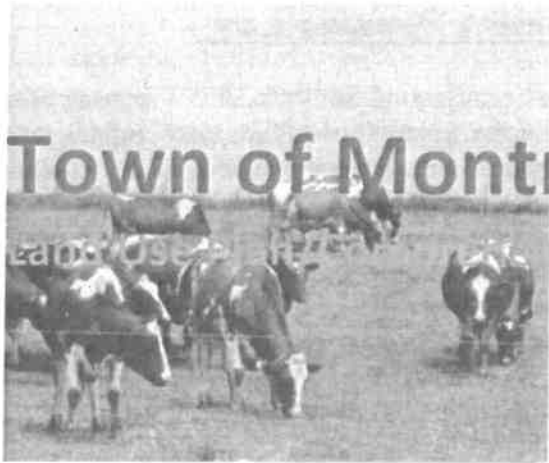




Town of Montrose

sive Planning

Comprehensive Planning Law

The Comprehensive Planning Law was passed as part of the 1999-2001 Wisconsin biennial budgets.ⁱ Although sometimes referred to as the Smart Growth Law, the Comprehensive Planning Law does not actually dictate how or where development will occur. Those decisions are left to local communities. However, because the Comprehensive Planning Law does improve on the amount and quality of communication within and between jurisdictions, it may lead to more informed decisions that result in smart growth.

Comprehensive Planning Law Features

- Defines a comprehensive plan as containing nine elements:
 - Issues and Opportunities
 - Housing
 - Transportation Utilities and Community Facilities
 - Implementation
 - Agricultural, Natural and Cultural Resources
 - Economic Development
 - Intergovernmental Cooperation
 - Land Use
- Consistency requirement – Beginning on January 1, 2010, if a local governmental unit engages in official mapping, subdivision regulation, or zoning, those actions must be consistent with that community's comprehensive plan. This will make land use decisions much more predictable.
- Grant programⁱⁱ - Provides \$2 million annually to help local communities develop comprehensive plans. To date, the Comprehensive Planning Grant Program has awarded \$20 million to 1,113 Wisconsin communities.
- Public involvement – the Comprehensive Planning Law requires public participation at every stage of the comprehensive planning process, including:
 - Adopting a public participation plan to provide a diverse range of opportunities for the public to help shape the community's comprehensive plan.
 - Holding at least one public hearing prior to adopting the comprehensive plan, announced by a Class 1 notice.
 - Providing an opportunity to comment on the draft comprehensive plan.

Last updated January 29, 2009

ⁱ See section 66.1001, Wis. Stats.

ⁱⁱⁱ See section 16.965, Wis. Stats.

Benefits to Comprehensive Planning:

Understands the past and present – a plan collects useful information about the community, such as historical trends, present conditions, and (by studying trends) where it is headed.

Lays out a roadmap to the future – a plan puts down on paper a community's goals, values, and aspirations – its vision for the future – and the steps needed to achieve these things.

Is proactive rather than reactive – a plan helps communities to identify and resolve issues early on, before they become conflicts.

Coordinates community activity - a comprehensive plan should take into account all of a community's policies, programs, departments, initiatives, services, plans, regulations, responsibilities, and other systems.

Saves money \$\$\$ - a plan identifies functions within a jurisdiction or between jurisdictions that conflict, are duplicated, or could be strengthened through coordination. For example, a town and a school district could jointly own and maintain a park and playground.

Preserves local control – the Comprehensive Planning Law promotes a bottom-up, rather than a top-down approach. The state does not adopt or certify a local comprehensive plan. Instead, a plan must be adopted by a community's governing body.

Preserves local autonomy – the Comprehensive Planning Law does not alter the legal relationship between jurisdictions. Local governments continue to have the same powers and authority over land use that they had before the law was passed.

Promotes property rights – The Comprehensive Planning Law makes planning much more transparent and open to the public, including landowners, than prior to the law.

Promotes economic development – Planning helps communities retain existing businesses, attract new ones, revitalize downtowns, develop housing for workers, and recommend steps to improve infrastructure capacity.

Promotes intergovernmental cooperation – through the required Intergovernmental Cooperation Element, communities identify existing cooperation between jurisdictions, identify conflicts, and describe processes to resolve these conflicts.

Protects resources – planning helps protect the things a community treasurers most, including historic buildings, forests, farmland, bluff areas, wetlands, scenic vistas, downtown main streets, lakes, rivers, village squares, etc.

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INTRODUCTION

Town Profile

The Town of Montrose is located in the southern tier of Dane County towns bordering Green County. Its eastern sections contain glacial deposits and relic end moraines left over 22,000 years ago. A glacial wash-out valley cradles the Sugar River in the town's center sections, while the upland of the drift less area rises in the west. The Sugar River and its branches feed Lake Belle Ville, surrounded by the village of Belleville in sections 33 and 34. The availability of water throughout most of the town, combined with its rich soils, made Montrose a productive agricultural community from its earliest settlement.

The present town was initially part of the Town of Madison as organized by the Territorial Legislature in February, 1846. The separate Town of Montrose, named after a town in Pennsylvania, was constituted on February 11, 1847.

While it is near urbanized communities of Belleville and Verona, very little urbanization has occurred with-in the Town and the Town has remained rural in character. The Town is fortunate to contain very productive soils. Agriculture is the predominant land use in the Town.



Planning History

Efforts to study land use and growth in the Town of Montrose began in 1977 when a Planning Committee was established at the annual town meeting. In 1978, the Town of Montrose created and appointed a Land Use Committee to create and adopt a Master Plan for the future development of the Town and to facilitate implementation of the Farmland Preservation Act.

To meet the requirements of the state's new comprehensive planning law, the Town understood the task of updating and expanding their Land Use Plan. Under the leadership of the Long Range Planning Committee, the Town gathered public input and produced goals, objectives and policies to guide the Town over the next twenty years. This comprehensive plan is intended to aid the

Plan Commission and Town Board in matters related to the growth and development of the Town.

Plan Updates:

As required by Wisconsin's comprehensive planning legislation, the Town will review and update the *Comprehensive Plan* at least every ten years.

Chapter One

ISSUES AND OPPORTUNITIES

Town of Montrose Comprehensive Plan

What we experience over the next twenty years may be very different from our past.

Projections have been made based upon a large body of historical as well as more recently gathered data that purport to describe a probable future for Wisconsin, Dane County, and the Town of Montrose. Population demographics (increasing/changing) and the (decreasing) amount of land devoted to agriculture are issues of great importance in Montrose Long Range Planning. Among other wide-ranging calculations about the future are: transportation, business activity, available housing, jobs, income levels, and the number of endangered species.

The issues we expect to confront and the opportunities we pursue will be greatly influenced by the degree to which we accept the validity of the data base and the projections from that base. For example: Montrose has a low present-day and historical population density based upon reliable census data. Projections are for a very modest population increase over a ten to fifteen year period. While the data base is almost certainly accurate the projections must necessarily be perceived with some degree of skepticism.

If Montrose existed in isolation from more densely populated and extensively developed communities' projections as a basis for planning would be straightforward and relatively uncomplicated. Such is not the case and we are highly constrained by events and issues in our surroundings.

Although there is presently a broad consensus that Montrose should remain as a rural, agricultural community that could change. Population pressure from urban communities will increase and may be perceived by some as an opportunity for growth in Montrose. The issues we confront and the opportunities we pursue will be greatly influenced by our individual and collective perceptions of the present and calculations about the future.

Planning for the future of Montrose will be a complex and on-going process subject to appropriate and timely revisions while retaining the underlying features of the plan. Uncertainty about the future and the difficulty of planning could be seen as an "issue". The opportunities available to us are due, in no small measure, too many years of on-going and intelligent planning. We have excellent farms and competent farmers and gardeners. We are populated by citizens with a firmly established sense of community. We are adaptable, committed, and hard working.

The effectiveness of planning and subsequent action will depend upon and be sustained by an informed, cohesive, and committed citizenry. That is to say: *by a community.*

Population Trends and Projections Data from selected nearby Towns is included for comparison.

Population
(Town of...)

	1970	1980	1990	2000
Montrose	962		1,024	1,032
Primrose	664		654	595
Springdale	1,132		1,279	1,259
Perry	664		632	646
New Glarus	552		510	571

Population Projections

(Town of...) 2005 2010 2015 2020 2025

Montrose	1,168		1,191	1,209	1,234	1,265
Primrose	713		737	758	782	891
Springdale	1,674		1,799	1,916	2,039	2,173
Perry	674		671	672	672	676
New Glarus	1,087		1,228	1,367	1,507	1,265

Over the span of time from 1970 to 2025 the Montrose population as projected will have increased by approximately 32% or 303 persons.

The calculated population density of Montrose in 2025 will be approximately 35 people per square mile.

The 1970 population of Dane County was 290,000 and is projected to be 481,000 by 2010 with an average population density of approximately 355 persons per square mile.

In March of 2004 the Department of Administration projected an increase in Wisconsin's population of 19.6% by 2030 to 6.42 million persons.

That same 2004 DOA release also projected a shift of population from cities to towns and villages; towns to increase by 20.7% and villages by 25.8%

Demographics

Population

As of the year 2000 census there were 575 males and 559 females residing in Montrose. The median age of the 1,134 residents at that time was approximately 40 years. Those in the age range from 25 to 54 years numbered 554. 212 people ranged in age from 55 to over 85. 338 people were under the age of 25.

7

Education

As of the year 2000 census out of a population 25 years of age and older 22 persons had less than a 9th grade education, 25 had at least some high school experience and 277 were high school graduates. 163 people had some college experience, 137 were college graduates with a bachelor's degree and 80 with graduate or professional degrees. 94.1% were high school graduates. 27.4% held bachelors or higher degrees.

Employment and Income

Continuing from the 2000 census: From a population of 880 persons 16 years of age and older, 737 were in the labor force. 722 were employed and 15 unemployed. Most of those employed drove to work with a mean travel time of approximately 25 minutes. Some worked at home and a few walked to work.

Industry

122 people were employed in agriculture, forestry, hunting, fishing, and mining; 49 in construction, 99 in manufacturing. 15 in wholesale trade, 63 in retail trade, 20 in transportation and warehousing, and utilities information, 68 in finance, insurance, real estate, and rental and leasing. 60 in professional, scientific, management, administrative, and waste management services, 113 in educational, health and social services, 29 in arts, entertainment, recreation, accommodation and food services, 59 in public administration and 19 in other services.

The median income reported for 1999 from 427 Montrose households was \$59,821. 42 of these reported an income under \$25,000, 125 between \$25,000 and \$50,000, 207 between \$50,000 and \$100,000, 39 households reported an income between \$100,000 and \$150,000, 8 between \$150,000 and \$200,000. Six households reported an income of \$200,000 or more.

The per capita median income reported for 1999 was \$24,363.

Two families and a total of 18 individuals had an income below the poverty level.

Sources for the forgoing information include:

Department of Administration, Division of Intergovernmental relations

Press release dated March 04, 2004.

Dane County Population Trends by Neil J. Gleason, Dane County

Department of Human Services.

The Year 2000 United States Census.

CHAPTER 2: HOUSING

Existing Housing Conditions

- *Housing Stock Characteristics:* The number of housing units in the Town has increased 47% during the 1970-2000 period (Chart 5). The county as a whole has seen a 95% rise in the number of housing units over the same period, with the bulk of increases occurring in villages and cities.

Chart 5: Number of Housing Units in Town of Montrose 1970-2000

Source: The Applied Population Lab, Department of Rural Sociology, U. of Wisconsin, Madison, 2004

	1970	1980	1990	2000	2005
500					
400				447	437
300		323	378		
200	237				
100					

Many of the houses in the Town were built before 1949 (Chart 7). In comparison, the county overall reports that one-third of its housing was built more than 40 years ago. Since most of the housing stock in Town of Montrose is more than fifty years old, much of the Town's housing will need repairs and upgrading in the coming years.

