

**TOWN OF BELMONT
LAFAYETTE COUNTY
COMPREHENSIVE PLAN**



Adopted May 15, 2019

TOWN OF BELMONT

LAFAYETTE COUNTY

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1.0 ISSUES AND OPPORTUNITIES

1.1 CHAPTER SUMMARY

The purpose of this section is to provide basic background information for the comprehensive planning process and general demographic characteristics for the Town of Belmont. More specifically this section includes information from the community survey and visioning sessions, community profile and projection data including population trends, age distribution, and population projections.

1.2 GOALS, OBJECTIVES, POLICY AND PROGRAM RECOMMENDATIONS

The following are the Issues and Opportunities goals, objectives, policy, and program recommendations for Belmont. The essence of these recommendations is reflected throughout the entire document.

1. **Protect and improve the health, safety, and welfare of residents in the Town of Belmont.**
2. **Preserve and enhance the quality of life for the residents of the Town of Belmont.**
3. **Protect and preserve the community character of the Town of Belmont.**

Note: The above policy recommendations are further explained in other elements of this comprehensive plan. This section provides background information and overall direction. For example, the above recommendations may be carried out by implementing recommendations in other sections such as housing, economic development, and transportation.

Wisconsin State Statute 66.1001(2)(a)

(a) Issues and Opportunities

Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.

1.3 BACKGROUND

Under the Comprehensive Planning legislation, adopted by the state in October of 1999, beginning on January 1 2010, if a local governmental unit engages in any of the actions listed below, those actions shall be consistent with that local governmental unit's comprehensive plan.

- Official Mapping
- Local Subdivision Regulations
- County, Town, Village or City zoning Ordinances
- Zoning of Shorelands or Wetlands in Shorelands

Comprehensive plans are a blueprint for how a community will develop and grow. Their purpose is to provide communities with information and policies that they shall use in the future to guide planning and community decisions. The Comprehensive Plan includes nine elements: Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agriculture/Natural/Cultural Resources, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation. In addition, the Comprehensive Planning legislation establishes fourteen planning goals to guide planning efforts. The fourteen goals, along with other planning policies and objectives created during the planning process, appear throughout each chapter in this plan.

Lafayette County, together with nineteen jurisdictions, including the Town of Belmont, applied for a Comprehensive Planning Grant through the Wisconsin Department of Administration in the fall of 2004. In the spring of 2005, the thirty-month Comprehensive Planning Grant was awarded. Lafayette County and the jurisdictions within it contracted with the Southwestern Wisconsin Regional Planning Commission (SWWRPC) to complete individual comprehensive plans for each of the twenty jurisdictions (Lafayette County, Cities, Towns, and Villages) in

accordance with Wisconsin Statutes 66.1001. This original plan was adopted on September 18, 2007. In 2017, the Town of Belmont engaged SWWRPC to update the plan to its current form, which was adopted on May 15, 2019.

1.3.1 ROLES AND RESPONSIBILITIES

The following indicates the roles and responsibilities of each entity involved in the comprehensive planning process.

- **Southwest Wisconsin Regional Planning Commission (SWWRPC)**
 - a. Provide staff services and project management for process.
 - b. Produce written plans and supplementary documents.
- **Lafayette County Zoning Department**
 - a. Invited to attend public hearing meetings, and included in public hearing and adoption process.
- **Town Plan Commission**
 - a. Provide feedback and direction to SWWRPC in developing plan information, policies, and implementation measures.
 - b. Hold meetings to discuss comprehensive planning issues.
 - c. Develop comprehensive plan and recommend it to the governing body for adoption.
- **Town Board**
 - a. Appoint plan commission members.
 - b. Provide funds for the process.
 - c. Provide notice for and hold local meetings and hearings for the adoption of the plan and implementation measures via ordinance.

1.4 PLANNING AREA

Refer to Map 1.1 to see the planning area considered during this comprehensive planning process in relation to the region and urban markets. According to state statute, Class 4 municipalities have extraterritorial jurisdiction to the area 1.5 miles outside of the corporate limits.

During the course of this plan, this area shall be considered as part of the planning area. Conversely, the extraterritorial area will also be considered as part of the planning area for Towns that border municipalities. The inclusion of the extraterritorial area in two separate plans underscores the importance of these lands and the importance of intergovernmental cooperation (see Chapter 8, Land Use). The purpose of the extraterritorial zone is essentially one of coordination with adjoining communities in an effort to anticipate and mitigate any impacts stemming from the development in that area.

1.5 PUBLIC PARTICIPATION PLAN

As part of the Comprehensive Planning legislation, every community must develop a public participation plan at the beginning of the planning process. The purpose of the public participation plan is to outline procedures for public involvement during every stage of the planning process.

The Town of Belmont Planning Commission has developed guidelines for involving the public as part of the requirements of the Comprehensive Planning Process (Section 66.1001(4)(a), Stats.). The goal of a public participation plan is to promote awareness of the planning process, to keep the public informed and educated, and to obtain input and participation from the public in order to create a plan, which reflects the vision and goals of the community.

During the 2007 planning process, SWWRPC and UW-Extension conducted informational meetings on each of the elements throughout the planning process and developed a future land use plan. The Town also coordinated with adjacent towns and the county to develop the county Comprehensive Plan. This update maintains the same format as that 2007 plan, and will follow the same adoption, distribution, and updating requirements.

Leading up to adoption of the 2019 Updated Plan, SWWRPC facilitated two public outreach meetings in the Town to review the existing plan. These meetings were held on December 12, 2017 and January 9, 2018. Public notice for these meetings was given by way of a press release to local papers. During these meetings, the Town Plan Commission and Town Board identified Land Division and Development, Road Maintenance and Repair, and Succession of Farm Ownership as three main challenges facing the town. The identified potential strategies for addressing these, including updating the Town's Land Subdivision Ordinance. Finally, in subsequent Plan Commission meetings, they reviewed the document for elements needing updated. A final meeting was held on April 3, 2019 to update the Town's Future Land Use Map.

In order to comply with Act 307 regarding nonmetallic mining, the Town of Belmont will also send a copy of the plan, per a written request, to any operator who has applied for or obtained a nonmetallic reclamation permit; a person who has registered a marketable nonmetallic mineral deposit; and any other property owner or leaseholder who has an interest in property allowing the extraction of nonmetallic mineral resources.

Prior to adopting the plan, the Town of Belmont Board held a public hearing on May 15, 2019 to discuss the recommended plan (Section 66.1001(4)(d), Stats.) and provide an opportunity for written comments by the public and respond to such comments through review and discussion at a Town Board meeting. At least 30 days prior to the hearing, a Class 1 notice was published that contained the following:

- The date, time and location of the hearing
- A summary of the proposed plan or plan amendment
- The local government staff that can be contacted for additional information
- Where to inspect and how to obtain a copy of the proposal before the hearing

The Town Board, by a majority vote, enacted the ordinance adopting this recommended plan (Section 66.1001(4)(c), Stats.). This appendix is available at the end of this plan. The adopted plan and ordinance shall be distributed to the aforementioned parties in Section 66.1001(4)(b), Stats. The plan shall contain all nine elements identified in Section 66.1001(2), Stats. If the Town Board asks the Planning Commission to revise the recommended plan, it is not mandatory that these revisions be sent to the distribution list. However, in the spirit of public participation and intergovernmental cooperation, revisions constituting a substantial change to the recommended plan may be sent to the distribution list.

1.6 COMMUNITY PROFILE AND PROJECTION

The following displays the population statistics and projections that were prepared as part of the requirements of the Comprehensive Planning legislation. Other demographic data and statistics, such as employment characteristics, are in their corresponding chapters.

Figure 1.1: Population Trends and Projections 1970-2040 (Source: US Census and WI Dept. of Administration)

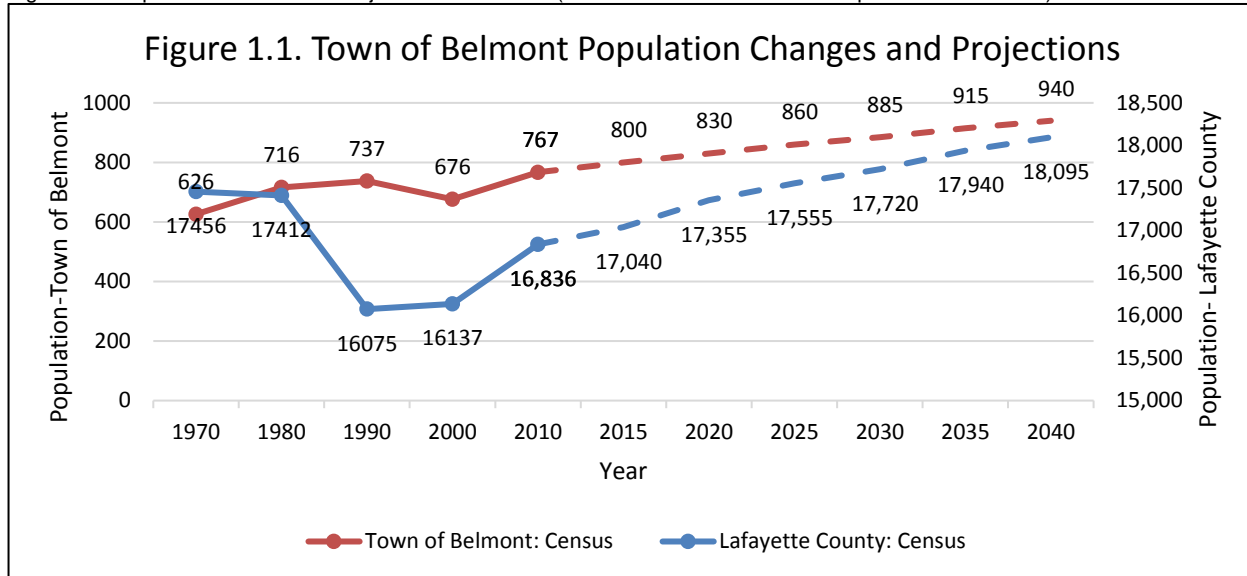


Figure 1.2: Population Pyramid by Sex (Source: US Census)

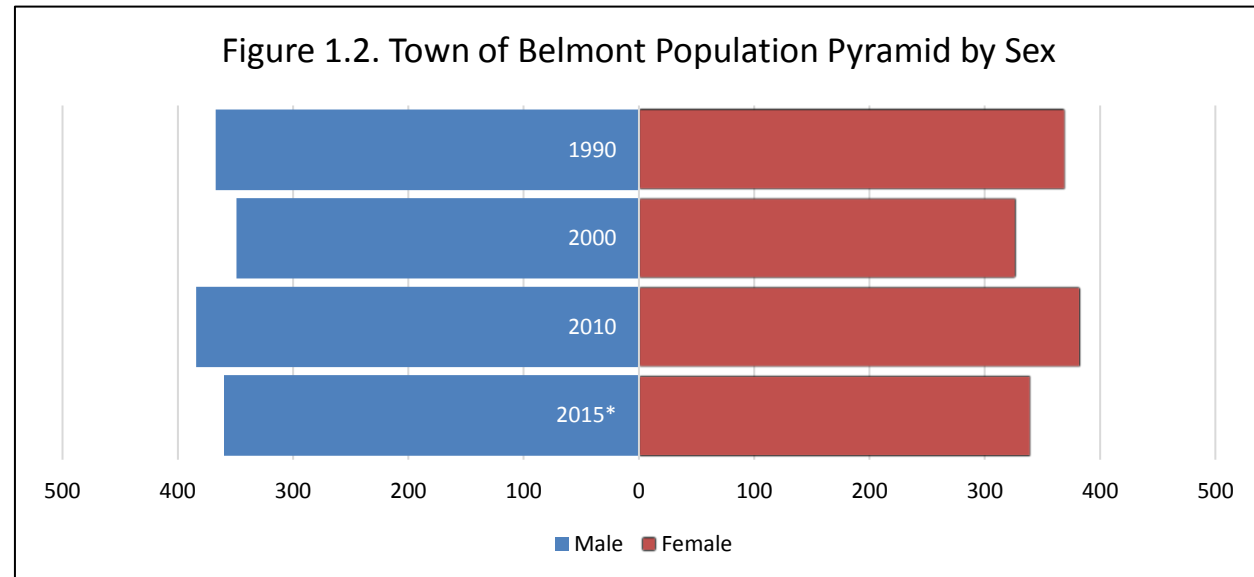


Figure 1.1 shows that the Town of Belmont experienced an overall population decrease from 1970 to 2000 (8.0%), with a 13% increase from 2000-2010 and a projected increase to 2040 of another 22% from 2010.

Figure 1.3: Age Distribution (Source: US Census)

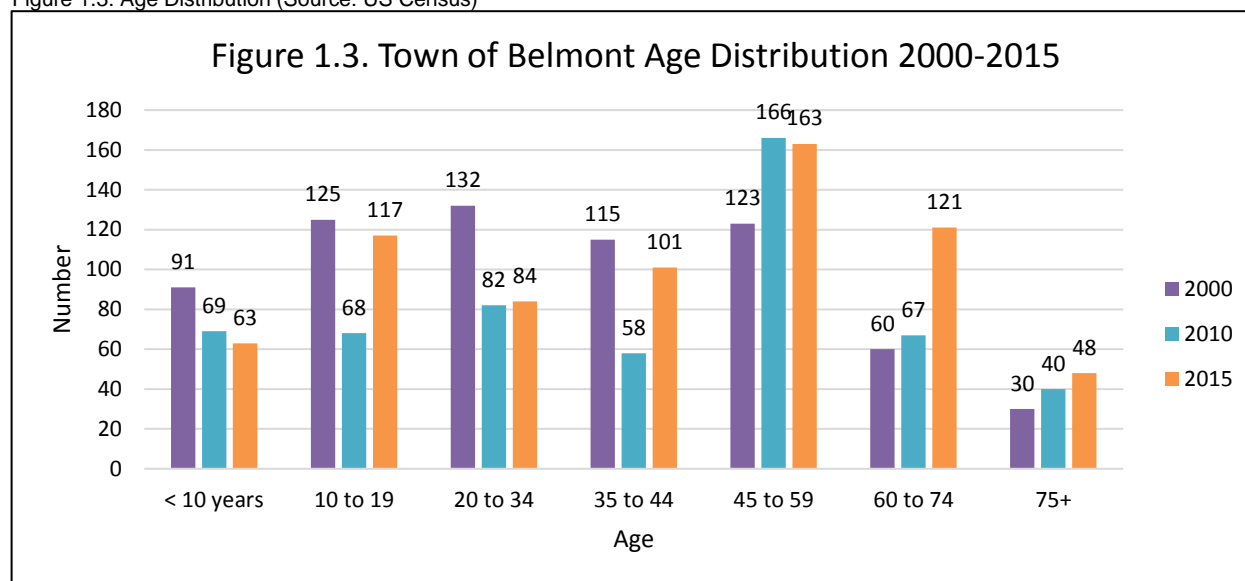


Figure 1.3 shows the population of the Town of Belmont by age distribution for the years 2000-2015. The Town shows an aging population, with 20-34 being the largest cohort in 2000 and 45-59 being the largest cohort in 2010 and 2015.

Table 1.4 Educational Attainments (Source: US Census)

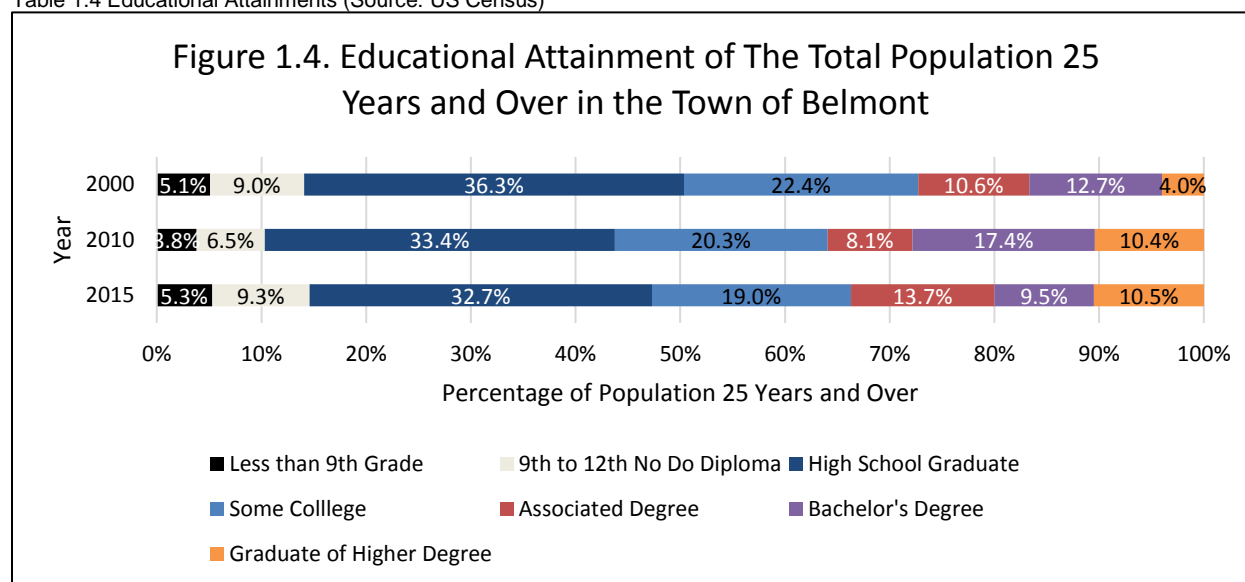
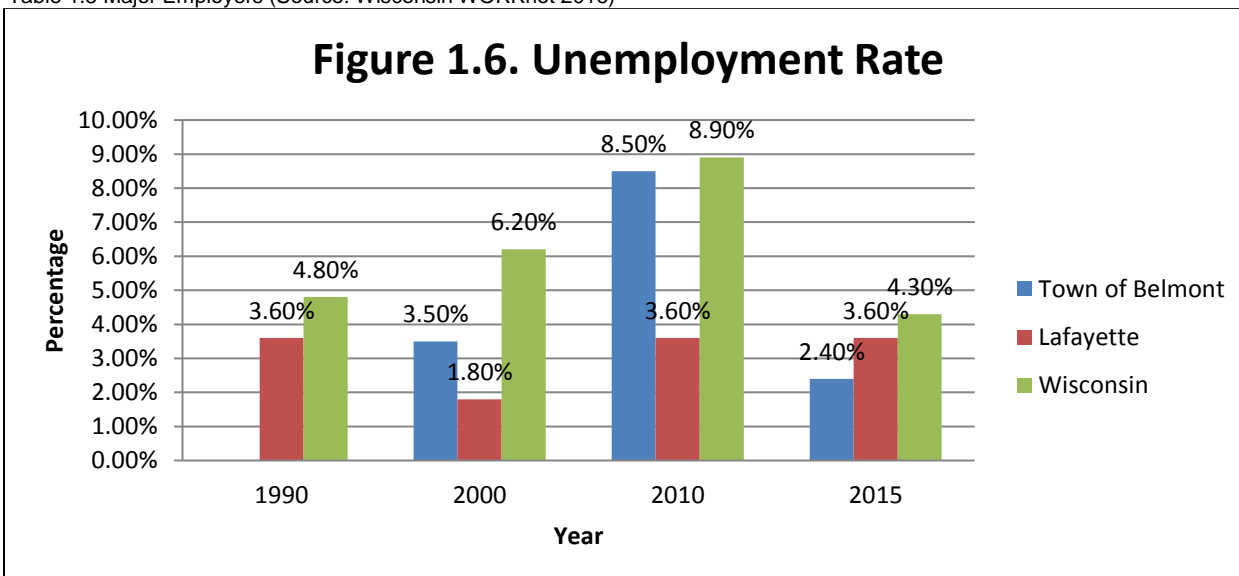


Table 1.5 Major Employers (Source: Wisconsin WORKnet 2016)

Table 1.5. Lafayette County's Major Employers, All Sectors			
Employer Name	Location	Industry	Employment Size
Belmont Community School District	Belmont	Elementary & Secondary Schools	20 - 49
Belmont Elementary School	Belmont	Elementary & Secondary Schools	50 - 99
Benton Elementary School	Benton	Elementary & Secondary Schools	50 - 99
Benton Jr. & Sr. High School	Benton	Elementary & Secondary Schools	20 - 49
Black Hawk High School	South Wayne	Elementary & Secondary Schools	50 - 99
Darlington Community High Schl	Darlington	Elementary & Secondary Schools	20 - 49
Darlington Elementary-Middle	Darlington	Elementary & Secondary Schools	50 - 99
J & D Construction	South Wayne	Farm Product Warehousing & Storage	20 - 49
Lactalis USA Inc.	Belmont	Cheese Mfg	100 - 249
Lafayette County	Darlington	Assisted Living Facilities for the Elderly	20 - 49
Lafayette County Commissioner	Darlington	Legislative Bodies	20 - 49
Lafayette County Human Svc	Darlington	Other Individual & Family Services	20 - 49
Lafayette Manor	Darlington	Other Social Advocacy Organizations	100 - 249
Memorial Hospital-Lafayette	Darlington	General Medical & Surgical Hospitals	50 - 99
Mexican Cheese Producers Inc	Darlington	Full-service restaurants	100 - 249
Montchevre-Betin Inc	Belmont	All Other Specialty Food Stores	20 - 49
Pecatonica Area School Dist	Blanchardville	Elementary & Secondary Schools	50 - 99
Pecatonica Area Secondary Schl	Blanchardville	Elementary & Secondary Schools	50 - 99
Pecatonica Elementary School	Blanchardville	Elementary & Secondary Schools	20 - 49
Pecatonica High School	Blanchardville	Elementary & Secondary Schools	50 - 99
Piggy Wiggly	Darlington	Supermarkets & Other Grocery Stores	20 - 49
Senior Citizens Aging Svc	Darlington	Services for the Elderly & Disabled	50 - 99
Shullsburg Public School	Shullsburg	Elementary & Secondary Schools	50 - 99
Shullsburg Transportation	Shullsburg	All Other Ground Passenger Trans	20 - 49
Truck Country	Shullsburg	New Car Dealer	20 - 49

Table 1.5 Major Employers (Source: Wisconsin WORKnet 2016)

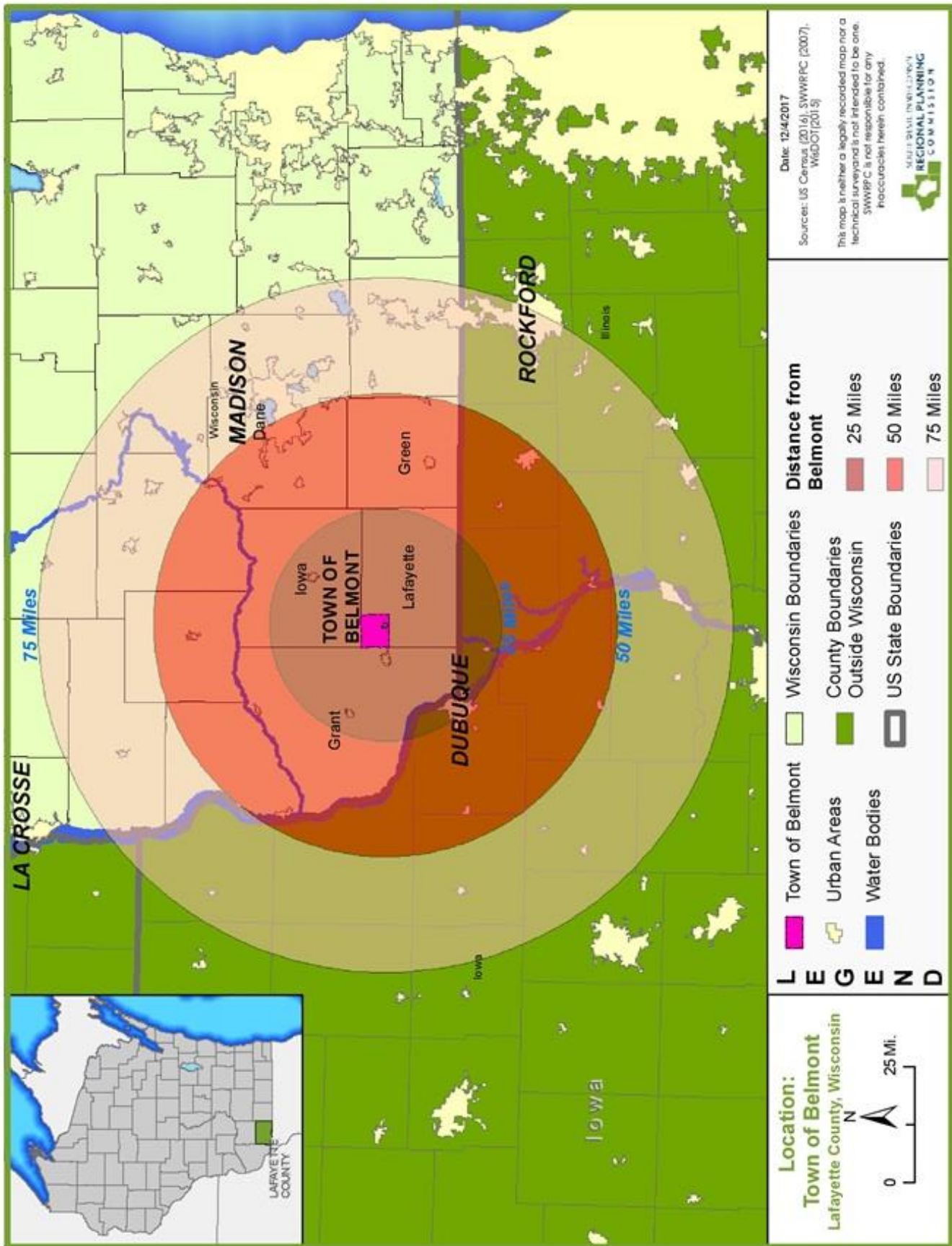


1.7 COMMUNITY VISION

A vision statement identifies where a community intends to be in the future and how to meet the future needs of its stakeholders: its citizens. The vision statement incorporates the community's shared understanding of its nature and purpose and uses this understanding to move towards a greater purpose together. SWWRPC, in conjunction with UWEX-Lafayette County, sponsored visioning sessions for each jurisdiction in the autumn of 2005. The Town Planning Commission utilized the visioning information from these sessions to create their formal vision statement, which was affirmed during the 2018-2019 Update process:

- 1. Keep the Town of Belmont agriculturally based with a 35-acre requirement for building a new home.*
- 2. Preserve ag land in the Town of Belmont*
- 3. Protect the natural environment, such as lakes, ponds, lowlands, and wooded areas.*
- 4. Preserve areas of historic importance.*
- 5. Permit limited development as long as it does not interfere with other objectives.*
- 6. Preserve rural character of the Town of Belmont by encouraging working family farms with large blocks of tillable land.*

Map 1.1: Planning Area



Community Survey

The following pages contain community survey results for the 2005 survey of property owners in the Town of Belmont, WI. The survey was sent to property owners in Lafayette County in the spring of 2005. The Southwestern Wisconsin Regional Planning Commission compiled the information for the Town of Belmont as part of the requirements of the Wisconsin Comprehensive Planning legislation. Of the 288 surveys mailed to Belmont property owners, forty-eight surveys (17%) were returned. The percentages below were based on the forty-eight returned surveys.

Quality of Life

1. What are the three most important reasons you and your family chose to live in Lafayette County?

35%	Agriculture	40%	Near job (employment opportunity)
2%	Appearance of homes	21%	Property taxes
4%	Community Services	4%	Quality of neighborhood
21%	Cost of home	21%	Quality of schools
2%	Historical significance	8%	Recreational opportunities
25%	Low crime rate	35%	Small town atmosphere
27%	Natural beauty	48%	Near family or friends
2%	Other	4%	No Response

2. Is there anything about living in Lafayette County that you do not like?

Comments report not attached.

Community Facilities and Services

3. Rate the following local services. The rating selections are Excellent (E), Good (G), Fair (F), Poor (P), Not Applicable (NA), and No Response (NR).

		E	G	F	P	NA	NR
a.	Ambulance	54%	33%	4%	0%	6%	2%
b.	Fire protection	56%	31%	6%	0%	4%	2%
c.	Garbage collection	25%	21%	8%	6%	38%	2%
d.	Municipal water system	19%	17%	2%	2%	54%	6%
e.	Park and recreation facilities	31%	42%	19%	0%	2%	6%
f.	Police protection	29%	46%	19%	0%	2%	4%
g.	Public library	25%	46%	17%	0%	6%	6%
h.	Public school system	31%	44%	15%	2%	2%	6%
i.	Recycling programs	23%	31%	15%	6%	19%	6%
j.	Sanitary sewer service	17%	23%	4%	2%	48%	6%
k.	Snow removal	27%	42%	10%	0%	17%	4%
l.	Storm water management	15%	33%	6%	0%	40%	6%
m.	Street and road maintenance	23%	44%	21%	2%	2%	8%

Natural and Cultural Resources

4. How important is it to protect the following. Your selections are Essential (E), Very Important (VI), Important (I), Not Important (NI), Not Applicable (NA), and No Response.

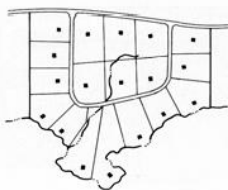
		E	VI	I	NI	NA	NR
a.	Air quality	46%	40%	10%	0%	0%	4%
b.	Farmland	46%	35%	8%	4%	2%	4%
c.	Forested lands	40%	31%	23%	2%	0%	4%
d.	Groundwater	69%	17%	8%	0%	0%	6%
e.	Historic and cultural sites	23%	23%	44%	2%	0%	8%
f.	Open space	27%	23%	40%	0%	2%	8%
g.	Rivers and streams	52%	31%	15%	0%	0%	2%
h.	Rural character	38%	23%	31%	2%	0%	6%
i.	Scenic views and undeveloped hills/bluffs	25%	33%	33%	2%	0%	6%
j.	Wetlands	27%	29%	31%	6%	0%	6%
k.	Wildlife habitat	31%	27%	31%	2%	0%	8%

Housing

Please give us your opinion about the development of housing in your community. Your selections for questions 5-9 are Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO), and No Response (NR).

		SA	A	D	SD	NO	NR
5.	Your local jurisdiction should focus on improving existing housing quality.	8%	42%	10%	0%	19%	21%
6.	More of the following types of housing are needed.						
a.	Single family housing	27%	33%	8%	0%	19%	13%
b.	Duplexes (2 units)	8%	27%	21%	2%	23%	19%
c.	Apartments	8%	25%	23%	6%	21%	17%
7.	Affordable housing is needed in your local jurisdiction.	29%	33%	13%	0%	17%	8%
8.	Elderly housing is needed in your local jurisdiction.	23%	42%	10%	0%	17%	8%
9.	Starter (first time home buyer) homes are needed in your local jurisdiction.	17%	44%	10%	0%	17%	13%

10. Would you prefer housing built in a traditional design (Option A), or a cluster design (Option B)?



27%	Option A
54%	Option B
19%	No Response

The rating selections for questions 11-16 are Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO), and No Response (NR).

		SA	A	D	SD	NO	NR
11.	Productive agricultural land should be allowed to be used for:						
a.	Agricultural use	77%	15%	2%	0%	2%	4%
b.	Residential use	8%	29%	40%	6%	2%	15%
c.	Commercial use	6%	27%	35%	15%	2%	15%
d.	Any use	6%	8%	29%	31%	6%	19%
12.	Large scale farms (300 or more animal units) should be allowed to expand:						
a.	Anywhere in Lafayette County	6%	25%	21%	21%	6%	21%
b.	Nowhere in Lafayette County	10%	17%	25%	21%	13%	15%
c.	Outside a 2 mile radius of incorporated areas	27%	29%	13%	2%	13%	17%
13.	Landowners should be allowed to develop land any way they want.	15%	19%	38%	15%	4%	10%
14.	The visual impacts (view of the landscape is an important consideration when evaluating proposed developments).	27%	56%	4%	2%	4%	6%
15.	It is important to require driveways that will meet standards for providing emergency services.	40%	48%	0%	0%	8%	4%
16.	There should be a minimum lot size on residential development in rural areas.	29%	33%	19%	4%	10%	4%

17. In your opinion, what should be the minimum lot size for rural residential development? Check only one box.

19%	Less than 1 acre	10%	11 to 40 acres
46%	1 to 5 acres	4%	40 or more acres
13%	6 to 10 acres	4%	No limitation
4%	No response		

Transportation

Please give us your opinion about transportation in your community. Your selections for questions 18-21 are Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO), and No Response (NR).

		SA	A	D	SD	NO	NR
18.	The overall network (roads, streets, and highways) in Lafayette County meets the needs of its citizens.	19%	73%	2%	0%	4%	2%
19.	The condition of local roads and streets in your community is adequate for intended uses.	19%	71%	4%	0%	4%	2%
20.	Biking and walking are important modes of transportation in your community.	19%	71%	4%	0%	4%	2%
21.	There should be more biking and walking lanes along public roadways.	25%	29%	25%	2%	15%	4%

22. Rate the following for your local jurisdiction. Your selections are Excellent (E), Good (G), Fair (F), Poor (P), Not Applicable (NA), and No Response (NR).

		E	G	F	P	NA	NR
a.	Roads	19%	69%	8%	2%	2%	0%
b.	Sidewalks	4%	29%	25%	2%	33%	6%
c.	Bike trails	4%	46%	25%	6%	13%	6%
d.	Airports	2%	19%	6%	6%	60%	6%
e.	Bus service	0%	4%	2%	19%	67%	8%
f.	Shared ride/van service	0%	15%	6%	8%	63%	8%
g.	Railroads	0%	2%	0%	15%	73%	10%

23. Check the two most effective ways your local jurisdiction could provide comprehensive planning information to its landowners and residents.

56%	Direct mailings
33%	Newspaper articles
15%	Radio
33%	Newsletters
46%	Public meeting
4%	Internet

Economic Development

Please give us your opinion about economic development in your community. Your selections for questions 24-28 are Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO), and No Response (NR).

		SA	A	D	SD	NO	NR
24.	Commercial or industrial buildings and activities involving truck traffic and manufacturing should be located:						
a.	In an existing city or village	25%	29%	21%	2%	6%	17%
b.	Near a city or village	21%	54%	8%	2%	6%	8%
c.	Anywhere in Lafayette County	4%	23%	33%	10%	6%	23%
25.	Lafayette County should work to coordinate efforts to actively recruit new businesses and industry.	54%	33%	0%	0%	4%	8%
26.	All Lafayette County communities should provide at least some land with infrastructure (water, sewer, access, etc.) for industrial and commercial uses either owned publicly or privately.	38%	31%	13%	0%	10%	8%
26a.	I support having my community create or expand where businesses could locate.	44%	40%	2%	0%	8%	6%
27.	Development at the edge of cities and villages should be required to have municipal water and sewer services.	31%	38%	10%	2%	10%	8%
28.	Lafayette County jurisdictions should pursue alternatives as a form of economic development:						
a.	Ethanol plants	35%	33%	15%	4%	6%	6%
b.	Solar energy	35%	42%	8%	0%	8%	6%
c.	Wind energy	38%	46%	2%	2%	8%	4%

29. Rate the importance of the following: Your selections are Essential (E), Very Important (VI), Important (I), Not Important (NI), No Opinion (NO), and No Response (NR).

		E	VI	I	NI	NO	NR
a.	Agricultural related businesses	54%	29%	10%	0%	2%	4%
b.	Commercial and retail development	19%	35%	31%	2%	6%	6%
c.	Downtown development -main street	19%	25%	42%	2%	6%	6%
d.	Home based businesses	8%	15%	44%	13%	13%	8%
e.	Industrial and manufacturing development	23%	31%	33%	2%	4%	6%
f.	Tourism and recreation	27%	29%	33%	4%	0%	6%

30. If you could change one thing in your community, what would it be? Comments report not attached.

31. Other comments: Comments report not attached.

Demographics

1. Gender

58%	Male
29%	Female
13%	No Response

2. Age

0%	18-24
10%	25-34
17%	35-44
27%	45-54
21%	55-64
25%	65 and older
0%	No response

3. Employment status

50%	Employed full time
6%	Employed part time
0%	Unemployed
23%	Self Employed
21%	Retired
0%	Other
0%	No response

4. Place of residence

96%	Own
2%	Rent
0%	Other
2%	No response

5. Number of adults (over 18) in your household

2%	0
17%	1
75%	2
4%	3
0%	4
0%	5 or more
2%	No response

6. Number of children (under 18) in our household

56%	0
13%	1
13%	2
2%	3
4%	4
4%	5 or more
8%	No response

7. Income range

6%	Less than 15,000
13%	15,000 to 24,999
27%	25,000 to 49,999
17%	50,000 to 74,999
10%	75,000 to 99,999
15%	100,000 or more
13%	No response

8. How long have you lived in Lafayette County?

2%	Less than 1 year
13%	1 to 4 years
6%	5 to 9 years
25%	10 to 24 years
54%	25 years or more
0%	No response

9. How many acres of land do you own in Lafayette County?

2%	Less than 1 acre
33%	1-10 acres
48%	11-100 acres
15%	100 or more acres
2%	No response

10. Do you actively farm the land you own?

33%	Yes
48%	No
15%	Not applicable
4%	No response

11. Do you think your land will be actively farmed (by you or someone else) in the next: (check all that apply).

1	0- 5 years
1	6-10 years
0	11-15 years
16	16 to 20 years
26	Not Applicable

2.0 UTILITIES AND COMMUNITY FACILITIES

2.1 CHAPTER SUMMARY

The purpose of this chapter is to inventory, map, and forecast utilities and community facilities. Utilities and community facilities, often referred to as public works, are the physical infrastructure allowing a community to function and grow. Community facilities may include garages for road maintenance duties, libraries, municipal offices, town halls, schools, police stations, fire stations, parks, etc. Community facilities are supported by utilities such as water services, sewer system, storm water drainage, electricity, etc. The need to expand, rehabilitate, or create new facilities and their necessary utilities is difficult to determine. To the extent possible, this chapter tries to forecast the future utility and community facility needs of your jurisdiction. These needs will vary according to growth pressure and the level of service deemed publicly acceptable. In addition, when evaluating whether a utility or community facility will be able to meet future needs, it is assumed that routine maintenance will be needed.

Wisconsin State Statute 66.1001(2)(d)

(d) Utilities and Community Facilities

A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, childcare facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.

2.2 GOALS

The following are the Utilities and Community Facilities Goals, two of the fourteen Smart Growth Planning Goals required by the planning grant contract.

1. Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
2. Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.

2.3 OBJECTIVES AND POLICY AND PROGRAM RECOMMENDATIONS

The following utility and community facility objectives and policy recommendations support the above goals and will help guide utility and facility decisions for the next 20 years.

