Chapter 4: Utilities and Community Facilities

Existing Utilities and Community Facilities

- *Water Supply*: Residents in the Town receive their water from private wells. Currently, the Town does not offer municipal water service and does not anticipate offering water service over the 20-year planning period.
- *On-Site Wastewater Treatment*: Disposal of residential and commercial wastewater is managed through on-site wastewater treatment techniques, which include conventional, mound, pressure distribution, at-grade, holding tank, and sand filter systems. The Town's Soil Suitability for On-Site Waste Disposal Systems map delineates areas most and least suitable for on-site waste disposal systems. Because of the low population density in the Town, there is no municipal sewer service. The Town believes this will continue to be the case over the next twenty years.
- *Solid Waste Disposal/Recycling Facilities*: Christiana contracts for residential refuse and recycling collection. There are no solid waste disposal sites located in the town. Alternate yard waste and compost sites, (accepting non-woody materials), operated by the Dane County Department of Public Works are open to all Dane County municipalities and residents.
- *Stormwater Management*: The Town follows Dane County's Erosion Control and Stormwater Management Ordinance (Chapter 14 Dane County Code of Ordinances). The Ordinance sets standards for the quality and quantity of runoff from areas under construction in urban, rural and farm areas where alterations in the landscape may result in changes in the amount and quality of water running off
- *Town Hall*: The Town Hall is located in the center of the Town at the intersection of Highway 73 and Koshkonong Road.
- *Law Enforcement*: The Town falls within the Dane County Sheriff's southeast precinct.
- *Fire Protection and Emergency Medical Service:* The Town is served by the Cambridge Community Volunteer Fire Department and Cambridge Community EMS.
- *Cemeteries:* There are five cemeteries and historical pioneer burial sites located throughout the Town.
- *Libraries:* As is standard in Towns, no libraries exist in Christiana. However, Town residents have access to the Cambridge, Deerfield and Stoughton libraries.
- *Schools*: The Town is served by three school districts: Cambridge, Deerfield and Stoughton.

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- *Parks and Recreational Facilities*: The Wisconsin Department of Natural Resources (DNR) owns over 130 acres of land in the town, including a 57-acre parcel near Bosben Road and CTH W, a 36-acre parcel in section 32 southwest of I-90, and a 40-acre parcel on the southern border of Rockdale. The town's primary regional asset is CamRock County Park, stretched between the Village of Cambridge and the Village of Rockdale. It features picnic areas, shelters, nature trails, cross-country skiing, an acclaimed single-track mountain biking network, fishing, and a canoe launch. Consistent with county open-space planning, the park footprint was expanded through the county's 2022 acquisition of an 83-acre tract off Highland Drive. This acquisition permanently secures extensive environmental buffer frontage along Koshkonong Creek and provides dedicated acreage for future passive recreation, low-impact trail linkages, and natural resource preservation. Additionally, low-impact conservation acreage has increased significantly with the December 2024 establishment of the 348-acre Hillside Prairie Sanctuary. Operated by the Southern Wisconsin Bird Alliance, this sanctuary permanently preserves historic un-cropped farmland from industrial conversion through native prairie restoration and wildlife habitat management.
- *Health Care Facilities*: The Town does not contain any health care facilities. The nearest hospitals are located in the Cities of Stoughton and Edgerton. Health care clinics are located in Cambridge and Deerfield.
- *Child Care Facilities*: At this time there are no childcare centers in the Town. Small, in-home childcare services may exist from time to time.
- *Telecommunications, Fiber Expansion, and Digital Infrastructure*: The Town hosts two telecommunication towers in its northwest corner and a wireless facility near Koshkonong and Highland Roads. A Dane County-owned 911 emergency dispatch and public safety radio tower is located within the boundaries of CamRock County Park. Driven by state and county initiatives—including the Dane County Broadband Task Force and the Wisconsin Public Service Commission (PSC) State Broadband Office—public-private partnerships have successfully deployed high-capacity, fiber-optic-to-the-home infrastructure. Funded through federal Broadband Equity, Access, and Deployment Program (BEAD) grants and Dane County American Rescue Plan Act (ARPA) matching funds, these investments ensure the vast majority of Christiana households and agricultural operations have reliable high-speed internet access. Because this delicate subterranean fiber network now lines town road rights-of-way, any large-scale utility excavation, renewable energy footprint, or heavy infrastructure hauling must be strictly monitored to prevent localized network disruptions.
- Power Plants and Transmission Lines: While the Town of Christiana's internal electrical needs are fully met, its geography serves as a vital regional transmission hub, hosting the 503 MW dual-fuel RockGen Energy Center (owned by Dairyland Power Cooperative) and the critical Rockdale Substation. Because Dane County imports approximately 70% of its power, major infrastructure projects have been sited within Christiana to meet broader

regional demands. This includes two major American Transmission Company (ATC) initiatives: the 35-mile Paddock-Rockdale 345 kV line and the Rockdale-West Middleton 345 kV line, which was routed west along the existing Rockdale-Kegonsa 138 kV corridor to I-90. Both projects significantly expanded local utility footprints, requiring the widening of existing rights-of-way and directly impacting local landowners and agricultural properties through expanded easements.

