TOWN OF BENTON
LAFAYETTE COUNTY
COMPREHENSIVE PLAN

TOWN OF BENTON

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 Benton. 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 the Town of Benton. 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 Benton.**

2. **Preserve and enhance the quality of life for the residents of the Town of Benton.**

3. **Protect and preserve the community character of the Town of Benton.**

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 document.

Lafayette County, together with nineteen jurisdictions, including the Town of Benton, 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. The only jurisdictions in Lafayette County that did not participate under the multi-jurisdiction grant were the Towns of Darlington, Seymour, and Willow Springs, the Villages of Argyle and Blanchardville, and the Cities of Darlington and Shullsburg. These jurisdictions chose to complete their comprehensive plans using other resources. The following is a list of all of the jurisdictions that participated under the grant. See Map. 1.1.

Lafayette County	Village of Belmont	Town of Argyle
	Village of Benton	Town of Belmont
	Village of Gratiot	Town of Benton
	Village of South Wayne	Town of Blanchard
		Town of Elk Grove
		Town of Fayette
		Town of Gratiot
		Town of Kendall
		Town of Lamont
		Town of Monticello
		Town of New Diggings
		Town of Shullsburg
		Town of Wayne
		Town of White Oak Springs
		Town of Wiota

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.
  c. Plan, coordinate, and staff joint-jurisdictional meetings.

- **UW-Extension, Lafayette County**
  a. Assist in developing and coordinating public participation plan, press releases, survey, visioning and education processes.

- **Lafayette County Zoning and Land Use Department**
  a. Provide information, direction, and feedback to SWWRPC on process and plan development.

- **Town and Village Plan Commissions**
  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.
  d. Represent the jurisdiction at joint-jurisdictional planning meetings.

- **County Zoning and Land Use Committee**
  a. Provide feedback and direction to SWWRPC in developing the 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.
  d. Represent the jurisdiction at joint-jurisdictional planning meetings.

- **Town, Village, and County Boards**
  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 1.2 to see the planning area considered during this comprehensive planning process. 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 Benton 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.

Below are the primary audiences for the jurisdiction's Public Participation Plan. Groups listed beneath each header were identified as being important to the comprehensive planning process because they reflect a variety of the community's diverse perspectives.

General Public	Civic Associations	Businesses
• Post notice in local Round Up	• Lafayette County Historical Society	• Gile Cheese • Cole Acres • Simon Fertilizer • Mowry Quarry • R & R Supply • Corley Trucking

Southwest Wisconsin Regional Planning Commission (SWWRPC) and UW-Extension will be involved in a variety of outreach activities throughout the planning process, including a survey (SWWRPC) and through the UW-Extension Newsletter and webpage, and press releases to appropriate news mediums for SWWRPC sponsored meetings. SWWRPC will be conducting these informational meetings on each of the elements throughout the planning process. Both community planning meetings and SWWRPC facilitated meetings will serve as methods for public participation throughout the entire Town of Benton Comprehensive Planning Process. In addition, the Town will post meeting dates in the local Round Up and on the Town Hall door in an effort to encourage public participation.

As issues arise, the primary audiences of the plan will be informed via postings in the local Round Up, as well as by a flyer included in the local tax bill so tax payers are aware of meetings.

These methods of public participation may be used to notify the primary audiences listed above along with any other community members including property owners and persons with a vested or leasehold interest in property allowing the extraction of nonmetallic mineral resources in which the intensity or use of the property may be changed by the comprehensive plan. The Town will be responsible for using outreach methods to encourage participation during the planning process.

The success of the public participation plan will be measured by the extent to which progress has been made towards the achievement of this plan's goals. The Planning Commission and Town Board will consider this public participation plan for adoption during the summer and fall of 2007.

During the implementation phase of the project, the Planning Commission shall adopt, by majority vote, a resolution that formally recommends the adoption of the comprehensive plan (and any future plan amendments) to the Town Board. CD copies of the recommended and adopted plan will be sent to the clerks of the Village of Benton, the

Towns of Elk Grove, Smelser, Hazel Green, and New Diggings, Lafayette County, and the Benton, the Cuba City, and the Southwestern Wisconsin School District Administrators (Section 66.1001(4)(b), Stats.) In addition, a CD and a paper copy of the plan will be sent to the Wisconsin Land Council, Wisconsin Department of Administration, and the Public Library.

In order to comply with Act 307 regarding nonmetallic mining, the Town of Benton 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 Benton Board will hold at least one public hearing 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 will be published that contains, at a minimum, 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, shall enact the ordinance adopting the recommended plan (Section 66.1001(4)(c), Stats.). 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 SURVEY

In the fall of 2005, the staff from SWWRPC distributed a countywide survey to all property owners in Lafayette County. The purpose of the survey was to provide participating planning commissions with community feedback regarding key elements in the comprehensive plan. A total of 7,238 surveys were sent to property owners in Lafayette County: 274 to property owners in the Town of Benton. Thirty-eight surveys were sent back, giving the Town a 14% return rate. (See Issues and Opportunities Chapter Attachments for survey results.)

1.7 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.

Table 1.1 Population Statistics (Source: US Census)

Population	Town of Benton Number	Town of Benton Percent	Lafayette County Number	Lafayette County Percent	Wisconsin Number	Wisconsin Percent
Total Population (1970)	524	100.0%	17,456	100.0%	4,417,933	100.0%
Total Population (1980)	524	100.0%	17,412	100.0%	4,705,767	100.0%
Total Population (1990)	507	100.0%	16,076	100.0%	4,891,769	100.0%
Total Population (2000)	469	100.0%	16,137	100.0%	5,363,675	100.0%
SEX AND AGE (2000)						
Male	251	53.5%	8,060	49.9%	2,649,041	49.4
Female	218	46.5%	8,077	50.1%	2,714,634	50.6
Under 10 years	61	13.0%	2,120	13.1%	721,824	13.5%
10 to 19 years	90	19.2%	2,714	16.8%	810,269	15.1%
20 to 34 years	72	15.4%	2,472	15.3%	1,063,460	19.8%
35 to 44 years	81	17.3%	2,706	16.8%	875,522	16.3%
45 to 59 years	100	21.3%	2,831	17.5%	985,048	18.4%
60 to 74 years	52	11.1%	2,088	12.9%	560,306	10.4%
75+ years	13	2.8%	1,206	7.5%	347,246	6.5%
Median Age (2000)	35.8		38.1		36.0	

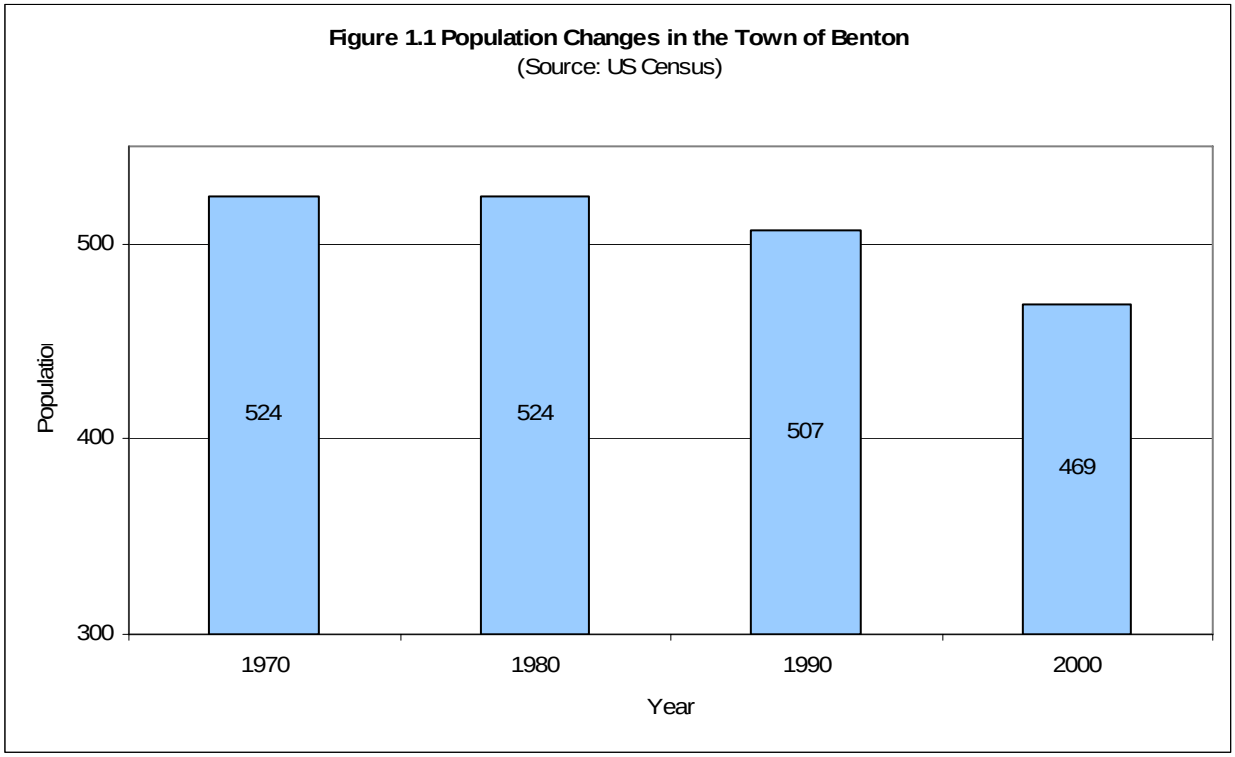


Figure 1.1 shows that the Town of Benton experienced a population decrease from 1970 to 2000 (10.5%).

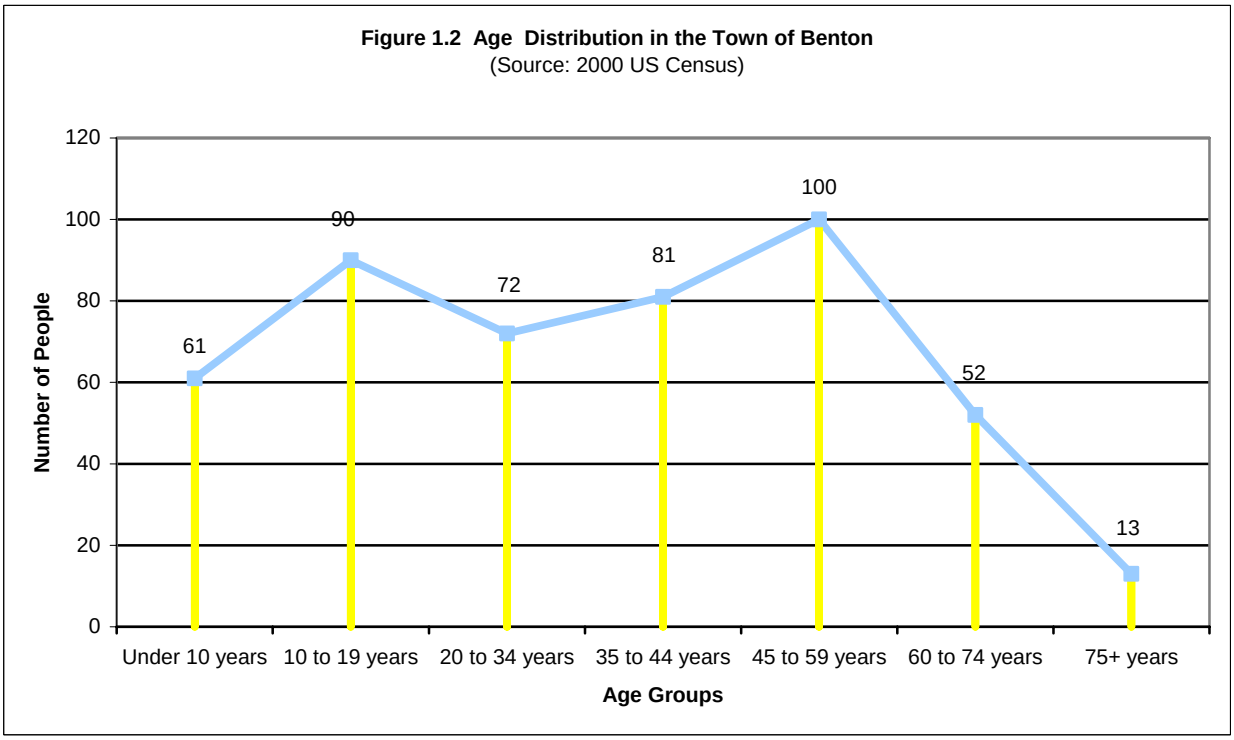


Figure 1.2 shows the population of the Town of Benton by age distribution for the year 2000. The largest group is people between the ages of 45 to 49 (100 people) making up 21.3 % of the population. The second largest age group of 10 to 19 contains 19.2% of the population with ninety people. The town's median age is 35.8.

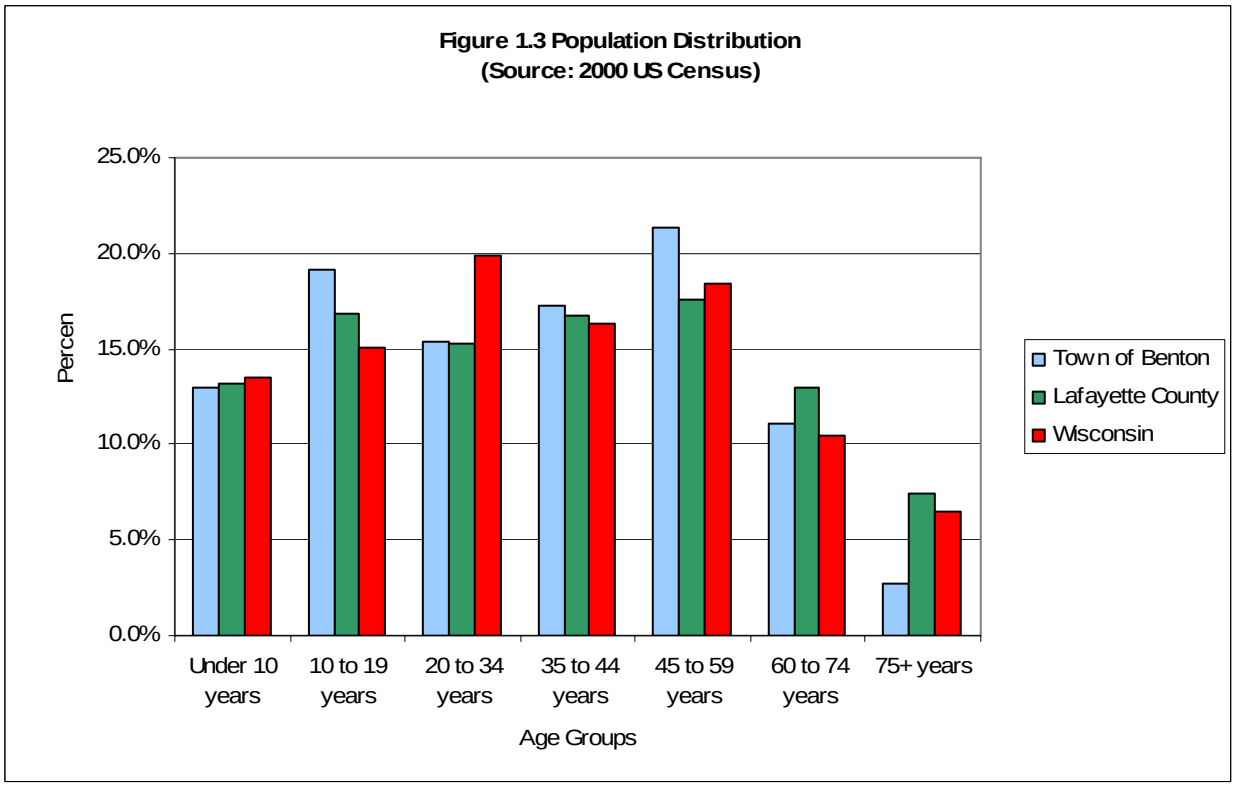


Figure 1.3 compares the population percentage by age group for the Town of Benton, Lafayette County, and the State of Wisconsin.

Table 1.2 Population Projections (Source: SWWRPC)

Age Groups	2010 Low	2010 High	2020 Low	2020 High	2030 Low	2030 High
Less than 10	50	53	34	38	29	35
10 to 19 Years	68	71	58	65	41	50
20 to 34 Years	62	66	51	57	39	45
35 to 44 Years	58	60	54	60	61	71
45 to 59 Years	120	126	114	127	92	108
60 to 74 Years	72	76	90	100	106	125
75+ Years	13	13	15	17	22	26
Total	**443**	**466**	**416**	**463**	**390**	**461**

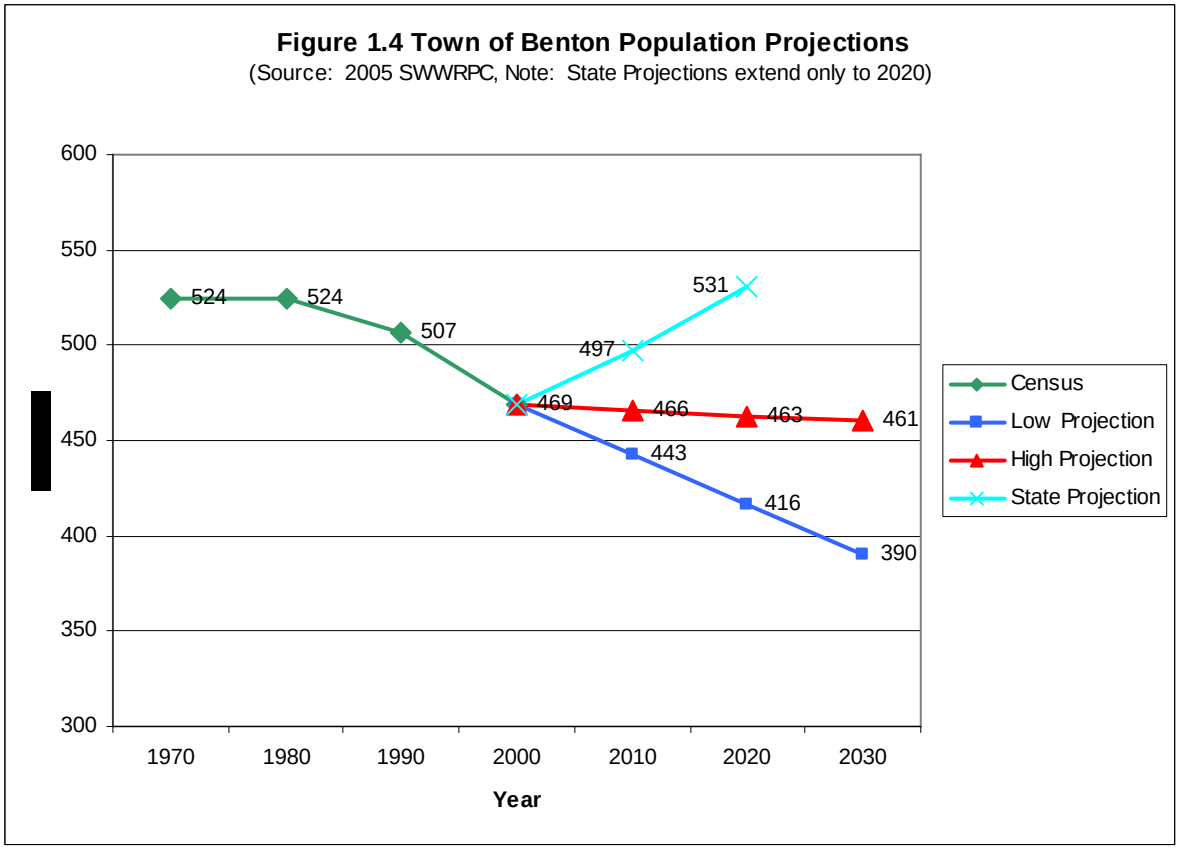


Figure 1.4 shows the projected populations for the years 2010, 2020, and 2030. The red line indicates a future high projection, while the blue line indicates a future low projection. Projection figures were calculated using equations that took into account past population trends, the current size of the community, and the location of the community with respect to the types of roadways (highway, county, etc.) located in or around the jurisdiction.

Table 1.3 Educational Attainments (Source: SWWRPC)

Educational Attainment	Town of Benton Number	Town of Benton Percent	Lafayette County Number	Lafayette County Percent	Wisconsin Percent
Less than 9th Grade	15	5.1%	660	5.6%	5.4%
9th to 12th No Diploma	27	9.2%	1,184	10.1%	9.6%
HS Grad	132	44.7%	5,274	44.9%	34.6%
Some College	61	20.7%	2,362	20.1%	20.6%
Associate Degree	20	6.8%	822	7.0%	7.5%
Bachelor's Degree	29	9.8%	1,021	8.7%	15.3%
Graduate/Prof. Degree	11	3.7%	421	3.6%	7.2%
Percent High School Grad or Higher	NA	85.8%	NA	85.5%	85.1%

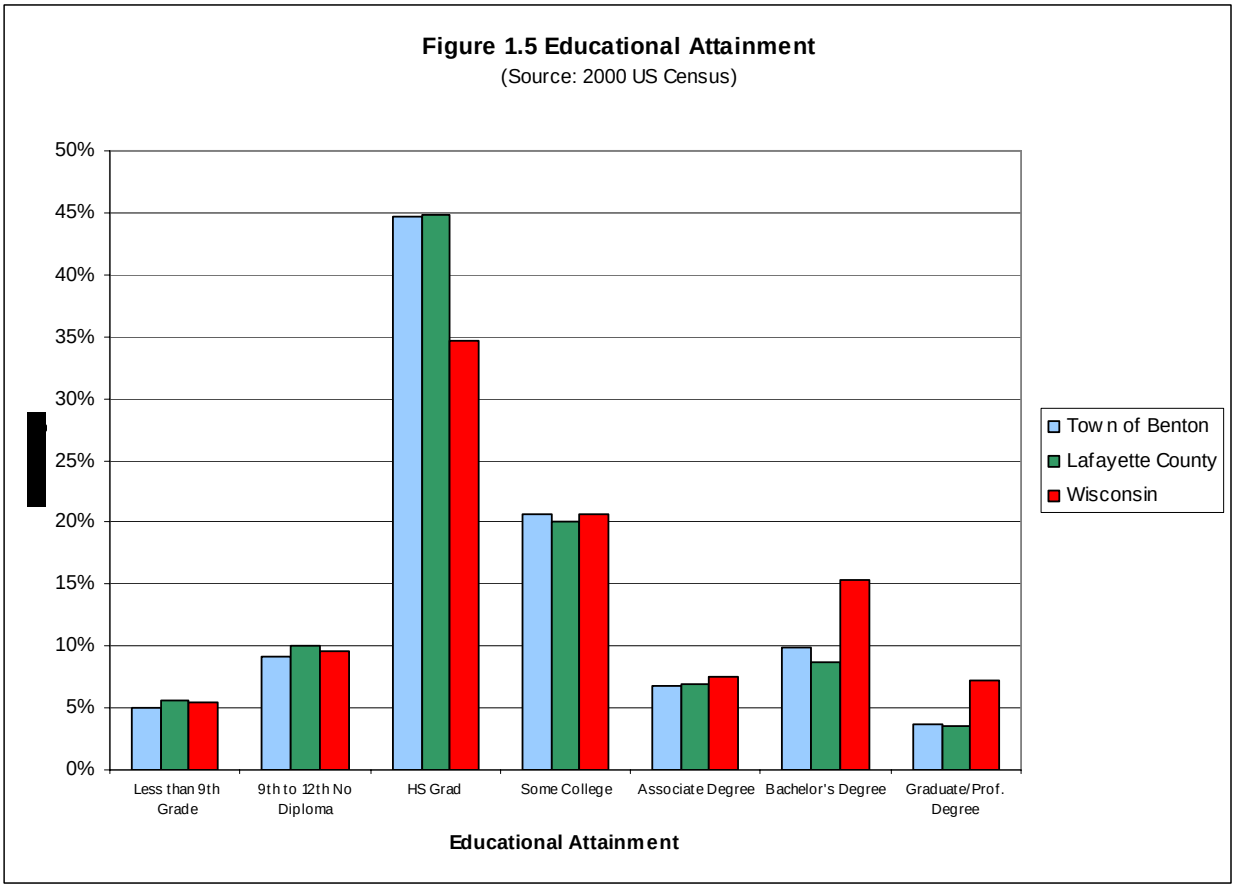
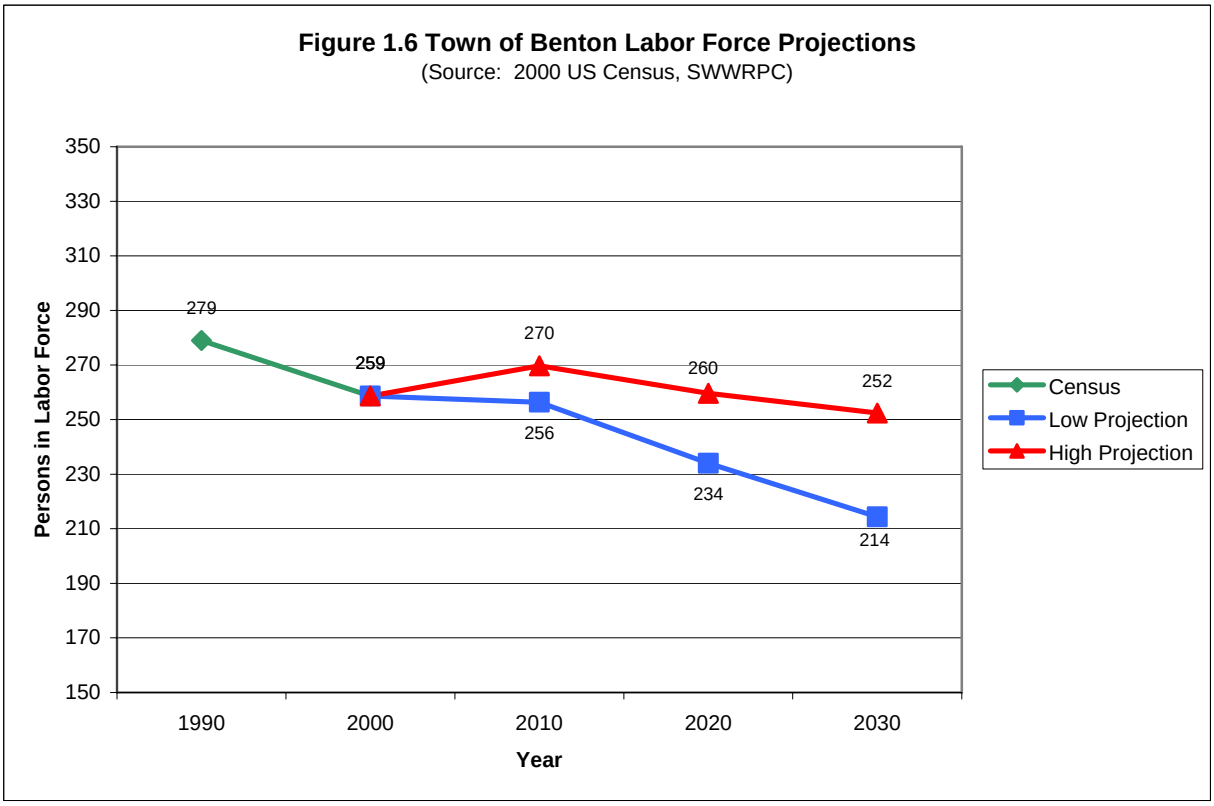


Table 1.4 Occupations (Source: US Census)

Occupations	Town of Benton Number	Town of Benton Percent	Lafayette County Number	Lafayette County Percent	Wisconsin Number	Wisconsin Percent
Prod, Trans & Mat. Moving	77	29.5%	1,911	22.4%	540,930	19.8%
Const, Extraction & Maint.	13	5.0%	756	8.9%	237,086	8.7%
Farm, Fishing & Forestry	8	3.1%	444	5.2%	25,725	0.9%
Sales & Office	38	14.6%	1,788	21.0%	690,360	25.2%
Services	31	11.9%	1,075	12.6%	383,619	14.0%
Mgmt, Prof & Related	94	36.0%	2,541	29.8%	857,205	31.3%
Total	261	100%	8,515	100%	2,734,925	100%



1.8 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:

> ***The residents of the Town of Benton envision the future to be a healthy agricultural community. We would like to protect our rural and mining heritage while encouraging good stewardship and rural family values by maintaining a good, basic, healthy environment and good water quality. Scenic rural roads and recreational areas, such as the golf course, add to the uniqueness of our rural community. We would like to make our rural areas more accessible by the use of a bike path or canoeing on the lower Fever River to preserve and enjoy its beauty.***

ISSUES AND OPPORTUNITIES AGENCIES AND PROGRAMS

At the end of each chapter of this comprehensive plan is a section that lists some of the state and federal agencies and programs that exist to help communities: it is not an exhaustive list. Many of these agencies and programs (a

brief program description and contact information is given) can provide expertise or funding to help implement some of the recommendations of this comprehensive plan. Your community should contact the agency of interest to obtain the most up-to-date information. Grants.gov (see below) is one source that could be used to accrue funding for all types of projects.