NOT IN ORDER OF PRIORITY

1. Review new development proposals and carefully examine their impact on the community's services.
2. Discourage utility extensions into areas environmentally unsuitable for urban development due to soils, flooding, topography, etc.
3. Ensure that new development bears a fair share of capital improvement costs necessitated by the development.
4. Locate new development that requires urban services within City/Village limits.

5. **Develop a strategy for coordinating the co-location of telecommunication (“cell”) towers.**
6. **Guide new growth to areas that are most efficiently served with utilities.**
7. **The development activity will not require urban services such as municipal sewer and water unless the property is located near existing utility services.**
8. **The development activity can be reasonably served by public services and facilities.**

2.4 PUBLIC UTILITIES AND COMMUNITY FACILITIES

2.4.1 PRIVATE WASTEWATER TREATMENT

Septic systems are commonly used in rural or large lot areas where municipal sanitary sewer is not available. Septic systems (also known as private onsite wastewater treatment systems (POWTS)) are regulated under by state law and permits are issued by the State of Wisconsin and Lafayette County.

Septic systems treat domestic wastewater, which includes domestic activities such as sanitary, bath, laundry, dishwashing, garbage disposal, etc. These systems receive the wastewater that is either retained in a holding tank, or treated and discharged into the soil. Refer to the Lafayette County Zoning and Sanitation Department and the WI DNR for more information on sanitary sewer regulations.

2.4.2 MUNICIPAL SANITARY SEWER SERVICE

Municipalities usually have a wastewater treatment facility (WWTF) and a sanitary sewer system to treat wastewater. The Town of Belmont does not have a municipal WWTF serving any Town residents.

2.4.3 STORMWATER MANAGEMENT

The management of stormwater involves providing controlled release rates of runoff to receiving systems, typically through detention and/or retention facilities. A stormwater management system can be very simple – a series of natural drainage ways (ditches) – or a complex system of culverts, pipes, and drains. Either way, the purpose of the system is to store and channel water to specific areas, diminishing the impact of flooding and possible non-point source pollution.

As of August 2004, any construction site disturbing more than one acre of land must get state permits and keep soil on their land during and after construction. The threshold was lowered from five acres to one acre in order to comply with U.S. Environmental Protection Agency Phase 2 Storm Water Regulations. The purpose of the regulation is to lower and control the amount of sedimentation that reaches Wisconsin rivers and lakes. Refer to the WI DNR for more information.

2.4.4 WATER SUPPLY

Wells are safe, dependable sources of water if sited wisely and built correctly. Wisconsin has had well regulations since 1936, and today is recognized as a national leader in well protection. NR 812 (formerly NR 112), Wisconsin’s Administrative Code for Well Construction and Pump Installation, is administered by the WI DNR. The Well Code is based on the premise that if a well and water system is properly located, constructed, installed, and maintained, the well should provide safe water continuously without a need for treatment.

2.4.5 SPECIAL SERVICE DISTRICT

A special purpose district is a government entity responsible for performing specific tasks and oversight essential to a community's or region's well-being. Special districts include sanitary districts, metropolitan sewerage districts, drainage districts, inland lake protection and rehabilitation districts, business improvement districts, tax incremental financing districts, architectural conservancy districts, and port authorities. Refer to the Economic Development Chapter for more information.

2.4.6 SOLID WASTE DISPOSAL AND RECYCLING FACILITIES

In 1996, Wisconsin revised its solid waste rules to exceed the Federal (Subtitle 'D') rules for municipal solid waste landfills becoming the first state to receive approval of its solid waste program by the U.S. Environmental Protection Agency. The WI DNR authorizes solid waste disposal pursuant to Wis. Stats. 289.35, and numerous WI Administrative Codes. Refer to the WI DNR and the Department of Planning and Zoning for more information on landfill regulations.

Belmont has garbage and recycling drop-off services. The Town does not share these services with any neighboring jurisdictions. Also, there are no active landfills in the Town.

2.4.7 PARKS AND RECREATIONAL FACILITIES

Although parks and recreational locations might be considered only as part of a jurisdiction's natural resources, they are also community facilities, adding to a community's infrastructure and quality of life.

Table 2.1 Town of Belmont Parks

Name of Park	Location (Address)	Amenities
Belmont State Park		Shelter, playgrounds, hiking trails
First Territorial Capitol		Restrooms, small park
Platteville Mound		
Lake Joy Campground		Shelter, playground, swimming, showers
Belmont to Platteville Bike Trail		Paved off-road, non-motorized recreational path

2.4.8 TELECOMMUNICATION FACILITIES

Telecommunication towers, specifically cellular phone towers, are on the rise with increased use of cellular phones. Currently there are multiple telecommunication towers (including co-located ones) in Belmont. A map of these structures can be acquired through the Lafayette County Land Records office.

2.4.9 POWER PLANTS AND TRANSMISSION LINES

Lafayette County's power needs are supplied by the Alliant/ Wisconsin Power and Light Company, the Scenic River Energy Cooperative, and the Dairyland Power Cooperative (DPC).

2.4.10. WIND FARMS

State law largely dictates location, permitting, and development of wind farms.

2.4.11 CEMETERIES

Cemeteries are identified as prominent historic and cultural resources. They can provide an historic perspective of an area, providing names and ethnicities of previous residents, linking a community to its past.

Table 2.2 Town of Belmont Cemeteries

Name of Cemetery	Location (Address)	Maintenance Responsibilities
Bethel Grove Cemetery		Mowing
Cottage Inn Cemetery		Mowing
Baberta Cemetery		Mowing

2.4.12 POSTAL SERVICE

Post Offices are located in most Lafayette County Villages and in the cities of Darlington and Shullsburg. The Town of Belmont is served by the Belmont Post Office.

2.4.13 MUNICIPAL BUILDING AND/OR TOWN HALL

A jurisdiction's hall is integral to the operation of local government, providing a location for offices, supplies, and personal. Table 2.3 below lists the location of Belmont's municipal buildings and facilities.

Table 2.3 Municipal Facilities

Type of Facility	Location (Address)	Amenities
Town Hall		
Town Garage		
Maintenance Shed		
Recycling Center		

2.4.14 POLICE, FIRE, AND RESCUE SERVICES

Police, Fire, and Rescue Services for the Town of Belmont are shared with neighboring jurisdictions. Table 2.4 below lists the types of protection. For more information on whom services are shared with, refer to Chapter 7, Intergovernmental Cooperation.

Table 2.4 Police, Fire, and Rescue Service Protection

Type of Protection	Provider? (Name and Location)	Staffing (i.e. volunteer, paid, etc.)
Fire Protection	Belmont Fire Protection District (includes 10 sections in the Town of Platteville)	Volunteer
Law Enforcement	Lafayette County Sheriff Office	
Emergency Response	Belmont Ambulance Service (includes 10 sections in the Town of Platteville)	Volunteer

2.4.15 LIBRARY FACILITIES

Below is a table of the libraries that are in Lafayette County. Lafayette County libraries are part of the Southwest Library System. In 1971, the Wisconsin State Legislature passed a law creating 17 Library Systems in Wisconsin. The purpose of the library system is to provide free and equitable access to public libraries for all residents in Wisconsin even if their community has no library. The library system also serves to take on projects too costly or complex for individual community libraries. The funding for the Public Library System comes from a set percentage of the budgets of all public libraries in Wisconsin.

2.4.16 PRIMARY, SECONDARY, AND HIGHER EDUCATION FACILITIES

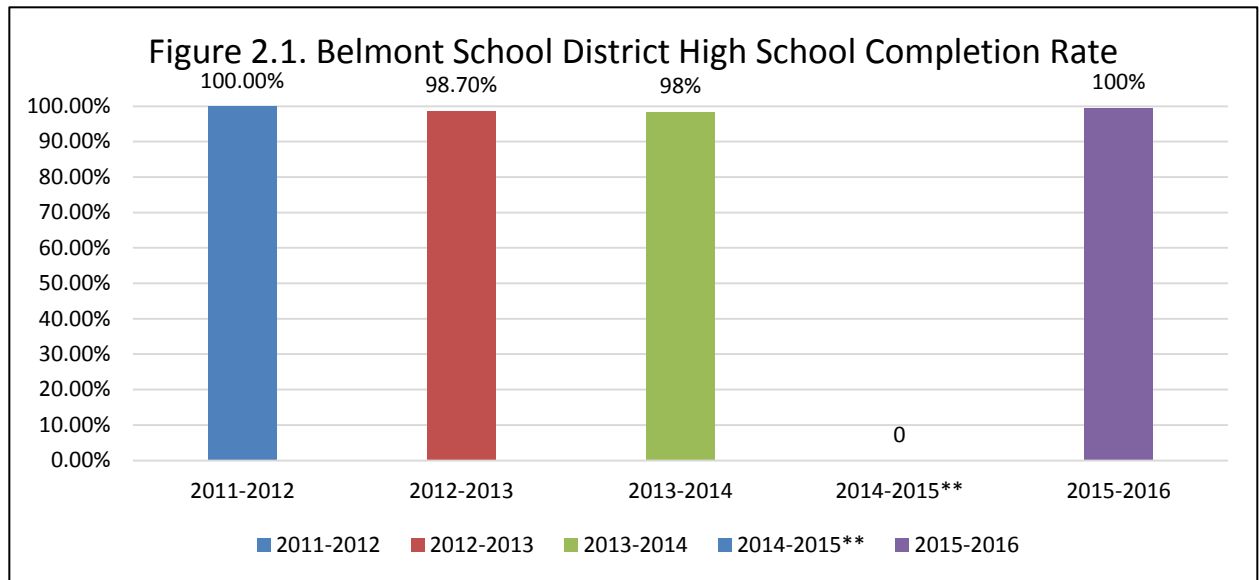
Belmont is in two school districts: Belmont and Platteville. There is also a private, Amish school on Sunny Lane. The Belmont Schools are located in the Village of Belmont. See Table 2.5.

Table 2.5 Education Facilities

School Name	Grade Levels	Type (Public, Private, or Other)	Located in What Community?
Belmont Community Schools	HIGH MIDDLE ELEMENTARY	Public	Village of Belmont, WI
John Stoltzfus Amish School		Private	Town of Belmont, Sunny Lane

Table 2.6 shows school enrollment Belmont Community School District from 2011-2015 as reported by the Wisconsin Department of Instruction. Figure 2.1 shows High School Completion Rate. No data was available for 2014-2015.

Table 2.6. Belmont School District, 2011-2015 Student Enrollment				
School Name	2011-2012	2012-2013	2013-2014	2015-2016
Belmont Elementary	215	209	206	210
Belmont High School	146	142	160	171
Total	361	351	366	381



There are several regional institutions of higher education offering a wide variety of educational opportunities including certificates, technical diplomas, associate, bachelor, and master's degrees. The nearest colleges and universities are located in Fennimore (Southwest Wisconsin Technical College), Platteville (UW - Platteville), Monroe (Blackhawk Tech) Madison (Edgewood College, UW-Madison, Madison Area Technical College) and Dubuque (University of Dubuque, Loras College, and Clark College).

2.4.17 HEALTH CARE FACILITIES

The trend of an aging population is found throughout Lafayette County, Wisconsin, and the country. As the population ages, there will be an increased demand for all types of health care facilities.

Table 2.6 Healthcare Facilities Serving Town of Belmont

Facility Name	Facility Location
Hospitals	Southwest Health – Platteville Memorial Hospital – Darlington Upland Hills Health – Dodgeville Close proximity to Finley and Mercy hospitals in Dubuque, IA
Nursing Homes	Lafayette County Manor – Darlington Epione Pavilion – Cuba City Sienna Crest Memory Care – Mineral Point Park Place Memory Care – Platteville Heartland Health Care Center – Platteville
Assisted Living Facilities	Our House Assisted Living – Platteville Sienna Crest Assisted Living– Darlington Pioneer Ridge Retirement Village – Platteville Platteville Assisted Care – Platteville
Chiropractic	Chiropractic Associates – Platteville Cuba City Chiropractic – Cuba City Rosemeyer Chiropractic – Platteville Live Well Chiropractic – Platteville Spinal Institute of Health – Platteville Paul Guler – Mineral Point
Dentists	Oak Park Dental – Platteville Schroeder, Robert D. Office – Cuba City Neumeister, R.J. – Platteville Hunter, Craig – Darlington Tulachka, Gregory - Darlington

Table 2.6 (cont.) Healthcare Facilities Serving Town of Belmont

Facility Name	Facility Location
Optometrists	Davis, Duehr, Dean – Platteville & Dodgeville Pioneer Optical – Platteville Tashner Vision – Platteville Lueck, Paul C – Darlington Dodgeville Optometry – Dodgeville
Podiatrists	Medical Associates Clinic - Platteville Platteville Podiatry – Platteville Schuck, Steven P – Cuba City
Other	Lafayette Manor Alzheimer's Unit - Darlington

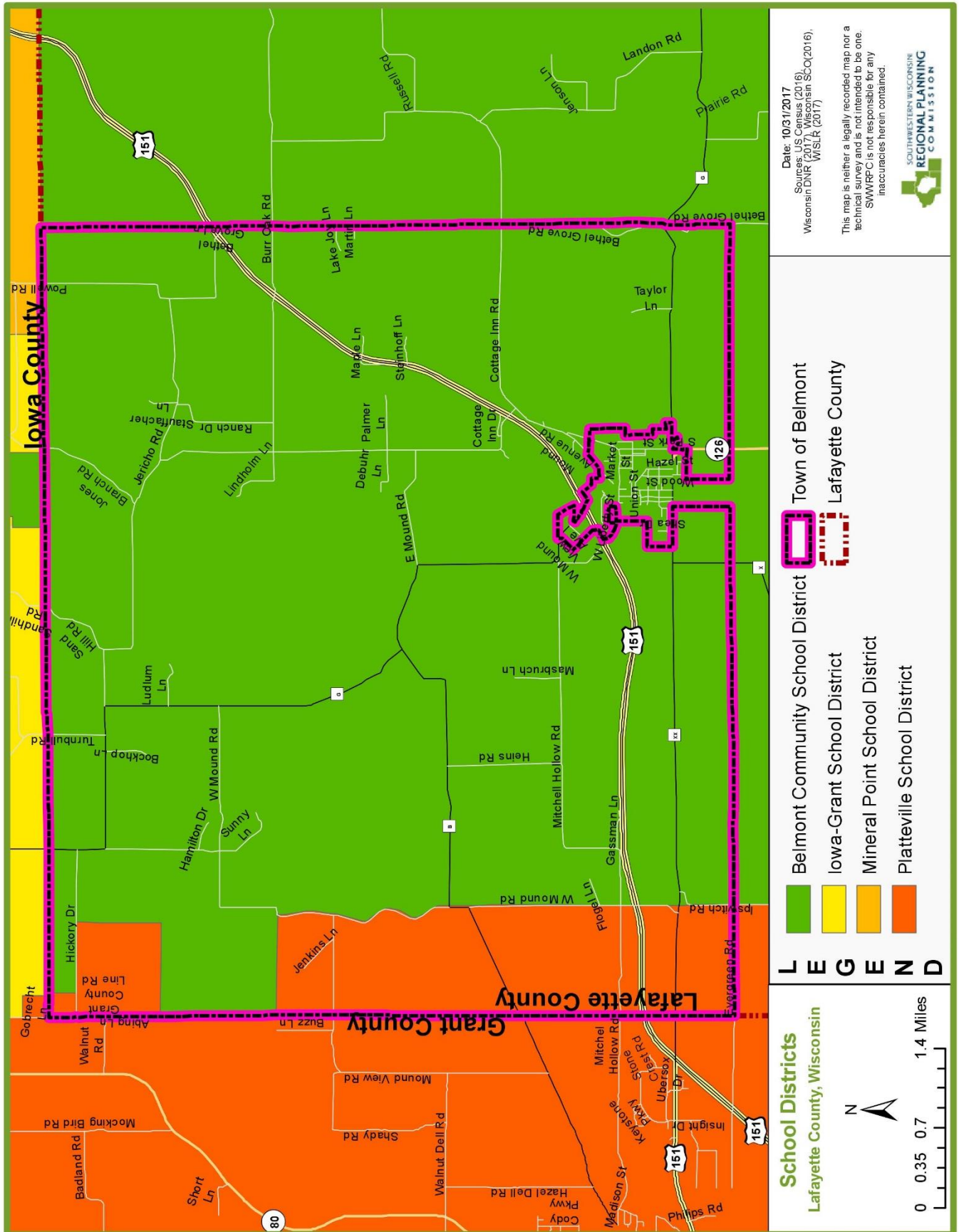
2.4.18 CAPITAL IMPROVEMENTS PROGRAM (CIP)

A CIP is a multiyear scheduling of physical public improvements based on the examination of available fiscal resources, as well as the prioritization of such improvements. Capital improvements are those that include new or expanded physical facilities that are relatively large, expensive, and permanent. Street improvements, public libraries, water and sewer lines, and park and recreation facilities are common examples of capital improvements. Currently, the Town of Belmont does not have a CIP. Refer to the Utilities and Community Facilities Chapter Attachments for maps of the utilities and community facilities.

2.5 UTILITIES AND COMMUNITY FACILITIES AGENCIES AND PROGRAMS

There are a number of available state and federal agencies and programs to assist communities with public works projects. Below are brief descriptions of various agencies and programs. Contact information has been provided for each agency. To find out more specific information or which program best fits your needs contact the agency directly.

Map 2.1: School Districts serving the Town of Belmont



[illegible]

3.0 AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

Wisconsin State Statute 66.1001(2)(e)

(e) Agricultural, Natural and Cultural Resources.

A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources, parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

3.1 AGRICULTURAL RESOURCES

3.1.1 AGRICULTURAL RESOURCES SUMMARY

The purpose of the Agricultural element is to present agricultural data and provide direction for land use decisions impacting agriculture for the next 20 years. Agriculture is highly significant to the Town culturally, economically, recreationally, and culturally.

3.1.2 GOALS

The following is the Agricultural Resource Goal, one of the fourteen Smart Growth Planning Goals required by the planning grant contract.

1. Protect economically productive areas, including farmland and forests.

3.1.3 OBJECTIVES AND POLICY AND PROGRAM RECOMMENDATIONS

The following agricultural resource objectives and policy recommendations (not in order of priority) support the above goal. They will guide agricultural resource decisions in the Town of Belmont over the next 20 years.

NOT IN ORDER OF PRIORITY

1. Encourage educational programs about the importance of agricultural resources for local residents.
2. Maintain land in productive farm operations or land capable of productive agricultural uses, while exploring and encouraging innovative methods of preserving land for agriculture.
3. In jurisdictions that have adopted County Zoning, place all lands in productive farm operations and lands capable of agricultural uses in the Exclusive Agricultural Zone (A-1), within which farming is the principle and preferred land use.
4. Maintain the rural and agricultural character of the community.
5. Emphasize the preservation of the environmental quality and rural character of the jurisdiction when considering future land use proposals.
6. Encourage the preservation of the family farm and farmland in the community.
7. Preserve prime farmland for agricultural uses.

8. **Preserve agricultural fields in the community from encroachment by incompatible development.**
9. **In zoned towns, place farms in the Exclusive Agricultural Zone as a unit, thereby offering some protection to environmentally significant areas on farms as well as preserving cropland.**
10. **Encourage proper separation distances between urban and rural land uses to avoid conflicts.**
11. **Encourage residential, commercial, and industrial development to areas least suited for agricultural purposes.**
12. **Discourage isolated non-agricultural commercial and industrial uses in agricultural areas, except for agricultural businesses and home-based businesses.**
13. **Maintain the agricultural infrastructure to support agricultural operations.**
14. **Direct necessary rural non-farm land uses to areas where they will cause minimum disruption of established farm operations.**
15. **Rezoning of agricultural land will take all the agricultural policies in this plan into consideration.**
16. **The development activity will not limit the surrounding land's potential for agricultural use.**
17. **The development activity will not significantly be in conflict with agricultural operations on other properties.**

3.1.4 FARMING SYSTEM

Using farm related data gathered at the County level from the Agricultural Census, it is possible to draw an inference about the state of agricultural health in the Town of Belmont. (The Agricultural Census does not collect data at the town level and defines a farm as any place from which \$1,000 or more of agricultural products were produced and sold, or normally would have been sold, during the year.)

Figures 3.1 – 3.3: Trends in Farm Numbers 1987 – 2012 (USDA U.S. Census of Agriculture)

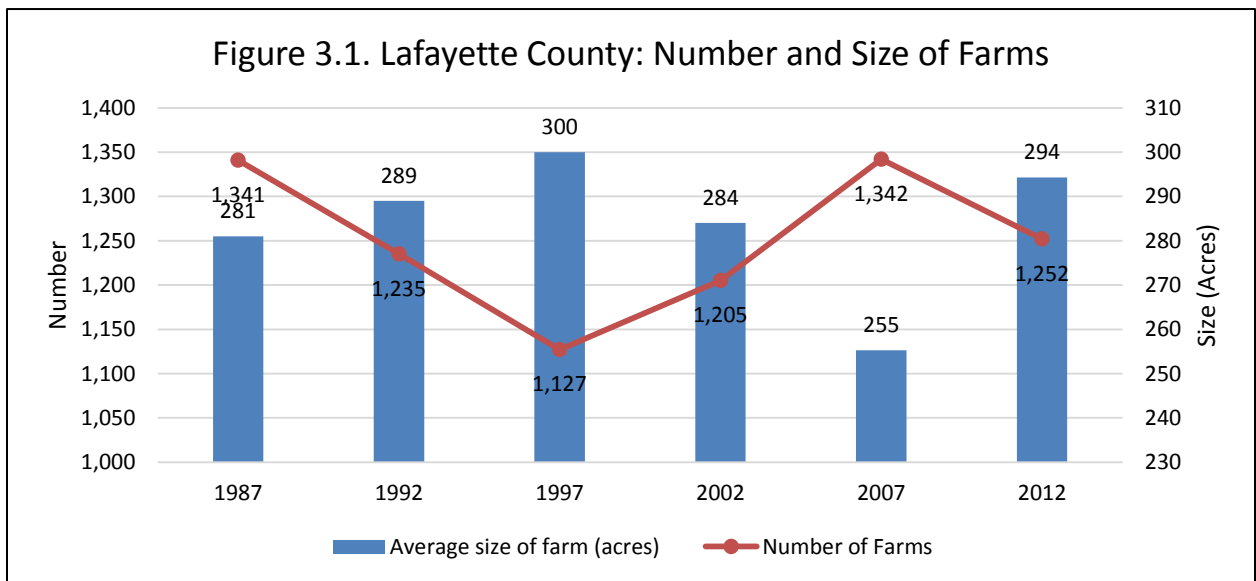


Figure 3.2. Lafayette County Total Land in Farms

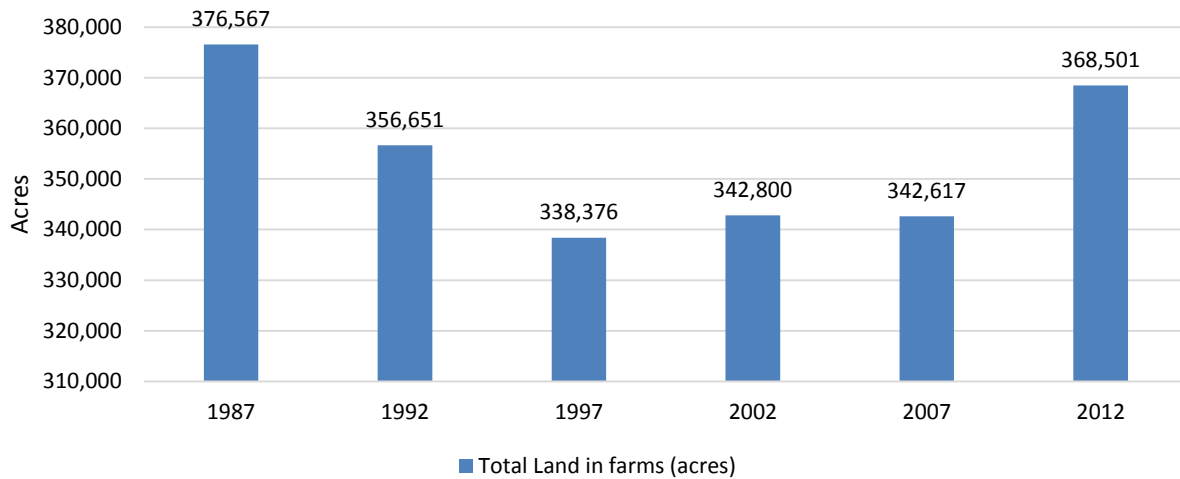


Figure 3.3. Total Farms by Size: Lafayette County

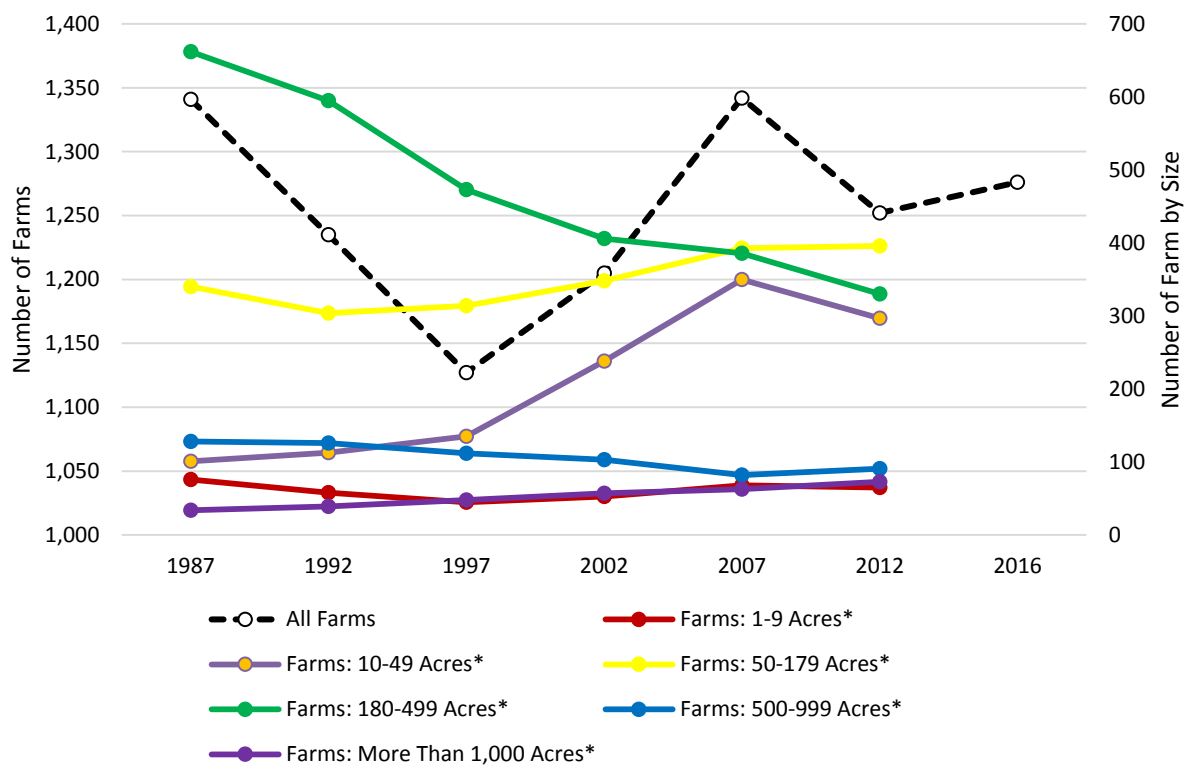


Figure 3.4 Trends in Dairy Farms 1987 – 2012 (USDA U.S. Census of Agriculture)

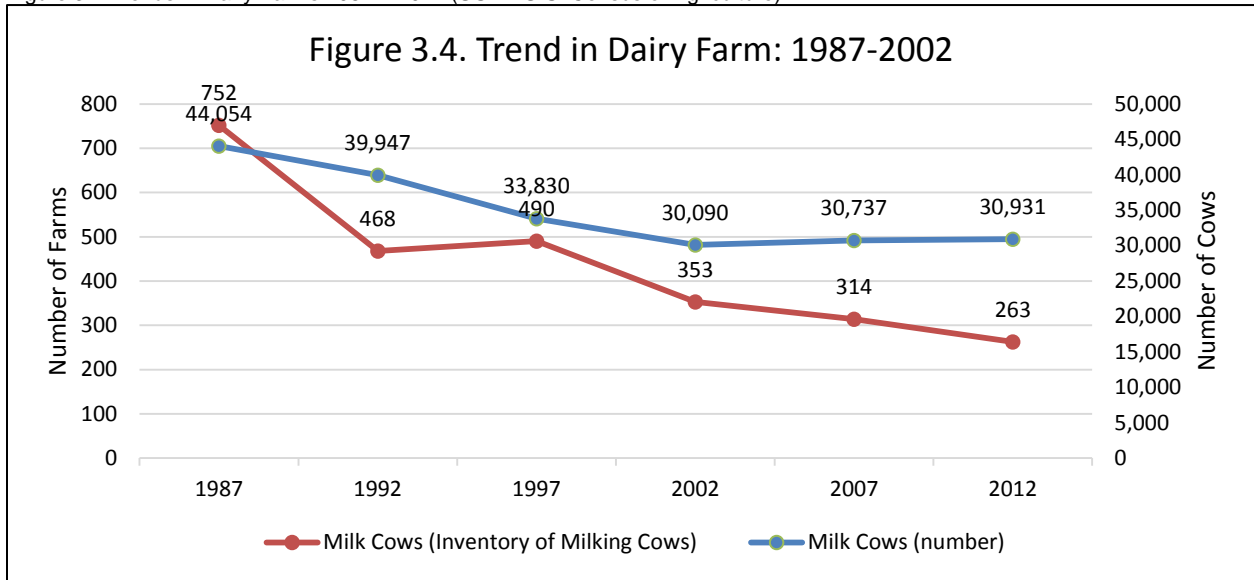
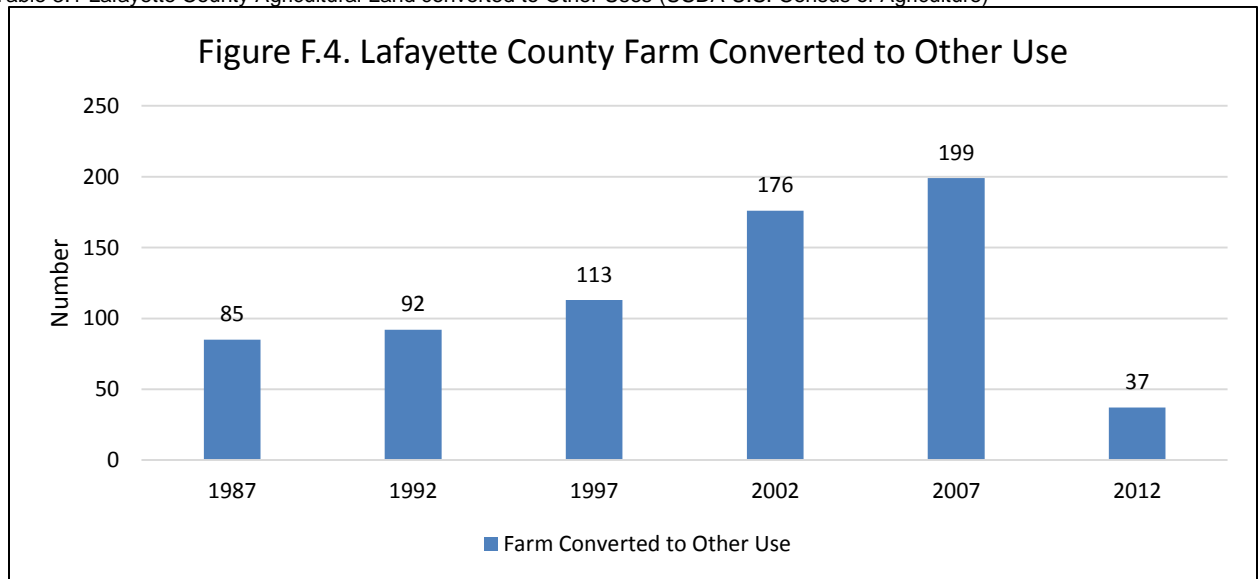


Table 3.1.2 shows clearly that both the number dairy farms and dairy cows in Lafayette County dropped dramatically (65 % and 30% respectively) between 1987 and 2012.

3.1.5 LAND SALES STATISTICS AND GRAPHS

As required by the comprehensive planning process, statistics and graphs of land sales information are included below. Unfortunately, the data does not document land sales at the town level, nor is it as current as one would like. However, despite these limitations, it is clear from Table 3.1.3 that the value of land (both Ag and land sold for non-Ag uses) has been rising and for some time, too. This trend of the last decade is no doubt continuing and therefore it is likely to affect future efforts by farmers to compete for the land base needed to remain in agriculture.

Table 3.1 Lafayette County Agricultural Land converted to Other Uses (USDA U.S. Census of Agriculture)



3.1.6 AGRICULTURAL ECONOMY

As shown in Table 3.1, 87% of those living in the Town of Belmont listed their occupations as farmer or farm manager in the 2015 American Community Survey. Note that these occupations may not be in the Town the farmer or farm manager is living in. However, it does provide a general overview of the Town's population of farmers.

Table 3.1 Farmers and Farm Managers as Number and Percent of Total Town Population

Table 3.1. Farm vs. Non-Farm Population (2011-2015)		
Municipality	Percent Employed as Farmers and Farm Managers of Agriculture	Percent Not Employed as Farmers and Farm Managers
Argyle town	16.9%	83.1%
Belmont town	12.3%	87.7%
Benton town	17.4%	82.6%
Blanchard town	3.5%	96.5%
Darlington town	23.8%	76.2%
Elk Grove town	38.9%	61.1%
Fayette town	18.4%	81.6%
Gratiot town	27.9%	72.1%
Kendall town	14.5%	85.5%
Lamont town	23.0%	77.0%
Monticello town	21.1%	78.9%
New Diggings town	5.8%	94.2%
Seymour town	42.0%	58.0%
Shullsburg town	22.5%	77.5%
Wayne town	16.3%	83.7%
White Oak Springs town	35.1%	64.9%
Willow Springs town	41.6%	58.4%
Wiota town	20.2%	79.8%
Average	15.4%	84.6%

3.1.7 AGRICULTURAL INFRASTRUCTURE

Farming infrastructure includes businesses and services such as feed mills, equipment vendors, cheese factories, seed dealers, or veterinarians might supply. Farm supply businesses and food processing facilities represent important resources to area farmers as well as the broader local economy.

3.1.8 PHYSICAL CHARACTERISTICS

Attached is the soils map for the Town of Belmont.

3.1.9 CONFLICTS AND THREATS TO AGRICULTURE

With the changes in development pressure and the transition out of farming by many, the nature of the industry is rapidly changing. Some of the conflicts and threats are within local control and some are tied to state, national and global decisions. This comprehensive plan cannot impact decisions such as commodity prices, which are set on the world market and the reduced marketing opportunities as a result of consolidation. What the plan can do, is respond to local conflicts and issues such as

- Conflicts with new residents with non-agriculture backgrounds, including smells and odors, traffic conflicts, animal waste disposal, trespassing, dust, manure and mud on the roads, chemical applications, equipment noise, lights, and fencing requirements.
- Fragmentation of farm fields as new parcels are created.
- Agricultural land values exceeding possible agricultural income opportunities.
- The challenges of developing a new generation of farmers.

The Town of Belmont Planning Commission is interested in working cooperatively with Lafayette County on agricultural issues.

3.1.10 FUTURE OF AGRICULTURE

Agriculture is changing rapidly and it is likely to continue to do so. It appears that the future will include three types of operations: larger commodity producers, niche/specialty producers, and life-style farming operations. In the past, the commodity producers were dominant, but this is changing as traditional dairy producers and older farmers are leaving the business.

3.2 NATURAL RESOURCES

3.2.1 NATURAL RESOURCE SUMMARY

It is vital for the Town of Belmont to consider its future in conjunction with its natural resources. It can be very challenging for rural communities to allow new development, while at the same time protecting the natural environment, preserving the character of an area. At first, development may have only a limited impact on the natural landscape, but as it development continues, visual and environmental impacts become increasingly apparent. In order to protect natural resources for the future, it is crucial to be aware of existing natural resources, such as water resources, the geology of the region, forests and woodlands, wildlife habitat, wetlands, parks, open space, air, and light.

3.2.2 GOALS

The following is the Natural Resource Goal, one of the fourteen Smart Growth Planning Goals required by the planning grant contract.

1. Protect natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
2. Protect economically productive areas, including farmland and forests.

3.2.3 OBJECTIVES AND POLICY AND PROGRAM RECOMMENDATIONS

The following natural resource objectives and policy recommendations will support the above goals and will guide natural resource decisions in the Town of Belmont over the next 20 years.

NOT IN ORDER OF PRIORITY

1. Encourage the preservation of scenic, historic, and scientific areas for the benefit of present and future generations.
2. Discourage rural non-farm development from locating on environmentally valuable or sensitive land.
3. Encourage the preservation and maintenance rural views and vistas.
4. Encourage tree preservation and sustainable forestry practices in the jurisdiction.
5. Encourage the suppression and limitation of noxious weeds.
6. Protect major drainage corridors from development in order to aid in stormwater runoff and prevent flooding.
7. Utilize county, state, and federal programs or grants to conserve, maintain, and protect natural resources, where and when appropriate.
8. Discourage development in areas where natural barriers to development exist (i.e. areas with poor soil characteristics for on-site septic system performance, areas prone to severe soil erosion, etc.).

3.2.4 COMMON NATURAL RESOURCES

Natural resources are materials such as water, topsoil, air, land, forests, fish and wildlife, and minerals occurring in nature that are essential or useful to humans. They have significance economically, recreationally, culturally, and aesthetically. These resources are combined into the recognized natural systems in which we live. These systems, or combinations of natural materials, can be referred to as “natural environments”, “ecosystems”, “biomes”, or “natural habitats”, among others. Human activities

affect all-natural resources that in turn can often have significant, sometimes adverse, impacts on the human community.

Belmont's natural resources are valued. The Town's three mounds, Lake Joy, its trout streams and scenic views are culturally, economically, recreationally, and aesthetically significant.

Keeping residents informed of their jurisdiction's natural resources is a proactive first step in supporting the natural resources and natural resource protection efforts important to the Town of Belmont. Flyers included with a tax mailing, articles in the local newspaper, workshops, or other similar education efforts can all help to educate residents on natural resource issues.

