Percent Change	Full-Time Job Equivalent	Resident Income	State Revenues	Local Revenues
Sauk County	\$856,181,017	\$828,423,253	3.35%	24,532	\$530,631,384	\$66,666,331	\$65,527,817
State of WI	11,676,615,166	11,446,492,521	2.01%	323,759	\$6,602,720,000	\$1,077,135,000	\$777,910,000

Source: Wisconsin Department of Tourism, 2001 Note: This is the most current data provided by the Department of Tourism.

The area around the Town of Westfield has many opportunities for recreational, cultural, historical and nature based tourism. Some of the sites visited in or near the Town of Westfield include: Natural Bridge State Park, Tuck-a-way Campground, Honey Creek Historic District, Lady Loretto Church, Mid Continent Railroad Museum, the Wisconsin River, Devil’s Lake State Park, the 400 State Bike Trail, Lakes Redstone and Dutch Hollow, Hemlock and White Mound County Parks, and a variety of other campgrounds and horseback riding stables, as well as nearby hunting grounds, snowmobile, hiking and biking trails.

8.2 Local Employment and Economic Activity

The Town of Westfield and Sauk County provide many local employment opportunities as is reflected in the education, income levels, and employment activity in the area.

➤ **Education, Income Levels and Employment Activity**

Table E7: Educational Attainment, Westfield shows that the percentage of Westfield residents with a high school diploma remained constant from 1990 to 2000, while the percentage of high school graduates in Sauk County increased by 8.8%. The percentages of those with a Bachelors Degree increased for both Westfield and Sauk County from 1990 to 2000 by roughly 5.0%.

Table E7 Educational Attainment, Westfield

Educational Attainment, 1990-2000				
	High School Diploma, Westfield	Bachelors Degree or Higher, Westfield	High School Diploma, Sauk County	Bachelors Degree or Higher, Sauk County
1990	80.9%	6.7%	74.7%	12.9%
2000	81.1%	11.7%	83.5%	17.6%

Source: U.S. Census 1990-2000

➤ **Income Levels**

As detailed in the Housing Chapter, of the 214 households in Westfield, 59 (27.6%) were in the \$35,000 to \$49,999 income bracket. Another 45 (21.03%) of the households were in the \$50,000 to \$74,999 income bracket. This is compared to Sauk County, where 21.03% of the households are in the \$35,000 to \$49,999 income bracket and 23.16% of the households are in the \$50,000 to \$74,999 income bracket.

Another tool in the assessment of income distribution is the comparison of the median household income with the average household income for a particular year. A median value represents the

middle value in an ordered list of data values. Therefore, the median household income is the income value at which half of the other income values are above and one half are below. An average value is found by dividing a sum of values by the total number of values. Average household income is calculated by dividing aggregate household income by the number of households in a given geographic area for a given year. Aggregate household income is the sum of the incomes of a sample of households in a given geographic area.

Table E8 Distribution of Household Income, 1999 shows that in 1999, the median household income for the Town of Westfield was \$42,188, while the average household income was \$41,538. The ratio of the average to the median income is 0.98. As a comparison, the Town of Reedsburg's median household income is \$42,360, the Town of Excelsior is \$54,375, the Town of Freedom is \$55,000, the Town of Honey Creek is \$46,923, the Town of Franklin is \$45,982, the Town of Washington is \$41,563 and the Town of Ironton is at \$41,705.

Table E8 Distribution of Household Income, 1999

Distribution of Household Income, 1999	% of Households	% of Households	% of Households
	Town of Westfield	Sauk County	Wisconsin
Less than \$10,000	5.1%	6.7%	3.5%
\$10,000 to \$14,999	3.7%	5.8%	3.0%
\$15,000 to \$24,999	13.6%	13.4%	9.1%
\$25,000 to \$34,999	13.1%	13.8%	11.6%
\$35,000 to \$49,999	27.6%	21.0%	18.7%
\$50,000 to \$74,999	21.0%	23.2%	27.6%
\$75,000 to \$99,999	8.4%	9.1%	14.1%
\$100,000 to \$149,999	7.5%	4.7%	8.5%
\$150,000 to \$199,999	0.0%	1.1%	1.9%
\$200,000 or more	0.0%	1.2%	2.0%
Median Household Income	\$42,188	\$41,941	\$52,911
No. of Households	214	21,647	2,086,304
Aggregate Household Income	\$10,233,100	\$1,076,409,500	\$112,374,261,000
Avg. Household Income	\$41,539	\$49,726	\$53,863
Ratio of mean to median HH Income	0.98	1.19	1.02

Source: US Census 2000

From 1990 to 2000, both Sauk County and the State of Wisconsin saw the ratio of average income to median income increase slightly, the County from 1.17 to 1.19, the State from 1.19 to 1.23. This implies that the number of values on the upper end of the spectrum has increased slightly during the past decade.

➤ Employment

Table E9: Labor Force and Employment

shows that of the 482 persons in Westfield during 2000, 370 persons age 16 or older, are in the labor force, and 112 persons age 16 or older are not in the labor force. Of those in the labor force, 18 or 4.9% are unemployed. This is

Table E9: Labor Force and Employment

Category	Town of Westfield, 1990	Town of Westfield, 2000	Sauk County, 1990	Sauk County, 2000
Population 16 years and over	418	482	35,509	42,480
In labor force	315	370	24,491	30,395
Civilian labor force	315	370	24,457	30,374
Employed	305	352	22,987	29,108
Unemployed	10	18	1,470	1,266
Armed Forces	0	0	34	21
Not in Labor Force	103	112	11,018	12,085
Unemployment Rate	3.2%	4.9%	6.0%	4.2%

Source: U.S. Census, 2000. P-3

approximately equivalent to the unemployment rate for Sauk County of 4.2%, according to the 2000 Census.

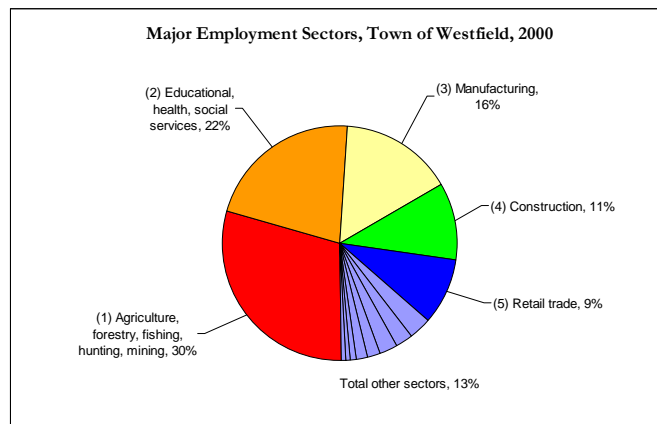
Table E10: Employment by Occupation, Town of Westfield shows that manufacturing, a major industry, has now been surpassed by the educational, health, and social services industry. Other occupations remained relatively constant with the exception of the arts, entertainment, recreation and food industry segment, which jumped from zero employed to fourteen. **Chart E11 Major Employment Sectors, Town of Westfield** graphically shows the major employment arenas in the Town while **Table E10 Employment by Occupation, Sauk County** provides a comparison to the region.

Table E10: Employment by Occupation, Town of Westfield

Town of Westfield, Employment by Industry, 1990 2000						
Industry	Town of Westfield, 1990	Town of Westfield 1990, Percent of Employed Population	Town of Westfield, 2000	Town of Westfield 2000, Percent of Employed Population	Change in number of employees per industry, 1990 2000	Change in percent employment per industry, 1990 2000
Agriculture, Forestry, Fishing and Hunting, and Mining	150	51.5%	105	29.8%	-45	-21.7%
Construction	19	6.5%	37	10.5%	18	4.0%
Manufacturing	44	15.1%	55	15.6%	11	0.5%
Wholesale trade	8	2.7%	9	2.6%	1	-0.2%
Retail trade	25	8.6%	32	9.1%	7	0.5%
Transportation and warehousing, and utilities	2	0.7%	6	1.7%	4	1.0%
Information	0	0.0%	2	0.6%	2	0.6%
Finance, insurance, real estate, and rental and leasing	2	0.7%	3	0.9%	1	0.2%
Professional, scientific, management, administrative, and waste management services	0	0.0%	8	2.3%	8	2.3%
Educational, health and social services	28	9.6%	76	21.6%	48	12.0%
Arts, entertainment, recreation, accommodation and food services	0	0.0%	6	1.7%	6	1.7%
other services (except public Administration)	11	3.8%	11	3.1%	0	-0.7%
Public Administration	2	0.7%	2	0.6%	0	-0.1%
Industry Total	291	100.0%	352	100.0%	61	0.0%

Source: US Census 1990, 2000. Note: U.S. Census 1990 Occupation classes are grouped differently. The 1990 data are grouped together as best as able for comparison to the U.S. Census 2000.

Chart E11 Major Employment Sectors, Town of Westfield



Source: U.S. Census 2000

Table E12: Employment by Occupation, Sauk County

Sauk County, Employment by Industry, 1990-2000						
Industry	Sauk County 1990	Sauk County 1990 Percent of Employed Population	Sauk County, 2000	Sauk County 2000, Percent of Employed Population	Change in number of employees per industry, 1990-2000	Change in percent employment per industry, 1990-2000
Agriculture, Forestry, Fishing and Hunting, and Mining	2,458	10.69%	1,557	5.35%	-901	-5.34%
Construction	1,751	7.62%	2,282	7.84%	531	0.22%
Manufacturing	5,528	24.05%	5,554	19.08%	26	-4.97%
Wholesale trade	888	3.86%	935	3.21%	47	-0.65%
Retail trade	3,757	16.34%	3,843	13.20%	86	-3.14%
Transportation and warehousing, and utilities	865	3.76%	1,150	3.95%	285	0.19%
Information	268	1.17%	425	1.46%	157	0.29%
Finance, insurance, real estate, and rental and leasing	945	4.11%	1,255	4.31%	310	0.20%
Professional, scientific, management, administrative, and waste management services	1,381	6.01%	1,521	5.23%	140	-0.78%
Educational, health and social services	3,105	13.51%	5,130	17.62%	2025	4.12%
Arts, entertainment, recreation, accommodation and food services	242	1.05%	3,525	12.11%	3283	11.06%
other services (except public Administration)	1,144	4.98%	915	3.14%	-229	-1.83%
Public Administration	655	2.85%	1,016	3.49%	361	0.64%
Industry Total	22,987		29,108		6121	0.00%

Source: US Census 1990, 2000 Note: U.S. Census 1990 Occupation classes are grouped differently. The 1990 data are grouped together as best as able for comparison to the U.S. Census 2000.

➤ **Commuting Patterns**

Commuting patterns in rural areas are typically reflective of both the number of on-site agriculture operations as well as numbers of rural residential homes not related to agricultural activities. Although the Town of Westfield has not added many homes in the last 20 years, the number of farms have remained the same or have declined slightly (dairy farms). This decrease in dairy farms could account for the increase in commuters driving alone, because it is correlated to the decrease in those working at home (i.e., on-site agriculture operations). The number of residents who commute alone increased from 49.2% in 1990 to 70.4% in 2000 and the number of residents who work at home decreased by 22%.

Table E13 Commuting Patterns

Commuting Patterns	Westfield 1990	Percent Westfield 1990	Sauk County 1990	Percent Sauk County, 1990	Westfield 2000	Percent Westfield 2000	Sauk County 2000	Percent Sauk County, 2000
Drove Alone	147	49.2%	16,004	70.4%	246	71.1%	22,213	77.4%
Carpooled	17	5.7%	2,952	13.0%	20	5.8%	3,196	11.1%
Public Transportation	0	0.0%	87	0.4%	0	0.0%	139	0.5%
Walked or Worked at Home	133	44.5%	3,498	15.4%	78	22.5%	2,916	10.2%
Other Means	2	0.7%	185	0.8%	2	0.6%	230	0.8%
Total	299	100.0%	22,726	100.0%	346	100.0%	28,694	100.0%
Average Travel Time (minutes)	N/A		N/A		32.3		20.3	

Source: U.S. Census 1990-2000

Note: The category "walked" and "work at home" are combined in the U.S. Census 1990 data.

➤ Local Employment Opportunities



Within the Town of Westfield, several small businesses exist. Two of the more prominent businesses are Holtz Lime, Gravel and Excavating, and Bergman Feeders. Holtz offers excavation services specializing in a variety of aggregate materials including ag lime, gravel, coarse rock, sand and topsoil. Bergman Feeders manufactures bunk feeders for various agricultural uses. Other small businesses located in the Town of Westfield include Holby Auto Repair, Statz Heating and Roecker Electric.

➤ Local Child Care Facilities

While there are no child care facilities operating in the Town of Westfield, these services can be found in the Village of Loganville, as well as in regional communities such as the City of Reedsburg and the City of Baraboo.

8.3 Labor Force Forecasts

In addition to forecasting future population and housing levels, it is important to determine the future employment outlook for the Town. A labor force forecast helps a community understand the age and gender make-up of their future workforce (people between the ages of 15 and 64), the size of their future workforce and how this will affect the overall population and the demand for certain future jobs in a community. A future workforce profile also assists a Town in planning for desired future levels and types of employment within the economy of an area. Typically, a workforce projection is based upon an analysis of the age group distribution and change in a population over time. However, it is difficult to complete these projections for the Town of Westfield due to insufficient Census data on future age distribution at the town level.

Despite the unavailability of Census data, there are alternate approaches for preparing a possible “best guess” future labor force scenario for the Town of Westfield. One such method is the comparison of the population projections for the Town (detailed in *Chapter 3 Population Inventory & Analysis*) with its historic labor force trends (see *Table E9 Labor Force and Employment*). As demonstrated in *Tables E14, E15 and E16 Labor Force Projections*, an average percent of population participation in the labor force was calculated using labor force and population numbers from 1990 and 2000 Census data. This percent was then applied to each future population projection scenario developed in this Chapter in order to estimate the 2010 and 2025 labor force numbers.

Table E14: Labor Force Projection #1 (Using Linear Projection)

Labor Force Projection #1: Town of Westfield					
	Census			Projections	
Year	1990	2000		2010	2025
Population	578	611	Population Projection (Linear 1970 2000)	575	549
Labor Force (persons 16 and over)	418	482	Historic Average % Population in Labor Force (1990 2000)	403	384
% Population in Labor Force	72%	79%	76%	76%	76%
Change in number of persons in Labor Force per 10 years	N/A	64	N/A	-80	-18
% Change in Labor Force	N/A	15%	N/A	-16%	-5%

Source: US Census Data and DOA Population Projections

Table E15: Labor Force Projection #2 (Using Growth Projection)

Labor Force Projection #2: Town of Westfield					
	Census Data			Projections	
Year	1990	2000		2010	2025
Population	578	611	Population Projection (Growth 1970 2000)	576	553
Number of Persons in Labor Force	418	482	Historic Average % Population in Labor Force (1990 2000)	403	387
% Population in Labor Force	72%	79%	76%	76%	76%
Change in number of persons in Labor	N/A	64	N/A	-79	-16
% Change in Labor Force	N/A	15%	N/A	-16%	-4%

Source: US Census Data and DOA Population Projections

Table E16: Labor Force Projection #3 (Using Household Size Trend Projection)

Labor Force Projection #3 Town of Westfield					
	Census Data			Projections	
Year	1990	2000		2010	2025
Population	578	611	Population Projection (household size trend)	611	653
Number of Persons in Labor Force	418	482	Historic Average % Population in Labor Force (1990 2000)	428	457
% Population in Labor Force	72%	79%	76%	76%	76%
Change in number of persons in Labor	N/A	64	N/A	-54	29
% Change in Labor Force	N/A	15%	N/A	-11%	7%

Source: US Census Data and DOA Population Projections

It should be pointed out that the above set of projections report only on size change in the labor force. The actual labor force size change in the Town of Westfield will depend on the age structure of the labor force, immigration and emmigration. As a result, Projections #1 through #3 may vary greatly from the actual labor force statistics in the future.