Chart 6: Age of Housing Stock, 2000

Source: The Applied Population Lab, Department of Rural Sociology, U. of Wisconsin, Madison, 2004

	Number of Units	Percent of Total
Built 1939 or earlier	171	38 %
Built 1940 to 1959	32	7.2%
Built 1960 to 1979	120	26.8%
Built 1980 to 1989	39	9%
Built 1990 to 1994	53	11.9%
Built 1994 to 2000	32	7.2
Total	447	

Source: Fictitious data, for illustration purposes only

- **Occupancy Characteristics:** Renter households comprised about 22% of Montrose's total households in 1990. This percentage decreased to 15% over the last decade. The vacancy rate in the Town was 7.2% in 2000. According to HUD, a healthy owner-occupied vacancy rate is around 1.5% because it allows residents adequate housing choice.
- **Value Characteristics:** The majority of home values in the Town fall within the \$100,000 to \$250,000 range (*Chart 8*). This is similar to the rest of Dane County, which has an average home value of \$146,900 (*Applied Research Lab, 2004*). The 2004 median sales price of a home in Dane County was \$208,615 (*South Central Wisconsin MSL < 2004*)

Chart 7: Housing Values, 2000

Source: The Applied Population Lab, Department of Rural Sociology, U. of Wisconsin, Madison, 2004

Values	NUMBER OF UNITS
Less than \$49,000	16 Units
\$50,000 to \$99,000	67 Units
\$100,000 to \$149,00	150 Units
\$150,000 to \$199,00	123 Units
\$200,000 to \$299,000	69 Units
\$300,000 or more	12 Units
Total	447 Total

Housing Programs

- **Rural Development- USDA:** A federal program with state offices that provides a variety of housing and community development programs for rural areas. Some programs cover, support for rental housing development, direct and guaranteed mortgage loans for home buyers, and support for self-help and cooperative housing development. (<http://www.rurdev.usda.gov/wi/index.htm>)
- **Wisconsin Housing and Economic Development Authority (WHEDA):** Provides mortgage financing for first-time homebuyers, grants for home repair, and financing for multifamily housing. Specific programs change with the needs and demands of the housing market. (<http://www.wheda.com/index.asp>)
- **Community Development Block Grant Program:** Dane County receives CDBG funds on an annual basis for housing, economic development and community service initiatives that

benefit people with low to moderate incomes. Approximately \$1 million in CDBG funds are available annually for eligible projects. (<http://www.co.dane.wi.us/plandev/cdbg/index.htm>)

- *Project Home*: Organization committed to improving the quality and affordability of housing for low- to moderate-income individuals and families in Dane County. Weatherization, minor home repair, and a home loan program are services offered to income eligible customers. (<http://www.projecthomewi.org/>)

Housing Goals, Objectives and Policies:

Goals:

- Assure quality housing for town residents, through the use of the Uniform Building Code.

Policies and Programs:

- Follow town density policy as outlined in the *Land Use Element*.
- Make information available for town residents about housing rehabilitation programs available through Dane County.
- Follow the town trailer home ordinance.

CHAPTER 3: TRANSPORTATION

Existing Transportation Network

Access is an important factor in the character of the Town of Montrose. The existing roadway system connects the Town to employment and services of the region supporting a work force that is largely able to maintain the rural lifestyle of Montrose while allowing travel beyond the Town for employment. At the same time the limits on the system also contribute to holding new growth to reasonable levels as well as allowing the Town to maintain its' agricultural base.

Primary roads in Montrose:

State Highway 69; runs north-south through the Town and heads west through Belleville, intersecting with State Highway 92 in the south. State Highway 69 intersects with State Highway 18/151 and the Madison roadway system in the north.

State Highway 92; runs east-west through Belleville.

County Road PB; bisects the Town by running north-south from just west of Belleville, through Paoli, to State Highway 151 just east of Verona and south of Madison.

County Road A; bisects the Town of Montrose nearly in half running east-west into the Town of Primrose on the west and into the Town of Oregon on the east.

County Road D and DD; runs diagonally, generally north-south in the lower southeastern section of the Town.

Fritz Road; although not a major roadway, connects the Town in the south by intersecting with State Roads 69/92, running north-south into the Town of Verona on the north.

The survey of the citizens of the Town of Montrose, completed prior to and as a precursor of this Comprehensive Plan, indicates that farmland and natural beauty should be preserved ahead of new development. The survey also showed that only 40% of the residents traveled more than 14 miles to work. The vast majority worked at home as farmers, homemakers, retirees and/or made their living in the Town of Montrose. In addition the survey measured the thoughts of the Town with regard to future directions. Clearly the residents wish the Town to remain rural and primarily agricultural in nature. 57% of the respondents to the survey felt that traffic was not a problem. Of the 43% who thought that traffic is a problem, the Comprehensive Plan Planning Committee believes that the perceived traffic problems exist outside of the Town of Montrose where our roadways intersect with Verona and Madison.

Bicycles and Pedestrians:

The natural beauty, agricultural nature and low traffic on the Town road system make the area attractive for bicycling and hiking. The Badger State Trail is the only designated bicycle trail in the Town. This trail, constructed on an abandoned rail bed, runs from Purcell Rd in the northeast corner of the Town, south through Belleville and continues south to the Illinois-Wisconsin border. A continuation of the trail from Purcell Rd. to the Capitol City Trail in Madison has been proposed. When completed, the Badger State Trail could be used by commuters between the Town and the City of Madison. Until then, bike commuters may use local roads in conjunction with the trail. Portions of the trail are also open to snowmobiling and ATV riding in the winter. See <http://dnr.wi.gov/org/land/parks/specific/badger> and <http://www.badger-trail.com> for more information on the Badger State Trail.

Bicycles can also be used on most of the roads in the Town although some roads such as State Hwy. 69, State Hwy. 92 and County Road PB are less-suited to bicycling due to narrow shoulders and higher traffic

volumes and speeds. The free *Map For Bicyclists, Dane County Wisconsin* (June 2007) put out by the Madison Area Transportation Planning Board and Dane County can be used to locate suitable roads for bicycling.

There are few sidewalks in the Town of Montrose but opportunities for walking exist along lesser-traveled roads. Pedestrians may also use the Badger State Trail discussed above, and the Ice Age Trail.

Rail:

The Town is not served by rail transportation. The nearest rail service is provided by the Wisconsin & Southern Railroad which has rail lines from Madison west through Mazomanie and south through Stoughton.

Transit and Services for the Disabled:

Disabled transit services are provided by the Dane County Department of Human Services on a contract basis. Madison Metro in the City of Madison provides the closest public transportation services, including service to the City of Verona. The Belleville Senior Citizens coordinates transportation for the elderly.

Trucking:

Truck traffic utilizes the many highways and roads that run through the Town.

Water Transportation:

Although there are no commercial traffic waterways in the Town, there is a designated state water trail. The Sugar River Water Trail consists of portions of the northern section of the Sugar River between Verona and Belleville open to water travel via canoe or kayak. See <http://www.capitolwatertrails.org> for more information on access to, and uses of, this trail.

Airports:

There are no public or private airports in the Town of Montrose. Commercial air service is provided by the Dane County Regional Airport located on the northeast side of Madison. Some passenger and freight service is also available at Morey Airport in Middleton.

Applicable State and Regional Plans:

The Dane County Land Use and Transportation Plan (1997):

Developed to provide an integrated all-mode approach to transportation in Dane County. A planning horizon until 2020 is considered in the plan. While the plan focuses on the more urbanized areas of the county, mention of plans and goals for neighboring areas may be useful when the Town considers transportation issues.

Dane County Bicycle Plan (2000):

The Badger State Trail runs through the town and on south to Freeport Illinois, intersecting the Sugar River, to New Glarus and Brodhead. Plans to connect the Badger State Trail to Madison will give a connection to Dodgeville and Milwaukee.

Wisconsin Bicycle Transportation Plan 2020:

This 1998 plan establishes policies incorporating bicycling into the current transportation system in an effort to improve conditions for bicycling in the state.

Statewide Transportation Improvement Program (STIP) (2008-2011):

This document reflects all current project authorizations/obligations/fund commitments anticipated by the Wisconsin Department of Transportation (WISDOT) for the Safe, Accountable, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) funding during the four-year period January 1, 2008 through December 31, 2011. A Transportation Improvement Programs (TIP) is available for the Madison metropolitan area.

The Town of Montrose is not mentioned in the current plan but the plan will indirectly impact the Town as it includes improvements for the transportation systems in the cities of Madison, Verona, Belleville and other surrounding communities.

The Dane County Comprehensive Plan:

This plan contains goals, objectives and policies for transportation countywide.

Wisconsin State Highway Plan:

This plan details the future of State Highways 69 & 92, that bi-sect the town.

Dane County Regional Airport Master Plan:

This plan shows planned changes to the airport and preservation of the surrounding area.

State Rail Plan:

The Wisconsin Department of Transportation is currently in the process of updating the State Rail Plan.

Transportation Goals, Objectives and Policies:

Goal: Provide a safe transportation system designed and maintained to protect the rural character of the Town and the Town's environmental, agricultural and historical resources.

Objectives:

- Ensure that any state highway reconstruction project takes into account the positive and negative impacts on the Town.
- Encourage and support the use of alternative transportation options that will enhance and/or support the Town's environmental, agricultural and historical resources.
- Maintain and improve safety on Town roads.
- Ensure safe and efficient pedestrian and bicycle travel.
- Evaluate the impact of traffic generated by new development in the Town and assign costs to appropriate parties.

-
- Reduce light pollution and maintain dark skies within the Town.

Policies and Programs:

- Work with the state to ensure that the reconstruction of any Township roadway will minimize potential impacts to the existing landscape and will preserve existing farm practices, the Town's scenic views and vistas and the Town's environmental, agricultural and historical resources.
- County Road PB, heading south, should have a right turn and deceleration lane added at the intersection of State Road 69/92.
- Encourage the establishment and development of trail corridors linking the Town's resources with the State and County Corridor planning process for biking, hiking and cross-country skiing. Based on the potential availability of grant programs, the Town should encourage the establishment and development of roadway bike trails that would link the Town's parks, scenic views and sites of public interest. The use of easements on private lands to provide additional linkages should also be reviewed, encouraged and implemented as seen appropriate.
- Bicycle access from Sun Valley Parkway to the Badger State Bicycle Trail should be added.
- Require new development to contribute to necessary transportation system improvements based on the overall traffic impact of their development.
- Permit only streetlights that direct light downward along new Town roads.
- Continue ongoing maintenance of town roads.

Require all; State, County and Town, roads to remain on their existing rights-of-way.

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 handled through on-site wastewater treatment techniques, which include conventional, mound, pressure distribution, at-grade, holding tank, and sand filter system. 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:* The Town of Montrose contracts for residential refuse and recycling collection. In addition, 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 a site.
- *Town Hall:* The Town Hall and Garage are located in the hamlet of Paoli; the Hall is on Diane Ave. and the Garage is on Range Trail.
- *Law Enforcement:* The Town falls within the Western Dane County Sheriff District.
- *Fire Protection and Emergency Medical Service:* The Belleville Fire and EMS Districts serve the Town.
- *Cemeteries:* There are four cemeteries located throughout the Town.
- *Libraries:* As is standard in Towns, no libraries exist in Town of Montrose. However, Town residents have access to the Dane County Library System, Through community libraries and the Dane County Book Mobile.
- *Schools:* The Town is served by four school districts: Belleville, New Glarus, Oregon and Verona.
- *Parks and Recreational Facilities:* The Town of Montrose maintains the park in the center of the hamlet of Paoli and has playground equipment on the grounds of the Town Hall. The Madison School Forest is a resource for all to enjoy native woodlands and prairie. In the southeast of the Town a Wisconsin DNR hunting reserve provides open space and recreation.

The largest park is the Badger State Trail that bisects the Town from north to south using the old Illinois Central roadbed.

- *Health Care Facilities:* The Town does not contain any health care facilities. The nearest hospital is located in the City of Madison]. Also, there are two nursing homes in Belleville.
- *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 Facilities:* There are two telecommunication towers located in the southwest and northeast corners of the Town.
- *Power Plants and Transmission Lines:* There are no electrical generating facilities in the Town of Montrose. The Town of Montrose is served by Alliant Energy / Wisconsin Power & Light. It is anticipated that as the costs of alternate electrical generation (wind, solar, etc.) decrease; these facilities may be viable on private properties.
- *Forecasted needs for utilities and community facilities:* The Town expects the Town Hall to meet the needs of the community for many years to come. The garage built in 1954 will need to be replaced in the near future.

Utilities and Community Facilities Goals, Objectives and Policies:

Goals:

- Provide effective and efficient governmental facilities and services for town residents, while protecting the rural character.