Fostering working relationships with your neighboring jurisdictions can help the Town of Belmont protect shared, contiguous natural areas that give local residents space to pursue recreational opportunities. Tapping into state and federal programs aimed specifically at protecting farmland, wetlands, and forests can help protect Belmont's natural resources. State and federal agencies and contact information are listed at the end of this chapter.

3.2.5 WATER RESOURCES

Water is one of the most commonly used natural resources, serving intrinsic and essential functions in the community on a daily basis for people, plants, and animals. A watershed is the land area from which all area waters (surface and groundwater) drain into stream systems and aquifers. Groundwater aquifers can be contained within a single watershed or can be so large that several watersheds are within the aquifer. Over 70% of all Wisconsin communities (that is, every two out of three State residents) rely on groundwater not only for domestic use, but also for agriculture, industrial uses, and recreational purposes. The Town of Belmont is in the four watersheds: the Little Platte River, the Upper West Branch of the Pecatonica River, the Middle Pecatonica River, and the Galena River watersheds.

3.2.5.1 GROUNDWATER

Groundwater is the water beneath the earth's surface filling spaces between rocks and soil particles and flowing between them. Groundwater fills wells and supplies the flow from springs. It is a critical resource, not only because it is used constantly, but also because rivers, streams, and other surface water depend on it for recharge. Groundwater can easily be contaminated through non-point source pollution, particularly in regions with thin soils over fractured limestone, sandstone, and shale bedrock. All Town of Belmont residents use groundwater for domestic water consumption.

3.2.5.2 GROUNDWATER CONTAMINATION

It is important to keep groundwater in mind for many areas of comprehensive planning. Ultimately, what takes place above ground directly affects groundwater below. There is a variety of activities influencing water resource quality. Potential pollution sources in Belmont that can affect groundwater include but are not limited to

- Surface Waste Water Discharge
- Feedlots
- Junkyards
- Pesticide and Fertilizer Applications
- Chemical Spills
- Abandoned Quarries

Because of its mobile nature, contaminants can travel far from their source through the water cycle. Contaminants in water coming from a variety of sources identified as non-point source pollution (NPSP), which can come from things like agriculture runoff, leaking septic systems, road salt and road building, parking lots, lawn, and golf course runoff, all of which directly impact water resources. Point source pollution comes from identifiable sources such as a single factory or overflow from a sewage treatment facility.

Pinpointing pollution sources can be made easier by identifying the location and extent of groundwater recharge areas, so communities can plan where and how much development can be built with the least amount of impact to the watershed. Contamination of local drinking water resources can be devastating, very costly to reverse, and affects all area residents. The Town of Belmont has used grant monies to put water and sewer into Evergreen Village, thus preventing potential NPSP from private septic systems in close proximity.

A wellhead protection plan lists potential contaminants within a well “cone of depression” (a cone-shaped lowering of the water table around a pumped well) which then can show the best location for a well, away from possible contaminant flow. A wellhead protection plan aims at preventing contaminants from entering the area of land around water supply wells. This area includes, “the surface or subsurface area surrounding a water well or wellfield supplying a water system, through which contaminants are reasonably likely to move toward and reach such well or wellfield” (US EPA. 1987).

3.2.5.2 GROUNDWATER SUPPLY

Water supply is impacted as communities grow, bringing increased demand to supply water to new homes, businesses, and industries. High capacity wells and an increasing number of wells, both private and public, can reduce the amount of recharge to surface waters, causing streamflow reduction, loss of springs, and changes in wetland vegetative communities. The strains of meeting growing water demand from a sprawling population are starting to show. Statewide water use has increased 33% in the last 15 years and water tables are plummeting in many urban areas as the thirst for more water outstrips the land’s ability to provide it. (Lisa Gaumnitz, Tim Asplund, and Megan R. Matthews, “A Growing Thirst for Groundwater”, August 2004.)

The Groundwater Bill (2003 Act 310) addresses groundwater quantity issues, requiring approval for siting, fees, and an environmental review. While this legislation is currently more relevant in areas of the state experiencing severe water quantity issues (such as Southeast Wisconsin), the principle of controlling groundwater withdrawal in all parts of the state is quite important and is a growing concern for the future. A State level groundwater advisory committee is now meeting to address groundwater management issues to be of help to communities.

3.2.5.4 SURFACE WATER

Surface water, which is all water naturally open to the atmosphere such as rivers, lakes, reservoirs, ponds, streams, impoundments, seas, and estuaries, in the Town of Belmont includes the Mounds Branch of the Little Platte, the Jones Branch of the Upper West Branch of the Pecatonica, and the Bonner Branch of the Middle Pecatonica rivers. These watercourses provide recreational opportunities, such as fishing, canoeing, wildlife viewing, swimming, and bird watching. These same rivers and their feeder streams also provide essential habitat for fish, mussels, insects, and other wildlife.

3.2.5.5 WETLANDS

Wetlands serve a variety of functions, including playing an important role in stormwater management and flood control, filtering pollutants, recharging groundwater, providing a habitat for many wildlife species and plants, and offering open space and passive recreational opportunities. Wetlands include all marshes, swamps, fens, bogs, and those areas excluded from cultivation or other uses because they are intermittently wet.

The Town of Belmont is within the Southwest Savanna ecological landscape, an area in which most wetlands are associated primarily with the rivers and streams. The importance of glacial activity in forming lakes and wetlands is illustrated by the lack of these water bodies in the Driftless Area of southwestern Wisconsin. In fact, wetlands comprise only 1% of the land cover in Southwest Savanna landscape (Wisconsin Land Legacy Report, 2002) and only 0.8% of Lafayette County (WI-DNR, 2006). Lafayette County has few wetlands not only due to being in the Driftless Area, but also because the area has experienced wetland draining for agricultural purposes.

3.2.5.6 FLOODPLAINS

A floodplain is a low area of land adjacent to a stream or other watercourse subject to flooding. Floodplains hold water overflow during a flood and are delineated based on the 100-year storm event - the area that would be covered by water during a flood so big it theoretically only happens every 100 years. However, flooding can occur in any year. For that reason, development should not occur in drainage ways and floodplains since they serve as stormwater runoff systems and flood mitigation landscape features.

Counties, cities, and villages are required to adopt reasonable and effective floodplain zoning ordinances in order to participate in the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program. FEMA has designated flood hazard areas along many surface water resources. The importance of respecting floodways and floodplains is critical in terms of planning and development. Ignoring these constraints can cause serious problems relating to property damage and the overall safety of residents.

Most towns, including Belmont, rely on the County's floodplain ordinance to protect lands susceptible to flooding.

3.2.6 WILDLIFE

Wildlife can sometimes cause problems by destroying property, carrying diseases, producing unsanitary waste, or conflicting with human activities. Therefore, it is vital to provide sufficient natural habitat at a distance from human activities where animals will not be in contact or conflict with humans and can live and breed without interference.

3.2.6.1 IMPORTANCE OF BIODIVERSITY

Biodiversity is the full spectrum of life forms and the many ecological processes supporting them. Protecting biodiversity is essential to core necessities such as maintaining clean air and water, providing adequate habitat for the state's flora and fauna, maintaining a vibrant economy and providing recreational opportunities. Biodiversity protection depends on the sustainability of diverse ecosystems, such as the mosaic of forests, agricultural lands, grasslands, bluffs, coastal zones and aquatic communities present in Wisconsin. It also depends upon the conservation of each ecosystem's basic components – the natural communities, plants and animals within them. Ecosystems contain a variety of species that are unique and provide value to the diversity of the individual ecosystem and the state overall. It is important to view biodiversity at all levels to ensure the adequate conservation of Wisconsin's environment.

Habitat is the combination of food, water, shelter, and space necessary to meet the needs of wildlife.

At the broadest scale, the State of Wisconsin is divided into distinct "ecological landscapes" based on unique combinations of physical and biological characteristics that make up the ecosystems, such as climate, geology, soils, water, or vegetation. They differ in levels of biological productivity, habitat suitability for wildlife, presence of rare species and natural communities, and in many other ways that affect land use and management. The Town of Belmont is located in the Southwest Savanna landscape.

3.2.6.2 NATURAL COMMUNITIES

Ecological landscapes are comprised of natural communities – assemblages of plants and animals at specific locations. Because of the biotic and abiotic differences between ecological landscapes, the natural communities within each are typically different as well. The deeply dissected, unglaciated Southwest Savanna landscape was composed of tall grass prairie, oak savanna and some wooded slopes of oak forest. Today, this landscape is primarily in agricultural production with scattered woodlands, savannas and remnant prairies.

3.2.6.3 STATE NATURAL AREAS

Wisconsin harbors a diverse mix of natural biotic communities and native species. Some species and natural communities have very limited distribution or only occur at small locations around the state. In 1951, Wisconsin initiated the United States' first statewide program to identify and protect areas of outstanding and unique ecological, geological, and archeological value. These natural areas provide the best examples of natural processes acting over time with limited impact of human activity. The State

Natural Areas (SNA) program has grown to become the largest and most successful program of its kind in the nation; there are over 335 sites are designated in Wisconsin.

State Natural Areas are important not only because they showcase the best and most pristine parts of Wisconsin, but also because they provide excellent wildlife habitat and undisturbed natural communities. Many threatened, endangered, and state special concern species can be found in these areas.

There are six State Natural Areas in Lafayette County and include the Argyle Mound Woods and Argyle Prairie, both of which are in the Town of Argyle. Ipswich Prairie, is in the Town of Elk Grove (the SNA lies on the county line; some of it is in Grant County), Hardscrabble Prairie in the Town of Benton, Weir White Oaks (not open to the public) in the Town of Wayne, and the Yellowstone Savanna in the Town of Fayette.

3.2.6.4 ENDANGERED SPECIES

While the conservation of plants, animals and their habitat should be considered for all species, this is particularly important for rare or declining species. An endangered species is one whose continued existence is in jeopardy and may become extinct. A threatened species is one that is likely, within the foreseeable future, to become endangered. A special concern species is one about which some problem of abundance or distribution is suspected but not yet proven. The main purpose of the special concern category is to focus attention on certain species before they become endangered or threatened. Remaining examples of Wisconsin's intact native communities are also tracked but not protected by the law. Natural communities capture much of our native biodiversity and provide benchmarks for future scientific studies. Protection of such species is a valuable and vital component of sustaining biodiversity.

Both the state and federal governments prepare their own separate lists of such plant and animal species but do so working in cooperation with one another, as well as with various other organizations and universities. The WI DNR's Endangered Resources Program monitors endangered, threatened, and special concern species and maintains the state's Natural Heritage Inventory (NHI) database. This program maintains data on the locations and status of rare species in Wisconsin and these data are exempt from the open records law due to their sensitive nature.

The Wisconsin Endangered Species Law was enacted to afford protection for certain wild animals and plants that the Legislature recognized as endangered or threatened and in need of protection as a matter of general state concern. It is illegal to

- 1) take, transport, possess, process or sell any wild animal that is included on the Wisconsin Endangered and Threatened Species List;
- 2) process or sell any wild plant that is a listed species;
- 3) cut, root up, sever, injure, destroy, remove, transport or carry away a listed plant on public lands or lands a person does not own, lease, or have the permission of the landowner. There are exemptions to the plant protection on public lands for forestry, agriculture and utility activities. In some cases, a person can conduct the above activities if permitted under a Department permit (i.e. "Scientific Take" Permit or an "Incidental Take" Permit).

The Federal Endangered Species Act also protects animals and plants that are considered endangered or threatened at a national level. The law prohibits the direct killing, taking, or other activities that may be detrimental to the species, including habitat modification or degradation, for all federally listed animals and designated critical habitat. Federally listed plants are also protected but only on federal lands. Implementation of the Endangered Species laws is usually accomplished during the state permit review process, but is ultimately the responsibility of a project proponent and property owner to ensure that they are not in violation of the laws.

According to the NHI database and listed in Table 3.2, twenty-eight elements have been recorded in the Town of Belmont. Data is only provided to the town level. Thorough inventories of the entire county have not been conducted for rare species. Additional rare species and their habitat may occur in other locations but they are not recorded within the NHI database. Remaining examples of Wisconsin's intact native communities are tracked but

not protected by the law. The descriptions of these threatened or endangered native communities in the jurisdiction are listed after Table 3.2.

NOTE: END = Endangered; THR = Threatened; SC = Special Concern; NA = Not applicable, Fed C= Candidate for future listing

Table 3.2 Natural Heritage Inventory: Town of Belmont

Group	Scientific Name	Common Name	State Status	Date Listed
Community	Mesic Prairie	Mesic Prairie	NA	1987
Community	Pine Relict	Pine Relict	NA	1973
Community	Southern Dry-Mesic Forest	Southern Dry-Mesic Forest	NA	1976
Community	Southern Mesic Forest	Southern Mesic Forest	NA	1990
Bird	<i>Bartramia Longicauda</i>	Upland Sandpiper	SC/M	1993
Fish	<i>Notropis Nubilus</i>	Ozark Minnow	THR	1981
Fish	<i>Noturus Exilis</i>	Slender Madtom	END	1976
Herptile	<i>Acris Crepitans Blanchardi</i>	Blanchard's Cricket Frog	END	1984
Herptile	<i>Sistrurus Catenatus Catenatus</i>	Eastern Massasauga Rattlesnake	END (Fed: C)	1871
Invertebrate	<i>Chlosyne Gorgone</i>	Gorgone Checker Spot	SC/N	1991
Mammal	<i>Spermophilus Franklinii</i>	Franklin's Ground Squirrel	SC/N	1987
Mammal	<i>Pipistrellus Subflavus</i>	Eastern Pipistrelle	SC/N	1948
Plant	<i>Gymnocarpium Robertianum</i>	Limestone Oak Fern	SC	1972
Plant	<i>Lithospermum Latifolium</i>	American Gromwell	SC	1993
Plant	<i>Parthenium Integrifolium</i>	American Fever-Few	THR	1987
Plant	<i>Polytaenia Nuttallii</i>	Prairie Parsley	THR	1987
Plant	<i>Verbena Simplex</i>	Narrow-Leaved Vervain	SC	1922
Plant	<i>Arabis Shortii</i>	Short's Rock-Cress	SC	2001
Plant	<i>Cacalia Muehlenbergii</i>	Great Indian-Plantain	SC	2002
Plant	<i>Cacalia Tuberosa</i>	Prairie Indian Plantain	THR	1922
Plant	<i>Diarrhena Obovata</i>	Beak Grass	END	2001
Plant	<i>Gentiana Alba</i>	Yellow Gentian	THR	2001
Plant	<i>Prenanthes Crepidinea</i>	Nodding Rattlesnake-Root	END	2002
Plant	<i>Scutellaria Ovata</i>	Heart-Leaved Skullcap	SC	2001
Plant	<i>Silene Nivea</i>	Snowy Campion	THR	1994
Plant	<i>Silene Virginica</i>	Fire Pink	END	2001
Plant	<i>Triphora Trianthophora</i>	Nodding Pogonia	SC	2002
Plant	<i>Napaea Dioica</i>	Glade Mallow	SC	1998

Mesic Prairie

This grassland community occurs on rich, moist, well-drained sites. The dominant plant is the tall grass, big bluestem (*Andropogon gerardii*). The grasses little bluestem (*Andropogon scoparius*), indian grass (*Sorghastrum nutans*), porcupine grass (*Stipa spartea*), prairie dropseed (*Sporobolus heterolepis*), and tall switchgrass (*Panicum virgatum*) are also frequent. The forb layer is diverse in the number, size, and physiognomy of the species. Common taxa include the prairie docks (*Silphium* spp.), lead plant (*Amorpha canescens*), heath and smooth asters (*Aster ericoides* and *A. laevis*), sand coreopsis (*Coreopsis palmata*), prairie sunflower (*Helianthus laetiflorus*), rattlesnake-master (*Eryngium yuccifolium*), flowering spurge (*Euphorbia corollata*), beebalm (*Monarda fistulosa*), prairie coneflower (*Ratibida pinnata*), and spiderwort (*Tradescantia ohioensis*).

Pine Relict

These isolated stands of white pine (*Pinus strobus*) and red pine (*P. resinosa*) or, less commonly, jack pine (*P. banksiana*), that occur on sandstone outcrops or in thin soils over sandstone in the Driftless Area of southwestern Wisconsin, have historically been referred to as relicts. The understories often contain species with northern affinities such as blueberries (*Vaccinium* spp.), huckleberry (*Gaylussacia baccata*), wintergreen (*Gaultheria procumbens*), pipsissewa (*Chimaphila umbellata*), and partridge-berry (*Mitchella repens*), sometimes mixed with herbs typically found in southern Wisconsin's oak forests and prairies.

Southern Dry-Mesic Forest

Red oak (*Quercus rubra*) is a common dominant tree of this upland forest community type. White oak (*Q. alba*), basswood (*Tilia americana*), sugar and red maples (*Acer saccharum* and *A. rubrum*), and white ash (*Fraxinus*

americana) are also important. The herbaceous understory flora is diverse and includes many species listed under Southern Dry Forest, plus jack-in-the-pulpit (*Arisaema triphyllum*), enchanter's-nightshade (*Circaea lutetiana*), large-flowered bellwort (*Uvularia grandiflora*), interrupted fern (*Osmunda claytoniana*), Lady Fern (*Athyrium Filix-femina*), tick trefoils (*Desmodium glutinosum* and *D. nudiflorum*), and hog peanut (*Amphicarpa bracteata*). To the detriment of the oaks, mesophytic tree species are becoming increasingly important under current management practices and fire suppression policies.

Southern Mesic Forest

This upland forest community occurs on rich, well-drained soils. The dominant tree species is sugar maple (*Acer saccharum*), but basswood (*Tilia americana*) and (near Lake Michigan) beech (*Fagus grandifolia*) may be co-dominant. Many other trees are found in these forests, including those of the walnut family (*Juglandaceae*). The understory is typically open (sometimes brushy with species of gooseberry (*Ribes spp.*) if there is a past history of grazing) and supports fine spring ephemeral displays. Characteristic herbs are spring beauty (*Claytonia virginica*), trout-lilies (*Erythronium spp.*), trilliums (*Trillium spp.*), violets (*Viola spp.*), bloodroot (*Sanguinaria canadensis*), blue cohosh (*Caulophyllum thalictroides*), mayapple (*Podophyllum peltatum*), and Virginia waterleaf (*Hydrophyllum virginianum*).

3.2.7 FOREST RESOURCES

Forests provide raw materials for the forest products industry and a venue for hunting, hiking, and fishing. Forests help sustain water resources and provide habitat for a wide variety of plants and animals, including threatened and endangered species and by balancing global warming effects and air pollution by producing oxygen and storing carbon. Over half the forested lands in Wisconsin are privately owned (57%).

Trees are important components of a community's green infrastructure, offering substantial environmental benefits, including cleaner air and water, quieter streets, cheaper energy bills, cooler temperatures, and wildlife habitat. Tree-planting programs, preserving established trees, and using sustainable forestry techniques not only increase property values for Town residents, but also lower air and water remediation costs for the environment. The Town of Belmont has suffered tree losses from Gypsy Moths.

While Lafayette County has a great deal of land in agriculture, there is also a fair amount of forested lands in the County: in 1983, 9.4% of Lafayette County (38,200 acres) was forested. As of 1996 (the most recent data available), 9.6% was forested (38,790 acres). Most was in private ownership: 33,090 acres. (Data showing amount of forested land per town was not available.) In Lafayette County in 2003, the total number of privately-owned acres of land in the Managed Forest Law program (MFL) was 5,587 acres, 484 of which were open to public for hunting and recreation.

3.2.8 ENVIRONMENTAL CORRIDORS

Environmental corridors are areas containing groups of features allowing animals and plants to move unobstructed across the landscape. Areas of concentrated natural resource activity ("rooms"), such as wetlands, woodlands, prairies, lakes, and other features, become even more functional and supportive of wildlife when linked by such corridors ("hallways"). If corridor resource features are mapped, they can depict linear spaces that can be helpful in future land development decisions. Fish and wildlife populations, native plant distribution, and even clean water all depend on movement through environmental corridors. For example, wildlife populations isolated in one wooded location can overpopulate, die out, or cause problems for neighbors if there are not adequate corridors to allow the population to move about and disperse freely. Over 70% of all terrestrial wildlife species use riparian corridors, according to the USDA Natural Resources Conservation Service (NRCS). By preserving environmental corridors, wildlife populations, both plant and animals can maintain themselves and be healthier.

Environmental Corridor Benefits:

- Improved Wildlife Habitat
- Greater Biodiversity
- Reduced Flooding
- Reduced Soil Erosion
- Improved Water Quality
- Improved Water Quantity
- Groundwater Recharge
- Bank Stabilization
- Improved Air Quality

Social Benefits:

- Walking and Hiking
- Cross Country Skiing
- Horseback Riding
- Photography
- Wildlife Viewing

3.2.9 LIGHT, AIR, AND NOISE POLLUTION

Light, air, and noise pollution are not often considered when doing planning. However, improper environmental controls can produce air (odor) pollution and noise pollution. The most common air pollutants (dust, pollen, fuel fumes, ash, etc.) including odors, come from industrial, automotive, and agriculture sources. Burn barrels are significant local contributors to air pollution.

Inappropriate or overly bright outdoor lighting can spill over property lines provoking altercations with neighbors or impair driving conditions (e.g. very bright lighting for businesses producing eye level glare to passing drivers). Improper night lighting or light pollution, affects the night sky anywhere improperly shaded nighttime outdoor lights are used. Lighting ordinances recognize the benefits of appropriate outdoor lighting and can provide guidelines for installation, helping to maintain and compliment a community's character. Inappropriate lighting has been identified by the Belmont Planning Commission as an issue in the Town although as of yet, the jurisdiction has not addressed the problem.

A number of land uses can contribute to noise pollution, such as vehicle noise from highways, airport noise, or sounds from manufacturing facilities. Repetitive excessive noises like those from boom cars, loud stereos, powered lawn and garden equipment, and construction activities have been shown to have serious health consequences (e.g. tinnitus, balance problems), not to mention problems between neighbors.

3.2.10 GEOLOGIC AND MINERAL RESOURCES

Soils and geology are also important planning considerations, particularly when thinking about new development. Today, technological advances can overcome many development challenges relating to soil and geology. However, it is important that these resources not be abused, overused, or contaminated. Particular attention must be paid to soils when development is occurring on steeper slopes. A series of maps showing slope limitations, septic limitations, and depth to bedrock have been included at the end of this Section.

Most of south/southwest Wisconsin's bedrock is sedimentary rock, consisting of sandstone and shale or limestone. Mineral resources are divided into two categories, metallic and non-metallic resources. Metallic resources in the region include lead and zinc. Historically, there was a great deal of lead and zinc mining in Lafayette County.

3.2.10.1 NON-METALLIC MINE RECLAMATION

In June of 2001, all Wisconsin counties were obliged to adopt an ordinance for nonmetallic mine reclamation. The purpose of the ordinance is to achieve acceptable final site reclamation to an approved post-mining land use in compliance with uniform reclamation standards. Uniform reclamation standards address environmental protection measures including topsoil salvage and storage, surface and groundwater protection, and concurrent reclamation to minimize acreage exposed to wind and water erosion.

Most towns, including Belmont, rely on the County's non-metallic mining ordinance to address abandoned quarry land reclamation.

3.2.10.2 QUARRIES

Non-metallic resources include sand, gravel, and limestone, resources that come from quarries. A quarry is an open-pit mine from which rock or minerals are extracted. Such rocks and minerals are generally used as dimension stone. Rock quarries are usually shallower than other types of open-pit mines. Types of rock extracted from quarries include cinders, coquina (a type of limestone), blue rock, granite, gritstone, limestone, marble, sandstone, and slate. Limestone for road building is one of the most significant non-metallic geologic resources in the area today.

In level areas, quarries often have special engineering problems for drainage. Groundwater seeping into the quarry pit must be pumped out. Many quarries fill with water to become ponds or small lakes after abandonment. Others have become landfills. Restricting access to quarries helps protect these areas from becoming groundwater pollution source points. Therefore, determining quarry locations within the jurisdiction's local watersheds can help communities plan where and how much development can be built, with respect to its water resources.

3.2.11 NATURAL OPEN SPACE AND PARKS

Natural open space is that part of the landscape without obvious development. It can take the form of cropland and pastures, greenbelts, wetlands, woodlands, parks, or floodplains. The value of open space lies not only in its inherent protection of ecologically sensitive areas, but also in its appeal of naturalness to the passerby, the vacationer, and the outdoor enthusiast. Preserving open spaces not only protects natural resources, but also gives the viewer a sense of freedom with its visual impact of open space, whether it is agricultural land, woodlands, or a park.

Communities have signs and billboards for economic, safety, and information purposes. However, sometimes they can have a negative visual impact on the landscape, particularly if there are a lot of them, are very large, or are poorly placed.

3.2.12 LOCAL PARK AND RECREATION RESOURCES

Every jurisdiction is unique and can capitalize on its significance and natural beauty. Only in your town do those particular views, walks, and landmarks exist. Because each place is unique, opportunities exist to capitalize on its assets. For example, biking, driving, or walking tours can be designed to thread through areas of cultural, historical, or environmental significance. ATV, horse, or bike trails can be dotted with parks, scenic waysides, or rest stops.

Parks are attractions in their own right. They can serve a limited neighborhood area, a portion of the community, or the entire community or region and provide land and facilities for outdoor recreation for residents and visitors. Depending on park size, parks and recreation areas can attract campers, ball players, bird watchers, cyclists, snowmobilers, bikers, 4-wheelers, horseback riders, hunters, anglers, and other recreational users. Amenities such as ballparks, trails, camping areas, playground equipment are only some of the facilities that make parks and recreation areas so inviting. Belmont is confident that the jurisdiction has enough recreational spaces to satisfy its residents' needs.

3.3 CULTURAL RESOURCES

3.3.1 CHAPTER SUMMARY

The purpose of this section is to inventory and support the management of cultural resources in the Town of Belmont. Many communities often ignore cultural and historic resources in order to deal with “real” issues facing their community. However, the proper appreciation of these assets is vital to the long-term success of a community. Respecting and utilizing these available resources increases the overall quality of life and provides opportunities for tourism. Belmont’s cultural resources are valued. The First State Capitol, the three mounds, and the visitors coming to see part of Wisconsin’s past are economically, recreationally, and aesthetically significant.

Determining what cultural and historic resources are has been left open to some interpretation. For this Plan, historic resources include historic buildings and sites (as identified by the national register of historic places), museums, archeological sites, churches, cemeteries, old country schools, and other sites deemed appropriate by the community. The information is to serve as a guide to cultural and historic resources and is not inclusive.

3.3.2 GOALS

The following is the Cultural Resource Goal, one of the fourteen Smart Growth Planning Goals required by the planning grant contract.

1. Preserve cultural, historic, and archaeological sites.

3.3.3 OBJECTIVES AND POLICY AND PROGRAM RECOMMENDATIONS

The following cultural resources objectives and policy recommendations will support the above goal and will guide cultural resource decisions in the Town of Belmont over the next 20 years.

NOT IN ORDER OF PRIORITY

1. **Advocate partnerships with local clubs and organizations in order to protect important cultural areas held in common interest.**
2. **Encourage the protection of important cultural resources in the community.**
3. **Consider implementing an historical preservation ordinance, in order to preserve and/or enhance the irreplaceable historic structures, locations, and archeological sites in the community.**
4. **Continue to support important community festivals and cultural events.**
5. **Promote tourism opportunities and continue to pursue efforts to capitalize on local resources in conjunction with programs like walking tours, the Wisconsin Historical Markers Program, distributing ATV or bike trail maps, or maintaining trails.**
6. **Utilize county, state, and federal programs or grants to conserve, maintain, and protect cultural resources, where and when appropriate.**

3.3.4 A BRIEF HISTORY OF LAFAYETTE COUNTY

The first settlements in Lafayette County were made during the year 1824 and were due to the existence of the lead mines, which led to early development and stability of the region. The earliest settlements were made in 1825 between the present day Shullsburg and the “Ridge” (between the Fever and Pecatonica rivers). In 1826, the towns of Benton and New Diggings saw their beginnings. Arrivals in other townships were necessarily limited, immigrations being mostly confined to sections of the county where ore could be obtained in paying quantities. Other early residents settled throughout various portions of the county, exchanging the courtesies of pioneer life and uniting in acts of pioneer safety in Argyle, Kendall, Wayne, and elsewhere.

The entire southwest corner of the state of Wisconsin was part of Old Crawford County in the Michigan territory for a time but in 1847, the Legislature divided the already organized Iowa County into two separate counties. The southern portion became Lafayette County, named after Marquis de Lafayette, hero of the Revolutionary War. Wisconsin became the 30th state in the Union in 1848. The first county seat was in Shullsburg, but it was moved to Avon, just south of Darlington, in 1856. On March 28, 1861, the county seat was relocated to Darlington, where it remains to this day.

Not only were miners attracted to the region, but also farmers looking for good land which they found in abundance. During those pioneer times, settlers used the fertile prairies and savannas as a means to pasture their animals and grow crops for their own use. The first attempt at farming is attributed to A.C. Ranson and Kingsley Olds whose corn crop planted in Gratiot's Grove, about two miles south of Shullsburg, fell victim to an early frost in 1827. From that humble and unsuccessful beginning, farming and agriculture in the county grew into the industry that still dominates.

One of the most interesting historic sites in Lafayette County is the County Courthouse. The Lafayette County Courthouse was built between 1905 and 1907 at a total cost of \$136,556.17. When Mr. Matt Murphy of Benton, Wisconsin died in 1903, he bequeathed 70% of his estate to be used toward the construction of a County Courthouse. Today, Lafayette County has the distinction of having the only Courthouse still in use in the United States that was paid for almost solely by one man.

Lafayette County is also the home of Wisconsin's first State Capitol located just outside the Village of Belmont, Wisconsin. This Capitol and Supreme Court building were in use only once during the 1836 session before the Capitol moved to Madison.

Sources: Lafayette County Economic Development Corporation and History of La Fayette County by C.W. Butterfield, 1881.

3.3.5 CULTURAL RESOURCE PUBLICATIONS OR DOCUMENTATION

Maintaining a written record of cultural resources is an excellent way of educating residents about a community's past as well as encouraging tourism. For more information, contact the Lafayette County Historical Society at 525 Main Street, Darlington, WI 53530, Phone: (608) 775-8340.

3.3.6 CULTURAL RESOURCES OF NOTE

Although it is understandable that parts of a community's cultural fabric wear thin, it is still important to at least recognize the community's cultural resources so the knowledge of what does exist is available to preservationists. And while a professional may be able to document significant buildings or landmarks as cultural important, it is the members of the community, those who live and die there, who are the best experts to identify those aspects that make their community unique in all the world. Belmont's unique buildings and landmarks both create and define its cultural heritage. In particular, the First Capital State Park and the "M" mound greatly contribute culturally to the Town.

3.3.7 HISTORICAL MARKERS

Wisconsin Historical Markers identify, commemorate and honor the important people, places, and events that have contributed to the state's rich heritage. The Wisconsin Historical Society's Division of Historic Preservation administers the Historical Markers program. Contact them for more information. The table below lists the State registered historical markers in Lafayette County: three in the Town of Belmont.

Table 3.3 Lafayette County Historic Markers

Subject	Location/Nearest Community
Wisconsin Lead Region	Hwy 11, 1 mi W of Shullsburg
Belmont – WI Territory 1836	First Capitol State Park, Hwy G, 4 mi NW of Belmont
Father Samuel Mazzuchelli	Hwy 11, 1 mi W of Benton
Fort Defiance	Hwy 23, 5 mi S of Mineral Point
1998 Wisconsin Assembly (Sesquicentennial Marker)	First Capitol State Park, Hwy G, 4 mi NW of Belmont
Governor Tommy G. Thompson's 1998 Address at Wisconsin's First Capitol	First Capitol State Park, Hwy G, 4 mi NW of Belmont
Zarahemia – Predecessor of Blanchardville	101 S. Main Street, Blanchardville
Zenas Gurley	Graceland Cemetery, intersection of Hwys. 78, F and Madison Street, Blanchardville

(Source: 2005, www.wisconsinhistory.org)

3.3.8 CULTURAL RESOURCE PROGRAMS AND SPECIAL EVENTS

Cultural resource programs and special events are very effective methods of bringing a community together to celebrate their cultural history. Not only do these special events build community spirit, but they can also be important to the local economy. The Belmont School Community Fair is one such event in the Town that helps the community celebrate.

3.3.9 THREATS TO CULTURAL RESOURCES

Unfortunately, there are many threats to the cultural resources of a community. Whether it is development pressure, rehabilitation and maintenance costs, or simply the effects of time, it is often difficult to preserve the cultural resources in a community. Development of all kind was cited as the greatest threat to Belmont's cultural resources. In particular, development with the potential to impact the scenic value of the mounds was mentioned by the Planning Commission as having the greatest risk.

3.3.10 LOST CULTURAL RESOURCES OR BUILDINGS

Sometimes important cultural resources are irreparably lost due to deterioration, preservation apathy, development pressure, lack of maintenance, or merely the march of time. Once lost such cultural links to the past and, in a sense, a community's history, are gone forever.

3.3.11 HISTORICAL PRESERVATION ORDINANCES AND COMMISSIONS

The establishment of a historical preservation ordinance and commission is one of the most proactive actions a community can take to preserve cultural resources. A historical preservation ordinance typically contains criteria for the designation of historic structures, districts, or places, and procedures for the nomination process, as well as regulates the construction, alteration and demolition of a designated historic site or structure. Contact the Wisconsin Historical Society's Division of Historic Preservation for more information.

Communities with historic preservation ordinances may apply for Certified Local Government (CLG) status with the Wisconsin State Historical Society. Once a community is certified, they become eligible for

- Matching sub-grants from the federal Historic Preservation Fund,
- Use of Wisconsin Historic Building Code,
- Reviewing National Register of Historic Places nominations allocated to the state.

3.3.12 CHURCHES

Churches historically have had a significant impact on the culture of a community. They are also sometimes the only places in rural areas where residents can gather to discuss important issues in their community.

3.3.13 CEMETERIES

Cemeteries are identified as prominent historic and cultural resources. They can provide an historic perspective of an area, providing names and ethnicities of previous residents, linking a community to its past.

3.3.14 ARCHITECTURE AND HISTORY INVENTORY (AHI)

The Architecture and History Inventory (AHI) is a collection of information on historic buildings, structures, sites, objects, and historic districts throughout Wisconsin. The AHI contains all the documented historic sites in a community, as well as a list of those sites that are on the State and National Register of Historic Places.

The AHI is comprised of written text and photographs of each property, which document the property's architecture and history. Most properties became part of the Inventory as a result of a systematic architectural and historical survey beginning in 1970s. (Caution should be used as the list is not comprehensive and some of the information may be dated, as some properties may be altered or no longer exist.) Due to funding cutbacks, the Historical Society has not been able to properly maintain the database. Also, note that many of the properties in the inventory are privately owned and are not open to the public. The Wisconsin Historical Society's Division of Historic Preservation maintains the inventory.

Table 3.4 lists the historical sites in the jurisdiction compiled by Richard Bernstein of the Office of Preservation Planning, Division of Historic Preservation of the Wisconsin Historical Society.

Table 3.4 Town of Belmont AHI

AHI #	Location	Historic Name
16242	N Of Belmont Off U.S 151	First Capitol
55775	Gassman Lane, East End	Speth, Paul & Frederica, House
55776	Us Highway 151, S Side, .9 Mile W Of County Highway X	Speth House
55777	Us Highway 151, North Side, 1.1 Miles West Of County Highway X, Bldg A	Speth, August, House
55778	Us Highway 151, S Side, 1.1 Miles E Of Ipswitch Road, Bldg B	
65767	N Side Of B, E Of W Mound Rd On "Platte Mounds"	
65768	N Side Of B, .4 Mile E Of W Mound Rd	
65770	Nw Corner Of B, At W Mound Rd	
65771	W Side Of W Mound Rd, 3/4 Mile N Of B	
66238	18995 Us Highway 151	
66242	18995 Us Highway 151	
66247	18995 Us Highway 151	
66249	19198 Us Highway 151	
66254	19198 Us Highway 151	
66255	19663 Us Highway 151	
66256	19663 Us Highway 151	
66257	24558 Bur Oak Rd	Cottage Inn School
66315	25734 Cottage Inn Rd	
138338	Ca 9630b County Highway H	

3.3.15 STATE AND NATIONAL REGISTER OF HISTORIC PLACES

The State Register is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage and is maintained by the Wisconsin Historical Society's Division of Historic Preservation. Both listings include sites, buildings, structures, objects, and districts that are significant in national, state or local history, architecture, archaeology, engineering and culture. Contact the National Park Service or State Historical Society for more information of registration. The National Register is the official national list of American historic properties worthy of preservation, maintained by the National Park Service (U.S. Department of the Interior).

3.3.16 ARCHAEOLOGICAL SITE INVENTORY (ASI)

The Archaeological Site Inventory (ASI) is a collection of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites (at the town level) throughout Wisconsin. The Wisconsin Historical Society's Division of Historic Preservation maintains the inventory. Similar to the AHI, the ASI is not a comprehensive or complete list; it only includes sites reported to the Historical Society. The Historical Society estimates that less than 1% of the state's archaeological sites have been identified. Contact the Wisconsin Historical Society for more information about the inventory.