GRANTS.GOV (www.grants.gov)
Grants.gov allows organizations to electronically find and apply for competitive grant opportunities from all Federal grant-making agencies. Grants.gov is the single access point for over 900 grant programs offered by the 26 Federal grant-making agencies. The U.S. Department of Health and Human Services is the managing partner for Grants.gov.

ISSUES AND OPPORTUNITIES
CHAPTER ATTACHMENTS

Community Survey
The following pages contain community survey results for the Town of Benton, 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 Benton as part of the requirements of the Wisconsin Comprehensive Planning legislation. Of the 274 surveys mailed to the Town of Benton property owners, thirty-eight surveys (14%) were returned. The percentages below were based on the thirty-eight returned surveys.

Quality of Life

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

24%	Agriculture	26%	Near job (employment opportunity)
3%	Appearance of homes	16%	Property taxes
3%	Community Services	16%	Quality of neighborhood
29%	Cost of home	21%	Quality of schools
3%	Historical significance	8%	Recreational opportunities
16%	Low crime rate	53%	Small town atmosphere
18%	Natural beauty	61%	Near family or friends
5%	Other	0%	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	29%	50%	8%	0%	11%	3%
b.	Fire protection	45%	42%	3%	0%	8%	3%
c.	Garbage collection	42%	39%	5%	0%	8%	5%
d.	Municipal water system	16%	21%	13%	0%	45%	5%
e.	Park and recreation facilities	11%	47%	21%	0%	16%	5%
f.	Police protection	13%	42%	21%	8%	11%	5%
g.	Public library	13%	45%	18%	3%	16%	5%
h.	Public school system	26%	50%	13%	0%	5%	5%
i.	Recycling programs	13%	61%	18%	0%	3%	5%
j.	Sanitary sewer service	16%	34%	3%	0%	42%	5%
k.	Snow removal	18%	42%	16%	11%	11%	3%
l.	Storm water management	11%	39%	11%	8%	26%	5%
m.	Street and road maintenance	16%	45%	18%	8%	8%	5%

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.

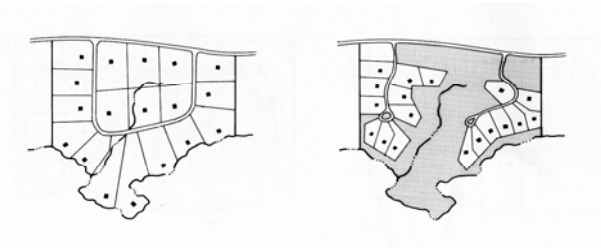
		E	VI	I	NI	NA	NR
a.	Air quality	34%	39%	21%	3%	0%	3%
b.	Farmland	29%	37%	29%	3%	3%	0%
c.	Forested lands	18%	47%	29%	0%	3%	3%
d.	Groundwater	45%	42%	11%	0%	0%	3%
e.	Historic and cultural sites	11%	34%	42%	11%	0%	3%
f.	Open space	13%	34%	32%	18%	0%	3%
g.	Rivers and streams	32%	42%	26%	0%	0%	0%
h.	Rural character	13%	45%	29%	8%	3%	3%
i.	Scenic views and undeveloped hills/bluffs	13%	39%	32%	11%	3%	3%
j.	Wetlands	13%	32%	34%	16%	3%	3%
k.	Wildlife habitat	21%	42%	26%	8%	0%	3%

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.	18%	34%	11%	3%	18%	16%
6.	More of the following types of housing are needed.						
a.	Single family housing	18%	39%	5%	0%	26%	11%
b.	Duplexes (2 units)	3%	26%	24%	0%	29%	18%
c.	Apartments	3%	26%	24%	0%	29%	18%
7.	Affordable housing is needed in your local jurisdiction.	13%	53%	11%	0%	16%	8%
8.	Elderly housing is needed in your local jurisdiction.	13%	42%	24%	0%	13%	8%
9.	Starter (first time home buyer) homes are needed in your local jurisdiction.	21%	39%	16%	0%	18%	5%

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



34%	Option A
50%	Option B
16%	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	68%	21%	0%	0%	3%	8%
b.	Residential use	11%	34%	37%	0%	3%	16%
c.	Commercial use	18%	16%	42%	5%	3%	16%
d.	Any use	8%	16%	34%	16%	13%	13%
12.	Large scale farms (300 or more animal units) should be allowed to expand:						
a.	Anywhere in Lafayette County	8%	8%	55%	8%	8%	13%
b.	Nowhere in Lafayette County	5%	16%	42%	13%	8%	16%
c.	Outside a 2 mile radius of incorporated areas	26%	39%	13%	0%	8%	13%
13.	Landowners should be allowed to develop land any way they want.	16%	29%	32%	13%	0%	11%
14.	The visual impacts (view of the landscape is an important consideration when evaluating proposed developments).	21%	66%	8%	0%	0%	5%
15.	It is important to require driveways that will meet standards for providing emergency services.	26%	61%	5%	5%	0%	3%
16.	There should be a minimum lot size on residential development in rural areas.	18%	47%	18%	5%	8%	3%

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

24%	Less than 1 acre	3%	11 to 40 acres
47%	1 to 5 acres	3%	40 or more acres
8%	6 to 10 acres	11%	No limitation
5%	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.	8%	84%	3%	0%	0%	5%
19.	The condition of local roads and streets in your community is adequate for intended uses.	8%	79%	8%	0%	0%	5%
20.	Biking and walking are important modes of transportation in your community.	8%	45%	21%	3%	16%	8%
21.	There should be more biking and walking lanes along public roadways.	16%	42%	18%	13%	8%	3%

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	18%	66%	8%	5%	0%	3%
b.	Sidewalks	3%	42%	13%	0%	34%	8%
c.	Bike trails	0%	13%	8%	18%	53%	8%
d.	Airports	0%	8%	11%	16%	58%	8%
e.	Bus service	0%	3%	8%	21%	53%	16%
f.	Shared ride/van service	0%	0%	8%	18%	55%	18%
g.	Railroads	0%	0%	3%	21%	61%	16%

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

63%	Direct mailings
26%	Newspaper articles
13%	Radio
34%	Newsletters
29%	Public meeting
13%	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	3%	32%	26%	3%	11%	26%
b.	Near a city or village	13%	55%	5%	0%	8%	18%
c.	Anywhere in Lafayette County	8%	26%	21%	13%	13%	18%
25.	Lafayette County should work to coordinate efforts to actively recruit new businesses and industry.	53%	34%	3%	0%	5%	5%
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.	32%	42%	5%	3%	16%	3%
26a.	I support having my community create or expand where businesses could locate.	32%	45%	5%	3%	11%	5%
27.	Development at the edge of cities and villages should be required to have municipal water and sewer services.	24%	47%	5%	3%	16%	5%
28.	Lafayette County jurisdictions should pursue alternatives as a form of economic development:						
a.	Ethanol plants	39%	32%	11%	0%	13%	5%
b.	Solar energy	34%	34%	8%	3%	8%	13%
c.	Wind energy	47%	37%	3%	3%	5%	5%

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	42%	26%	18%	5%	3%	5%
b.	Commercial and retail development	34%	37%	18%	3%	3%	5%
c.	Downtown development -main street	21%	21%	37%	5%	8%	8%
d.	Home based businesses	11%	16%	45%	8%	16%	5%
e.	Industrial and manufacturing development	16%	39%	29%	5%	3%	8%
f.	Tourism and recreation	21%	24%	26%	16%	8%	5%

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

50%	Male
24%	Female
26%	No response

2. Age

0%	18-24
8%	25-34
16%	35-44
29%	45-54
16%	55-64
32%	65 and older
0%	No response

3. Employment status

37%	Employed full time
11%	Employed part time
0%	Unemployed
16%	Self Employed
34%	Retired
0%	Other
3%	No response

4. Place of residence

97%	Own
3%	Rent
0%	Other
0%	No response

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

0%	0
16%	1
71%	2
8%	3
3%	4
3%	5 or more
0%	No response

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

58%	0
11%	1
18%	2
5%	3
0%	4
3%	5 or more
5%	No response

7. Income range

11%	Less than 15,000
11%	15,000 to 24,999
34%	25,000 to 49,999
32%	50,000 to 74,999
5%	75,000 to 99,999
0%	100,000 or more
8%	No response

8. How long have you lived in Lafayette County?

8%	Less than 1 year
8%	1 to 4 years
11%	5 to 9 years
13%	10 to 24 years
58%	25 years or more
3%	No response

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

39%	Less than 1 acre
32%	1-10 acres
21%	11-100 acres
8%	100 or more acres
0%	No response

10. Do you actively farm the land you own?

11%	Yes
74%	No
16%	Not applicable
0%	No response

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

2	0- 5 years
1	6-10 years
1	11-15 years
6	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.

Benton School

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. **Maintain, operate, and reconstruct the existing community facilities such as town roads, cemeteries, and town hall, so they can support existing development and redevelopment.**

3. **Ensure that new development bears a fair share of capital improvement costs necessitated by the development.**

4. **Develop a process that informs, notifies, and allows for public participation in all capital facility planning projects and proposals.**

5. **Encourage well testing as a means of protecting drinking water supplies for private, individual well users.**

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 WI COMM-83 and permits are issued by the Wisconsin Department of Commerce and the WI-DNR. The Planning Commission estimated that there are 158 households and three businesses served by POWTS in the Town.

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. (Any system with a final discharge upon the ground surface, or discharging directly into surface waters of the state, is subject to DNR regulation.) Refer to the Lafayette County Zoning and Sanitation Department, the WI DOC, 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 Benton 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 (NR 151, 216). 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. One hundred percent of Benton Town residents get their water from groundwater wells (158 residences and three businesses). There are no high capacity wells in the Town.

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. Refer to the WI DNR, the Lafayette County Department of Zoning and Sanitation for more information on water quality and well regulations.

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 sewer 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.

The Town of Benton has garbage and recycling pick-up services. The Town of Benton does not share these services with any neighboring jurisdictions. Also, there are no active landfills in the Town: the last one closed in the 1990's.

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. Refer to Chapter 3, Agricultural, Natural, and Cultural Resources for more information on the Town of Benton recreational facilities.

2.4.8 TELECOMMUNICATION FACILITIES

Telecommunication towers, specifically cellular phone towers, are on the rise with increased use of cellular phones. The Town of Benton has no cell towers in its jurisdiction. Refer to the Federal Communications Commission FCC - (www.wireless2.fcc.gov) or the Lafayette County Planning and Zoning for more information on telecommunication regulations. Internet services are provided by mhtc.net and satellite.

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). For information regarding their service territories, transmission lines, and substations, please refer to Map 2.2.

2.4.10 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. Refer to Chapter 3, Agricultural, Natural, and Cultural Resources for more information.

Table 2.1 Town of Benton Cemeteries

Name of Cemetery	Location (Address)	Maintenance Responsibilities
Carr Road Cemetery	Carr Factory Road	Methodist Church
Jenkinsville Cemetery	CTH H	Town of Benton
Provident Cemetery	Jefferson Road	Town of Benton

2.4.11 POSTAL SERVICE

Post Offices are located in most Lafayette County villages and cities. The Town of Benton residents use the Benton Post Office, located on Main Street (STH 11), the Cuba City Post Office, located at 101 S. Madison Street in Cuba City, and the Hazel Green Post Office, located on Percival Street in the Village.

2.4.12 MUNICIPAL BUILDING AND/OR TOWN HALL

A jurisdiction's hall is integral to the operation of local governance, providing a location for offices, supplies, and personal. Table 2.2 below lists the location of the Town of Benton's municipal buildings and facilities.

Table 2.2 Municipal Facilities

Type of Facility	Location (Address)	Amenities
Town Hall	Railroad Avenue, Benton	
Town Garage	Railroad Avenue, Benton	
Maintenance Shed	Railroad Avenue, Benton	
Salt Shed	Railroad Avenue, Benton	

2.4.13 POLICE, FIRE, AND RESCUE SERVICES

Police, Fire, and Rescue Services for the Town of Benton are shared with a number of neighboring jurisdictions. Table 2.3 below lists the types of protection. For more information on whom services are shared with, refer to Chapter 7, Intergovernmental Cooperation.

Table 2.3 Police, Fire, and Rescue Service Protection

Type of Protection	Provider? (Name and Location)	Staffing (i.e. volunteer, paid, etc.)
Fire Protection	Benton Fire Department	Volunteer
Law Enforcement	Lafayette County Sheriff Office	Paid
Emergency Response	Benton First Responders Hazel Green Rescue Squad Cuba City Rescue Squad	All Volunteer

2.4.14 LIBRARY FACILITIES

In 1971, the Wisconsin State Legislature passed a law creating 17 Library Systems in Wisconsin. Lafayette County libraries are part of the Southwest Library System, and the Town of Benton is served by those in the Town of Benton, Cuba City, and Hazel Green. 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.

Table 2.4 Libraries

Location (Name and Address)	Amenities (i.e. Internet, interlibrary loan, children's programs)
Benton Library, 48 W. Main Street, Benton	Yes
Cuba City Library, 108 N. Main Street, Cuba City	Yes
Hazel Green Library, Percival Street, Hazel Green	Yes

2.4.15 PRIMARY, SECONDARY, AND HIGHER EDUCATION FACILITIES

The Town of Benton is part of three school districts: Benton, Cuba City, and Hazel Green. All but one of the schools in these districts are public. Schools are located in the Village of Benton and the Village of Hazel Green and Cuba City.

Table 2.5 Education Facilities

School Name	Grade Levels	Type (Public, Private, or Other)	Located in What Community?
Benton Schools 41 Alma Street	HIGH MIDDLE ELEMENTARY	Public	Benton, WI
St. Rose 228 N. Jackson	ELEMENTARY	Private	Cuba City, WI
Cuba City Elementary 318 W. Roosevelt Street	ELEMENTARY	Public	Cuba City, WI
Cuba City High 101 N. School Street	HIGH	Public	Cuba City, WI
Southwestern Schools 1415 Fairplay Street	HIGH MIDDLE ELEMENTARY	Public	Hazel Green, WI

Table 2.6 shows school enrollment projections for the school districts the Town of Benton is part of.

Table 2.6 School District Projections

School Name	Grade Levels	Projected Enrollment in 2010	Projected Enrollment in 2020	Projected Enrollment in 2030
Southwestern School District	HIGH	210	205	200
	MIDDLE	325	320	315
	ELEMENTARY	370	365	360
Benton School District	HIGH	240	NA	NA
	MIDDLE			
	ELEMENTARY			
Cuba City Schools	HIGH	272	NA	NA
	MIDDLE	115		
	ELEMENTARY	253		

Please see Figure 2.1 for school enrollment for the Town of Benton from 1990 through 2030. Past enrollment numbers are from the 1990 and 2000 US Census, while projected enrollment figures are based on population projection calculations from Chapter 1, Issues and Opportunities.

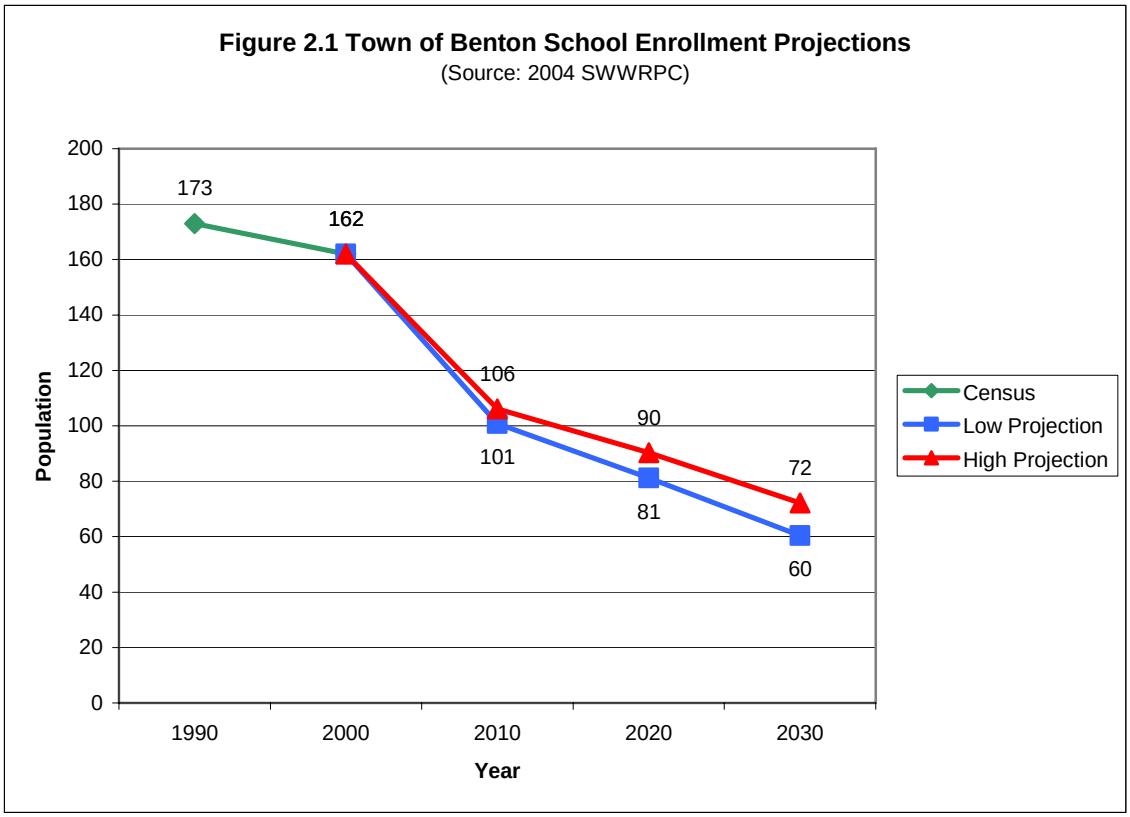


Figure 2.1 shows the projected K-12 enrolled for the years 2010, 2020, 2030. The red line indicates the projected high enrollment, while the blue line indicates the projected low enrollment. Enrollment projections are based on population projections for children age 5-19 in the Town. Note: Census collected population data by groups; therefore, the 15-19 year old category must be used; thus, the inclusion of those who are 19 will slightly inflate the enrollment figures.

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).

2.4.16 HEALTHCARE 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. The Planning Commission indicated the healthcare facilities serving the Town of Benton in Table 2.7.

Table 2.7 Healthcare Facilities Serving Town of Benton

Facility Name	Facility Location	Level of Service
Hospitals: Southwest Health Center	1400 East Side Road Platteville, WI	
Medical Clinics: Medical Associates Dean Care	117 S. Madison Street Cuba City, WI	
Nursing Homes: Southwest Nursing Home	Washington Street Cuba City, WI	
Assisted Living Facilities	NA	
Chiropractic: Cuba City Chiropractic	218 E. Webster Cuba City, WI	
Gile Chiropractic	3715 Percival Street Hazel Green, WI	
Dentists: Dr. Bob Schroeder	122 N. Main Street Cuba City	

2.4.17 CAPITAL IMPROVEMENTS PROGRAM (CIP)

A CIP is a multi year 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.

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.

UNITED STATES DEPARTMENT OF AGRICULTURE – RURAL DEVELOPMENT (USDA-RD)

COMMUNITY FACILITIES DIRECT GRANT AND LOAN PROGRAM

The community facilities grant program provides grants to assist the development of essential community facilities in rural areas and towns of up to 20,000 people. The objective of the agency is to construct, enlarge, extend, or otherwise improve community facilities providing essential services to rural residents. This can include the purchase of equipment required for a facility's operation. All projects that are funded by the RHS grant program must be for public use.

USDA RURAL DEVELOPMENT OF WISCONSIN

4949 Kirschling Ct
Stevens Point, WI 54481

Phone: (715) 345-7615
FAX: (715) 345-7669
http://www.rurdev.usda.gov/wi/
http://www.rurdev.usda.gov/rhs/

COMMUNITY FACILITIES GUARANTEED LOAN PROGRAM

The community facilities loan program is similar to the grant program in that it provides funding for essential community facilities, such as schools, roads, fire halls, etc. Again local jurisdictions must have a population of less than 20,000 to be able to apply. Applications are funded based on a statewide priority point system. For more information on the loan program log on to the USDA-RD website or call the office listed above.

UNITED STATES DEPARTMENT OF AGRICULTURE – RURAL UTILITIES

There are a number of available programs through USDA-RUS as part of the Water and Environmental Programs (WEP). WEP provides loans, grants, and loan guarantees for drinking water, sanitary sewer, solid waste, and storm drainage facilities in rural areas, cities, and towns of 10,000 or less. Public bodies,

non-profit organizations and recognized Indian Tribes may qualify for assistance. WEP also makes grants to non-profit organizations to provide technical assistance and training to assist rural communities with their water, wastewater, and solid waste programs. Some of the available programs include:

- Water and Waste Disposal Direct and Guaranteed Loans
- Water and Waste Disposal Grants
- Technical Assistance and Training Grants
- Solid Waste Management Grants
- Rural Water Circuit Ride Technical Assistance

UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION (NRCS) UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (US EPA) COOPERATIVE STATE RESEARCH EDUCATION EXTENSION SERVICE (CSREES)

FARM*A*SYST

Farm*A*Syst is a national program cooperatively supported by the above agencies. The program enables you to prevent pollution on farms, ranches, and in homes using confidential environmental assessments. This program can help you determine your risks. A system of fact sheets and worksheets helps you to identify the behaviors and practices that are creating risks. Some of the issues Farm*A*Syst can help you address includes:

- Quality of well water, new wells, and abandoned wells
- Livestock waste storage
- Storage and handling of petroleum products
- Managing hazardous wastes
- Nutrient management

Farm*A*Syst is a voluntary program, so you decide whether to assess your property. This program has been nationally and internationally recognized for its common-sense approach to managing environmental risks. Contact the Farm*A*Syst office for more information on available programs.

HOME*A*SYST

Also available through the cooperative efforts of USDA, NRCS, CSREES, and US EPA is the national Home*A*Syst program. This program is very similar to the Farm*A*Syst program explained above, but instead is specific to your home. The program begins with a checklist to identify risks including safety of drinking water, use and storage of hazardous chemicals, and lead based paint. The program can help you develop an action plan to reduce your risks. Contact the Home*A*Syst program to find out more information and to obtain worksheets to begin your assessment today.

FARM*A*SYST & HOME*A*SYST

303 Hiram Smith Hall
1545 Observatory Drive
Madison, WI 53706-1289

Phone: 608-262-0024
http://www.uwex.edu/farmasyst
http://www.uwed.edu/homeasyst

WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WIDNR)

BUREAU OF COMMUNITY FINANCIAL ASSISTANCE (DNR-CFA)

The Bureau of Community Assistance administers a number of grant and loan programs. The Bureau supports projects that protect the public health and the environment and provide recreational opportunities. The Bureau has three major areas of programs, which include the following:

WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WI-DNR)

101 S Webster St
Madison WI 53703

Phone: 608-266-2621
Fax: 608-261-4380
http://www.dnr.state.wi.us

- Environmental Loans: This is a loan program for drinking water, wastewater, and brownfield projects.
- Environmental Financial Assistance Grants: This is a grant program for non-point source runoff pollution, recycling, lakes, rivers, municipal flood control and well compensation.
- Land and Recreation Financial Assistance Grants: This is a grant program for conservation, restoration, parks, stewardship, acquisition of land and easements for conservation purposes, recreational facilities and trails, hunter education, forestry, forest fire protection, gypsy moth, household hazardous waste collection, dam rehabilitation and abandonment, dry cleaner remediation, and urban wildlife damage.

These programs listed above are the major program headings. There are numerous programs available for specific projects underneath these umbrella programs. For example, under the Environmental Loans Program, there is the Safe Drinking Water Loan Program (SDWLP). The SDWLP provides loans to public water systems to build, upgrade, or replace water supply infrastructure to protect public health and address federal and state safe drinking water requirements. For more information on other available programs, contact the Wisconsin DNR or visit the website listed above.

WISCONSIN WELL COMPENSATION GRANT PROGRAM

Another program available through the Wisconsin DNR is the Well Compensation Grant Program. To be eligible for a grant, a person must own a contaminated private water supply that serves a residence or is used for watering livestock. Owners of wells serving commercial properties are not eligible, unless the commercial property also contains a residential unit or apartment. The Well Compensation grant program provides partial cost sharing for the following:

- Water testing if it shows the well is contaminated
- Reconstructing a contaminated well
- Constructing a new well
- Connecting to an existing private or public water supply
- Installing a new pump, including the associated piping
- Properly abandoning the contaminated well
- Equipment for water treatment
- Providing a temporary bottled or trucked water supply

WISCONSIN DEPARTMENT OF COMMERCE

WISCONSIN COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM PUBLIC FACILITIES (CDBG-PF)

This program is designed to assist small communities with public facility improvements. Eligible activities would include publicly owned utility system improvements, streets, sidewalks, disability accessibility projects, and community centers. Local governments including towns, villages, cities, and counties are eligible. Entitlement cities, over 50,000 in population, are not eligible. Federal grant funds are made available on an annual basis. The maximum grant for any single applicant is $750,000. Grants are only available up to the amount that is adequately justified and documented with engineering or vendor estimates.

WI DEPARTMENT OF COMMERCE
DIVISION OF COMMUNITY DEVELOPMENT

PO Box 7970
Madison, WI 53707

Phone: 608-266-8934
Fax: 608-266-8969
http://www.commerce.state.wi.us
http://www.rurdev.usda.gov/rhs/

WISCONSIN COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM PUBLIC FACILITIES (CDBG-PFED)

This program helps underwrite the cost of municipal infrastructure necessary for business development. This program requires that the result of the project will ultimately induce businesses, create jobs, and invest in the community. More information is available from the Wisconsin Department of Commerce.

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 influencing agriculture for the next 20 years. Agriculture in Benton has always been culturally important and it is also economically important, supporting many small farms in the Town. Agriculture contributes less to Benton recreationally, although it still has an effect through hunting, fishing, 4-wheeling, and snowmobiling. Many farmers in the Town of Benton take great pride in their farmland and farms, working to keep things looking good and thus contributing to the aesthetic impact of the Town.

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 Benton over the next 20 years.

NOT IN ORDER OF PRIORITY

1. **Maintain land in productive farm operations or land capable of productive agricultural uses, while exploring and encouraging innovative methods of preserving land for agriculture.**

2. **Give new residents a copy of a 'Partners in Rural Wisconsin' booklet outlining the traditional community norms and expectations for rural residents.**

3. **Maintain the rural and agricultural character of the community.**

4. **Encourage the preservation of prime farmland for agricultural uses.**

5. **Encourage all rural landowners to become cooperators with the Lafayette County Land Conservation Department and to implement conservation plans worked out between landowners and the LCD.**

6. **Encourage residential, commercial, and industrial development to areas least suited for agricultural purposes.**

7. **Discourage isolated non-agricultural commercial and industrial uses in agricultural areas, except for agricultural businesses and home based businesses.**

8. **Encourage the direction of necessary rural, non-farm land uses to areas where they will cause minimum disruption of established farm operations.**

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 Benton. (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.)