Objectives:

- Provide convenient solid waste and recycling facilities.
- Provide recreational facilities that are in demand by town residents.
- Cooperate with other municipalities and governmental agencies to maximize cost-efficient delivery of services.

Policies and Programs:

- Limit development of residential and commercial/industrial uses at densities that are cost-effective to serve.

CHAPTER FIVE

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

PREAMBLE

Food can most economically be produced when and where suitable climate conditions, quality soil, and competent producers coincide. The Town of Montrose has an ideal combination of these factors, the preservation and enhancement of which is the single most important objective of the Comprehensive Plan.

A Brief History of Agriculture in Montrose:

Thousands of years before European immigrants spread across the continent, hunter gatherer cultures were able to make a living and perhaps live rather well. There is evidence that more recent pre-European cultures had time to produce finely crafted pottery, other forms of art and practical goods.

European settlers arrived in what is now Montrose around 1840. The first forms of their activity that could be considered "farming" quickly supplanted the hunting and gathering practices of the Native Americans. With the availability of what then was high-tech implements, trees were cut, and prairies were plowed. Houses and rail lines were constructed, products were exchanged over increasing distances, and dairying became the dominant form of agriculture.

Some sixty or seventy years ago fossil energy resources and the chemicals derived from petroleum became readily available, and affordable to many farmers. The result has been a rapid change in the character and quantity of agricultural products and in the means of production. Those who were alive in the early 1940s, recall seeing horses pulling farm implements, shocks of grain standing in the field and farm wives feeding flocks of chickens or a crowd of labor-sharing neighbors. More than a few farmers kept two or three breeding hogs to which they fed the whey byproduct of cheese production and the partially processed small grains produced on the same farm.

In Montrose, as throughout the country, greater changes in methods of food production have occurred in the past hundred years than in the preceding thousands of years. Small farms powered by human and animal labor have been replaced by larger farms powered by fossil-derived energy.

Agriculture in Contemporary Montrose:

Currently, dairy farming is the dominant income producing activity in the Town. Market gardening has a foothold in Montrose and has the potential to increase in importance. Home gardening and animal husbandry is as yet, a modest part of Montrose agriculture.

The Future of Agriculture in Montrose:

Fossil energy and petroleum-derived chemicals are likely to become less available and more expensive. Given the soils, topography, and the complement of experienced farmers in Montrose, it is unlikely that agriculture will decline in importance in the Town. As populations grow and neighboring communities become more urbanized, interest in locally produced food grown in Montrose can be expected to increase; perhaps dramatically.

Natural Resources:

The Town of Montrose intends to protect and to provide for the wise utilization of its natural resources, including its prime farmland, waterways, ground water, wetlands, and areas of outstanding natural beauty.

Wildlife and Endangered Species:

The Town recognizes its duty of stewardship towards naturally occurring life forms and features, and recognizes that decline in the variety and numbers of wild life, plants, and land forms harms the quality of the lives of those who live in the Town now, and the lives of those who will live in the Town in the future.

Cultural Resources:

The Town wishes to preserve its tangible history to the extent that it reasonably can, recognizing that stewardship of significant artifacts of the past shows respect for past occupants of the land, and allows present and future occupants to appreciate more fully the lives and endeavors of those who went before them.

Farm Size, Scale and Type:

While the U.S. Census of Agriculture does not report data at the Town level, it has summarized farm characteristics for each zip code in the U. S. Because over 90 percent of the Town of Montrose is located in the Belleville zip code (53508), and because Montrose makes up roughly 40 percent of the zip codes rural area, information about farms in that zip code is a reasonable yardstick for farms in the Town. The data presented here are from the 2002 census.

In 2002, there were roughly 155 farms in the Belleville zip code. Most of them were of modest size with 77% comprising at least 50 acres of land. 60% of farms had gross sales of agricultural products of less than \$50,000 in 2002. Another 12% of farms had gross sales greater than \$250,000. The remainder (28%) had gross sales between \$50,000 and \$250,000. These farms represent a serious farming enterprise (in terms of time, acreage, and labor effort), yet they may be unable to generate sufficient profit to enable farm households to survive without income from off-farm sources.

Farming in the Belleville zip code is fairly equally divided between livestock-based activity and crops. About 56% of farms in 2002 sold some kind of livestock product, mostly dairy products (about 30% of all farms) or cattle and calves (about 50% of all farms, but this would include most of the dairy farms). Most farms that sell cattle or calves fall into one of the three categories: a) dairy farms selling cull animals and male calves as beef, b) farmers raising replacement heifers for sale to dairy farmers, and c) traditional cow-calf enterprises raising cattle primarily for the beef market. Other livestock raised in the area include hogs, poultry and horses.

In 2002, 57% of all farms reported the sale of any crops, mainly hay, corn, soybeans and oats. There are a number of farms in the area that produce and market vegetables, fruits and greenhouse crops, though these tend to presently make up a relatively small fraction of the overall total.

According to County-level data provided by the USDA 2002 Census of Agriculture, a small decrease in the number of farms and the number of acres of farmland in Dane County occurred from 1997-2002. Because the agricultural sector is regionally dependent, the status of agriculture in the County is useful information for making Town level decisions.

Dane County Farm Summary, 1997-2002 USDA 2002

	1997	2002	% of Change
Number of Farms	3,179	2,887	-9.2%
Land in Farms (acres)	559,476	515,475	-7.9%
Average Farm Size	176	179	+1.7%

Conservation Reserve Program: Land and Water Program Activity

The Conservation Reserve Program (CRP) is a voluntary program for agricultural landowners. The Town of Montrose has a great number of acres in the CRP; because of what vast number of benefits the CRP brings this town we value the program highly. Benefits which include protecting millions of acres of American Topsoil from erosion and is designed to safeguard the Nation's natural resources. By reducing water runoff and sedimentation, CRP protects groundwater and helps improve the condition of lakes, rivers, ponds and streams. Acreage enrolled in the CRP is planted to resource-conserving vegetative covers, making the program a major contributor to increased wildlife populations in many parts of the country.

Future Prospects:

In recent years, there has been considerable concern expressed about the future of agriculture, particularly dairy farming, in the Town of Montrose. Indeed, the trend toward fewer farms, more part time farms, and enterprises that produces crops or livestock with fewer labor requirements than dairying appears to have accelerated. Explanations for this trend are complex. Factors

include: poor farm commodity prices, low rates of entry by younger farmers, increases in farmland prices associated with competition for development, and rising property taxes.

Despite this, agriculture and related businesses continue to be a significant economic and cultural engine for the township. The future of agriculture in the Town of Montrose will likely include a combination of traditional and innovative types of agribusiness.

Location of Farmland:

Farmland is the predominant land usage in the Town of Montrose. The 2005 Land Use Survey conducted by the Dane County Regional Planning Commission identified approximately 14,851 acres of the Town as cropland or pasture – 68.7 % of the total area.

Assessment of Farmland Viability:

The Town of Montrose utilizes the USDA soil maps, based on slope and soil productivity, to identify the soils that are the most and least favorable for farming described as Prime Farmland and Farmland of State Wide Significance

This categorization allows comparisons of the relative suitability of lands for agricultural production and can be used to direct development from the most productive soils for agricultural production and focus development to areas not as suited for agriculture. The category designations are used in formulating policy affecting farmland. .

Environmentally Sensitive Areas:

As shown on the Environmental Corridors Map and the Parks and Open Space Map: the Madison School Forest (which includes the Olson Oak Woods) in the northwest corner of the town, the Brooklyn Wildlife Area in the southeast corner of the Town and the Badger State Trail are environmentally sensitive areas that warrant protection.

Open space corridors exist around many of the streams in the Town as well as around the Sugar River. These corridors often overlap with the 100-year flood plains. The state limits development in designated 100 year floodplains. It has been noted that the Floodplain Forest on the Sugar River are unique communities that support rare or otherwise significant species and thus warrant protection. The Town's environmental corridors and floodplains are clearly outlined on the corresponding maps.

Soils:

The Town of Montrose is in the Sugar-Pecatonica basin in the "driftless" region of the state, an area not covered by the last glacier. Soils in the driftless region are generally moderately to excessively well-drained mineral soils that have relatively high mineral content and low organic matter content. Farming generally occurs on the ridge tops or in the stream valleys and the region's hillsides are often left wooded. Streams in the driftless region typically have a higher gradient than those in other parts of southern Wisconsin and wetlands usually only occur along

stream and river margins. While there are some larger wetlands complexes along the Pecatonica and Sugar rivers the percentage of wetland to upland areas in the basin is significantly less than for basins outside the driftless region. Throughout the Town, shallow, dry soils occur on the ridges, where soil permeability is low and surface runoff is high. The valley floors hold more fertile soils. On the slopes, soils are variable but in general are slightly more permeable than those on the ridges. Soil information was obtained from the Natural Resources Conservation Service, United States Department of Agriculture Web Soil Survey (<http://websoilssurvey.nrcs.usda.gov>) on July 2, 2008. The major soil associations the Town of Montrose are.

The Meridian-Granby-Dickinson, association is located primarily adjacent to the Sugar River and is characterized by somewhat excessively drained to poorly drained, moderately deep and deep loams, loamy sands, and fine sandy loams that are underlain by sand and loamy sand.

The Basco-Elkmound-Gale, association is found surrounding the soils of the above category, also following the creeks. This association is characterized by moderately well drained to somewhat excessively well drained, moderately deep and shallow silt loams that are underlain by sandstone.

The Dunbarton-New Glarus-Seaton, association has soils that are well drained and moderately well drained, shallow, moderately deep, and deep silt loams that are underlain by limestone or sandstone.

Surface Waters and Wetlands Inventory:

Most of the Township of Montrose is in the Upper Sugar River Watershed, with small portions near the southern and southeastern boundaries falling in the Middle Sugar River Watershed.

Lakes and Ponds: The only recognized lake with a portion in the Township is Lake Bellevue (Bellevue). It is a man-made impoundment that is formed in part by the dam on the Sugar River inside the Village of Bellevue. There are many ponds smaller than 2 acres; the majority of which are excavated with fewer being naturally formed.

Waterways and Stream Corridors:

The Sugar River (East/Main Branch) and the West Branch Sugar River are the major waterways.

The East Branch Sugar River has several small tributaries inside the township that contribute to its flow, such as Henry Creek*

There are also a number of springs that contribute to its flow, such as Remy Farm Spring.

The West Branch Sugar River has several, perhaps more significant tributaries inside the township that contribute to its flow, such as Flynn Creek and Milum Creek

There are a number of springs that contribute to its flow.

*It may be worth noting that this latter spring (Henry) is often listed and referred to locally as a creek, but the spring at its headwaters is also at times noted separately under the same name.

A number of drainage ditches have been established broadly throughout the Town over the years that release into area groundwater resources, area wetland, the Sugar River, the West Branch and their tributaries. This includes one active drainage district in the eastern portion of the Town (according to Capital Area Regional Planning Commission, January 2008)

The West Branch Sugar River downstream to its junction with the East Branch Sugar River is classified as a cold water resource, including its tributary Flynn Creek. The East Branch Sugar River downstream to its junction with the West Branch Sugar River is also classified as a cold water resource including its tributaries.

The West Branch Sugar River downstream to Dane County Road PB is classified as a trout stream, with public fishing access at various posted areas both upstream and downstream from Fritz Road. A portion of Flynn Creek is also classified as trout stream.

For its entire length inside the Town of Montrose, the East Branch Sugar River is maintained designated canoe route according to Dane County Office of Lakes and Water Resources maps.

Wetlands:

The town's wetlands consist of many small spring seeps of less than 2 acres, with the majority of the wetlands following the stream corridors. A wetland is an area where water is at near or above the land surface for a time frame long enough to be capable of supporting aquatic or hydrophytes vegetation and which has soils indicative of wet conditions as defined by Wisconsin Department of Natural Resources (WI DNR).

Groundwater Quantity and Surface Water Resources:

In Dane County, groundwater supplies all the potable drinking water and nearly all the water for other domestic, commercial and industrial uses. Therefore, it is extremely important to protect our groundwater.