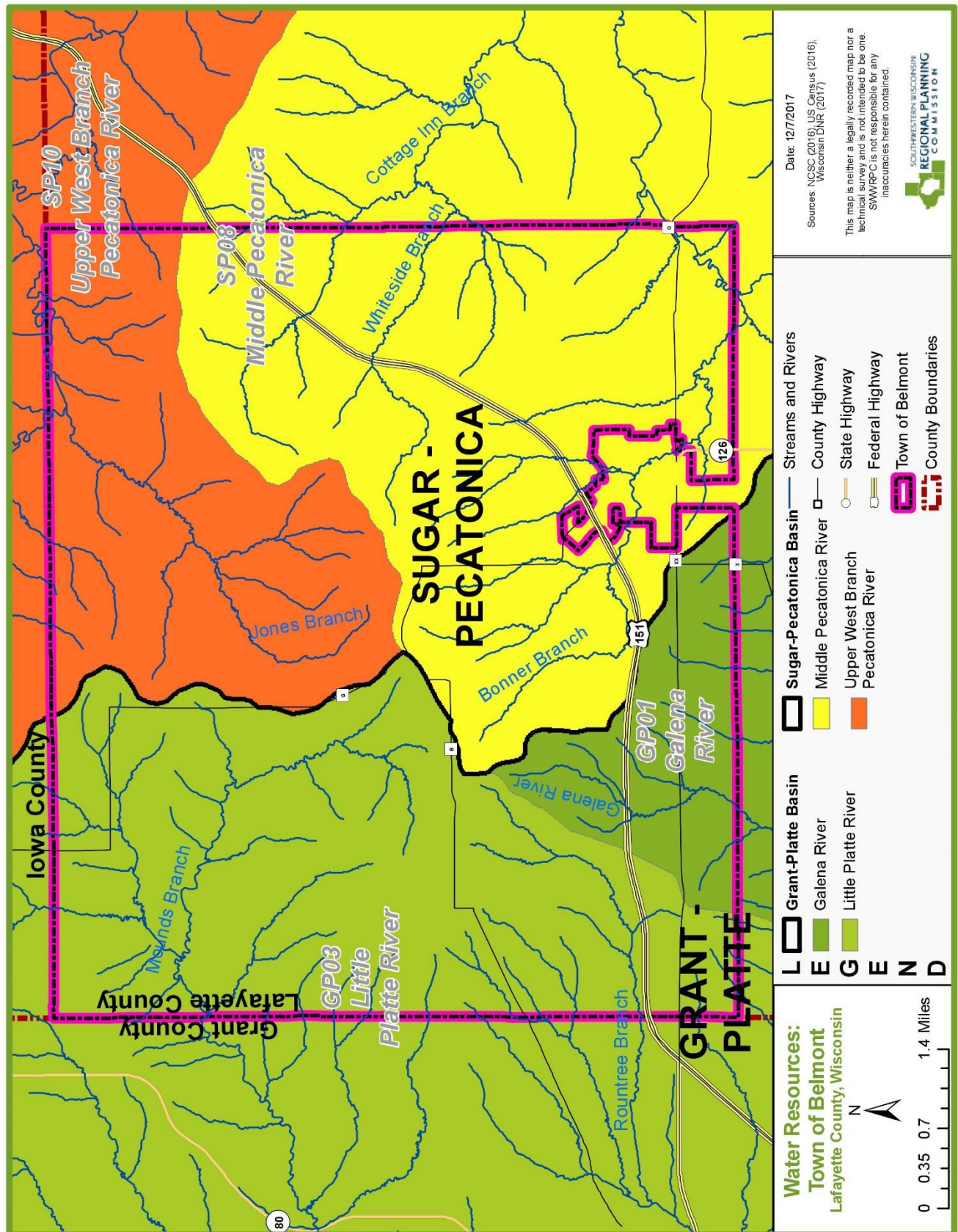
Table 3.5 lists the archeological sites in the jurisdiction compiled by John H. Broihahn of the Office of State Archeology, Historic Preservation Division of the Wisconsin Historical Society.

Table 3.5 Town of Belmont ASI

State Site #	Site Name	Site Type	Cultural Study Unit
LT-0011	Unnamed Site	1. Mound(s) - Effigy 2. Mound(s) - Linear 3. Cemetery/burial	1. Woodland
LT-0187	LINEAR MOUND	1. Mound(s) - Linear 2. Cemetery/burial	1. Woodland
LT-0126	LEHRMAN SITE	1. Campsite/village	1. Unknown Prehistoric
BLT-0012	BETHEL GROVE METHODIST CHURCH AND CEMETERY	1. Cemetery/burial	1. Historic Euro-American
BLT-0011	BELMONT COMMUNITY CEMETERY		1. Historic Euro-American
BLT-0032	UNNAMED CEMETERY	1. Cemetery/burial	1. Historic Euro-American
BLT-0033	COTTAGE INN CEMETERY	1. Cemetery/burial	1. Historic Euro-American
BLT-0042	BARBER-RHEA CEMETERY	1. Cemetery/burial	1. Historic Euro-American
BLT-0082	WESTROPE CEMETERY	1. Cemetery/burial	1. Historic Euro-American
BLT-0085	RESURRECTION CATHOLIC CEMETERY	1. Cemetery/burial	1. Historic Euro-American
LT-0204	FIRST CAPITOL	1. Campsite/village	1. Historic Euro-American
LT-0231	REICHER SITE	1. Campsite/village	1. Unknown Prehistoric
LT-0252	MASBRUCH	1. Foundation/ depression	1. Historic Euro-American 2. Unknown Prehistoric
LT-0239	HOLSTEIN SITE	1. HCM concentration	1. Historic Euro-American
LT-0240	EVANS SITE	1. Cabin/homestead	1. Historic Euro-American
LT-0237	OLTHAFER SITE	1. Campsite/village	1. Unknown Prehistoric
LT-0238	KRAEMER SITE	1. HCM concentration	1. Historic Euro-American
LT-0244	BELMONT MOUND KILN	1. Kiln	1. Historic Euro-American
LT-0246	TORNADO FARM	1. Farmstead	1. Historic Euro-American
LT-0245	TRIANGLE FARM	1. Farmstead	1. Historic Euro-American
LT-0249	Unnamed Site	1. Campsite/village 2. Campsite/village	1. Unknown Prehistoric
LT-0258	Kramer	1. Campsite/village	1. Unknown Prehistoric
LT-0257	Double T & D	1. Campsite/village	1. Unknown Prehistoric
LT-0125	LEHRMAN MOUND	1. Mound(s) - Linear	1. Woodland

[illegible]

Map 3.2: Town of Belmont Water Resources



Depth of Water Table:
Town of Belmont
Lafayette County, Wisconsin

Legend:

- Water Table Depth - Annual**
 - No Data
 - 1.5 Feet
 - 1.5 to 4 Feet
 - 4 to 6 Feet
 - Greater than 6 Feet
- Streams and Rivers**
- Local Roads**
- County Highway**
- State Highway**
- Federal Highway**
- Town of Belmont**
- County Boundaries**

Scale: 0 0.35 0.7 1.4 Miles

Date: 12/4/2017

Sources: NCSC (2016), US Census (2016), Wisconsin DNR (2017)

Disclaimer: This map is neither a legally recorded map nor a technical survey and is not intended to be one. SWWRPC is not responsible for any inaccuracies herein contained.

SOUTHERN WISCONSIN REGIONAL PLANNING COMMISSION

Flooding Frequency
Town of Belmont
Lafayette County, Wisconsin

Legend

- Flood Zone Area**
 - A (Red)
 - AE (Orange)
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD (Yellow)
 - X (White)
- Local Roads** (Thin grey line)
- County Highway** (Thick grey line with square)
- State Highway** (Thick grey line with circle)
- Federal Highway** (Thick grey line with double circle)
- Streams and Rivers** (Blue line)
- Town of Belmont** (Pink outline)

About Floodplain Designations

A - Areas subject to inundation by 1% annual chance flood event. Because detailed hydraulic analyses have not been performed. No Base Flood Elevations (BFEs) or flood depths are shown.

AE - Areas subject to inundation by the 1% annual chance flood event determined by detailed methods. BFEs are shown within these zones. (Zone AE is used on new and revised maps in place of Zones A1-A30) Commonly called 100-year flood.

0.2 Pct Annual Chance Flood Hazard - Commonly called the 500-year flood.

X - Minimal risk areas outside the 1% and 0.2% annual chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (Unshaded) is used on new and revised maps in place of Zone C.)

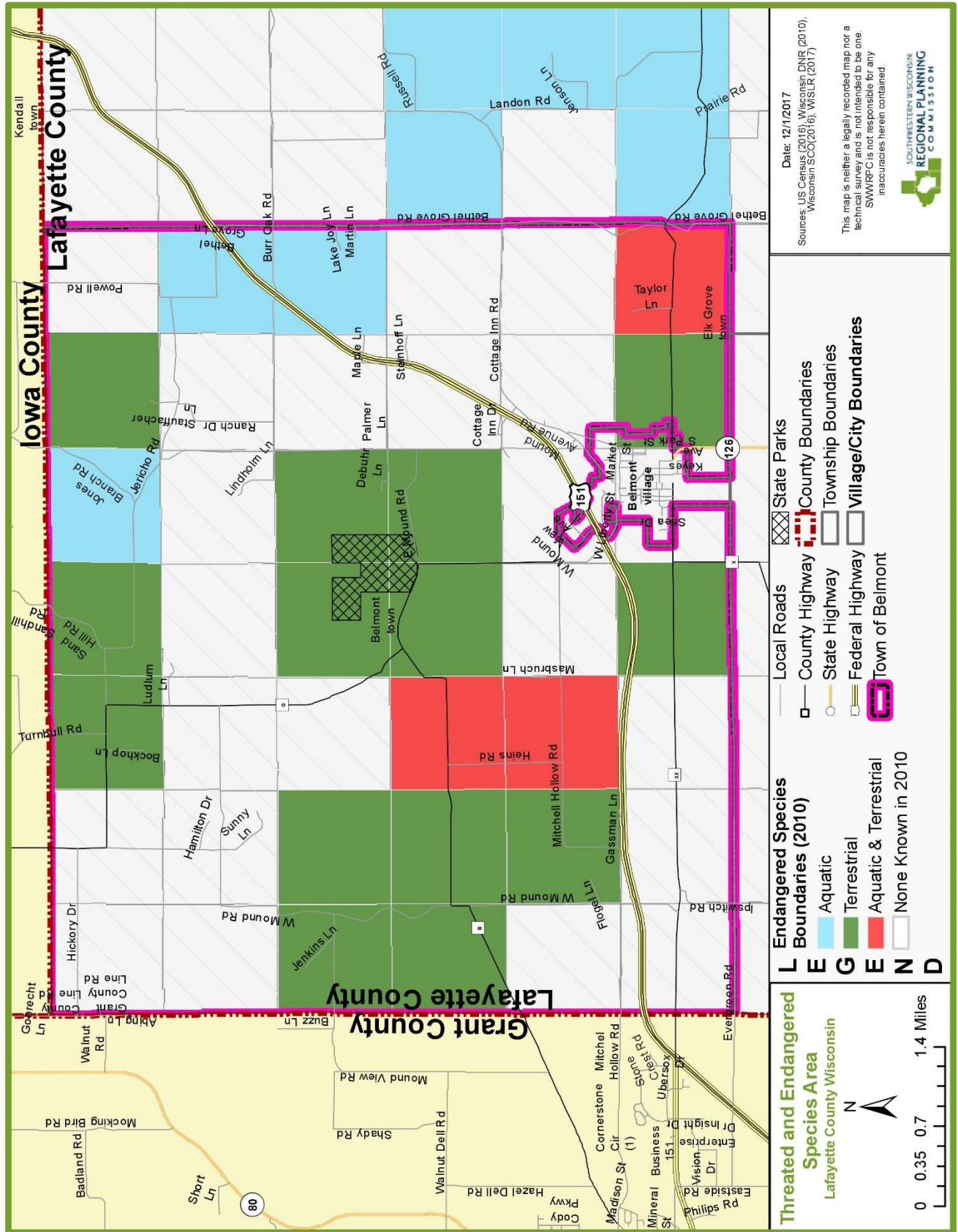
Scale
0 0.45 0.9 1.8 Miles

North Arrow

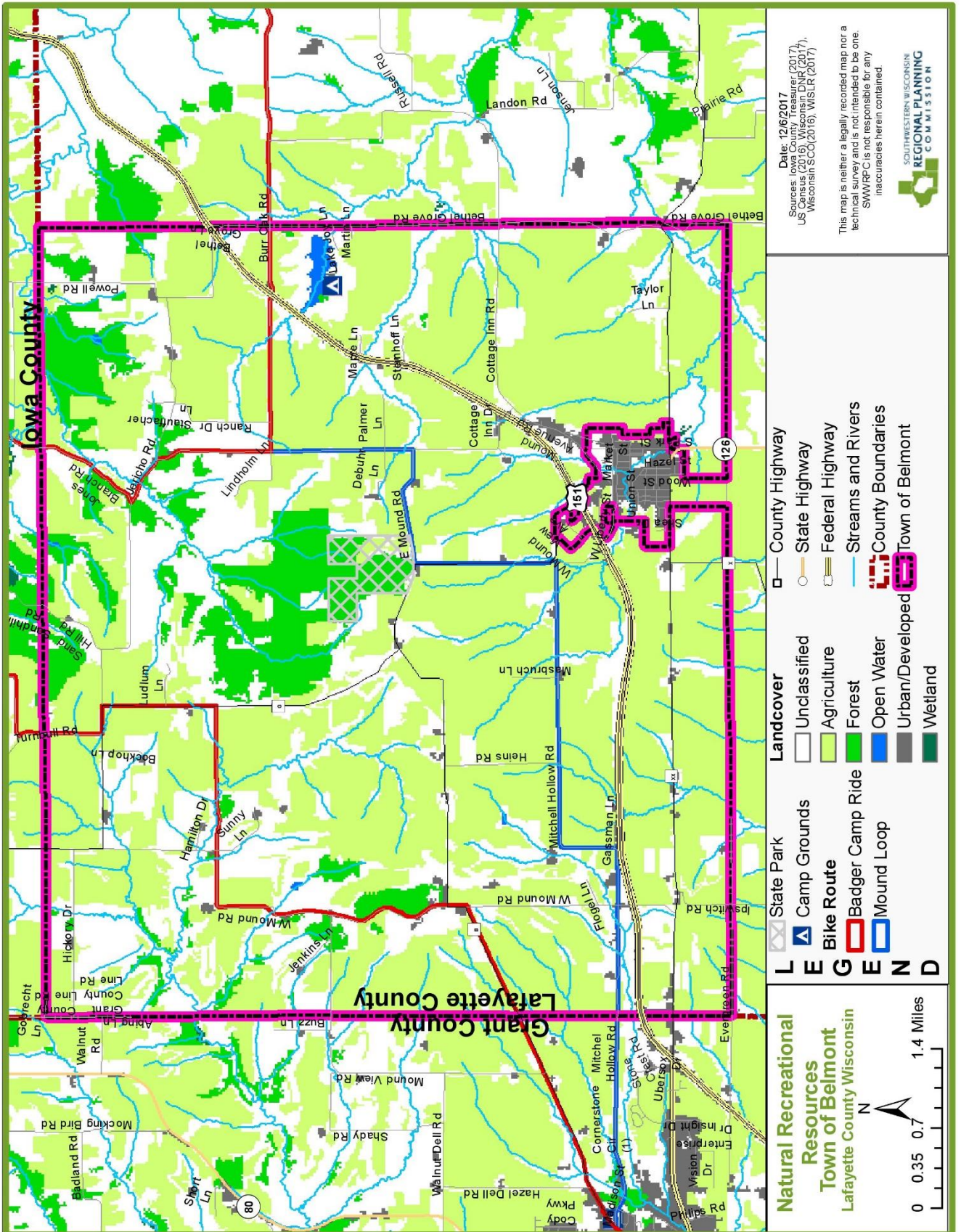
Metadata
Date: 10/31/2017
Sources: FEMA (2016), NCSC (2016), US Census (2016), WisDOT (2016), Wisconsin DNR (2006)
This map is neither a legally recorded map nor a technical survey and is not intended to be one. SWMRPC is not responsible for any inaccuracies herein contained.

Regional Planning Commission

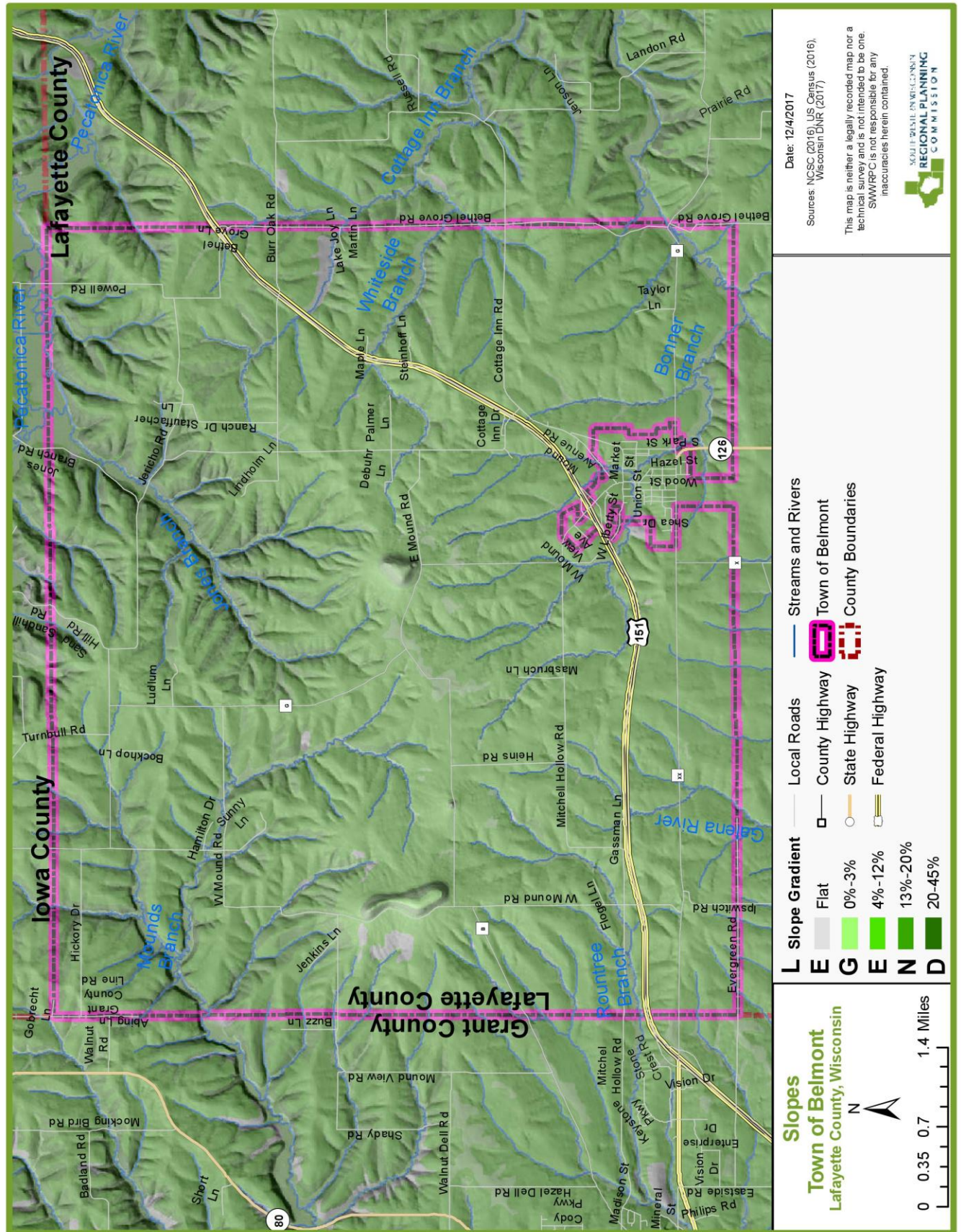
Map 3.5: Town of Belmont Endangered Species



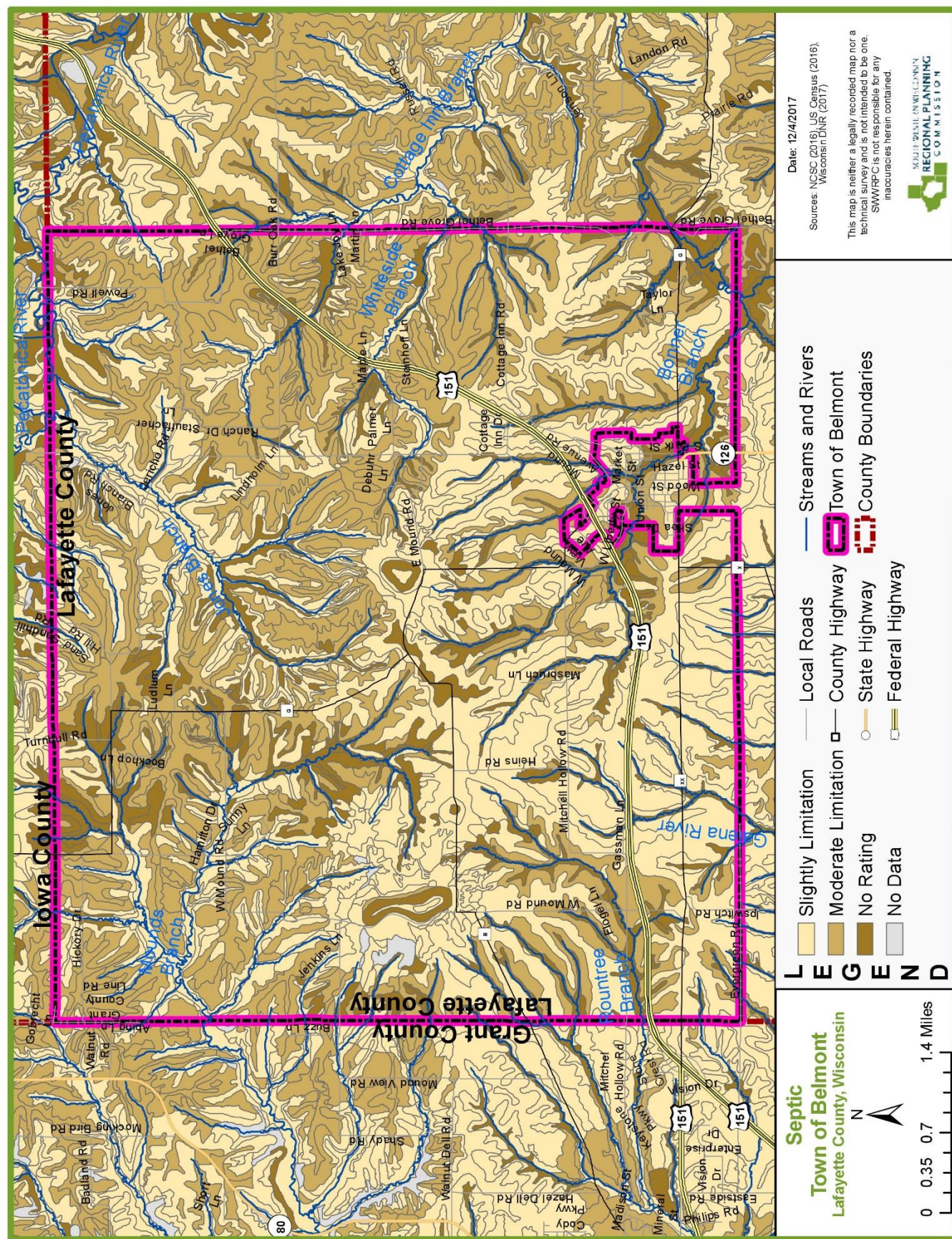
Map 3.6: Town of Belmont Natural and Recreational Resources



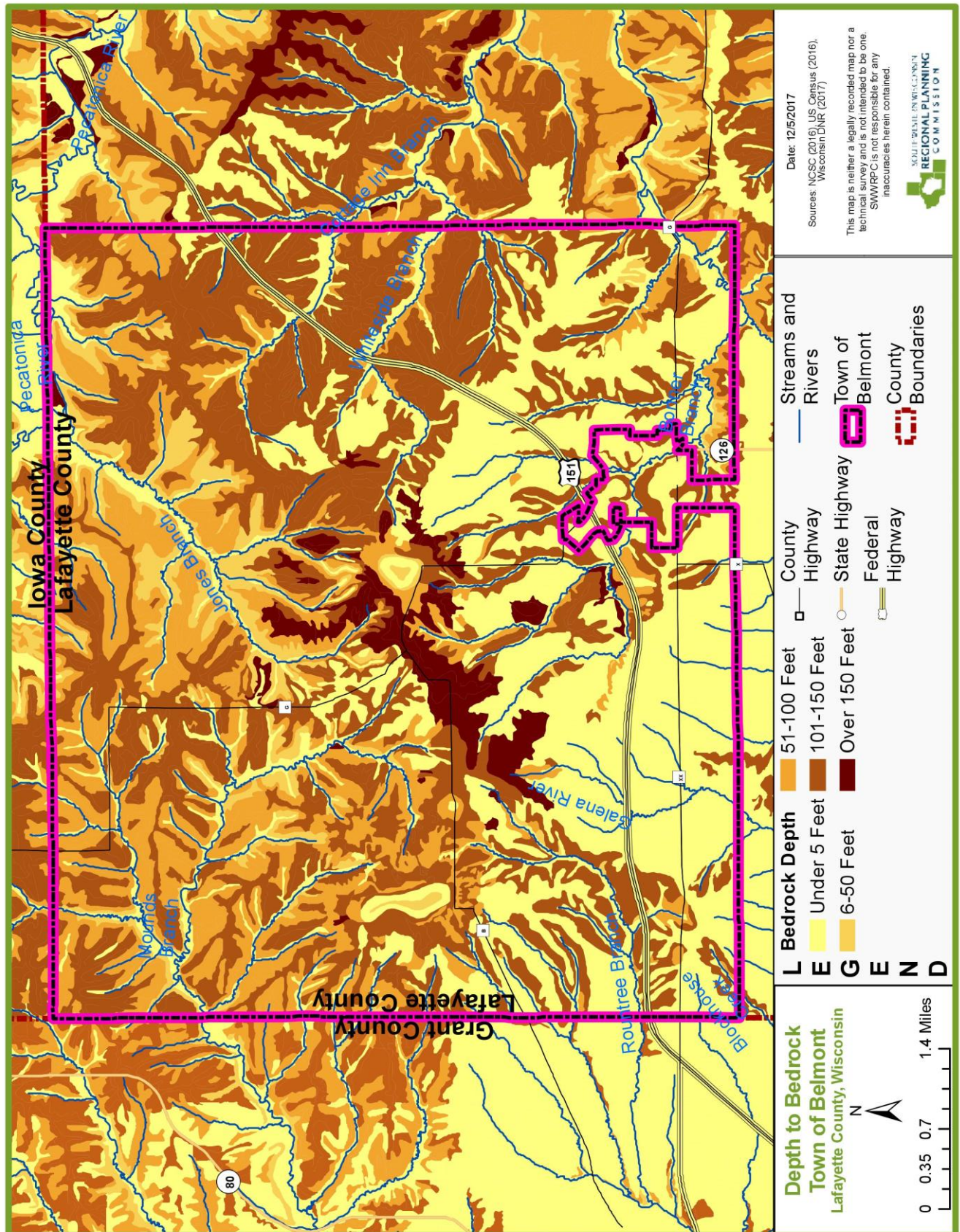
Map 3.7: Town of Belmont Slopes



Map 3.7: Town of Belmont Septic Limitations



Map 3.7: Town of Belmont Depth to Bedrock



Community and Historical Facilities Town of Belmont Lafayette County, Wisconsin

LEGEND

Cemetery	Historical Facilities	Historical Roads	Local Roads
1 Barther-Rhea Cemetery	A First Capital Historical Site	F Historical Central School	— Local Roads
2 Belmont Community Cemetery	B Methodist Episcopal Church	G Historical Cottage Inn School	□ County Highway
3 Bethel Grove Methodist Cemetery	C Pleasant Valley Cheese	H Historical Jericho School	○ State Highway
4 Cottage Inn Cemetery	D Historical Mining Site	I Historical Leslie School	▬ Federal Highway
5 Resurrection Catholic Cemetery	E Historical Mining Site	J Historical Sunny Dale School	▬ Town of Belmont
6 Westrope Cemetery	F Historical Bethel Grove School	K Historical West Mound School	▬ County Boundaries

Sources: NCSC (2016), US Census (2016), Wisconsin DNR (2017)

Date: 12/6/2017

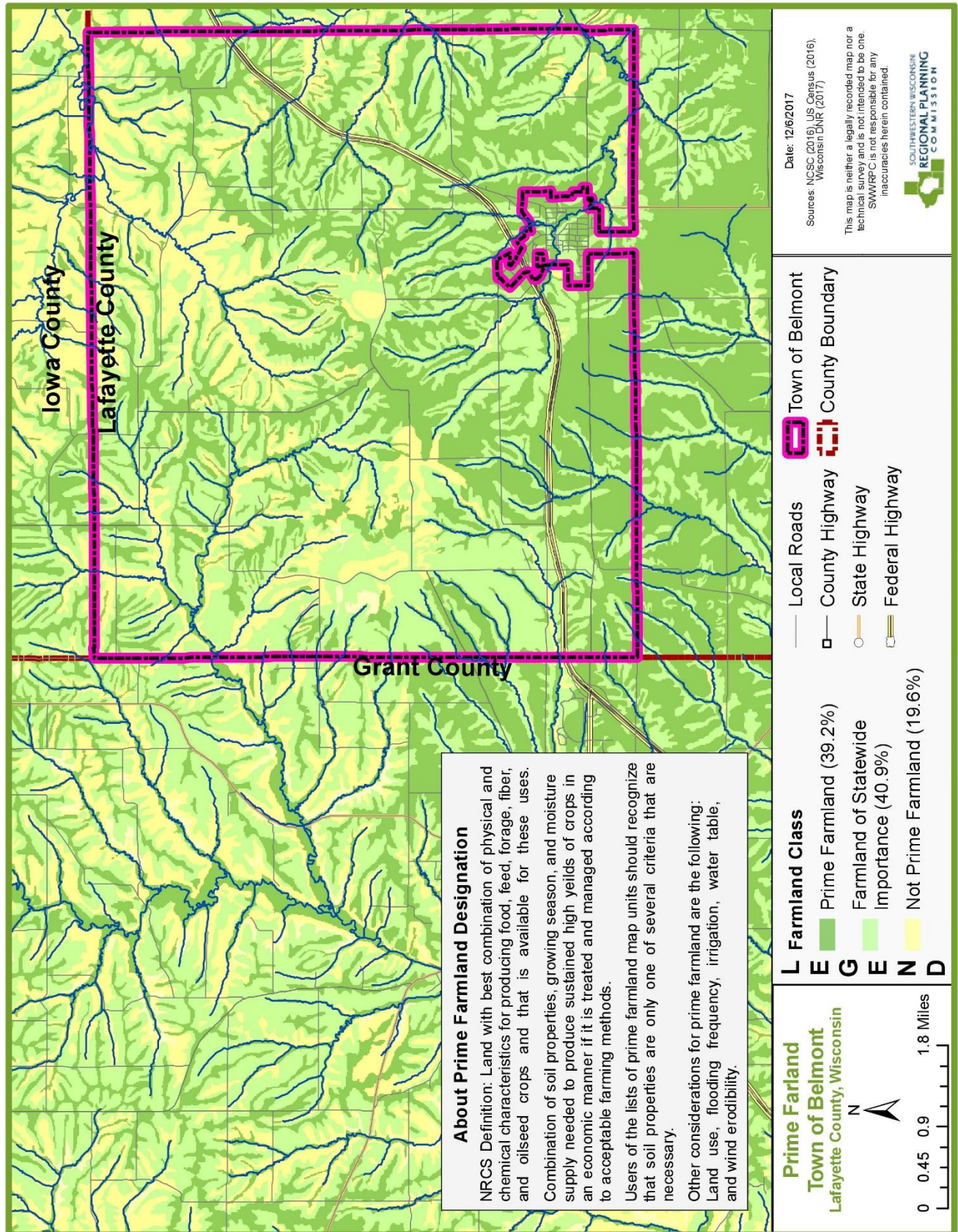
This map is neither a legally recorded map nor a technical survey and is not intended to be one. SWWRPC is not responsible for any inaccuracies herein contained.

Scale: 0 0.35 0.7 1.4 Miles

North Arrow: N

[illegible]

Map 3.10: Town of Belmont Prime Farmland



Karst Geology
Town of Belmont
Lafayette County, Wisconsin

LEGEND

- Dolomite (karst) landscape
- Sandstone
- Shale
- County Highway
- State Highway
- Federal Highway
- Town of Belmont
- County Boundaries

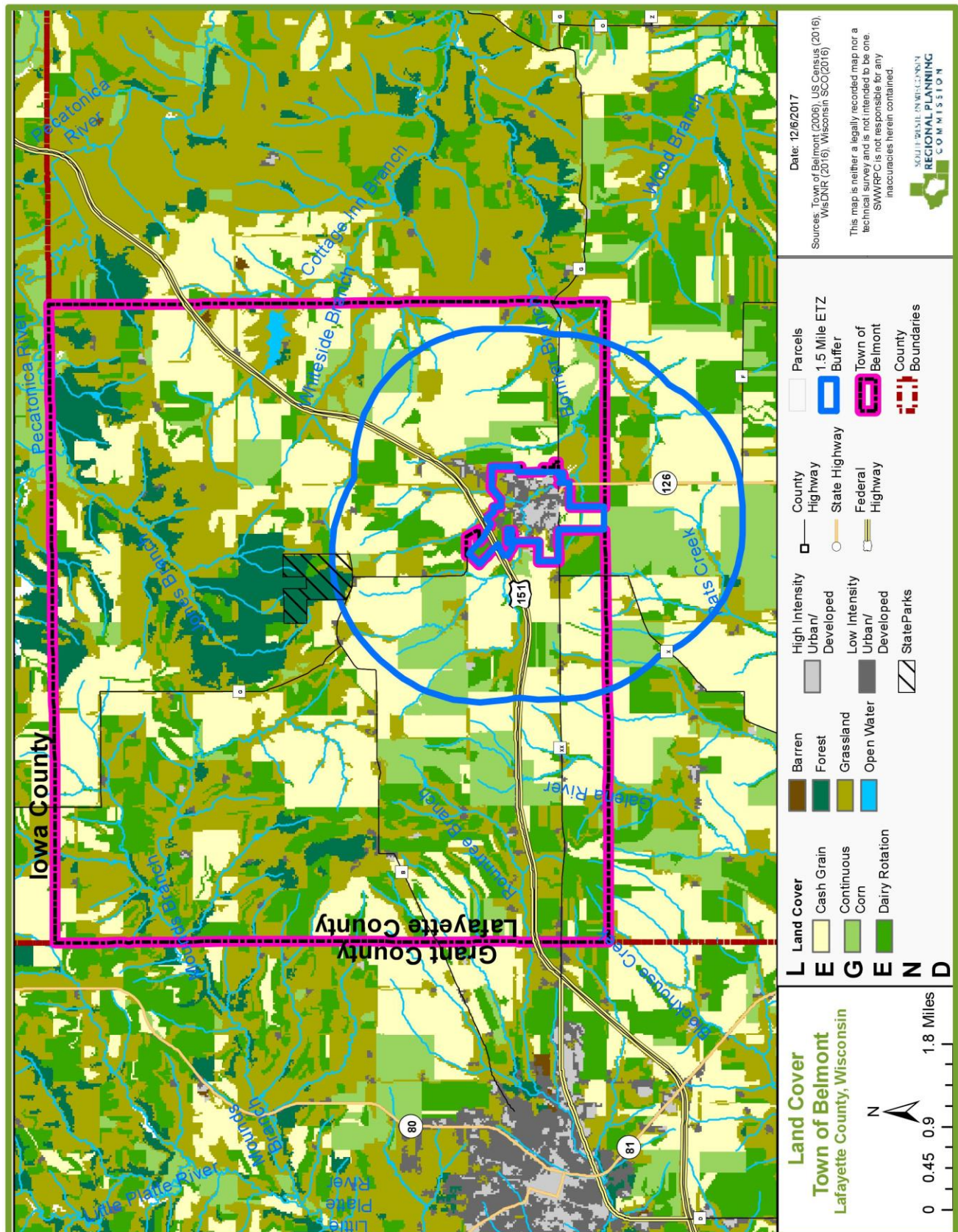
Date: 12/1/2017
Sources: NCSC (2016), US Census (2016), Wisconsin DNR (2017)

This map is neither a legally recorded map nor a technical survey and is not intended to be any SWWRPC is not responsible for any inaccuracies herein contained.

SWWRPC

Scale: 0 0.35 0.7 1.4 Miles

Map 3.12: Town of Belmont Land Cover



4.0 HOUSING

4.1 CHAPTER SUMMARY

Housing is a necessity of life and an important part of the comprehensive planning process. The purposes of this section are to assess the current housing stock in the Town of Belmont and to identify policies and programs that will help meet existing and forecasted housing demand. The housing stock assessment includes the age, value, and type (e.g. single-family or multi-family) of existing housing units; as well as occupancy characteristics such as tenure (owner occupied vs. renter occupied), and affordability (the percentage of monthly income residents spend on housing costs).

Housing data in this chapter come from the 2000 U.S. Census Bureau. For housing-related results of the community survey that was distributed to all Town of Belmont property owners in the fall of 2005, see Chapter 1, Issues and Opportunities.

Wisconsin State Statute 66.1001(2)(b)

(b) Housing element.

A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.

4.2 GOALS

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Housing, Transportation, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation. In addition to these basic nine elements, fourteen Local Comprehensive Planning Goals were established which are more general in nature. Of these fourteen goals, the one listed below has the particular objective of housing development.

1. Provide an adequate supply of affordable housing for individuals of all income levels throughout the community.

4.3 OBJECTIVES AND POLICIES AND PROGRAM RECOMMENDATIONS

The following housing objectives and policy recommendations (not in order of priority) support the above goal. They will guide housing land use decisions in the jurisdiction over the next 20 years.

NOT IN ORDER OF PRIORITY

1. **Coordinate planning activities for senior/special needs/low income housing with Lafayette County and surrounding jurisdictions to effectively plan for residential growth.**
2. **Encourage the provision of an adequate supply of single-family homes and mobile homes in designated mobile home areas ("trailer parks").**
3. **Discourage development in areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.**
4. **Discourage residential development from areas where soils, slope, or other topographical limitations prove to be unsuitable.**

5. Ensure that all future development or redevelopment proposals enhance the overall quality of community life.
6. Review new housing proposals and support those that meet the community's housing needs and that are consistent with the policies outlined in this Comprehensive Plan.
7. Encourage housing development near the Village of Belmont and where municipal utility services currently exist.

4.4 HOUSING CHARACTERISTICS

4.4.1 HOUSEHOLDS AND HOUSING UNITS: PAST, PRESENT, AND FUTURE

The Town of Belmont has shown total households increasing 65% between 1970 and 2000 (Table 4.1). A household includes all the people who occupy a housing unit as their usual place of residence. Between 1980 and 2000, total housing units increased 15% (data for 1970 was not available). Assuming that the number of people per household is stabilized at 2.7 (2000 Town average), population projections suggest that the Town will increase its number of households with no losses projected (see Figure 4.1). These projections are based on past trends and do not necessarily reflect the potential impact of unprecedented development pressures such as large industries coming into the community.