Table 3.1.1 Trends in Farm Numbers 1987 – 2002

Lafayette County	1987	1992	1997	2002
Farms (number)	1,341	1,235	1,127	1,205
Land in farms (acres)	376,567	356,651	338,376	342,800
Average size of farm (acres)	281	289	300	284
Number of farms by size – 1 to 9 acres	76	58	45	53
Number of farms by size – 10 to 49 acres	101	113	135	238
Number of farms by size – 50 to 179 acres	340	304	314	348
Number of farms by size – 180 to 499 acres	662	595	473	406
Number of farms by size – 500 to 999 acres	128	126	112	103
Number of farms by size – 1,000 acres or more	34	39	48	57
Total cropland (farms)	1,256	1,143	1,014	1,029
Total cropland (acres)	294,200	282,410	262,873	264,340

(Source: 1987, 1992, 1997, 2002 US Census of Agriculture)

Table 3.1.1 gives the number of farms in Lafayette County for the years 1987 through 2002. The County showed a 10% decrease in farms between 1987 and 2002. As the number of farms has decreased, so have acres of farmland (by 9%) in the same timeframe.

Average farm size increased by a very small percent (.01%) from 1987 to 2002. In the same period, very small (1 to 9 acres) farms and mid- to large-size farms decreased, while the number of very large farms (1000+ acres) and small farms (10 to 49 acres) increased.

One might draw an anecdotal conclusion from this: big farms are getting bigger due to consolidation and economics, and farms in the "small" range (10 to 49 acres) are being converted to life style farms and residents.

Table 3.1.2 Trends in Dairy Farms 1987 – 2002

Lafayette County	1987	1992	1997	2002
Milk cows (farms)	752	468	490	353
Milk cows (number)	44,054	39,947	33,830	30,090

(Source: 1997, 2002, US Census of Agriculture)

Table 3.1.2 shows clearly that both the number dairy farms and dairy cows in Lafayette County dropped dramatically (53% and 32 % respectively) between 1987 and 2002.

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 3.1.3 Lafayette County Agricultural Land Sales: Total Agricultural Land

Agricultural land continuing in agricultural use						
	1999	2000	2001	2002	2003	2004
Number of transactions	54	51	43	59	58	61
Acres sold	7,986	7,033	7,370	8,521	6,687	7,803
Dollars per acre	$1,609	$1,727	$1,933	$2,157	$2,285	$2,916
Agricultural land diverted to other uses						
Number of transactions	19	17	19	23	1	1
Acres sold	1,070	951	1,204	1,740	57	16
Dollars per acre	$1,862	$1,799	$1,787	$2,150	$2,600	$2,800
Totals						
Number of transactions	73	68	62	82	59	62
Acres sold	9.056	7,984	8,574	10,261	6,744	7,819
Dollars per acre	$1,639	$1,735	$1,912	$2,156	$2,287	$2,916

(Source: 2006, National Agricultural Statistics Service)

3.1.6 Agricultural Economy

As shown in Table 3.1.4, fifty-three persons living in the Town of Benton listed their occupations as farmer or farm manager in the 2000 census. 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 3.1.4 Farmers and Farm Managers as Number and Percent of Total Town Population

Town	Population	Number of Persons Employed as Farmers and Farm Managers	Percent of Persons Employed as Farmers and Farm Managers
Town of Argyle	479	46	9.6%
Town of Belmont	676	46	6.8%
Town of Benton	**469**	**53**	**11.3%**
Town of Blanchard	261	19	7.3%
Town of Darlington	757	57	7.5%
Town of Elk Grove	463	55	11.9%
Town of Fayette	366	43	11.7%
Town of Gratiot	653	69	10.6%
Town of Kendall	320	36	11.3%
Town of Lamont	267	36	13.5%
Town of Monticello	148	27	18.2%
Town of New Diggings	473	26	5.5%
Town of Seymour	363	57	15.7%
Town of Shullsburg	364	43	11.8%
Town of Wayne	496	61	12.3%
Town of White Oak Springs	97	14	14.4%
Town of Willow Springs	632	70	11.1%
Town of Wiota	900	91	10.1%
Village of Argyle	823	9	1.1%
Village of Belmont	871	17	2.0%
Village of Benton	976	14	1.4%
Village of Blanchardville	660	2	0.3%
Village of Gratiot	252	0	0.0%
Village of South Wayne	484	8	1.7%
City of Darlington	2418	25	1.0%
City of Shullsburg	1246	19	1.5%
Total	**15914**	**943**	**5.9%**

(Source: 2000 Population Census)

3.1.7 AGRICULTURAL INFRASTRUCTURE

Farming infrastructure includes businesses and services that 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. The agricultural infrastructure of the Town of Benton includes corn dealers, cheese factories, fertilizer dealers, and feed mill bins.

3.1.8 PHYSICAL CHARACTERISTICS

Attached is the soils map (Map 3.1.1) for the Town of Benton.

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

A. 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.
B. Fragmentation of farm fields as new parcels are created.
C. Agricultural land values exceeding possible agricultural income opportunities.
D. The challenges of developing a new generation of farmers.

There is a variety of ways the Town could work with Lafayette County in the future to encourage and support agricultural activities, while addressing conflicts: one, set rules for the size of land lots sold for residential purposes (a sentiment the Town of Benton sincerely believes in), and two, create careful rules regarding manure spreading.

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.

3.1.11 AGRICULTURE RESOURCES, AGENCIES AND PROGRAMS

There are a number of available county, state and federal programs to assist with agricultural planning and protection. Below are brief descriptions of the various agencies and programs. The local offices supporting these programs are the Lafayette County Farm Service Agency on 1845 Center Drive, Darlington, WI 53530-9210 and the Grant and Lafayette County Agriculture Agent, UW-Extension, Lafayette County Ag Center, 627 Washington Street, Darlington, WI 53530-1396.

USDA FARM SERVICE AGENCY

The U.S. Department of Agriculture's Farm Service Agency (FSA) has a direct financial impact on rural Wisconsin families through the programs and services they offer. They are dedicated to stabilizing farm income, helping farmers conserve land and water resources, providing credit to new or disadvantaged farmers and ranchers, and helping farm operations recover from the effects of disaster.
Programs and services offered by the FSA are

USDA FARM SERVICE AGENCY

WISCONSIN STATE OFFICE
8030 Excelsior Drive
Madison, WI 53717-2905

Phone (608) 662-4422
Fax (608) 662-9425

http://www.fsa.usda.gov/WI

- **Farm Loan Program (FLP)**
  The Farm Service Agency offers direct and guaranteed farm ownership and operating loans to farmers who are temporarily unable to obtain private, commercial credit.

  Often, FLP borrowers are beginning farmers who cannot qualify for conventional loans because they have insufficient financial resources. The Agency also helps established farmers who have suffered financial setbacks from natural disasters, or whose resources are too limited to maintain profitable farming operations.

- **Conservation Reserve Program (CRP)**
  The CRP is a voluntary program that offers annual rental payments, incentive payments for certain activities, and cost-share assistance to establish approved cover on eligible cropland.

  The program encourages farmers to plant long-term resource-conserving covers to improve soil, water, and wildlife resources. The Commodity Credit Corporation (CCC) makes available assistance in an amount equal to not more than 50 percent of the participant's costs in establishing approved practices. Contract duration is between 10 and 15 years.

- **Direct and Counter-Cyclical Payments (DCP)** The 2002 Farm Bill makes payments to eligible producers of covered commodities for the 2002 through 2007 crop years. Direct and counter-cyclical payments are made to producers with established crop bases and payment yields. Payment rates for direct payments were established by the 2002 Farm Bill and are issued regardless of market prices. Producers also are eligible for counter-cyclical payments, but payments are issued only if effective prices are less than the target prices set in the 2002 Farm Bill. Commodities eligible for both direct and counter- cyclical payments include wheat, corn, sorghum, barley, oats, upland cotton, rice, soybeans, sunflower seeds, canola, flaxseed, mustard, safflower, rapeseed, and peanuts.

- **Milk Income Loss Contract Program (MILC)**
  This program, authorized by the 2002 Farm Bill, financially compensates dairy producers when domestic milk prices fall below a specified level.
  Eligible dairy producers are those who produced milk in any state and marketed the milk commercially beginning December 2001. To be approved for the program, producers must be in compliance with highly erodible and wetland conservation provisions and must enter into a contract with USDA's Commodity Credit Corporation to provide monthly marketing data.

NATURAL RESOURCES CONSERVATION SERVICE

The Natural Resources Conservation Service (NRCS) is the federal agency that works with landowners on private lands to conserve natural resources. NRCS is part of the U.S. Department of Agriculture, formerly the Soil Conservation Service. Nearly three-fourths of the technical assistance provided by the agency goes to helping farmers and ranchers develop conservation systems uniquely suited to their land and individual ways of doing business. The agency also assists other private landowners and rural and urban communities to reduce erosion, conserve and protect water, and solve other resource problems.

WISCONSIN NATURAL RESOURCES CONSERVATION SERVICE (NRCS)

6515 Watts Road
Suite 200
Madison, WI 53719

Phone (608) 276-USDA

http://www.wi.nrcs.usda.gov

NRCS provides:

- **Technical Assistance for Conservation**
  Conservation technical assistance is the basis of NRCS mission to conserve, sustain, and improve America's private lands. NRCS staff works one-on-one with private landowners to develop and implement conservation plans that protect the soil, water, air, plant and animal resources on the 1.5 billion acres of privately owned land in the United States.

- **Soil Survey**
  NRCS is responsible for surveying the soils of the United States, publishing and interpreting soil information. Soil information is the basis for natural resource and land use planning, key to assessing site potential for specific uses and identifying soil characteristics and properties.

- **National Resources Inventory**
  Every five years, NRCS conducts the National Resources Inventory (NRI) on nonfederal rural land in the United States. This inventory shows natural resource trends, such as land cover and use, soil erosion, prime farmland, and wetlands. The 1992 NRI, for example, shows that farmers are dramatically reducing soil erosion on cropland. From 1982 to 1992, erosion on all cropland declined by about one-third, going from 3.1 billion to 2.1 billion tons a year.

- **Wetlands**
  Wetland conservation is an important and sensitive issue. During 1982-1992, wetland losses due to agriculture slowed to about 31,000 acres a year, a more than 90 percent reduction compared to conversion rates between 1954 and 1974. NRCS is one of the four primary federal agencies involved with wetlands.

- **Wetlands Reserve Program**
  In the Wetlands Reserve Program, conservation easements are purchased from landowners to restore or enhance wetland areas. Ownership, control of access, and some compatible uses remain with the landowner.

- **Wetland Identification**
  NRCS has technical leadership for identification and delineation of wetlands on agricultural lands and on all USDA program participant's lands. NRCS maintains a list of hydric soils and a wetland inventory on agricultural land.

- **Soil Quality**
  Over the past decade, NRCS has been helping producers develop and implement 1.7 million conservation plans on 143 million acres of highly erodible cropland as part of the conservation compliance provision of the Food Security Act of 1985. As a result, erosion on the most highly erodible cropland has been cut by two-thirds.

- **Water Quality**
  NRCS assists farmers to improve water quality. This includes improving nutrient and pesticide management and reducing soil erosion, thus decreasing sediment that would otherwise end up in lakes and streams. Technical assistance, including engineering, structure design and layout for manure management and water quality practices contributes significantly to state water quality efforts. Through the Environmental Quality Inventive Program, NRCS provides technical and financial assistance for local resource priorities.

WISCONSIN FARM CENTER

The Wisconsin Farm Center provides services to Wisconsin farmers and agribusinesses to promote the vitality of the state's agricultural economy and rural communities. Services include:

WISCONSIN DEPARTMENT OF TRADE AND CONSUMER PROTECTION (DATCP)

WISCONSIN FARM CENTER

2811 Agriculture Drive
PO Box 8911
Madison, WI 53708

Phone (608) 224-4960

http://www.datcp.state.wi.us

- **Growing Wisconsin Agriculture**
  Wisconsin is committed to the long-term profitability of agricultural businesses. Legislation passed in 2004 strengthens agriculture and invites producers to invest, reinvest and expand.

- **Financial Counseling and Advising**
  The Farm Center's financial experts are trained in feasibility analysis, enterprise analysis, debt analysis along with restructuring and cash flow projection. They can personally assist producers and answer specific questions, providing useful resource materials.

- **Farm Mediation**
  The Farm Center's farm mediation program provides dispute resolution services to farmers with problems involving creditor-debtor issues; U.S. Department of Agriculture program benefits; contracts with food processors, fertilizer, seed or feed dealers; conflicts within farm families; and landlord-tenant issues.

- **Stray Voltage**
  Through Rural Electrical Power Services, the Farm Center provides information about stray voltage and power quality issues; answers to regulatory questions; on-farm and distribution system investigations by a technical team that can assist farmers in working with the utility or electrician to resolve a power quality conflict; a format for dispute resolution; and research on electrical issues.

- **Legal**
  The Farm Center's agricultural attorney can answer general legal questions about farm business organization, landlord-tenant issues, debt restructuring, legal procedures, creditor-debtor law, and tax reorganization and estate planning.

- **Vocational**
  The Farm Center can help farmers or their family members make a successful transition to off-farm employment. It can help them examine their skills and explore their career options, regardless of whether they are looking to add off-farm income to the farm operation, starting a new small business, or seeking off-farm employment.

- **Farm Transfers**
  Through its Farm Link program, the Farm Center can help farmers who want to start their own operation, retiring farmers who want someone to take over their operation, or farmers who want to relocate due to urban or environmental pressures.

- **Animal Agriculture**
  Animals are a vital part of agriculture in Wisconsin. Whether you are a farmer, a veterinarian, a livestock dealer or trucker, or a consumer, DATCP provides information and regulates many aspects of animal agriculture.

- **Crops**
  Statistics show Wisconsin ranks first in production of a number of agriculture crops. Farmers in the State continue to adopt traditional and specialty crops. Cultivating and protecting them is key.

- **Land and Water**
  The State works with county land conservation departments to protect the environment through conservation practices, incentive programs and regulation.

SOUTHWESTERN WISCONSIN REGIONAL PLANNING COMMISSION

The SWWRPC is the area-wide planning and development agency serving the five counties of Grant, Green, Iowa, Lafayette, and Richland. It was created in 1970, formed by executive order of the governor. Wisconsin statutes specify that regional planning commissions are to provide intergovernmental planning and coordination for the physical, social, and economic development of the region. Under Wisconsin law, RPC's have the following functions:

SWWPRC

719 Pioneer Tower
One University Plaza
Platteville, WI 53818

Phone: 608-342-1214
Fax: 608-342-1220

http://www.swwrpc.org/

- May conduct all types of research studies; collect and analyze data; prepare maps, charts and tables, and conduct necessary studies.

- May make and adopt plans for the physical, social, and economic development of the region, including Smart Growth plans (to preserve farms, farming, and the farming culture).

- May publish and advertise their purposes, objectives, and findings, and may distribute reports thereon.

- May provide advisory services on planning problems to the local governmental units within the region and to other public and private agencies in matters relative to its functions and objectives.

3.2 NATURAL RESOURCES

3.2.1 NATURAL RESOURCE SUMMARY

It is vital for the Town of Benton 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 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 are the Natural Resource Goals, two 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 Benton 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. **Advocate partnerships with local clubs and organizations in order to protect important natural areas held in common interest.**

3. **Encourage the preservation and maintenance of rural views and vistas.**

4. **Encourage residents to implement sustainable forestry practices.**

5. **Encourage tree preservation, municipal tree-planting programs, and sustainable forestry practices in the jurisdiction.**

6. **Encourage the suppression and limitation of noxious weeds.**

7. **Explore opportunities to capitalize on local natural resources in conjunction with tourism.**

8. **Utilize county, state, and federal programs or grants to conserve, maintain, and protect natural resources, where and when appropriate.**

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.

There are a lot of historic mines and mine sites in the Town of Benton that tourists visit, making natural resources important culturally. The productive soil and clean water of the Town means good crops, which means natural resources are intrinsically important, economically. The Town of Benton's natural resources bring dollars to the Town too, through hunting, fishing, and boating. With a State recognized Rustic Road in the township, the Town of Benton's aesthetic appeal is clear.

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 Benton. 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 Benton protect shared, contiguous natural areas that give local residents space to pursue recreational opportunities. In the Town of Benton, this means working with neighbors to share the responsibility of preserving of rivers and streams. Tapping into state and federal programs aimed specifically at protecting farmland, wetlands, and forests can help protect the Town of Benton'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 Benton is entirely in the Galena River watershed. See Map 3.2.1, for the Town of Benton Water Resource Map and Map 3.2.2, County Depth to Water Table Map for more information.

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 Benton 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 that can affect groundwater include but are not limited to

- On-site septic systems
- Sewage Treatment Plants
- Surface Waste Water Discharge
- Landfills
- Underground Storage Tanks
- Feedlots
- Junkyards
- Abandoned Quarries
- Abandoned Wells
- Pesticide and Fertilizer Applications
- Road Salt
- Household Cleaners and Detergents
- Unsewered Subdivisions
- Gas Stations
- Chemical Spills
- Leaking Sewer Lines

Groundwater contaminants in the Town of Benton include landfills, leaking on-site septic systems, excess road salt, improperly abandoned private wells, inappropriately applied pesticides and fertilizers, and chemical spills.

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. This makes the Town of Benton's efforts at protecting drinking water supplies all the more important. The Town makes sure that abandoned wells are capped, makes sure private septic system regulations are clear and concise for residents, and keeps records of chemical spills and resulting clean-ups.

This is particularly true of private wells: in addition to the actions the Town already takes, the Town of Benton would like to help citizens develop their own wellhead protection plans for individual landowner wells. 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. Happily, groundwater supply is not an issue in the Town of Benton. However, 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 Benton includes numerous branches of the Galena River. These watercourses provide recreational opportunities, such as fishing, canoeing, wildlife viewing, swimming, and bird watching. These same rivers and feeder streams also provide essential habitat for fish, mussels, insects, and other wildlife. See Map 3.2.1, County Water Resource Map for more information.

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 Benton is in 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 (see Map 3.2.1.). 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.

There is no regulatory protection for surface waters, including shorelands or wetlands at the Town level.

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 rely on the county floodplain ordinances to protect lands susceptible to flooding. See Map 3.2.3 for the Town's Floodplain map.

3.2.6 WILDLIFE

Wildlife can sometimes cause problems by destroying property, carrying diseases, producing unsanitary waste, or conflicting with human activities. Sufficient natural habitat should exist at a distance from human activities where animals will not be in contact or conflict with humans and can live and breed without interference. No wildlife protection policy is required or enforced at the Town level.

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 Benton is located in the Southwest Savanna landscape. See Map 3.2.4 for detailed descriptions and management opportunities for each ecological 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. There are no policies enacted at the Town level protecting natural communities.

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 State's 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 500 sites 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 3.2.1, fifteen elements have been recorded in the Town of Benton. Data is only provided to the town level. Map 3.2.5 shows all elements known to occur within Lafayette County. 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 3.2.1.

NOTE: END = Endangered; THR = Threatened; SC = Special Concern; NA = Not applicable; SC/N = Special Concern – No laws regulating use, possession, or harvesting

Table 3.2.1 Natural Heritage Inventory: Town of Benton

Group	Scientific Name	Common Name	State Status	Date Listed
Community	Dry Prairie	Dry Prairie	NA	1986
Community	Moist Cliff	Moist Cliff	NA	1973
Community	Southern Dry Forest	Southern Dry Forest	NA	1973
Community	Southern Mesic Forest	Southern Mesic Forest	NA	1973
Fish	Notropis Nubilus	Ozark Minnow	THR	1927
Fish	Notropis Nubilus	Ozark Minnow	THR	1981
Herptile	Acris Crepitans Blanchardi	Blanchard's Cricket Frog	END	1991
Invertebrate	Hesperia Ottoe	Ottoe Skipper	SC/N	1987
Invertebrate	Polyamia Dilata	Net-Veined Leafhopper	THR	1997
Invertebrate	Argia Plana	Highland Dancer	SC/N	1987
Mammal	Pipistrellus Subflavus	Eastern Pipistrelle	SC/N	1999
Plant	Cacalia Tuberosa	Prairie Indian Plantain	THR	1958
Plant	Silene Nivea	Snowy Campion	THR	1957

Table 3.2.1 (cont.) Natural Heritage Inventory: Town of Benton

Group	Scientific Name	Common Name	State Status	Date Listed
Plant	Nuphar Advena	Yellow Water Lily	SC	1972
Plant	Napaea Dioica	Glade Mallow	SC	1990

Dry Prairie
This grassland community occurs on dry, often loess-derived soils, usually on steep south- or west-facing slopes or at the summits of river bluffs with sandstone or dolomite near the surface. Short to medium-sized prairie grasses such as little bluestem (*Schizachyrium scoparium*), side-oats grama (*Bouteloua curtipendula*), hairy grama (*B. hirsuta*), and prairie dropseed (*Sporobolus heterolepis*), are the dominants in this community, along with the larger big bluestem (*Andropogon gerardii*). Common shrubs and forbs include lead plant (*Amorpha canescens*), silky aster (*Aster sericeus*), flowering spurge (*Euphorbia corollata*), purple prairie-clover (*Petalostemum purpureum*), cylindrical blazing-star (*Liatris cylindracea*), and gray goldenrod (*Solidago nemoralis*).

Moist Cliff (**Shaded Cliff** of the Curtis community classification)
This "micro-community" occurs on shaded (by trees or the cliff itself because of aspect), moist to seeping mossy, vertical exposures of various rock types, most commonly sandstone and dolomite. Common species are columbine (*Aquilegia canadensis*), the fragile ferns (*Cystopteris bulbifera* and *C. fragilis*), wood ferns (*Dryopteris spp.*), polypody (*Polypodium vulgare*), rattlesnake root (*Prenanthes alba*), and wild sarsaparilla (*Aralia nudicaulis*). The rare flora of these cliffs vary markedly in different parts of the state; Driftless Area cliffs might have northern monkshood (*Aconitum noveboracense*), those on Lake Superior, butterwort (*Pinguicula vulgaris*), or those in Door County, green spleenwort (*Asplenium viride*).

Southern Dry Forest
Oaks are the dominant species in this upland forest community of dry sites. White oak (*Quercus alba*) and black oak (*Quercus velutina*) are dominant, often with admixtures of red and burr oaks (*Q. rubra* and *Q. macrocarpa*) and black cherry (*Prunus serotina*). In the well-developed shrub layer, brambles (*Rubus spp.*), gray dogwood (C*ornus racemosa*), and American hazelnut (*Corylus americana*) are common. Frequent herbaceous species are wild geranium (*Geranium maculatum*), false Solomon's-seal (*Smilacina racemosa*), hog-peanut (*Amphicarpaea bracteata*), and woodland sunflower (*Helianthus strumosus*).

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%). See Map 3.2.6 for forested lands in the Town of Benton.

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.

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.

The number of acres in MFL in the Town was not known by the Planning Commission, but they reported that there have been no major tree losses to insects or disease. There are no arboretums or school forests in Benton. At the Town level, there is nothing specific done to encourage sustainable forestry, nor are there a forested land protections.

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. See Map 3.2.6, Natural and Recreational Resources, for natural resource features that might lend themselves to providing wildlife unimpeded access through the landscape.

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.

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 (Map 3.2.8), septic limitations (Map 3.2.9), and depth to bedrock (Map 3.2.10) 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. To this day, Benton bears the signs of hard-rock mining. Mine shafts, slag piles, and old equipment are scattered throughout the Town. Refer to Map 3.2.7 for historic mines in the jurisdiction.

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 Benton, use the county's non-metallic mine reclamation ordinance.

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. Refer to Map 3.1.1, Soils Map.

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. Signs can sometimes have a negative visual impact on the "viewshed", particularly if there are a lot of them, are very large, or are poorly placed, although they are necessary for economic, safety, and information purposes. The Town of Benton uses the Lafayette County Sign Ordinance.

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. Refer to the Natural and Recreational Resources Map 3.2.6 for park locations.

Benton does not have parks and recreation areas but does share some with neighboring jurisdictions. In particular, snowmobile trails which go through Benton to the Village of Belmont, then on to Dodgeville.

3.2.13 LAND COVER

Map 3.2.6 shows the amount of natural resources in and near the Town of Benton. It also shows the location of natural resources, including forested lands, open water, and wetlands.

3.2.14 NATURAL RESOURCE AGENCIES AND PROGRAMS

There are a number of available state and federal programs to assist with agricultural, natural, and cultural resource planning and protection. Below are brief descriptions of various agencies and programs. Contact information is provided for each agency. To find out more specific information or which program best fits your needs contact them directly.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WI-DNR)

101 S Webster St
Madison WI 53703

Phone: 608-266-2621
Fax: 608-261-4380

http://www.dnr.state.wi.us

WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WI-DNR)

The Department of Natural Resources is dedicated to the preservation, protection, effective management, and maintenance of Wisconsin's natural resources. It is responsible for implementing the laws of the state and, where applicable, the laws of the federal government that protect and enhance the natural resources of our state. It is the one agency charged with full responsibility for coordinating the many disciplines and programs necessary to provide a clean environment and a full range of outdoor recreational opportunities for Wisconsin citizens and visitors. The Wisconsin DNR has a number of programs available ranging from threatened and endangered species to water quality to parks and open space to wetlands. The DNR is available to provide information on endangered and threatened species. See their website for the Endangered Resources (ER) Program at http://www.dnr.state.wi.us/org/land/er/ or contact the Program at 608/266–7012.

The Bureau of Community Financial Assistance (CFA) administers grant and loan programs, under the WI-DNR. Financial program staff works closely with local governments and interested groups to develop and support projects that protect public health and the environment, and provide recreational opportunities.

WISCONSIN DEPARTMENT OF TRADE AND CONSUMER PROTECTION (DATCP)

2811 Agriculture Drive
PO Box 8911
Madison WI 53708

Phone: 608-224-4960

http://www.datcp.state.wi.us

WISCONSIN DEPARTMENT OF TRADE AND CONSUMER PROTECTION (DATCP)

The Wisconsin Department of Trade and Consumer Protection inspects and licenses more than 100,000 businesses and individuals, analyzes millions of laboratory samples, conducts hundreds of hearings and investigations, educates businesses and consumers about best practices, adopts rules that have the force of law, and promotes Wisconsin agriculture at home and abroad.

Specifically DATCP has two divisions that relate directly to the agriculture and natural resource section of the comprehensive plan. The Environmental Division focuses on insects, land and water, as well as plants and animals. The Agricultural Division focuses on animals, crops, agricultural resources, and land and water resources.

WISCONSIN NATURAL RESOURCES CONSERVATION SERVICE (NRCS)

6515 Watts Road,
Suite 200
Madison, WI 53719

Phone (608) 276-USDA

http://www.wi.nrcs.usda.gov

WISCONSIN NATURAL RESOURCE CONSERVATION SERVICE (NRCS)

The Natural Resources Conservation Service is the federal agency that works with landowners on private lands to conserve natural resources. NRCS is part of the U.S. Department of Agriculture, formerly the Soil Conservation Service (SCS). Nearly three-fourths of the technical assistance provided by the agency goes to helping farmers and ranchers develop conservation systems uniquely suited to their land and individual ways of doing business. The agency also assists other private landowners and rural and urban communities to reduce erosion, conserve and protect water, and solve other resource problems.

Environmental Protection Agency
Region 5
(Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Phone Toll Free within Region 5:
1-800-621-8431
9:00AM to 4:30PM CST

Phone: 312-353-2000
(http://www.epa.gov)

ENVIRONMENTAL PROTECTION AGENCY (EPA) REGION 5

The Environmental Protection Agency is a federal agency of the United States government, responsible for regulating environmental pollution and environmental quality. The EPA has been one of the lead agencies within the United States Government on the climate change issue.