Groundwater Quantity:

In Dane County, most municipal wells and many of the high capacity wells for industry or irrigation draw groundwater from what is commonly known as the deep sandstone aquifer. Significant water level declines in the deep sandstone aquifer have been recorded near the pumping center of Madison, Monona, and Middleton. Compared to pre-development levels, declines of 40 to 60 feet at these pumping centers have been recorded and declines of 10 to 20 feet have occurred in the Fitchburg and Verona areas (Wisconsin Geologic and Natural History Survey, WGNHS) At this time the high pumping rates in these communities to the north and northeast have not impacted the water levels in the Town of Montrose, in part because Montrose is in a different groundwater basin. While being in a different basin provided some level of

A list of "Waste Sites and Contaminated Sites" can also be obtained from the DNR's Water Well Data CD that is updated every 6 months. The Water Well CD is available from the DNR's Bureau of Drinking Water and Groundwater, P.O. Box 7921, Madison, WI 53703.

The Department of Agriculture, Trade and Consumer Protection (DATC) website also has information related to releases of agricultural chemicals and the cleanup of these sites. The link is: <http://datcp.state.wi.us/core/environment/enviroment.jsp>

Wildlife and Endangered Species:

The Wisconsin DNR inventories endangered species and records data on their Natural Heritage Inventory website. The DNR has classified the following natural communities and species as threatened, endangered or special concern and identified them as found in the Town of Montrose:

Natural Communities:

Southern Dry Forest
Floodplain Forest

Dry-mesic Prairie

Birds:

Henslow's Sparrow (*Ammodramus henslowii*)

Bell's Vireo (*Vireo bellii*)
Dickcissel (*Spiza americana*)

Yellow-breasted Chat (*Icteria virens*)
Cerulean Warbler (*Dendroica cerulean*)

Fish:

Redside Dace (*Clinostomus elongates*)
Banded Killfish (*Fundulus diaphanous*)

Mussel:

Ellipse (*Venustaconcha ellipsiformis*)

Plants:

Glade Mallow (*Napaea dioica*)
One-flowered Broomrape (*Orobanche uniflora*)
Kitten Tails (*Besseyia bullii*)

In general, the Town's wetland, open grassland and woodland features are important habitats for area wildlife. Careful planning to protect these natural areas will be used.

Woodlands :

Woodlots of varying size and quality are found in Montrose. Stands of bur oak, white, black, red oak and shagbark hickory occur on steeper slope and ridge tops unsuitable for cultivation. Many of the Town's woodlots are former oak savannas. They can be spotted by the presence of large open-crowned oaks surrounded by younger trees and brush that has taken over in the absence of fire or grazing. Savanna plants may still be found in the ground layer along the edges of woods and in woodland openings.

A portion of the Madison School Forest including the Olson Oak Woods State Natural Area is located in Town of Montrose. These woodlands contain many native woodland and savanna ground layer species. These woodlands are being managed and restored to oak wood lands and savannas, using selective harvesting and prescribe burning.

There is oak woodland with good species diversity in the southwest corner of Montrose off Fritz Road. There is a flood plain forest along the Sugar River.

Grasslands and Prairies:

Grasslands and prairies are characterized by a lack of trees and tall shrubs and are dominated by grasses, sedges, and forbs. Historically, native grasslands were maintained primarily by frequent fires, either started by lightning strikes or by Native Americans who burned large areas to produce food for game or to aid in hunting and gathering activities. On most soil types and moisture regimes in Wisconsin's climate, grasslands in the absence of fire, mowing, or grazing will succeed to woody species over time.

There are remnant prairies and restored grasslands and prairies in Montrose. Some prairie remnants are located along railroads, waterways and roads. The northwest section of Montrose includes one example of a CRP grassland restoration project. These CRP grasslands/prairies are providing critical habitat for grassland birds that have been on the decline as large expanses of grasslands disappear.

Cliff Communities As elsewhere in the driftless Area a number of open and shaded cliff communities occur in Montrose Township. These areas can be large tall vertical rock faces or small rocky ledges. Cliff communities support plants that are adapted to cliff life and are generally not found anywhere else. On open and un-shaded cliffs, characteristic plants include sand cress, harebell, smooth cliff brake, rusty cliff fern, and blunt cliff fern. On shady, wooded cliffs, common plants are rock cress, wild columbine, slender cliff brake, and bulb-let bladder fern. A long outcrop of tall sandstone cliffs can be seen in the Madison School Forest along the cliff edge trail.

Natural Resources Inventory:

There are a number of individuals and citizen groups working within the town (or have in the past). It is the hope of the town that this work will continue.

Metallic/Non-Metallic Mineral Resource:

There are currently no active mineral extraction areas in the Town of Montrose and there are no records of past metallic mining operation in the town. In addition, according to the Wisconsin Department of Natural Resources (DNR) website there are currently no active metallic mining operations in the State of Wisconsin.

The 1962 Verona and Belleville 7.5 Minute Topographic Maps (photo-revised in 1981 and 1982, respectively) indicate that several formerly active quarries and pits are located in the Town. To prevent potential negative impacts to public health and the environment, it is important to prevent unauthorized burning or waste disposal at these locations. In particular, old pits or quarries can be a source of groundwater contamination if wastes accumulate in them and particularly if open pit burning of the waste occurs in the pit. The following Gravel Pit, Quarry, or Pit locations were identified on the topographic maps:

Gravel Pit – SW Qtr of Section 2
Pit- SE Qtr of Section 13
Quarry – SW Qtr of Section 32

Quarry – NE Qtr of Section 8
Gravel Pit- NW Qtr of Section 22
Quarry- NE Qtr of Section 33

The following information related to mining was obtained from the DNR website.

After September 2001, nonmetallic mines in Wisconsin cannot continue to operate unless they have applied for and received a reclamation permit. The regulation of nonmetallic mine reclamation is administered at the county or local level with Department oversight and auditing authority. Chapter NR 135, Wisconsin Administrative Code, made it mandatory for counties to enact ordinances by June 1, 2001 for the purpose of establishing and administering programs to address the reclamation of nonmetallic mining sites and to ensure that uniform reclamation standards are applied consistently throughout the state. In this way, NR 135 provides assurance that a stable and productive post-mining condition will be achieved at all active nonmetallic mines in the State of Wisconsin. Chapter NR 135 also requires that mine operators submit annual fees, as specified by the local regulatory authority, and an acceptable financial assurance instrument to ensure completion of the reclamation plan. Although mandatory for counties, the rule gives municipalities (cities, villages and towns) an option to enact an ordinance establishing a reclamation program at any time. The new law also allows landowners to register nonmetallic mineral deposits as a tool to assist land use planners.

Cultural Resources Inventory:

Historic Background and Resources:

Cheese Factories:

Many of these structures have been converted to residences and others carry on the traditions of years past. Some are:

- The Montrose Cheese Factory, north end, Fritz Road,
- The Lyle Factory, Highway A,
- The Zweifel Factory, Montrose Road
- Central Cheese Factor-1924 –PB/Hwy. A
- Holstein Factory , Walter Road

Cemeteries:

There are at least six “known” burial sites in Montrose including;

- Montrose Pioneer Cemetery
- Paoli Cemetery
- St. Raphael “Frenchtown” Cemetery
- St. William Cemetery
- The Belleville Cemetery
- Bowker Grave

Churches:

- Zwingli United Church of Christ of Paoli
- St. Raphael – Montrose Township
- St. William – Paoli

Century Farms:

Over a dozen of these Montrose farmstead families have been recognized and honored for continuous ownership of their property for 100 years or more. They contribute to the Town’s history and esthetic beauty. New developments should incorporate existing structures and or buildings.

protection, if pumping trends in the communities to the north and northeast continue, and increased groundwater withdrawals occur in the Town of Montrose, water levels in the deep sandstone aquifer will continue to decline and the cone of depression will expand outward from the major pumping centers.

Residential drinking water wells in the Town of Montrose typically withdraw water from the shallower aquifer that lies above a shale confining layer that covers most of Dane County. Some irrigation wells and other high capacity wells may also utilize the shallow aquifer, but typically the high capacity wells withdraw water from the deeper sandstone aquifer (discussed in the previous paragraph). In the Town of Montrose, the Eau Claire Shale confining layer is reportedly greater than 10 feet thick and estimated to 10 to 40 feet thick (EVALUATION OF A BEDROCK AQUITARD FOR REGIONAL – AND LOCAL-SCALE GROUNDWATER FLOW, WGNHS). This shale layer separates the shallow and deep aquifers and provides some level of protection to each aquifer. The deep aquifer is protected from contamination that may impact the shallow aquifer and the shallow aquifer is protected from over pumping and head declines in the deep aquifer.

While pumping from the deep aquifer does not typically impact surface water resources such as wetlands, springs, or the base flow of streams/rivers, excessive pumping from the shallow aquifer can impact these surface water resources. While the pumping rate of a residential well is typically too small to impact these surface water resources a well located too close to a spring or stream could have a negative impact on that surface water resource. High capacity wells with higher pumping rates, if pumping from shallow aquifer, have a much greater potential to impact the surface water resources.

Well setting requirements and setback restrictions for locating a new well, well construction and permits, well operation and water quality testing, pump installation and well abandonment requirements are all regulated under Wisconsin Administrative Codes (WACs) NR 809, 811, 812, 815 and 820. Recently enacted WAC NR 820 establishes review criteria applicable to high capacity wells that are proposed near springs, trout streams, outstanding resource waters and exceptional resource waters, and involving groundwater withdrawals with high water loss.

Groundwater Quality: Excessive use of road salts, unregulated waste disposal and open pit burning or wastes improper use or storage of fertilizers and pesticides, poor maintenance of animal waste storage facilities or residential septic systems, or chemical or petroleum releases from leaking tanks can all impact groundwater quality. To meet well installation setback requirements or to help ensure that safe drinking water is located, it is often important to locate contaminated sites before installing a groundwater well. The DNR maintains a Bureau of Remediation and Redevelopment Tracking System (BRRTS) database of contaminated sites. The database can be used to locate sites in the Town of Montrose, such as spills (SPILL), leaking underground storage tanks (LUST), Environmental Repair Program sites (ERP), and No Action Required (NAR) sites. Town residents planning to install a new well may want to consult the DNR BRRTS database: <http://botw.dnr.state.wi.us/botw/SetUpBasicSearchForm.do>

Historic Sites:

Paoli School House Circa 1854
Paoli Creamery Circa 1910
Paoli House Circa 1890
Paoli Mill Circa 1864
Paoli Commons & Gazebo
Fisher Hall Circa 1850's
Jim Town Store,
Jackson Bridge,
Schaller School,
Montrose School House

Archeological Resources:

There are several sites of Indian remnants, cemeteries and other features of archaeological interest located in the Town of Montrose. In the interest of protecting these resources, the locations of most of these sites are generally unknown.

Open Space Natural Resource Education and Recreation Resources:

The town has a history of working in collaboration with private and public groups and agencies, to provide appropriate natural resource and agricultural resource education and recreation opportunities. Some of the results of these efforts include:

- The Badger State Trail is a major recreational resource providing biking, hiking, skiing and nature study opportunities
- The Madison School Forest and Friends of the Madison School Forest grasslands/prairie restoration located in the northwest corner of the Town, provide an outdoor laboratory for environmental education and the development of natural resource stewardship opportunities. The Olson Oak Woods State Natural Area is located within the Madison School Forest.
- The DNR Brooklyn Wildlife Area provides natural areas for wildlife, hiking and hunting.
- The Ice Age National Scenic Trail Corridor provides opportunities for skiing, hiking and nature study.
- The Sugar River Natural Resource Area provides opportunities for fishing, canoeing, kayaking, and nature study.
- In addition to the designated natural area public access is available to the West Branch of the Sugar River for fishing and wildlife watching.
- Public access for canoeing is also available on the East Branch of the Sugar River as part of the Dane County Sugar River Water Trail.
- Paoli Park
- Lake Bellevue
- Road Bicycling

Agricultural Goals, Objectives and Policies:

Goal 2-1: Continue to protect the Town's open spaces and agricultural areas.

Objective 1:

Preserve farmland in the Town for long-term farm use and maintain agriculture as an economic activity and way of life.

Policies and Programs:

Maintain existing agriculture recognizing those types of crops could change. Support non-traditional practices that provide potential economically viable options for small farms. These options should be taken into consideration in any future Land Use Plan updates or revisions.

Objective 2:

Protect farm operations from incompatible adjacent land uses or activities that will adversely affect the long-term agricultural investment in land and improvements.