Another “best guess” can be made as to the possible future age group distribution in the Town of Westfield based on data for age group trends in Sauk County from 2000 to 2020. This assumes that the Town of Westfield will experience changes in age group categories parallel to those occurring in Sauk County. **Table E17 Labor Force Change** and **Chart E18 Labor Force Trends** show the age group data forecast for the Sauk County labor force. In looking at **Table E17**, notable trends include the older age groups (55-61, 62-69 and 70+) showing the greatest amount of increase and the 35-54 age group, the age group in their prime earning years, showing the least change (1%). According to **Table E17**, the age group 62-69 grows the most, exhibiting a 106% increase (or 1,482 people). From 2000 to 2020, the age group 55-61 increases by 86% (or 2,481 people) and the age group 70+ increase by 29% (or 1,644 people).

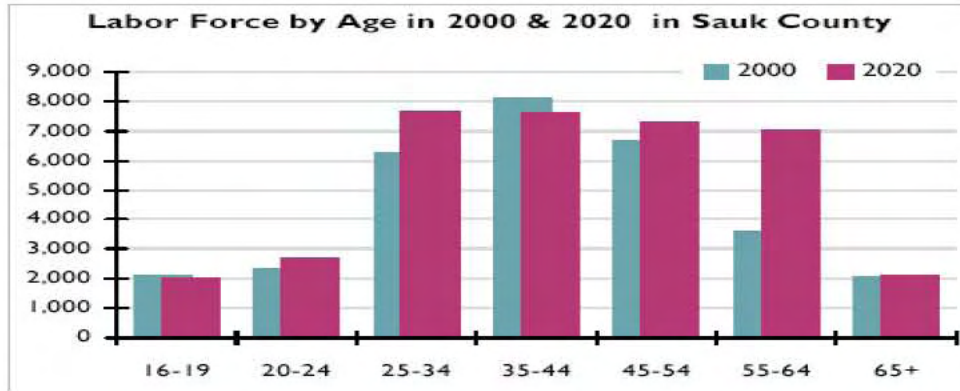
Table E17: Labor Force Change by Age Group in Sauk County, 2000-2020

Forecasted Labor Force by Age Group in Sauk County, 2000 2020										
Age Groups	2000	2005	2010	2015	2020		Forecasted Labor Force Change from 2000-2020 (number of persons)	Forecasted Labor Force Change from 2000-2020 (percent)	Projected Population Change from 2000-2020 (number of persons)	Projected Population Change from 2000-2020 (percent)
16-19	2,122	2,314	2,112	2,015	2,025		-97	-5%	-140	-4%
20-24	2,346	2,922	3,167	2,863	2,719		373	16%	434	16%
25-34	6,261	6,134	6,803	7,758	7,671		1,411	23%	1,599	23%
35-54	14,746	15,545	15,552	14,942	14,940		194	1%	216	1%
55-61	2,870	3,677	4,527	5,179	5,351		2,481	86%	3,124	86%
62-69	1,398	1,570	1,970	2,469	2,880		1,482	106%	3,526	105%
70+	748	751	763	824	965		217	29%	1,644	27%
Total, 16 and Over	30,491	32,914	34,894	36,049	36,551		6,060	20%	10,403	24%

Source: Eric Grosso, State Labor Market Economist, WI Department of Workforce Development

Chart E18 clarifies that within the 35-54 age group, those 35 to 44 will decrease and those 45 to 54 will increase over the next twenty years within the county. It also emphasizes the large increase in the older population 55-64.

Chart E18: Sauk County Labor Force Trends by Age 2000-2020



Source: Sauk County Workforce Profile, www.dwd.state.wi.us/lmi/cp_pdf/S111cpw.pdf

Table E17 also demonstrates general workforce trends. Overall, the workforce in Sauk County is expected to increase by 20% or 6,060 people from 2000 to 2020. In comparing this number to the overall projected population increase of 10,403 people, it is evident that about 60% of the new population will be part of the labor force. This is a lower participation rate than that recorded by the Bureau of Labor Statistics for all workforce participation in Sauk County: 86.5%. It is also evident in **Table E17** that the population 16 and older in Sauk County is expected to grow 4% faster than the labor force of people 16 and older. However, when compared to the State of Wisconsin labor force projections by age group (shown in **Table E19**), it is evident that Sauk County shows less of a gap (4%) between expected population growth and expected labor force participation than the State of Wisconsin (6%) and that the labor force in Sauk County is projected to grow more quickly than the state labor force (20% vs 11%).

Table E19: Forecasted Labor Force by Age Group in Wisconsin, 2000-2020

Age Group	2000	2005	2010	2015	2020	Forecasted Labor Force Change from 2000-2020 (numeric)	Forecasted Labor Force Change from 2000-2020 (percent)	Projected Population Change from 2000-2020 (numeric)	Projected Population Change from 2000-2020 (percent)
16-19	204,474	209,459	205,313	190,368	193,314	-11,160	-5%	-17,822	-5%
20-24	291,507	327,964	335,817	328,731	304,855	13,349	5%	16,360	5%
25-34	600,925	590,998	644,596	689,271	689,754	88,829	15%	103,995	15%
35-54	1,386,418	1,429,481	1,392,374	1,332,601	1,312,861	-73,556	-5%	-86,884	-5%
55-61	236,733	299,752	361,141	405,905	417,308	180,575	76%	254,493	76%
62-69	101,251	111,407	137,344	170,602	196,085	94,834	94%	283,480	93%
70+	49,489	50,502	51,952	56,215	66,101	16,612	34%	158,573	30%
Total, 16 and Over	2,870,797	3,019,563	3,128,535	3,173,693	3,180,278	309,481	11%	712,195	17%

Source: Eric Grosso, State Labor Market Economist, WI Department of Workforce Development

8.4 Opportunities to Attract and Retain Business

While there are existing areas of Commercial use in the Village of Loganville, most of the Town of Westfield is zoned Exclusive Agriculture. Permitted uses in this district includes general farming, greenhouses, nurseries, orchards, beekeeping, forest and game management, home occupations, and professional offices accessory to a permitted residence, following the requirements of the County's ordinances. Special exceptions may be granted only after the consideration of several factors including: compatibility with adjacent land uses, productivity of lands involved, need for public services created by the 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.



During the planning process, the planning committee has expressed interest in business opportunities that are compatible with agriculture and the rural character of the Town. Uses compatible with the definition of a cottage industry (sales or services incidental to the use of the property carried on in a dwelling or accessory building by members of the family and one additional employee) were generally supported. The committee also indicated that it is interested in the appearance of business development and recommended implementing siting guidelines and signage requirements for future business development. Overall, there are many opportunities for residents to capitalize on the Town's location and community character, by offering agriculture-related services, agriculture-related tourism services, bed and breakfasts and sales industries.

8.5 Other Programs and Partnerships

➤ **Sauk County Development Corporation**

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**
Provides grants to communities to promote local job creation and retention.
- **CDBG – Public Facilities** helps eligible local governments upgrade community facilities, infrastructure, and utilities to benefit low to moderate income residents
- **Rural Economic Development Program** offers 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 lenders 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 startup 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.
- **Forward Wisconsin** is a non-profit economic development-marketing organization 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. The organization assists in locating companies throughout the State, based on those companies' needs. Assistance is available to aid with community development projects and marketing.
- **Agriculture Development Zone (South-Central)** is a new agricultural economic development program in the State of Wisconsin that 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, and capital investments in technology/new equipment. This program is administered by the Wisconsin Department of Commerce.

8.6 Economic Development Goal, Objectives and Policies

Economic Development Goal: Sustain and enhance economic opportunities, especially those that are complimentary to agriculture and tourism.

Economic Development Objectives/Policies:

EDO-1 Develop land use and housing regulations which provide flexibility between residential, agricultural and commercial uses.

EDP-1A Allow some mixed-use development.

EDP-1B Encourage Sauk County to adopt flexible zoning regulation.

EDP-1C Adopt specific site development and performance requirements.

EDP-1D Town Plan Commission should recommend site development requirements (including maximum number of employees, prohibited environmental impacts such as excess noise, and groundwater pollution), times of operation, vehicular traffic, parking, utility infrastructure, and aesthetic appearance.

EDO-2 Encourage small businesses to provide residents with supplemental income opportunities.

EDP-2A Increase business diversity to serve community needs.

EDP-2B Encourage ag-related businesses.

EDP-2C Encourage family-owned businesses, including bed and breakfast and tourist lodging businesses.

EDO-3 Examine methods to promote and support the growth of ag operations.

EDP-3A Investigate the potential of the rural Tax Incremental Finance (TIF) program.

EDO-4 Encourage new businesses to utilize existing infrastructure.

EDO-5 Discourage adult-oriented businesses and alcohol establishments.

EDP-5A Direct Town to adopt a comprehensive adult-oriented and alcohol business ordinance.

EDO-6 Regulate on-site and off-site signage.

EDP-6A Adopt a sign ordinance that regulates on-site and off-site signage.

9.0 Purpose

Understanding the relationship of the Town of Westfield to its natural resources and how these resources contribute to the overall makeup of the Town is critical to the preservation of agricultural areas, environmentally sensitive areas and the overall look of the Town. The Town of Westfield is unique in that it hosts a mix of agricultural land uses with scattered wetland, woodlot and stream corridors. It is essential to consider these areas when determining where development is appropriate. The preservation of these areas will ensure the continued sustainability of agricultural operations, the protection of environmental resources and the rural character of the Town. A summary of the natural resources found in Westfield, as highlighted in this chapter and related maps, provides insights and a basis for the establishment of preservation programs and guidelines, growth management practices and siting standards for proposed development.



9.1 General Soils Information

Soil suitability is a key factor in determining the best and most cost-efficient locations for new development. Problems that limit development and the placement of Private On-Site Wastewater Treatment Systems (septic systems) on certain soils may include poor drainage, erosion, steep slopes or high water tables. Soil suitability is also a key factor in determining agricultural productivity and suitability. Westfield is dominated by two major soil groups: Reedsburg Silt Loam and Valton Silt Loam, with some LaFarge Silt Loam and Baraboo Silt Loam soils present. General soils information is on *Map 9-2 General Soils Map*.

- **Reedsburg Silt Loam** soils are gently sloping, somewhat poorly drained soil on convex slopes, ridgetops and concave slopes in drainageways and on unglaciated uplands. The Reedsburg soil permeability is moderate to low, so soils possess a moderate water holding capacity for crop production. Most areas with this soil type are used for cultivated crops, hay and pasture, while some areas are native woodlands. However, this soil type is prone to wetness, creating the need to tile cropped areas. This soil is poorly suited to residential development because of a high seasonal water table and lack of sufficient strength and stability to support building foundations. This soil is also poorly suited to septic system absorption fields because of the seasonal perched water table and slow permeability.
- **Valton Silt Loam** soils are gently sloping and are typically found on unglaciated uplands. Permeability is moderate to low and surface runoff is medium. Natural fertility is moderate. Most areas with this soil type are well suited for crops, depending on slope, yet there is a chance for erosion in cultivated areas. Like the Reedsburg Silt Loam, this soil is poorly suited for building due to its lack of stability and strength to support foundations. Also, this soil is poorly suited for septic system absorption fields due to the slow permeability in certain areas.

- **La Farge Silt Loam** soils are gently sloping, well-drained and often located on convex ridgetops, foot slopes and valley floors on unglaciated sandstone uplands. Most areas are irregular and oblong in shape and range from 3 to 65 acres. Permeability is moderate in the LaFarge soil as is the water holding capacity, however root penetration is limited by underlying bedrock. With a shallow depth to bedrock and a moderately low organic matter content, this soil has a moderate to low productivity rating. Although these soils can be cultivated, they are better suited to tree plantings and wildlife habitat. This soil is moderately suitable for dwellings, however basements may be limited due to the shallow depth to bedrock. This soil is poorly suited for septic tank absorption fields because of the depth to bedrock, however suitability can be improved by a filtering mound system or by bringing in suitable base material.
- **Baraboo Silt Loam (and stoney silt loam)** soils are moderately sloped on well drained convex ridgetops and foot slopes on loess-covered quartzite uplands. Most areas are oblong and range from 3 to 90 acres. Quartzite bedrock lies beneath 34 to more than 40 inches of soil. Included in this mapping area are small areas where cobbles, stones and boulders are on the surface of and throughout the soil. Permeability and water holding capacity is moderate in this soil. This soil has a seasonal perched water table just above the quartzite layer. Some areas of these soils are farmed or are used for crops, however past areas that have been cultivated are no longer farmed. This soil is best suited to hay, pasture or trees. Erosion is generally not a problem in areas where soils are used for pasture or hay, however overgrazing destroys plant cover and results in erosion. This soil is only moderately suitable for buildings with basements and septic tank absorption fields due to the perched water table and minimal depth to bedrock. Suitability can be improved through the use of a filtering mound system and the addition of fill for building construction. Another limitation to be considered for building sites is that the underlying bedrock is very hard and is a poor aquifer. Wells are difficult and expensive to drill and are generally low capacity.

9.2 Topography and Slope

The examination of topography is necessary to help determine areas where development should be avoided, or where potential constraints may exist. Westfield lies in the unglaciated or driftless area of southern Sauk County. Its topography is diverse and dramatic, dominated on the north by the south face of the Baraboo Range and interspersed throughout with sheer Cambrian limestone, sandstone and quartzite bluffs. Elevations range from 754 feet above sea level in the central marshlands to a height of 1,436 feet above sea level in the southern bluffs. The upland topography is characterized by heavily dissected bedrock ridges and steep valleys, with slopes often in excess of 20%.

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

The steep slopes of the western, unglaciated end of the Baraboo Bluffs provide a diverse range of climatic conditions and microhabitats that support a variety of species co-existing within a relatively confined area. The Baraboo Bluffs are a regionally and nationally significant ancient mountain range containing one of the largest upland hardwood forests in the upper Midwest. More than 8,000 acres of dense forest and steep slopes characterize the Bluffs portion of Honey Creek, with its unique contingent of rare species of flora and fauna. Twenty-eight different types of forests, wetlands and prairies have been identified in the Bluffs, providing habitat for 23 federal or state listed threatened or endangered species. The harsh soil conditions atop the quartzite bedrock have prevented viable agriculture and until recently discouraged widespread residential development.

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 1995.

In 1999, Sauk County adopted The Baraboo Range Protection Program (BRPP) Plan. Under the Protection Plan, the county purchases conservation easements from willing sellers to protect the forest from development. Funding to purchase the easements comes from the settlement regarding 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 through land and conservation easement acquisitions.

The far southeastern portion of the Town of Westfield falls within the Baraboo Range and BRNNL boundary.

9.3 Environmentally Sensitive and Significant Resources

The Town of Westfield has identified environmentally sensitive areas as areas of land having slopes greater than 12%, lands within the Baraboo Range National Natural Landmark, surface waters, floodplains, wetlands, hydric soils, groundwater recharge areas, areas of contiguous forest cover, and areas that harbor endangered species. The Town has further recognized that any land use proposed will have an impact on these areas and should be minimized as much as possible utilizing a combination of site evaluations by the Town’s Plan Commission as well as the objectives and policies in this Plan. *Map 9-1 Environmentally Sensitive Areas* shows the location of the aforementioned components of this subsection with the exception of floodplain, which is shown on *Map 9-3 General Floodplain Areas*.