Figure 4.1 Total Housing Units by years (US Census)

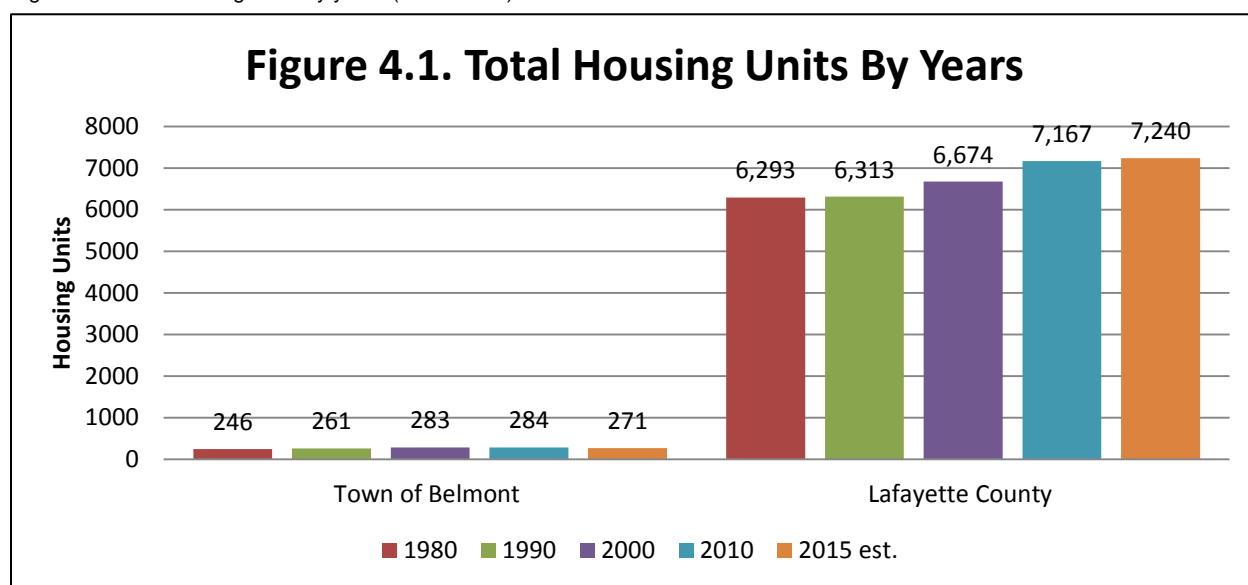


Table 4.1 Number of Households (US Census)

Table 4.1. Number of Household: 1970-2010 Totals, 2015-2040 Projection		
Year	Town of Belmont	Lafayette County
1980	246	6,293
1990	261	6,313
2000	283	6,674
2010	284	7,167
2020	292	6,794
2030	312	6,944
2040	337	7,202

4.4.2 OCCUPANCY CHARACTERISTICS

Table 4.2 Number of Households (US Census)

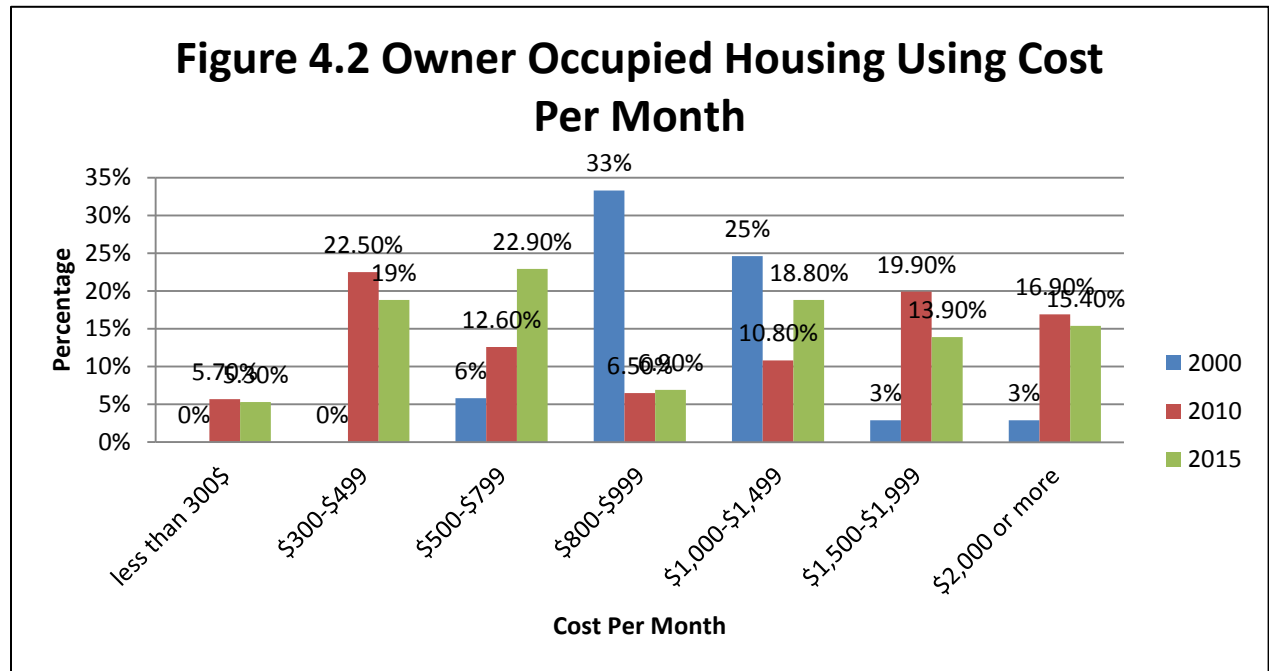
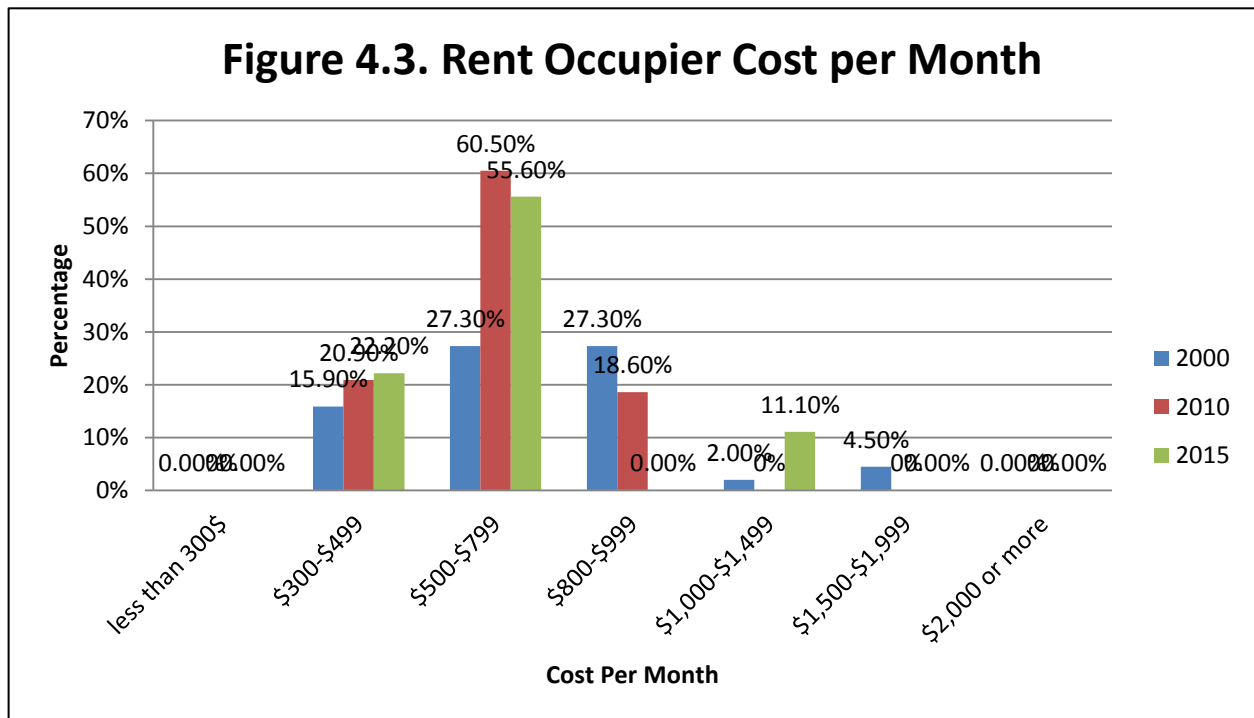
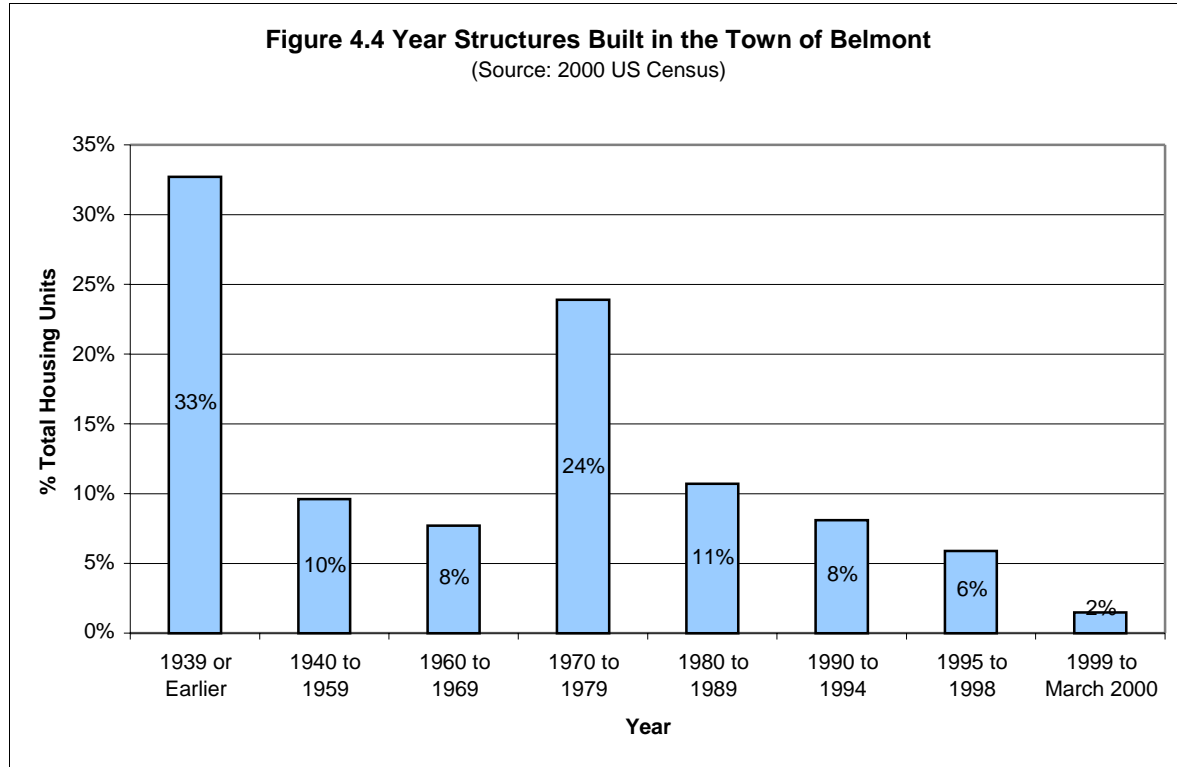


Table 4.3 Number of Households (US Census)



4.4.3 AGE AND CONDITION CHARACTERISTICS

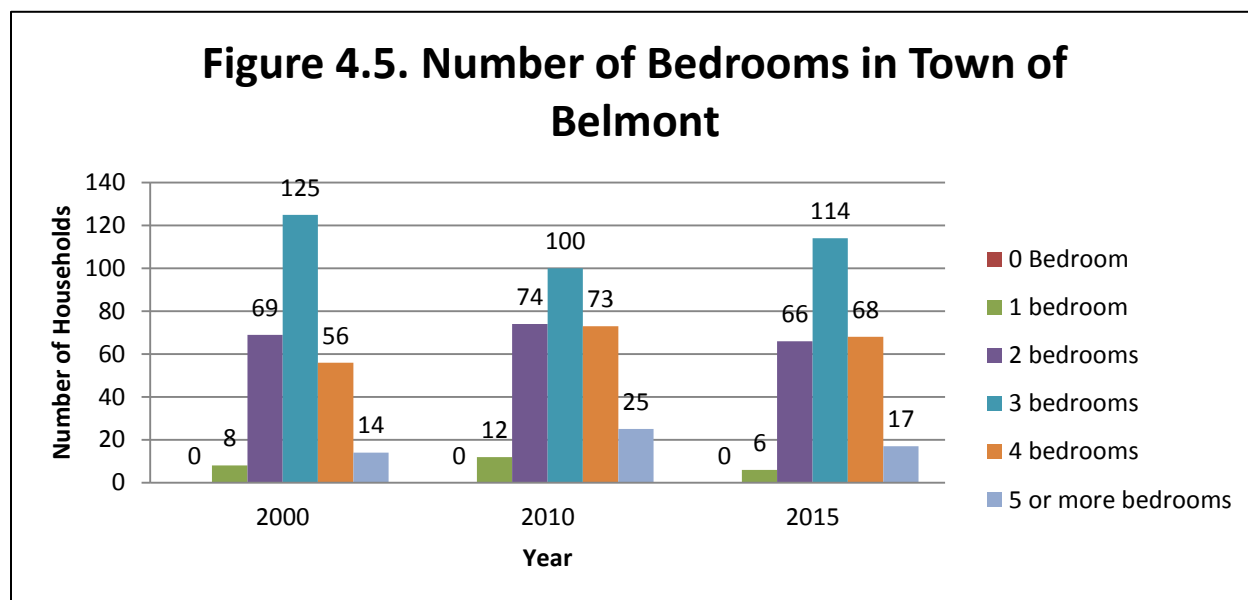
Older homes, even when well-cared for are generally less energy efficient than more recently-built homes and are more likely to have components now known to be unsafe, such as lead pipes, lead paint, and asbestos. Nevertheless, the majority of occupied homes in Lafayette County were built before 1940. The age of a home is a simplistic measure for the likelihood of problems or repair needs, but it does give a good general rule-of-thumb when assessing the community housing stock. As of 2000, of the Town's 283 housing units, 51% were built between 1940 and 1970 and 33% were built before 1939 (Figure 4.4).



4.4.4 STRUCTURAL CHARACTERISTICS

As of the 2010 US Census, 35% of the Town of Belmont's 284 housing units were 3-bedroom units, while the rest were 2-bedroom (26%) and 3-bedroom homes (26%) (Figure 4.5).

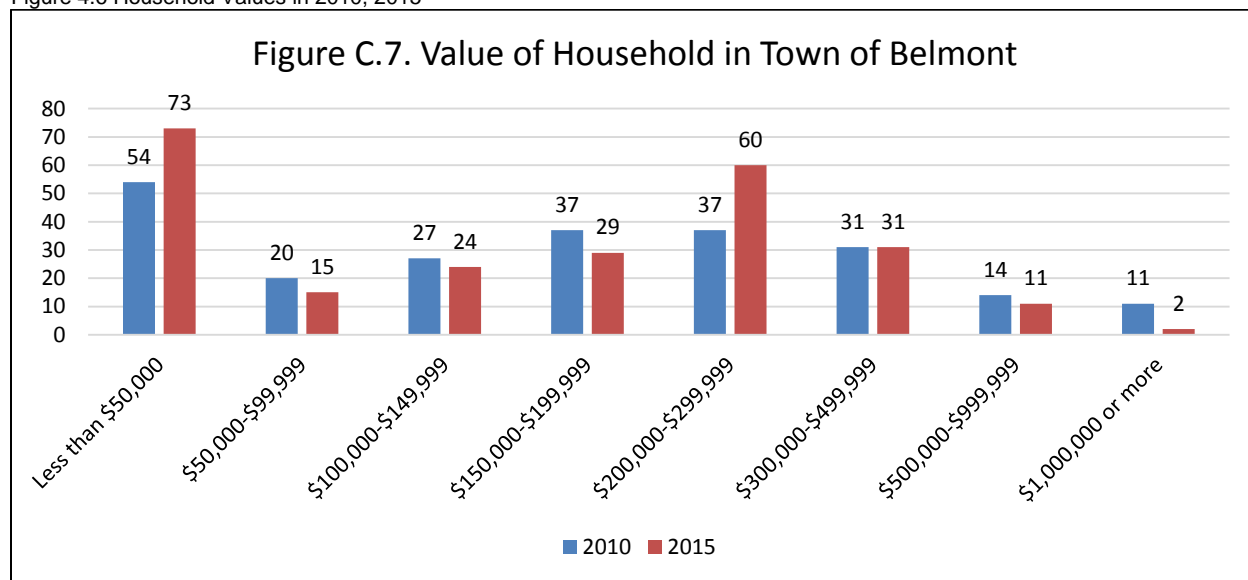
Figure 4.5 Number of Households (US Census)



4.4.5. VALUE CHARACTERISTICS

Approximately 19% of owner-occupied homes in Belmont were valued below \$50,000 in the 2010 Census, and 27% were valued below \$50,000 in 2015 (Figure 4.6).

Figure 4.6 Household Values in 2010, 2015



4.4.6. HOUSING AFFORDABILITY CHARACTERISTICS

Housing is considered affordable when an owner or renter's monthly costs do not exceed 30% of their total gross monthly income. Among Belmont households that owned their homes in 2000, 29% exceeded the "affordable" threshold in 2000 (Table 4.5).

Table 4.5 Housing Costs per Month as Percent of Household Income

Selected Monthly Owner Costs as a Percentage of Household Income	1990	2000
Less than 20%	56%	44%
20 to 24.9%	25%	13%
25 to 29.9%	10%	15%
30 to 34.9%	6%	10%
35% or more	4%	19%
Not computed	0%	0%

Generally, percent of gross rent paid increased from 1990 to 2000. Units available for rents less than \$200 in 1990 disappeared in 2000 and the number of residents paying no cash rent increased 17% between 1990 and 2000 (Table 4.6). Median rent increased 85% from 1990 to 2000.

Table 4.6 Gross Rent

Gross Rent for Occupied Units	1990	2000
Less than \$200	27%	0%
\$200 to \$299	57%	16%
\$300 to \$499	8%	27%
\$500 to \$749	0%	27%
\$750 to \$999	0%	5%
\$1,000 to \$1,499	0%	0%
\$1,500 or more	0%	0%
No cash rent	8%	25%
Median rent	\$239	\$441

(Source: US Census)

Based on the assumption that rent is affordable if it does not use more than 30% of an individual's income, rents were reported as affordable for 64% of renting households in 2000. Twelve percent of respondents reported that they were paying more than 30% of their household income for rent in 2000.

Table 4.7 Gross Rent as Percentage of Household Income

Gross Rent as a Percentage of Household Income	1990	2000
Less than 20%	15%	39%
20 to 24.9%	12%	14%
25 to 29.9%	9%	11%
30 to 34.9%	0%	7%
35% or more	55%	5%
Not computed	9%	25%

(Source: US Census)

5.0 TRANSPORTATION

5.1 CHAPTER SUMMARY

A community's transportation infrastructure supports the varied needs of its residents, local businesses, visitors, and through-traffic. The Transportation Chapter summarizes the local transportation system and, based on local input, provides a 20-year jurisdictional plan that will serve as a resource guide and implementation guide.

Wisconsin State Statute 66.1001(2)(c)

(c) Transportation Element

A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, electric personal assistive mobility devices, walking, railroads, air transportation, trucking, and water transportation. The element shall compare the local governmental unit's objectives, policies, goals, and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.

Beginning on January 1, 2010, any program or action of a local governmental unit that affects land use shall be consistent with that local governmental unit's comprehensive plan, including ... (m) An improvement of a transportation facility that is undertaken under s. 84.185

5.2 GOALS AND OBJECTIVES

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Housing, Transportation, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation. In addition to these basic nine elements, fourteen local comprehensive planning goals were established of a more general nature. Of these fourteen goals, the two listed below have the particular objective of transportation development.

1. Encourage neighborhood designs that support a range of transportation choices.
2. Provide an integrated, efficient, and economical transportation system that affords mobility, convenience, safety, and meets the needs of all citizens, including transit-dependent and disabled citizens.

Note: The Towns of Willow Springs, Seymour, and Darlington did not participate in this multi-jurisdictional comprehensive planning project. However, their data is included in information collected for Lafayette County as a whole.

5.3 TRANSPORTATION POLICIES

The following transportation policies and program recommendations support the above goals to help guide transportation decisions for the next 20 years.

NOT IN ORDER OF PRIORITY

1. Increase the safety and use of non-motorized transportation modes.
2. Establish formal truck routes as new industrial developments are platted, with truck weight limits enforced by the County.
3. Adopt road standards for the construction of public and private roads.
4. Implement and preserve access management controls along all town roadways (i.e., driveway permits).

5. **Maintain the Town's transportation plan to address long-term needs for road upgrades and/or new roads.**
6. **To facilitate emergency access and well-planned developments, make sure new roads connect to existing and planned roads on adjoining properties whenever possible.**
7. **Utilize the community's existing road network to the greatest extent possible, in order to minimize future road maintenance costs and to avoid the fragmentation of woodland and farmland.**
8. **Developers will be required to pay for development plans as well as the cost of road improvements or construction (which must meet local road or street design standards).**
9. **Promote the development of multi-use trails and trail linkages as part of new development proposals.**
10. **Coordinate with WisDOT and Lafayette County Highway Department on transportation planning projects outlined in this plan.**
11. **Map the location of future roads and transportation facilities to prevent disturbance of environmental corridors, prime agricultural land, and natural areas.**
12. **Work cooperatively with adjacent jurisdictions for consistency with transportation plans.**

5.4 PREVIOUS PLANS RELATED TO LAFAYETTE COUNTY'S TRANSPORTATION SYSTEM

Over the years SWWRPC has completed several transportation, or transportation-related, studies related to Lafayette County, including:

- Lafayette County Outdoor Recreation Plan (Planning Report # 15, Dec 1973)
- Lafayette County Long Range Snowmobile Plan (Plan Report # 61, Feb 1976)
- Lafayette County Functional and Jurisdictional Highway Planning Study (Planning Report # 19, Jul 1975)
- Lafayette County Outdoor Recreation Plan Update (Planning Report # 31, Jun 1979)
- Rural Public Transportation Feasibility Study for Grant, Green, Iowa, Lafayette, and Richland Counties, WI (May 1982)
- Lafayette County Highway Pavement Management Study (Aug 1988)
- Lafayette County Outdoor Recreation Plan 1989-1993 (Dec 1988)
- Lafayette County Functional & Jurisdictional Highway Plan Update-1988 (Planning Report #76, Mar 1989)
- Lafayette County Six-Year Highway Maintenance Program 1990-1995 (Planning Report # 85, Jun 1990).

The next sections will look at commuting patterns, recreational uses, special transportation services for the elderly and disabled, and other transportation modes, as required for the transportation element.

5.5 TRANSPORTATION INFRASTRUCTURE

5.5.1 HIGHWAYS AND LOCAL STREETS

The County has a total of 1028.09 miles of roads. Of these, 272.54 are county miles and 755.55 are municipal miles, according to the county's January 2006 WISLR inventory. The County breakdown is

	Arterial	Collector	Local
County	18.12	218.37	36.05
Municipalities	0	12.89	742.66
Totals	18.12	231.26	778.71

5.5.2 FUNCTIONAL CLASSIFICATION SYSTEM

The transportation system is classified by WisDOT according to primary function representing very different purposes: 1) mobility and efficient travel and 2) access to properties. Simply put, when there are more access points, carrying capacity is reduced and safety is compromised. The responsibility for maintaining and improving roads should ordinarily be assigned based upon the functional classification of the roads. Road classifications are

- **Principal Arterials** accommodate interstate and interregional trips.
- **Minor Arterials** accommodate interregional and inter-area traffic movements.
- **Major Collectors** serve moderate-sized communities and intra-area traffic generators.
- **Minor Collectors** link local roads to higher capacity roads and smaller communities.
- **Local Roads** provide access to residential, commercial, and industrial development.

Arterials fall under state jurisdiction, collectors generally fall under county jurisdiction, and local roads are a local responsibility.

Reflecting actual use, Jurisdictional Transfers (JT), the sharing of road responsibilities, may occur, but only when there is agreement between units of government involved (local, county, or state). When considering a possible JT, jurisdictions must take into account the level of traffic on the road, the projected responsibility for maintenance and any required improvements, and the possible impact on general transportation aids.

In addition to the functional and jurisdictional hierarchy, communities may nominate qualifying local roads (and streets, in some cases) for the state's Rustic Roads Program. There is currently only one Rustic Road in Lafayette County, #66, just off County W in the Town of Benton. It follows Buncombe, Kennedy, Beebe, and Ensich Roads, is paved, and is 7.5 miles long. See <https://wisconsindot.gov/Pages/travel/road/rustic-roads/maps.aspx> for more information on Rustic Roads.

5.5.3 TRAFFIC COUNTS

Between 1990 and 2000, vehicle miles traveled (VMT) increased by 30% in Wisconsin. The Annual Average Daily Traffic (AADT) counts are an important measure when prioritizing improvements. WisDOT calculates the number by multiplying raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors. The daily hourly values are then averaged by hour of the day and the values are summed to create the AADT count.

5.5.4 TRAFFIC SAFETY

Nationwide, crash fatalities are decreasing – even as traffic is increasing. Why? The reduction in fatalities can be credited to a combination of factors, including improvements in vehicle safety, better roads, increased seat belt use, and advances in on-site and emergency room care. The AADT data shows increased traffic on many Lafayette County roads.

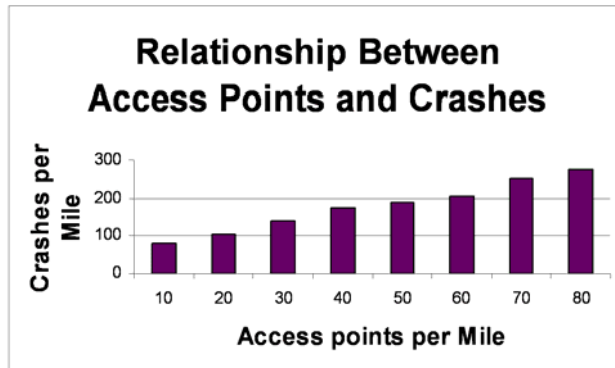
Many rural roads throughout the state are not designed to handle current traffic volumes. In 2002, according to Wisconsin's Transportation Development Association (TDA), 64% of all vehicle crashes in Wisconsin occurred on the state's local road system (town roads and many county roads fall into this category). Refer to Table 5.3 in the Attachments for your jurisdiction's crash data. According to Wisconsin's *Highway Safety Performance Plan 2004*, significant external factors include demographics (particularly the proportion of the population between the ages of 15-44 and over 65); increased number of licensed drivers; number of miles driven; as well as types of driving exposure, including lifestyle factors (such as patterns of alcohol consumption) and the weather. According to the 2004 report, better lane markings and signage, wider shoulders and lanes, additional guardrails, and reduced slopes would make rural and two-lane roads safer and reduce the personal and financial loss that results from crashes.

Fatalities are not merely statistics – they represent terrible tragedies. The Lafayette County Traffic Safety Committee meets quarterly and includes the county highway commissioner, law enforcement, EMS, private citizens, a WisDOT staff engineer, and a representative from WisDOT's Bureau of Transportation Safety (BOTS). Their responsibility is to: 1) represent the interests of their constituencies (including health, engineering, enforcement, and citizen groups), and 2) offer solutions to traffic safety related problems that are brought to the Committee.

5.5.5 ACCESS MANAGEMENT

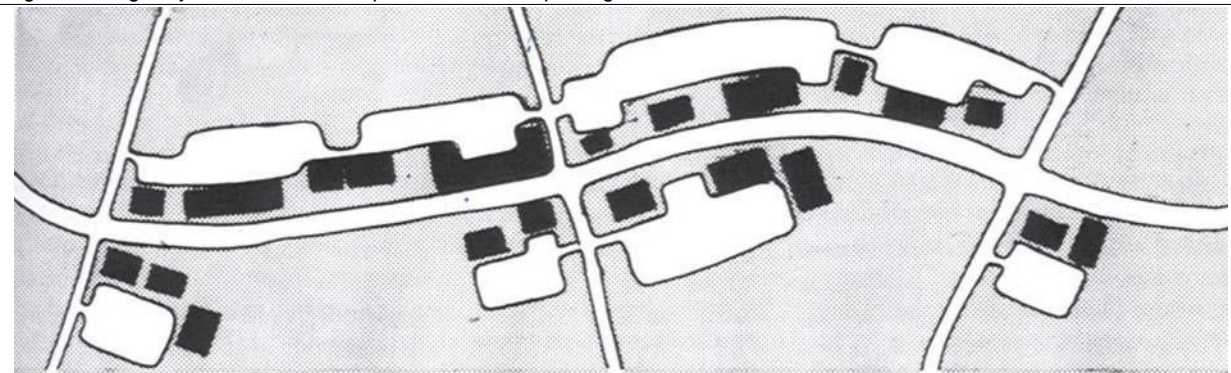
Transportation system users frequently select routes that maximize their personal mobility and efficiency while, at the local level, property owners frequently seek to maximize access to their personal property. The latter scenario reduces mobility and safety. Studies show a strong correlation between: 1) an increase in crashes, 2) an increase in the number of commercial establishments, and 3) an increase in the total number of driveways per mile.

Figure 5.2 Source: WisDOT



Commercial or industrial development seeks highly visible and accessible properties, preferably on street with high traffic volumes and, optimally, at an important intersection. If the new business is successful it will change traffic patterns and may disrupt the efficiency of the larger transportation system. Access and development can be better accommodated by creating an area transportation plan for internal circulation and minimizing driveway access points. It is estimated that a single-family home generates 9.5 trips per day. One new home may not make much difference, but 10 new homes with accompanying driveways on a cul-du-sac street can have quite an impact on the connecting street's traffic mobility and safety.

Figure 5.3 Highway commercial development with linked parking areas behind stores



Connecting rear parking lots allows customers to drive to many other shops in the corridor without re-entering the highway and interrupting traffic flow. Such arrangements can be required for new development, expansion of existing buildings, and redevelopment. Source: *Rural By Design*, Randall Arendt (1994).

5.5.6 WISDOT ROLE IN TRANSPORTATION PLANNING

In 2004, the legislature suspended sections of the Transportation Rule commonly referred to as Trans 233. With the suspension of the state's authority, local jurisdictions have increased responsibilities when making decisions that could impact mobility and safety. WisDOT works with municipalities and counties, by request, to look at potential impacts of development and provide its access management expertise. WisDOT also does review "subdivision" plats, as defined in Chapter 236 of the statutes (5 or more lots of 1½ acre or less within a 5-year period) if such plats directly touch a state highway or connecting highway. This authority includes:

- Restricting access to the state highway or connecting highway
- Considering access requirements of adjacent and contiguous lands
- Regulating surface drainage
- Requiring a "desirable traffic access pattern"
- Requiring a recordable covenant on other unplatted lands of the property owner
- Conducting conceptual reviews, if desired by land divider
- Issuing temporary connection permits
- Prohibiting buildings in the setback area
- Granting special exceptions
- Requiring performance bonds to insure construction of improvements which may impact state highways.

Other access management tools are still used by WisDOT on longer segments as part of corridor preservation efforts, including § 84.09, § 84.25, or § 84.295 of the Wisconsin Statutes. WisDOT District 1's current Access Control Map is included in the Transportation Chapter Attachments.

- **Purchase for Access Control** (§ 84.09) WisDOT can purchase access rights to alter or eliminate unsafe access points or to restrict or prohibit additional access.
- **Administrative Access Control** (§ 84.25) WisDOT can designate controlled-access highways and “freeze” present access; future alterations would require WisDOT approval.
- **Corridor Preservation Mapping** (§ 84.295) Local governments and WisDOT can work together to map the land needed for future transportation improvements or local governments can incorporate proposed transportation improvements into their adopted land use maps. This mapping would inform the public and potential developers about land that has been preserved for future transportation improvements and preserve the future right-of-way.

The Town of Belmont currently coordinates with the County and WisDOT when designating areas for new development and when the Town receives a request for a new development permit.

5.5.7 TRANSPORTATION INFRASTRUCTURE ISSUES

There are places where people have daily transportation options including driving, taking trains, riding buses, bicycling, or walking. In rural communities, most of these options may not be practical or are just not available. Local planning input may seem to have little influence or relation to larger or more varied transportation systems. However, residents of towns and villages – and the elected and appointed officials who represent them – have good reasons to care about local transportation needs such as

- Mobility needs of the elderly and disabled
- Freight mobility
- Connectivity with the larger transportation system
- Supporting economic development
- Transportation safety
- Agricultural-vehicle mobility
- Recreational transportation uses
- Tourism

In addition to personal vehicles (cars, trucks, etc.), the Planning Commission identified ATVs, bicycles, tractors/combines/wagons, and horse drawn buggies/wagons as other types of transportation used in jurisdiction.

The most satisfactory aspect of Belmont's transportation system are its fairly good roads with base. The transportation issue that causes the most dissatisfaction is that there are some roads that directly connect to STH 151. The Planning Commission recommended that the transportation aspect that is in most need of improvement is signage for Amish buggy traffic. The prioritization of transportation issues in Belmont are ranked below. “1” is the highest priority.

- 6– Transportation needs of the elderly and disabled**
- 2 – Freight mobility**
- 3 – Connectivity with the larger transportation system**
- 4 – Transportation to support economic development**
- 5 – Transportation safety**
- 1 – Agricultural-vehicle mobility**
- 7 – Recreational transportation uses**
- 8 – Tourism (including preservation of rural views)**

5.6 TRANSPORTATION USERS

This section looks at transportation options for commuters, the elderly and disabled, and those who do not drive. In Wisconsin, there are very few public transportation services for smaller rural communities.

5.6.1 COMMUTING PATTERNS

According to Census 2000, 46% of the county's workforce commutes to another county for work each day. Ten of the county's largest municipalities, with the exception of Darlington, are within 10 miles of a county border.

Approximately 15% of those who do work in Lafayette County work in the City of Darlington. Refer to Table 5.4 in the Attachments for more information.

County and state routes crisscross the county in a grid pattern, with many of these roads converging in Darlington, and US-151 cuts across the northwest corner of the county. In the 1990 Census, Grant County was the number one draw for Lafayette County residents driving to work. In Census 2000, Grant County was replaced by Green County, with many workers traveling to the City of Monroe. When Lafayette County residents commute, generally they commute alone. According to Census 2000, 70 % of residents drove to work alone, six percent walked to work, and 12 % carpooled. (WI Dept. of Workforce Development - Lafayette County Profile, January 2004).

Figure 5.4 5.5: 2015 Employment and Living Location of Lafayette County Workers

Figure 5.4. Where Lafayette Workers are Employed

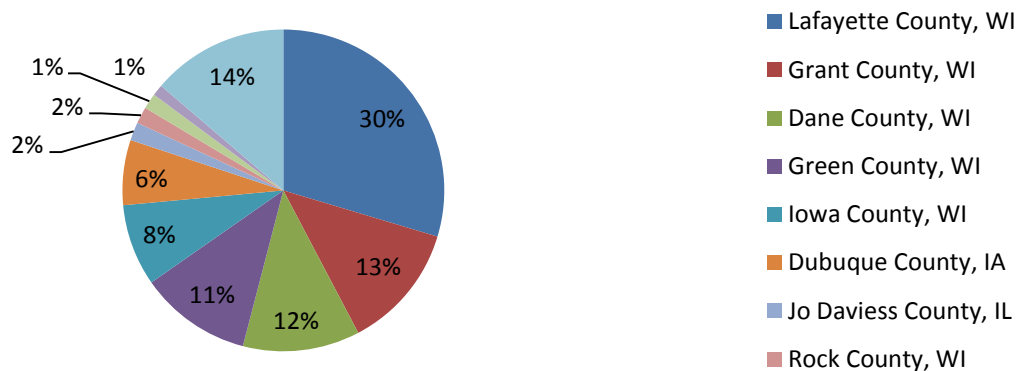
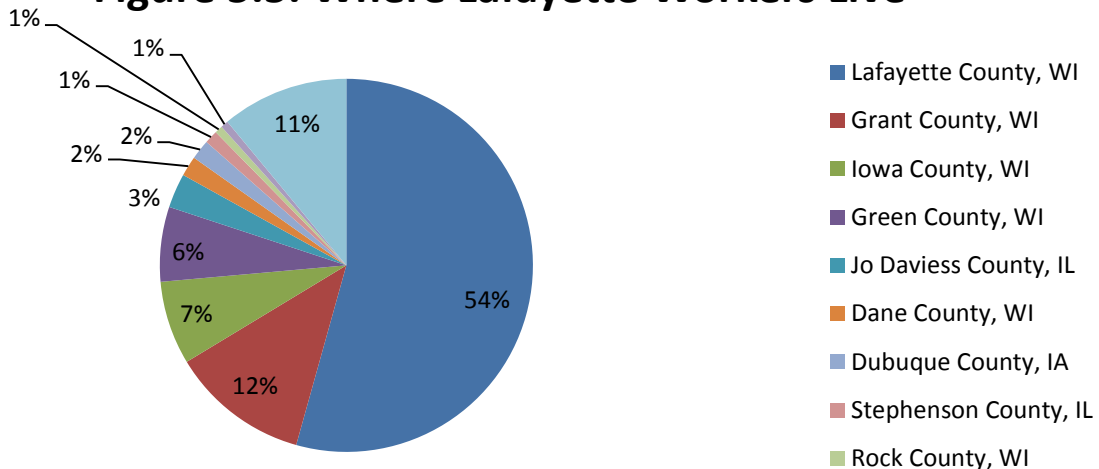


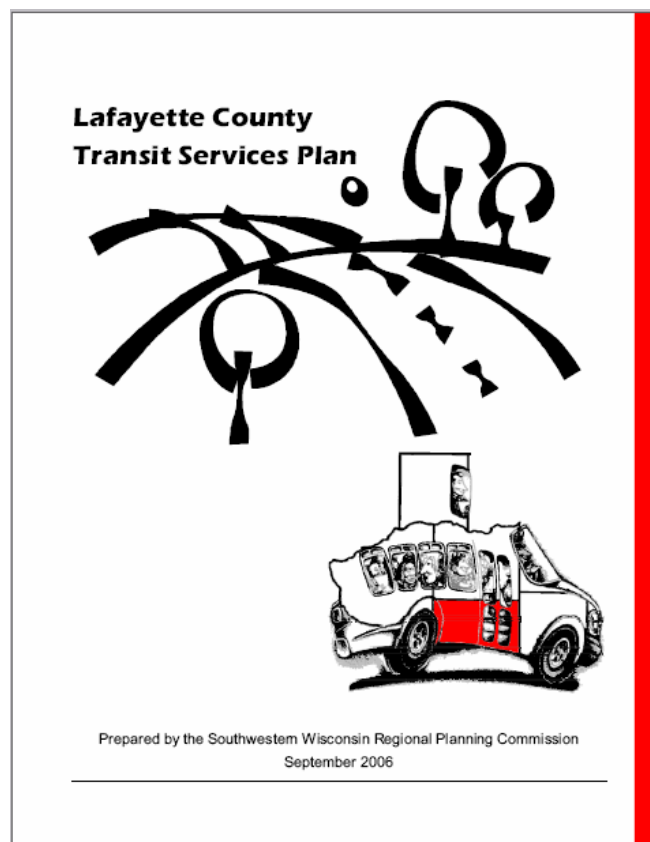
Figure 5.5. Where Lafayette Workers Live



In 2007, according to an analysis done by the UW-Extension center for Community Economic Development, Lafayette County ranks fifth in the state's Top Ten "Exporters of Labor". Approximately 36% of the county's employed residents, or 3,009 workers, commute out of the county for employment; approximately 900 workers commute to the county for employment. Statistics for the Town of Belmont reflect similar commuter patterns. Also see commuting maps at the end of this chapter.