- *Industrial Solar Infrastructure and Cumulative Local Saturation*: In addition to regional high-voltage transmission lines, the town's agricultural land base hosts massive utility-scale generation infrastructure. The Koshkonong Solar Energy Center (Phase I) occupies a multi-thousand-acre industrial footprint within the town, significantly altering local land-use patterns. This cumulative concentration of energy infrastructure creates distinct operational and environmental burdens, including adjacent agricultural weed infestations from unmanaged project ground cover, localized infrastructure strain, severe stormwater management failures marked by overflowing retention ponds, hazardous flooding of on-site electrical infrastructure, the systemic fragmentation of native wildlife migration paths, and shifting heavy industrial profiles onto agricultural tracts. Furthermore, a proposed expansion, Koshkonong II, seeks to increase this footprint.

Forecasted needs for utilities and community facilities: Because the population projections for Christiana anticipate flat growth, Town residents will not require increased utility or community facility capacity over the next twenty years.

Utilities and Community Facilities Goals, Objectives and Policies

Context and Local Infrastructure Saturation:

As a result of the cumulative concentration of energy infrastructure, the town faces distinct operational and environmental burdens, including adjacent agricultural weed infestations from unmanaged project ground cover, localized infrastructure strain, severe stormwater management failures marked by overflowing retention ponds, hazardous flooding of on-site electrical infrastructure, the systemic fragmentation of native wildlife migration paths, and shifting heavy industrial profiles onto agricultural tracts. The combination of the Dairyland-owned RockGen facility, extensive high-voltage transmission rights-of-way intersecting at the Rockdale Substation, the existing Koshkonong Phase I footprint, and the proposed Koshkonong II expansion creates a state of critical utility oversaturation within the Town of Christiana.

To mitigate these documented operational burdens, protect public safety, and ensure that utility infrastructure does not cause irreversible long-term public or financial liabilities, the Town establishes the following goals, objectives, and policies:

Goals:

- Provide effective and efficient governmental facilities and services for town residents.
- Protect the town's agricultural land base, natural resources, and local taxpayers from the cumulative impacts and saturation of regional utility infrastructure.

Objectives:

1. Provide convenient solid waste and recycling facilities.
2. Provide recreational facilities that are in demand for town residents.
3. Cooperate with other municipalities and governmental agencies to maximize cost-efficient delivery of services.
4. Require all proposed merchant plants, utility-scale energy projects, and infrastructure expansions to conduct comprehensive environmental, hydrological, and agricultural impact studies prior to local approval.
5. Enforce strict, binding maintenance standards for project ground cover to prevent weed infestations, soil erosion, and drainage disruption on adjacent agricultural properties.
6. Advocate in state regulatory proceedings (PSC) that new transmission infrastructure prioritizes utilizing the existing ATC line corridor over creating new rights-of-way through unfragmented farmland.
7. Monitor regional wildlife displacement and mitigate environmental strains caused by utility infrastructure footprint expansions.

Policies and Programs:

1. Limit development of residential and commercial/industrial uses at densities that are cost-effective to serve.
2. Recognize the utilities and community facilities policies and programs of the Dane County Comprehensive Plan, ensuring alignment on regional environmental, waste, and emergency services while maintaining town autonomy over local land preservation.
3. Participate in state regulatory proceedings and coordinate with the American Transmission Company (ATC) to protect agricultural land by enforcing a strict policy of corridor co-location, requiring new infrastructure to utilize existing rights-of-way to avoid further fragmentation of unfragmented farmland.
4. Formally intervene as a party in all Public Service Commission (PSC) dockets for merchant plants, transmission lines, or utility-scale energy projects proposed within town borders. The town will use this comprehensive plan as its primary evidence to demonstrate when a

project footprint creates a state of critical utility oversaturation or threatens orderly local development.

5. For any commercial utility installation, storage facility, or infrastructure expansion falling under local or county conditional use permit jurisdiction, the town will condition its approval or county recommendations on full compliance with the technical safeguards detailed in Chapter 8 (Land Use). These must include mandatory road agreements, localized environmental protections, strict weed seed-head controls, and ironclad financial decommissioning guarantees.
6. Coordinate with county and state agencies to ensure that utility-scale energy projects utilize sound stormwater engineering practices that protect local drainage systems, the water table, and adjacent agricultural operations.
7. Comprehensive Water Runoff and Permanent Stormwater Infrastructure Controls: All stormwater structures built during any phase of a utility project—including retention ponds, basins, and engineered ditches—must remain as permanent site fixtures. Developers are strictly prohibited from filling, removing, or flattening these features after construction ends. No stormwater asset may be altered or removed without a structural review and written approval from both the Town Board and the town engineer. Additionally, the developer must immediately repair or replace any underground agricultural drain tiles damaged during construction to prevent water backup on neighboring fields.
8. Because the local infrastructure cannot absorb the unique risks of industrial energy systems without straining emergency services, any commercial development deploying Battery Energy Storage Systems (BESS) must provide specialized training and fully fund necessary equipment (such as thermal imaging tools) for our local responding departments prior to operation.
9. Mandatory Comprehensive Road Impact and Multi-Phase Joint Logging: To protect local taxpayers from road damage, the developer must fund a joint video and structural logging of all roads on the designated haul route before transporting heavy equipment. This inspection must be conducted by the Town Engineer (currently MSA Professional Services) at the developer's expense. This mandate strictly applies to both new haul routes and any existing town roads used in prior construction phases. A visual check is not enough; the town engineer is authorized to require sub-base core testing or proof-rolling. The developer must execute a formal Road Impact Agreement backed by an irrevocable letter of credit or performance bond verified by the town engineer before any hauling begins.
10. To safeguard local families, historical heritage, and the water table, the Town asserts that all locations containing human remains—including both public cemeteries and private family burial plots—require absolute protection from incompatible development. The Town will ensure compliance with Wis. Stat. § 157.70, for all private burials and/or cemeteries.