➤ Woodlands



Forty-eight percent of the private land in Westfield is covered by forest, with much of this forest being represented by scattered large woodlots surrounded by agricultural fields. These wood lots and adjacent agricultural fields were once dominated by oak and sugar maple, however logging, land clearing and livestock grazing have altered these forests. Red oak is now the predominant species, along with black cherry and hickory. Heavily disturbed and lowland areas commonly support box elder and elm, which are being replaced by low growing shrubs and vines. Continued fragmentation of the larger woodlots into smaller units by clear-cutting, development and grazing threatens wildlife species that rely on these scattered forested areas.

➤ Threatened and Endangered Species

As previously noted, the Baraboo Range provides habitat for 23 federal or state listed threatened or endangered species. The DNR’s Natural Heritage Inventory program maintains data on the general location and status of rare, threatened or endangered plant and animal species. This data is obtained through field inventories. *Map 9-1 Environmentally Sensitive Areas* shows general areas in Westfield that were identified as containing rare plant or animal species.

➤ Significant Natural Areas and Resources



There a number of significant natural areas and resources in the Town of Westfield, some of which are well known and some that are yet to be discovered. The plan calls attention to these already identified natural areas that, by their nature, connect the present-day Town to the landscape that once dominated the area. The material, in part, is from the Natural Area Inventory of Sauk County Wisconsin, 1976, by William E. Tans, Botanist, and Kenneth I. Lange, Naturalist. Locations of each are noted on **Map 6-3 Community Resources**.

- Westfield Gorge, located in the SW ¼ Section 2 includes approximately 80 acres of a wide and low rocky gorge which includes maple, yellow birch, white pine and walking fern.
- Westfield Oak Forest, centered around Section 14, includes a 600 acres of the largest tract of contiguous woods in the Township. The woods is primarily oak on quartzite.
- Hanusa Falls, located in the S ½ of Section 35 includes an 80-acre valley of quartzite and exposed Cambrian sandstone. A small tributary to Honey Creek flows through the valley.

➤ Drainage Basins

The Town of Westfield is located in the Lower Wisconsin River Basin, which drains approximately 4,940 square miles of south central and southwestern Wisconsin. The Town incorporates a majority of Narrows Creek and Spring Valley Creek, both of which flow through the Village of Loganville and drain into the Baraboo River to finally drain in the Wisconsin River. A small portion of Seeley Creek in the southeastern part of the Town flows into and through the Town of Freedom and also drains into the Baraboo River. A branch of Honey Creek, also in southeast portion of the Town flows into the Town of Honey Creek and the Leland Millpond and finally into the Wisconsin River.

➤ Floodplains

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 upstream and downstream property damage as well as reduced governmental costs in relation to disaster relief. Floodplain areas in the Westfield are located along Narrows Creek and Spring Valley Creek. The FEMA maps show official delineation and elevations of floodplain boundaries. General Floodplain boundaries can be noted on **Map 9-3 General Floodplain Areas**.

➤ Wetlands

Wetland areas are important for aquifer recharge, flood control, groundwater and surface water quality improvement, and wildlife habitat. The Town of Westfield has large complexes of wetlands in the northwest part of the Town, mostly along Narrows Creek.

➤ **Groundwater Resources**

As elsewhere in Sauk County, groundwater remains the major source of fresh water supply. In Westfield, groundwater is supplied by the sandstone and dolomite aquifer prevalent in western Sauk County, which yields a reliable average of 400-500 gallons per minute. In the Baraboo Bluffs, groundwater flows are limited by the non-porous quartzite to only 20 gallons per minute. Well-drilling in the Baraboo Quartzite is expensive, although recently developed “hydro-cracking” technology could improve water yields enough to make well-drilling worthwhile. Springs are not common in the Baraboo Bluffs, but are found in the limestone and sandstone regions of the township.

The Town of Westfield is the host watershed for all of the Village of Loganville’s municipal water supply as identified by the zones of contribution on *Map 9-1 Environmentally Sensitive Areas*. The zones of contribution are identified areas where rainwater that falls to the surface will become groundwater and part of a community’s potable water supply. The zones of contribution have been broken down into 5, 50 and 100-year timeframes. The timeframe indicates the number of years that it takes for rainwater that recharges groundwater to be used by the Village of Loganville. Identifying zones of contribution is the precursor to the establishment of a wellhead protection program. Wellhead protection aims to encourage or require compatible land uses in the zones of contribution, to prevent contaminants from entering the public water supply and to ensure an adequate water supply.

The 5-year zone of contribution is on the immediate Village boundary just south of State Road 154. The 50-year zone of contribution extends three-quarters of a mile south of the Village along Hillcrest Drive and includes a majority of lands under crop cultivation. The 100-year zone of contribution extends further south along Hillcrest Drive and also includes lands under crop cultivation. Reduction in pesticide and fertilizer use in these areas will be critical to a sustained and safe water supply for the Village. Conversion of these lands back to wetlands may also be a consideration.

➤ **Groundwater and Soil Contamination**

According to the Wisconsin DNR Bureau for Remediation and Redevelopment, the Town of Westfield has one known site of contaminated soil and/or groundwater. The site is located in Section 33 on Sky View Drive. The record in the DNR database indicates the property was the site of a leaking underground storage tank that may contain toxic and cancer-causing substances. Remediation on the site was discontinued in 2002 after remediation actions were deemed satisfactory.

➤ **Storm Water Management**

Managing storm water has a significant impact on the surface water resources in the Town of Westfield. Currently, construction site erosion control is regulated by the State of Wisconsin Uniform Dwelling Code and is enforced by the Town's building inspector. *Sauk County Code of Ordinances: Chapter 22* requires a storm water management plan for new subdivision and commercial development that is reviewed by the Sauk County Planning and Zoning Department. As a part of this planning process, the Town also identified the need for site development guidelines that in the future, may be used to review storm water impacts for new development. Agriculture conservation practices were also encouraged to control agricultural run-off.

➤ **Surface Waters of Westfield**

• **Narrows Creek**

Narrows Creek lies in the western to northern part of the Town of Westfield while the headwaters originate in the Town of Washington further to the west. The Narrows Creek flowage includes a total of 18 miles from its sources near Hillpoint and Lime Ridge to its final junction with the Baraboo River in the Village of Rock Springs. The Creek has been heavily impacted by agriculture, particularly from dairy farming practices and heavy bank erosion during periods of heavy rainfall. As of the early 1970s, the Creek support a smallmouth bass fishery,



which has since declined. Recently the watershed was designated a priority watershed project by the Sauk County Land Conservation Department. The project ended in 2004. The seven-year project required 45% of the eligible landowners to incorporate improvement practices such as new barnyards, the stabilization of streambanks, and installation of grassed waterways. Approximately 50% of the projects have been completed as of the date of this Plan, with 65% of the phosphorus removal goal met and 60% of the sediment removal goal achieved. In addition to the priority watershed project, a number of stewardship easements have been purchased from landowners. To date, the easement purchase program has allowed 160 acres of wetlands to be restored. As a result of this conservation work, the Wisconsin Department of Natural Resources has reported that smallmouth bass populations have increased by a factor of 3-9 times in one area. It is also anticipated that the removal of the dams on the Baraboo River will benefit the Narrows Creek fishery by allowing fish to migrate up river and into the Creek.

Narrows Creek receives point source discharge from a number of sources including the communities of Lime Ridge and Loganville. The Sauk County Health Care Center also discharges into a tributary of Narrows Creek.

• **Spring Valley Creek**

Spring Valley Creek, a tributary to Narrows Creek, lies south of the Village of Loganville and runs north-south along Spring Valley Road. The Creek is sandy and supports a warm water fishery. The Creek has been impacted by nearby cultivated fields and thus has significant problems with nonpoint source pollution and runoff.

• **Seeley Creek**

Seeley Creek is located in the northeast quarter of Section 25. The portion of Seeley Creek in the Town of Westfield provides headwaters for a Class I trout streams as it flows into the Town of Freedom and a Class II stream one mile down from the headwaters.

• **Honey Creek, North Branch**

This section of Honey Creek is located in the southern part of Section 35 and flows into the Town of Honey Creek. Because this area represents the headwaters of this stream branch, there is no significant fishery present.

➤ Hilltops and Ridges



Throughout the planning process, the Town of Westfield has indicated that the protection of scenic views and overlook areas is a priority. These scenic views and overlooks add to the scenic beauty and rural character that residents in the Town of Westfield value. Protection will be implemented through siting and development guidelines developed through the planning process. These guidelines will prioritize what resources and features will be protected, and will illustrate where development should occur and how it will look. The planning committee has stressed that all development should "fit" the surrounding landscape.

9.4 Mineral Resources

Currently the Town of Westfield has no mineral extraction sites, however there may be several areas in the Town capable of providing for an economically viable operation. Any future mineral extraction operations located in the Town of Westfield would have to adhere to mineral extraction requirements set by Sauk County and the State of Wisconsin. Recognizing that the Town may receive requests for mineral extraction sites during the plan implementation period, the Town may introduce criteria for rezoning land for mineral extraction as well as provide a special exception process for this type of operation.

As a general reference, potential gravel deposits, or areas that may support future mineral extraction operation are noted under *Map 9-4 Potential Gravel Deposits*. The best potential for future mineral resources may be found in the Oneota formation, which consists of Prairie du Chien dolomite beds that cap the ridge tops in the southwestern part of the town. Another potential for crushed stone can be found in the Baraboo Quartzite and the Parfrey's Glen formation, mostly located within the Baraboo Range.

9.5 Programs, Partnerships and Resources

Below are some examples of programs, partnerships and resources that can provide assistance to landowners in the Town of Westfield relative to land preservation and stewardship options.

- **The Baraboo Range Protection Program (BRPP)** is a voluntary program administered by the Sauk County Department of Planning & Zoning which aims to preserve the Baraboo Range forested or forest buffer lands, through a Purchase of Development Rights (PDR) (conservation easement) program. The Baraboo Range conservation easements allow willing landowners to retain title and continued use of land while preserving the forest resource.
- **Baraboo Range Preservation Association (BRPA)** is a land trust that works to preserve and protect the qualities and culture of the Baraboo Range through promotion of ecologically responsible land use. The Association is a nonprofit tax-exempt organization formed in 1994 by property owners in the area and other concerned individuals who were interested in maintaining traditional rural land uses and private property rights while preserving the unique natural characteristics of the Baraboo Hills.

- **The Nature Conservancy (TNC)** first came to the Baraboo Bluffs in the early 1960's at the request of local residents and university professors who knew how ecologically unique the area was and who wanted the Conservancy's help in protecting the area. Today the Conservancy has 900 members in the Baraboo Hills area and maintains a Baraboo Office. The Conservancy protects lands through educational programs and work activities, Land/Forest Management Programs, voluntary agreements, and acquisition of lands through purchase of development rights.
- **Sauk County Natural Beauty Council**, which is administered by the Sauk County Department of Planning & Zoning, involves itself in projects such as environmental displays at local fairs and Earth Day events, the promotion and protection of significant environmental resources through resolutions and letters, sponsoring cleanups at local landfills, and administering prairie burns and plantings.
- **Sauk County Department of Land Conservation** coordinates natural resource management and environmental enhancement activities within county boundaries and administers a variety of county, state, and federal initiatives. The Department places particular emphasis on soil conservation, water quality improvement, groundwater protection, flood control, nonpoint water pollution abatement, erosion control, wildlife habitat improvement, farmland preservation and animal waste management and further strives to promote awareness of natural resources and their value to the citizens of Sauk County.
- **Sauk County Department of Planning & Zoning** strives to protect and promote the health, safety and general welfare of all citizens and visitors of Sauk County and protect Sauk County's physical and natural resources through the professional administration and equitable enforcement of numerous Sauk County Codes and Ordinances. The Department places an emphasis on preparing communities, particularly Towns, for the future by protecting and enhancing the quality of life through education and state-of-the-art planning practices and code enforcement techniques. The Department also aids Towns in the development of Comprehensive Plans, plan updates, plan interpretation and plan implementation.
- **County Land & Water Resource Management (LWRM) Plan Implementation** is a cost-share and technical assistance program to landowners installing best management practices. These programs help to reduce soil erosion, protect water quality and conserve county-identified natural resources. Landowners can also contact Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) for more information.
- **Wisconsin Forest Landowner Grant Program** is a State program administered by the Wisconsin Department of Natural Resources Bureau of Forestry which provides assistance to private landowners to protect and enhance 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 be in the process of applying for plan development. Qualified landowners may be reimbursed up to 65% of the cost of eligible practices.
- **Community Financial Assistance (CFA)**, is a Wisconsin Department of Natural Resources program which administers grants and loans to local governments and interested groups to develop and support projects that protect health and the environment, and provide recreational opportunities.

- **Partnership for Fish and Wildlife Management**, a US Fish and Wildlife Service program, assists with the restoration of wetlands, grasslands, and threatened and endangered species habitat through a cost share program. Any privately owned land is potentially eligible for restoration under this program.
- **Wetlands Reserve Program (WRP)** is a voluntary program that provides technical and financial assistance to eligible landowners to address wetland, wildlife habitat, soil, water, and related natural resource concerns on private lands in an environmentally beneficial and cost effective manner. The program provides an opportunity for landowners to receive financial incentives to enhance wetlands in exchange for retiring marginal land from agriculture. The program offers three options, including a permanent easement, a 30-Year Easement or a Restoration Cost Share Agreement.
- **Wildlife Habitat Incentives Program (WHIP)** is a voluntary program that encourages creation of high quality wildlife habitats that support wildlife populations of National, State, Tribal, and local significance. Through WHIP, the NRCS provides technical assistance to landowners and others to develop upland, wetland, riparian, and aquatic habitat in areas on their property.
- **Managed Forest Law Property Tax Program** a DNR program which provides tax incentives for approved forest management plans. The MFL can ease the burden of property taxes for forest landowners with at least 10 acres of woods that meet specific requirements. The program is intended to foster timber production on private forests while recognizing other values of forests.
- **Forestry Incentive Program** provides cost-sharing for landowners owning no more than 1000 acres for tree planting, site preparation, timber stand improvements, and related practices on non-industrial private forest lands. This is a federal NRCS program administered by the Wisconsin Department of Natural Resources.
- **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** is a private nonprofit organization committed to the protection and management of native prairie and savanna in the Upper Midwest. It provides educational activities and aids landowners in the identification and management of prairie remnants. Work parties assist with brush clearing and removal of invasive species.
- **Aldo Leopold Foundation** strives to promote the care of natural resources and foster an ethical relationship between people and land. Programs promote restoration and protection through partnerships with more than 30 organizations, and educational programs for private landowners and public land managers.

9.6 Natural Resources Goal, Objectives and Policies:

Natural Resources Goal: The Town of Westfield shall protect and preserve water resources, natural features and scenic views.

Natural Resource Objectives:

NRO-1 Maintain protection of water quality of surface water tributaries.

NRP-1A Encourage farmer participation in barnyard projects.

NRP-1B Review areas of impermeable surfaces in agricultural zoned lands according to accepted conservation practices.

NRO-2 Protect Village of Loganville groundwater by possibly limiting industries in the areas of its zones of contribution, as mapped by the USGS.

NRO-3 Encourage and protect native environments, habitats and communities.

NRP-3A The Town will carefully review every development proposal to ensure that the resources which make the Town attractive are not destroyed in the process of development.