5.6.2 TRANSPORTATION FACILITIES FOR THE ELDERLY AND DISABLED

As part of fulfilling federal transit planning requirements, representatives from Lafayette County recently participated in a regional transit planning workshop, as part of federally required efforts to increase the coordination of transit services. The results were summarized in the Lafayette County Transit Services Plan. The needs of this age group will become much more significant – at both the local and state level – during the 20-year window of this plan. The Planning Commission noted that they believe there are enough transportation options for non-driving residents to meet current and but were unsure if there were options enough for future needs. They added that this could become a problem in the future if certain handicap service groups and their services have budget problems. In the event that transportation service improvements should be made, Belmont recommended they take place at the County level.



As part of fulfilling federal transit planning requirements, representatives from Lafayette County recently participated in a regional transit planning workshop and the results were summarized in the Lafayette County Transit Services Plan. The planning process was undertaken as part of federally required efforts to increase the coordination of transit services.

As the table on the next page indicates, the Lafayette County Aging Resource Center provides the majority of general services transit trips in the County. Staff identified the following strengths, needs, and barriers:

- **STRENGTHS** – “We provide county wide transportation services on a scheduled basis. Our routes are fixed / flexible depending on the type of service. Our services are provided door to door for regular trips. We have very well-maintained vehicles and are fortunate to have a fleet of vehicles which allows up to use the most appropriate vehicle based on type of service. Our bus driver is well trained and enjoys and respects the seniors he works with.”
- **NEEDS** – “Transportation to nutrition sites, social settings (beauty parlors) and for church services.”
- **BARRIERS** – “These types of services are on an individual basis and require one-to-one service for the most part. We do not have paid staff or volunteers that are able to provide such services. The founding sources that we have available cannot be used for these kinds of trips.”

For a copy of the 2018 Lafayette County Transit Services Plan, contact the Lafayette County Aging Resource Center or Southwestern Wisconsin Regional Planning Commission.

5.6.3 BICYCLES AND PEDESTRIANS

Bicycles, pedestrians, and motor vehicles have shared roads and streets for decades. Beginning in 1890 with the “good roads movement,” the activism of bicyclists paved the way for the system of roads that we take for granted today. To help fund improvements, bicycle user fees – from 50-cents to \$1 per bicycle – were assessed in 1901; highway user fees – initially \$1 for each vehicle – were first assessed in 1905.

Today, children under the age of 16, the elderly, and those with disabilities are the greater portion of the public using pedestrian facilities. Many youth, and some commuters, ride bicycles as their regular means of transportation. The limited experience of children, and the limited physical ability of the elderly and disabled, should be considered when making improvements and when new streets are added.

In 2003, a local committee identified additional local routes and SSWRPC developed a brochure showing locally identified bike routes in the County. WisDOT is updating its current and proposed priority bicycle improvements, which will be provided when it is available. The *Wisconsin Bicycle Facility Design Handbook*, available online, provides information to assist local jurisdictions when making bicycle-related improvements.

5.6.4 RECREATIONAL - ATVs, BICYCLING, AND WALKING

In Lafayette County, the Cheese Country Multi-Modal Trail, and other parts of the system, utilize former rail corridors. The Cheese Country Trail is part of the federal Rails-To-Trails Program, which means that if there were an opportunity to resume rail service, it would be reactivated. The trail corridor is overseen by the Pecatonica Rail Transit Commission, made up of Green, Iowa, Lafayette, and Rock Counties.

The Tri-County Trail Commission oversees day-to-day operations of the Cheese Country Trail, with membership from Green, Iowa, and Lafayette Counties. The system is made up of the Cheese Country Trail - with 47 miles from Monroe to Mineral Point – and the Pecatonica State Trail - with 10 miles from Calamine to Belmont. The trails are open to all-terrain vehicles (ATVs), off-road dirt bikes, mopeds, motorcycles, horses and horse-drawn conveyances, bicycles, and hikers. Non-motorized trail users should be aware that the trails are heavily used by ATVs and the trail surface is extremely rough in some areas (mountain bikes are recommended). In the winter, the trail is open to snowmobilers or ATV users, depending on weather conditions. The Belmont-Platteville paved non-motorized recreation trail was recently completed, offering bike amenities between the two communities.

The Town of Belmont was unsure if it would wish to make bicycle/pedestrian-related improvements when other road improvements are made. They did not wish to support adding sidewalks to existing subdivisions in their Town, nor require sidewalks in any future Town subdivisions.

5.7 MODES OF TRANSPORTATION

5.7.1 SHIPPING

According to a 2004 report by TDA, trucks carry 83% of all manufactured freight transported in Wisconsin. More than 77% of all Wisconsin communities are served exclusively by trucks. Lafayette County is served by a network of highways including:

- STH 11 - 157.56 miles between Kieler, east of Dubuque, and Racine.
- STH 23 – 211.05 miles from five miles east of Shullsburg to Sheboygan.
- STH 78 - 92.83 miles from near Portage to south of Gratiot, at the Illinois state line, connecting with IL SR-78.
- STH 80 – 163.23 miles from Pittsville to the Illinois state line, connecting with IL SR-84 south of Hazel Green.
- STH 81 – 123.81 miles from Cassville to Beloit.
- STH 126 – 5.7 miles connecting STH-81, five miles south of Belmont, to US-151 on the north side of Belmont.
- US 151 – 220.27 miles in Wisconsin, from Manitowoc to Dubuque, and terminating 117 miles southwest near Williamsburg, IA.

5.7.2 TRANSPORTATION AND AGRICULTURE

Transportation is critical for agriculture, yet ag-related transportation needs and impacts are often overlooked. Ag-related transportation operates on several scales, ranging from moving machinery on the system of local roads to moving commodities both through and to larger communities via truck or rail.

5.7.3 RAIL FREIGHT

By the mid-1970s, several rail segments or lines in southern Wisconsin were removed from service, including rail corridors in Lafayette County that now serve as trails. Lafayette County's agriculture benefits from the preserved rail system that operates in nearby Green County.

5.7.4 OVER-ROAD SHIPPING

Although commercial vehicles account for less than 10% of all vehicle-miles traveled, truck traffic is growing faster than passenger vehicle traffic according to the Federal Highway Administration (FHWA). This share is likely to grow substantially if demand for freight transportation doubles over the next 20 years, as has been predicted (from the 2002 report *Status of the Nation's Highways, Bridges, and Transit: Conditions and Performance Report to Congress*).

5.7.5 AIRPORTS

From the County Seat of Darlington, it is 66.7 miles (or about 1 hour, 45 minutes) to the Dane County Regional Airport-Truax Field, located five miles northeast of Madison. It is 48.5 miles (or about 1 hour, 23 minutes) to the Dubuque Regional Airport. General aviation airports include the Iowa County Airport (15 miles northwest near Mineral Point); Foster Field Airport (16 miles south near Apple River, IL); the Platteville Municipal Airport (18 miles west); the Monroe Municipal Airport (27 miles east); the Lancaster Municipal Airport (30 miles west); and the Dornink Airport (35 miles southeast near Freeport, IL).

5.7.6 WATER TRANSPORTATION

Lafayette County does not have its own access water access but the Port of Dubuque is about 40.5 miles west (about 1 hour, 10 minutes). Lake Michigan and the Port of Milwaukee are 148 miles east (or about 3 hours).

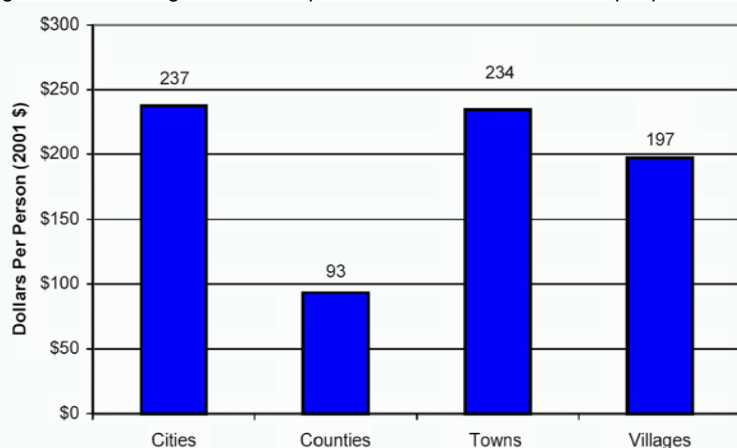
5.7.7 TRANSPORTATION AND ECONOMIC DEVELOPMENT

Recent improvements to US 151, from Dickeyville to Belmont, to a four-lane divided expressway will promote economic development by improving access for businesses and improving traffic flow to many area tourist sites. The relationship of transportation and economic development means many things, including the infrastructure for shipment of goods, access to workers, and tourism. This physical infrastructure helps to bring travelers through and to communities. The Planning Commission agreed, noting that their local transportation did a good job of meeting Town needs as well as met their economic development goals related to agriculture, retail, commerce, shipping, manufacturing, and tourism.

5.8 MAINTENANCE AND IMPROVEMENTS

Citizens value good roads and streets and, as Figure 5.6 illustrates, maintenance of the local transportation system is the largest expenditure for many local governments. Compared to other states, Wisconsin has more local roads, the majority of them are paved, and they must be maintained through four seasons. According to Federal Highway Administration (FHWA) data, Wisconsin's per capita spending on local road systems is second only to Minnesota's (the national average is \$123).

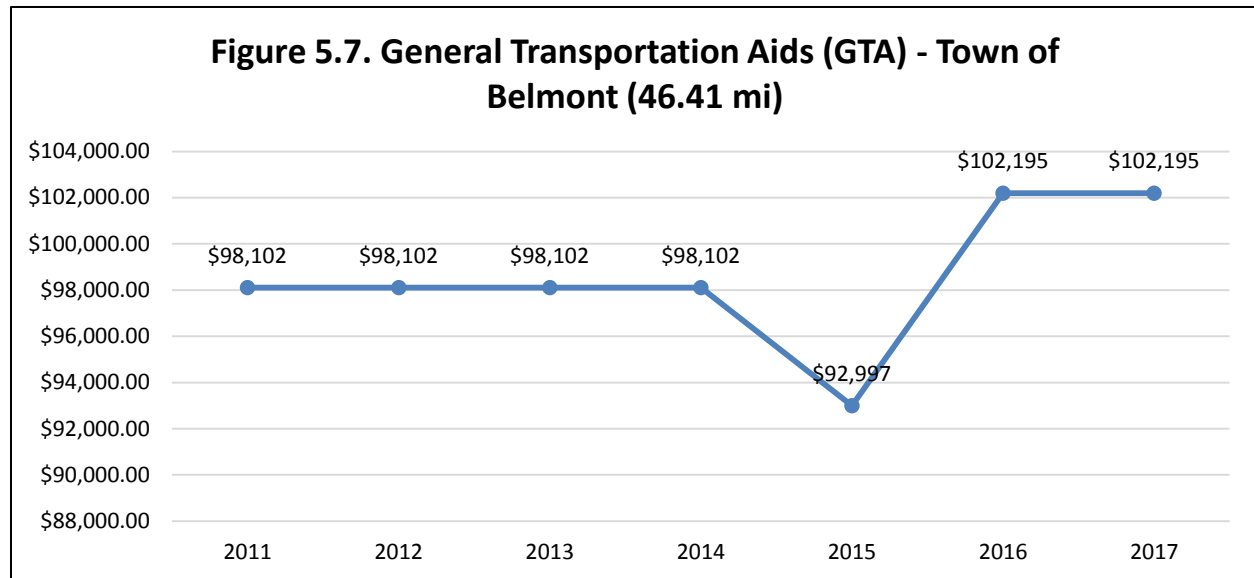
Figure 5.6 WI local government expenditures on roads and streets per person



Source: WI Center for Land Use Education

5.8.1 GENERAL TRANSPORTATION AIDS

General Transportation Aids (GTA) represent the second largest program in WisDOT's budget and returns to local governments roughly 30% of all state-collected transportation revenues (fuel taxes and vehicle registration fees) - helping offset the cost of county and municipal road construction, maintenance, traffic and other transportation-related costs.



5.8.2 LOCAL ROADS IMPROVEMENTS PROGRAM

The Local Roads Improvement Program (LRIP) assists local governments in improving seriously deteriorating county highways, town roads, and city and village streets. The competitive reimbursement program pays up to 50% of total eligible costs with local governments providing the balance. The program has three basic components: Municipal Street Improvement (MSIP); County Highway Improvement (CHIP); and Town Road Improvement (TRIP). In the 2004-20035 LRIP project cycle, several Lafayette municipalities received LRIP funds. Refer to Table 5.5 in the Attachments for more information.

5.8.3 PAVEMENT SURFACE EVALUATION AND RATING

WISLR – the Wisconsin Information System for Local Roads – provides a data management tool for decision-makers. WISLR is an Internet-accessible system that helps local governments and WisDOT manage local road data to improve decision-making, and to meet state statute requirements. With Geographic Information System (GIS) technology, WISLR combines local road data with interactive mapping functionality that allows users to display their data in a tabular format, on a map, or both.

The Wisconsin Local Roads and Streets Council and WisDOT recognized the need and initiated WISLR – the first internet-based local road system of its kind in the United States. Local governments can use WISLR’s querying, analytical, and spreadsheet tools to organize and analyze data. They can also update and edit their data. This combination improves accuracy for both pavement condition rating submittals and road inventory assessment. Refer to Table 5.1 and Map 5.7 in the Attachments for more information.

By statute, local governments are required to report the pavement condition of roads under their jurisdiction to WisDOT. Local road information, including width, surface type, surface year, shoulder, curb, road category, functional classification, and pavement condition ratings are incorporated into the WISLR system. Access to inventory information aids with other tasks, such as compliance with Governmental Accounting Standards Board Statement 34 (GASB 34), mandates reporting the value of local roads as infrastructure assets.

5.8.4 PLANNING FOR CAPITAL IMPROVEMENTS

Capital improvements include new or expanded physical facilities that are relatively large, expensive, and permanent. WISLR’s budgeting module can assist local municipalities to make budgeting plans for system maintenance and improvements. Using this tool, a Capital Improvement Program (CIP) can be developed to assist in planning for major project costs by creating a multi-year scheduling plan for physical public improvements. This plan can be incorporated into other budgeting plans, based on the projection of fiscal resources and prioritization of improvements five to six years into the future. Refer to Chapter 2, Utilities and Community Facilities, for more information on CIPs.

5.8.5 WISDOT SOUTHWEST REGION - PLANS AND PROJECTS

Information about WisDOT’s *Six-Year Highway Improvement Program* will be provided when it is available.

5.8.6 ENVIRONMENT

Thoughtful planning for continued growth can also protect water quality, wildlife habitats, and working farms. Sound management of transportation infrastructure maintenance or expansion may include de-icing procedures and salt reduction; erosion control; storm water management; and wetland mitigation (preservation, creation, or restoration). Refer to <http://www.dot.wisconsin.gov/library/research/resources/environment.htm> for more information on transportation and environmental protection.

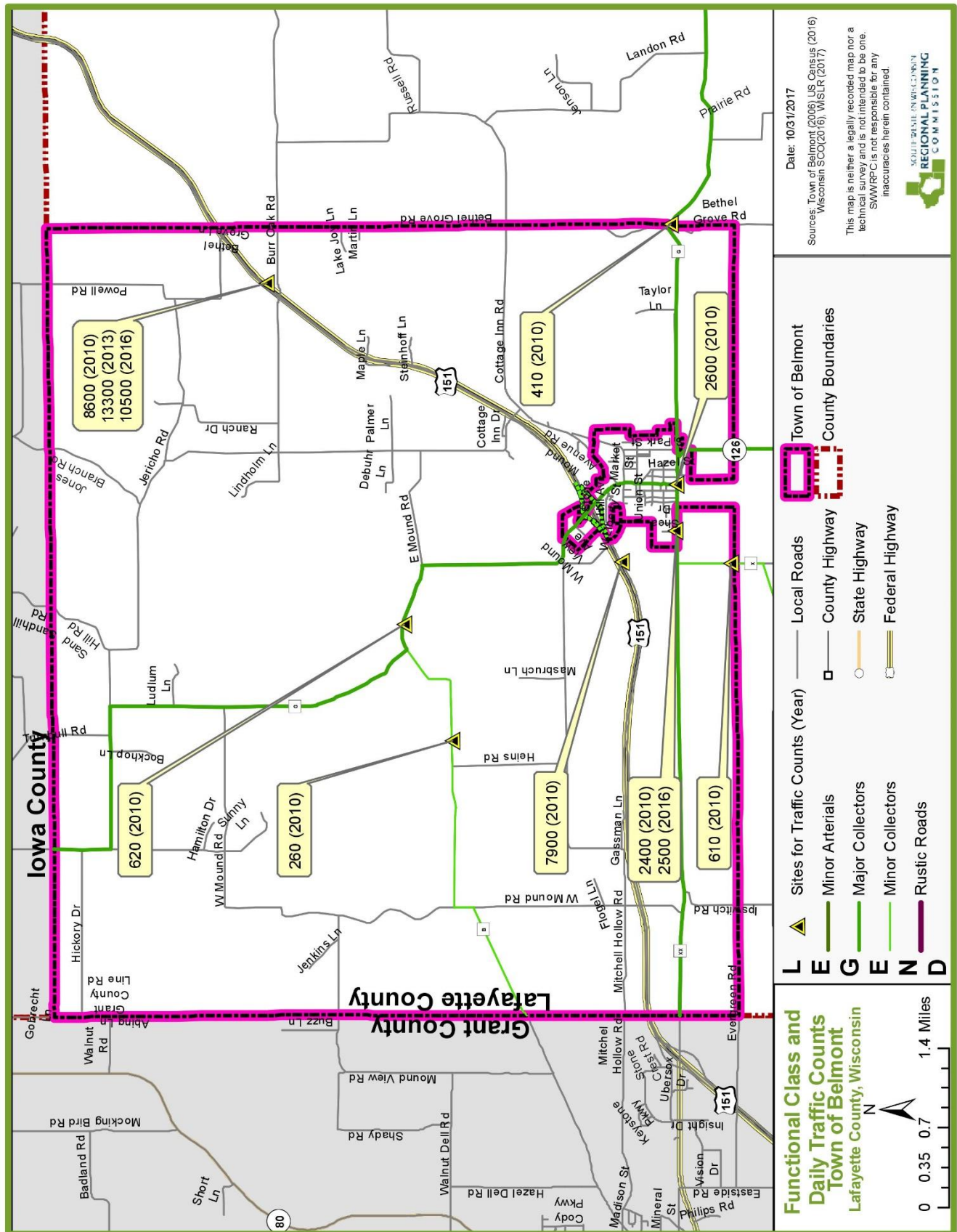
5.9 TRANSPORTATION PLANNING

5.9.1 PROGRAMS FOR LOCAL GOVERNMENT

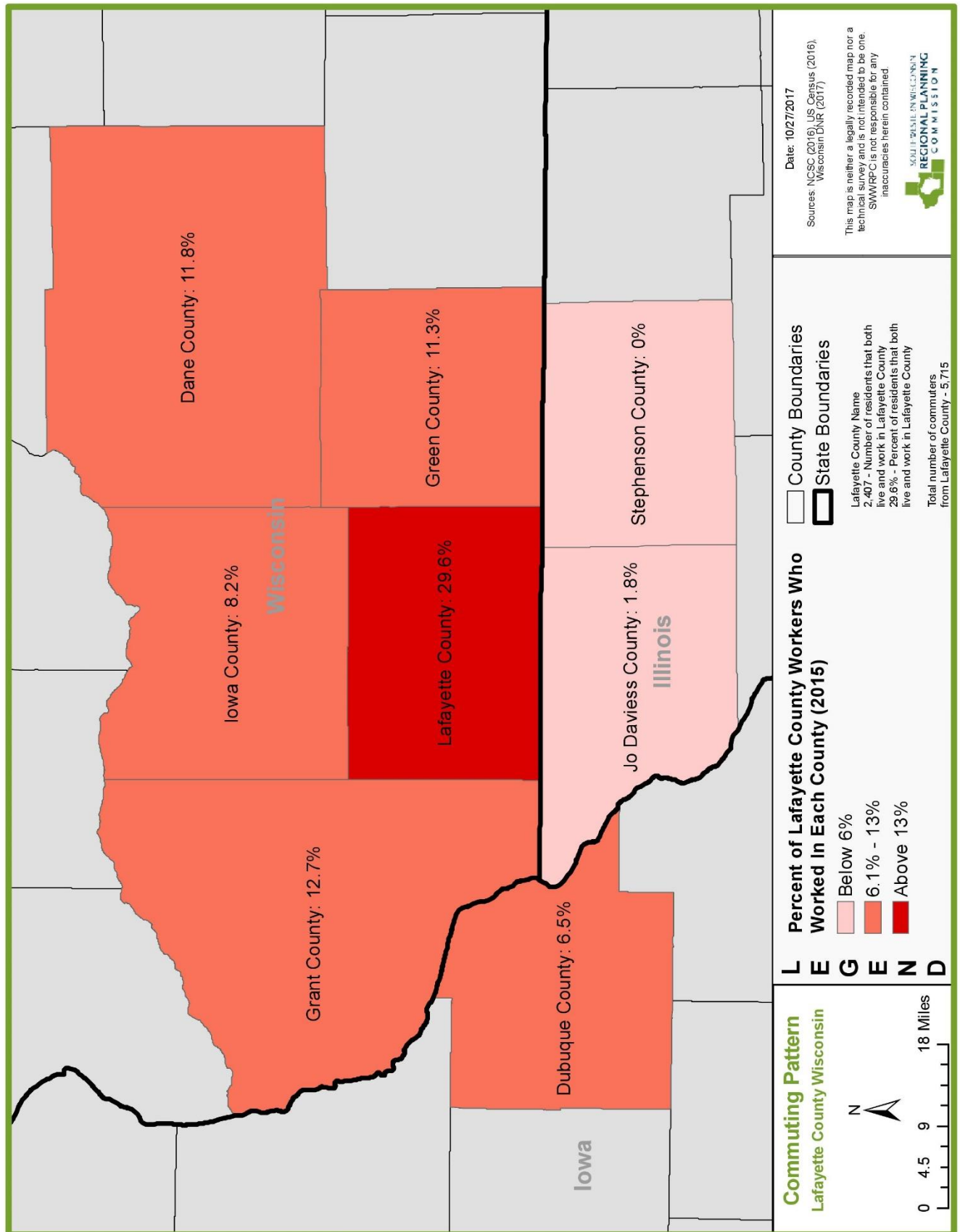
WisDOT administers a variety of state and federal programs, including:

- Airport Improvement Program (AIP)
- Connecting Highway Aids
- County Elderly and Disabled Transportation Assistance
- Federal Discretionary Capital Assistance
- Freight Rail Infrastructure Improvement Program (FRIIP)
- Freight Rail Preservation Program (FRPP)
- General Transportation Aids (GTA)
- Highways and Bridges Assistance
- Local Bridge Improvement Assistance
- Local Roads Improvement Program (LRIP)
- Local Transportation Enhancements (TE)
- Railroad Crossing Improvements
- Rural and Small Urban Public Transportation Assistance
- Rural Transportation Assistance Program (RTAP)
- Rustic Roads Program
- Surface Transportation Discretionary Program (STP-D)
- Surface Transportation Program – Rural (STP-R)
- Surface Transportation Program – Urban (STP-U)
- Traffic Signing and Marking Enhancement Grants Program
- Transportation Economic Assistance (TEA)

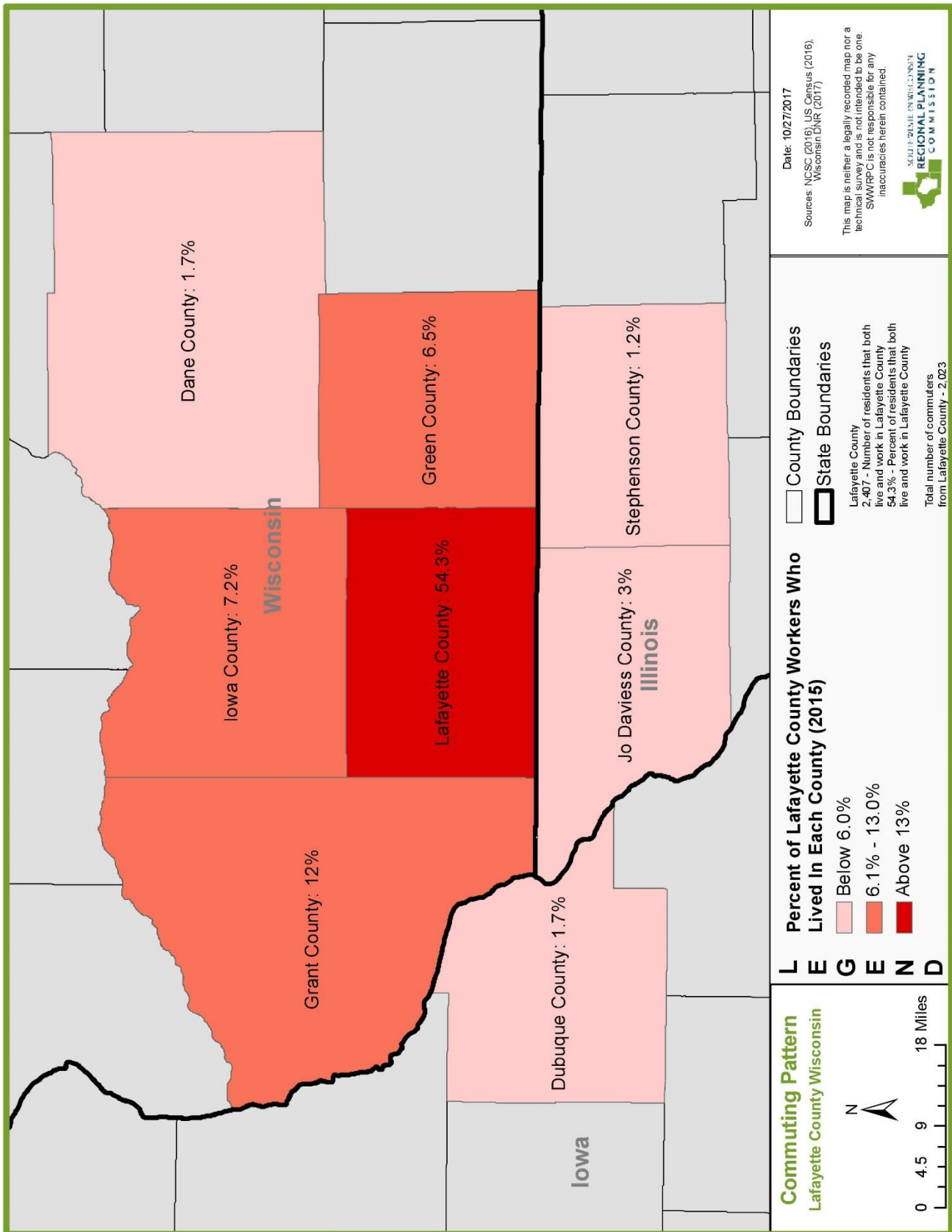
Map 5.1: Town of Belmont Functional Classification of Roads and Traffic Counts



Map 5.2: Town of Belmont Commuters from Lafayette County



Map 5.3: Town of Belmont Commuters in to Lafayette County



6.0 ECONOMIC DEVELOPMENT

6.1 CHAPTER SUMMARY

Economic development is about working together to retain and create jobs that provide a good standard of living for individuals. Increased personal income and wealth increases the tax base and allows the community to provide services that residents want. A balanced, healthy economy is essential to an areas long-term well-being.

As our economy becomes more global, local workers must advance their knowledge to keep up with technology advancements. As the demand for skilled labor increases, this region may face a shortage of skilled workers as baby boomers retire. Business owners want to locate in a community where they will attract enough workers with the right skills. This chapter summarizes the local economic situation for Lafayette County. It also identifies policies, goals, objectives and resources to help guide your community economic well-being over the next twenty years.

Wisconsin State Statute 66.1001(2)(f)

(f) Economic Development

A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.

6.2 GOALS AND OBJECTIVES

Five goals and objectives that relate to economic development are among the 14 goals of Wisconsin's comprehensive planning law. They are

1. Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities.
2. Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
3. Promote the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
4. Build community identity by revitalizing main streets and enforcing design standards.
5. Protect economically productive areas, including farmland and forests.

6.3 POLICY AND PROGRAM RECOMMENDATIONS

The following Economic Development Policy and Program Recommendations support the above goals to help guide local land use decisions for the next 20 years.

NOT IN ORDER OF PRIORITY

1. **Encourage home-based entrepreneurial activities that have minimal impact on adjacent properties.**
2. **Encourage crop and livestock production farming as a local economic development strategy.**

3. Encourage businesses that add value to agricultural products through processing, packaging and marketing as a local economic development strategy.
4. Encourage entrepreneurial activity such as the sale of locally grown and created products and services from roadside markets and home-based sales.
5. Encourage one or more annual local events, such as a community festival, to attract visitors and support local civic groups and entrepreneurs.
6. Encourage efforts to attract jobs by marketing empty buildings and property sites designated for commercial, light manufacturing or other business use.
7. Whenever possible, encourage the location of businesses in existing commercial areas, existing buildings, or brown-field sites before developing green-field sites.
8. Whenever possible, encourage economic development projects to locate infrastructure where such utilities, services and road capacity already exists.
9. Establish a local ordinance regulating the location, size and design of very-large retail stores known as 'big box' commercial developments.

6.4 ANALYSIS OF THE ECONOMIC BASE AND LABOR FORCE

One of the most important aspects in doing an analysis of the economic base and labor force in the County starts with basic labor statistics. As indicated in Table 6.1 below, Lafayette County has 8,986 persons available within the workforce. As indicated, 369 are unemployed, giving Lafayette County an unemployment rate of 4.1%.

Table 6.1 SSWRPC Labor Force Statistics

	Available Labor Force	Employed	Unemployed	Unemployment Rate
Lafayette	8,986	8,617	369	4.1 %
Grant	26,866	25,704	1,162	4.3 %
Green	20,298	19,413	885	4.4 %
Iowa	14,355	13,757	598	4.2 %
Richland	9,892	9,470	422	4.3 %

Source: Wisconsin WorkNet 2005

Directly correlated with the above labor force statistics are the industries in which these persons are employed. Table 6.2 below outlines all industries and the percent of the population employed by each industry. The table shows the number of persons and percent population of Lafayette County working in a particular industry. The same information is also included for surrounding Wisconsin counties. As indicated below, Lafayette County leads the other counties in the industry of agriculture, forestry, fishing and hunting, and mining. This is not surprising, considering the importance of agriculture in the County.

Table 6.2 Percent Lafayette County Population Employed by Industry, and change from 2011-2016 (EMSI, 2016)

Table 6.2. Change in Total Employees by Industry in Lafayette County, 2011 to 2016				
Industry	2011 Jobs	2016 Jobs	2011-2016 Change	2011-2016 Change (percentage)
Animal Production and Aquaculture	472.79	581.33	108.54	23%
Dairy Product Manufacturing	502.47	599.02	96.55	19%
Crop Production	71.05	122.32	51.27	72%
Farm Product Raw Material Merchant Wholesalers	44.10	88.43	44.34	100%
Employment Services	39.30	76.10	36.79	95%

Miscellaneous Nondurable Goods Merchant Wholesalers	60.27	88.02	27.75	47%
Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly	21.46	41.04	19.58	95%
General Freight Trucking	43.64	61.80	18.15	41%
Building Equipment Contractors	81.96	98.55	16.59	21%
Management of Companies and Enterprises	18.05	34.58	16.52	94%
Automotive Repair and Maintenance	76.36	93.29	16.93	22%
Grocery and Related Product Merchant Wholesalers	125.69	141.89	16.21	13%
Printing and Related Support Activities	16.50	30.68	14.18	94%
Services to Buildings and Dwellings	42.55	56.72	14.17	33%
Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	23.37	33.27	9.89	43%
Grocery Stores	63.43	72.82	9.39	16%
Offices of Other Health Practitioners	13.25	23.32	10.07	77%
Health and Personal Care Stores	14.33	22.77	8.44	64%
Support Activities for Crop Production	46.97	55.94	8.97	19%
Local Government, Excluding Education and Hospitals	422.59	431.86	9.27	2%
Personal Care Services	44.56	53.61	9.06	20%
Other Fabricated Metal Product Manufacturing	23.88	30.54	6.67	29%
Elementary and Secondary Schools	21.78	27.97	6.19	27%
Lessors of Real Estate	15.92	21.52	5.60	38%
Agencies, Brokerages, and Other Insurance Related Activities	45.49	50.76	5.27	13%
Offices of Dentists	15.56	20.90	5.34	31%
State Government, Excluding Education and Hospitals	14.09	18.02	3.93	29%
Nonresidential Building Construction	22.61	27.17	4.56	17%
School and Employee Bus Transportation	26.55	31.00	4.45	15%
Used Merchandise Stores	10.92	13.02	2.11	18%
Other Motor Vehicle Dealers	14.56	11.19	-3.37	-27%
Drinking Places (Alcoholic Beverages)	40.64	35.61	-5.03	-12%
Building Finishing Contractors	67.38	60.39	-6.99	-10%
Individual and Family Services	37.70	29.96	-7.74	-21%
Specialized Freight Trucking	102.05	89.93	-12.12	-12%
Federal Government, Civilian	59.92	45.95	-13.96	-23%
Gasoline Stations	136.28	121.10	-15.18	-11%
Traveler Accommodation	39.29	22.67	-16.61	-41%
Restaurants and Other Eating Places	148.57	133.06	-15.51	-11%
Residential Building Construction	64.91	48.35	-16.55	-26%
Machine Shops; Turned Product; and Screw, Nut, and Bolt Manufacturing	36.14	17.88	-18.26	-50%
Depository Credit Intermediation	119.07	92.96	-26.12	-22%
Electrical Equipment Manufacturing	94.23	64.93	-29.30	-31%
Education and Hospitals (Local Government)	557.92	521.65	-36.27	-6%

Another industry of note is the educational, health and social services. In Lafayette County, the largest employer is the County of Lafayette along with several school districts. The top five industries of employment in the County include the following:

- Manufacturing (17.8%)
- Educational, health and social services (17.0%)
- Agriculture, Forestry, Fishing and Hunting and Mining (16.4%)
- Retail trade (13.8%)
- Construction (5.5%)

Table 6.3 indicates the educational attainment in Lafayette County. This closely correlates with the employment of workers in particular industries as indicated in Table 6.2. Education levels also closely correlate with income levels (indicated in Table 6.4). As indicated in Table 6.2, Lafayette County, when compared to other surrounding counties, has a higher percent of the population with a high school diploma or higher (85.5%), but has a lower percentage than other counties when it comes to a bachelor's degree or higher (only 13.3%).

Table 6.3 Percent Educational Attainment for the Population 25 Years and Over

	Lafayette	Grant	Green	Iowa	Richland
High School Diploma or Higher	85.5%	83.5%	84.1%	88.5%	82.1%
Bachelor's Degree or Higher	13.3%	17.2%	16.7%	18.5%	14.1%

Source: 2000 US Census

As indicated above, income levels often directly correlate with educational attainment. However, this is not to imply that all individuals need to have some form of advanced education.

As indicated in Table 6.4, Lafayette County has a lower per capita personal income than surrounding counties at \$24,429 in 2004. Per capita personal income is the income that is received by persons from all sources. It is calculated as the sum of wage and salary disbursements, supplements to wages and salaries, proprietors' income with inventory valuation and capital consumption adjustments, rental income of persons with capital consumption adjustment, personal dividend income, personal interest income, and personal current transfer receipts, less contributions for government social insurance.

Table 6.4 Per Capita Personal Income

	Lafayette	Grant	Green	Iowa	Richland
2004 Per Capita Personal Income	\$24,429	\$26,200	\$30,275	\$29,343	\$24,557
Rank in State (out of 72 Counties)	56 th	44 th	23 rd	27 th	54 th

Source: 2005 Bureau of Economic Analysis and 2000 US Census

Table 6.5 pertains to the percent of the labor force working within the County of Residence. In Lafayette County, 54% of the available County workforce works in Lafayette County. The other 46% of available workforce are seeking employment outside the County. This can be seen as an opportunity for Lafayette County, as there is an ample supply of workers residing within the County.

Table 6.5 Percent of Local Labor Force Working Within the County of Residence

	Lafayette	Grant	Green	Iowa	Richland
% of Labor Force Working Within the County of Residence	54%	70%	66%	64%	67%

Source: Wisconsin WorkNet 2005

Tourism is another aspect of economic development that needs to be addressed. As indicated in Table 6.6, Lafayette County ranks 70th of 72 counties in the State for tourism spending. In 2005, travelers spent 17 million dollars within Lafayette County. Ten million dollars of that supported employee wages. There were also 429 jobs supported by tourism spending.

Table 6.6 Tourism Spending

County	Dollars Spent by Travelers in 2005	County Rank in State for Traveler Spending (72 WI Counties)	Employee Wages from Tourism Spending	Full Time Equivalent Jobs Supported from Tourism Spending
Lafayette	17 Million	70 th	10 Million	429
Grant	72 Million	42 nd	45 Million	1,856
Green	43 Million	57 th	18 Million	1,279
Iowa	55 Million	51 st	34 Million	1,397
Richland	24 Million	67 th	14 Million	605

Source: Wisconsin Department of Tourism 2005

Since agriculture is one of the top industries in Lafayette County, it is important to include some basic agricultural statistics in the economic development chapter. Please note that there is more detailed information available in Chapter 3, Agricultural, Natural and Cultural Resources. Table 6.7 below includes information from the 2002 US Agricultural Census. As indicated, Lafayette County has 1,205 farms comprised of a total acreage of 342,800 acres. The average farm size in Lafayette County is 284 acres. As Table 6.7 shows, of the counties included in the table, Lafayette County has the largest average farm size.