Limit overall non-farm development consistent with policies in the most recent version of the Land Use Plan adopted by the Town of Montrose. Minimize disturbance of farm soils classified as prime and soils of state wide significance in the town's Land Evaluation and Site Assessment system as described in the most recent adopted version of the Town of Montrose Land Use Plan. Within density constraints of the Land Use Plan recommend and promote the clustering of rural residential development in order to preserve prime agricultural lands. Minimize the amount of farmland rezoned when considering rezoning of agricultural land to non-agricultural uses. Areas to be considered for rezoning should be:

- Land that is inaccessible to the farm machinery needed to produce and harvest agricultural products.
- Land located such that there would be no possible conflict with the surrounding agricultural uses.
- Land that would not cut up a field or place the house in the middle of a field.
- Land not classified as "prime or of state wide significance" farmland under the most recent adopted version of the Town of Montrose Land Use Plan.

Goal 2-2: Protect the Town's historical, archeological and cultural features.

Objective 1:

Preserve historic farmsteads and properties that contribute to the Town's historical character.

Policies and Programs:

Encourage redevelopments to incorporate existing farm structures and/or buildings.

Work with Dane County, the State Historical Society and private organizations to secure funds and other resources for preservation, rehabilitation and maintenance of identified historic structures.

Objective 2:

Maintain the rural community culture and character of the Town.

Policies and Programs:

- Prohibit new development in areas of prime agricultural lands, important natural resource area and environmental corridors in accordance with Town of Montrose Land Use Plan.
- Encourage "dark night skies" in the Town by monitoring lighting requirements and design patterns and considering a lighting ordinance.
- Encourage development designs and patterns that promote energy efficiency and conservation.
- Support local festivals, picnics, farm tours, markets and other gatherings that celebrate the Town's agricultural heritage, rural character and natural resources.

Goal 2-3: Acknowledge & consider provisions, for open space, natural resource education and recreation opportunities as listed or implied under the same named section of Natural and Cultural Resources Inventory on Page 8.

Objective 1: Explore and consider provisions that support the maintenance, enhancement or development of existing opportunities.

Policies and Programs:

- Encourage awareness of existing opportunities by continuing the practice of sharing information at town meetings and/or other available means.
- Collaborate and cooperate with individuals, grassroots organizations and local, county, state and federal governments and agencies, as well as other public and private entities, to ensure existing public lands are maintained, and not neglected.

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- Recognize the variety of needs and concerns as may relate to the use of roadways for recreation, including, but not limited to, fishing access, canoe access and bicycling. Promote recreational safety and cooperation.

Objective 2: Explore and consider provisions that expand existing opportunities, or create new opportunities.

Policies & Programs:

- Continue practice of sharing information as early as possible, and actively seek information on new opportunities which may affect Montrose directly or indirectly.
- Collaborate and cooperate with individuals' grassroots organizations and local, county, state and federal governments and agencies, as well as other public and private entities, to explore new opportunities.
- Consider the positive and negative impacts of all new projects; especially long-term impacts to local economy, human health, well-being of residents and natural sciences.

Natural Resource Goals, Objectives and Policies:

Goal 2-4: Protect the Town's natural resources

Objective 1: Maintain protection of open space in Montrose.

Policies & Programs:

- Recognize and continue exploration of the direct and in-direct benefits open space provides toward maintaining the quality of all natural resources; including, but not limited to: soil, water, wildlife, plant communities, and air resources.
- Cooperate with programs which preserve, restore, or enhance both public & private open space; including, but not limited to: conservation reserve program (CRP), Targeted Resource Management (TRM) Contour Strips, Managed Forest Law, Habitat Corridors or Habitat Protection Easements, Wetland Habitat Improvement Program (WHIP) and Native Habitat Restorations that may use all or more of those listed.
- Cooperate with other local, county, state and federal governments, as well as interested individuals, grassroots organizations and other entities, to encourage identification and conservation of important open space corridors which may continue beyond Montrose's boundaries.

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Objective 2:

Maintain the quality and quantity of wetlands inside the Town of Montrose and strive to improve water quality and maintain water flow rates of springs, tributaries and rivers.

Policies and Programs:

- Encourage neighboring communities to adopt similar and or complimentary Surface Water and Wetlands objectives, in that their policies affect the ability of the Town of Montrose to manage and achieve it own objectives.
- Support habitat restoration and maintenance programs within acquisitions or easements
- Minimize impervious surfaces
- Encourage landowners develop and follow nutrient management plans and conservation plans.

Objective 3:

Maintain groundwater quality and quantity in the Town of Montrose and strive to protect sensitive surface water resources that could be impacted from excessive groundwater extraction.

Policies and Programs:

- Work with the DNR and Dane County to ensure compliance with well construction and well setback requirements.
- Work with the DNR and Dane County to ensure compliance with regulations governing manure storage, residential septic tanks/fields, and land application of wastes, fertilizers, or pesticides/herbicides.
- Work with the DNR and Dane County to ensure compliance with regulations related to unregulated waste disposal and open pit burning in surface depressions or abandoned gravel pits.
- Work to maintain groundwater levels and quality within the Town by supporting efforts to identify and protect groundwater recharge areas.
- Encourage larger setbacks between wells and springs and other sensitive surface water resources.
- Encourage neighboring communities to adopt similar groundwater strategies.

Chapter Six

We Can Have Prosperity Or We Can Have Growth

"Economic Development" is to be broadly interpreted as referring to those actions most likely to assure the well being of all Montrose citizens. These actions will take into account, insofar as is possible, the interests and desires of individuals, groups, and businesses. The Plan will outline some of the means whereby we can maintain and enhance a Montrose society that is materially sufficient, socially equitable, and ecologically sustainable.

Chapters Five and Eight: Agricultural, Natural and Cultural Resources and Land Use provide evidence of a viable present and a foundation for a future Montrose economy. Montrose also has a history of economic productivity and a demonstrated respect for the soil, water, human, and other resources that sustain an economy. Montrose citizens have a strong work ethic, a long-standing commitment to intelligent planning, and a diversity of skills and interests well suited to a rural, agricultural setting.

Chapter Seven: Intergovernmental Relations will, likewise, be a necessary- indeed, a critical- component of economic planning. While it is true that Montrose is very much a rural community is influenced by the increasingly urbanized regions on Town borders. Given our already well established and demonstrably effective land use plan and through carefully developed relationships, e.g., boundary agreements, our interactions with urban communities can become increasingly- and reciprocally- productive and profitable.

The wealth of Montrose can be widely shared (marketed) and, with careful execution of well established plans, remain unspoiled. It is the agricultural products from the open soils of the Town that nourish urban citizens. It is the clear streams, scenic vistas, and slower pace of Montrose that can provide another sort of nourishment for visitors from nearby cities and villages. Those same communities will, in turn, continue to provide a range of goods and services otherwise not easily available to Montrose residents.

Briefly stated; The Town of Montrose is endowed with resources of vital importance, not only to residents but too many people beyond our borders. A continuing dedication to intelligent planning, effective communication, enhanced relationships, and an expanding sense of community can result in the long term full and best use of those resources. We can sustainably produce and market, without spoiling, what all of us most need and enjoy.

A Brief History of the Montrose Economy:

The economy of the earliest settlers in what is now South Central Wisconsin and the Town of Montrose was very different from what we are experiencing today. Changes that have taken place over the relatively short span of about 150 years could be summarized thusly: manual labor (muscle power) to fossil fuels and local to international.

In 1847 the newly established Township was, from our modern perspective, highly self sufficient. Resident stone masons, carpenters, blacksmiths and others with a variety of skills were an essential part of a growing community. Travel was, for most inhabitants, limited to distances of just a few miles. Food was grown for local consumption. Likewise for crops such as oats and corn that fed horses, cattle and hogs. Wheat fields and water powered mills assured the availability of flour.

The advent of rail transportation brought significant changes to the overall economy of the region however it was the post WW2-1940s era when what we might call a "modern rural, agricultural" economy began to dominate. Tractors replaced horses. Electrically powered milking machines enabled the enlargement of dairy herds. An expanding urban population resulted in increased demand for food.

Fields were expanded as fences and hedgerows were removed. Farms became larger or, more to the point in Montrose, dairy herds became larger. The small tractors that replaced horses were, in turn, replaced by giants. Fertilizer and pesticides came into extensive use. Electrical power lines grew rapidly in capacity and "reach". Land that had supported several families was consolidated and leased for growing corn or soybeans.

The Montrose Economy, A Possible Future:

Montrose has human and material assets which, if utilized very carefully, will provide for a desirable and sustainable future. In some respects the future might resemble life in the late 1800s. Smaller could be better with diversifications of crops and local food production. New skills can be learned.

Our concept of "economic growth" can be expanded or even replaced with ideas about growth of a different sort. Material and energy are infinite sources that will constrain traditional economic growth. There are no necessary limits to the human spirit, creativity, and imagination.

The Montrose Economy As It Is Today And Suggestions For The Future:

The year 2007 estimate of the Montrose population is slightly over 1100 people, a number that has not changed significantly for more than ten years. The area of the Town is approximately 34 square miles; reduced from the "standard" 36 square miles by annexation. The calculated population density of Montrose is, therefore, approximately 33 people per square mile. Since there are at least three areas of higher population densities the rest of the Town has far less than the estimated 33 people. Compared to most of Dane County we have an extremely low population density, a fact that will influence our relationships with other municipalities in some important ways, not all of which are predictable and may or may not be favorable to our interests; economic or otherwise.

What has changed and is likely to continue to change is our population demographics. At some earlier time many, if not most, Montrose residents lived on and earned some important part of their living from a small farm. They were at least partly self sufficient.

Today few residents actually live on farms and even fewer make a living solely from agriculture (farming). It is not entirely clear just how this might bear upon a Montrose economy. It does suggest a diversity of income sources that could contribute to a sustained Montrose economy. Other demographics are also important in evaluating our economic viability. An aging population could mean increasing costs for health care and demands for other services. Alternatively healthy retirees with a sufficient retirement income could contribute time and skills to the betterment of the community.

Among the many small businesses, professionals, and the various forms of skills located in our Town are-in no special order of importance:

- construction, excavation, and hauling
- medicine, engineering, and education
- wine making
- glass blowing
- retailing of cheese, organic foods, works of art, building supplies, sporting supplies and more, f. machining and fabrication
- bars and restaurants
- storage facilities
- solar and wind power systems
- horse boarding
- dairying with several variations
- market gardening m. raising beef, poultry, and hogs.

Briefly stated, the population demographics and dynamics of Montrose are and will continue to be a critical factor in our economy and our relationships with other municipalities. The Town should utilize all available State and County resources in maintaining up-to-date demographic data.

Ideas are important. Information; when translated into knowledge, understanding, and ultimately wisdom is a vital feature of a viable society. The development and sharing of diverse skills can greatly enhance the well being of a community. Communication among individual and groups with differing views and perspectives must be an on-going part of building a community.

The Town must make a very determined and sustained effort to assure increased participation in and communication about matters of community importance. Montrose has a recently developed website that can be greatly enhanced to become an important avenue of communication. Despite our proximity to densely populated regions and the centers of state and county government parts of Montrose remain out of reach of fast, reliable, and reasonably priced internet communications. For some even land-line telephone service is often degraded. It is incumbent upon the Town and involved citizens to work with all appropriate state and county agencies in bringing about the modernization of communications in Montrose.

The allure of exciting new technologies can be overwhelming- and expensive. We can learn to be selective in our choices and usage of technology. Used as a means of building and sustaining community, computers and communication technologies have great value. We might, however, be able to get along without 250 channels of television and cell phones that double as cameras. If we are serious about building a sustainable future we might consider persuading the governor that subsidies of questionable merit could go, with greater effect, to schools that wish to rebuild or enhance shop and agriculture programs. Small engine repair is a skill worth developing as is the acquisition of knowledge about market gardening.

Ideas and the refinement and sharing of ideas are now and will become ever more important in building and maintaining our community. Our K-12 school system is a vital part of who we are and what we want to become. We must discuss among ourselves what we expect then work with the schools, and state and county government to assure that funding and other forms of support for education are sustained.