NRP-3B Natural areas are important assets in Westfield. Two specific natural areas were described in the Natural Area Inventory of Sauk County, published in 1976. Development that would harm these and /or other natural resources in the Town is discouraged. The Westfield Oak Forest – Section 14 (600 acres)— is the largest contiguous stand of oak forest in the county. Hanusa Falls – Section 35 (80 acres) –is a small tributary to Honey Creek, with falls over quartzite forming a small valley. Cambrian sandstone is exposed. There is a small gorge with rare and uncommon plants.

NRP-3C Encourage appropriate practices in relation to the Narrows Creek priority watershed.

NRO- 4 Preserve historical landmark structures, and communities.

NRP-4A Community resources help make the Town of Westfield unique. While there are no state designated historic places in Westfield, there are a number of local landmarks that should be considered important parts of the landscape. The many cemeteries, churches and school buildings that dot the countryside are important pieces of the Town’s heritage and should be preserved, including

- Historic Friendship school
- Churches
- Unique buildings and structures
- Cemeteries
- Native American historical sites.

NRO- 5 Preserve scenic beauty and rural character. Protect and maintain scenic view areas.

NRP-5A Promote scenic overlooks to those areas, e.g., the top of Sunrise Road, looking both east and west.

NRO-6 Promote land use balance between agriculture, residential and woodland uses.

NRP-6A Determine the numerical balance (in acres) of agricultural, residential and undeveloped woodland that now exists, and evaluate based on current community desires.

NRO-7 Encourage the use of environmentally friendly farm practices such as contour stripping.

NRP-7A Encourage effective enforcement of farming practices.

10.0 Purpose

In order to achieve the overall vision in the Town of Westfield, including the protection of natural and cultural resources, agricultural operations, and the overall quality of life, the Town must interact with many agencies and governmental units. This interaction calls for an evaluation of the plans of Sauk County as well as neighboring units of government, regarding how they will affect the Town of Westfield. This evaluation also looks at how the Town of Westfield's decisions affect neighboring units of government.

10.1 Adjacent Town Plans and Planning Efforts

➤ Town of Franklin Comprehensive Plan (June, 2003)

The Town of Franklin developed and adopted a Comprehensive Plan in accordance with Wis. Stats. 66.1001 in June, 2003. Prior to the development of Franklin's Comprehensive Plan, the Town was under the guidance of its 1987 Land Use Plan. The Town of Franklin Comprehensive Plan allows the Town to guide growth, development and preservation, and includes precise guidelines for plan implementation, future review and amendments. Highlights of this Plan are many, some of which include the Town's 'Whole Farm Plan', which is a guide to landowners who want to develop new lots for residential housing. This guidance is intended to ensure that new housing is placed outside of agricultural fields, environmentally sensitive areas, and ensures that new housing does not detract from the overall character of the Town. Other highlights include an option for landowners to create new lots of less than 35 acres at a specified density in exchange for the placement of a 20-year easement on a portion of a landowner's property. The Plan also emphasizes and gives policy direction to the importance of community involvement and pride as well as the preservation of its resources such as agricultural soils, wooded slopes, water resources, night skies, historic buildings (including the original Town Hall), the agrarian way of life and overall viewscape of the Town.

➤ Town of Honey Creek Comprehensive Plan (October, 2004)

The Town of Honey Creek adopted a Comprehensive Plan in accordance with Wis. Stats. 66.1001 in October, 2004. Prior to the development of this Comprehensive Plan, the Town was under the guidance of its 1999 Land Use Plan. Honey Creek's Comprehensive Plan stresses the importance of preserving the rural character, as exemplified by rural siting standards for new residential development and protecting natural resources, typically noted as forested lands in the Baraboo Bluffs and agricultural lands. Honey Creek has also developed a density-based cluster development program which allows for the creation of small building lots at a forty-acre density in exchange for an 30 year easement on remaining lands, thereby preserving larger tracts of land for open space uses. According to Honey Creek's Plan, this 30-year easement renews for blocks of ten years after the initial thirty, provided that the Town's density policy either stays the same or becomes more restrictive. Amendments to the Town's density policy can be made only after an appointed ad-hoc committee reaches consensus on the amendment. The amendment process is the same as the process originally utilized to develop the Town's density policy.

➤ Town of Freedom Comprehensive Plan (December, 2005)

The Town of Freedom to completed and adopted a Comprehensive Plan in accordance with Wis. Stats. 66.1001 in December, 2005. The Town's Plan places particular emphasis on the protection and enhancement of woodlands from both an economic and wildlife habitat perspective. The Town's Plan also emphasizes the use of Planned Unit Developments or cluster developments which allow landowners to create small building lots at a density of one small lot per 35 acres owned. The

remaining lands are then protected from residential types of development or land division. This type of development pattern aims to protect and encourage the continuing utilization of large tracts of land for agriculture or wildlife habitat protection, such as the unbroken forested areas in the Baraboo Bluffs area. Recognizing the importance of habitat and unbroken forested areas, the Town's Plan also emphasizes sustainable forestry. The Plan also encourages self-sufficiency of its residents by supporting cottage-type industries in its rural areas and value-added opportunities for farmers. It further emphasizes the use of green building practices and the use of renewable energy options.

➤ **Town of Excelsior Development Plan (1999)**

The Town of Excelsior adopted a Development Plan in 1999 in response to increased development pressure, particularly near the Lake Virginia area. According to the Town's Plan, the primary objectives were to "establish criteria for future development in an orderly manner that will provide for services in an economical and efficient fashion. To achieve this, future development will be encouraged to occur in those areas near existing development or incorporated areas." According to the Town's Land Use Map incorporated within the Plan, the areas identified for additional development include the area around Lake Virginia, near the eastern edge of the Reedsburg Country Club, and south of STH 136 along Junction Road. In addition to the Towns of Reedsburg and Winfield, the Town of Excelsior is a member of the City of Reedsburg Extraterritorial Committee, which was established in 1976.

In addition to identifying areas appropriate for development, the Development Plan also places high priorities on the preservation of productive farmland for continued agricultural use and preservation of the Town's rural character. In order to better obtain these desired results, the Town adopted the County's Resource Conservancy 5 Zoning District for the entire town, excluding those areas that were previously zoned for residential or commercial uses. This action has, in part, led to the creation of 5-acre lot subdivision and numerous 5-acre Certified Survey Map land divisions. The Town of Excelsior has informally indicated that it may be interested in developing a comprehensive plan.

➤ **Town of Reedsburg Comprehensive Plan (September, 2004)**

The Town of Reedsburg adopted a comprehensive plan in accordance with Wis. Stats. 66.1001 in September, 2004. The Town of Reedsburg Comprehensive Plan has identified areas within the City of Reedsburg's extraterritorial jurisdiction (ET) as a residential and commercial development area. The Town has also identified a commitment to preserving agriculture operations and thus all areas outside of the City's ET have been identified as agriculture preservation/rural residential. The Town of Reedsburg adopted a density-based cluster development program that applies to areas outside of the City's ET. It sets a density of 1 house per 35 acres of ownership with a maximum lot creation per parcel of not more than three in any 10-year period.

➤ **Town of Washington**

The Town of Washington does not have any type of plan and is unzoned.

10.2 Current Intergovernmental Programs, Plans, Agreements and Opportunities

➤ **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 a vision statement, goals, and policies on six major planning issues: community change, economic development, farmland preservation, housing, natural resources and transportation. By design, this plan does not contain a county future land use plan map. It is envisioned that individual town plans and other land use plan maps will comprise the various implementation chapters of the Development Plan. The 20/20 Plan also recommends that the County prepare comprehensive rewrites of its Zoning Ordinance and Land Division and Subdivision Regulations Ordinance to reflect the values of the 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.

➤ **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:

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

The parties also agreed to the following:

1. 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.
2. 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 and federal monies and local matches provided by the MOA, described above to purchase development rights. The BRPP reimburses eligible participants for costs associated with the purchase of land or development rights of properties with substantially undisturbed forested land. Eligible land or development right purchasers include Sauk County government, any local Sauk County Town government, 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. The northern southeastern part of Westfield falls within the program boundaries of the BRPP as noted on *Map 9-1 Environmentally Sensitive Areas*.

➤ **Sauk County Preservation Program**

Although not passed by the Sauk County Board of Supervisors, the Sauk County Preservation Program is designed to protect important natural resources and agricultural land in Sauk County by the direct public acquisition of development rights from willing private landowners. The Purchase of Development Rights (PDR) is a concept employed in communities across the country in which a public agency (in this case, Sauk County) or a private nonprofit conservation organization compensates private landowners who voluntarily agree to permanently convey the right to develop their property for residential or commercial use. The rights are then "extinguished" by the acquiring agency, preventing any future development of the protected property. The purchase price for the development rights equals the "fair market value" (FMV) as determined by a professional appraisal that compares estimates of the unrestricted market value of the subject property against the restricted use value of similar, but otherwise undevelopable land (i.e., land which cannot be developed because of physical or legal constraints on its use). 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.

The purpose and terms of the agreement, including the respective rights of Sauk County to enforce the agreement and of 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 plans and/or forestry stewardship plans.

Sauk County has already implemented the Baraboo Range Protection Program (BRPP), to purchase 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. The BRPP 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.

The countywide Sauk County Preservation Program is primarily geared to the protection of important agricultural and other natural resource areas throughout Sauk County outside the boundaries of the BRNNL. Sauk County's Land Preservation Program is intended to support the County's Comprehensive Plan and local Comprehensive Plans by providing local towns with the means for

permanently preventing the development of landscapes designated in these plans for agricultural, open space, wildlife conservation or recreational use.

10.3 Current and Future Cooperative Planning Efforts

➤ Neighboring Town Comprehensive Plans

It is anticipated that the Town of Westfield will be represented in the planning processes for those Towns that have elected to develop comprehensive plans in the next few years and that share common borders. It is further intended that Westfield will take part in the discussion through the development of the Intergovernmental Element on these town plans.

➤ Sauk County

The Town of Westfield should continue to work with Sauk County, particularly with the development of options related to land use and land division, which can aid the Town with the implementation of its Comprehensive Plan policies. Furthermore, the Town should continue to work with Sauk County and adjacent communities to ensure that the integrity of Westfield's Comprehensive Plan is not compromised by neighboring communities' decisions and vice versa.

When Sauk County develops the countywide Comprehensive Plan, it is intended that the Town of Westfield be part of that process to ensure that the integrity of its plan is not only upheld, but embraced as a unique plan developed by and for the community.

With regard to everyday land division, land use and agriculture related questions, residents and Town officials are encouraged to build upon the working relationship with various County Departments, particularly with the Sauk County Planning & Zoning and Land Conservation Departments as these departments administer the majority of county ordinances and programs that affect the Town.

➤ School Districts

The entire territory of the Town of Westfield lies within the Reedsburg School District. Parochial schools in the area include St. Peter's Lutheran and Sacred Heart Catholic School in the City of Reedsburg. Activities offered by each of the school districts for the community can be noted under ***Chapter 6 Utilities and Community Resources***. It is the intent of this Comprehensive Plan to continue dialog with each school district relative to community decisions and the ability of the school districts to provide cost effective services.

10.4 Fire and Ambulance Protection Agreements

The Town of Westfield is part of the Loganville Fire Protection District and Reedsburg Ambulance District. Service agreement areas are noted on ***Map 1-2 Jurisdictional Boundaries*** while service agreements are noted under ***Chapter 6 Utilities and Community Resources***.

➤ Loganville Fire Department

The Loganville Fire Department serves the Town of Westfield through an intergovernmental agreement. The fire department is housed across the street from the Westfield Town Hall at 140 West Street.

➤ Reedsburg Ambulance District

Emergency medical service is provided by the Reedsburg Area Ambulance Service through an intergovernmental agreement. The ambulance garage is located at 230 Railroad Street and was constructed in 1998. It houses three fully equipped ambulances and has a staff of 7 drivers and 14 Emergency Medical Technicians (EMTs). First responders are also located throughout the district in outlying communities including Loganville, LaValle, Hillpoint, Rock Springs and North Freedom. The total service area includes the City of Reedsburg, the Towns of Washington, Reedsburg, Winfield, Excelsior, LaValle, Westfield, Seven Mile Creek, Ironton, Freedom, and Dellona with a total population of just over 15,000 people.

10.4 Village of Loganville



According to the 2000 census, the Village of Loganville has a population of 276 people. In the last 10 years, the Village of Loganville has seen an average amount of growth. From 1990 to 2000 the village experienced a 12.9% increase in population, or an addition of 26 persons. Likewise, Sauk County experienced a 13.8% increase in population over the same amount of time; this comparison would suggest average growth for the village.

Additionally, from 1990 to 2005, the Village of Loganville has annexed 41.44 acres from the Town of Westfield. About 20 acres included in that total is parkland and highway right of way, so new, higher density development is roughly confined to 21 acres or 13.46% of the total village area. This indicates the increase of the village's land area (13.46%) is similar to the increase in the village's population (12.9%).

Currently, it is anticipated that the Village of Loganville will begin work on a Comprehensive Plan in 2007. Future Village of Loganville expansion and planning designations have the potential to cause potential conflicts in areas of neighboring jurisdictions. As the village begins its comprehensive planning process, it is recommended that local and regional plans be incorporated into the plan development process.

10.5 Intergovernmental Cooperation Goal, Objectives, and Policies

Intergovernmental Cooperation Goal: Promote intergovernmental cooperation that maximizes the benefit of the town residents and minimizes the direct cost to the Town.

Intergovernmental Cooperation Objectives/Policies:

ICO-1 Develop formal and open communication with neighboring municipalities, public service providers and other governmental agencies.

ICP-1A Work with the Reedsburg School District to maintain high quality education opportunities.

ICP-1B Continue to participate in the Sauk County and Wisconsin Towns Association meetings.

ICO-2 Promote the sharing of services to consolidate and economically utilize expensive equipment and labor.

ICO-3 Improve cooperation and relationship with the Village of Loganville.

ICP-3A With regard to annexation of lands from the Town into the Village of Loganville, encourage the Village to provide notice to the Town prior to taking any action.

ICP-3B Encourage consistency among planning elements in future planning efforts in areas where jurisdictions may overlap.

ICO-4 Examine ways to improve the local decision-making process.

11.0 Purpose

The Land Use Chapter of the Comprehensive Plan is one of the most important components, second only to the Implementation Component. Prior to the development of the comprehensive plan, many communities adopted what were termed 'land use plans' or 'development plans.' These identified a few specific land use policies by which the community intended to implement its previously stated goals, typically agricultural preservation, through land use ordinances, zoning and subdivision regulations. The Town's original Development Plan of 1987 provides a good example of this kind of single policy driven plan. The Town of Westfield Land Use Plan of 1998 more closely resembles a comprehensive plan, but also can be considered a policy driven plan with its focus on land use.



While the first Development Plan of 1987 represents a prerequisite to the adoption of Exclusive Agriculture Zoning, the Town of Westfield's 1998 Land Use Plan represents the first community-wide planning document that addressed the broader range of issues that affect land use including the Town's population, housing and local economy.

The 2006 Town of Westfield Comprehensive Plan takes an approach similar to the 1998 Land Use Plan by recognizing the importance of each of the plan's individual elements including Issues and Opportunities, Agricultural Resources, Housing, Utilities and Community Resources, Economic Development, Natural Resources, Intergovernmental Cooperation and finally, Implementation. This Plan also recognizes that the goals, objectives and policies implemented under each of these elements directly or indirectly impact land use in the Town of Westfield, and are ultimately impacted by local land use policy.