In addition to the above programs and agency resources, the Town of Benton would like to develop the following amenities:

- Walking paths
- ATV trails
- Bicycle trails
- Snowmobile trails

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 Benton. 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. In Benton, such tourism opportunities come from buildings on the State Historical List and local mines. Aesthetically, cultural resources are important to the Town because keeping up the appearance of Benton's older buildings will preserve them for future generations of residents and tourists.

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. (This Section 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 Benton over the next 20 years.

NOT IN ORDER OF PRIORITY

1. **Encourage the protection of important cultural resources in the community.**

2. **Continue to support important community festivals and cultural events such as the annual Labor Day celebration.**

3. **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, and maintaining trails.**

4. **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, History of La Fayette County by C.W. Butterfield, 1881, and http://www.co.lafayette.wi.gov/county.

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. Benton's unique buildings and landmarks both create and define its cultural heritage.

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: one in the Town of Benton.

Table 3.3.1 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 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. The effects of weather and time, simple attrition, are the greatest threats to Benton's historical and cultural identity.

3.3.9 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. Two such links, the Buncombe School and the Central School are examples of cultural losses Benton has experienced.

3.3.10 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.

3.3.11 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. Refer to Map 3.3.1 for churches in the jurisdiction.

3.3.12 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. Refer to Map 3.3.1 for cemeteries in the Town of Benton

3.3.13 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 3.3.2 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 3.3.2 Town of Benton AHI

AHI#	Location	Historic Name
65012		Old Kivlahan Farm
65043		Swindler's Ridge
65053		
65055		
65066		
65069		Old Pedley Home
65073		
65076		Old Farrey Homestead
65213	County Highway W	
65216		Old Gillette Home
65287	Ca9630a County Highway H	John Anthony House
65288	9661 County Highway H	
65291	9629 County Highway H	Congregational Society
138339	9653 County Highway H	Jenkyn House

3.3.14 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).

The Planning Commission listed the Reggie Gill house, the Dick Stauffacher house and the Larry Hinderman house as buildings in the Town of Benton that they believe should be added to the State and/or Federal Register. The Wisconsin Historical Society (see program information at the end of this chapter,

Section 3.3.17) should be contacted to determine the steps to register these sites, if the Town wishes to do so.

3.3.15 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. Table 3.3.3 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 3.3.3 Town of Benton ASI

State Site #	Site Name	Site Type	Cultural Study Unit
LT-0049	Spensley	1. Mound(s) - Other/Unknown 2. Cemetery/burial	1. Woodland
LT-0171	Unnamed Site	1. Mound(s) - Other/Unknown 2. Cemetery/burial	1. Woodland
LT-0050	Gillette	1. Campsite/village	1. Unknown Prehistoric
LT-0057	Rowe	1. Mound(s) - Other/Unknown 2. Cemetery/burial	1. Woodland
LT-0058	South Benton	1. Mound(s) - Linear 2. Mound(s) - Other/Unknown	1. Woodland
LT-0127	Scrabble Branch Lead Miner's Cabin	1. Cabin/homestead	1. Historic Euro-American
BLT-0006	Jenkynsville Cemetery (Aka Primitive Methodist Cemetery; Meekers Grove)	1. Cemetery/burial	1. Historic Euro-American
BLT-0024	Leslie Cemetery (Aka Providence Methodist Cemetery)	1. Cemetery/burial	1. Historic Euro-American
BLT-0026	St. Patrick Catholic Cemetery	1. Cemetery/burial	1. Historic Euro-American
BLT-0027	Primitive Methodist Cemetery	1. Cemetery/burial	1. Historic Euro-American
BLT-0028	Carr Cemetery	1. Cemetery/burial	1. Historic Euro-American
LT-0154	Weber	1. Workshop site	1. Unknown Prehistoric
LT-0160	Witherbee I	1. Other	1. Historic Euro-American
LT-0161	Witherbee Ii	1. Other	1. Historic Euro-American
BLT-0086	United Methodist Cemetery	1. Cemetery/burial	1. Historic Euro-American
LT-0253	Buncombe Mounds	1. Mound(s) - Other/Unknown	1. Woodland
LT-0259	04-248AOS100	1. Campsite/village	1. Unknown Prehistoric
LT-0260	04-248AOS101	1. Campsite/village 2. Cabin/homestead	1. Unknown Prehistoric 2. Historic Euro-American
LT-0261	04-248AOS102	1. Campsite/village	1. Unknown Prehistoric
LT-0262	04-248AOS103	1. Mine	1. Historic Euro-American

3.3.16 CULTURAL RESOURCE AGENCIES AND PROGRAMS

DARLINGTON CHAMBER / MAIN STREET PROGRAM
As a Wisconsin Main Street Community for six years, Darlington's Nationally Registered Historic Downtown is now appropriately acknowledged for the architectural and cultural gem that it is. Darlington offers residents and visitors a diversity of restaurants, retail shops, and service businesses that emphasize quality personal service to their customers.

DARLINGTON CHAMBER/MAIN STREET PROGRAM
439 Main Street – Suite B
Darlington, WI 53530

Phone: 608-776-3067
Toll Free: 888-506-6553
Fax: 608-647-5449
Email: dtonmain@.mhtc.net

WISCONSIN HISTORICAL SOCIETY
The Society serves as the archives of the State of Wisconsin. It collects books, periodicals, maps, manuscripts, relics, newspapers, and audio and graphic materials as they relate to North America. It maintains a museum, library, and research facility in Madison, as well as a statewide system of historic sites, school services, area research centers, administering a broad program of historic preservation and publishing a wide variety of historical materials, both scholarly and popular. The historical society can also provide assistance for various state and federal programs.

WISCONSIN HISTORICAL SOCIETY

Office of Preservation Planning
Division of Historic Preservation
Wisconsin Historical Society
816 State Street
Madison, WI 53706
Phone: 608-264-6500

http://www.wisconsinhistory.org

NATIONAL PARK SERVICE
The National Park Service administers the National Register of Historic Places. In addition to honorific recognition, listing in the National Register provides:

- Consideration in planning for Federal, federally licensed, and federally assisted projects,
- Eligibility for certain tax provisions,
- Qualification for Federal grants for historic preservation, when funds are available.

NATIONAL PARK SERVICE

Register of Historic Places
1201 Eye St., NW
8th Floor (MS 2280)
Washington, DC 20005
Phone: 202-354-2213

http:// www.cr.nps.gov/nr

WISCONSIN TRUST FOR HISTORIC PRESERVATION (WTHP)
The WTHP, established in 1986, is a private, non-profit organization dedicated to the preservation of the historical, architectural and archaeological heritage of Wisconsin. The Trust advocates for legislation and policies designed to encourage statewide historic preservation. Examples of some of the programs they initiate are

WISCONSIN TRUST FOR HISTORIC PRESERVATION

23 North Pinckney Street, Suite 330, PO Box 2288, Madison, WI 53701-2288
Phone: 608-255-0348

http:// www.wthp.org

- **Wisconsin Main Street**
  A comprehensive program designed to revitalize downtowns and give new life to historic business districts

- **Heritage Tourism Initiative**
  The Heritage Tourism Initiative has helped develop grassroots heritage tourism organizations, encouraging Wisconsin communities to use their unique features to tap into the mushrooming heritage tourism market -- and protect that heritage at the same time.
- **Agricultural Buildings Preservation Initiative**
  Inspired by the National Trust's popular Barn Again! program, this initiative provides information and forums to help owners of historic agricultural buildings determine how to maintain and reuse their buildings.

NATIONAL TRUST FOR HISTORIC PRESERVATION
The National Trust for Historic Preservation is a nonprofit organization with more than 200,000 members. The Trust provides leadership, education and advocacy training to save America's historic places.

NATIONAL TRUST FOR HISTORIC PRESERVATION

1785 Massachusetts Ave., NW
Washington, DC 20036-2117

Phone: 202-588-6000

http:// www.nationaltrust.org

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 Benton 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 Benton 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.

- 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. **Encourage the provision of an adequate supply of single-family homes, condominiums and townhouses, apartments, duplexes, and manufactured homes.**

2. **Encourage the availability of choices of owner and renter type-housing units to serve current and future needs of all residents.**

3. **Encourage the availability of a sufficient supply of affordable rental and ownership housing for low and moderate-income individuals.**

4. **Discourage residential development from areas where soils, slope, or other topographical limitations prove to be unsuitable.**

5. **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.**

6. **Encourage contiguous development patterns that preserve and expand upon existing neighborhoods or subdivisions while encouraging the location of new residential developments within, or close to, existing residential developments.**

7. **Support efforts to strengthen existing neighborhoods by finding new uses for abandoned or under used land.**

8. **Encourage the preservation and rehabilitation of existing housing stock in the community.**

9. **Support residents who want to use loan or grant programs assisting with purchasing or repairing homes.**

10. **Where and when appropriate, utilize county, state, and federal programs or grants to maintain existing housing or to support the construction of future housing.**

4.4 HOUSING CHARACTERISTICS

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

The Town of Benton has shown total households increasing 27% 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 8% (data for 1970 was not available). Assuming that the number of people per household is stabilized at 2.9 (2000 Town average), population projections suggest that the Town will either slowly decrease or, if the State projections hold true, greatly increase its number of households (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.

Table 4.1 Housing Statistics

Housing	Town of Benton Number	Lafayette County Number	Wisconsin Number
Total Households (1970)*	125	5,006	1,328,804
Total Households (1980)	144	5,872	1,652,261
Total Households (1990)	157	5,876	2,055,774
Total Households (2000)	159	6,211	2,084,544
People per Household (1970)	4.2	3.5	3.3
People per Household (1980)	3.6	2.8	2.8
People per Household (1990)	3.2	2.7	2.4
People per Household (2000)	2.9	2.6	2.6
Housing Units 1970**	0	NA	1,473,000
Housing Units 1980	154	6,293	1,863,897
Housing Units 1990	170	6,313	1,822,118
Housing Units 2000	166	6,674	2,321,144

(Source: 2000 US Census)
*Total Households equal the number of ***occupied*** housing units.
Total Housing Units are all those available, including occupied ***and* vacant units.

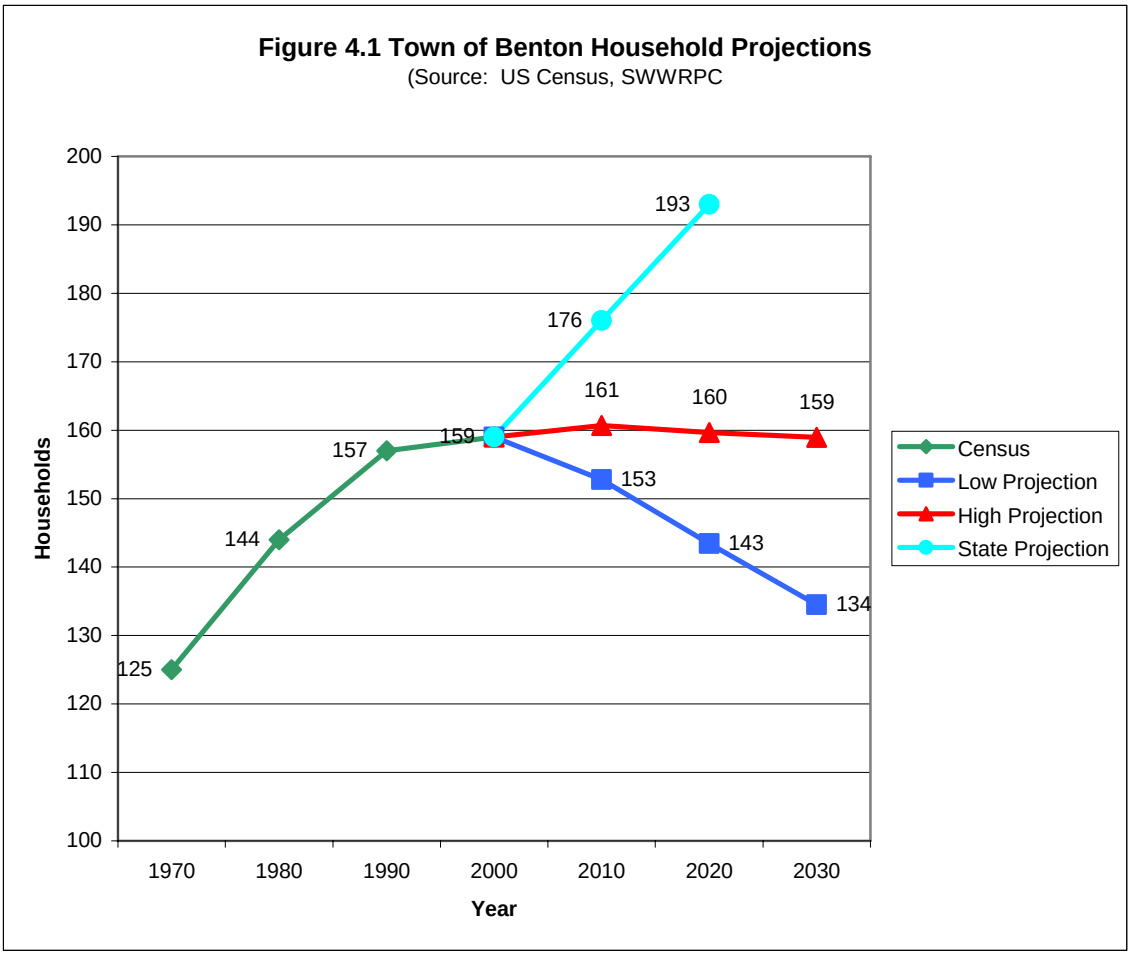


Figure 4.1 shows the projected households for the years 2010, 2020, and 2030. The red line indicates a future high projection, while the blue line indicates a future low projection. The State projection, which only goes to 2020, shows a markedly high tendency. Household projections are based on population projection figures and the average number of people per household during the year 2000, of 2.9 people per household. Table 4.2 shows household and housing unit projections through 2030. Housing unit projections take into account the Town of Benton's 2000 vacancy rate of 4%.

Table 4.2 Housing Projections (Source: SWWRPC)

Year	Households	Housing Units
2010 Low	170	206
2010 High	179	217
2020 Low	160	194
2020 High	178	215
2030 Low	150	182
2030 High	177	215

4.4.2 OCCUPANCY CHARACTERISTICS

Of the 166 housing units in the Town of Benton in 2000, 84% were owner-occupied, 11% were renter-occupied, and 4% were vacant (Figure 4.2).

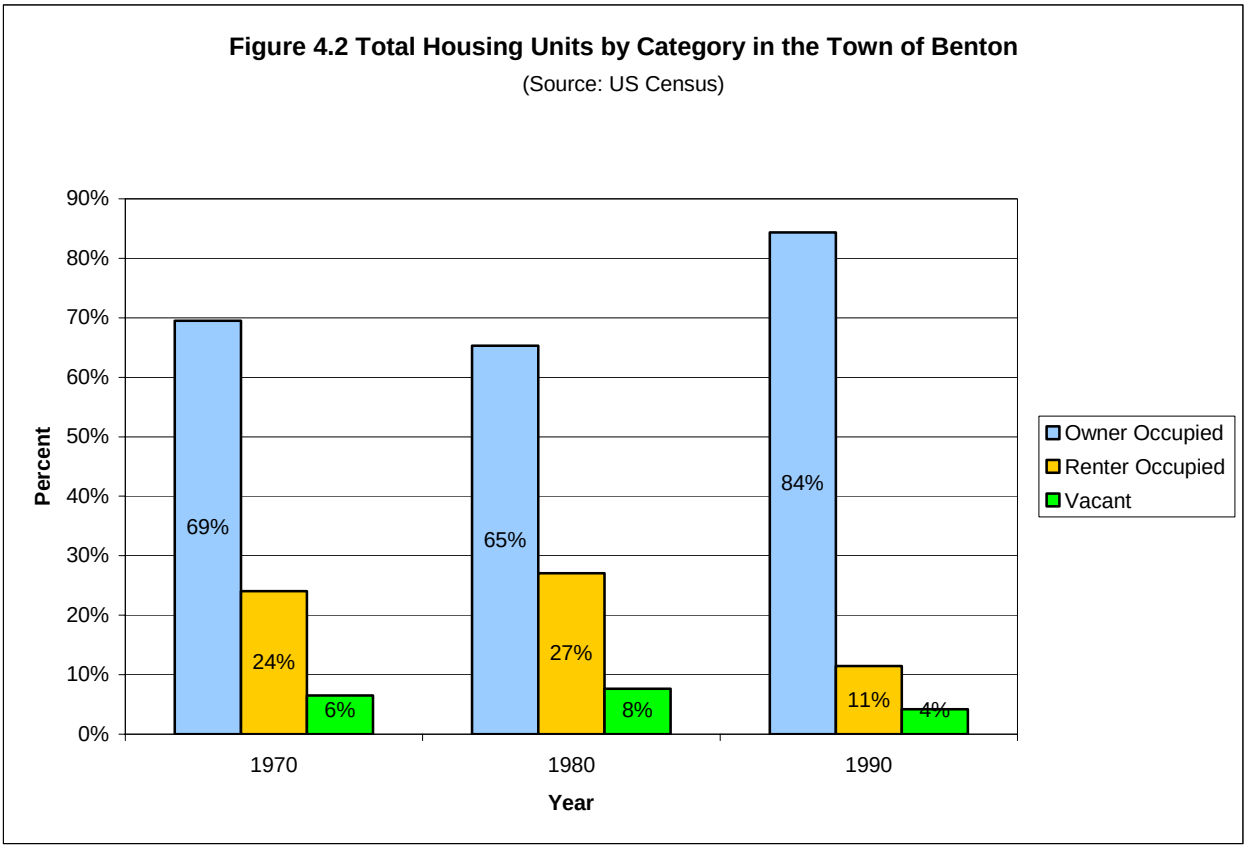


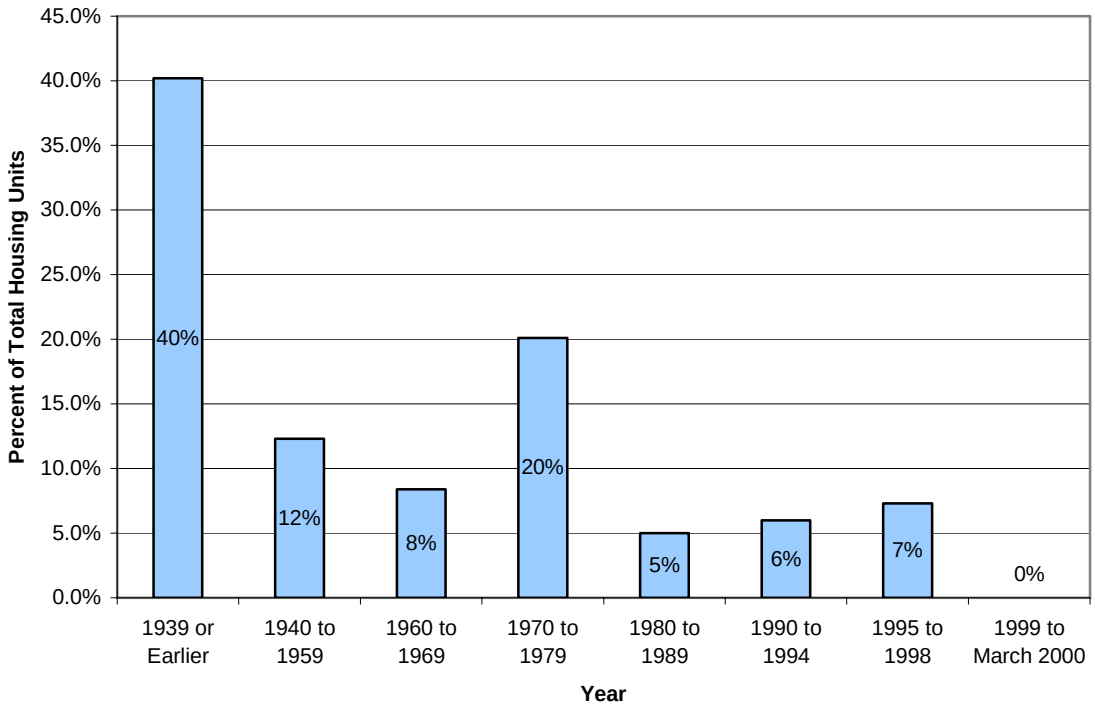
Table 4.3 Percent change of occupancy characteristics: comparison with Lafayette County (Source: US Census)

Jurisdiction	**Total housing units** (2000)	Change since 1990	**Owner occupied** (2000)	Change since 1990	**Renter occupied** (2000)	Change since 1990	**Vacant Housing Units** (2000)	Change since 1990
Lafayette County	**6,674**	**6%**	**4,813**	**13%**	**1,398**	**-13%**	**463**	**6%**
Town of Benton	**166**	**-2%**	**140**	**26%**	**19**	**-59%**	**7**	**-46%**

4.4.3 AGE AND CONDITION CHARACTERISTICS

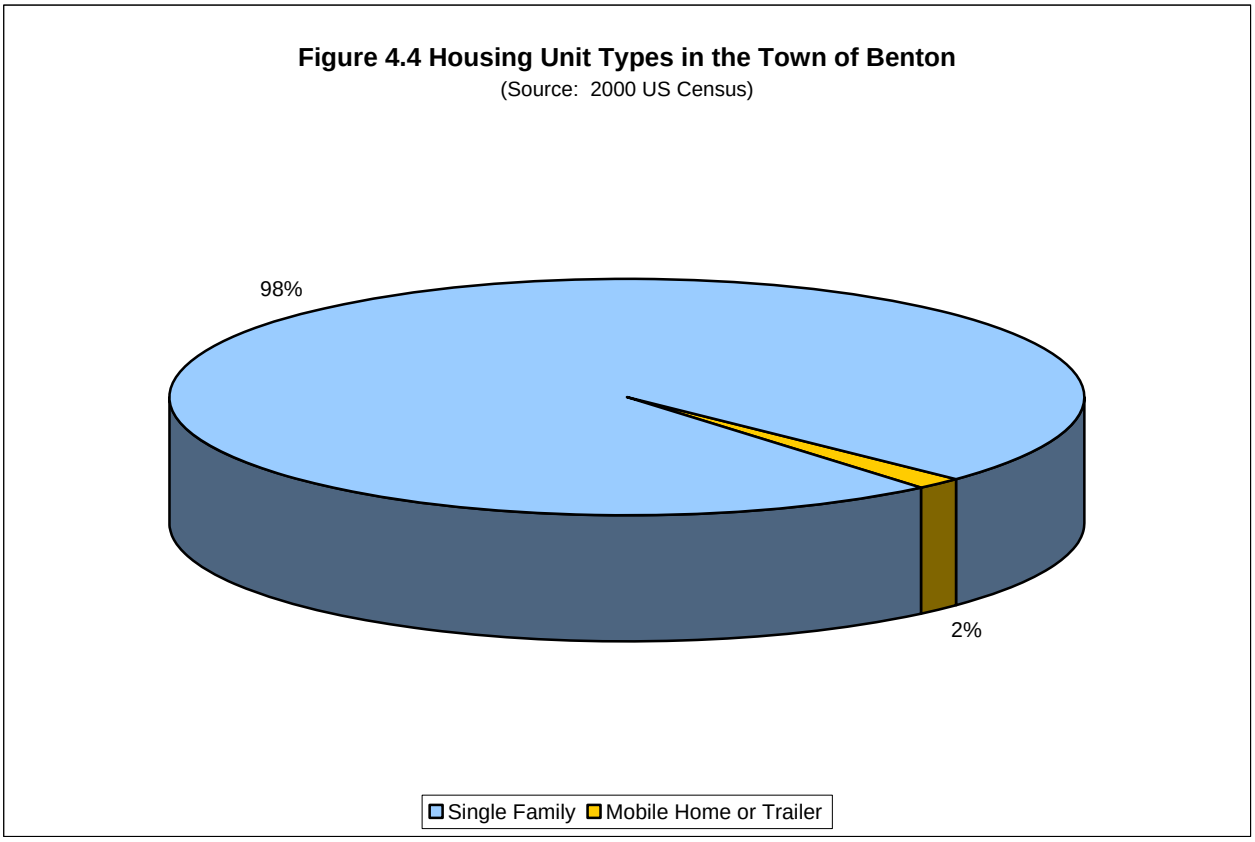
Older homes, even when well-cared for are generally less energy efficient than more recently-built homes and are more likely to have components now known to be unsafe, such as lead pipes, lead paint, and asbestos. Nevertheless, the majority of occupied homes in Lafayette County were built before 1940. 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 166 housing units, 40% were built between 1940 and 1970 and 40% were built before 1939 (Figure 4.3).

Figure 4.3 Year Structures Built in the Town of Benton
(Source: 2000 US Census)



4.4.4 STRUCTURAL CHARACTERISTICS

As of the 2000 US Census, 67% of the Town of Benton's 283 housing units were single-family homes, while the rest were mobile homes (2%) (Figure 4.4).



4.4.5 VALUE CHARACTERISTICS

The 2000 median value for specified owner-occupied homes in the Town of Benton was $79,800 in comparison of the County median value for the same year of $74,600. The Town's median home value increased 48% from 1990. Whereas 41% of specified owner occupied homes in The Town of Benton were valued below $50,000 in the 1990 Census, only 12% were valued below $50,000 in 2000 (Table 4.4). The Town median value did not surpass the State median value of owner occupied homes in 2000 of $112,200.

Table 4.4 Percent Values of Total Owner-Occupied Units in 1990, 2000

Value of Owner-Occupied Units	Town of Benton Percent Value of Total Owner-Occupied Units		Lafayette County Percent Value of Total Owner-Occupied Units 2000	State of Wisconsin Percent Value of Total Owner-Occupied Units 2000
	1990	2000		
Less than $50,000	41%	12%	19%	6%
$50,000 to $99,999	57%	56%	60%	35%
$100,000 to $149,999	2%	19%	15%	31%
$150,000 to $199,999	0%	9%	3%	16%
$200,000 to $299,999	0%	0%	2%	9%
$300,000 to $499,999	0%	4%	1%	3%
$500,000 to $999,999	0%	0%	10%	1%
Median (dollars)	$54,100	$79,800	$74,600	$112,200

(Source: US Census)

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 The Town of Benton households that owned their homes in 2000, 27% 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%	65%	56%
20 to 24.9%	8%	15%
25 to 29.9%	16%	3%
30 to 34.9%	6%	3%
35% or more	4%	24%
Not computed	0%	0%

Generally, percent of gross rent paid increased from 1990 to 2000. Units available for rents less than $200 and $200 - $299 in 1990 disappeared in 2000, as did the number of residents paying no cash rent between 1990 and 2000 (Table 4.6). Median rent increased 200% from 1990 to 2000.

Table 4.6 Gross Rent

Gross Rent for Occupied Units	1990	2000
Less than $200	29%	0%
$200 to $299	46%	0%
$300 to $499	13%	30%
$500 to $749	0%	50%
$750 to $999	0%	20%
$1,000 to $1,499	0%	0%
$1,500 or more	0%	0%
No cash rent	13%	0%
Median rent	$217	$650

(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 50% of renting households in 2000. Fifty 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%	33%	50%
20 to 24.9%	40%	0%
25 to 29.9%	13%	0%
30 to 34.9%	0%	0%
35% or more	0%	50%
Not computed	13%	0%

(Source: US Census)

4.5 HOUSING AGENCIES AND PROGRAMS

4.5.1 LAFAYETTE COUNTY HOUSING AUTHORITY

This department provides a countywide rental assistance program and income based apartments for Senior Citizens located in the communities of Argyle, Belmont, Benton, Blanchardville, Darlington, Shullsburg and South Wayne.