Table 6.7 Agricultural Statistics

	Lafayette	Grant	Green	Iowa	Richland
Acres of Farmland	342,800	605,836	306,946	367,373	257,807
Number of Farms	1,205	2,490	1,490	1,686	1,358
Average Farm Size	284	243	206	218	190

Source: 2002 US Agricultural Census

6.5 ANALYSIS OF NEW BUSINESS AND INDUSTRY DESIRED

6.5.1 STRENGTHS AND WEAKNESSES FOR ECONOMIC DEVELOPMENT

The recognition of the need and necessary support to retain existing jobs and attract new business is strong in Lafayette County. For economic development success, a community needs to identify its strengths and weaknesses, then leverage the strengths, and minimize the affects of the weaknesses. Belmont's strength in attracting business is its easy access to STH 151 and the quality people who live in the area. Its main weakness in attracting or retaining business is the Town's actual work force numbers.

6.6 ANALYSIS OF BUSINESS AND INDUSTRY PARKS

6.6.1 EXISTING BUSINESS AND INDUSTRY PARKS

An industrial park or business park is an area of land set aside for development. A business park is a more "lightweight" version of the industrial park, having offices and light industry, rather than heavy industry which has high intensity truck traffic, noise, odor, etc. (for simplicity sake, the rest of this section will refer to both business and industrial parks as industrial parks). Industrial parks are usually located close to transport facilities, especially where multiple transportation modes such as highways, railroads, airports, and navigable rivers are available.

The idea of setting land aside through this type of zoning is based on several concepts:

- To be able to concentrate dedicated infrastructure in a delimited area to reduce the per-business expense of that infrastructure. Such infrastructure includes roadways, railroad sidings, ports, high-power electric supplies (often including three-phase power), high-end communications cables, large-volume water supplies, and high-volume gas lines.
- To be able to attract new business by providing an integrated infrastructure in one location.
- To set aside industrial uses from urban areas to try to reduce their environmental and social impact.
- To provide for localized environmental controls specific to the needs of an industrial area.

Different industrial parks fulfill these criteria to differing degrees. Many small communities have established industrial parks with only access to a nearby highway, and with only the basic utilities and roadways, and with few or no special environmental safeguards.

Industrial parks have also been criticized because of their frequent remoteness of urban areas, one of the characteristics that had been touted as a benefit. One reason for this specific criticism is that industrial parks often destroy productive and valuable agricultural land. Another is that industrial parks become remote to their employee pool, requiring longer commutes and limiting employment accessibility for poorer employees. Another reason is that many urban areas have extensive areas of brownfield land that many feel should be the first priority in redeveloping as industrial sites.

Currently, Lafayette County has two established industrial parks, one in the City of Darlington and one in the Village of Benton. The industrial park in Darlington is at the intersection of State Highways 23 and 81. The industrial park in the Village of Benton is along State Highway 11. Both of these existing industrial parks have easy access onto State highways and have sites available.

Historically, there has been some concern about creating additional business or industrial parks in other communities in the County, as there has been a focus on the downtown retail businesses. For example, the City of Shullsburg, has spent a great deal of their focus on recreating the downtown as a tourism destination.

6.6.2 FUTURE BUSINESS AND INDUSTRY PARKS

The Town of Belmont Planning Commission recommended that the most appropriate locations for commercial development or industrial parks would border the STH 151 exit to Belmont Acres. The Planning Commission was unsure if there were buildings and building sites in Belmont suitable for commercial or light manufacturing. The Planning Commission was also unsure if there was consensus in the Town to either establish or expand a commercial or light manufacturing facility.

6.7 ENVIRONMENTALLY CONTAMINATED SITES

Programs through the state of Wisconsin can often make it financially feasible for the owners or a municipality to remediate contaminations on a LUST or ERP site and prepare the site for redevelopment. The Bureau of Remediation and Redevelopment Tracking System (BRRTS) is maintained by the WI-DNR for the purpose of documenting and tracking spill and contaminated sites. The BRRTS list is important to economic development as it may lead to potential redevelopment opportunities. Table 6.8 indicates the location of Leaking Underground Storage Tanks (LUST) and Environmental Repair (ERP) sites in municipalities in Lafayette County as listed in BRRTS. The list omits properties where no action is required, general spills, and minor contaminations.

Leaking Underground Storage Tank (LUST)

A LUST site has contaminated soil and/or groundwater with petroleum, which includes toxic and cancer-causing substances. However, given time, petroleum contamination naturally breaks down in the

environment (biodegradation). Some LUST sites may emit potentially explosive vapors. LUST activities in BRRTS have an activity number prefix of '03'.

Environmental Repair (ERP)

ERP sites are sites other than LUSTs that have contaminated soil and/or groundwater. Examples include industrial spills (or dumping) that need long term investigation, buried containers of hazardous substances, and closed landfills that have caused contamination. The ERP module includes petroleum contamination from above ground (but not from underground) storage tanks. ERP activities in BRRTS have an activity number prefix of '02'.

Table 6.7 Lafayette County LUST and ERP Sites

Jurisdiction	No. of LUST Sites	No. of ERP Sites
City of Darlington	6	4
City of Shullsburg	2	2
Village of Argyle	2	0
Village of Belmont	1	0
Village of Benton	2	1
Village of Blanchardville	1	2
Village of Gratiot	2	0

Source: Wisconsin Department of Natural Resources kjhljhlkj

7.0 INTERGOVERNMENTAL COOPERATION

7.1 CHAPTER SUMMARY

Many cities, towns, villages, and counties begin cooperative arrangements to lower costs and promote efficiency. Intergovernmental cooperation is an effective way for local governments to respond to changing and diverse needs by working with neighbors, while maintaining their own identity. Most arrangements involve only two governmental units, but there are also agreements among multiple units.

Intergovernmental cooperation may range from formal joint power agreements to unwritten understandings. For instance, two communities may have an unwritten agreement about sharing fire or EMT services, road repair equipment, or a cluster of cities and towns may have a written agreement concerning snow removal or economic development. If an agreement is reached among two or more units of government, services can often be provided with substantial cost savings. Cooperation can also help eliminate unnecessary duplication of services or equipment purchases.

Intergovernmental cooperation opportunities are endless. This section examines what intergovernmental cooperation your jurisdiction is engaged in today and what you may consider in the future.

Wisconsin State Statute 66.1001(2)(g)

(g) Intergovernmental cooperation element.

A compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts and adjacent local governmental units, and to the region, the state and other governmental units. The element shall incorporate any plans or agreements to which the local governmental unit is a party under [s. 66.0301](#), [66.0307](#) or [66.0309](#). The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.

7.2 GOALS

The following is the Intergovernmental Cooperation Goal, one of the fourteen Smart Growth Planning Goals required by the planning grant contract.

1. Encourage coordination and cooperation among nearby units of government.

7.3 OBJECTIVES AND POLICY RECOMMENDATIONS

The following intergovernmental cooperation objective and policy recommendation supports the above goal. It will guide intergovernmental decisions in the Town of Belmont over the next 20 years.

1. **Work with local governments, state and federal agencies, the regional planning commission, and local school districts to identify and coordinate land use and community development policies and initiatives by exchanging information about items of mutual concern.**
2. **Explore new opportunities to cooperate with other local units of government to utilize shared public services, staff, or equipment where appropriate.**
3. **When appropriate, intergovernmental agreements with other local units of government should be created through written contracts/agreements.**

7.4 EXISTING AND POTENTIAL AREAS OF COOPERATION

The Town of Belmont Planning Commission did not identify either existing or potential areas of cooperation. Existing or potential conflicts and solutions were also not identified. The Town does not have any agreements with its school districts.

7.5 INTERGOVERNMENTAL RELATIONSHIPS

The Planning Commission reported no potential or existing conflicts with its neighboring jurisdictions. The quality of Belmont's inter-jurisdictional relationships was evaluated and is presented on Table 7.2.

Table 7.1 Quality of Jurisdictional Relationships

Adjacent Jurisdictions (List Each Separately)	Satisfactory or Unsatisfactory?	Adjacent Jurisdictions (List Each Separately)	Satisfactory or Unsatisfactory?
Village of Belmont	Satisfactory	UWEX	Satisfactory
Town of Elk Grove	Satisfactory	SWWRPC	Satisfactory
Town of Linden	Satisfactory	WI-DNR	Satisfactory (working on proposed bike trail to Platteville)
Town of Mifflin	Satisfactory	WI-DOA	Satisfactory
Belmont School District	Satisfactory	WI-DOT	Satisfactory (working on proposed bike trail to Platteville)
Platteville School District	Satisfactory		
Lafayette County	So-so due to zoning issues		
Town of Kendall Shared Fire District			

7.6 INTERGOVERNMENTAL COOPERATION AGENCIES AND PROGRAMS

A number of available state agencies and programs assist communities with intergovernmental projects. Below are brief descriptions of various agencies and programs. Contact information is provided.

8.0 LAND USE

8.1 CHAPTER SUMMARY

In many cases, communities land use decisions were made with little regard to limitations on development or the interests of the community as a whole. Today, with better knowledge of these limitations, communities have the opportunity to make better choices as to where development should occur. However, instead of working with a clean slate, communities must contend with existing uses and how new development might affect or be affected by them.

The purpose of this chapter is to analyze how land in your jurisdiction is currently being used and how to control development in the future. The land use decisions in this chapter take into account the knowledge and policies of the other elements of this plan. Based on the information in this chapter and preceding chapters, a set of goals and policies have been developed to guide land use decisions in the Town of Belmont over the next 20 years.

Wisconsin State Statute 66.1001(2)(h)

(h) Land Use

A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in [par. \(a\)](#), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in [par. \(d\)](#), will be provided in the future, consistent with the timetable described in [par. \(d\)](#), and the general location of future land uses by net density or other classifications.

8.2 GOALS

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Housing, Transportation, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation. In addition to these basic nine elements, fourteen Local Comprehensive Planning Goals were established which are more general in nature. Below are the Land Use Goals that are a compilation of all the other element goals of this plan.

1. Promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
2. Encourage neighborhood designs that support a range of transportation choices.
3. Protect natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.
4. Protect economically productive areas, including farmland and forests.
5. Encourage land-uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.

6. Preserve cultural, historic and archaeological sites.
7. Encourage coordination and cooperation among nearby units of government.
8. Build community identity by revitalizing main streets and enforcing design standards.
9. Provide an adequate supply of affordable housing for individuals of all income levels throughout each community.
10. Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
11. Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.
12. Balance individual property rights with community interests and goals.
13. Plan and develop land uses that create or preserve varied and unique urban and rural communities.
14. Provide an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

8.3 OBJECTIVES, POLICY, AND PROGRAM RECOMMENDATIONS

The following land use objectives and policy recommendations (not in order of priority) support the above goals. They will guide land use decisions in the jurisdiction over the next 20 years.

NOT IN ORDER OF PRIORITY

1. **Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.**
2. **Encourage new development to be harmonious with the surrounding natural landscape.**
3. **Support land uses, densities, and regulations that result in efficient development patterns.**
4. **Recognize the critical role that farmland, open space, historical architecture, scenic vistas, land-and riverscapes, natural resources and designated features, scenic roads, archeological, and cultural features play in defining and enhancing the community's distinctive rural character.**
5. **Protect active agricultural lands and forestry in the community as this land use helps realize the vision for the future.**
6. **Preserve agricultural fields in the community from encroachment by incompatible development (limit fragmentation of crop fields).**
7. **Encourage the preservation of green space and environmentally sensitive areas.**
8. **Avoid disturbance to Lake Joy and discourage disturbance to other environmentally sensitive areas and corridors.**
9. **Development including roadways, driveways, and buildings on steep slopes should be avoided to minimize soil erosion, disruption of important wildlife habitat, and to keep**

maintenance costs for foundations, roads, utilities, and waste disposal systems to a minimum.

10. Recognize that sensitive environmental features such as lowlands, floodplains, wetlands, and steep slopes are extremely important in helping to define the distinctive character and scenic beauty of the community.
11. Recognize that while flat valley bottoms are often the most desirable areas for new development, these areas frequently contain highly productive and irreplaceable agricultural soils. Therefore, care must be taken to ensure that development occurs on the least productive valley soils.
12. Building placement and lot layout should be designed to provide a functional relationship to the site's topography, existing vegetation, and other natural features. The conservation of mature plant species, hedgerows, prairies/oak savannas, and woodlots should be encouraged to preserve the rural character of the community.
13. The community will require all proposed public recreational development to conform to all of the policies in this Comprehensive Plan, particularly those aimed at protecting the agricultural character and farm vitality of the community.
14. Discourage new development from areas shown to be unsafe or unsuitable for development due to natural hazards or contamination, unless these sites can be remediated to an acceptable condition.
15. For new development in the community, surface water run-off shall be minimized and detained on site if possible or practicable. If it is not possible to detain water on site, downstream improvements to the channel may be required of the developer to prevent flooding caused by the project. The natural state of watercourses, swales, floodways, wetlands, or right-of-ways should be maintained as nearly as possible. The design period is the 100-year storm.
16. Encourage development in areas where adequate utilities and community services exist or can be provided in a cost-effective manner.
17. Assure that the pace of development does not exceed the capacity of utilities, roads, and community facilities.
18. Encourage the use of conservation neighborhood design strategies for rural residential development in appropriate areas.
19. Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.
20. Discourage heavy industrial and commercial businesses in the community except in designated areas.
21. Consider adopting a Town sign ordinance to help preserve the visual quality of the community.
22. Building placement and lot layout should be designed to provide a functional relationship to the site's topography, existing vegetation, and other natural features. Natural land features should be recognized and integrated into the site design to minimize their disruption.

23. In order to prevent excessive washout onto roads, adjoining properties, etc, a setback distance of 50 feet from the upper point of any area which has a 45% slope or greater is required for all building sites located within the Town of Belmont.
24. Site design should consider the impact of new structure on views from off-site.
25. The Town may retain the services of professional consultants to assist in the Town's review of a proposal coming before the Planning Commission. This review shall be approved by the petitioner prior to consideration of the proposal if there are concerns that need to be addressed. Review fees which are applied to a petitioner, but which are not paid, may be assigned by the Town as a special assessment to the subject property.
26. On slopes less than 45%, setbacks are designated as follows: from highway center line for State roads – minimum setback is 110 feet, maximum is 210 feet, for County roads - minimum setback is 75 feet, maximum is 175 feet, for Town roads – minimum setback is 63 feet.
27. The development activity will not convert to other land uses that has been devoted primarily to agricultural use.
28. The development activity will not have an undue impact on existing properties in the vicinity.
29. The development shall confirm to all requirements of the Town's Driveway Ordinance.

8.4 EXISTING LAND USES

8.4.1 LAND USE TYPES

Agriculture – Agricultural land includes land that produces a crop (including Christmas trees or ginseng), agricultural forest (forested lands contiguous with agricultural land), supports livestock, or is eligible for enrollment in specific federal agricultural programs.

- a. Lands to be included in this category are those areas with productive farm operations including lands historically exhibiting good crop yields or capable of such yields; lands which have been demonstrated to be productive for dairying, livestock raising, grazing and timber production and other lands which are integral parts of farm operations.
- b. The maximum residential density in this category is one dwelling per 35 acres of contiguous land owned at the time of adoption of this Plan. Each parcel that is not contiguous to the balance of the farm shall be treated separately in the density computation. In order to prevent the occurrence of multiple land divisions by successive land owners, this density limitation shall run with the land via a deed restriction filed with the County, shall be cumulative, and shall apply to those persons and entities owning land within the Town on the adoption of this provision, and to their grantees, heirs, successors, and assigns. The density limitation established by this policy shall be applied every 10 years as required by statute.
- c. Proposed dwelling and accessory buildings on lands in this category may not be located on land devoted primarily to agricultural uses. The following factors will be used by the Town to determine the location and dwellings and accessory buildings in this category.
 1. There will be no more than a minimal encroachment in to existing or potential cropland.
 2. The remaining site will have enough crop yield potential to be viable for agricultural use.
 3. There is adequate access to the site to accommodate necessary agricultural equipment.
 4. The slope of the site is appropriate for use without being subject to erosion problems.
 5. The project will cause no more than a minimum of land on the entire property.
 6. There are no other sites on the property that could be reasonably utilized for construction of a building.

- d. Non-farm related commercial and industrial uses shall not be permitted in this category.
- e. Non-agricultural land uses that abut active farm operations shall be fenced and shall contain a setback of at least 300 feet to reduce nuisance complaints that could limit agricultural practices.
- f. No residential development shall be permitted within 500 feet of any livestock confinement.
- g. Electric power lines, telephone lines, gas distribution lines and other utility extensions shall not cross productive agricultural lands in a manner that would disrupt farming activities.
- h. Town ordinances that restrict noise, odors, keeping of animals, night-time plowing or harvesting, or other activities that could inhibit normal farm operations shall not apply in this category.
- i. The separation of farm dwellings and related structures which remain after farm consolidation may be allowed subject to the policies of this category.
- j. No residential subdivision shall be allowed in this category.
- k. The density standard for this area shall be thirty-five (35) acres. This standard shall be determined on the basis of contiguous ownership parcels of record as listed in the Town of Belmont Assessment Roll as of January 1, 1996. Existing farm-related dwellings are counted against this density standard. Any parcel of record in this category, as recorded in the Town of Belmont Assessment roll for 1996, which is not contiguous to a parcel with the same ownership, and is less than 35 acres in size, may be considered for rezoning to a residential use by applying the standards of the Rural Development Area Category.
- l. Any parcel with a fire number on which the house was removed, vacated, burned, destroyed, or otherwise uninhabitable after a period of 5 years has to apply for a rezoning.
- m. When applying the density standard to parcels 35 to 40 acres, the parcel must then be deed restricted by filing said deed with the County.
- n. Minimum lot size in this category shall be 3 acres.
- o. All residential development comprised of more than one single family home site shall have plans submitted to the Town Planning Commission for review and approval prior to construction or sale of individual lots.

Residential - Residential land includes any land with a residential home that does not fall into the agricultural land classification.

Commercial – Commercial land refers to any parcel that has a business on it, but does not include industrial properties. This may be a convenience store, car wash, bank, grocery store, tavern, etc., referring to any type of retail or business establishment.

Rural Commercial and Industrial

- a. All commercial and industrial development shall provide adequate off-street parking spaces. No vehicles shall be parked on public roads within the Town.
- b. New commercial and industrial uses shall be encouraged to utilize frontage roads or shared driveway access wherever possible in order to preserve the traffic carrying capacity of the Town's road network.
- c. New development in the Town shall be harmonious with the surrounding rural landscape and shall not be environmentally degrading. A buffer strip shall be required, set aside and maintained when the development conflicts visually or otherwise with an adjacent use, existing or proposed.
- d. Site plan review and approval shall be required for all commercial and industrial development within the Town.
- e. This category shall only include lands which are not well suited for agricultural activities due to low soil productivity, small lot size, isolation from other agricultural lands, location next to incompatible land uses or similar limiting factors.

Manufacturing – Manufacturing land refers to business and industry that is engaged in processing, manufacturing, packaging, treatment, or fabrication of materials and products.

Urban Development Area

- a. All new development within this category shall be on platted subdivisions. A minimum lot size of 1.5 acres shall be required for residential lots.
- b. Town separate septic sites shall be required on each parcel created within this category unless the parcel is served, or proposed to be served, by public sewer.

- c. Utility easements, including the placement of future laterals, shall be required on unsewered development within this category.
- d. Residential, commercial, and industrial uses shall be permitted in this category as shown in those areas designated on the Town of Belmont Land Use Plan map. Such development will only be allowed in the Agricultural Transition Zoning District as shown on the Official Zoning Map. Urban sprawl in other areas of the township will not be permitted.

Forested – Forested land including production forests and DNR-MFL.

Resource Protection Area – As public lands, conservation of these areas is directed by the jurisdiction which owns the land.

Conservancy Area

- a. Lands to be included in this category are those areas which have been irrevocably deed-restricted by the owner to restrict future development. Modification or replacement of existing structures will be allowed with no restrictions; however, new structures will require a review and special permit from the Town Planning Commission.
- b. The minimum parcel size allowed in this area is 40 acres.
- c. A certified copy of the restriction filed with the Lafayette County Register of Deeds Office shall be required to be filed with the Town of Belmont Office.

Sensitive Natural Resources Area

- a. Wetlands – 100-year floodplains and steep slopes are sensitive environmental features that are extremely important in preserving groundwater quality. These areas should not be altered unless such alteration would result in an enhancement of the natural resources being preserved.
- b. Recognize that sensitive environmental features are extremely important in helping to define the distinctive character and scenic beauty of the Town.
- c. Mound Scenic Protection Area – The geological and historical resources of the Town of Belmont are very unique in southwestern Wisconsin and the entire state and should be protect from encroaching development. The sites having particular significance are the Platteville Mound, the Belmont Mounds, Little Mound, and the First Capitol State Historic Site. To protect these scenic resources, the Land Use Plan of 1996 established a “Mound Scenic Protection Area” which does not permit any new residential or commercial development. Three separate areas are shown on the Map 8.1 as being in the “Mound Scenic Protection Area”. Existing farm operations located in these areas would be allowed to continue, but no new farm structure would be constructed unless they are critical to the continued operation of an existing farm.
- d. Unique Historical, Scenic, and Geological Significance Area – The Land Use Plan of 1996 designated an area called “Unique Historical, Scenic, and Geological Significance Area”, which is an overlay district surrounding the sites discussed in the previous paragraph. This overlay area, although not as critical to development as the sites included in the Mound Scenic Protection Area, still has very unique soil and groundwater conditions that make it questionable for any type of development, other than agricultural use. Lands in this district are in close proximity to the three Mound areas and the First Capital State Historic Site which could be negatively impacted by residential or commercial development. The Town of Belmont requests the Lafayette County Planning and Zoning Committee to work closely with the Belmont Town Board whenever a request is received to rezone land out of the Exclusive Agricultural Zoning District. The County Planning and Zoning Committee must first receive a positive recommendation from the Town Board before approving any zoning changes in the “Unique Historical, Scenic, and Geological Significance Area”.

Ag-Forest – Land that is producing or capable of producing commercial forest products if the land satisfies any of the following conditions:

- It is contiguous to a parcel that has been classified in whole as agricultural land, if the contiguous parcel is owned by the same person that owns the land that is producing or capable of producing commercial forest products. In this subdivision, "contiguous" includes separated only by a road.

- It is located on a parcel that contains land that is classified as agricultural land in the property tax assessment on January 1, 2004, and on January 1 of the year of assessment.
- It is located on a parcel at least 50% of which, by acreage, was converted to land that is classified as agricultural land in the property tax assessment on January 1, 2005, or thereafter.

Undeveloped – This land classification refers to areas that were formerly classified as swamp/waste. It includes bogs, marshes, lowlands brush land, and uncultivated land zoned as shoreland and shown to be wetland.

Other – Remaining land types that do not fall into the above categories, including federal, state, and county lands, school property, and cemeteries.

The following table lists the amount of land in each major land classifications for the Town of Belmont in 2005. Currently the dominant land use is agriculture.

Table 8.1 Town of Belmont Land Use and Value – 2016 WI Department of Revenue

Table 8.1 Taxable Land Use- Town of Belmont						
	Parcel Count		acres	Value of Land	Value of Improvement	Total Value
	Total	Improvement				
Residential	165	159	346	\$3,876,300	\$23,149,600	\$27,025,900
Commercial	25	13	120	\$786,500	\$2,391,400	\$3,177,900
Manufacturing	2	2	15	\$62,800	\$577,600	\$640,400
Agricultural	841	n/a	21,773	\$4,595,300	n/a	\$4,595,300
Undeveloped	461	n/a	1,152	\$584,000	n/a	\$584,000
Agricultural forest	48	n/a	476	\$438,300	n/a	\$638,300
Forest Land	13	n/a	164	\$424,400	n/a	\$424,400
Other	136	135	317	\$28,939,900	\$14,295,400	\$17,189,300
Total	1,691	309	24,363	\$13,861,500	\$40,414,000	\$54,275,500

8.5 LAND USE TRENDS

8.5.1 LAND SUPPLY

Tables 8.3 to 8.7 display the trends in land use for the Town of Belmont over the last 28, 16, 12, 7, and 2 years, respectively. The information is from the WI Department of Revenue. Use caution when comparing years since some land classifications have been changed over the years. Technological advances have also given the WI-DOR better land identification techniques. These changes can account for some land classifications not having a value in one year but than having one in another year. Local assessors have changed over time, which also contributes differences.

Table 8.3 Town of Belmont Land Use Assessment Statistics - 1977

Classification	1977 Total Acres	1977 Parcel Count	1977 Percent of Land Area (Acres)
Residential	0	25	0%
Commercial	0	3	0%
Manufacturing	0	0	0%
Agricultural	24393	732	96%
Undeveloped (formerly Swamp/Waste)	487	21	2%
AG-Forest	20	0	0%
Forest	451	17	2%
Other (Federal, State, County, School, etc.)	0	0	0%
Real Estate Totals	25351	798	100%

(Source: WIDOR, 1977 Statistical Report of Property Values)

Table 8.4 Town of Belmont Land Use Assessment Statistics - 1989

Classification	1989 Total Acres	1989 Parcel Count	1989 Percent of Land Area (Acres)
Residential	110	56	0.4%
Commercial	109	16	0.4%
Manufacturing	0	0	0.0%
Agricultural	23938	783	94.1%
Undeveloped (formerly Swamp/Waste)	75	5	0.3%
AG-Forest	0	0	0.0%
Forest	1220	79	4.8%
Other (Federal, State, County, School, etc.)	0	0	0.0%
Real Estate Totals	25452	939	100.0%

(Source: WIDOR, 1989 Statistical Report of Property Values)

Table 8.5 Town of Belmont Land Use Assessment Statistics - 1993

Classification	1993 Total Acres	1993 Parcel Count	1993 Percent of Land Area (Acres)
Residential	152	68	1%
Commercial	108	14	0%
Manufacturing	0	0	0%
Agricultural	23,863	750	94%
Undeveloped (formerly Swamp/Waste)	75	5	0%
AG-Forest	0	0	0%
Forest	1144	78	5%
Other (Federal, State, County, School, etc.)	0	0	0%
Real Estate Totals	25,342	915	100%

(Source: WIDOR, 1993 Statistical Report of Property Values)

Table 8.6 Town of Belmont Land Use Assessment Statistics – 1998

Classification	1998 Total Acres	1998 Parcel Count	1998 Percent of Land Area (Acres)
Residential	264	96	1%
Commercial	113	21	0%
Manufacturing	10	1	0%
Agricultural	23136	764	91%
Undeveloped (formerly Swamp/Waste)	856	372	3%
AG-Forest	0	0	0%
Forest	739	56	3%
Other (Federal, State, County, School, etc.)	314	134	1%
Real Estate Totals	25,432	1444	100%

Table 8.7 Town of Belmont Land Use Assessment Statistics – 2003

Classification	2003 Total Acres	2003 Parcel Count	2003 Percent of Land Area (Acres)
Residential	305	116	1%
Commercial	117	24	0%
Manufacturing	10	1	0%
Agricultural	22746	803	92%
Undeveloped (formerly Swamp/Waste)	716	367	3%
AG-Forest	0	0	0%
Forest	497	43	2%
Other (Federal, State, County, School, etc.)	309	128	1%
Real Estate Totals	24,700	1482	100%

(Source: WIDOR, 2003 Statement of Assessments)

8.5.2 LAND DEMAND

Historically, land use has been agricultural throughout Lafayette County, with relatively little development pressure.

8.6 FUTURE LAND USE

To adequately plan for future growth, a community must be aware of its future land needs. The projection of land use needed is based on historical community growth trends and some assumptions. Forecasting is an inexact process. Since a number of outside factors affect the rate of community growth, the resulting forecasts should only be used as a general tool for charting future courses of action. SWWRPC has forecast the jurisdiction's future land needs by looking at the change in land use acres from 1977 to 2006. By this calculation, Table 8.8 below shows how the acreages have changed over the last 2, 7, 12, 16, and 28 years, respectfully. (The distribution of years selected was determined by the availability of data.)

Table 8.8 Percent Land Area Change over last 2, 7, 12, 16 and 28 years, per Land Use Classification: Town of Belmont

Classification	2 Year (03-05) Percent Change in Acres	7 Year (98-05) Percent Change in Acres	12 Year (93-05) Percent Change in Acres	16 Year (89-05) Percent Change in Acres	28 Year (77-05) Percent Change in Acres
Residential	10.5%	27.7%	121.7%	206.4%	0.0%
Commercial	0.9%	4.4%	9.3%	8.3%	0.0%
Manufacturing	0.0%	0.0%	0.0%	0.0%	0.0%
Agricultural	-0.6%	-2.3%	-5.3%	-5.5%	-7.3%
Undeveloped (formerly Swamp/Waste)	-43.4%	-52.7%	440.0%	440.0%	-16.8%
Ag Forest	0.0%	0.0%	0.0%	0.0%	1350.0%
Forest	-56.7%	-70.9%	-81.2%	-82.4%	-52.3%
Other	2.6%	1.0%	0.0%	0.0%	0.0%
Total	-1.6%	-4.4%	-4.1%	-4.5%	-4.1%

(Source: WIDOR Statement of Assessment, SWWRPC)

The percent of past land use changes forecasts the amount of land needed in the future per classification. The grant requires projections for land classified as residential, commercial, industrial (which is labeled "manufacturing" in the plan), and agricultural. For the purposes of this plan, the percent changes in land acreage are determined as follows:

- The two-year percent change in land acreage (03-05) is used to forecast the amount of land needed three years from now in 2010.
- The 7-year percent change in land acreage (98-05) is used to forecast the amount of land needed 10 years from now in 2015.
- The 12-year percent change in land acreage (93-05) is used to forecast the amount of land needed 15 years from now in 2020.
- The 16-year percent change in land acreage (89-05) is used to forecast the amount of land needed 20 years from now in 2025.
- The 28-year percent change in land acreage (77-05) is used to forecast the amount of land needed 25 years from now in 2030.

8.6.1 LAND USE PROJECTIONS

As noted in section 8.5.1, Land Supply, caution should be used, as the WI-DOR has periodically switched how they have reported certain land classifications over the years. Some classifications never existed in certain communities and in other cases, for certain years no data was recorded, even if the land use did exist. For the purposes of this forecast, the residential classification was always assumed to show growth. Other land classifications, such as commercial, were more problematic. Some towns show commercial land in the '70s (perhaps a cheese factory). If those facilities no longer exist, the loss of the land use creates a negative percentage on which to determine future growth. Data is only as accurate as the person reporting it: therefore, some discrepancies exist that are impossible to correct.

Table 8.9 Forecasted acres: Town of Belmont for 2010, 2015, 2020, 2025, and 2030.

Classification	2010 Forecasted Acres	2015 Forecasted Acres	2020 Forecasted Acres	2025 Forecasted Acres	2030* Forecasted Acres
Residential	340.4	357.2	747.2	805.4	0.0
Commercial	118.0	118.2	128.9	118.7	0.0
Manufacturing	10.0	10.0	10.0	0.0	0.0
Agricultural	22610.8	22622.0	21422.8	22683.7	22740.3

(Source: WI Department of Revenue Report on Property Values, and SSWRPC)

*Because no acreages were reported for residential, commercial, and manufacturing in 1977, no forecast for 2030 can be made for those land use types. This is not unusual for WI-DOR data from the '70s.

8.6.2 DEVELOPMENT LIMITATIONS

Development should only take place in suitable areas, which is determined by several criteria, including:

- A community's vision statement
- Land use goals and policies
- Surrounding uses
- Special requirements of the proposed development
- The ability to provide utility and community services to the area
- Transportation and economic development factors
- Cultural resource constraints
- Various physical constraints

Belmont is County zoned and does have subdivisions and planned unit developments.

8.6.3 DENSITY STANDARDS/LAND DIVISION

A density standard is a measure of how many lots (or homes) for a set number of acres. Density standards can have a minimum lot size requirement, a maximum lot size requirement, or both. For example, in a town with a density standard of one home per 30 acres, a landowner who owns 90 acres has three opportunities to build a home (1 per 30). The landowner may decide to sell some of this property. If there is no minimum lot size associated with the density standard, in order to build a home, a full 30 acres would be needed by a home builder. If the density standard has a minimum lot size requirement of 5 acres (for example), the landowner would only need to sell 5 acres, not the entire 30. The density standard would be met. (Farmland Preservation might need to be considered in developing a density standard as it might affect minimum lot sizes from town to town.)

Some communities have a minimum and a maximum lot size associated with their density standard. In this case, if the minimum lot size is 5 acres and the maximum 10 acres, with a one per 30 density, the landowner could sell anywhere between 5 and 10 acres to someone to build a home. The density standard of one per 30 acres and the lot size requirement(s) would be met. Belmont's density standard is one home per thirty-five (35) acres.

8.7 PHYSICAL DEVELOPMENT LIMITATIONS

8.7.1.1. DEPTH TO WATER TABLE/FLOOD HAZARDS

A review of Map 3.2.1, Water Resources, Map 3.2.2 Depth to Water Table, and Map 3.2.3 FEMA Floodplain reveal development limitations associated with water resources. Because of the potential for flooding, and the problems associated with wet soils, these areas should be precluded from development.

8.7.1.2 SLOPE LIMITATIONS

A review of Map 3.2.8, Slopes, reveals areas in the jurisdiction where development limitations occur due to steep slopes. Slope is an important limitation to consider since problems for development are usually associated with areas with extreme slope (due to erosion and other factors). In general, areas with slopes under 12% are best suited for development.

8.7.1.3 SEPTIC LIMITATIONS

A review of Map 3.2.9, Septic Limitations, reveals areas in the jurisdiction where development limitations occur due to the inability to install septic systems. Limitations apply to domestic sewage disposal systems, primarily filter fields and seepage beds. How well a sewage disposal system functions depends largely on the rate at which effluent from the tank moves into and through the soil. If permeability is moderately slow, sewage effluent is likely to flow along the surface of the soil. If permeability is moderately rapid or rapid, effluent is likely to flow into the aquifer. Detailed testing at specific site locations may reveal pockets with fewer restrictions than indicated. Engineering interpretations of the soil survey indicate the degree to which sub-grade materials are influenced by surface drainage, depth of frost penetrations, and other factors.

8.7.1.4 DEPTH TO BEDROCK

A review of Map 3.2.10, Depth to Bedrock, reveals areas in the jurisdiction where development limitations occur due to the depth to the bedrock. Depth to bedrock is an important factor influencing other limitations such as septic tanks and building foundations. Bedrock too close to the surface not only hampers surface water absorption by the soil, but also poses obstacles to construction.

8.7.1.5 THREATENED AND ENDANGERED SPECIES/RECREATION RESOURCES/ENVIRONMENTAL CORRIDORS

See maps in the Natural Resources section of this Plan. Environmental Corridors, reveals areas in the jurisdiction where other development limitations may occur.

8.7.1.6 MINE LOCATIONS

Lafayette County had an active and extensive mining industry in the 19th and early to mid-20th centuries. Obviously, this industry left an indelible mark on the County, particularly on its western side. Generally, most mines do not have much of an impact on current land use decisions. However, the potential of intersecting with old mine works is possible in well drilling and it is possible that a land parcel may have an old, uncovered (and unsafe) mine shaft opening.

8.8 REDEVELOPMENT OPPORTUNITIES

The WI-DNR Bureau for Remediation and Redevelopment maintains a database listing contaminated lands and sites including the following: spills, leaks, Superfund sites, and other contaminated sites reported to the WI-DNR or otherwise discovered. These sites represent the possibility of redevelopment opportunities.

Liability Exemptions for Local Governments

Previously, local governmental units (LGUs) and economic development corporations (EDCs) that acquired contaminated property, even if they did not purchase it, were considered responsible under Wisconsin's Hazardous Substance Discharge Law, also known as the Spill Law (s. 292, Wis. Stats.), because they "possessed or controlled" a contaminated property. As a result, they were required to investigate and clean up the contamination.

The Land Recycling Law (1993 Wisconsin Act 453) and the 1997-1999 and 1999-2001 State Biennial Budgets removed this liability and created incentives for LGUs and certain EDCs to redevelop property, depending upon how the property is acquired. This exemption for local governments has helped spur renewal of many contaminated properties.

Brownfield Funding for Local Governments

The Wisconsin State Legislature and federal government have established special brownfield financial incentives for local governments, including a new revolving loan fund through the Wisconsin Brownfield Coalition. Refer to Chapter 6, Economic Development for a list of locations in Lafayette County that are currently listed as LUST or ERP sites.