The overall purpose of the Land Use Element in this Comprehensive Plan is two-fold. First, like the 1998 Land Use Plan, this Element serves as "high ground" from which all other policies are recognized, both in relation to their own specific Elements and in relation to their impact on the Land Use Element. Second, the Land Use Element offers an opportunity to address issues that are specific to land use such as the current use of the land, land divisions, building permits, density policies and home siting requirements.

11.1 Recent Development Trends

The issuance of new land use/building permits for single-family residential construction in the Town of Westfield has remained relatively constant during the last 14 years. From 1990 to 1999, an average of 2.1 permits per year were issued for residential construction. Even though there has been a consistent, and by some standards, low rate of growth, future development pressures should not be discounted. *Chart LUI Number of Permits Issued (1990-2004)* depicts the relatively constant rate in overall development in the Town of Westfield since 1990.

Of these new permits for the construction of single-family residences, none were for new farmsteads. Assuming the Town will experience an increase in growth, it will become increasingly important for Town Officials to manage growth to ensure the protection of family farms and significant natural resources.

Table LU1: Number of Permits Issues (1990-2004)

Land Use Permits Issued for New Construction in the Town of Westfield								
Year	Resident					Commercial	Total Permits Issued for New Construction	Percent of Total Issued
	Single Family	Mobile Home	Total Permits Issued for Homesteads	Garage	other			
1990	2	1	3	0	1	0	4	4.76%
1991	1	0	1	0	0	0	1	1.19%
1992	3	0	3	1	1	0	4	4.76%
1993	0	0	0	0	0	0	0	0.00%
1994	4	0	4	0	0	0	4	4.76%
1995	0	0	0	1	1	0	2	2.38%
1996	3	0	3	0	2	0	5	5.95%
1997	2	0	2	0	6	0	8	9.52%
1998	2	0	2	1	5	0	8	9.52%
1999	2	1	3	0	6	0	9	10.71%
2000	6	0	6	2	2	0	10	11.90%
2001	3	1	4	0	1	0	5	5.95%
2002	4	0	4	0	2	0	6	7.14%
2003	4	0	4	1	1	0	6	7.14%
2004	5	0	5	1	6	0	12	14.29%
Total 1990 - 1999	19	2	21	3	22	0	45	53.57%
Total, 2000, 01, 02, 03, 2004	22	1	23	4	12	0	39	46.43%
Total, 1990 to 2004	41	3	44	7	34	0	84	Total, 1990 to 2004
Percent of Total Issued	48.81%	3.57%	52.38%	8.33%	40.48%	0.00%	100.00%	Percent of Total Issued
Average Issued Per Year	2.73	0.20	2.93	0.47	2.27	0.00	5.60	Average Issued Per Year

Source: Sauk County Planning & Zoning

11. 2 Current Population and Housing Density

A density calculation can be utilized during the comprehensive planning process to compare population and housing statistics for a community. This calculation will provide additional insight into development patterns and provide background information as the Town of Westfield determines its future development policies and practices. In 2000, with a population of 611 persons and a land area of approximately 36 square miles and 23,000 acres, the Town of Westfield's population density is roughly 17 persons per square mile or roughly 1 person per 38 acres.

The calculation for the housing density of the Town of Westfield in 2000 is the number of occupied housing units in 2000 (202 h.u.) divided by the total land area. This equates to about 6 houses per square mile or approximately one home per 106 acres. The further breakdown of these densities based on development patterns and location will be analyzed later in this section.

11.3 Existing Land Use

Map 11-1 Land use and Landcover along with the following descriptors will aid in the understanding of the existing land uses in the Town. The information provided in this section will serve as baseline data for future studies.



- **Mixed Higher Density Developed.** For towns, this area typically includes unincorporated villages. While the Town of Westfield has no unincorporated Villages, it does have a pocket of development adjacent to the Village of Loganville. This area accounts for approximately 3.22 acres.
- **Agriculture.** This area includes land uses primarily for farming, farmsteads, and supporting activities. This also includes rural single-family residential development with low densities. This area includes approximately 58% of the total land area or 11,916 acres.
- **Grassland.** This area includes private and public lands that are undeveloped and are not in agricultural or woodland uses. It should be noted that these areas typically consist of prairie remnants or prairie restorations representing the grasslands first experienced by early settlers. These areas account for approximately 9% of the Town's land area, or roughly 1,823 acres of land.
- **Coniferous Forest.** This area includes land that is primarily evergreen forestland that is undeveloped. This area may also include rural residential development with low densities, but due to the small patchwork of acres with this designation, it is highly unlikely. This area represents less than 1% of the Town's total land area, or approximately 37.34 acres.
- **Deciduous Forest.** This area includes private and public lands that are primarily hardwood forestland that is undeveloped. This area also includes areas of low-density residential development. This is the largest land use category in the Town, accounting for approximately 31% of the total land area, or roughly 6,461 acres.
- **Open Water.** These areas are characterized as lakes, ponds, perennial streams, etc. It accounts for less than 1% of the total land area, or approximately 9.78 acres.
- **Wetland.** These areas consist of hydric soils that are not characterized by standing water. These areas are reflective of flood fringe areas like marshes and low-lying stream bank areas. They account for less than 1% of the Town's area, or approximately 116 acres.
- **Barren.** These areas have typically supported mining activities or other human activity, which have left the ground in an infertile state. Soils are incapable of supporting plant growth, or may be characterized by exposed rock formations. This area also accounts for less than 1% of the total area, or approximately 133 acres.

11.4 Higher Density Development

Currently, higher density developments (defined as lot sizes of 2 acres or less) are concentrated in the Village of Loganville. The 1998 Westfield Land Use Plan and current Agricultural Preservation Plan recognizes that land located in the Primary Growth Area-Transition Area identified on *Map 11-7 Future Land Use* adjacent to the Village of Loganville is appropriate for subdivision development.

11.5 Lots of Record

A lot of record is defined as a land area designated on a plat of survey, certified survey map, or described in a conveyance recorded in the Sauk County Register of Deeds office which complied with the zoning laws in existence when the property was originally divided and/or recorded but which may no longer comply with the current minimum land area within the applicable zoning district. This land area may be utilized to provide space necessary for one main building and its accessory buildings or uses. For the Town of Westfield, a Lot of Record is a land area under single ownership that is less than 35 acres and that existed (by virtue of a plat of survey, certified survey map, or having been described in a conveyance recorded in the Sauk County Register of Deeds office) prior to the adoption of Exclusive Agriculture zoning by the Town of Westfield on September 22, 1987 (note: this date reflects approval of the zoning change by the Sauk County Board of Supervisors). *Map 11-2 Lot of Record* shows the presumed location of existing lots of record in the Town, however no claims are made to the current accuracy of this map. Therefore, prior to the sale of a non-conforming lot (less than thirty-five acres) or issuance of a building permit on such land, it is recommended that the Town contact the Sauk County Planning & Zoning Department for an official verification.

11.6 Smart Growth Areas

Smart Growth Areas are defined by Wisconsin Statute (S. 16.965) as “areas that will enable the development and redevelopment of lands with existing infrastructure and municipal, state and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low municipal, state governmental and utility costs.”

➤ Village of Loganville - Adjacent Lands

The Comprehensive Plan identifies primary growth areas both from a redevelopment and new development standpoint. The Plan recognizes that any development contiguous with the Village of Loganville should correspond with the traditional Village layout relative to street and pedestrian patterns to ensure that when and if this development is annexed, connectivity can be made with Village infrastructure.

Future intergovernmental agreements may utilize suggestions provided by the Town of Westfield Plan. For instance, subdivision development in the Town occurring within the transition area adjacent to the Village of Loganville is encouraged to utilize the traditional pattern of neighborhood layout and lot size, and it also encourages the use of community septic systems. This method of waste disposal not only promotes up-to-date waste water treatment technologies, but also provides a convenient and cost effective end-of-pipe connection should the Village annex the subdivision and subsequently require the use of a public sanitary sewer system.

Following the adoption of the Town of Westfield Comprehensive Plan, and should the Village independently develop a master plan, the Town's Plan Commission and Village Council would be expected to discuss options related to the future development of Smart Growth areas and endeavor to establish an intergovernmental agreement. At a minimum, the following concepts will need to be addressed and agreements established:

1. Development guidelines requiring connected streets via the adoption of an official map by both the Village and Town. The official map will provide for the location of new streets, utilities and park space that must be included in subdivision proposals. The official map will ensure connectivity as well as adequate and cost effective placement of public utilities (i.e., sewer lines, lift stations, electrical, storm water facilities, etc.).
2. Pictorial representations of the architecture and placement of new housing and businesses that depict the future look of the Loganville area as envisioned by the Village and Town. This may include familiar concepts such as front porches facing the road vs. garages, encouragement of a vernacular architectural style and material use, green space placement, etc.
3. Designation of lands for redevelopment or new lands for development via a future land use map to be located in both the Village's and Town's Comprehensive Plan. This map will serve to better define each municipality's Smart Growth areas and should be the same based on agreement for future growth areas.

It is expected that both the Town and Village carry out activities related to future development and agreements through the cooperative efforts of elected and appointed officials. Assistance can be obtained from a private consultant or the use of Sauk County staff may be obtained for a minimal or no-charge basis (depending on the complexity of the project). Appropriate County staff includes County Planners from the Planning & Zoning Department and/or the Community Resource Development Agent from UW-Extension. It may also be possible to retain the services of university students working toward a degree in planning and/or landscape architecture. Additionally, agreements such as those discussed under this section can be utilized and adapted from other communities to fit the Loganville area.

➤ Rural Areas



Along with the adoption of the Exclusive Agriculture Zoning District by the Town in 1987 came a requirement that in order to build a new house on a new lot a minimum of 35 acres was required. Today, this same standard applies. The 35-acre standard was originally adopted by the Town as a means to reduce the potential number of new houses that could be built in the Town. At roughly 1 house per ½ acre under the Agriculture Zoning District (zoning of the Town prior to Exclusive Agriculture) the Town could have

potentially had a full build-out of roughly 44,000 new homes. Although this build-out is unrealistic, it represents the notion that development could potentially occur on a large scale. Even if the approximately 11,900 acres of land currently used for agricultural production are removed from the available land area along with the 125 acres of wetland and open water, the remaining 11,000 or so acres, at a density of one house per each ½ acre, could accommodate almost 22,000 new homes. Again, this is an unrealistic prediction, but the theoretical possibility

serves as a comparison to the limited, low-density rural development potential under Westfield's 1987 and 1998 land use plans.

11.7 Alternative Build out Scenarios and Density Policies (Rural Areas)

As part of the planning process, the Comprehensive Planning Committee engaged in lengthy discussions to identify the strengths and weaknesses of the existing plan and to propose workable alternatives that address the range of participants concerns. This process was largely informal in nature, but the ultimate determination of goals, objectives and policies were arrived at through the formal consensus process discussed under *Chapter 2 Issues and Opportunities*.

To aid the Committee with the discussion, members initially created three alternative hypothetical build-out scenarios for the Town. A description and summary of the discussion regarding each of these scenarios is as follows:

- **Scenario One:** One house per 35 acres (see also *Map 11-3 One house per 35 acres*). Scenario one references the current approach of 1 house per 35 acres. This scenario illustrates the potential full build-out of the Town of Westfield if the Town were divided into 35-acre lots respectively. This build-out effectively represents a density of one house per 35 acres owned, and ultimately yields 333 new lots. Issues to consider under this scenario include the fact that not all landowners will be willing to divide their land into 35 acre lots, which is one reason why the 35-acre rule has been and will continue to be successful in preserving farmland and open space. Other landowners will be interested in subdividing, and some “grandfathered” lots of less than thirty-five acres that pre-dated the creation of the Exclusive-Ag district remain legal non-conforming building parcels. The development pattern encouraged by this scenario is widely dispersed and often encroaches on productive agricultural land and natural areas.
- **Scenario Two:** One house per 35 acres clustered (see also *Map 11-4 One house per 35 acres Clustered*). Scenario two is similar to the first one except that new homes are clustered on 5-acre lots (the number of lots is based on the available development credits allowed at one credit per 35 acres of ownership). It, too, yields a potential buildout of 333 new lots, but at least some of those will be of one – five acres each rather than thirty-five acres each. Again, some landowners may not choose to cluster homes in this manner, or to subdivide at all. But this scenario addresses concerns noted in the first example that the new development credits may now be located (with local guidance) more advantageously in terms of protecting productive farmland and sensitive natural areas. More landowners are willing to sell lots of less than 35 acres, and this option reaches the market of buyers interested in a small lots rather than 35 acre parcels.
- **Scenario Three:** One house per parcel/farm (see also *Map 11-5 One house per parcel/farm*). Scenario three illustrates a highly restrictive density policy that essentially limits development to one home for each farm. This policy is in effect in the Town of Merrimac, which adopted its own zoning ordinance in 1993 and is not regulated by Sauk County. This scenario yields an ultimate build-out of only 82 new lots.
- **A Fourth Alternative:**
The Comprehensive Planning Committee discussed a fourth scenario which would allow development of any lands other than those defined as “Tillable” by the Farm Service Agency. In rural areas, the density of development under this scenario would be limited only by septic system suitability and a set of design guidelines adopted by the Town and

applied on a case-by-case basis. This scenario represents a move back to the General Ag zoning that was in effect in the Town of Westfield prior to the 1987 adoption of Exclusive Ag - 35 zoning.

11.8 Town of Westfield Density Policy (adopted March 23, 2006)

As noted in the previous section, it must be emphasized that the density policy developed by the Comprehensive Plan Committee, utilizing input from Town residents and landowners, aims to represent the opinions and needs of all residents and landowners. The development and selection of the density policy resulted from a consensus process, defined under *Chapter 2 Issues and Opportunities*.

For several meetings in early 2006 the Comprehensive Plan Committee debated the results of its December 1, 2005 Open House. At that time opinions were shared regarding the advisability of the four potential land use policies under consideration, which included the following:

- Scenario One – Large Minimum Lot Size Development, i.e. the status quo density policy with Exclusive Ag Zoning;
- Scenario Two – Single Small Lot Development at the Existing Density;
- Scenario Three – Rural Small Lot Clusters Development on Non-Tillable Soils at the Existing Density; and
- Scenario Four – Rural Lots on Non-Tillable Soils with No Density Restrictions.

Committee members discussed the usefulness of a “density policy” in terms of the Town’s ability to manage the rate, placement and quality of residential growth. While some members felt that local control is sufficient to manage the predicted levels of residential growth, others were concerned about the Town’s capacity to regulate the location of new homes and driveways and their potential impacts on the Town’s roads, emergency service providers and natural resources. The discussion progressed to a consideration of the question “What can be implemented now?”

Sauk County staff facilitators presented a sequential layout of options that began with the **Status Quo**, *35-acre minimum lot size density policy with Exclusive Ag-35 zoning*, then moved through the following progression:

- **Step One:** *Expand development opportunities within the limits of Exclusive Ag-35 zoning and the Town’s Farmland Preservation Plan.*
- **Step Two:** *Manage a limited amount of new development to experiment with the application of local guidelines and oversight.*
- **Step Three:** *Move gradually away from Exclusive Ag / Farmland Preservation regulation to something less restrictive while retaining overall controls on rate and amount of development. Note: this Step involves the adoption of Sauk County’s proposed **Planned Unit Development (PUD)** ordinance currently being considered for approval by the Wisconsin Land and Water Conservation Commission, DATCP and Sauk County.*
- **Step Four:** *Create a new development review process managed locally that will allow “limited” new multi-lot development to occur on non-tillable land.*

Each Step included more specific implementation points (See also Appendix I) along with the various concerns and recommendations identified through the previous discussions. A preliminary consensus was achieved within the Committee at its January, 2006, regular meeting. This consensus relied on the expected completion of local development guidelines by the Town Planning Commission following its creation and adoption of the Comprehensive Plan. These guidelines are currently in draft form (see also Appendix G: Development Guidelines). The final version will be adopted by a Town ordinance.