LAFAYETTE COUNTY HOUSING AUTHORITY

626 Main Street
Room 105 – Courthouse
Darlington, WI 53530

Phone: (608) 776-4880, 4881
Fax: (608) 776 - 4865
Department Head:
Mary Ann Kowalski
mary.kowalski@lafayettecountywi.org
Housing Authority Staff

4.5.2 COMMUNITY ACTION AGENCY

Community Action Agencies were created through the "War On Poverty" Legislation passed in the 1960's during President Johnson's Administration. Southwestern Wisconsin Community Action Program, Inc. (Southwest CAP) was incorporated in 1966 in Dodgeville, WI, as a private non-profit organization governed by a 24 member volunteer Board of Directors. Southwest CAP provided a focal point for anti-poverty efforts in Grant, Green, Iowa, Lafayette and Richland Counties in Southwestern Wisconsin.

Southwest CAP offers several programs to aid and assist within the Southwestern communities of Wisconsin. The program offers assistance to Iowa, Grant, Green, Lafayette, and Richland Counties. Not all the programs are available for each county but contacting the Main Administrative Office on availability of programs and other services is highly recommended. Examples of their programs include:

SOUTHWEST CAP

Main Office:
149 N. Iowa St.
Dodgeville, WI 53533

Phone: (608) 935-2326
Fax: (608) 935-2876
Executive Director:
Wally Orzechowski
w.orzechowski@swcap.org
www.swcap.org

- Community Housing Emergency Service helps low-income persons to receive services for which they qualify. For Example: Emergency food and assistance for homeless and near homeless families in Grant, Iowa, Lafayette and Richland Counties. Not only does the program allows an adequate supply of food to individuals and families in need; but also offers rental acquisition assistance to low-income renters, down payment assistance to eligible homebuyers, and rehabilitation loans to those who have recently purchased a home. In Grant County for people over 60 years of age, food vouchers are also available.

  The Rental Rehabilitation Program offers loans for landlords in Grant, Iowa, and Lafayette Counties to make improvements to properties occupied by low-income families.

Eligibility*(Must have one of the following.)*
Units must have major housing system failures
Be in the danger of failure
Have state/local code violations

How to Apply
Rental Rehabiliation Program
Southwest CAP
149 North Iowa Street
Dodgeville, WI 53533
(608) 935-2326 Ext. 210

4.5.3 OTHER HOUSING PROGRAMS

Below are brief descriptions of agencies with funding available and the programs they offer. To find more specific information or to determine which program best fits your needs contact them directly.

WISCONSIN BUREAU OF HOUSING - DEPARTMENT OF ADMINISTRATION

101 East Wilson Street
Madison, WI 53702

Phone: 608-266-0288
http://www.doa.state.wi.us/dhir

WISCONSIN DEPARTMENT OF HOUSING AND INTERGOVERNMENTAL RELATIONS – BUREAU OF HOUSING (DHIR_BOH)

More than $40 million is distributed annually to improve the supply of affordable housing for Wisconsin residents. The Bureau of

Housing is involved in the following programs:

- Administers federal housing funds such as Home Investment Partnerships (HOME) and Community Development Block Grants (CDBG)
- Administers a variety of programs for persons with Special Needs (Homeless)
- Provides state housing funds through local housing organizations
- Coordinates housing assistance programs with those of other state and local housing agencies
- Develops state housing policy and provides housing information and technical assistance

WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY (WHEDA)

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by providing information and creative financing to stimulate and preserve affordable housing, small business, and agribusiness as a stimulus to the Wisconsin economy. WHEDA offers programs for both single and multi-family units. Projects that may qualify for WHEDA Multifamily Loans include:

- New construction
- Acquisition and/or rehabilitation of existing properties
- Historic preservation
- Community-based residential facilities
- Assisted living facilities
- Section 8 properties

WHEDA (Madison Office)

201 W. Washington Ave.
Suite 700
P.O. Box 1728
Madison, WI 53701-1728

Phone: 1-800-362-2761
http://www.wheda.com

UNITED STATES DEPARTMENT OF AGRICULTURE – RURAL DEVELOPMENT (USDA-RD)

The Rural Housing Service (RHS) is an agency of the U.S. Department of Agriculture (USDA). Located within the Department's Rural Development mission area, RHS operates a broad range of programs to provide:

- Homeownership options to individuals
- Housing rehabilitation and preservation funding
- Rental assistance to tenants of RHS-funded multi-family housing complexes
- Farm labor housing
- Help developers of multi-family housing projects, like assisted housing for the elderly, disabled, or apartment buildings
- Community facilities, such as libraries, childcare centers, schools, municipal buildings, and firefighting equipment in Indian groups, nonprofit organizations, communities, and local governments

USDA RURAL DEVELOPMENT OF WISCONSIN

4949 Kirschling Ct
Stevens Point, WI 54481

Phone: (715) 345-7615
FAX: (715) 345-7669
http://www.rurdev.usda.gov/wi/
http://www.rurdev.usda.gov/rhs/

UNITED STATES HOUSING AND URBAN DEVELOPMENT DEPARTMENT (HUD)

The mission of HUD is to provide decent, safe, and sanitary home and suitable living environment for every American. More specifically the programs of HUD are aimed at the following:

- Creating opportunities for homeownership
- Providing housing assistance for low-income persons
- Working to create, rehabilitate and maintain the nation's affordable housing
- Enforcing the nation's fair housing laws
- Helping the homeless
- Spurring economic growth in distressed neighborhoods
- Helping local communities meet their development needs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

451 7th Street S.W.
Washington, DC 20410

Phone: (202) 708-1112
http://www.hud.gov

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. **Adopt road standards for the construction of private driveways, including the implementation of access management controls along all town roads (i.e., driveway permits). Length of driveway will not be considered, however driveway width must be wide enough to accommodate emergency service vehicles.**

3. **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.**

4. **An area development plan should be submitted as a condition of all subdivision reviews to ensure that proposed new roads connect to adjacent properties and to avoid unnecessary cul-du-sacs and loops that increase maintenance costs.**

5. **Developers should 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).**

6. **Encourage shared driveways to minimize the number of access points on local streets and roads.**

7. **Coordinate utility maintenance, construction, and upgrades with road improvements, whenever feasible.**

8. **Promote the development of multi-use trails, trail linkages, wide shoulders, or sidewalks as part of new development proposals.**

9. **Coordinate with the Lafayette County Social Services, and any other appropriate agencies, to ensure that transportation options for the elderly and disabled population meets local needs.**

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**

For your jurisdiction's inventory, please refer to Table 5.1 in the Attachments.

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. See Map 5.1 for your jurisdiction's classification map.

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 Ensch Roads, is paved, and is 7.5 miles long. See http://www.dot.state.wi.us/travel/scenic/rusticroad66.htm 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. Refer to Table 5.2 for the Average Annual Daily Traffic Comparison of your jurisdiction, as well as Maps 5.2A, 5.2B, and 5.2C for more information.

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.

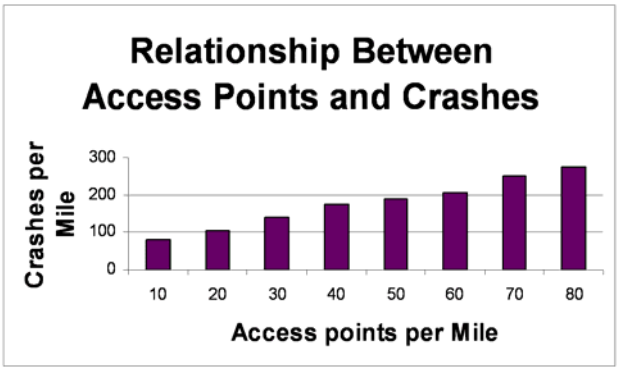
Fatalities are not merely statistics – they represent terrible tragedies. The Lafayette County Traffic Safety Committee meets quarterly and includes the county highway commissioner, law enforcement, EMS, private citizens, a WisDOT staff engineer, and a representative from WisDOT's Bureau of Transportation 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.

Currently, there are safety concerns at the blind "T" intersection at Carr Factory Road and Twin Bridge Road, at CTH J intersection of Roaster Road and Wilkinson Road, and on CTH J south of the Town of Benton; its last sharp corner: County Highway J needs its curves straightened.

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.

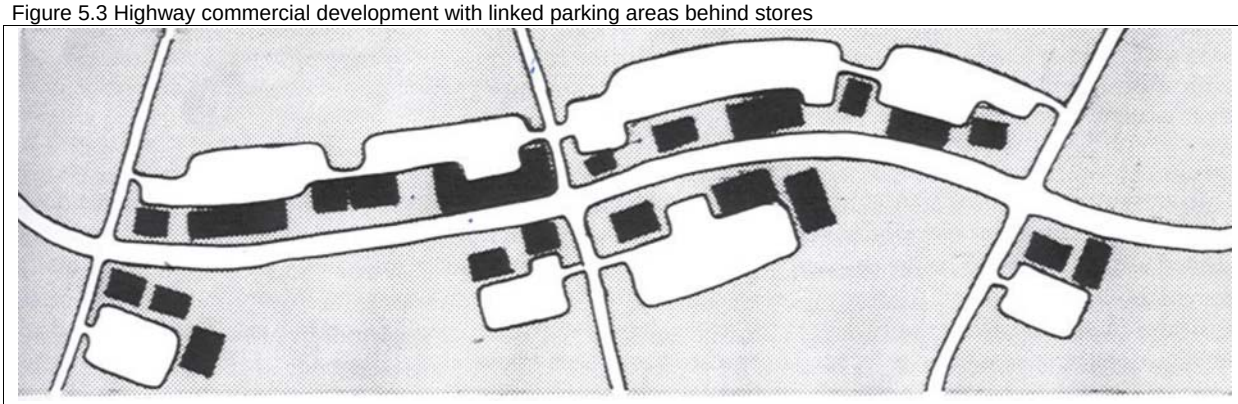
Figure 5.2 Source: WisDOT



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

There was a period of time when Trans 233 was suspended, and the text of the transportation element reflected that. However, a somewhat modified Trans 233 is in effect again and the text should reflect that.

Trans 233 is part of the Wisconsin Administrative Code and defines requirements that must be met when subdividing lands abutting the state highway system. The Wisconsin Department of Transportation (WisDOT) is responsible to enforce Trans 233 to preserve traffic flow, enhance public safety, and ensure proper highway setbacks and storm water drainage.

The rule (as revised by a Wisconsin legislative committee in 2004) applies to landowners who intend to divide land abutting a state highway into five or more lots that are each 1.5 acres or less in size within a five-year period. State highways are all numbered highways including interstate, state and federal highways (such as I-90, WIS 73 or US 51).

A landowner is encouraged to contact local WisDOT regional office staff PDF as soon as the property owner has an idea on how they want to divide their property. Before landowners expend funds on engineering or incur other related costs, WisDOT staff can conduct an informal "conceptual review." This review will provide a landowner input on how and where the safest location is to access the state highway system. Once a "final map" is developed to create the new lots, WisDOT staff will review the final map for conformance with the rule. WisDOT staff can connect landowners to the state Department of Administration (DOA) which also reviews subdivision plats.

WisDOT has 20 days to review a subdivision proposal. If the subdivision conforms to Trans 233, WisDOT issues a letter of certification. If the subdivision does not meet the requirements of the rule, an objection letter is issued explaining what parts of the rule are not being met.

Major components of the Trans 233 rule

- Review. WisDOT reviews all subdivision plats along state highways for conformance with the rule. Along with state highway system segments in rural areas, the rule also applies to segments that extend through a village or city. A "conceptual review" can provide landowners early feedback on a subdivision proposal. Once a final map is provided, WisDOT has 20 days to complete its review.

- Access. Direct access to the state highway system from newly created lots is generally not permitted. The owner should determine alternative ways to provide access to the property. The preferred option is for the property to take access off an alternative street. New public streets created by a subdivision are the next preferred alternative. Joint driveways may be allowed if a special exception from the rule is requested and approved. Some developments may require a special traffic study.

- Drainage. Drainage is evaluated to help ensure that storm water flowing from a new development does not damage a highway or its shoulders. It is advisable to discuss drainage issues with WisDOT district office staff before submitting a subdivision for review.

- Setback. Setbacks are areas abutting a state highway in which buildings cannot be constructed. (This provision does not apply to county highways or town roads. County or town officials should be contacted regarding their restrictions). In general, setbacks are 110 feet from the centerline of the highway or 50 feet from the right-of-way line, whichever is more restrictive.

- Vision corners. Vision corners are triangular areas at intersections in which structures, improvements and landscaping are restricted because they can block the ability of motorists to see oncoming vehicles. Vision corners may be required at the time a permit is obtained and possibly sooner.

If a subdivision is not reviewed by WisDOT and is subsequently recorded, a landowner will not receive a driveway or any other permit relating to the highway. The subdivision and property must comply with the rule before a permit is issued. Landowners may be exposed to liability for drainage damage to the highway or damage to the owner's own property from unanticipated diversion or retention of surface water. There can be other adverse consequences relating to financing, the value of the property, the safety of entrance upon and departure from the highway, and the public interest and investment in the highway. Finally, WisDOT cannot issue a utility permit for an uncertified subdivision. Utility companies must obtain a WisDOT permit before doing any work on highway right-of-way. It may not be possible to provide utility service to a property if the service must come from lines on the highway right-of-way.

Other access management tools are still used by WisDOT on longer segments as part of corridor preservation efforts, including Ş 84.09, Ş 84.25, or Ş 84.295 of the Wisconsin Statutes.

- **Purchase for Access Control** (Ş 84.09) WisDOT can purchase access rights to alter or eliminate unsafe access points or to restrict or prohibit additional access.
- **Administrative Access Control** (Ş 84.25) WisDOT can designate controlled-access highways and "freeze" present access; future alterations would require WisDOT approval.
- **Corridor Preservation Mapping** (Ş 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 Benton 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 transportations 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 carpooling, ATVs, tractors/combines/wagons, bicycles, and horse drawn buggies/wagons as other types of transportation used in jurisdiction.

The most satisfactory aspect of the Town of Benton's transportation system is its good roads. The transportation issue that causes the most dissatisfaction is that there is not place for walkers and cyclists on Town roads. The Planning Commission recommended that road shoulders be widened or a bike/walking path be provided to help this problem. The prioritization of transportation issues in the Town of Benton are ranked below. "1" is the highest priority.

7– Transportation needs of the elderly and disabled

6 – Freight mobility

8 – Connectivity with the larger transportation system

3 – Transportation to support economic development

1 – Transportation safety

2 – Agricultural-vehicle mobility

4 – Recreational transportation uses

5 – Tourism (including preservation of rural views)

In 5 years, the Town wants the bad intersections noted above to be corrected and to have a walking path installed from Cole Acres on CTH J, to Roaster Road, on CTH H and around Cuba City, creating a contiguous walking trail. By 2016, the Town wants wider roads with wider shoulders for walkers and bikers. By 2026 the Town of Benton wants all these projects taken care of.

5.6 TRANSPORTATION USERS

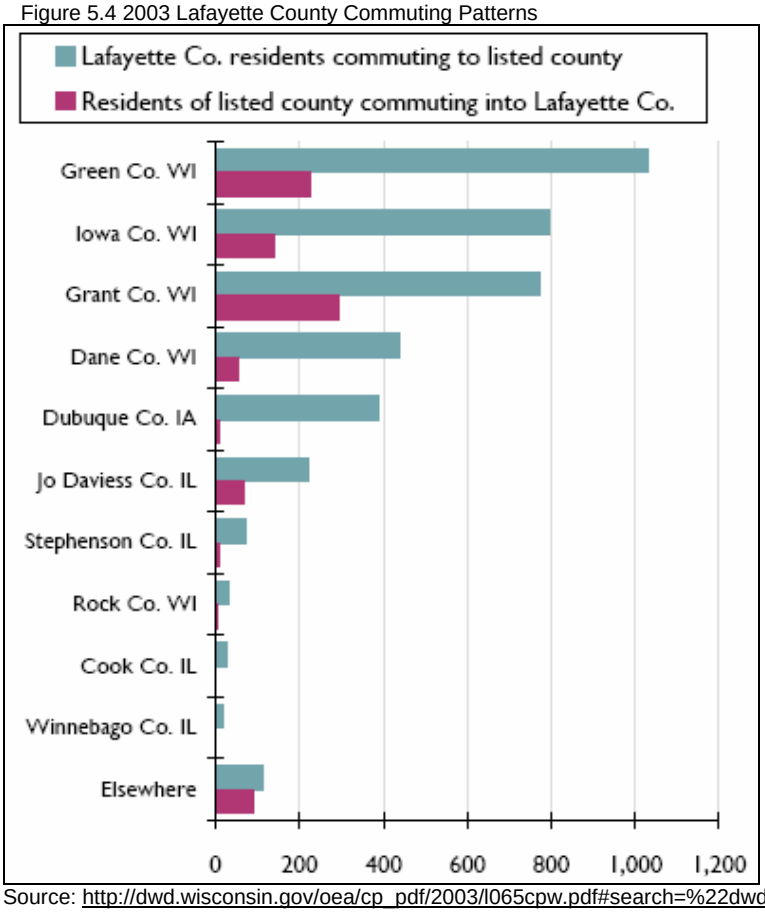
This section looks at transportation options for commuters, the elderly and disabled, and those who do not drive. In Wisconsin, there are very few public transportation services for smaller rural communities.

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 2003 Lafayette County Commuting Patterns



Source: http://dwd.wisconsin.gov/oea/cp_pdf/2003/l065cpw.pdf#search=%22dwd%20lafayette%20county%20commuting%22

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. (Source: http://www.uwex.edu/ces/cced/CommunityIndicators_workerflow.htm)

Figure 5.5 2000 In- and Out-Commutes Lafayette County

	Lafayette Co. residents commuting to listed county	Residents of listed county commuting into Lafayette Co.	Net gain or loss of workers
Green Co. WI	1,032	225	-807
Iowa Co. WI	795	141	-654
Grant Co. WI	773	294	-479
Dane Co. WI	437	55	-382
Dubuque Co. IA	387	7	-380
Jo Daviess Co. IL	220	69	-151
Stephenson Co. IL	71	9	-62
Rock Co. WI	31	3	-28
Cook Co. IL	27	not avail.	not avail.
Winnebago Co. IL	19	not avail.	not avail.
Elsewhere	111	91	-20

Source: US Dept. of Commerce, Census 2000, County-to-county worker-flow files

Wisconsin DWD, Office of Economic Advisors, January 2004

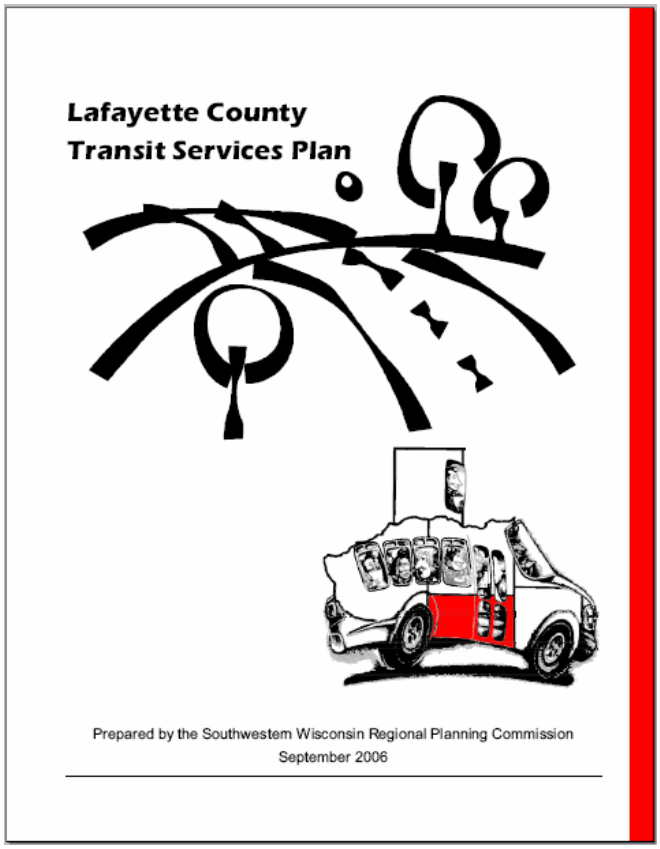
5.6.2 WORK CARPOOLING

According to the DWD, a significant number of Lafayette County's workforce commutes to jobs outside of the county. As noted, the majority of these commuters drive alone. Shared-ride commuters often make informal arrangements to accommodate carpooling. As part of the improvements to USH 151, a park-and-ride lot provides parking for ride-sharing commuters.

The Wisconsin Department of Administration (DOA) oversees a Vanpool/Ridesharing program for state and non-state workers commuting to Madison. Lafayette County is not currently served by a vanpool, but if there are enough interested people, a new vanpool could be formed. For more information, contact the Vanpool Office: 1-800-884-VANS or e-mail: vanpool@doa.state.wi.us. For data on local commuting, see the Transportation Chapter Attachments.

5.6.3 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. As Maps 5.3A, 5.3B, and 5.3C in the Attachments illustrate, 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 both current and future needs. In the event that transportation service improvements should be made, the Town of Benton 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 can not be used for these kinds of trips."

For a copy of the 2006 Lafayette County Transit Services Plan, contact the Lafayette County Aging Resource Center or Southwestern Wisconsin Regional Planning Commission.

5.6.4 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.

WisDOT's updated map (Map 5.4) indicating on-road County bicycle conditions, is included in the Attachments. In 2003, a local committee identified additional local routes and SWWRPC developed a brochure, which resulted in Map 5.5, showing locally identified bike routes in the County. Refer to Map 5.5 in the Attachments for more information. WisDOT is updating it 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.

5.6.5 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.

As part of the recent USH 151 project, WisDOT monies were put toward the Belmont-Platteville trail. Corridor enhancements for bicyclists include a bike path underpass at Belmont, just east of the Grant-Lafayette County line, and a two-mile bike path parallel to the highway in Grant County. A local Friends of the Trail Group is working with the DNR, which also contributed funds, local property owners, and others to bring the project to completion.

The Town of Benton is interested in making biking and pedestrian related improvements when making road improvements. Specifically, there should be improvements to accommodate cyclists and walkers around Cole Acres, to Cuba City, on Roaster Road, and along CTH J and CTH H, creating a contiguous walking trail. For further accomodation for walkers and bikers, the Town would support requiring sidewalks in new residential developments.

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.

Municipality	2006 GTA	Municipality	2006 GTA	Municipality	2006 GTA
City Of Darlington	$92,963.92	Town Of Fayette	$51,893.94	Town Of White Oak Springs	$30,816.10
City Of Shullsburg	$92,528.67	Town Of Gratiot	$114,568.86	Town Of Willow Springs	$90,288.38
County Of Lafayette	$553,648.78	Town Of Kendall	$76,062.70	Town Of Wiota	$125,982.92
Town Of Argyle	$67,832.66	Town Of Lamont	$53,737.32	Village Of Argyle	$28,722.78
Town Of Belmont	$85,614.76	Town Of Monticello	$42,155.68	Village Of Belmont	$43,098.78
Town Of Benton	**$57,237.88**	Town Of New Diggings	$59,323.32	Village Of Benton	$43,794.30
Town Of Blanchard	$39,418.54	Town Of Seymour	$67,907.14	Village Of Blanchardville	$37,215.82
Town Of Darlington	$98,350.84	Town Of Shullsburg	$76,956.46	Village Of Gratiot	$12,521.26
Town Of Elk Grove	$74,722.06	Town Of Wayne	$79,563.26	Village Of South Wayne	$24,023.45

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 5.6 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)

For more information, contact the Lafayette County Highway Department, SWWRPC, or the WisDOT Southwest Region Office. More information is available at the WisDOT website at http://www.dot.wisconsin.gov or http://www.dot.state.wi.us/localgov/index.htm

5.9.2 STATE TRANSPORTATION PLANS AND INFORMATION RESOURCES

In preparing this plan, several plans and information resources were consulted, including:

- AirNav, LLC http://www.airnav.com/airports/us/WI
- Land Use & Economic Development in Statewide Transportation Planning (FHWA 1999) http://www.uwm.edu/Dept/CUTS//lu/lu-all2.pdf
- Midwest Regional Rail Initiative http://www.dot.state.wi.us/projects/state/docs/railmidwest.pdf
- *Rural By Design*, Randall Arendt (APA 1994).
- "Siting rural development to protect lakes and streams and decrease road costs" (Wisconsin Center for Land Use Education) http://www.uwsp.edu/cnr/landcenter/pubs.html
- Status of the Nation's Highways, Bridges, and Transit (FHWA, 2002) http://www.fhwa.dot.gov/policy/2002cpr/
- TDA (Wisconsin Transportation Development Association) Report – 2004.
- Wisconsin State Airport System Plan 2020 http://www.dot.state.wi.us/projects/state/docs/air2020-plan.pdf
- WisDOT - Transportation Planning Resource Guide http://www.dot.state.wi.us/localgov/docs/planningguide.pdf
- WisDOT's Five-Year Airport Improvement Plan (October 2002) http://www.dot.state.wi.us/projects/state/docs/air-5yr-plan.pdf
- Wisconsin Airport Land Use Guidebook – 2004 http://www.meadhunt.com/WI_landuse/
- Wisconsin Bicycle Transportation Plan – 2020 http://www.dot.state.wi.us/projects/state/docs/bike2020-plan.pdf
- Wisconsin Bicycle Planning Guidance http://www.dot.state.wi.us/projects/state/docs/bike-guidance.pdf
- Wisconsin Bicycle Facility Design Handbook http://www.dot.state.wi.us/projects/state/docs/bike-facility.pdf
- Wisconsin County/City Traffic Safety Commission Guidelines (WisDOT 1998)
- Wisconsin Crash Facts (2004) http://www.dot.wisconsin.gov/safety/motorist/crashfacts/
- Wisconsin Rail Issues and Opportunities Report http://www.dot.state.wi.us/projects/state/docs/rail-issues.pdf
- Wisconsin State Highway Plan – 2020 http://www.dot.state.wi.us/projects/state/docs/hwy2020-plan.pdf
- Wisconsin Statewide Pedestrian Policy Plan – 2020 http://www.dot.state.wi.us/projects/state/docs/ped2020-plan.pdf

TRANSPORTATION
CHAPTER ATTACHMENTS

TABLE 5.1 STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION
WISCONSIN INFORMATION SYSTEM FOR LOCAL ROADS

City / Village / Town / County Certified Mileage List - (R-03)
January 1, 2006

County of Lafayette (33)

Town of Benton (006)

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Bean St	0.47		0.47						0.47
Beebe Rd	1.18		1.18						1.18
Buncombe Rd	3.75		3.75						3.75
Busches Ln (2)	0.61		0.61						0.61
Calvert Rd	0.22		0.22						0.22
Carr Factory Rd	3.45		3.45						3.45
Clinton Rd	0.40		0.40						0.40
Crabtree Corner Rd	1.50		1.50						1.50
CTH H	4.54	4.54			4.54				
CTH J	4.40	4.40			4.40				
CTH W	3.80	3.80			3.80				
Dump Rd	2.17		2.17						2.17
Edison Rd	1.01		1.01						1.01
Ensch Rd	0.60		0.60						0.60
S Galena Rd	1.00		1.00						1.00
Golf View Ln	0.24		0.24						0.24
Hillary	0.11		0.11						0.11
Horseshoe Bend Rd	0.50		0.50						0.50
Jefferson Rd	1.99		1.99						1.99

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County of Lafayette (33)

Town of Benton (006)

Road Name	Gross Miles	County Miles	Municipal Miles	County Jurisdiction			Municipal Jurisdiction		
				Arterial	Collector	Local	Arterial	Collector	Local
Jerrys Ln	0.30		0.30						0.30
Kennedy Rd	2.04		2.04						2.04
Knee Deep Rd	0.88		0.88						0.88
Laird Ln	0.74		0.74						0.74
Ollie Bell Rd	0.04		0.04						0.04
Phillip Ln	0.82		0.82						0.82
Pinch Rd	0.30		0.30						0.30
Roaster Rd	0.99		0.99						0.99
St Rose Rd	1.00		1.00						1.00
TN RD 8	0.04		0.04						0.04
Twin Bridge Rd	1.01		1.01						1.01
S West Rd	1.00		1.00						1.00
Whaley Rd	1.51		1.51						1.51
Wilkinson Rd	1.41		1.41						1.41
Total Miles	**44.02**	**12.74**	**31.28**	**0.00**	**12.74**	**0.00**	**0.00**	**0.00**	**31.28**

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TABLE 5.2 TOWN OF BENTON 2001 - 2005 CRASH DATA SUMMARY

5-YR MUNI CRASHES [mc] =	**90**	**GROSS MUNI MILES [mm] =**	**44.02**	**RATIO MUNI CRASHES : GROSS MUNI MILES [mc / mm] =**	**2.0 : 1 mile**
5-YR COUNTY CRASHES [cc] =	**2,544**	**GROSS CO MILES [cm] =**	**1028.09**	**RATIO CO CRASHES : GROSS CO MILES [cc / cm] =**	**2.5 : 1 mile**

ACCDTYPE LEGEND • ATTEN = impact attenuator • BIKE = bicycle • BRPAR = bridge parapet • BRPIER = bridge/pier/abutment • BRRAIL = bridge rail • CULVRT = culvert • CURB = curb • DEER = deer • DITCH = ditch • EMBKMT = embankment • FENCE = fence • FIRE = fire / explosion • GR END = guardrail end • GR FAC = guardrail face • IMMER = immersion • JKNIF = jackknife • LTPOLE = lum light support • MAILBOX = mailbox • MED B = median barrier • MVIT* = vehicle in transit (involves moving vehicles - this field appears blank) • OBNFX = object not fixed • SIGN = overhead sign post • OTH FX = other object fixed • OTH NC = other non-collision • OT ANL = other animal • OT RDY = veh trans other rdwy • OT PST = other post • OVRTRN = overturned vehicle • PED = pedestrian • PKVEH = parked vehicle • TFSIGN = traffic sign • TF SIG = traffic signal • TRAIN = train • TREE = tree • UNKN = unknown • UT PL = utility pole.