Federal agriculture policies may not serve the best interests of Montrose farmers. Our town has some of the best farm land in the country if not the world. Even without subsidies most Montrose farmers can be assured of a reasonable return on their labors. Never-the-less they are forced to compete with, often heavily subsidized, agriculture on lands much less suited to farming. It is incumbent upon all of us with a stake in the well being of our community to be familiar with farm policies at all levels of government and to take actions necessary to assure fairness in agriculture

It is quite possible that small businesses and the entrepreneurial spirit will become an increasingly important part of the Montrose economy. An important step in addressing this potential would be to quantify and characterize this resource as it exists today. Then we can seek out the many and various forms of county, state, and federal support for the enhancement of this part of our economy.

Road maintenance is expensive. New road construction is vastly more expensive. Our well conceived and tested land use plan has adequate provisions for sustaining an economy without new road construction. Road maintenance is an unavoidable expense that could become even more burdensome as road aids decline. Given the economic importance of transportation this is a matter that deserves a lot of attention. For those Montrose residents who have jobs outside the Town some form of transportation to and from work is essential. All of us need to travel in and beyond Montrose for medical care, shopping, and other reasons.

If funding for roads is to be limited we can argue that maintenance of existing systems in established communities supersedes the importance of new construction elsewhere. A greatly enhanced public transportation system in our rural environment is unlikely leaving us with no alternative to roads and the automobile. Once again; we must be alert for governmental decisions that affect us and respond accordingly.

Montrose has as its Town Hall an appealing structure situated on a choice parcel of land. There are opportunities for hands-on citizen involvement in community development Federal and/or state funding might be available for the installation of wind and solar power systems or a small greenhouse perhaps. Consider a demonstration garden/orchard that would reveal, for all to see, what a richness of resources we have.

Conclusion:

While it is quite possible for the citizens of Montrose to become highly self sufficient should there be a need to do so we cannot, even if we wished, become independent. The abstraction referenced with the word "economy" can and must be transformed into ideas about real human beings engaged in meaningful, productive, satisfying, and- yes-sustainable activities and interactions. Sharing, caring, kindness, compassion, and a lot of hard work are among those ideas.

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Chapter Seven

INTERGOVERNMENTAL RELATIONS ELEMENT

Goal

Collaborate with neighboring municipalities: the Village of Belleville, the school districts, the adjacent towns of; Verona, Oregon, Exeter and Primrose, Dane County, the State of Wisconsin, the federal government, and other jurisdictions as appropriate.

Objectives

- Work with neighboring municipalities to secure boundary agreements where feasible.
- Work with Dane County on maintaining and improving the County Zoning Ordinance.
- Work with Dane County, the Wisconsin Department of Transportation, and neighboring municipalities to maintain and improve local highways and roads.
- Work with Dane county, the Wisconsin Department of Natural Resources and neighboring municipalities to continue to protect existing natural areas and open space corridors.
- Work with Capital Area Regional Plan Commission and Madison Metropolitan Sewer District and Village of Belleville.
- Work with appropriate state agencies to provide services to town citizens, whether the service consists of recycling, protecting the town's natural resources, administering elections, property tax assessments for property owners, or agricultural concerns and issues.

Policies

- **Encouragement of Intergovernmental Cooperation on Relevant Issues-** Collaborate with neighboring municipalities in addressing common issues such as annexation, storm water, open space, transportation and sanitary sewer in planning for future development in the Town of Montrose. To accomplish town land use objectives, innovative tools such as cooperative boundary agreements should be considered.
- **Cooperative Planning for Future Wastewater Services-** Collaborate with MMSD in its planning of future wastewater services for communities in Central Dane County, including the Town of Montrose. The Town recognizes the need to maintain water quality in the Sugar River.

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- **Encourages support for Restoration Efforts** – Support all levels of government in efforts to restore and improve disturbed or degraded natural features such as lakes, streams, wetlands, woodlands and native grasslands.
 - **Encourage Support for Preservation and Acquisition Efforts**- Support other levels of government in preserving and acquiring natural features for protection and/or appropriate public use, when such action is consistent with the Town's other policies and objectives. This action will be encouraged especially within identified environmental corridors such as the Upper Sugar River Watershed and the Ice Age Trail.
 - **Public Open Space Resource Areas**- Collaborate with other governmental entities in the development and management of public open space.
 - **Cooperatively Manage Wildlife Concerns**- Collaborate with appropriate governmental agencies in dealing with nuisance wildlife concerns, such as deer and coyotes, within the Township.
 - **Actively Participate in Local & Regional Planning Efforts**- Attempt to minimize conflicts between other governmental units by actively participating in relevant planning processes, serving on committees, and encouraging citizen involvement in joint planning projects between affected units of government.
 - **Actively Seek Comments from Neighboring and Overlapping Jurisdictions**- Solicit comments on the Town Comprehensive plan from the School District in relation to evaluating potential impacts of new residential development within the Town, and similarly consult with the District on any proposed development of significant size.
 - **Cooperate on siting of New Schools**- Work jointly with the School District of Belleville to assist in the siting of new facilities.
 - **Work with the appropriate emergency services that serve the Town of Montrose**- Currently these are the Belleville, Montrose, and Exeter Fire and Emergency Medical Services Association, as well as the Dane County Sheriff's Department providing policing services.

CHAPTER 8

Existing and Forecasted Land Use

Existing land uses (Map 8-1) and historic trends are described below and listed in Table 8-A. Over the past 25 years, cropland and pasture in the town have declined, while woodlands and single family residential uses have expanded.

- **Agriculture:** In 2005, cropland and pasture accounted for 68.7% of the land area of the town. Conventional farm practices are employed to raise corn, soybeans, and dairy as well as other livestock and crops. Since 1980, cropland and pasture has declined by 2,925 acres (-16%).
- **Woodlands:** Woodlands account for 12.6% of the land area of the town. Woodlands have been expanding in Primrose, growing by 816 acres (43%) between 1980 and 2005.
- **Residential:** The Town maintains a low-density population, with 1.9% of the Town's land occupied by residential use. Single-family residential is the prevalent housing type. Residential use increased by 186.7 acres between 1980 and 2005, an increase of 84%.
- **Commercial:** Commercial retail, services and industrial uses play a very small part of the Town's total land use, with no significant acreage in commercial use as of 2005. Commercial acreage has fluctuated over time, as small businesses start up or close.
- **Other Public Uses:** The predominant public use is transportation infrastructure, which consumes 672 acres in the Town, 47 acres more than in 1980. Roadways account for the bulk of this land use.

Town of Montrose					
Acres of Land Use	1970	1980	1990	2000	2005
RESIDENTIAL	75.6	222.7	302.8	261.1	409.4
Single Family	61.1	206.0	265.0	249.7	399.4
Two Family	1.2	0.6	4.7	0.7	0.2
Multi Family	0.0	0.0	5.0	1.3	0.0
Group Quarters	0.0	0.0	0.0	0.0	0.0
Mobile Home	13.3	16.1	28.1	9.4	9.8
*excludes Farm Residences					
INDUSTRIAL	11.4	15.2	15.3	19.0	10.1
Manufacturing	5.8	11.7	9.5	10.4	0.0
Wholesale	5.6	0.1	0.0	8.6	0.0
Extractive	NA	3.4	5.8	0.0	10.1
TRANSPORTATION	NA	625.3	614.2	680.7	672.9
Right of Way	557.4	565.1	554.1	596.4	605.0
Railroad	NA	58.7	58.7	83.2	67.9
Other	NA	1.5	1.4	1.1	0.0
COMMUNICATION/UTILITIES	81.8	0.0	0.0	1.3	0.0
Generating Processing	NA	0.0	0.0	0.0	0.0

<u>Transmission</u>	NA	0.0	0.0	1.3	0.0
<u>Waste Processing</u>	NA	0.0	0.0	0.0	0.0
<u>Other</u>	NA	0.0	0.0	0.0	0.0
	1.0	3.3	6.2	3.9	0.0
<u>General Repair & Maintenance</u>	NA	0.1	0.0	0.1	0.0
<u>Transportation Related</u>	NA	0.1	1.8	0.2	0.0
<u>Other</u>	NA	3.1	4.4	3.6	0.0
	0.2	0.7	7.5	5.3	0.0
<u>Lodging</u>	0.0	0.0	0.0	0.0	0.0
<u>Other</u>	0.2	0.7	7.5	5.3	0.0
	15.0	46.4	11.6	20.2	0.0
<u>Education</u>	NA	0.0	0.0	11.3	0.0
<u>Administrative</u>	NA	0.0	0.0	0.0	0.0
<u>Cemetery</u>	NA	10.0	10.7	5.4	0.0
<u>Other</u>	NA	36.4	0.9	3.6	0.0
	135.3	36.4	44.2	41.1	3.5
TOTAL DEVELOPED AREA	1,192.0	1,260.5	1,267.3	1,032.6	1,095.9
	21,004.6	20,748.4	20,707.7	21,055.7	20,511.0
<u>Woodlands</u>	NA	1,899.7	2,146.0	3,093.0	2,716.4
<u>Other Open Lands</u>	NA	1,043.5	1,247.9	3,432.5	2,764.1
<u>Vacant Unused Lands</u>	NA	11.8	15.9	9.4	18.3
<u>Water</u>	15.6	16.0	28.3	199.6	160.4
<u>Cropland Pasture</u>	NA	17,777.4	17,269.6	14,321.2	14,851.8
TOTAL AREA	22,196.6	22,008.9	21,975.0	22,088.3	21,606.9

PURPOSE OF PLAN

The ultimate goal of this plan is to preserve the productive farmlands of the town for continued agricultural use and to protect farm operations from conflict with non-farm uses. Therefore, all lands within the town are designated to agricultural except those that are zoned for another use. Any request for re-zoning or development will be evaluated in light of the policies of this plan by the Land Use Committee and Town Board.

THE OBJECTIVES OF THIS PLAN ARE TO:

- Preserve agricultural land in the town.
- Preserve existing farm operations and residential areas.

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- Protect the natural environment such as lakes, ponds, wetlands and wooded areas, etc.
 - Permit limited residential development that does not conflict with the other objectives.
 - Permit limited development that enhances agriculture in the town.
 - Maintain a balance between the rights of all citizens and that of the individual.
 - Preserve the rural character of the town.

AGRICULTURAL POLICY:

1. Agricultural Preservation Areas shown on the Plan Map are to protect farm operations for future production from encroachment of incompatible uses and help qualified farmers for benefits of the Wisconsin Farmland Preservation program.
2. To allow no subdivisions in agricultural preservation areas.
3. To allow farm residences for those who earn a substantial part of their livelihood from their operations. These houses will count toward the one lot per 35 acres overall density of policy 4.
4. To limit non-farm residential development to those areas with soils not classified as prime farmland or those of statewide importance
 - a. Lot size, 2 acres minimum.
 - b. Density limited to one lot per 35 acres of farm owned as of September 11, 1978.
 - c. Roads or driveways must be sited in such a manner as to minimize impact on agricultural uses.
 - d. All lots will be required to front on a public road. The use of common drives is
 - i. encouraged to minimize the number of access points along town roads.
 - e. Lots will be rezoned from agriculture if all policy criteria are met.
 - f. (No A-4 zoning districts may be created. The creation of small agricultural parcels could interfere with existing agricultural uses, and increase pressure to subdivide agricultural preservation areas.
5. To provide for replacement of the existing farm residence with a new residence for the farm operator. Disposition of the old farm residence would have to meet all policy criteria of the plan, land division and zoning change requirements. These new houses will count toward the one lot per 35 acres owned overall density of Policy 4, unless the old residence is demolished.
6. To provide for the separation of farm dwellings and related structures that existed prior to September 11, 1978 and which remain after farm consolidation. The other agricultural

policies will be applied to such separations in so far as possible. These separated houses will count toward the one lot per 35 acres owned overall.