The Committee agreed on the Four-Step Density Policy by a final consensus decision at the March 23rd regular meeting.

➤ **Implementation of the Town of Westfield Density Policy**

The Four-Step Density Policy is designed to take advantage of land use alternatives available to the Town anytime in the future. Currently and in the immediate future, the Town of Westfield's Density Policy is based on the County's minimum density of 1 house per 35 acres of ownership under the Exclusive Agricultural District. To clarify, this allows for the creation of one residential lot per every 35 acres of contiguous ownership.

To supplement the density policy, the committee agreed that the Town should also pursue the allowance to create small lots utilizing Sauk County's Planned Unit Development program, when it becomes available. The Planned Unit Development Ordinance (PUD) would allow landowners to create 1-5 acre lots at a density specified by the Town's density policy (currently 1 house per 35 acres). In return for the creation of a 1-5 acre lot, an easement will be placed on a remaining portion of the original farm/parcel based on the Town's Density Policy and will be held in joint by the Town of Westfield and Sauk County for a minimum of 20 years.

Future land use alternatives may require the Town of Westfield to amend their Land Use policies to recognize the implementation of specific alternatives. The committee expressed a long-term interest in the creation of a locally controlled review process to allow for more flexibility in land use development. This process would need to be created utilizing community input and must be consistent with other programs that the community plans to implement.

➤ **Amendments to the Town of Westfield Density Policy**

Amendments to the Town's Density policy may be deemed appropriate from time to time. To ensure that the any future density policy amendment best recognizes the needs of all residents, this plan considers such an action a major comprehensive plan amendment. At that time the steering committee will be responsible for acquiring feedback from Town residents and landowners to utilize in the decision making process. The final decision to amend the density policy will be by consensus. The amendment process is more precisely defined under *Chapter 12 Implementation*.

11.9 Zoning Classifications

The Town of Westfield adopted county zoning in July 1964. From that year until 1987, the Town of Westfield was primarily zoned Agriculture (general) until the Town adopted Exclusive Ag - 35 zoning in September of 1987 along with the development of their first Development Plan. The Town has not experienced significant pressures to rezone land since the adoption of the Development Plan. As a result, the Town's current zoning map clearly mimics the Town's Zoning and Land Use Map adopted in the fall of 1987 as a component of the Development Plan.

This plan was renewed with the adoption of the Town of Westfield Land Use Plan in May 1998. **Map 11-6 Zoning Districts** and **Map 11-7 Future Land Uses** depicts the current zoning and proposed land uses in the Town of Westfield.

11.10 Future Land Uses

It is important to predict the future demand that will be placed on a community relative to maintaining land in its current land use or converting it to an alternative land use. In order to study the demand of future land uses in Westfield two factors will be considered. The first of these factors looks at population projections over time. The second factor assumes that local population and development pressure will increase somewhat to reflect increases in Sauk County overall, and the impacts of the reconstruction of U.S. Highway 12 from Middleton to Sauk City. Future land uses are broken down into residential, commercial, agricultural, and natural resources.

➤ Future Residential Land Uses

The population in Westfield has increased 5.7%, or 33 persons, between 1990 and 2000. It seems realistic that the population will increase further, keeping pace with projected increases in Sauk County and in neighboring Towns. The rebuilding of U.S. Highway 12 from Middleton to Sauk City was completed in November, 2005, and will provide for a relatively safe and pleasant 30 minute commute from Sauk City to Madison's west side. Potential growth impacts on the Town of Westfield or on the general growth trend of Sauk County are yet unknown, but land values in the Sauk Prairie area are beginning to reflect the increased convenience of travel the new road promises.

The number of housing units from 1990-2000 has increased by 10, however the persons per household has decreased from 3.11 in 1990 to 3.02 in 2000. Overall, the *household size trend projection* seems to be a realistic model for use in the Town of Westfield. The *household size trend projection* takes into account this historic decrease in household size, as well as an increase of housing units from 1990-2000. These trends most likely will continue given the similar trends in surrounding municipalities. For example, the average household size in Sauk County is 2.51, much less than the Town Westfield's 3.02 persons per household. The *household size trend projection* illustrates a slight increase in population, adding 59 people from 2000 to 2030, just under 30 people per decade.

If existing land use policies are maintained for the next 20 years, the Town will likely experience some scattered rural residential development and growth similar to previous 20 years. The primary diversion from this trend may include development in the Primary Growth Area-Transition Area identified on **Map 11-7 Future Land Use** adjacent to the Village of Loganville. Recognizing the need to plan for future growth areas in 5-year increments, this Plan envisions the majority of the growth to occur in this area. According to **Map 11-7 Future Land Uses** these areas are identified as future growth areas with the understanding that changes of land use, most typically for residential uses, are only made when a clear need for housing is demonstrated. In other words, a proposal for a 100-lot subdivision, which could effectively increase the population of the Town by over 50%, may not be appropriate or in the best interest of the Town or Village. However, smaller development proposals, with a demonstrated need for housing, may be considered.

➤ Future Commercial Land Uses

Future commercial development in the Town of Westfield is primarily directed to areas adjacent to or within the Village of Loganville and in the form of cottage industries in the rural parts of the Town. The Comprehensive Plan envisions that future commercial development is primarily service and retail-oriented and include businesses that serve the agricultural community and local stores that primarily serve residents in the Village and rural areas. The Primary Growth Area-Transition Area expressed by **Map 11-7 Future Land Uses** also incorporates future commercial areas.

The Comprehensive Planning Committee suggested that current non-conforming commercial land uses (uses in place prior to the adoption of the Town of Westfield Comprehensive Plan) be recognized as legal non-conforming uses at its regular committee meeting on March 23, 2006.

➤ Future Agriculture Areas

The Town of Westfield has traditionally protected its agricultural lands. The Vision, Goals and Objectives expressed in this Plan reflect the same traditional, deep felt understanding that agriculture is the heart of the Town of Westfield's culture and prosperity. Agricultural lands are currently protected by the general application of the Exclusive Ag – 35 zoning district.



The Comprehensive Plan Committee is in agreement that new residential development should occur on non-prime agricultural lands, which are defined as areas of Class I and II soils. Options considered for future agricultural land use include maintaining the current density policy under a continuation of the Exclusive Ag – 35 zoning and Farmland Preservation Plan, adopting alternative development patterns under a thirty five acre density, adopting a more restrictive density policy, or, conversely, opening up the Town of Westfield to development by reverting to pre-Exclusive Ag land use policies. The last option would represent a significant departure from the Plan's expressed Vision, Goals and Objectives.

Agriculture areas are best defined by **Map 4-1 Land Capability Classification** and **Map 4-2 Prime Farmland Slope Delineation**.

➤ Future Natural Resource Areas



Defining future natural resource areas depends on a careful identification and analysis of existing features such as contiguous forested blocks, prairie remnants, stream corridors, microhabitats, wetlands, and scenic vistas. Their use and protection are influenced by individual landowner ethics, local and regional policy as well as by market forces. As expressed in the planning process, preserving significant natural resources is a high priority. Also, as expressed in the Community Survey, the preservation of natural resources is

among the highest priorities. Protecting the Town's Natural Resource Areas will take a slightly different approach than the preservation of agriculture resources, which largely relies on supporting the economic viability and success of the Town's farm community. The future health of the Town's natural resource protection will rely more heavily on the implementation of policies that convey information and assistance to private landowners to help define and implement their individual management objectives. Regional public policy might include long-term protection through tax incentive programs such as the Managed Forest Law program and the purchase of development rights, voluntary conservation easements and, of course, regulation. However, like agriculture, the protection of natural resources will also heavily rely on the application of a local density policy and future build-out scenario that aims to protect identified natural resource areas. For the purposes of this plan, future natural resources areas are best defined by *Map 9-1 Environmentally Sensitive Areas*. In general, areas defined as being with the Baraboo Range National Natural Landmark have been identified as requiring the highest level of natural resource protection and any future local policies will need to reflect this designation. However, all areas of the Town should be considered from the perspective of protecting natural resources.

11.11 Natural Limitations to Building and Site Development

➤ Areas adjacent to the Village of Loganville

Future development adjacent to the Village of Loganville is somewhat limited. Steep slopes are present in some areas on the eastern edge of the village. In addition, upper Narrows Creek, located directly north and northwest of the Village, and its related floodplain areas pose a severe limitation to growth to the north (see also *Map 9-3 General Floodplain Areas*). This area also includes a complex of wetland systems noted on *Map 9-1 Environmentally Sensitive Areas*. The designation of future lands for development as expressed on *Map 11-7 Future Land Use* defines an area that is designated as a transition area presented in *Map 5-3 Ag Preservation Plan Map*. An additional tool for site development includes *Map 9-2 General Soils*, which shows limitations by high water tables or wet soils. This map works in conjunction with the *1977 Sauk County Soil Survey*, which describes each soil types and their limitations to dwelling and road building.

➤ Rural Areas

Development in the rural areas is limited primarily by the ability to construct a Private On-Site Wastewater Treatment System (septic system) in addition to areas of hydric soils, wetlands and open water. Areas of the Town located near Narrows Creek include lands with the greatest limitation by the large and expansive wetland complex present. Other areas of the Town, namely those in the Baraboo Range, also have limitations because of exposed or near surface quartzite. This limits basements, septic system development and well drilling. Rural limitations are noted on *Map 9-1 Environmentally Sensitive Areas*, *Map 6-1 Septic Suitability*, and *Map 6-2 Alternative Septic Suitability*.

11.12 Future Land Area Needs

Predicting future land area needs for residential, commercial and agricultural uses involves a process of projecting trends into the future to determine the demand that will be placed on a community relative to maintaining land in its current land use or converting it to an alternative land use. In order to study the demand of future land uses in Westfield population projections over time will be considered. Future land Uses are broken down into residential, commercial and agricultural.

Table LU2: Land Use Type Projections in 5-year Increments

Town of Westfield Land Use Type Projections in 5 year Increments						
Land Use Type	2005	2010	2015	2020	2025	2030
*Residential	524	524	532	540	554	568
Commercial	16	19	22	25	28	31
**Agricultural	22,151	22,148	22,137	22,126	22,109	22,092

This information has been obtained from the Sauk County Property Lister and is reported within the 2005 Statement of Assessment.

** This land use classification includes both rural residential housing acreages as well as farmstead acreages as reported on the Statement of Assessment*

**** This land use classification was derived by combining the Agricultural, Undeveloped, Ag-Forest, Other and Forest Crop categories from the Statement of Assessment.**

Table LU3: Housing Unit Projection-Utilizing Household Size Trend Population Projection

Town of Westfield Housing Unit Projection			
	Population per Census	Number of Housing Units	Average Number of Persons per Housing Unit
1990, per census	578	206	3.11
2000, per census	611	216	3.02
2010, projected	611	216	2.93
2020, projected	635	224	2.84
2025, projected	653	231	2.75
2030, projected	670	238	2.66

Household Size Trend adjusts the average household size based on a 3% decrease every 10 years. For example, this projection assumes that from the year 2000 to 2010, average household size would decrease from 3.02 persons per household to 2.93 persons per household. This produces a projected increase of 59 persons to a population of 670 persons in 2030 and

an increase of 22 new houses needed.

Source: U.S. Census Bureau, 1960-2000, and Wisconsin Department of Administration - Demographic Services Center.

See Chapter 2 Population Inventory & Analysis for more information on Town of Westfield Population Projections.

In order to derive the acreages provided for residential growth, the projected change in housing units provided in **Table LU3** were multiplied by a factor of 2 acres to provide a “best guess” as to what acreage conversion may be expected with additional rural residential housing growth into the future. In this case, an increase of 22 housing units from 2000 to 2030 would equate to a projected 44 additional acres needed for residential use.

The commercial acreages provided take into account at-home business enterprises consistent with zoning regulations and the policies of this plan. Future commercial land use projections take into consideration expansion of existing businesses or new businesses that could be established inside of the Primary Growth Area-Transition Area defined on **Map 11-7 Future Land Uses**. The establishment of new commercial businesses in the rural areas of Westfield is limited by current

zoning regulations, however there may opportunities for future commercial growth in the Village of Loganville.

For the purpose of this projection, it is assumed that any increase in residential or commercial development would lead to a decrease in lands categorized as agricultural. The vast majority of the land use in the Town of Westfield is agricultural. According to the future land use projection, by 2030, 59 acres of land will be converted from agricultural to both residential and commercial.

11.13 Land Use Goals, Objectives and Policies (Revisions proposed at 12/15/05 meeting)

Land Use Goal-1: Manage the growth and placement of new housing and commercial development, in relation to existing and new public infrastructure.

Related Objectives

LUO 1.1 (ARO-3) Limit non-farm development on agricultural land.

LUP 1.1A (ARP-7A) Encourage new residential development on non-prime agricultural lands, which are defined as areas of Class III and poorer soils.

LUP 1.1B (HO-2) Direct new home sites to areas not suitable for agriculture.

LUP 1.1C (HP-2B) Develop a site assessment-based development review process to aid in the proper siting of development.

LUP 1.1D(ARP-9A) Establish adequate setbacks through the site review process to separate land uses and minimize conflict.

LUO 1.2 (ARO-7) Provide alternative development opportunities that preserve agricultural land.

LUP 1.2A (HP-1A) Work with Sauk County to develop zoning options for accessory living units to a primary residence in the rural areas of the Town which will permit elderly independent or interdependent living arrangements.

LUP 1.2B (HP1B) Allow two-family residential development or mobile homes for ag-related housing.

LUP 1.2C (ARP-7B) Offer flexibility in the size of lots for building.

LUP 1.2D (EDO-1)Develop land use and housing regulations that provide flexibility between residential, agricultural and commercial uses.

LUP 1.2E (HO-4) Promote housing that utilizes existing infrastructure.

LUP 1.2F (HP-3A) Allow pre-existing structures to be rebuilt on existing sites.

LUP 1.2G (EDO-4) Encourage new businesses to utilize existing infrastructure.

LUP 1.2H (U&CRO-6) Encourage properly sited utility development.

Land Use Goal 2: Promote a strong agricultural community and farmer’s right to farm.

Related Objectives

LUO 2.1 (ARG) Preserve farmland and enhance agricultural opportunities, making them a viable income source.

LUP 2.1A (HO-5) Promote “right to farm” as a guiding principle.

LUP 2.1B (HG) Provide housing opportunities that preserve farmland, rural character and emphasize the right to farm.

LUP 2.1C (ARP-9B) Provide outreach to new residents to educate them as to the tradition of land conservation and the right to farm.

LUO 2.2 (EDG) Sustain and enhance economic opportunities, especially those that are complimentary to agriculture and tourism.

LUP 2.2A (EDP-1A) Allow some mixed-use development.

LUP 2.2B (EDP-1B) Encourage Sauk County to adopt flexible zoning regulation.

LUP 2.2C (EDP-1C) Adopt specific site development and performance requirements.

LUP 2.2D (EDP-1D) The Town Planning Commission should recommend site development requirements (including maximum number of employees, prohibited environmental impacts such as excess noise and groundwater pollution), times of operation, vehicular traffic, parking, utility infrastructure, and aesthetic appearance.

Land Use Goal 3: Preserve the overall natural beauty and resources of the town.

Related Objectives

LUO 3.1 (NRG) The Town of Westfield shall protect and preserve water resources, natural features and scenic views.

LUP 3.1A (NRO-1) Maintain the protection of water quality of surface water tributaries.