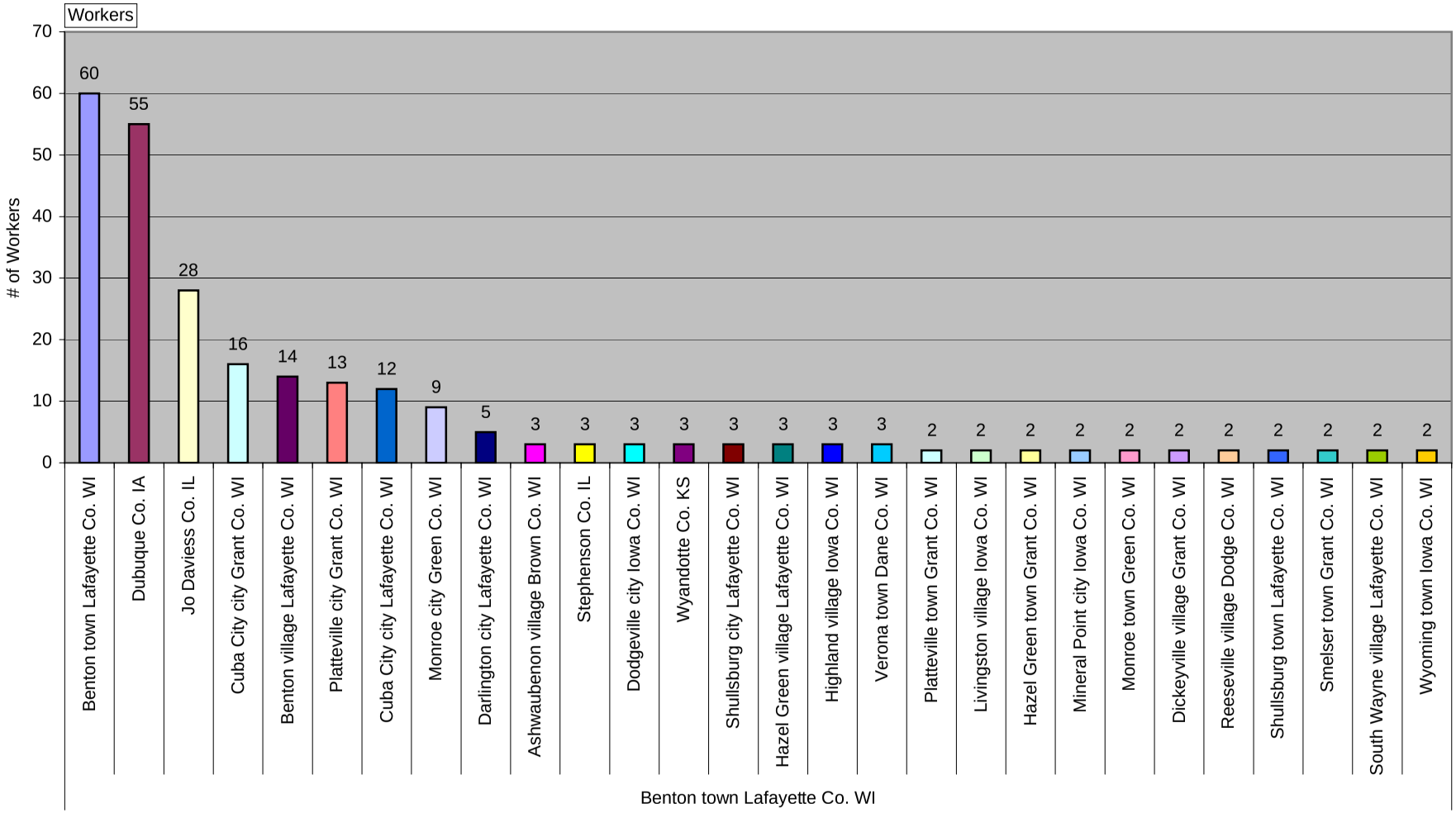
Primary sort ONHWY / ONSTR; secondary sort ACCDATE. Source: WI MV4000 Law Enforcement Reports (extracted from WisDOT data on the TOPS Lab TransPortal / Sept 2006).

1 | ACCDDATE calendar date when the crash occurred	2 | ONHWY - the name of the highway on which the crash took place • ONSTR - the local street (or road) name on which the crash took place.		3 | ATHWY - name of the intersecting or nearest highway on which the crash took place • ATSTR - name of street (or road) which intersects with the street (or road) on which the crash took place.		4 | ALCFLAG alcohol involved	5 | ACCDSVR greatest crash severity FAT fatality(ies) INJ injury(ies) PD property damage only	6 | TOTFATL total # fatalities	7 | TOTINJ total # injured	8 | ACCDTYPE crash type based on 1st harmful event	9 | TOTVEH # of vehicles involved	10 | POSTSPD1 posted speed	11 | AGE1 age of driver of primary vehicle
6/14/2001	11			BENNETT RD		PD			FIRE	1	55	51
8/11/2001	11		I		**Y**	INJ		**2**		2	55	21
8/15/2001	11			WHALEY RD		PD			DEER	1	55	27
7/27/2002	11		80			PD			DITCH	1	55	34
8/12/2002	11			WHALEY RD		INJ		**1**		2	55	24
1/4/2003	11			WHITE ST		PD			DITCH	1	35	20
3/8/2003	11			WHALEY RD		INJ		**1**		2	55	34
6/9/2003	11			WHITE ST		PD			DEER	1	55	50
6/19/2003	11		J			PD			PK VEH	2	35	29
10/16/2003	11			HORSE SHOE BEND RD		PD			DEER	1	55	45
3/9/2004	11		80			PD			CILVRT	1	55	54
10/23/2004	11		I			PD			DEER	1	55	43
1/4/2005	11		80			PD			FENCE	1	55	30
10/19/2005	11			WHALEY RD		PD			DEER	1	55	34
11/14/2001	H			CARR FACTORY RD		PD			OTHFX	1	55	79
1/9/2002	H		J			PD			OBNFX	2	55	43
2/16/2002	H			CARR FACTORY RD		PD			DEER	1	55	20
12/14/2002	H		J			PD			CILVRT	1	55	54
8/12/2003	H			CRABTREE CORNER RD		INJ		**1**	UTPOLE	1	45	16
10/11/2003	H			KNEE DEEP RD	**Y**	INJ		**1**	GR FAC	1	55	42
10/11/2003	H			ST ROSE RD		INJ		**1**	EMBKMT	1	55	50
10/22/2003	H			S GALENA RD		PD			DEER	1	55	18

12/3/2003	H			ST ROSE RD		INJ		**1**	DITCH	1	55	53
2/7/2004	H			ST ROSE RD		PD			DITCH	1	55	28
10/4/2004	H			ST ROSE RD		PD				2	55	0
2/16/2005	H			KNEE DEEP RD		PD			DEER	1	55	53
3/10/2005	H			KNEE DEEP RD		PD			GR FAC	1	55	24
5/13/2005	H			KNEE DEEP RD		PD			DEER	1	55	60
8/26/2005	H			ST ROSE RD		PD			UTPOLE	1	55	18
10/18/2005	H		J			PD			DEER	1	55	45
6/6/2001	J			WILKINSON RD		INJ		**2**	OVRTRN	1	45	16
8/10/2001	J			WILKENSON RD		PD			OVRTRN	1	55	22
8/29/2002	J		W			PD			DEER	1	55	23
10/23/2002	J		11			PD			DEER	1	55	58
6/8/2003	J			OLLIE BELL RD	**Y**	INJ		**1**	FENCE	1	55	18
11/26/2003	J			WILKINSON RD	**Y**	INJ		**1**	OVRTRN	1	45	26
1/25/2004	J			WILKINSON RD	**Y**	INJ		**2**	OVRTRN	1	45	19
6/14/2004	J			ROASTER RD	**Y**	INJ		**1**	CILVRT	1	45	66
7/22/2004	J			WILKINSON RD	**Y**	INJ		**1**	OVRTRN	1	55	31
1/20/2005	J			OLLIE BELL RD		PD				2	55	58
3/17/2005	J			WILKERSON RD		PD			FENCE	1	45	24
11/11/2005	J		H			INJ		**1**	CILVRT	1	45	17
11/13/2005	J			WILKINSON RD	**Y**	INJ		**2**	OVRTRN	1	45	25
7/8/2002	W			DUMP RD		PD			DEER	1	55	52
7/9/2002	W			KENNEDY RD		PD			DEER	1	55	19
9/21/2002	W			DUMP RD		PD			DEER	1	55	46
10/4/2002	W		J			PD			DEER	1	55	69
11/9/2002	W			KENNEDY RD		PD			DEER	1	55	48
11/23/2002	W			DUMP RD		PD			DEER	1	55	28
11/26/2003	W			KENNEDY RD		PD			DEER	1	55	19
11/19/2004	W			KENNEDY RD		INJ		**1**	EMBKMT	1	55	17
5/1/2005	W		J		**Y**	PD			BRRAIL	1	55	31
11/1/2005	W			CRAWFORD LN		PD			DEER	1	55	45
11/25/2005	W			BUNCOMBE RD		INJ		**1**		2	55	17
11/29/2005	W			DUMP RD		PD			EMBKMT	1	55	52
11/30/2005	W		J			PD			EMBKMT	1	55	21
12/1/2005	W			BUNCOMBE RD		PD			FENCE	1	55	66
12/31/2002		ALMA ST		CATHERINE ST		PD				2	25	35
2/1/2002		BEAN ST RD		HORSE SHOE BEND RD		PD			FENCE	1	55	44
5/27/2001		BEAN STREET RD		HOUTAKKER LN		PD			DEER	1	55	21
1/7/2003		BEAN STREET RD		HORSESHOE BEND RD		INJ		**1**	IMMER	1	55	17
11/19/2005		BEAN STREET RD		HORSESHOE BEND RD		PD			DEER	1	55	34

2/16/2001		BEEBE RD		BUNCOMBE RD		PD			DITCH	1	55	22
1/7/2003		BUNCCOMBE RD		ENCH RD		PD			FENCE	1	55	16
1/30/2002		BUNCOMBE RD	W			**FAT**	**1**	**1**	BRRAIL	1	55	19
2/27/2002		BUNCOMBE RD		KENNEDY RD		PD			TFSIGN	1	45	17
9/12/2003		BUNCOMBE RD	W			PD			OT ANML	1	55	45
11/24/2003		BUNCOMBE RD		KENNEDY RD	**Y**	INJ		**1**	DITCH	1	55	38
12/11/2003		BUNCOMBE RD	80			PD			DITCH	1	55	80
8/31/2005		BUSCHES LA		ROASTER RD		PD			TREE	1	55	17
10/27/2001		CARR FACTORY RD		CRABTREE CORNER RD	**Y**	PD			EMBKMT	1	45	25
1/1/2004		CARR FACTORY RD		CRABTREE CORNER RD	**Y**	PD				2	45	27
12/19/2004		CARR FACTORY RD	H			PD			OT ANML	1	45	47
5/10/2005		CARR FACTORY RD		WILKINSON RD		PD			OT ANML	1	55	18
12/30/2001		CLINTON RD	J			PD			DITCH	1	55	16
11/11/2003		CRABTREE CORNER RD		CARR FACTORY RD		INJ		**1**		2	55	31
2/14/2002		DUMP RD		JEFFERSON RD		PD			DITCH	1	55	23
6/13/2003		DUMP RD		JEFFERSON RD		PD			DEER	1	55	38
11/13/2003		DUMP RD		JEFFERSON RD		PD			DITCH	1	55	39
11/25/2001		KENNEDY RD	W			PD			OT ANML	1	55	38
11/9/2004		KENNEDY RD	W			PD			DEER	1	55	40
7/9/2005		KENNEDY RD	W			INJ		**1**	OVRTRN	1	55	56
7/12/2005		KENNEDY RD	W		**Y**	INJ		**4**	DITCH	1	55	15
7/8/2002		MINE RD		S GALENA RD		INJ		**1**	OVRTRN	1	55	33
7/12/2003		PARKING LOT	J			PD			PK VEH	2	77	53
6/2/2003		ROASTER RD	80		**Y**	PD			DITCH	1	55	18
12/12/2003		ROASTER RD	J		**Y**	PD			TFSIGN	1	55	24
8/11/2004		S GALENA RD	H			**FAT**	**1**	**1**	OVRTRN	1	55	16
7/11/2001		SOUTHWEST RD		ST ROSE RD		PD			OVRTRN	1	55	22
1/18/2002		WILKINSON RD		CARR FACTORY RD		PD			FENCE	1	55	18

TABLE 5.3 Town of Benton - Top Communities Where Residents Work (2000 Census)



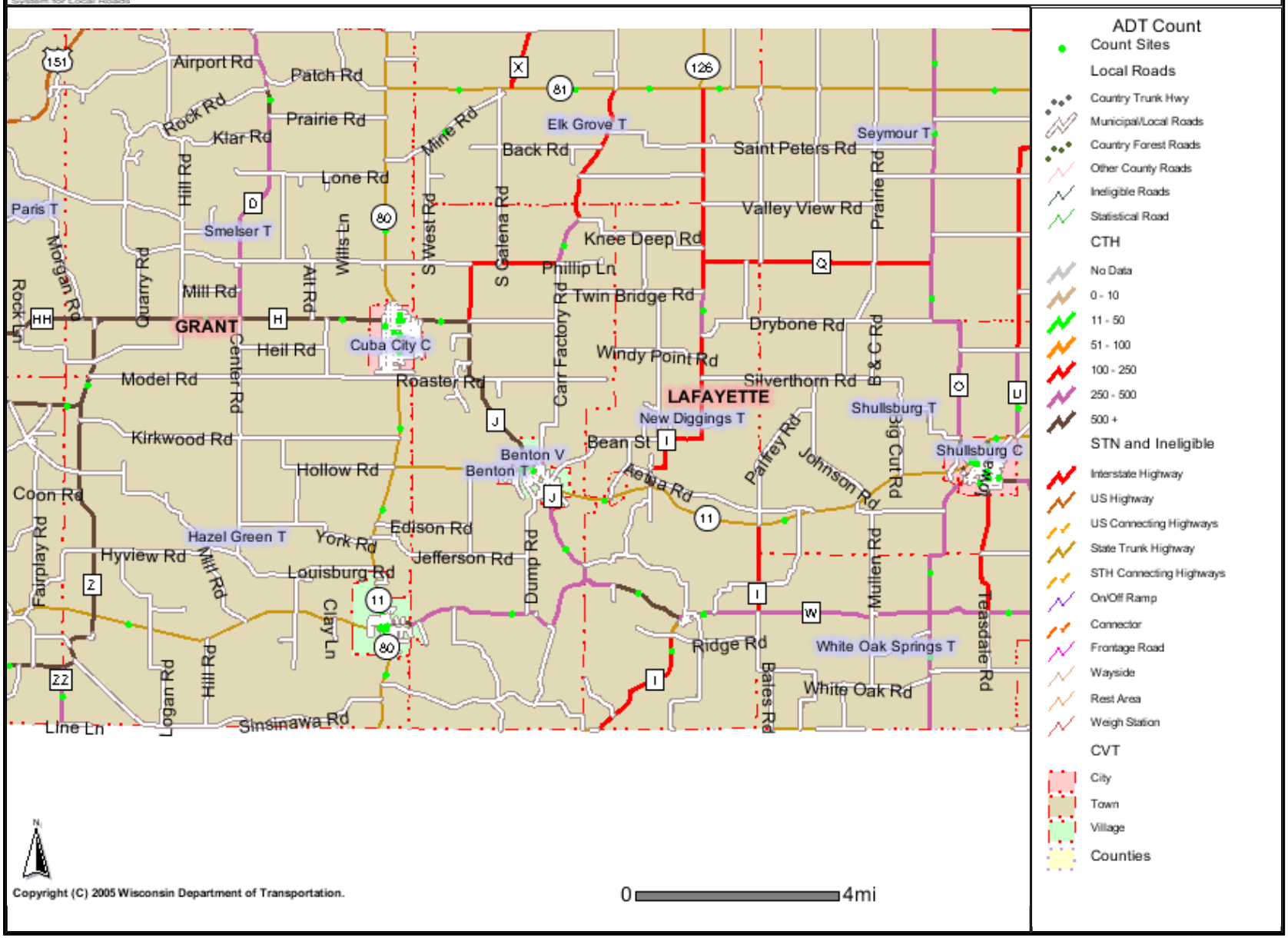
2004-2005 LRIP Project Reports -- Lafayette County

Muni Name Component Name	Project No	Road Description From To	Project Type	Total Cost	Reimbursement
Lafayette County CHIP	7913	CTH "E" [3.34 miles] STH 11 STH 23	Hot Mix Asph	$371,270.00	$97,324.76
Village of Argyle MSIPLT	7637	Grant St. [700'] State St. Green St.	Reconstruction	$22,410.00	$11,205.00
Village of South Wayne MSIPLT	7638	South St. [639'] Wyota St. Division St.	Reconstruction	$35,000.00	$11,482.00
Town of Argyle TRIP	8070	Spore Rd. [.75 mile] STH 78 Wiota Township [.75 mile]	Reconstruction	$20,000.00	$8,000.00
Town of Darlington TRIP	8069	Ames Rd. [.64 mile] County Shop Rd. CTH "K"	Reconstruction	$60,000.00	$24,199.00

2004-2005 LRIP Project Reports -- Lafayette County

Muni Name Component Name	Project No	Road Description From To	Project Type	Total Cost	Reimbursement
Town of Elk Grove TRIP	8074	College Farm Rd. [100'] Ipswitch Rd. [.2 mile] CTH "X"	Structures	$33,000.00	$13,440.00
Town of Gratiot TRIP	8073	Dunbarton Rd. [100'] STH 78 [1.2 miles] Hicks Rd.	Structures	$4,000.00	$1,600.00
Town of Seymour TRIP	8071	Wardsville [30'] Prairie Rd. CTH "O" [-.25 mile]	Structures	$40,000.00	$16,000.00
Town of Shullsburg TRIP	8072	Leahy Rd. [100'] CTH "A" [.2 mile] Martin Rd.	Structures	$40,000.00	$16,000.00
Town of Wayne TRIP	8075	Andrews Rd. [10'] Fritzges [.7 mile] Tollakson	Structures	$40,000.00	$16,000.00
		Total for Lafayette County		$665,680.00	$215,250.76

Map 5.2A ADT Map for the Town of Benton - CTH



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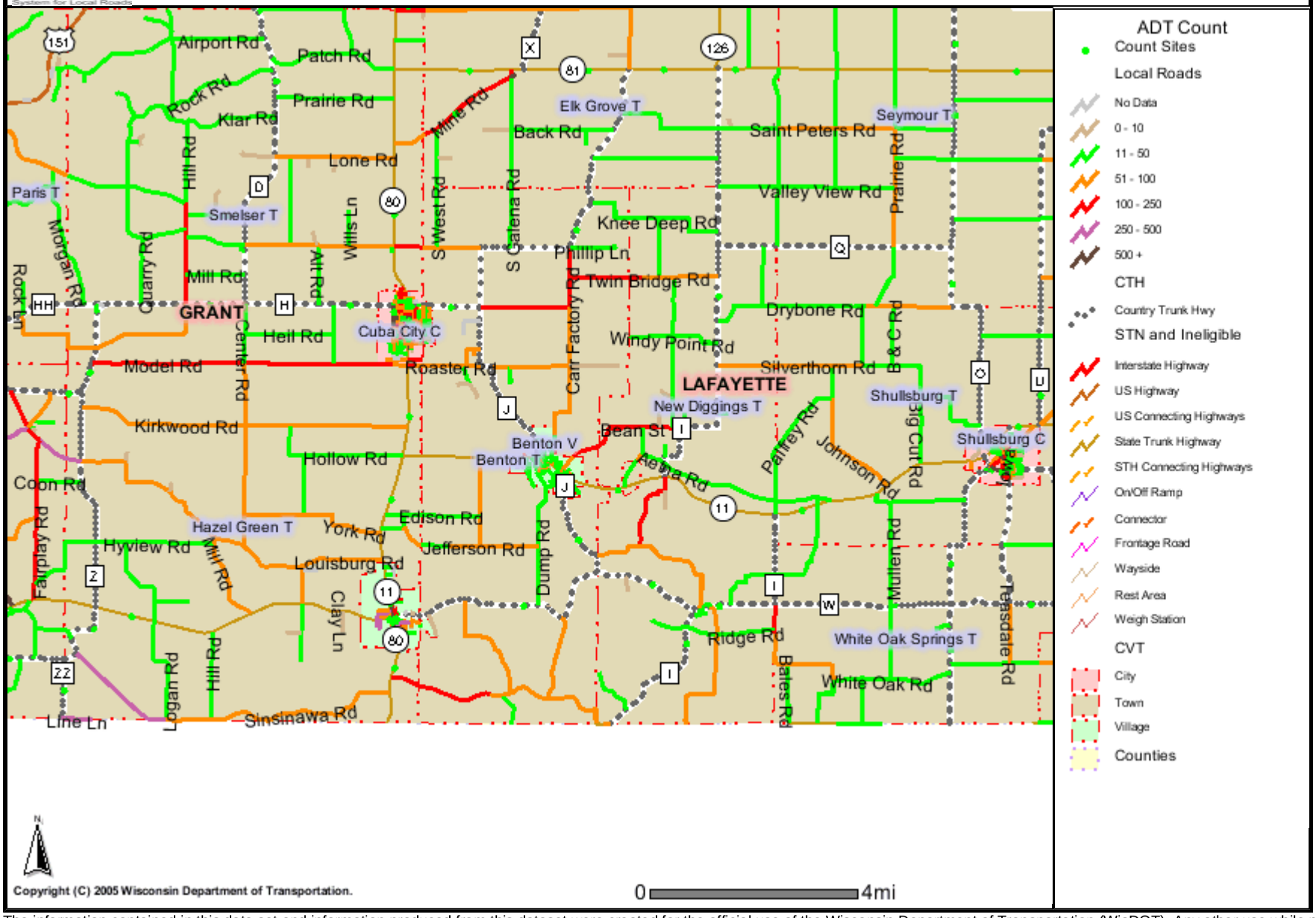
Map 5.2B ADT Map for the Town of Benton - Local



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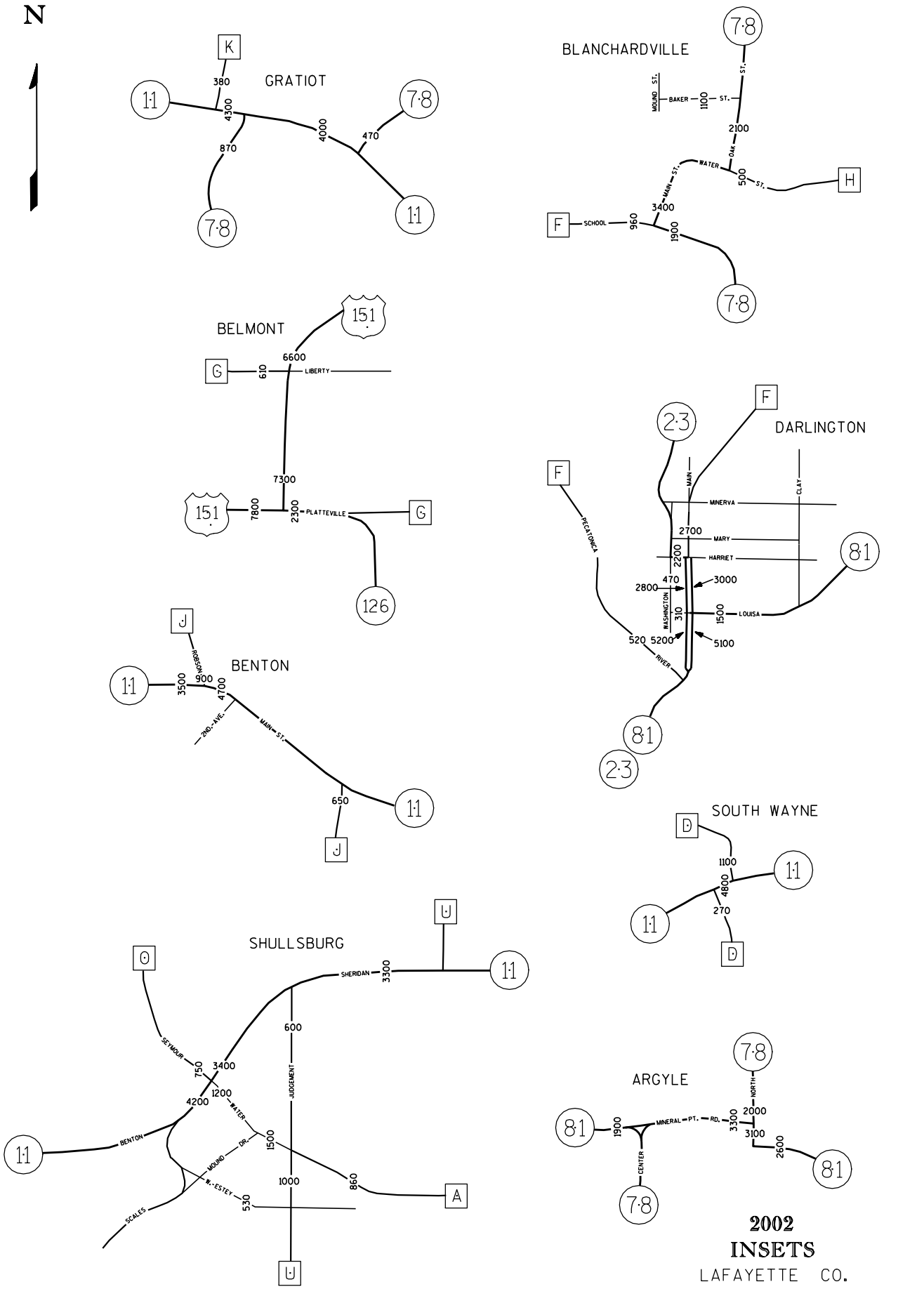
Map 5.2C



2002

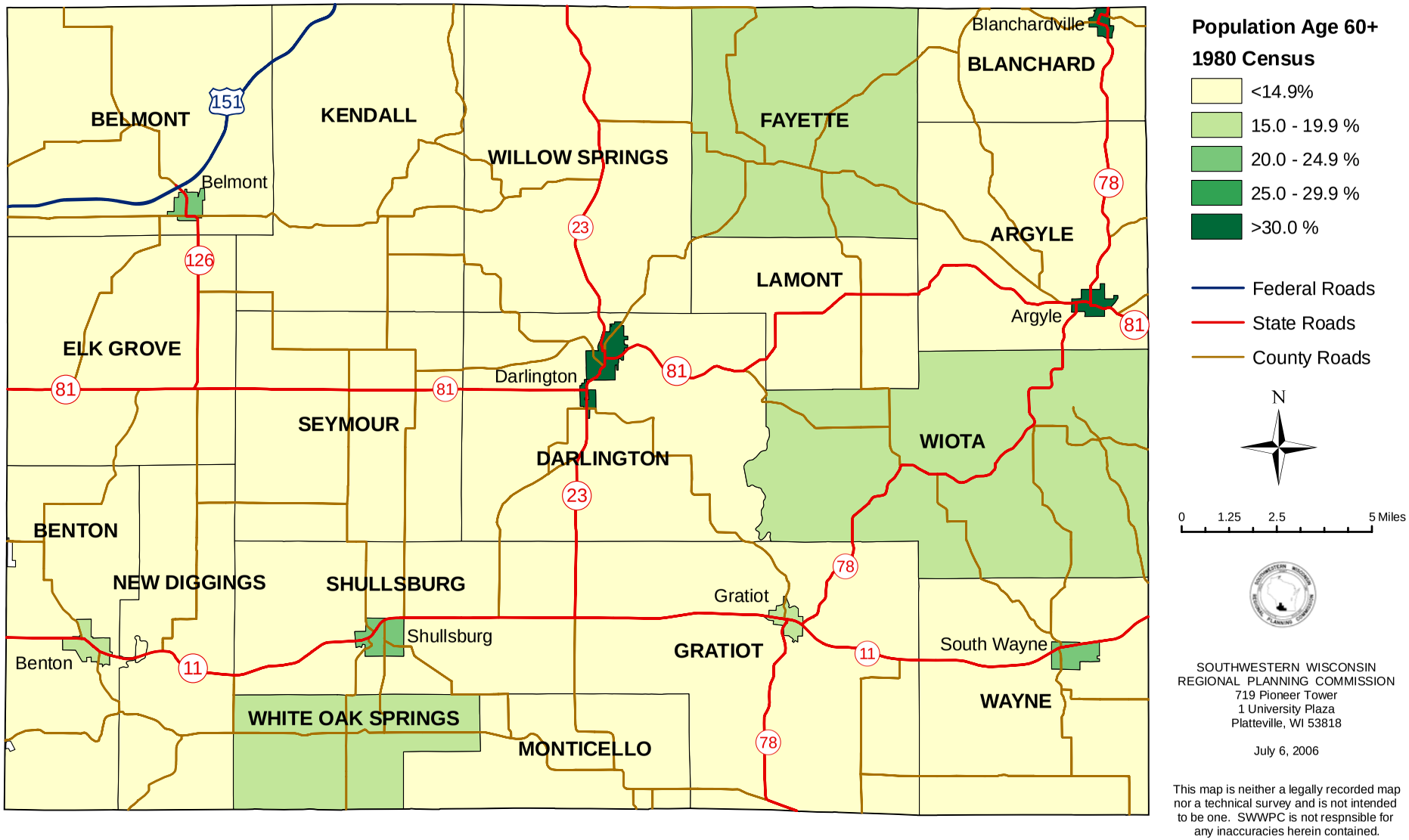
INSETS

LAFAYETTE CO.