8.9 EXISTING AND POTENTIAL LAND USE CONFLICTS

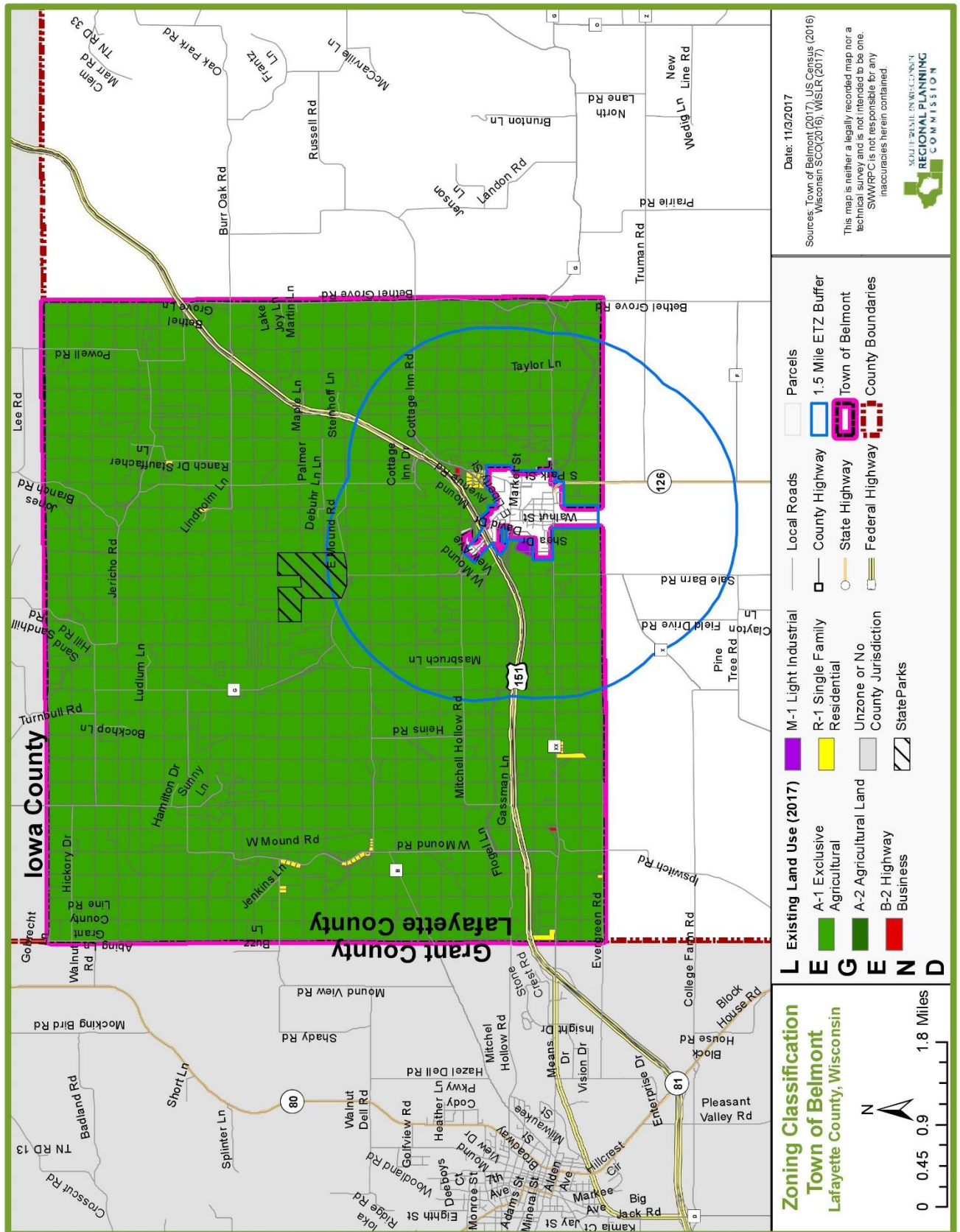
A variety of land uses with no separation between incompatible uses can potentially cause conflict. Land use conflicts may arise in such situations through noise, odor, chemicals, light, visual amenity, dogs, stock damage and weed infestation, lack of understanding, and lack of communication to name a few. One of the most common occurrences, especially in a rural setting, is the presence of agricultural operations near non-farm populations. For instance, agriculture can affect adjoining small rural lots used for residential purposes. Similarly, the presence of small residential rural lots can create an adverse influence on the continued operation of agriculture enterprise.

Potential Land Use Conflicts

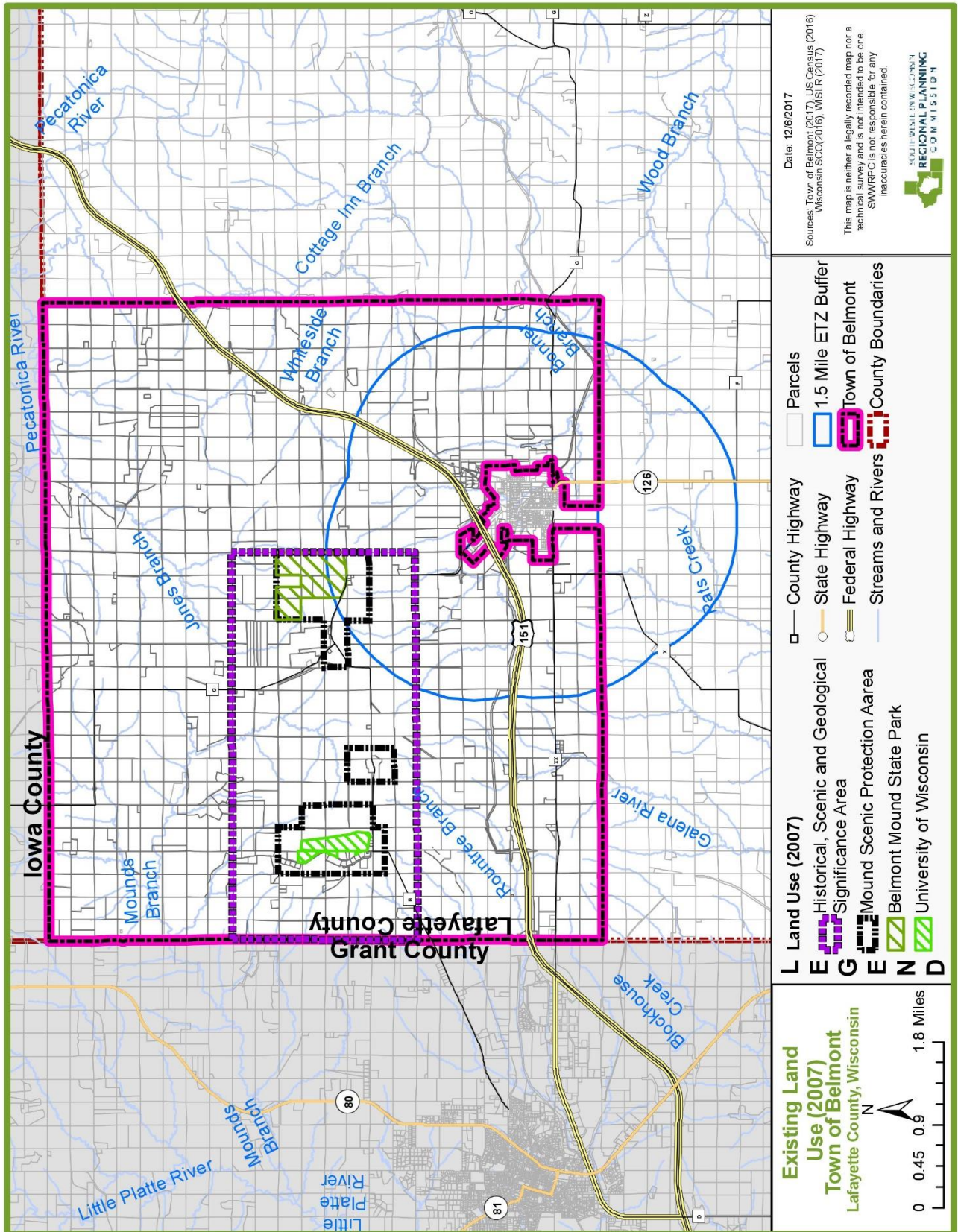
- Landfills or Waste Facilities
- Jails or Prisons
- Halfway Houses or Group Homes
- Airports, Highways, Rail Lines
- Low Income Housing
- Strip Malls and Shopping Centers
- "Cell" Towers, Electrical Transmission Lines
- Wind Farms
- Large Livestock Operations
- Industrial or Manufacturing Operations

Belmont is currently in a land use dispute with the County over a proposed windmill/wind turbine facility in the northwest corner of the Town. The Planning Commission believes that additional land use conflicts between the Town and Lafayette County will continue in the future.

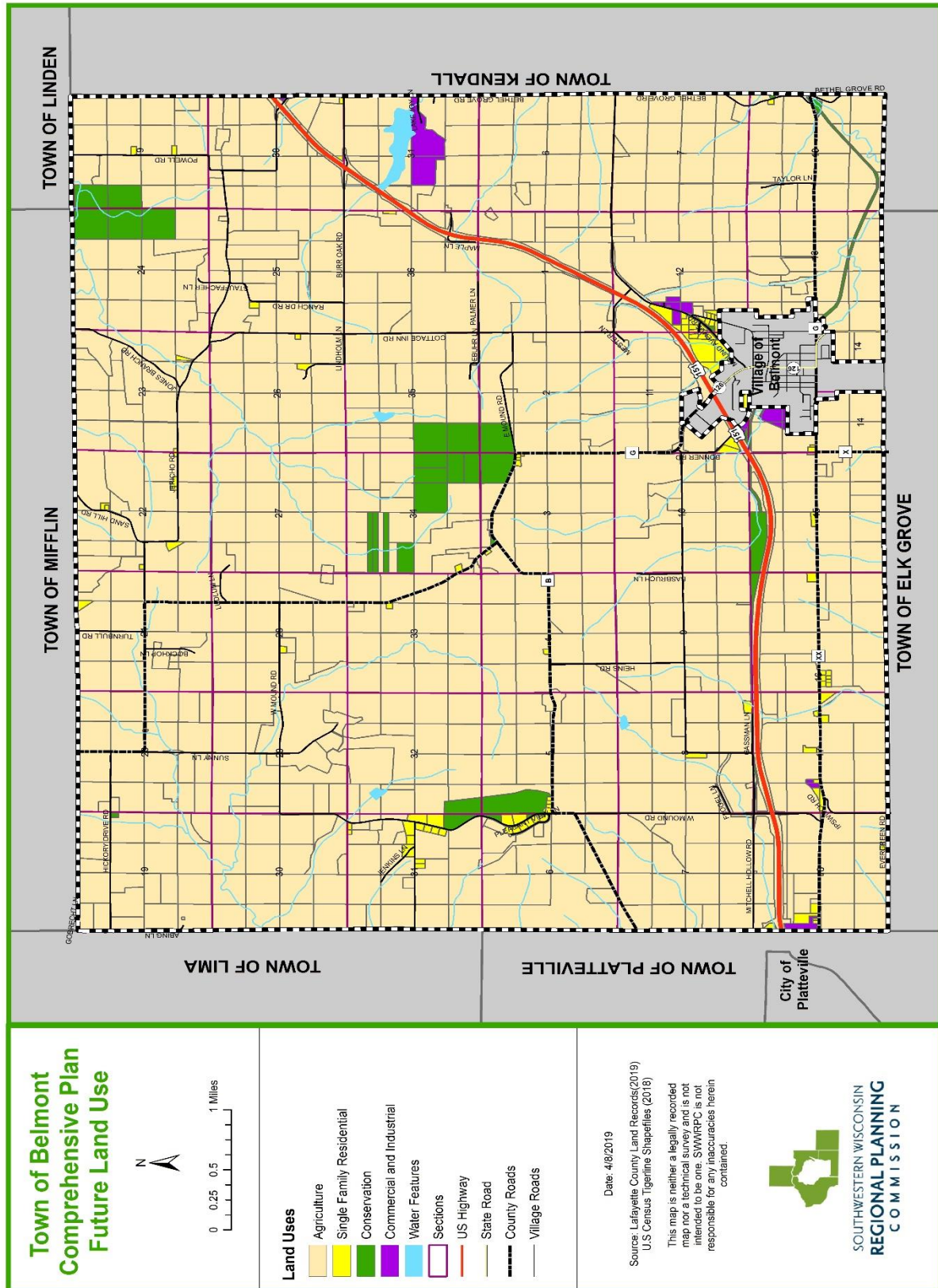
Map 8.1: Town of Belmont 2018 Zoning



Map 8.2: Town of Belmont 2018 Existing Land Use



Map 8.2: Town of Belmont 2018 Future Land Use



9.0 IMPLEMENTATION

9.1 CHAPTER SUMMARY

The purpose of this chapter is to explain how the comprehensive plan will be utilized to guide future growth and development in the Town of Belmont and is intended to serve as the blueprint for the future. As change is inevitable, the plan will need to be amended to reflect major changes. Section 9.5 will review how each chapter of the comprehensive plan elements interrelate and how the plan will be monitored and evaluated. Section 9.9 discusses how the plan must be updated at a minimum of once every ten years.

Wisconsin State Statute 66.1001(2)(i)

(i) Implementation.

A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, sign regulations, erosion and storm water control ordinances, historic preservation ordinances, site plan regulations, design review ordinances, building codes, mechanical codes, housing codes, sanitary codes or subdivision ordinances, to implement the objectives, policies, plans and programs contained in [pars. \(a\) to \(h\)](#). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

9.2 VISION STATEMENT

The following is a review of the vision statement found in Chapter 1, Issues and Opportunities, section 1.8. The vision statement serves as the overall guide for land use decision making in the Town of Belmont.

1. *Keep the Town of Belmont agricultural based with a 35-acre requirement for building a new home.*
2. *Preserve ag land in the Town of Belmont*
3. *Protect the natural environment, such as lakes, ponds, lowlands, and wooded areas.*
4. *Preserve areas of historic importance.*
5. *Permit limited development as long as it does not interfere with other objectives.*
6. *Preserve rural character of the Town of Belmont by encouraging working family farms with large blocks of tillable land.*

9.3 GOALS, OBJECTIVES AND POLICY RECOMMENDATIONS

The following are Implementation goals, objectives and policy recommendations. They support the goals, objectives, policies and programs specified in the previous eight chapters and will guide the implementation of this comprehensive plan in the Town of Belmont over the next 20 years.

1. **Comply with and enforce the 14 Planning Goals and the Policies and Programs outlined in this Comprehensive Plan.**
2. **Enforce local ordinances to support the vision noted in Section 9.2.**
3. **Comply with applicable County, State, and Federal regulations.**
4. **Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts.**
5. **Update the Town of Belmont Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.**

9.4 LOCAL ORDINANCE AND REGULATIONS

The intent of local ordinances and regulations is to control land development within the Town. By carefully applying these local ordinances and regulations, the Town of Belmont will be accomplishing the goals and policies of the comprehensive plan. Enforcement of such ordinances and regulations serve an important function by ensuring orderly growth and development. The Town of Belmont will use their plan, local ordinances, and the County Zoning ordinance as their enforcement tools.

9.5 CONSISTENCY AMONG PLAN ELEMENTS

As required by Wisconsin State Statute 66.1001, all elements included in this plan are consistent with one another and no known conflicts exist. If there is a question regarding a decision that is not clearly conveyed in the details of this plan, then the decision should be based on the intent of the vision statement. All nine elements included in this plan work to achieve the desired future for the Town of Belmont.

9.6 SEVERABILITY

If any provision of this Plan shall be found to be invalid or unconstitutional, or if the application of this Plan to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Plan, which can be given effect without the invalid or unconstitutional provision or application.

9.7 PLAN ADOPTION

The first official action required to implement the Town of Belmont Comprehensive Plan is official adoption of the plan by the local Plan Commission. Once the local Plan Commission recommends the plan by resolution, the Town Board then adopts the comprehensive plan by ordinance as required by State Statute 66.1001. The Belmont Comprehensive Plan will take effect when the Town Board passes it. After the plan is adopted by ordinance, it then becomes the official tool for future development in the next 20 years. The plan is designed to guide development in a consistent manner.

9.8 PLAN AMENDMENTS

Amendments may be necessary due to changes in Town policies, programs, or services, as well as changes in state or federal laws. An amendment may also be needed due to unique proposals presented to the Town. Amendments are any changes to plan text or maps. The Town Board can amend the Belmont Comprehensive Plan at any time. Proposed amendments should be channeled through the local Planning Commission, with final action occurring at the Town Board, including proper public notices and hearings. Amendments should be done with extreme caution: they should not be made simply to avoid local planning pressure.

9.9 PLAN UPDATES

As required by Wisconsin State Statute, this comprehensive plan needs to be updated at least once every ten years. An update is different from an amendment, as an update is a major revision of multiple plan sections including maps. The plan was originally written based on variables that are ever changing and future direction might be inaccurately predicted. A plan update should include public involvement, as well as an official public hearing.

9.10 MEASURING PROGRESS

The success of this comprehensive plan will be measured by the extent to which the Town of Belmont achieves its vision of the future for their community by following the goals, objectives, policies, and programs outlined in the plan. In order to do so, the Planning Commission will review this Comprehensive Plan every two (2) years.

9.11 APPLICATION PROCEDURE FOR RE-ZONING IN ZONED TOWNS

For towns with County zoning, the application process is as follows:

1. The landowner/developer/builder submits their fees and packet of information for Town review.

2. The Town Plan Commission reviews packet and makes a recommendation to the Town Board. The Town Board then approves or denies the zoning and driveway application. If approved, the applicant prepares a Town driveway application.
3. The landowner/developer/builder submits their packet of information for County review, getting information, forms, regulations, applications, packet requirements, and paying fees at the Lafayette County Zoning Office.
4. The Zoning Office reviews the application for completeness and compliance with the County Zoning Ordinance, places the application on the Zoning agenda, and, if applicable, prepares for a hearing.
5. The County Zoning Committee holds a hearing, and makes a recommendation to the County Board.
6. The County Board takes action on the application.
7. Before any construction can begin, the applicant must apply for and receive all required state and local permits (Land Use, Sanitary, Building Permit, County Address, Driveway).

9.12 APPLICATION PROCEDURE FOR LAND DIVISIONS

Procedures to pursue such subdivisions are outlined in the Lafayette County Land Division Ordinance.

CLASSIFICATION OF LAND DIVISIONS

Any contiguous parcel or tract of land which is owned, controlled, or managed as a single entity shall be treated as a single parcel or tract for the purpose of this ordinance unless it is divided by an existing dedicated street, public highway, or by navigable water. The Zoning Administrator shall determine whether the proposed land division satisfies the above definition and this determination may be reviewed by the Committee. Land divisions are classified as either

1. Minor Subdivisions includes any division of a parcel of land by the owner or his agent for the purpose of sale or building development, where:
 - a. The act of division creates three or more parcels of thirty-five (35) acres or less each; or;
 - b. Three or more parcels of thirty-five (35) acres or less each are created by successive division within a five-year period.
2. Major Subdivisions includes any division of a parcel of land by the owner or his agent for the purpose of sale or building development, where:
 - a. The act of division creates five or more parcels of one and one-half (1.5) acres or less each; or;
 - b. The act of division creates ten or more parcels of five (5) acres or less within five years.

9.13 GOAL AND POLICY SUMMARY

Comprehensive Plans are comprised of nine elements (Issues and Opportunities, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Housing, Transportation, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation). Each element has policy statements, which contribute to the overall plan, supporting a jurisdiction's vision and goals. Policy statements give the jurisdiction general guidelines to help in making land use decisions.

Chapter goals are summarized in Table 9.1. Plan policies are summarized in Tables 9.2 through 9.10, with policies listed by element and showing implementation actions and the party responsible for such actions in three separate columns. The key below describes Table notation.

IMPLEMENTATION ACTION

- **Does not require specific action** – This policy is a general statement of direction that does not need a specific ordinance or program to be enforced. It is enforced through conscious decision making and by following the local comprehensive plan, which is passed by ordinance.
- **Ordinance** - The policy is enforced by an existing ordinance or an ordinance currently in development.
- **Specific Action** – responsibility inherent in Planning Commission duties.

RESPONSIBILITY**Town of Belmont**

- **Town Planning Commission** – The Planning Commission receives proposals/applications, reviews the proposal against the plan and any local ordinances, then makes a recommendation to the Town Board.
- **Town Board** – As the elected body of the community, the Town Board acts as the decision-making authority and has the responsibility to make sure that the specific policy is enforced. The Board reviews the Planning Commission's recommendation and makes a final decision.

Lafayette County

- **County Planning and Zoning Commission** – The Planning Commission receives proposals/applications, reviews the proposal against the Plan and County and local ordinances, then makes a recommendation to the County Board.
- **County Board** – As the elected body of the community, the County Board acts as the final decision-making authority and has the responsibility to make sure that the specific policy is enforced. The Board reviews the Planning and Zoning Commission's recommendation and makes a final decision.

Table 9.1 Goals

Chapter 1, Issues and Opportunities	<ul style="list-style-type: none"> • Protect and improve the health, safety, and welfare of residents in the Town of Belmont. • Preserve and enhance the quality of life for the residents of the Town of Belmont. • Protect and preserve the community character of the Town of Belmont.
Chapter 2, Utilities and Community Facilities	<ul style="list-style-type: none"> • Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs. • Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
Chapter 3, Agricultural, Natural, and Cultural Resources	<ul style="list-style-type: none"> • Protect economically productive areas, including farmland and forests. • Protect natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources. • Protect economically productive areas, including farmland and forests • Preserve cultural, historic, and archaeological sites.
Chapter 4, Housing	<ul style="list-style-type: none"> • Provide an adequate supply of affordable housing for individuals of all income levels throughout the community.
Chapter 5, Transportation	<ul style="list-style-type: none"> • Encourage neighborhood designs that support a range of transportation choices. • Provide an integrated, efficient, and economical transportation system that affords mobility, convenience, safety, and meets the needs of all citizens, including transit-dependent and disabled citizens.

Table 9.1 (cont.) Goals

Chapter 6, Economic Development			
<ul style="list-style-type: none"> Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities. Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses. Promote the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures. Build community identity by revitalizing main streets and enforcing design standards. Protect economically productive areas, including farmland and forests. 			
Chapter 7, Intergovernmental Cooperation			
<ul style="list-style-type: none"> Encourage coordination and cooperation among nearby units of government. 			
Chapter 8, Land Use			
<ul style="list-style-type: none"> Promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures. Encourage neighborhood designs that support a range of transportation choices. Protect natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources. Protect economically productive areas, including farmland and forests. Encourage land-uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs. Preserve cultural, historic and archaeological sites. Encourage coordination and cooperation among nearby units of government. Build community identity by revitalizing main streets and enforcing design standards. Promote affordable housing for individuals of all income levels throughout each community. Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels. Balance individual property rights with community interests and goals. Plan and develop land uses that create or preserve varied and unique urban and rural communities. Provide an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens. 			
Chapter 9, Implementation			
<ul style="list-style-type: none"> Comply with and enforce the 14 Planning Goals and the Policies and Programs outlined in this Comprehensive Plan. Enforce local ordinances to support the vision noted in Section 9.2. Comply with applicable County, State, and Federal regulations. Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts. Update the Town of Belmont Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001. 			

Table 9.2 Issues and Opportunities

ISSUES AND OPPORTUNITIES POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIME LINE
Protect and improve the health, safety, and welfare of residents in the Town of Belmont.	Does not require specific action	Plan Commission, Town Board	
Preserve and enhance the quality of life for the residents of the Town of Belmont.	Does not require specific action	Plan Commission, Town Board	
Protect and preserve the community character of the Town of Belmont.	Does not require specific action	Plan Commission, Town Board	

Table 9.3 Utilities and Community Facilities

UTILITY AND COMMUNITY FACILITIES POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIME LINE
Review new development proposals and carefully examine their impact on the community's services.	Does not require specific action	Plan Commission, Town Board	
Discourage utility extensions into areas environmentally unsuitable for urban development due to soils, flooding, topography, etc.	Does not require specific action	Plan Commission, Town Board	
Ensure that new development bears a fair share of capital improvement costs necessitated by the development.	Does not require specific action	Plan Commission, Town Board	

Table 9.3 (cont.) Utilities and Community Facilities

UTILITY AND COMMUNITY FACILITIES POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIME LINE
Locate new development that requires urban services within City/Village limits.	Does not require specific action	Plan Commission, Town Board	
Develop an ordinance restricting the height of any type of tower in the Town to less than or equal to 200 feet..	Ordinance	Plan Commission, Town Board	August, 2008
Guide new growth to areas that are most efficiently served with utilities.	Does not require specific action	Plan Commission, Town Board	
Wind farms will not be located in any area north of STH 151 in the Town, to help protect the visual integrity of the landscape, in particular the previously designated "Unique, Historical, Scenic and Geological Significant Area". Wind farms can be located south of STH 151 in the Town.	Ordinance	Plan Commission, Town Board	August, 2008
The development activity will not require urban services such as municipal sewer and water unless the property is located near existing utility services.	Does not require specific action	Plan Commission, Town Board	
The development activity can be reasonably served by public services and facilities.	Does not require specific action	Plan Commission, Town Board	

Table 9.4 Agricultural, Natural, and Cultural Resources

AGRICULTURAL POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE
Encourage educational programs about the importance of agricultural resources for local residents.	Does not require specific action	Plan Commission, Town Board	
Encourage the maintenance of land in productive farm operations or land capable of productive agricultural uses, while exploring and encouraging innovative methods of preserving land for agriculture.	Does not require specific action	Plan Commission, Town Board	
Give new residents a copy of the 'Partners in Rural Wisconsin' booklet outlining the traditional community norms and expectations for rural residents.	Does not require specific action	Plan Commission, Town Board	
In jurisdictions that have adopted County Zoning, place all lands in productive farm operations and lands capable of agricultural uses in the Exclusive Agricultural Zone (A-1), within which farming is the principle and preferred land use.	Does not require specific action	Plan Commission, Town Board	
Maintain the rural and agricultural character of the community.	Does not require specific action	Plan Commission, Town Board	
Emphasize the preservation of the environmental quality and rural character of the jurisdiction when considering future land use proposals.	Does not require specific action	Plan Commission, Town Board	
Encourage the preservation of the family farm and farmland in the community.	Does not require specific action	Plan Commission, Town Board	
Preserve prime farmland for agricultural uses.	Ordinance	Plan Commission, Town Board	August, 2008
Preserve agricultural fields in the community from encroachment by incompatible development.	Ordinance	Plan Commission, Town Board	August, 2008
In zoned towns, place farms in the Exclusive Agricultural Zone as a <u>unit</u> , thereby offering some protection to environmentally significant areas on farms as well as preserving cropland.	Does not require specific action	Plan Commission, Town Board	
Encourage proper separation distances between urban and rural land uses to avoid conflicts.	Does not require specific action	Plan Commission, Town Board	

Table 9.4 (cont.) Agricultural, Natural, and Cultural Resources

AGRICULTURAL POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE
Encourage residential, commercial, and industrial development to areas least suited for agricultural purposes.	Does not require specific action	Plan Commission, Town Board	
Discourage isolated non-agricultural commercial and industrial uses in agricultural areas, except for agricultural businesses and home based businesses.	Does not require specific action	Plan Commission, Town Board	
Maintain the agricultural infrastructure to support agricultural operations.	Does not require specific action	Plan Commission, Town Board	
Direct necessary rural non-farm land uses to areas where they will cause minimum disruption of established farm operations.	Does not require specific action	Plan Commission, Town Board	
Encourage the location of necessary rural non-farm land uses on soils and sites judged to be of relatively low value for agricultural purposes.	Does not require specific action	Plan Commission, Town Board	
Rezoning of agricultural land will take all the agricultural policies in this plan into consideration.	Does not require specific action	Plan Commission, Town Board	
The development activity will not limit the surrounding land's potential for agricultural use.	Does not require specific action	Plan Commission, Town Board	
The development activity will not significantly be in conflict with agricultural operations on other properties.	Does not require specific action	Plan Commission, Town Board	
NATURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE
Encourage the preservation of scenic, historic, and scientific areas for the benefit of present and future generations.	Does not require specific action	Plan Commission, Town Board	
Discourage rural non-farm development from locating on environmentally valuable or sensitive land.	Does not require specific action	Plan Commission, Town Board	
Encourage the preservation and maintenance of rural views and vistas.	Does not require specific action	Plan Commission, Town Board	
Encourage tree preservation and sustainable forestry practices in the jurisdiction.	Does not require specific action	Plan Commission, Town Board	
Encourage the suppression and limitation of noxious weeds.	Does not require specific action	Plan Commission, Town Board	
Protect major drainage corridors from development in order to aid in stormwater runoff and prevent flooding.	Does not require specific action	Plan Commission, Town Board	
Utilize county, state, and federal programs or grants to conserve, maintain, and protect natural resources, where and when appropriate.	Does not require specific action	Plan Commission, Town Board	
Discourage development in areas where natural barriers to development exist (i.e. areas with poor soil characteristics for on-site septic system performance, areas prone to severe soil erosion, etc.).	Does not require specific action	Plan Commission, Town Board	
CULTURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE
Advocate partnerships with local clubs and organizations in order to protect important cultural areas held in common interest.	Does not require specific action	Plan Commission, Town Board	
Encourage the protection of important cultural resources in the community.	Does not require specific action	Plan Commission, Town Board	
Consider implementing an historical preservation ordinance, in order to preserve and/or enhance the irreplaceable historic structures, locations, and archeological sites in the community.	Specific action	Plan Commission, Town Board	March, 2008

Table 9.4 (cont.) Agricultural, Natural, and Cultural Resources

CULTURAL RESOURCE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE
Continue to support important community festivals and cultural events.	Does not require specific action	Plan Commission, Town Board	
Promote tourism opportunities and continue to pursue efforts to capitalize on local resources in conjunction with programs like walking tours, the Wisconsin Historical Markers Program, distributing ATV or bike trail maps, or maintaining trails.	Does not require specific action	Plan Commission, Town Board	
Utilize county, state, and federal programs or grants to conserve, maintain, and protect cultural resources, where and when appropriate.	Does not require specific action	Plan Commission, Town Board	

Table 9.5 Housing

HOUSING POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE
Coordinate planning activities for senior/special needs/low income housing with Lafayette County and surrounding jurisdictions to effectively plan for residential growth.	Does not require specific action	Plan Commission, Town Board	
Encourage the provision of an adequate supply of single-family homes and mobile homes in designated mobile home areas ("trailer parks").	Does not require specific action	Plan Commission, Town Board	
Discourage development in areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.	Does not require specific action	Plan Commission, Town Board	
Discourage residential development from areas where soils, slope, or other topographical limitations prove to be unsuitable.	Does not require specific action	Plan Commission, Town Board	
Ensure that all future development or redevelopment proposals enhance the overall quality of community life.	Does not require specific action	Plan Commission, Town Board	
Review new housing proposals and support those that meet the community's housing needs and that are consistent with the policies outlined in this comprehensive plan.	Does not require specific action	Plan Commission, Town Board	
Encourage housing development to be near the Village of Belmont or where municipal utility services currently exist.	Does not require specific action	Plan Commission, Town Board	

Table 9.6 Transportation

TRANSPORTATION POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE
Increase the safety and use of non-motorized transportation modes.	Does not require specific action	Plan Commission, Town Board	
Establish formal truck routes as new industrial developments are platted, with truck weight limits enforced by the County.	Town Driveway Ordinance	Plan Commission, Town Board	Currently enforced
Adopt road standards for the construction of public and private roads.	Town Driveway Ordinance	Plan Commission, Town Board	Currently enforced
Implement and preserve access management controls along all town roadways (i.e., driveway permits).	Town Driveway Ordinance	Plan Commission, Town Board	Currently enforced
Maintain the Town's transportation plan to address long-term needs for road upgrades and/or new roads.	Does not require specific action	Plan Commission, Town Board	
To facilitate emergency access and well-planned developments, make sure new roads connect to existing and planned roads on adjoining properties whenever possible.	Does not require specific action	Plan Commission, Town Board	

Table 9.6 (cont.) Transportation

TRANSPORTATION POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE
Utilize the community's existing road network to the greatest extent possible, in order to minimize future road maintenance costs and to avoid the fragmentation of woodland and farmland.	Does not require specific action	Plan Commission, Town Board	
Developers will be required to pay for development plans as well as the cost of road improvements or construction (which must meet local road or street design standards).	Does not require specific action	Plan Commission, Town Board	
Promote the development of multi-use trails and trail linkages as part of new development proposals.	Does not require specific action	Plan Commission, Town Board	
Coordinate with WisDOT and Lafayette County Highway Department on transportation planning projects outlined in this plan.	Does not require specific action	Plan Commission, Town Board	
Map the location of future roads and transportation facilities to prevent disturbance of environmental corridors, prime agricultural land, and natural areas.	Specific action	Plan Commission, Town Board	March, 2008
Work cooperatively with adjacent jurisdictions for consistency with transportation plans.	Does not require specific action	Plan Commission, Town Board	

Table 9.7 Economic Development

ECONOMIC DEVELOPMENT POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE
Encourage home-based entrepreneurial activities that have minimal impact on adjacent properties.	Does not require specific action	Plan Commission, Town Board	
Encourage crop and livestock production farming as a local economic development strategy.	Does not require specific action	Plan Commission, Town Board	
Encourage businesses that add value to agricultural products through processing, packaging and marketing as a local economic development strategy.	Does not require specific action	Plan Commission, Town Board	
Encourage entrepreneurial activity such as the sale of locally grown and created products and services from roadside markets and home-based sales.	Does not require specific action	Plan Commission, Town Board	
Encourage one or more annual local events, such as a community festival, to attract visitors and support local civic groups and entrepreneurs.	Does not require specific action	Plan Commission, Town Board	
Encourage efforts to attract jobs by marketing empty buildings and property sites designated for commercial, light manufacturing or other business use.	Does not require specific action	Plan Commission, Town Board	
Whenever possible, encourage the location of businesses in existing commercial areas, existing buildings, or brown-field sites before developing green-field sites.	Does not require specific action	Plan Commission, Town Board	
Whenever possible, encourage economic development projects to locate infrastructure where such utilities, services and road capacity already exists.	Does not require specific action	Plan Commission, Town Board	
Establish a local ordinance regulating the location, size and design of very-large retail stores known as 'big box' commercial developments.	Ordinance	Plan Commission, Town Board	August, 2008

Table 9.8 Intergovernmental Cooperation

INTERGOVERNMENTAL COOPERATION POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE
Work with local governments, state and federal agencies, the regional planning commission, and local school districts to identify and coordinate land use and community development policies and initiatives by exchanging information about items of mutual concern.	Does not require specific action	Plan Commission, Town Board	
Explore new opportunities to cooperate with other local units of government to utilize shared public services, staff, or equipment where appropriate.	Does not require specific action	Plan Commission, Town Board	
When appropriate, intergovernmental agreements with other local units of government should be created through written contracts/agreements.	Does not require specific action	Plan Commission, Town Board	

Table 9.9 Land Use

LAND USE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE
Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.	Does not require specific action	Plan Commission, Town Board	
Encourage new development to be harmonious with the surrounding natural landscape.	Does not require specific action	Plan Commission, Town Board	
Support land uses, densities, and regulations that result in efficient development patterns.	Does not require specific action	Plan Commission, Town Board	
Recognize the critical role that farmland, open space, historical architecture, scenic vistas, land-and riverscapes, natural resources and designated features, scenic roads, archeological, and cultural features play in defining and enhancing the community's distinctive rural character.	Does not require specific action	Plan Commission, Town Board	
Protect active agricultural lands and forestry in the community as this land use helps realize the vision for the future.	Ordinance	Plan Commission, Town Board	August, 2008
Preserve agricultural fields in the community from encroachment by incompatible development (limit fragmentation of crop fields).	Ordinance	Plan Commission, Town Board	August, 2008
Encourage the preservation of green space and environmentally sensitive areas.	Does not require specific action	Plan Commission, Town Board	
Avoid disturbance to Lake Joy and discourage disturbance to other environmentally sensitive areas and corridors.	Does not require specific action	Plan Commission, Town Board	
Development including roadways, driveways, and buildings on steep slopes should be avoided to minimize soil erosion, disruption of important wildlife habitat, and to keep maintenance costs for foundations, roads, utilities, and waste disposal systems to a minimum.	Does not require specific action	Plan Commission, Town Board	
Recognize that sensitive environmental features such as lowlands, floodplains, wetlands, and steep slopes are extremely important in helping to define the distinctive character and scenic beauty of the community.	Does not require specific action	Plan Commission, Town Board	

Table 9.9 (cont.) Land Use

LAND USE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE
Recognize that while flat valley bottoms are often the most desirable areas for new development, these areas frequently contain highly productive and irreplaceable agricultural soils. Therefore, care must be taken to ensure that development occurs on the least productive valley soils.	Does not require specific action	Plan Commission, Town Board	
Building placement and lot layout should be designed to provide a functional relationship to the site's topography, existing vegetation, and other natural features. The conservation of mature plant species, hedgerows, prairies/oak savannas, and woodlots should be encouraged to preserve the rural character of the community.	Does not require specific action	Plan Commission, Town Board	
The community will require all proposed public recreational development to conform to all of the policies in this Comprehensive Plan, particularly those aimed at protecting the agricultural character and farm vitality of the community.	Does not require specific action	Plan Commission, Town Board	
Discourage new development from areas shown to be unsafe or unsuitable for development due to natural hazards or contamination, unless these sites can be remediated to an acceptable condition.	Does not require specific action	Plan Commission, Town Board	
For new development in the community, surface water run-off shall be minimized and detained on site if possible or practicable. If it is not possible to detain water on site, down stream improvements to the channel may be required of the developer to prevent flooding caused by the project. The natural state of watercourses, swales, floodways, wetlands, or right-of-ways should be maintained as nearly as possible. The design period is the 100-year storm.	Does not require specific action	Plan Commission, Town Board	
Encourage development in areas where adequate utilities and community services exist or can be provided in a cost effective manner.	Does not require specific action	Plan Commission, Town Board	
Assure that the pace of development does not exceed the capacity of utilities, roads, and community facilities.	Does not require specific action	Plan Commission, Town Board	
Encourage the use of conservation neighborhood design strategies for rural residential development in appropriate areas.	Does not require specific action	Plan Commission, Town Board	
Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.	Does not require specific action	Plan Commission, Town Board	
Discourage heavy industrial and commercial businesses in the community except in designated areas.	Does not require specific action	Plan Commission, Town Board	
Consider adopting a Town sign ordinance to help preserve the visual quality of the community.	Specific action	Plan Commission, Town Board	March, 2008

Table 9.9 (cont.) Land Use

LAND USE POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE
Building placement and lot layout should be designed to provide a functional relationship to the site's topography, existing vegetation, and other natural features. Natural land features should be recognized and integrated into the site design to minimize their disruption.	Does not require specific action	Plan Commission, Town Board	
In order to prevent excessive washout onto roads, adjoining properties, etc, a setback distance of 50 feet from the upper point of any area which has a 45% slope or greater is required for all building sites located within the Town of Belmont.	Ordinance	Plan Commission, Town Board	August, 2008
Site design should consider the impact of new structure on views from off-site.	Does not require specific action	Plan Commission, Town Board	
The Town may retain the services of professional consultants to assist in the Town's review of a proposal coming before the Planning Commission. This review shall approved by the petitioner prior to consideration of the proposal if there are concerns that need to be addressed. Review fees which are applied to a petitioner, but which are not paid, may be assigned by the Town as a special assessment to the subject property.	Does not require specific action	Plan Commission, Town Board	
The development activity will not convert to other land uses that has been devoted primarily to agricultural use.	Does not require specific action	Plan Commission, Town Board	
The development activity will not have an undue impact on existing properties in the vicinity.	Does not require specific action	Plan Commission, Town Board	

Table 9.10 Implementation

IMPLEMENTATION POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY	IMPLEMENTATION TIMELINE
Comply with and enforce the 14 Planning Goals and the Policies and Programs outlined in this Comprehensive Plan.	Does not require specific action	Plan Commission, Town Board	
Enforce local ordinances to support the vision noted in Section 9.2.	Does not require specific action	Plan Commission, Town Board	
Comply with applicable County, State, and Federal regulations.	Does not require specific action	Plan Commission, Town Board	
Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts.	Does not require specific action	Plan Commission, Town Board	
Update the Town of Belmont Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.	Does not require specific action	Plan Commission, Town Board	