LUP 3.1B (NRP-3C) Encourage appropriate practices in relation to the Narrows Creek priority watershed.

LUP 3.1C (NRP-1B) Review *new* areas of impermeable surfaces in agricultural zoned lands according to accepted conservation practices.

LUP 3.1D (NRO-2) Protect the Village of Loganville groundwater by possibly limiting industries in the areas of its zones of contribution, as mapped by the USGS.

LUP 3.1E (U&CRO-2) Encourage the use of community septic systems and wells, where feasible.

LUO 3.2 (NRO-3) Encourage and protect native environments, habitats and communities.

LUP 3.2A (NRP-3A) The Town will carefully review every development proposal to ensure that the resources which make the Town attractive are not destroyed in the process of development.

LUP 3.2B (NRP-3B) Natural areas are important assets in Westfield. Two specific natural areas were described in the Natural Area Inventory of Sauk County, published in 1976. Development that would harm these and/or other natural resources in the Town is discouraged. The Westfield Oak Forest – Section 14, 600 acres, is the largest contiguous stand of oak forest in the county. Hanusa Falls – Section 35, 80 acres, is a small tributary to Honey Creek with falls over quartzite forming a small valley. Cambrian sandstone is exposed. There is a small gorge with rare and uncommon plants.

Land Use Goal 4: Preserve the rural character of the town.

Related Objectives

LUO 4.1 (HO-6) Promote increased home resale value by requiring homes to be an appropriate size.

LUP 4.1A (HP-6A) New homes built in the Town of Westfield must be a minimum of 1,200 sf. in size.

LUO 4.2 (U&CRO-3) Allow the development of recreational facilities that are compatible with the town.

LUO 4.3 (NRO-4) Preserve historic landmark structures and communities.

LUP 4.3A (NRP-4A) Community resources help make the Town of Westfield unique. While there are no state designated historic places in Westfield, there are a number of local landmarks that should be considered important parts of the landscape. The many cemeteries, churches and school buildings that dot the countryside are important pieces of the Town's heritage and should be preserved, including

- Historic Friendship school
- Churches
- Unique buildings and structures
- Cemeteries
- Native American historical sites.

LUO 4.4 (NRO-5) Preserve scenic beauty and rural character. Protect and maintain scenic view areas.

LUP 4.4A (NRP-5A) Restrict the siting of telecommunication (cell) towers in scenic viewsheds.

LUP 4.4B (NRP-5B) Promote scenic overlooks to those areas, e.g. the top of Sunrise Road, looking both east and west.

LUO 4.5 (NRO-6) Promote land use balance between agriculture, residential and woodland uses.

LUP 4.5A (NRP-6A) Determine the numerical balance (in acres) of agricultural, residential and undeveloped woodland that now exists, and evaluate based on current community desires.

11.14 Land Use Policies from the 1998 Land Use Plan

➤ **Agriculture Policies (1998 Plan)**

Agriculture-related commercial business is encouraged, as long as it conforms to the guidelines set out in the applicable County zoning regulations for exclusive ag zoning districts.

The Town encourages the maintenance of non-commercial quarries (small sites where the quarried material is not “for sale”) in order to give the town access to roadwork materials.

Any new agricultural development that would require a town building permit with a value in excess of \$500,000 should present a site development plan to the Town Land Use Committee for review.

➤ **Residential and Commercial Development Policies (1998 Plan)**

The design and landscaping of structures should be compatible with the natural character of the area and be screened to blend with natural surroundings.

Clearing of trees is limited to the minimum amount necessary for building a site.

Prior to locating a new residence in the Town of Westfield, a developer must secure a driveway permit from the Town Planning committee.

The Town of Westfield is committed to the enforcement of the County-established two-year limit on building permits.

11.14 Land Use Goals and Policies from the 1987 Development Plan

➤ **Goals (1987 Plan)**

Encourage non-farm growth in areas adjacent to the Village of Loganville.

➤ **Agricultural Policies (1987 Plan)**

Limit non-agricultural use of good agricultural soils through adoption and regulation of exclusive agricultural zoning.

Discourage public acquisition of exclusive agricultural lands for any purpose other than farming.

Identify and designate those farmlands most suitable for exclusive agricultural uses.

➤ **Development Policies (1987 Plan)**

Designate future growth areas surrounding the Village of Loganville.

12.0 Purpose

A number of the policies in this Comprehensive Plan will not be automatically implemented and follow-up actions will be required for the Plan to become a reality. A few examples include the layout of periodic newsletters or preparation of a development guidelines document. However, by default, many of the plan policies have been developed to provide specific guidance to the Town with everyday decision-making. Thus, the Town of Westfield Comprehensive Plan takes on two roles. One of these roles provides for everyday guidance for decision making by the Town whereas the second role provides specific guidance or direction to carry forth projects which will serve to aid the Town with the full realization of its vision, goals and objectives.

This section is meant to provide guidance for the general process of adopting the Comprehensive Plan as well as more specific detail as to how and when amendments will be made to the Plan. This section also provides a 'timeline of implementation' of all policies in the plan as well as recommendations, where needed, as to who will be implementing these policies. This section also defines the suggested implementation role of the Plan Commission and Town Board.

12.1 Plan Adoption

The Town of Westfield Comprehensive Plan must be adopted in a manner which recognizes a commitment to implement each policy within the Plan. The Plan itself will also be adopted as an ordinance, which will allow the Town to enforce its vision, goals, objectives, and policies. The Town has also included all of the basic elements of Comprehensive Planning and has achieved all 14 goals of the 'Smart Growth' legislation.

In addition to this achievement, during the development of this plan, an extensive public participation component was included which ensured numerous opportunities for residents and landowners, as well as neighboring governments, to give input. This opportunity, along with the recognition that the Town of Westfield Comprehensive Plan Committee consisted of people from all interests and backgrounds, ensured that a plan was developed by the people and for the overall good of the Town. The public participation plan and scope of services to the planning process can be noted in Appendix D.

To coincide with the adoption of the Comprehensive Plan, the Town will appoint a 5-member Plan Commission. It is intended that the Plan Commission will review this Plan with a recommendation forwarded onto the Town Board for final Town approval. Upon Town approval, the Plan will be forwarded onto the Planning, Zoning and Land Records Committee for recommendation to the Sauk County Board for final approval and finally be submitted to the State of Wisconsin, Department of Administration.

12.2 Plan Monitoring, Amendments, and Update

The Town should regularly evaluate its progress towards achieving the policies in this Comprehensive Plan, and amend and update the Plan as appropriate. This section suggests recommended criteria and procedures for monitoring, amending, and updating the Plan.

➤ **Plan Monitoring**

The Town should constantly evaluate its decisions on private development proposals, public investments, regulations, incentives, and other actions against the recommendation/policies of the Town of Westfield Comprehensive Plan. More specifically, for each proposal that comes before the Town, any recommendation by the Town's Plan Commission and final action by the Town Board should reference any and all plan policies utilized as part of the review and decision making process. This reference may come in the form of a resolution or minutes officially adopted by the Town.

➤ **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 or major. Minor amendments generally include changes to maps, general text or policies. Any minor amendment to a Plan policy will require a public hearing at a minimum. Major amendments are defined as any change the Town's Density Policy or other plan policies, thus major amendments will require, at a minimum, a public hearing to garner input from the community regarding the amendment(s). Any amendment to Plan policies, whether minor or major, must be adopted by Ordinance according to the procedures outlined in Wis. Stat. §66.0295(4).

➤ **Plan Update**

The State comprehensive planning law requires that the Comprehensive Plan be updated at least every ten years. As opposed to an amendment, an update is often a substantial re-write of the Plan document and maps. Further, on January 1, 2010, "any program or action that affects land use" will have to be consistent with locally-adopted comprehensive plans- including zoning and subdivision ordinances, annexation, and transportation improvements. Based on these two deadlines, the Town should update its Comprehensive Plan before the year 2016 (i.e., ten years after 2006). The Town should also monitor any changes to language or interpretations of State law throughout the life of the Comprehensive Plan.

12.3 Role of Implementation

➤ **Town Board**

The Town Board will provide for general oversight of the Plan Commissions activities relative to selecting and guiding Comprehensive Plan Implementation Committee participants. The Town Board will also consider any current proposals and ensure that they are consistent with this Plan as well as consider Plan Commission recommendations for such proposals. Like Plan Commission members, Town Board members are encouraged to take an active role as members of the Implementation Committee.

➤ **Plan Commission**

It is intended that the primary body responsible for the implementation of this Comprehensive Plan be the Plan Commission. Implementation by the Plan Commission will take two forms. The first form comes with the utilization of the Comprehensive Plan for everyday decision making. It is also recommended that the Plan Commission take the role of identifying policies within the Plan to support their decision/recommendation to the Town Board. The second form of implementation recognizes the role of the Plan Commission to identify participants for the working groups or collaborative.

➤ Working Groups and Collaborative Committee

From time to time, Working Groups and/or a Collaborative Committee may be established to address the implementation of short-term and long-term policies. These Groups can be made up of any landowners in the Town of Westfield and will include members of the Town's Plan Commission, and may include members of the Town Board. The role of the working group will be to implement certain policies in the Comprehensive Plan as directed by the Plan Commission, but to also serve as an ad-hoc Committee, where appropriate, to work through any identified issue. As part of this



implementation, it is assumed that appropriate outside technical assistance will be requested. This assistance will most likely be provided by community experts on a particular topic, such as those who represent organizations referenced in the Chapters of this Plan (i.e. Prairie Enthusiasts, Sauk County Historical Society), or this assistance may come from a governmental entity such as Sauk County or UW-Extension. Community representatives from Towns both within and outside Sauk County may also provide assistance.

12.4 Top Implementation Priorities

Below is a combined list of the most pressing implementation needs of the Town of Westfield in order to successfully implement the newly adopted Comprehensive Plan. They are as follows:

1. Draft and adopt Development Guidelines that will provide greater detail in accomplishing the directives provided within this comprehensive plan and specifically with the siting of new development.
2. Revise the Town of Westfield Driveway Ordinance to ensure conformance with the Town's Development Guidelines.
3. Support the creation and application of Sauk County's proposed PUD ordinance amendment in collaboration with the Farmland Preservation Program to place a greater emphasis on the logical siting of new development and the preservation and protection of agricultural operations in the Town.

12.5 Implementation Timeline and Recommended Courses of Action

This section provides a summary of the actions that the Town should complete in order implement this Comprehensive Plan. This summary has been broken down by each element and elements' policies to include a minimum recommended course of action and timeframe for implementation. Implementation is divided into three timeframes: Immediate, Short-Term, and Long-Term.

➤ **Immediate Implementation**

Immediate implementation recognizes those policies that become **effective immediately** upon Plan adoption by the Town of Westfield Board and requires no further course of action other than continued administration of the policy by the Town.

➤ **Short-Term Implementation**

Short-Term implementation recognizes those policies that require further work to reach a point where they can be effectively administered by the Town. By Short-Term, it is intended that the Town finally implement these policies within **five (5) years** of Plan adoption.

➤ **Long-Term Implementation**

Long-Term implementation recognizes those policies that require further work to reach a point where they can be effectively administered by the Town. By Long-Term, it is intended that the Town finally implement these policies within **ten (10) years** of Plan adoption.

Housing	Implementation
HO-1 Develop alternative development options for housing.	
HP-1A Work with Sauk County to develop zoning options for accessory living units to a primary residence in the rural areas of the Town which will permit elderly independent or interdependent living arrangements.	Short Term
HP-1B Allow two-family residential development or mobile homes for ag-related housing	Immediate
HP-1C Should needs arise, partner with the Village of Loganville to provide housing for those with special needs.	Long Term
HO-2 Direct new home sites to areas not suitable for agriculture.	
HP-2A Encourage new residential development on non-prime agricultural lands, which are defined as areas of Class I and II soils.	Immediate
HP-2B Develop a site assessment based development review process to aid in the proper siting of development.	Immediate/Short Term
HO-3 Minimize conflict by suggesting setbacks between agriculture and non-agriculture uses.	
HP-3A Allow pre-existing structures to be rebuilt on existing sites	Immediate/Short Term
HO-4 Promote housing that utilizes existing infrastructure.	
HO-5 Promote "right to farm" as a guiding principal.	
HO-6 Promote increased home resale value by requiring homes to be an appropriate size.	
HP-6A New homes built in the Town of Westfield must be a minimum of 1,200 sf. in size.	Immediate

Agriculture Resources	Implementation
ARO-1 Encourage good farming practices through the use of farm conservation plans and other programs in place, by continuing to educate landowners and partnering with agricultural education providers	
ARO-2 Preserve rural character.	
ARO-3 Limit non-farm development on agricultural land.	
ARO-4 Encourage programs that benefit the agricultural industry.	
ARO-5 Strive to maintain a strong agricultural economy.	
ARO-6 Assist farmers negotiating regulatory obstacles and reduce roadblocks to moderate agricultural expansion.	
ARP-6A The Town Board shall work with the parties to negotiate the County permit process to ensure timely results.	Immediate
ARO-7 Provide alternative development opportunities that preserve agricultural land.	
ARP-7A Encourage new residential development on non-prime agricultural lands, which are defined as areas of Class I and II soils.	Immediate
ARP-7B Offer flexibility in the size of lots for building.	Immediate/Short Term
ARP-7C Develop a site assessment based development review process.	Immediate/Short Term
ARO-8 Maintain and enhance the agricultural / farming industry.	
ARP-8A Encourage opportunities for small scale agriculture.	Immediate
ARP-8B Explore alternative agricultural opportunities.	Immediate
ARO-9 Minimize conflicts between farming activity and non-farm residents.	
ARP-9A Establish adequate setbacks through the site review process to separate land uses.	Short Term
ARP-9B Provide outreach to new residents to educate them as to the tradition of land conservation and the right to farm.	Immediate

Utilities and Community Resources	Implementation
UCRO-1 Encourage the use of power alternatives such as- windmills, etc.	
UCRO-2 Encourage the use of community septic systems and wells, where feasible.	
UCRO-3 Allow the development of recreational facilities that are compatible with town.	
UCRO-4 Increase communication infrastructure and capability.	
UCRP-4A Partnership with local communities as well as Sauk County to investigate fiber optic system or other system to link the township.	Short Term/Long Term
UCRO-5 Maintain and expand services to better serve the community.	
UCRO-6 Encourage proper sited utility development.	
UCRO-6A Require a public hearing at the town level for all new communication towers.	Immediate

Transportation	Implementation
TO-1 Encourage participation in cost sharing programs with the state and county to provide more cost effective maintenance and aid in the purchase of specialized equipment.	
TP-1A Ensure Town attendance at Towns Association meetings.	Immediate
TP-1B Submit WISLR evaluations annually to assure Westfield will obtain State Transportation Aid, as well as aid in the identification of future road corridors.	Immediate
TP-1C Review funding options available for road and bridge maintenance and repair.	Immediate
TO-2 Improve roadway safety by increasing sighting widths and posting seasonal weight limits.	
TP-2A Define a policy to determine safe road widths in conjunction with levels of service for current and proposed land uses.	Short Term
TP-2B Identify safety concerns on individual roadways that need to be addressed with potential improvements including speed limit modifications.	Short Term
TO-3 Adopt a sign ordinance that regulates on-site, as well as off-site signage.	
TP-3A Signs cannot block views or impair traffic safety.	Immediate
TP-3B Signs should “fit in” with landscape.	Immediate
TP-3C Establish limits on the size, frequency and placement of signs.	Short term
TP-3D Establish minimum sign set-backs from roads.	Short term
TP-3E Establish a sign permit application process requiring Plan Commission review.	Short term
TO-4 Improve the current road-naming scheme to improve consistency across Town lines.	
TP-4A Develop better Intergovernmental Cooperation between Towns to make changes.	Short Term
TP-4B Identify remaining road name inconsistencies.	Short Term
TP-4C Confirm road names with Sauk County fire number (emergency response) map.	Short Term
TP-4D Follow U.S. Postal Service guidelines for road naming hierarchy.	Immediate