ANNUAL AVERAGE DAILY TRAFFIC

Map 5.3A

Lafayette County Population Age 60+ (1980 Census)



SOUTHWESTERN WISCONSIN
REGIONAL PLANNING COMMISSION
719 Pioneer Tower
1 University Plaza
Platteville, WI 53818

July 6, 2006

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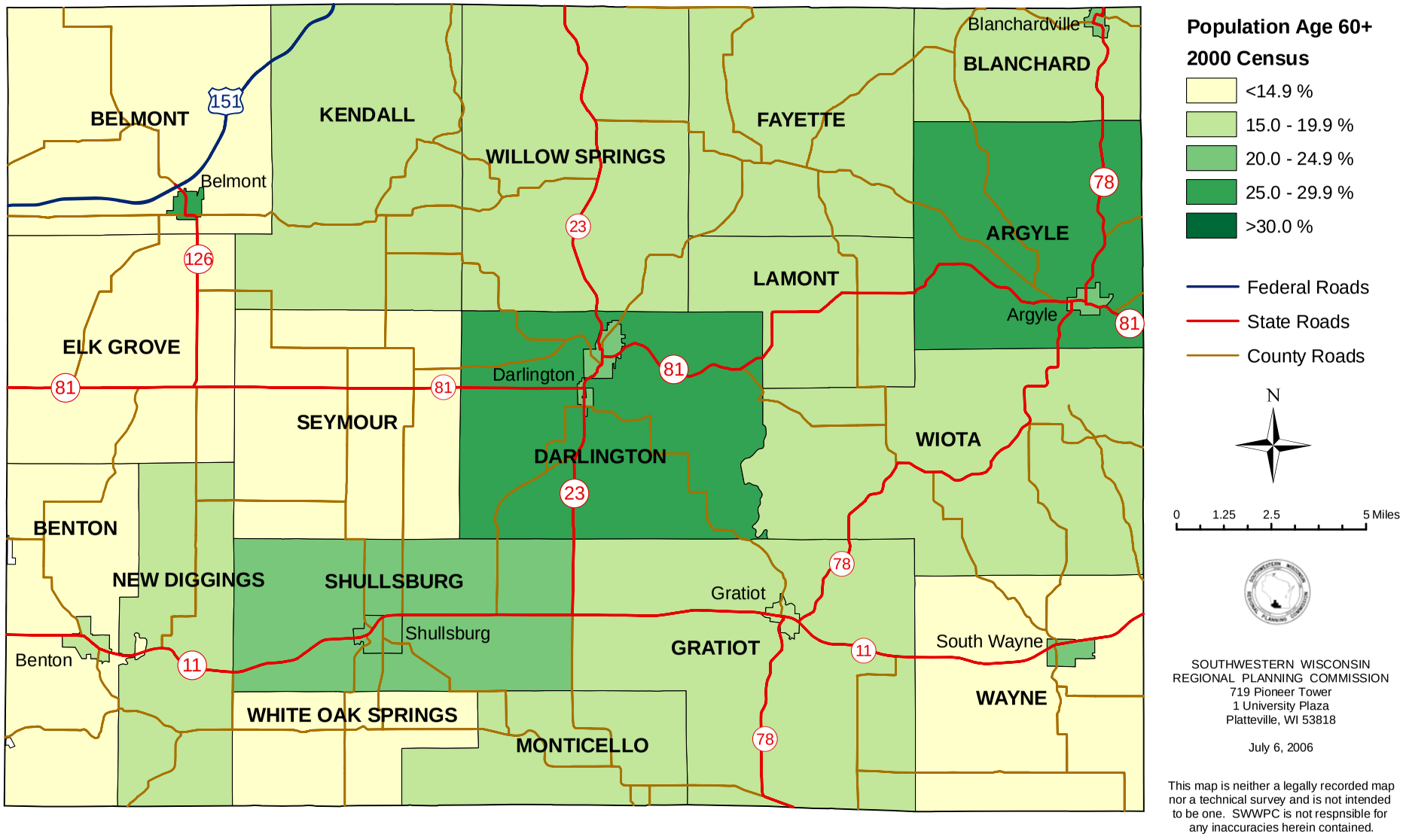
Map 5.3B

Lafayette County Population Age 60+ (2000 Census)



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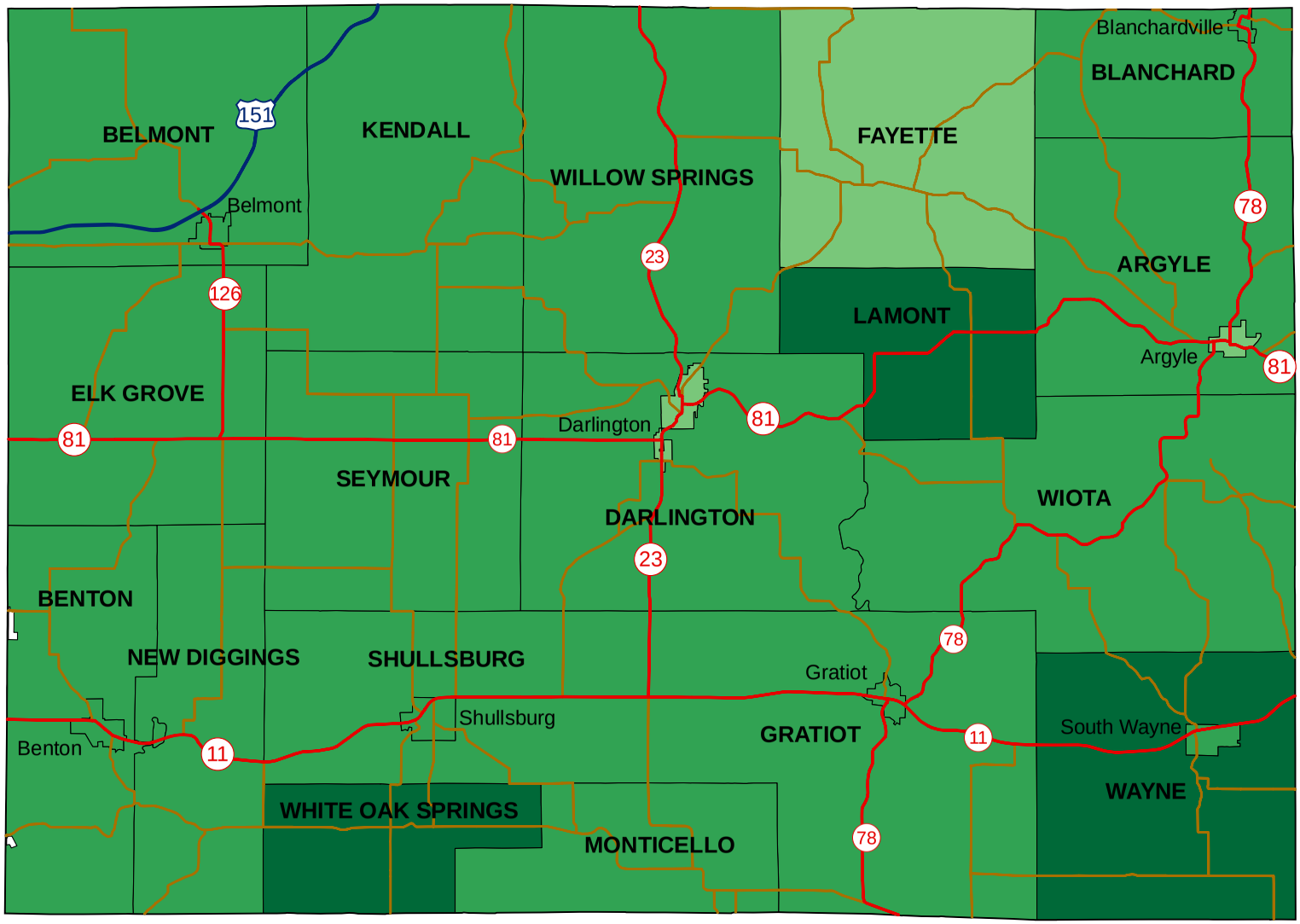
Map 5.3C

Lafayette County Population Age 40-59 (2000 Census)



Population Age 40-59
2000 Census

- <14.9 %
- 15.0 - 19.9 %
- 20.0 - 24.9 %
- 25.0 - 29.9 %
- >30.0 %

- Federal Roads
- State Roads
- County Roads

N

0 1.25 2.5 5 Miles

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1 University Plaza
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July 6, 2006

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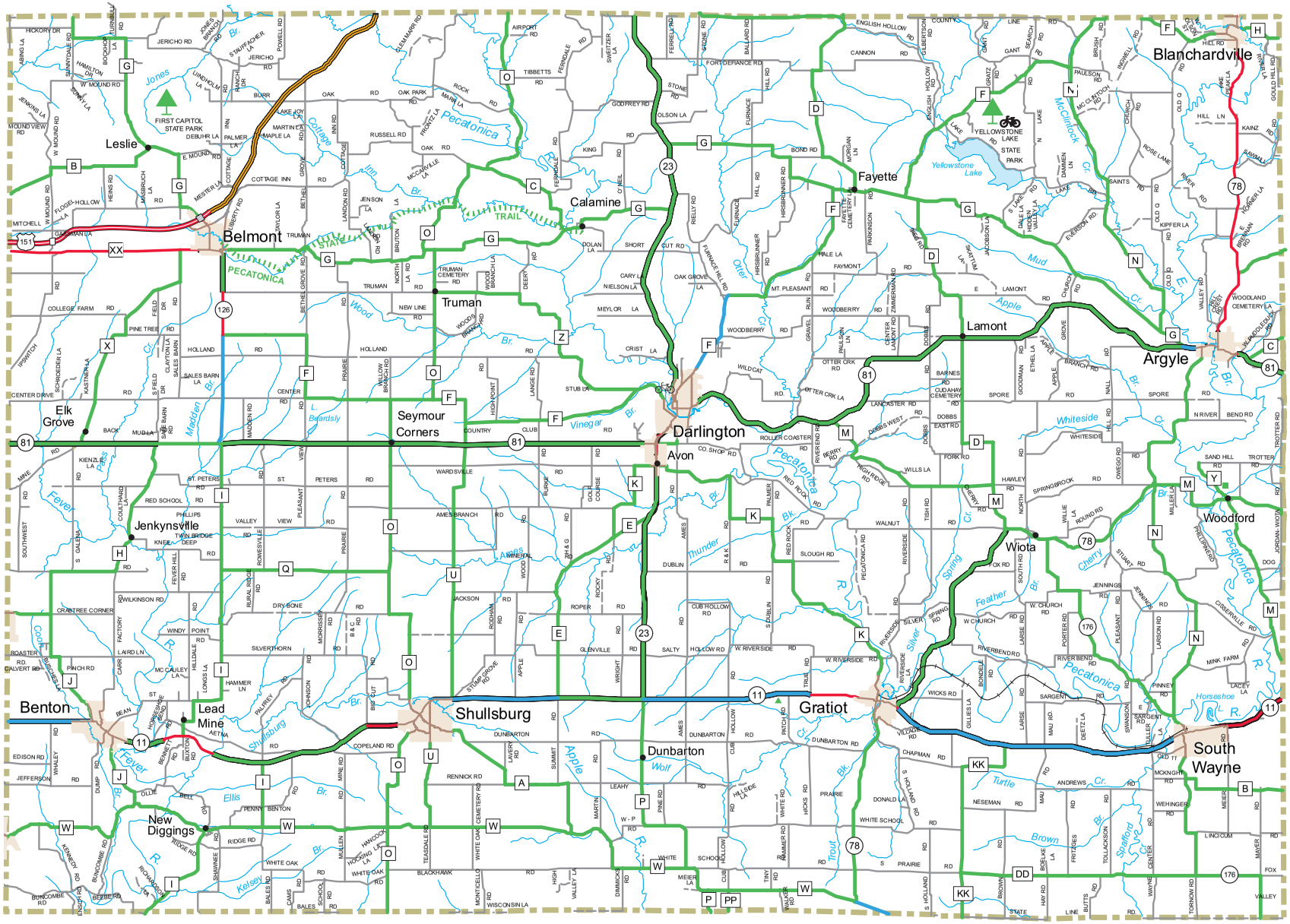
Map 5.4 Lafayette County
Bicycling Conditions



Scale

0 1 2 3 4 5 Miles

0 1 2 3 4 5 6 7 8 Kilometers

North

See full legend for complete descriptions of road classifications.

Unpaved / Paved — Town Roads

Paved shoulder — Best Conditions for Bicycling

Moderate Conditions for Bicycling

4 lane highway — Higher Volume, Wider Paved Shoulders

Paved shoulder — High Volume, Undesirable Conditions

Bicyclists Prohibited

Bicycle Touring Trails

Urban Escape Routes

Major Urban Streets

Local Road with Higher Traffic Volume

Note: paved shoulder information is provided for state highways only.

43 Interstate

10 U.S. Highyway

29 State Highway

A County Highway

State Park

Public Campground

County Park with Facilities

County Park without Facilites

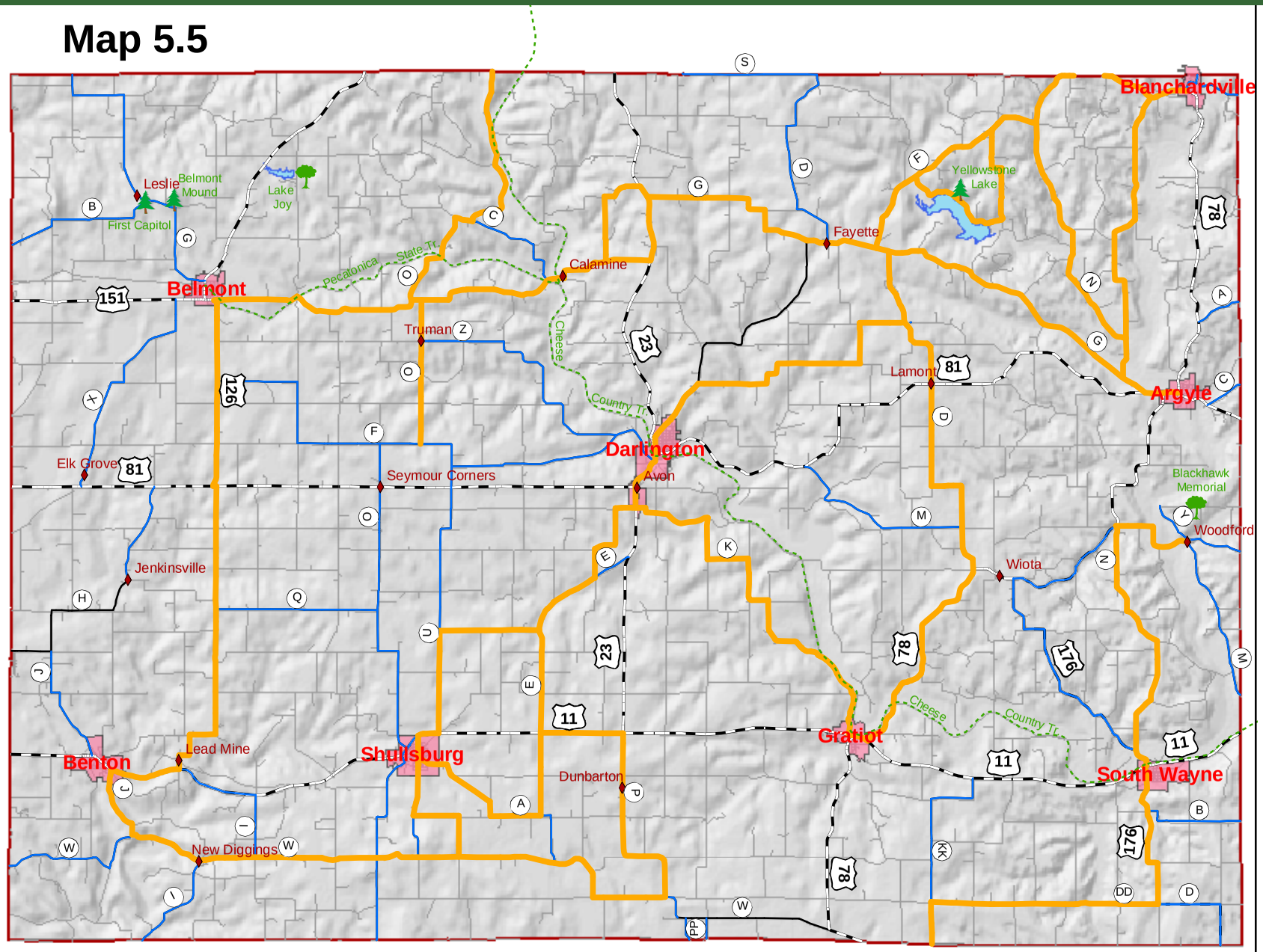
Wayside

Mountain Bike Trail

Highway Interchange

Bridge

Map 5.5



Lafayette County

Locally Identified Bike Routes

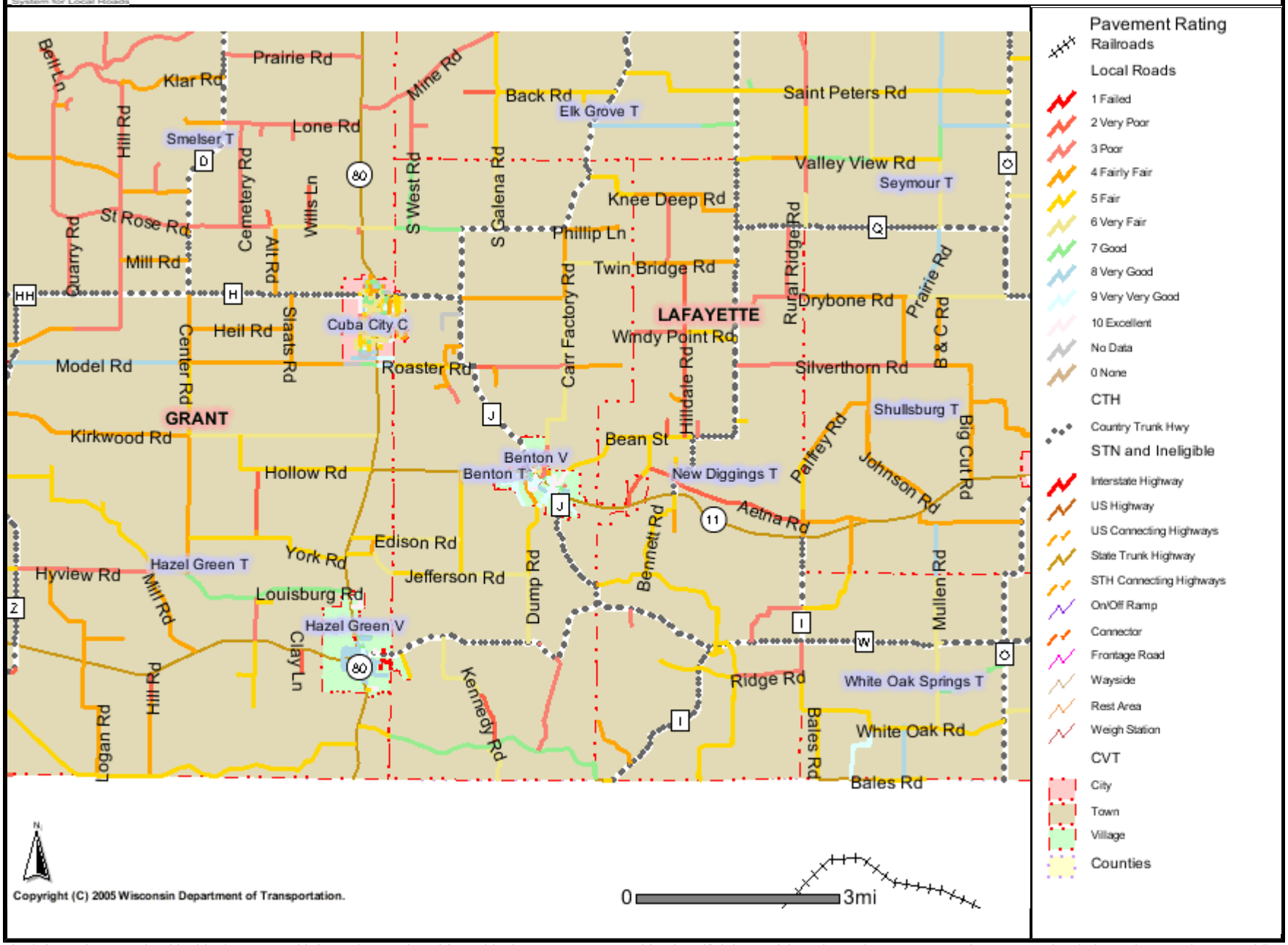
Legend

- State Parks
- County Parks
- Unincorporated Villages
- Identified Bike Routes
- BFA Best Conditions
- Recreation Trails
- U.S. or State Highway
- County Highway
- Town Road
- Major Lakes
- Cities & Villages
- Lafayette County

N

1 inch equals 3.5 miles

Map 5.6 2005 Pavement Rating Map for the Town of Benton



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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 economic development decisions for the next 20 years.

NOT IN ORDER OF PRIORITY

1. **Encourage crop and livestock production farming as a local economic development strategy.**

2. **Encourage businesses that add value to agricultural products through processing, packaging and marketing as a local economic development strategy.**

3. **Encourage entrepreneurial activity such as the sale of locally grown and created products and services from roadside markets and home-based sales.**

4. **Encourage job-training programs at area schools and local colleges that help local workers and employers develop the work skills necessary to stay competitive in a global economy.**

5. **Encourage one or more annual local events, such as a community festival, to attract visitors and support local civic groups and entrepreneurs.**

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 SWWRPC 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 Population Employed by Industry

	Lafayette	Grant	Green	Iowa	Richland
Agriculture, forestry, fishing and hunting, and mining	16.4	10.1	7.8	10.4	11.4
Construction	5.5	5.4	6.5	9.2	7.5
Manufacturing	17.8	17.3	22.8	13.6	25.7
Wholesale trade	3.9	3	3.2	2.4	2.1
Retail trade	13.8	13.9	14.4	23.7	12.4
Transportation and warehousing, and utilities	5.1	4	4	3.3	4
Information	1.3	2	2.1	1.2	1.3
Finance, insurance, real estate, and rental and leasing	4.1	3.6	4.6	4.3	3.5
Professional, scientific, management, administrative, and waste management services	3.5	4.1	5	3.9	2.6
Educational, health and social services	17	21.3	17.5	17	18.1
Arts, entertainment, recreation, accommodation and food services	4.9	8	5.2	5.5	5.5
Other services (except public administration)	4	4.5	3.7	2.8	3.4
Public administration	2.8	2.9	3.1	2.7	2.5

Source: 2000 US Census

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)	56th	44th	23rd	27th	54th

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	70th	10 Million	429
Grant	72 Million	42nd	45 Million	1,856
Green	43 Million	57th	18 Million	1,279
Iowa	55 Million	51st	34 Million	1,397
Richland	24 Million	67th	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. The Town of Benton's strength in attracting business is its agriculture. Its main weakness in attracting or retaining business is the Town's small rural population.

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 Benton does not have appropriate locations for commercial development or industrial parks and the Planning Commission recommended that any commercial development or industrial parks be located in or near Cuba City or the Village of Benton. It was noted that there are buildings and building sites in the Town of Benton suitable for commercial or light manufacturing but the Planning Commission was 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 (BRRTS)

6.8 ECONOMIC DEVELOPMENT AGENCIES AND PROGRAMS

Providers of services can be a partner for the goals and objectives identified in this chapter. Local government and business agencies can be contacted at:

LAFAYETTE DEVELOPMENT CORPORATION (LDC)

Web site: http://www.lafayettecounty.org/

Lafayette Development Corporation is a private not-for-profit 501(c)(6) development corporation in Darlington. LDC focuses on all aspects of economic development including business retention and expansion, site location, tourism, etc.