7. Determining original September 11, 1978 farm units: The Town will utilize the 1978 Land Atlas and Plat Book for Dane County by Rockford Map Publishers, Inc., as a guide to determining original farm ownership and acreage as of September 11, 1978. Parcel size will be based on net acreage, which excludes road and other public rights of way, as calculated by the Dane county GIS system (Map 8-5). Landowners or applicants for rezoning proposals may submit more detailed information for consideration, such as recorded deeds or surveys. An original farm unit or parcel is defined as contiguous lands in single ownership as of September 11, 1978. For the purposes of this policy, single ownership is defined as parcels owned by one individual or by a married couple, partnership, or corporation including that individual. Parcels interrupted by roads, other public rights-of-way, or by navigable waterways shall be considered contiguous for the purposes of calculating allowable density. Parcels meeting at a single point shall be considered contiguous.
8. Eligible lands: When calculating original farm acreage and eligible density units, all contiguous property under single ownership within the Agricultural Preservation District shall be included. This includes land under water, within mapped wetlands, floodplains, or environmental corridors.
9. Land transfers after September 11, 1978 and allocation of density units: Land sales of over 35 acres occurring after September 11, 1978, do not result in new allotments of density units. When land sales of more than 35 acres occur after September 11, 1978 without clear documentation or recorded agreement between buyer and seller, or subsequent/current owners, regarding any transfer of splits or density units, the Town shall utilize the following guidelines when considering allocation of any remaining density unit(s):
 - a. Landowners are encouraged to make clear in recorded documentation, such as a sales contract or warranty deed, that a density unit is being transferred or retained when selling tracts of land over 35 acres. The Town may request that any supporting documentation be included with development or rezone proposals. Supporting documents may include, but are not limited to, sales contracts, warranty deeds, affidavits, and written agreements.
 - b. Landowners who combine portions of different September 11, 1978 farm parcels in order to obtain over 35 acres are not entitled to a nonfarm density unit.
 - c. Proportional allocation: In the absence of clearly understood supporting documentation, any remaining splits will be allocated on a proportional basis among current owners of the September 11, 1978 farm unit in keeping with the Town's 1 per 35-acre density policy. Under no circumstances shall the density standard be exceeded on the September 11, 1978 farm unit.
10. Substandard A-1EX parcels under 35 acres as of September 11, 1978: (The following policies apply to parcels zoned A-1EX less than 35 acres in size)

- a. Pre-existing uses on substandard parcels less than 35 acres as of September 11, 1978 shall be permitted to continue as non-conforming uses. The Town may permit rezoning of such parcels to bring the pre-existing use into compliance with the county zoning ordinance, provided that such use is consistent with the overall goals and objectives of this Plan.
 - b. Substandard, legally created A-1EX zoned parcels in existence since September 11, 1978 are permitted to rezone to an appropriate district to allow no more than 1 single-family home, provided that the proposed development can satisfy the Town's siting criteria. Such parcels are not permitted to be redivided.
 - c. Illegally created substandard parcels may be permitted to rezone to an appropriate district to bring the parcel into compliance, provided the parcel complies with all density and siting criteria of this plan.
11. When density units are exhausted: When eligible density units for an original September 11, 1978 farm have been exhausted, the town will recommend to the county board that a deed notice be recorded as a condition of the rezone.
12. To avoid any substantial expenditure of public funds and the occurrence of municipal debt for construction or provision of municipal improvements and services usually associated with urban residential areas which are neither needed nor essential in rural agricultural areas.

COMMERCIAL POLICY

PREAMBLE.

The Town of Montrose is blessed with abundant natural resources in its fertile farmland, clean groundwater, meandering rivers, expansive wetlands and robust woodlands. Along with this blessing comes the responsibility to serve as stewards of the land. The Town of Montrose wants to ensure that the resources of the town are carefully managed and protected in such a way as to guarantee the rights of all current and future citizens to enjoy and benefit from the town's resources.

This section is designed to aid and assist the Montrose Town Board and the Land Use Committee in their decision making in rezoning applications for commercial and agricultural businesses. It is the intent of these guidelines to protect the long-term interests of the Town of Montrose by minimizing the potential adverse impacts of new commercial and agricultural business endeavors. Specifically, it is the intent of this document to augment and complement the Town of Montrose Land Use Plan to:

- Preserve the rural integrity of the Town of Montrose.
- Protect existing farmlands.

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- Guide the density and the location of new development.
 - Maintain the use, value, and enjoyment of nearby properties.

It is not the intent of these guidelines to prohibit new commercial and agricultural business enterprises in the Town of Montrose. Rather, the town finds limited expansion of existing businesses and the addition of certain new commercial and farm-related businesses may enhance the quality of life in the Town of Montrose without compromising our natural resources.

To this end, the Montrose Town Board shall explicitly consider the identified and potential impact of any proposed business development on; neighboring residences, farms, existing land use patterns and the natural environment. Factors to be considered shall include but are not limited to; noise aesthetics, property values and enjoyment of the land.

GENERAL DEVELOPMENT GUIDELINES

Areas to be considered for business (commercial or agricultural-business) development should be:

1. The minimal amount of economically viable agricultural land as based on previous farming history, soil productivity, classification or recent farm receipts.
2. Land where development would not adversely impact any significant historical town features as determined by the Land Use Committee or the Town Board.
3. Land located such that there would be minimal conflict with the surrounding agricultural uses.
4. Land where development would not disturb or destroy any important natural features, such as, but not limited to:
 - Significant woodland areas
 - Wetlands
 - Slopes greater than 10%
5. Land that does not require the construction of new town roads. If a town road is involved, the applicant must demonstrate minimal impact to neighbors. If the town road requires improvement, the applicant must pay for such improvement or an agreement has to be reached between the applicant and the Town Board. Such an agreement needs to be reached for improvement and/or repairs prior to the granting of a zoning change or a Town Board recommendation for a "Conditional Use Permit."
6. Land that is accessible from existing Dane County or State of Wisconsin highways. The location shall not adversely affect the traffic capacity and/or safety of the highway as determined by State or County highway departments and as reviewed by the Town Land Use Committee or the Town Board.

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7. Land where any business development would not require the expenditure of town funds or the occurrence of municipal debt for the provision of municipal services, such as, but not limited to:
 - Police and fire protection;
 - Municipal wastewater treatment;
 - Other utilities;
 8. Strip commercial developments shall be discouraged. The intent is to avoid roads or highways being lined commercial properties, without natural breaks or spaces between individual shops or establishments. See Dane County Zoning Ordinance "Side Yard Requirements" Section 19.13(6).
 9. Land where a buffer can be provided between the commercial use (zoning or conditional use) and any adjacent non-commercial use. The buffer shall shield the commercial development from adjoining non-commercial properties and provide noise abatement to a level of 65 dBA at 50 feet from the commercial activity property line. Preferably the buffer should be comprised of perennial tall-growing vegetation.
 10. The minimum lot size sold for either Commercial or Agricultural Business per the terms of this document shall be two acres. This will allow for the appropriate sighting of the building and any required septic and potable water systems. Only that portion of the land that is necessary and used by the activity shall be rezoned.
 11. Each parcel created for commercial development shall count toward the one lot per 35 acre density control guidelines as described in the Town of Montrose Land Use Plan.

COMMERCIAL DEVELOPMENT STANDARDS

1. Only Business-1 (B-1), Commercial-1 (C-1) and Light Commercial-1 (LC-1) rezoning is allowed. No new Commercial-2 (C-2) or Manufacturing-1 (M-1) zoning districts may be created.
2. All B-1, C-1 and LC-1 structures are limited to two and one-half stories, with a maximum permissible height of 35 feet as measured from grade.
3. All B-1, C-1 and LC-1 facilities are limited to a building area 10,000 square feet or less unless the Town Board finds that it is in the public interest to allow larger facilities.

Comment: The use of "Conditional Use Permits" is encouraged on existing parcels where the use is compatible with terms in the Dane County Code of Ordinances (10.255) (h) and the requirements of these guidelines.

Permitted B-1 activities include:

- All uses permitted in the Dane County Code of Ordinances.

Permitted C-1 activities are limited to the following:

- Retail and service uses including, but not limited to grocery stores, drugstores, hardware stores, barbershops and beauty shops;
- Outdoor retail stands whose primary purpose is the sale of produce, agricultural products or locally raised and produced food products;
- Self-service laundries.
- Warehousing and storage incidental to permitted use on the premises;
- Medical, dental and veterinary clinics;
- Banks, offices, and office buildings
- Rooming and boarding houses limited to ten or less adults;
- Retail or wholesale bakeries;
- Distribution centers and wholesale businesses;
- Woodworking shops, machine shops, manufacturing and assembly plants;
- Bicycle sales and service;
- Rental businesses except for motor vehicles and construction equipment;
- Sales and repair of lawn and garden equipment;
- Marinas
- Games such as horseshoes, volleyball or similar activities not lighted for night operation.

Conditional uses permitted in C-1 are limited to the following:

- Single family residences and duplexes;
- Motels, hotels, taverns, funeral homes and drive-in establishments;
- Hospitals, veterinary hospitals, nursing homes, convalescent centers and extended care facilities;
- Outdoor amusement parks and flea markets that operate on a seasonal basis;
- Dog and cat boarding kennels, grooming and training facilities;
- Communication towers; (Note: Any proposal for a communication tower must comply with the requirements of the Town of Montrose Communication Tower Development Guidelines in Appendix A.)
- Indoor and outdoor movie theaters limited to a maximum of two (2) screens - (the height of the movie projection screen is not limited in height);
- Agricultural uses;
- Games such as horseshoes, volleyball or similar activities lighted for night operation.

The town will request conditional zoning and appropriate restrictive covenants as authorized under section 10.255 (3) of the Dane County Zoning Ordinances to enforce the above limitations on use.

Permitted LC-1 Activities are limited to the following:

- All uses as specified in the Dane County Code of Ordinances.

All permitted B-1, C-2 and LC-1 activities shall be approved for use only with:

- An approved septic system designed to handle needed capacity; or
 - A holding tank of 1500 gallons or less.
1. The controlled expansion of existing commercial parcels is allowed as long as an agreement is reached between the Town Board and the applicant such that all of the following conditions as are met. If the expansion is for an existing use or a change of use, the rezone application will be reviewed and decided upon in accordance to the principles and guidelines of this document.
 2. The parcel to be rezoned and added to an existing commercial operation shall be deed restricted to remain enjoined to the original commercial parcel. This deed restriction will remain in force and shall be transferred to any heirs or assigns.
 3. Any parcel acquired by an existing commercial operation should be either: Of adequate size to handle the proposed physical plant expansion; or if a larger parcel is purchased (35 acres and under), only an adequately sized sub-parcel shall be rezoned commercial with the balance rezoned A-2. The same deed restriction as in III.C.2 above shall apply to the entire parcel; or if a larger parcel is purchased (over 35 acres), only an adequately sized sub-parcel should be rezoned commercial with the balance left as A-1. The same deed restriction as in III.C.2 above shall apply to the commercially rezoned parcel only.

Compatibility:

1. Businesses shall satisfy the requirements of Dane County Construction Site Erosion Control Ordinances, Chapter 14, and Section 14.50-14.99.
2. Hours of operation shall be approved by the Town Board so as to minimize the adverse impact on surrounding activities and land-uses.
3. The use of outside loudspeakers shall not be allowed unless approved by the Town Board.
4. Any new commercial development must be architecturally compatible with predominant building design characteristics within the Town of Montrose as determined by the Town Board. In addition, color schemes should be subdued and designed to blend in; and only minimal lighting as required for safety and security will be allowed. Furthermore, lighting will be designed using appropriate fixture angles, filters, and shields to prevent the transmission of undesired lighting on or towards neighboring properties and the night sky.

Application Requirements:

1. A site plan shall be prepared and submitted to the town's Land Use Committee for each new business rezone or conditional use permit request. The site plan shall identify at a minimum:

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- a. all existing and proposed buildings and structures
 - b. current land use and neighboring residences and businesses
 - c. wetlands and woodlands
 - d. driveway (s)
 - e. the projected traffic levels and types of vehicles proposed to service or be used by the business
 - f. waste storage and disposal area(s), septic tank and absorption field, holding tank, mound or similar facilities, trash, and recycling containers, etc.
 - g. current and proposed fencing
 2. The site plan shall identify and include plans for a landscape screen or other visual barriers on all sides of the business that face a residence if that residence is located:
 - a. within 100 feet of the business in platted areas, or;
 - b. within 250 feet in non-platted areas or as determined by the Land Use Committee.
 3. The name and cart-way width of the road(s) serving the business shall be shown on the site plan. If the business requires any access road improvements, these shall also be shown on the site plan.
 4. Off-street parking shall be delineated on the site plan in accordance with the provisions of the Dane County Zoning Ordinance 10.18.
 5. The site plan will identify abatement plans for noise, odors, and waste products.
 6. Toxic and Hazardous Materials. If the business will require or use toxic or hazardous materials, the site plan shall identify these materials. The business shall develop and provide the Land Use Committee with a plan for storage, disposal, and emergency management of hazardous and toxic materials. If applicable, the business will obtain plan approval from the proper public safety authorities.
 7. Impact Statements. At the request of the Land Use Committee or the Town Board, a written impact statement may be requested for any business development proposal. The impact statement shall be required when the proposed development may adversely affect traffic, agricultural activities, residences, environmentally sensitive areas, or require significant infrastructure development. The impact statement will characterize the projected impact of the development on any or all of, but not limited to, the following criteria:
 - a. Farms and farmland;
 - b. Natural resources;
 - c. Scenic quality and visual integrity;
 - d. Township roads;
 - e. Property taxes;
 - f. Municipal service requirements;
 - g. Employment opportunities;
 - h. Future growth;
 - i. Noise, odor, and waste products.