Economic Development	Implementation
EDO-1 Develop land use and housing regulations that provide flexibility between residential, agricultural and commercial uses.	
EDP-1A Allow some mixed-use development.	Short Term
EDP-1B Encourage Sauk County to adopt flexible zoning regulation.	Immediate/Short Term
EDP-1C Adopt specific site development and performance requirements.	Immediate/Short Term
EDP-1D Town Plan Commission should recommend site development requirements (including maximum number of employees, prohibited environmental impacts such as excess noise, and groundwater pollution), times of operation, vehicular traffic, parking, utility infrastructure, and aesthetic appearance.	Short Term
EDO-2 Encourage small businesses to provide residents with supplemental income opportunities.	
EDP-2A Increase business diversity to serve community needs.	Immediate
EDP-2B Encourage ag related businesses.	Immediate
EDP-2C Encourage family owned businesses, including bed and breakfast and tourist lodging businesses.	Immediate
EDO-3 Examine methods to promote and support the growth of ag operations.	
EDP-3A Investigate the potential of the rural Tax Incremental Finance (TIF) program.	Short Term
EDO-4 Encourage new businesses to utilize existing infrastructure.	
EDO-5 Discourage adult-oriented businesses and alcohol establishments.	
EDP-5A Direct Town to adopt a comprehensive adult-oriented and alcohol business ordinance.	Short Term
EDO-6 Regulate on-site, as well as, off site signage.	
EDP-6A Adopt a sign ordinance that regulates on-site, as well as off-site signage.	Short Term

Natural Resources	Implementation
NRO-1 Maintain protection of water quality of surface water tributaries.	
NRP-1A Encourage farmer's participation in barn yard projects.	Immediate
NRP-1B Review areas of impermeable surfaces in agricultural zoned lands according to accepted conservation practices	Immediate/Short Term
NRO-2 Protect Village of Loganville groundwater by possibly limiting industries in the areas of its zones of contribution, as mapped by the USGS.	
NRO-3 Encourage and protect native environments, habitats and communities.	
NRP-3A The Town will carefully review every development proposal to ensure that the resources which make the Town attractive are not destroyed in the process of development.	Immediate
NRP-3B Natural areas are important assets in Westfield. Two specific natural areas were described in the Natural Area Inventory of Sauk County, published in 1976. Development that would harm these and /or other natural resources in the Town is discouraged. The Westfield Oak Forest – Section 14, 600 acres; this is the largest contiguous stand (of oak forest) in the county. Hanusa Falls – Section 35, 80 acres. A small creek, tributary to Honey Creek has a falls over quartzite forming a small valley. Cambrian sandstone is exposed. There is a small gorge with rare and uncommon plants.	Immediate
NRP-3C Encourage appropriate practices in relation to the Narrows Creek priority watershed.	Immediate
NRO- 4 Preserve historical landmark structures, and communities.	
NRP-4A Community resources help make the Town of Westfield unique. While there are no state designated historic places in Westfield, there are a number of local landmarks that should be considered important parts of the landscape. The many cemeteries, churches and school buildings that dot the countryside are important pieces of the Town's heritage and should be preserved.	Immediate
NRO- 5 Preserve scenic beauty and rural character. Protect and maintain scenic view areas.	
NRP-5A Promote scenic overlooks to those areas, e.g. the top of Sunrise Road, looking both east and west.	Immediate
NRO-6 Promote land use balance between agriculture, residential and woodland uses.	
NRP-6A Determine the numerical balance (in acres) of agricultural, residential and undeveloped woodland that now exists, and evaluate based on current community desires	Short Term/Long Term
NRO- 7 Encourage the use of environmentally friendly farm practices such as contour stripping.	
NRP-7A Encourage effective enforcement of farming practices.	Immediate

Intergovernmental Cooperation	Implementation
ICO-1 Develop formal and open communication with neighboring municipalities and other governmental agencies.	
ICP-1A Work with the Reedsburg School District to maintain high quality education opportunities.	Immediate
ICP-1B Continue to participate in the Sauk County and Wisconsin Towns Association meetings.	Immediate
ICO-2 Promote the sharing of services to consolidate and economically utilize expensive equipment and labor.	
ICO-3 Improve cooperation and relationship with the Village of Loganville.	
ICP-3A With regard to annexation of lands from the Town into the Village of Loganville, encourage the Village to provide notice to the Town prior to taking any action.	Immediate
ICP-3B Encourage consistency among planning elements in future planning efforts in areas where jurisdictions may overlap.	Immediate/Short Term
ICO-4 Examine ways to improve the local decision making process.	

Land Use	Implementation
LUO 1.1 (ARO-3) Limit non-farm development on agricultural land.	
LUP 1.1A (ARP-7A) Encourage new residential development on non-prime agricultural lands, which are defined as areas of Class III and poorer soils.	Immediate
LUP 1.1B (HO-2) Direct new home sites to areas not suitable for agriculture.	Immediate
LUP 1.1C (HP-2B) Develop a site assessment based development review process to aid in the proper siting of development.	Immediate/Short Term
LUP 1.1D (ARP-9A) Establish adequate setbacks through the site review process to separate land uses and minimize conflict.	Short Term
LUO 1.2 (ARO-7) Provide alternative development opportunities that preserve agricultural land.	
LUP 1.2A (HP-1A) Work with Sauk County to develop zoning options for accessory living units to a primary residence in the rural areas of the Town which will permit elderly independent or interdependent living arrangements.	Short Term
LUP 1.2B (HP-1B) Allow two-family residential development or mobile homes for ag-related housing.	Immediate
LUP 1.2C (ARP-7B) Offer flexibility in the size of lots for building.	Immediate/Short Term
LUP 1.2D (EDO-1)Develop land use and housing regulations that provide flexibility between residential, agricultural and commercial uses.	Short Term
LUP 1.2E (HO-4) Promote housing that utilizes existing infrastructure.	Immediate
LUP 1.2F (HP-3A) Allow pre-existing structures to be rebuilt on existing sites.	Immediate/Short Term
LUP 1.2G (EDO-4) Encourage new businesses to utilize existing infrastructure.	Immediate
LUP 1.2H (U&CRO-6) Encourage properly sited utility development.	Immediate
LUO 2.1 (ARG) Preserve farmland and enhance agricultural opportunities, making them a viable income source.	
LUP 2.1A (HO-5) Promote “right to farm” as a guiding principle.	Immediate
LUP 2.1B (HG) Provide housing opportunities that preserve farmland, rural character and emphasize the right to farm.	Immediate
LUP 2.1C (ARP-9B) Provide outreach to new residents to educate them as to the tradition of land conservation and the right to farm.	Immediate
LUO 2.2 (EDG) Sustain and enhance economic opportunities, especially those that are complimentary to agriculture and tourism.	
LUP 2.2A (EDP-1A) Allow some mixed-use development.	Short Term
LUP 2.2B (EDP-1B) Encourage Sauk County to adopt flexible zoning regulation.	Immediate/Short Term
LUP 2.2C (EDP-1C) Adopt specific site development and performance requirements.	Immediate/Short Term
LUP 2.2D (EDP-1D) The Town Planning Commission should recommend site development requirements (including maximum number of employees, prohibited environmental impacts such as excess noise and groundwater pollution), times of operation, vehicular traffic, parking, utility infrastructure, and aesthetic appearance.	Short Term
LUO 3.1 (NRG) The Town of Westfield shall protect and preserve water resources, natural features and scenic views.	
LUP 3.1A (NRO-1) Maintain the protection of water quality of surface water tributaries.	Immediate
LUP 3.1B (NRP-3C) Encourage appropriate practices in relation to the Narrows Creek priority watershed.	Immediate
LUP 3.1C (NRP-1B) Review <i>new</i> areas of impermeable surfaces in agricultural zoned lands according to accepted conservation practices.	Immediate/Short Term
LUP 3.1D (NRO-2) Protect the Village of Loganville groundwater by possibly limiting industries in the areas of its zones of contribution, as mapped by the USGS.	Immediate/Short Term
LUP 3.1E (U&CRO-2) Encourage the use of community septic systems and wells, where feasible.	Immediate
LUO 3.2 (NRO-3) Encourage and protect native environments, habitats and communities.	
LUP 3.2A (NRP-3A) The Town will carefully review every development proposal to ensure that the resources which make the Town attractive are not destroyed in the process of development.	Immediate
LUP 3.2B (NRP-3B) Natural areas are important assets in Westfield. Two specific natural areas were described in the Natural Area Inventory of Sauk County, published in 1976. Development that would harm these and /or other natural resources in the Town is discouraged. The Westfield Oak Forest – Section 14, 600 acres; this is the largest contiguous stand (of oak forest) in the county. Hanusa Falls – Section 35, 80 acres. A small creek, tributary to Honey Creek has a falls over quartzite forming a small valley. Cambrian sandstone is exposed. There is a small gorge with rare and uncommon plants.	Immediate
LUO 4.1 (HO-6) Promote increased home resale value by requiring homes to be an appropriate size.	
LUP 4.1A (HP-6A) New homes built in the Town of Westfield must be a minimum of 1,200 sf. in size.	Immediate
LUO 4.2 (U&CRO-3) Allow the development of recreational facilities that are compatible with the town.	
LUO 4.3 (NRO-4) Preserve historic landmark structures and communities.	
LUP 4.3A (NRP-4A) Community resources help make the Town of Westfield unique. While there are no state designated historic places in Westfield, there are a number of local landmarks that should be considered important parts of the landscape. The many cemeteries, churches and school buildings that dot the countryside are important pieces of the Town’s heritage and should be preserved.	Immediate
LUO 4.4 (NRO-5) Preserve scenic beauty and rural character. Protect and maintain scenic view areas.	
LUP 4.4A (NRP-5A) Restrict the siting of telecommunication (cell) towers in scenic viewsheds.	Immediate
LUP 4.4B (NRP-5B) Promote scenic overlooks to those areas, e.g. the top of Sunrise Road, looking both east and west.	Immediate
LUO 4.5 (NRO-6) Promote land use balance between agriculture, residential and woodland uses.	
LUP 4.5A (NRP-6A) Determine the numerical balance (in acres) of agricultural, residential and undeveloped woodland that now exists, and evaluate based on current community desires.	Short Term/Long Term

12.6 Consistency Among Plan Elements

The State Comprehensive Planning statute requires that the implementation element, “describe how each of the elements of the Comprehensive Plan shall be integrated and made consistent with the other elements of the Comprehensive Plan.” Preparing the various elements of the Town of Westfield Comprehensive Plan simultaneously has ensured that there are no known internal inconsistencies between the different elements of this Plan.

12.7 Review of the Implementation Progress

It is intended that prior to each annual meeting, the Plan Commission and Town Board jointly review the Vision, Goals, Objectives and Policies of this Comprehensive Plan to ensure that the Plan has been followed and to ensure its continued implementation. This process of review and summary will also offer the Plan Commission and Town Board an opportunity to assess how the plan is being implemented, if it is effective in its current form and to identify any needed amendments.

Development Guidelines

The purpose of the Town of Westfield 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
- ◆ Site Plan Review
 - ◆ Site Plan Standards
- ◆ 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 Westfield's 2006 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 Westfield. 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 Westfield 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 Westfield, 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 the following areas:

- No non-farm development will be permitted on Class I or II Soils (*or tillable lands*).
- No development will be permitted in (mapped) wetland or floodplain areas.
- New residential lots must have access fronting on a town, county or state road.
- The scale (height, mass and area) of new non-agricultural buildings must be designed to blend with its surroundings.
- No development will be permitted on slopes exceeding (20?) %
- Clearing of vegetation on new building sites will be limited to (x%) of the building site and not to exceed (total area to be allowed).
- Placement of new non-farm development shall not interfere with agricultural operations, encroach on productive agricultural land, sensitive natural resource areas or prominent rural views, whereas, new non-agricultural buildings must be set back from active farm buildings and operations.
- New development requires a Sauk County sanitary waste treatment system permit prior to commencing site work to determine suitability of soils, terrain, design and location.

Driveway Design (From 1998 Land Use Plan)

No person--may construct, install or use-a driveway unless the owner of the land to be served by the driveway has been granted a permit for the driveway from the Town of Westfield.

Permits shall be granted to any owner who submits an application for a permit which meets the established requirements and pays the fee established by the Town Board. A permit, once issued, is valid for construction for one year from the date of issuance.

- a. Driveways shall be constructed of solid, load-bearing material. The material shall be suitable for the weight of the loads which are expected to traverse the driveway.
- b. The driveway shall be no wider than is necessary to accommodate emergency vehicles and the ordinary vehicle traffic of the property to be served. No driveway may be less than 16 feet in width without special permission from the Town Board.
- c. No driveway shall be constructed with a grade of more than 12% at the point of access to the Town road.
- d. Driveway slopes should not exceed 20%. Driveways with a slope in excess of 20% will be allowed only with special approval by the Town Land Use Committee and the Town Board.

No person may access land from a Town highway except by use of:

- a. A farm entrance which existed and was in use as of the date of enactment of 1998 Land Use Plan (May 5, 1998); or
- b. A driveway which existed and was in use as of the date of enactment of the 1998 Land Use Plan (May 5, 1998); or
- c. A driveway which was authorized by a permit granted under the provision of this Comprehensive Plan.

The Town will not plow, mow weeds, grade, gravel or otherwise service, repair, improve or maintain any private driveway or private road.

Site Plan Review (From 1998 Land Use Plan)

As a condition for obtaining a permit to build in the town of Westfield, the Town Land Use Committee will review a site plan for all new residential and commercial developments and for all agricultural developments which require a building permit whose value is in excess of \$100,000. The Town Land Use Committee will coordinate its site plan review with the County Planning and Zoning Department. The committee recorder (Town Clerk) will serve as the official liaison between the Town and the County.

A site plan is required to demonstrate the appropriateness of the proposed building site for development and/or rezoning, and to serve as the basis for establishing conditions which may be attached to rezoning and permit approvals. A site plan shall be drawn to a scale and clearly show and identify the following:

- a. Property boundaries, existing lot lines, proposed lot lines and easements
- b. Property boundaries and acreage of the original parcel from which the proposed lot will be divided, and the location of any other lots which have been or may be divided from the original parcel. (May submit a separate drawing at a smaller scale).
- c. Existing land uses of the lot proposed for development and of adjacent parcels, including the location of any agricultural land and structures used for agricultural operations.
- d. The location of all existing and proposed public and private roads and driveways, including areas of cutting and filling.
- e. The location of all proposed structures and improvements.
- f. Septic fields and well sites.
- g. An elevation or document showing the proposed height and exterior materials of all structures in sufficient detail to assess screening and landscaping plans (include a description of natural vegetation and proposed landscaping or plantings).

- h. Contour maps with contour intervals not to exceed two feet for the sites of all proposed buildings, improvements, roads and driveways. The map shall show pre-grading elevations. The requirement for a contour map may be waived by the committee if USGS topographic maps clearly show that building and driveway slope requirements will be met by the proposal.
- i. The location of any floodplain or wetland boundaries.
- j. Such other relevant information as required by the committee to evaluate the proposal.

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 (From Sauk County Code of Ordinances 7.05B)

In order for the Town of Westfield 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.