AGRICULTURAL BUSINESS DEVELOPMENT STANDARDS:

The Agricultural-Business (A-B) zoning is designed to provide for those uses that are commercial in nature, are associated with local agricultural production, require a rural location due to extensive land area needs or proximity to resources, and do not require urban services.

- A-B zoning requests must meet conditions of: Commercial Standards Requirements (Application Requirements 1-3)
- Permitted A-B activities are limited to:
 - Sales, service and repair of machinery and equipment used in farming;
 - Sales distribution, mixing, blending and storage of feeds and seeds;
 - Livestock and farm commodity trucking services limited to six (6) vehicles;
 - Processing, preserving and bottling of natural agricultural products, fruits and vegetables;
 - Sales and distribution of nursery stock and plants;
 - Residential use for an owner of the business;
 - Sales and service of solar or wind-driven electrical and mechanical equipment;
- Permitted Conditional Uses on A-B are limited to:
 - Dead stock hauling services;
 - Sales and storage of agricultural byproducts;
 - Livestock auction facilities.
 - Sales, distribution, mixing, blending and storage of feeds, seeds, and fertilizer.
- Permitted Facilities must comply with the provisions of all-applicable National Fire Prevention Association and State Division of Agriculture, Trade, and Consumer Protection codes.

Resource Protection Policy

- To identify and protect the unique natural resources such as flood plains, wetlands, and woodlands
- To insure that flood plain areas are protected from development or filling to maintain their natural flood accommodation capacity.

Public Lands

- The town has extensive acreage that is owned by the Wisconsin Department of Natural Resources. The Madison School Forest is partially located in the northwest portion of the town. The town intends to take the following steps:
 - To maintain contact with the DNR to insure input and participation from town officials and citizens concerning acquisition.
 - To insure that such land acquisitions and subsequent use conform to the goals and objectives of the town plan.

PLAN IMPLEMENTATION

- The Town of Montrose has adopted the A-1 Agricultural District (Exclusive) of the Dane County Zoning Ordinance effective September 11, 1978, which applies to all lands previously zoned A-1 Agricultural. Therefore, nearly all land use changes will require rezoning. It is the intent of the town to apply the Town Plan Policies and Objectives in the evaluation and decision of each proposed zoning change.
- Environmental protection is an objective of the plan, which is partially implemented through the Flood Plain Zoning District; however, there is provision in the ordinance for some filling and development. The intent of the town is protection of these areas from filling and development. There are, in addition, areas beyond the flood plain which need protection and Conservancy Zoning will be considered for those areas. The town will continue to monitor and take positions on legislation proposed to protect such lands and provide some benefit to landowners of such lands.
- Commercial and Industrial Development policies will be implemented primarily through zoning changes.
- The primary policy for Agricultural Lands is preservation, with limited development allowed on less productive lands. This limited non-farm development has a 2 acre minimum lot size, which will be implemented through appropriate use of the Residential Zoning Districts. The "density of one lot per 35 acres within a farm unit" means that someone who owns 150 acres could create up to 4 lots if all other policies were met. The one lot per 35 acres is meant literally with no fractions allowed. Thus, someone owning 130 acres would be allowed a maximum of 3 lots, while an area of 140 acres would be allowed 4 lots. The lots may be together in a cluster or at scattered points depending upon individual desires and circumstances. For clarity the "farm unit" will include the land holdings as of September 11, 1978. This number of allowable lots will apply until a change is made to the plan.
- It is also recognized that additional farm residence are allowed in the A- 1 Agricultural (Exclusive) District, "occupied by a person who, or a family of which at least one member of

which earns a substantial part of his or her livelihood from farm operations on the farm parcel."

- The town recognizes the importance of woodland and steeper slopes as being valuable to the natural habitat and scenic value of the area. Provisions to safeguard these areas from harmful development are provided for in the Land Use Plan.

LAND USE PLAN REVIEW AND REVISION

It is recognized that the Town Land Use Plan will require periodic review and revisions as more information is gathered, public attitudes change and experience is gained in plan implementation. As a means of assuring this possibility for change and improvement, a formal **Annual Review Period** is hereby established. Each year from January 1 through January 31, a formal notice will be prominently posted at the Town Hall and placed in the local papers notifying citizens of the plan review process.

Petitions to amend the plan should be submitted in writing to the Town Planning Committee on or before January 31. These petitions will be reviewed by the Planning Committee with a public hearing to be held the fourth Monday in February to discuss the petitions. The committees will then consider the hearing testimony, conduct any further study and make recommendations for action to the Town Board. The Board will consider the recommendations and make decisions.

The Committee may consider amendments at other times at the request of the Town Board.

APPENDIX 1

DEFINITIONS

Agricultural Land:

Areas identified on the Town plan as being most appropriate for preservation as long-term farm agricultural use based upon soil type, historical use, owner commitment, degree of investment, natural features, parcel size and adjacent land uses.

Developed:

A lot is developed when the house is complete and a certificate of occupancy has been issued.

Extraterritorial Jurisdiction:

The unincorporated area within 1- 1/2 miles of the corporate limits of a city of the fourth class or a village.

Floodplain:

The land adjacent to a body of water that has been or may be hereafter covered by flood water, as set forth in; US Federal Emergency Management Agency (FEMA) maps.

Rural Non-Farm Areas:

Those areas identified on the Town Plan as the location of new or additional residential areas at rural densities.

Shore land Area:

All lands in the unincorporated area of the town which are 1,000 feet from the normal high water mark of any lake, pond, or flowage listed in Surface Water Resources of Dane County published by Conservation Commission, 1961; and all lands which are 300 feet from the normal high water line or to the land ward side of a flood plain of the navigable reaches of rivers and streams.

Strip Development:

The development of a series of commercial or residential land uses generally one lot deep along a road or highway with each use usually requiring an access to the road.

Subdivision:

A division of a parcel of land where the act of division creates:

(A) Five or more lots, parcels, or building sites of 35 acres each or less in area; or (B) Five or more lots, parcels, or building sites of 35 acres each or less in area by successive divisions within a period of five years.

Urban Service Areas (Municipally Associated):

Those areas identified on the Town Plan adjacent to the Village of Belleville determined to be most suitable for new or additional development at urban densities and providing the full range of public services.

Urban Services:

Include those services that should be provided in urban areas with particular emphasis on facilities on or in the land as a part of the development process such as sanitary and storm sewer and water supply and distribution.

Wetland:

Land areas characterized by high water table, the presence of surface water at any time during the year, predominantly organic soils, and aquatic vegetation.

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CHAPTER 9 IMPLEMENTATION

- **Implementation Tools**

The Town of Montrose will regulate land use through the following mechanisms:

- **Dane County Zoning Ordinance:** Through zoning maps and text, the ordinance governs the use of publicly and privately owned land in the Town.
- **Dane County Land Division Ordinance:** This ordinance applies to any division of land that creates a parcel of 35 acres or less in size. Approval of any plat or certified survey maps will require full compliance with the Ordinance and with the *Town of [insert name] Comprehensive Plan*.
- **Dane County Subdivision Ordinance:** The Town falls under the Dane County subdivision ordinance (Chapter 75 of the Dane County Code of Ordinances) which outlines provisions for subdividing parcels of land into smaller parcels.
- **Exclusive Agricultural Zoning:** The Town adopted the agricultural exclusive (A-1 EX) zoning district allowed by the Dane County Zoning Ordinance as part of the Dane County Farmland Preservation Plan. The Town will not approve of any zoning change that will enable land uses that are inconsistent or conflict with the objectives and policies of the *Comprehensive Plan* or the *Dane County Farmland Preservation Plan*.
- **Dane County Erosion Control and Stormwater Management Ordinance:** To ensure environmental protection of natural resources and features, the Town has adopted the Dane County ordinance (Chapter 14 of the Dane County Code of Ordinances)
- **Conservancy Zoning:** Conservancy zoning is contained within the Dane County Zoning Ordinance, Chapter 10 of the Dane County Code of Ordinances, (DCCO).
- **Sign Regulations:** Sign regulation is contained within the Dane County Zoning Ordinance, Chapter 10 of the DCCO and the Town of Montrose Billboard – Sign ordinance.
- **Building and Mechanical Codes:** The town falls under the state Uniform Dwelling Code (UDC).
- **Density Policy:** The Town's residential density policy limits the number of lots that may be created by certified survey to one parcel for each 35 acres, or portion thereof, owned as of September 11, 1978. To prevent the occurrence of multiple divisions by successive landowners, this limitation runs with the land; is cumulative; and applies to those persons owning land within the Town on September 11, 1978, and to their grantees, heirs, successors and assigns. For further details, please refer to the Land Use policies found in Section 8.

- **Driveway Policy:** The driveway policies of the Town of Montrose are contained in the Town of Montrose Driveway Ordinance and in Section 8.
- **Sanitary Codes:** The town is covered by the Dane County Private Sewage System Ordinance and Health Ordinance (Chapter 46 of the DCCO)

Adoption, Evaluation, Amendments and Updates:

Following the requirements of Wisconsin's comprehensive planning legislation, the Town Board adopted the *Comprehensive Plan* by ordinance after receiving recommendation from the Long Range Plan Committee and holding a formal public hearing. In addition, the *Town of Montrose Comprehensive Plan* was approved by the County for inclusion in the Dane County Farmland Preservation Plan.

Ongoing evaluation of the *Plan* will occur while being utilized by the Town. Progress toward goals will be reported, and changes in conditions that affect elements of the plan will be noted. When changing conditions in the town warrant minor modification of the *Plan* text or maps, an amendment shall be made to the *Plan*. Reasons for an amendment may include:

- Changes in state or federal law(s) affecting comprehensive planning,
- Changes to goals, objectives, policies, or recommendations in the *Plan*,
- Changes in community demographics,
- Instances where the *Plan* becomes inconsistent with other policy goals.

At least every ten years, the Town will perform an update of the *Comprehensive Plan*, in accordance with the State comprehensive planning law. Different than an amendment, an update may accommodate significant changes and modifications to the *Plan* text and maps.

Integration of Plan Elements

In accordance with the State's comprehensive planning law, each element of the *Plan* is integrated and consistent with the other elements of the *Plan*. Elements have been carefully prepared so as to collectively achieve the Town of Montrose's vision and goals.

Implementation Timeline

In order to carry out the objectives of this *Plan*, a timetable for action was created (Table I). Each year progress toward achieving the recommendations listed below will be monitored and evaluated by the Town Long Range Planning Committee. As is evident from the table, most of the activities are, and will continue to be, ongoing.

Table I: Action Plan and Timeframe

ELEMENT	RECOMMENDATION	TIMEFRAME
Agricultural, Natural and Cultural Resources	Follow the plan's residential density policy in the Agricultural Preservation District.	Ongoing
	Continue to implement the town driveway ordinance.	Ongoing
	Follow the residential density policy contained in the Comprehensive Plan.	Ongoing
	Promote the careful placement of home sites in an effort to preserve farmland and protect natural features.	Ongoing
	Identify local need and interest in the Dane County Community Development Block Grant (CDBG) program for maintenance and rehabilitation of existing housing stock.	Ongoing
Transportation	Continue to maintain town local roads.	Ongoing
Utilities and Community Facilities	The town garage, built in 1954 will need to be replaced in the near future.	Ongoing
Land Use	Follow the recommendations of the Montrose comprehensive plan when considering all zoning petitions and land divisions.	Ongoing
Intergovernmental Cooperation	Share information with neighboring towns and villages as comprehensive plans are developed and/or amended.	Ongoing