SOUTHWEST WISCONSIN SMALL BUSINESS DEVELOPMENT CENTER (SWSBDC)

Web site: www.uwplatt.edu/swsbdc/

SWSBDC provides low-cost training and no-cost counseling to Wisconsin's entrepreneurs and small business owners and managers located in Green, Grant, Iowa, Crawford, Richland, and Lafayette counties. Our Mission -- to facilitate economic growth in Wisconsin by providing low-cost training and no-cost programming to the local small business community. We offer services in cooperation with UW-Extension, UW-Platteville, and the Small Business Administration.

SOUTHWESTERN WISCONSIN REGIONAL PLANNING COMMISSION(SWWRPC)
Website: www.swwrpc.org
The Mission of the Southwestern Wisconsin Regional Planning Commission is to serve the needs of the people of our five-county region in the areas of community development planning, economic development, and transportation. The economic development program of SWWRPC works with stakeholders throughout the region for a regional approach to economic development.

WISCONSIN DEPARTMENT OF COMMERCE (DOC)
Web site: www.commerce.state.wi.us
The Department has a broad array of programs to assist a full spectrum of economic development strategies. Programs range from help to start a business to assisting large employer projects. Several new programs target the development of dairying and other agriculture. Other programs target businesses in rural areas. Programs include grants, loans and assistance with financing, labor training and cleaning up brownfield sites.

WISCONSIN DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION (DATCP)
Web site; www.datcp.state.wi.us
DATCP inspects and licenses more than 100,000 businesses and individuals, analyze millions of laboratory samples, conduct hundreds of hearings and investigations, educates businesses and consumers about best practices, adopts rules that have the force of law, and promotes Wisconsin agriculture at home and abroad.

WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY (WHEDA)
Web site, www.wheda.com
WHEDA is an economic development program that targets agricultural development, businesses owned by women and minorities, small businesses and construction projects. WHEDA helps find creative financing resources for business and residences.

USDA - RURAL DEVELOPMENT
Web site: www.rurdev.usda.gov/wi
Rural Development programs help a rural community or business with economic development through loan guarantees, loans and grants. Rural Development achieves its mission by helping rural individuals, communities and businesses obtain the financial and technical assistance needed to address their diverse and unique needs. Rural Development works to make sure that rural citizens can participate fully in the global economy.

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 Benton over the next 20 years.

NOT IN ORDER OF PRIORITY

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.**

7.4 EXISTING AND POTENTIAL AREAS OF COOPERATION

7.4.1 EXISTING AREAS OF COOPERATION

Table 7.1 lists existing services the Town of Benton shares with its neighboring jurisdictions.

Table 7.1 Currently Shared Services

Neighboring Jurisdiction	EXISTING Areas of Shared Services	Method of exchange (contract, taxes, other service)
Village of Benton	Fire Services Rescue Squad First Responders Salt Shed Police	Contract Mutual Agreement Mutual Agreement Shared Ownership (taxes)
Town of New Diggings	Fire Service Rescue Squad Police First Responders	Taxes Taxes Taxes Taxes
Cuba City	NA	NA
Town of Elk Grove	Fire Services Rescue Squad Police	

7.4.2 POTENTIAL AREAS OF COOPERATION

Table 7.2 lists intergovernmental services the Town of Benton potentially could share with its neighboring jurisdictions.

Table 7.2 Potential Shared Services

Neighboring Jurisdiction	POTENTIAL Areas of Shared Services	Method of exchange (contract, taxes, other service)
Village of Benton	Purchase of some needed equipment Share election polling places	Taxes
Town of New Diggings	Share polling equipment, elections places, operators	Taxes
Cuba City	NA	NA
Town of Elk Grove	Sharing Equipment Snow Removal Mowing	Taxes

7.5 INTERGOVERNMENTAL RELATIONSHIPS

7.5.1 EXISTING AND POTENTIAL CONFLICTS AND SOLUTIONS

Table 7.3 lists existing and potential conflicts the Town of Benton potentially does and could share with its neighboring jurisdictions.

Table 7.3 Existing and Potential Conflicts and Solutions

Neighboring Jurisdiction	EXISTING AND POTENTIAL CONFLICTS	SOLUTIONS
Village of Benton	Similar Watershed Contracts	Mutual Agreements
Town of New Diggings	Similar Watershed Contracts	Mutual Agreements
Cuba City	NA	NA
Town of Elk Grove	Watershed Contracts	Taxes

The Town does not have any agreements or contracts with any of the school districts serving it.

The quality of the Town of Benton's inter-jurisdictional relationships was evaluated and is presented on Table 7.4.

Table 7.4 Quality of Jurisdictional Relationships

Adjacent Jurisdictions (List Each Separately)	Satisfactory or Unsatisfactory?	Comments
Village of Benton	Satisfactory	
Town of New Diggings	Satisfactory	
Cuba City	Satisfactory	
Town of Elk Grove	Satisfactory	
Benton School District	Satisfactory	
Cuba City School District	Satisfactory	
Southwestern Wisconsin School District	Satisfactory	
Lafayette County	Satisfactory	
UWEX	Satisfactory	
SWWRPC	Satisfactory	
WI-DNR	Satisfactory	
WI-DOA	Satisfactory	
WI-DOT	Satisfactory	

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.

WISCONSIN TOWNS ASSOCIATION

Wisconsin Towns Association (WTA) is a non-profit, non-partisan statewide organization created under s. 60.23(14) of the Wisconsin Statutes to protect the interests of the state's 1,264 towns and to improve town government. In 2002 WTA celebrated it's 55th year of service to town governments and the state's 1.6 million town residents. The association is organized into six districts and is headquartered in Shawano. WTA relies on regular district meetings, an annual statewide convention, publications, participation in cooperative training programs and other means to support the goal of keeping grassroots government strong and efficient in Wisconsin.

WISCONSIN TOWNS ASSOCIATION

W7686 County Road MMM
Shawano, WI 54166-6086

Phone: 715-526-3157
Fax: 715-524-3917

http://www.wisctowns.com/

LEAGUE OF WISCONSIN MUNICIPALITIES

The League of Wisconsin Municipalities is a not-for-profit association of municipalities. First established in 1898, the League acts as an information clearinghouse, lobbying organization and legal resource for Wisconsin municipalities. Its membership consists of 386 villages and all of the 190 cities in the state.

LEAGUE OF WISCONSIN MUNICIPALITIES

202 State Street, Suite 300
Madison, WI 53703-2215

Phone: 608-267-2380

http://www.lwm-info.org/

INTERGOVERNMENTAL RELATIONS – WI DEPARTMENT OF ADMINISTRATION

The Wisconsin Land Council was created to gather and analyze land use and planning related information, coordinate high priority state initiatives including the development of a Wisconsin land information system and provide recommendations to the Governor for improvements to the existing statewide planning framework. The Council is dedicated to identifying ways to enhance and facilitate planning efforts of Wisconsin's local governments and to improve the coordination and cooperation of state agencies in their land use activities.

INTERGOVERNMENTAL RELATIONS – WIDOA

101 E. Wilson St.
Madison, WI 53702

http://www.doa.state.wi.us/dhir/

WISCONSIN COUNTIES ASSOCIATION

WCA is an association of county governments assembled for the purpose of serving and representing counties. The direction of this organization is one that is determined by the membership and the WCA Board of Directors consistent with the parameters set forth by the WCA Constitution. The organization's strength remains with the dedicated county-elected official.

WISCONSIN COUNTIES ASSOCIATION

22 E. Mifflin St., Suite 900
Madison, WI 53703

Phone: 608-663-7188
Fax: 608-663-7189

http://www.wicounties.org/

SOUTHWESTERN WISCONSIN REGIONAL PLANNING COMMISSION

The SWWRPC is the area-wide planning and development agency serving the five counties of Grant, Green, Iowa, Lafayette, and Richland. It was created in 1970, formed by executive order of the governor. Wisconsin statutes specify that regional planning commissions are to provide intergovernmental planning and coordination for the physical, social, and economic development of the region. Under Wisconsin law, RPC's have the following functions:

SWWPRC

719 Pioneer Tower
One University Plaza
Platteville, WI 53818

Phone: 608-342-1214
Fax: 608-342-1220

http://www.swwrpc.org/

- They may conduct all types of research studies; collect and analyze data; prepare maps, charts and tables, and conduct necessary studies.
- They may make and adopt plans for the physical, social, and economic development of the region.
- They may publish and advertise their purposes, objectives, and findings, and may distribute reports thereon.
- They may provide advisory services on planning problems to the local governmental units within the region and to other public and private agencies in matters relative to its functions and objectives.

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 Benton 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. **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.**

2. **Encourage the protection of active agricultural lands and forestry in the community as this land use helps realize our vision for the future.**

3. **Encourage the preservation of agricultural fields in the community from encroachment by incompatible development (limit fragmentation of crop fields).**

4. **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.**

5. **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.**

6. **Recognize that while flat valley bottoms are often the most desirable areas for new development, theses 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.**

7. **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.**

8. **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.**

9. **Encourage infill development and redevelopment on lands that are vacant, blighted, or underutilized.**

10. **Require detailed neighborhood development plans and phasing plans prior to zoning, platting, and development of planned residential areas.**

11. **Encourage the direction of rural residential development toward existing platted subdivisions.**

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.

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.

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

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

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.

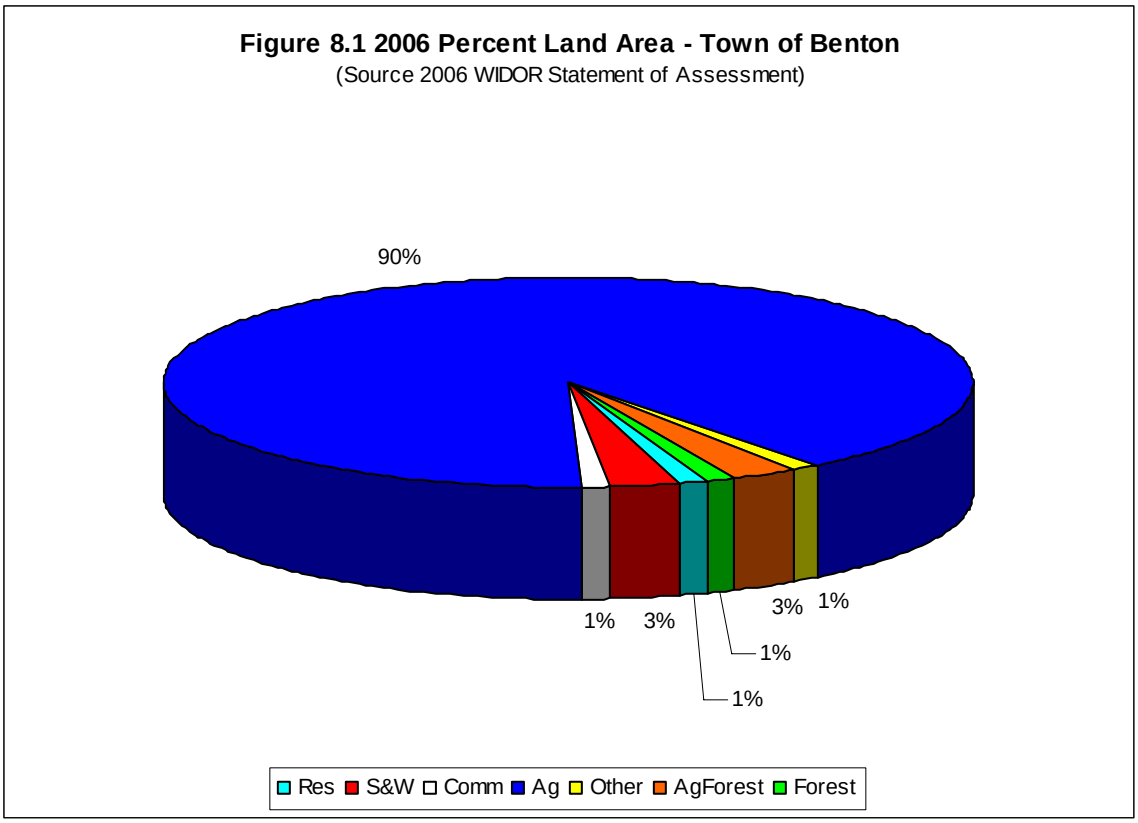
Other – Remaining land types that do not fall into the above categories, including federal, state, and county lands, school property, and cemeteries.

The following table lists the amount of land in each major land classifications for the Town of Benton in 2006**.** Currently the dominant land use is agriculture. Refer to Map 8.1, Existing Land Use, for a map of land uses in the Town.

Table 8.1 Town of Benton Land Use – **2006**

Classification	Land in Acres	Parcel Count	Average Parcel Size	Percent of Land Area
Residential	245	114	2.1	1%
Commercial	156	17	1.4	1%
Manufacturing	0	0	0.0	0%
Agricultural	15922	693	139.7	90%
Undeveloped (formerly Swamp/Waste)	444	282	3.9	3%
AG-Forest	503	86	4.4	3%
Forest	203	27	1.8	1%
Other (Federal, State, County, School, Cemetery)	158	148	1.4	1%
Real Estate Totals	17631	1367		100%

(Source: WI Department of Revenue, 2004 Statement of Assessments)



(Source: WI Department of Revenue, 2006 Statement of Assessments)

8.5 EXISTING LAND USES

8.5.1 LAND SUPPLY

Tables 8.2 to 8.6 display the trends in land use for the Town of Benton over the last 29, 18, 13, 8, and 3 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 8.2 Town of Benton Land Use Assessment Statistics - **1977**

Classification	1977 Total Acres	1977 Parcel Count	1977 Percent of Land Area (Acres)
Residential	117	54	1%
Commercial	135	9	1%
Manufacturing	0	0	0%
Agricultural	17182	566	95%
Undeveloped (formerly Swamp/Waste)	596	143	3%
AG-Forest	0	0	0%
Forest	4	1	0%
Other (Federal, State, County, School, etc.)	0	0	0%
Real Estate Totals	18034	773	100%

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

Table 8.3 Town of Benton Land Use Assessment Statistics - **1988**

Classification	1988 Total Acres	1988 Parcel Count	1988 Percent of Land Area (Acres)
Residential	139	72	1%
Commercial	153	14	1%
Manufacturing	0	0	0%
Agricultural	25929	584	97%
Undeveloped (formerly Swamp/Waste)	573	137	2%
AG-Forest	0	0	0%
Forest	4	2	0%
Other (Federal, State, County, School, etc.)	0	0	0%
Real Estate Totals	26798	809	100%

(Source: WIDOR, 1988 Statistical Report of Property Values)

Table 8.4 Town of Benton Land Use Assessment Statistics - **1993**

Classification	1993 Total Acres	1993 Parcel Count	1993 Percent of Land Area (Acres)
Residential	168	83	1%
Commercial	171	12	1%
Manufacturing	0	0	0%
Agricultural	15103	574	84%
Undeveloped (formerly Swamp/Waste)	138	83	1%
AG-Forest	0	0	0%
Forest	2441	338	14%
Other (Federal, State, County, School, etc.)	0	0	0%
Real Estate Totals	18021	1090	100%

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

Table 8.5 Town of Benton Land Use Assessment Statistics – **1998**

Classification	1998 Total Acres	1998 Parcel Count	1998 Percent of Land Area (Acres)
Residential	173	101	1%
Commercial	153	14	1%
Manufacturing	0	0	0%
Agricultural	14982	587	85%
Undeveloped (formerly Swamp/Waste)	359	273	2%
AG-Forest	0	0	0%
Forest	1890	338	11%
Other (Federal, State, County, School, etc.)	148	145	1%
Real Estate Totals	17705	1458	100%

(Source: WIDOR, 1998 Statistical Report of Property Values)

Table 8.6 Town of Benton Land Use Assessment Statistics – **2003**

Classification	2003 Total Acres	2003 Parcel Count	2003 Percent of Land Area (Acres)
Residential	191	111	1%
Commercial	156	17	1%
Manufacturing	0	0	0%
Agricultural	15967	609	90%
Undeveloped (formerly Swamp/Waste)	493	284	3%
AG-Forest	0	0	0%
Forest	724	113	4%
Other (Federal, State, County, School, etc.)	153	143	1%
Real Estate Totals	17684	1277	100%

(Source: WIDOR, 2003 Statement of Assessments)

8.5.2 LAND DEMAND

Historically, land use has been agricultural throughout Lafayette County. (Refer back to Map 4.1 and 4.2 in the each participating jurisdiction's Chapter 4, Housing, for maps displaying the percent increase in housing units over the last 30 and 10 years, respectfully).

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 8.7 below shows how the acreages have changed over the last 3, 8, 13, 18, and 29 years, respectfully. (The distribution of years selected was determined by the availability of data.) Refer to Map 8.2, Future Land Use.

Table 8.7 Percent Land Area Change over last 3, 8, 13, 18, and 29 years per Land Use Classification: Town of Benton

Classification	3 Year (03-06) Percent Change in Acres	8 Year (98-06) Percent Change in Acres	13 Year (93-06) Percent Change in Acres	18 Year (88-06) Percent Change in Acres	29 Year (77-06) Percent Change in Acres
Residential	28.3%	41.6%	45.8%	76.3%	109.4%
Commercial	0.0%	2.0%	-8.8%	2.0%	15.6%
Manufacturing	0.0%	0.0%	0.0%	0.0%	0.0%
Agricultural	-0.3%	6.3%	5.4%	-38.6%	-7.3%
Undeveloped (formerly Swamp/Waste)	-9.9%	23.7%	221.7%	-22.5%	-25.5%
Ag Forest	0.0%	0.0%	0.0%	0.0%	0.0%
Forest	-72.0%	-89.3%	-91.7%	4975.0%	4975.0%
Other	3.3%	6.8%	0.0%	0.0%	0.0%
Total	-0.3%	-0.4%	-2.2%	-34.2%	-2.2%

(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 three-year percent change in land acreage (03-06) is used to forecast the amount of land needed three years from now in 2010.
- The 8-year percent change in land acreage (98-06) is used to forecast the amount of land needed 10 years from now in 2015.
- The 13-year percent change in land acreage (93-06) is used to forecast the amount of land needed 15 years from now in 2020.
- The 18-year percent change in land acreage (88-04) is used to forecast the amount of land needed 20 years from now in 2025.
- The 29-year percent change in land acreage (77-06) 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 8.8 Forecasted acres: Town of Benton for 2010, 2015, 2020, 2025, and 2030.

Classification	2010 Forecasted Acres	2015 Forecasted Acres	2020 Forecasted Acres	2025 Forecasted Acres	2030 Forecasted Acres
Residential	260.3	275.0	357.3	325.8	385.0
Commercial	156.0	156.1	142.3	156.1	159.3
Manufacturing	0.0	0.0	0.0	0.0	0.0
Agricultural	15922.1	15981.0	16785.4	19784.1	16014.4

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

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

The Town of Benton is not County zoned and there are subdivisions and planned unit developments in the Town.

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.

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

A review of Map 3.2.5, Threatened and Endangered Species, Map 3.2.6, Natural and Recreational Resources, and Map 3.2.7, 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 (see Mining Maps in Chapter 3, Agricultural, Natural, and Cultural Resources for more information). 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

8.10 LAND USE AGENCIES AND PROGRAMS

There are a number of available state agencies and programs to assist communities with land use 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.

CENTER FOR LAND USE EDUCATION (CLUE)

The Center for Land Use Education is a joint venture of Cooperative Extension and the College of Natural Resources at the University of Wisconsin-Stevens Point. CLUE uses a team-based approach to accomplish its dual missions of campus based undergraduate and graduate education and Extension outreach teaching related to

- Land use planning,
- Plan and ordinance administration,
- Project impact and regional trends analysis and
- Public involvement in local land use policy development.

CENTER FOR LAND USE EDUCATION

University of Wisconsin – Stevens Point – CNR
800 Reserve St.
Stevens Point, WI 54481

Phone: 715-346-2386

http://www.uwsp.edu/cnr/landcenter

WISCONSIN LAND COUNCIL – WI DEPARTMENT OF ADMINISTRATION

The Wisconsin Land Council was created to gather and analyze land use and planning related information, coordinate high priority state initiatives including the development of a Wisconsin land information system, and provide recommendations to the Governor for improvements to the existing statewide planning framework. The Council is dedicated to identifying ways to enhance and facilitate planning efforts of Wisconsin's local governments and to improve the coordination and cooperation of state agencies in their land use activities.

WISCONSIN LAND COUNCIL – WIDOA

17 South Fairchild
7th Floor
Madison, WI 53703

http://www.wisconsinplanners.org

UNIVERSITY OF WISCONSIN

The UW-Madison's department of Urban Planning can provide research and outreach services to area communities. The University also has the Land Information and Computer Graphics Facility (LICGF). The overall mission of the LICGF is to provide research, training, and outreach in the use of land and geographic information systems (LIS/GIS). Their mission focuses on land record modernization, land and natural resource management applications, and the use of information for land-use decision-making.

UW-MADISON DEPARTMENT OF URBAN PLANNING

925 Bascom Mall Room 110
Music Hall
Madison, WI 53706-1317

Phone: 608-262-1004

http;//www.wisc.edu/urpl

UW Land Information & Computer Graphics Facility

500 Babcock Drive
Rm. B102
Madison, WI 53706

Phone: 608-263-5534

http;//www.lic.wisc.edu

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 Benton 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 Benton.

The residents of the Town of Benton envision the future to be a healthy agricultural community. We would like to protect our rural and mining heritage while encouraging good stewardship and rural family values by maintaining a good, basic, healthy environment and good water quality. Scenic rural roads and recreational areas, such as the golf course, add to the uniqueness of our rural community. We would like to make our rural areas more accessible by the use of a bike path or canoeing on the lower Fever River to preserve and enjoy its beauty.

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 Benton 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 Benton 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 Benton 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 Benton 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, than 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 Benton.

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 Benton 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 Town of Benton 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 Town of Benton 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 Benton 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 Benton

- **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 • Protect and improve the health, safety, and welfare of residents in the Town of Benton. • Preserve and enhance the quality of life for the residents of the Town of Benton. • Protect and preserve the community character of the Town of Benton.
Chapter 2, Utilities and Community Facilities • 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 • 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 • Provide an adequate supply of affordable housing for individuals of all income levels throughout the community.
Chapter 5, Transportation • 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 • 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 • Encourage coordination and cooperation among nearby units of government.
Chapter 8, Land Use • 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 • 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 Benton 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 Timeline
Protect and improve the health, safety, and welfare of residents in the Town of Benton.	Does not require specific action	Planning Commission, Town Board	
Preserve and enhance the quality of life for the residents of the Town of Benton.	Does not require specific action	Planning Commission, Town Board	
Protect and preserve the community character of the Town of Benton.	Does not require specific action	Planning 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	Planning Commission, Town Board	
Maintain, operate, and reconstruct the existing community facilities such as town roads, cemeteries, and town hall, so they can support existing development and redevelopment.	Does not require specific action	Planning Commission, Town Board	
Ensure that new development bears a fair share of capital improvement costs necessitated by the development.	Does not require specific action	Planning Commission, Town Board	

Table 9.3 (cont.) Utilities and Community Facilities

Utility and Community Facilities Policies	Implementation Action	Responsibility	Implementation Time Line
Develop a process that informs, notifies, and allows for public participation in all capital facility planning projects and proposals.	Specific action	Planning Commission, Town Board	April 2008
Encourage well testing as a means of protecting drinking water supplies for private, individual well users.	Does not require specific action	Planning Commission, Town Board	

Table 9.4 Agricultural, Natural, and Cultural Resources

Agricultural Policies	Implementation Action	Responsibility	Implementation Timeline
Maintain 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	Planning Commission, Town Board	
Give new residents a copy of a 'Partners in Rural Wisconsin' booklet outlining the traditional community norms and expectations for rural residents.	Specific action	Planning Commission, Town Board	On as-needed-basis
Maintain the rural and agricultural character of the community.	Does not require specific action	Planning Commission, Town Board	
Encourage the preservation of prime farmland for agricultural uses.	Does not require specific action	Planning Commission, Town Board	
Encourage all rural landowners to become cooperators with the Lafayette County Land Conservation Department and to implement conservation plans worked out between landowners and the LCD.	Does not require specific action	Planning Commission, Town Board	
Encourage residential, commercial, and industrial development to areas least suited for agricultural purposes.	Does not require specific action	Planning 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	Planning Commission, Town Board	
Encourage the direction of necessary rural, non-farm land uses to areas where they will cause minimum disruption of established farm operations.	Does not require specific action	Planning 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	Planning Commission, Town Board	
Advocate partnerships with local clubs and organizations in order to protect important natural areas held in common interest.	Does not require specific action	Planning Commission, Town Board	
Encourage the preservation and maintenance of rural views and vistas.	Does not require specific action	Planning Commission, Town Board	
Encourage residents to implement sustainable forestry practices.	Does not require specific action	Planning Commission, Town Board	
Encourage tree preservation, municipal tree-planting programs, and sustainable forestry practices in the jurisdiction.	Does not require specific action	Planning Commission, Town Board	
Encourage the suppression and limitation of noxious weeds.	Does not require specific action	Planning Commission, Town Board	
Explore opportunities to capitalize on local natural resources in conjunction with tourism.	Does not require specific action	Planning 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	Planning Commission, Town Board	

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

Cultural Resource Policies	Implementation Action	Responsibility	Implementation Timeline
Encourage the protection of important cultural resources in the community.	Does not require specific action	Planning Commission, Town Board	
Continue to support important community festivals and cultural events such as the annual Labor Day celebration.	Does not require specific action	Planning 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, and maintaining trails.	Does not require specific action	Planning 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	Planning Commission, Town Board	

Table 9.5 Housing

Housing Policies	Implementation Action	Responsibility	Implementation Timeline
Encourage the provision of an adequate supply of single-family homes, condominiums and townhouses, apartments, duplexes, and manufactured homes.	Does not require specific action	Planning Commission, Town Board	
Encourage the availability of choices of owner and renter type-housing units to serve current and future needs of all residents.	Does not require specific action	Planning Commission, Town Board	
Encourage the availability of a sufficient supply of affordable rental and ownership housing for low and moderate-income individuals.	Does not require specific action	Planning Commission, Town Board	
Discourage residential development from areas where soils, slope, or other topographical limitations prove to be unsuitable.	Does not require specific action	Planning 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	Planning Commission, Town Board	
Encourage contiguous development patterns that preserve and expand upon existing neighborhoods or subdivisions while encouraging the location of new residential developments within, or close to, existing residential developments.	Does not require specific action	Planning Commission, Town Board	
Support efforts to strengthen existing neighborhoods by finding new uses for abandoned or under used land.	Does not require specific action	Planning Commission, Town Board	
Encourage the preservation and rehabilitation of existing housing stock in the community.	Does not require specific action	Planning Commission, Town Board	
Support residents who want to use loan or grant programs assisting with purchasing or repairing homes.	Does not require specific action	Planning Commission, Town Board	
Where and when appropriate, utilize county, state, and federal programs or grants to maintain existing housing or to support the construction of future housing.	Does not require specific action	Planning 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	Planning Commission, Town Board	
Adopt road standards for the construction of private driveways, including the implementation of access management controls along all town roads (i.e., driveway permits). Length of driveway will not be considered, however driveway width must be wide enough to accommodate emergency service vehicles.	Town Driveway Ordinance	Planning Commission, Town Board	April 2008
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	Planning Commission, Town Board	
An area development plan should be submitted as a condition of all subdivision reviews to ensure that proposed new roads connect to adjacent properties and to avoid unnecessary cul-du-sacs and loops that increase maintenance costs.	Does not require specific action	Planning Commission, Town Board	
Developers should 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	Planning Commission, Town Board	
Encourage shared driveways to minimize the number of access points on local streets and roads.	Does not require specific action	Planning Commission, Town Board	
Coordinate utility maintenance, construction, and upgrades with road improvements, whenever feasible.	Does not require specific action	Planning Commission, Town Board	
Promote the development of multi-use trails, trail linkages, wide shoulders, or sidewalks as part of new development proposals.	Does not require specific action	Planning Commission, Town Board	
Coordinate with the Lafayette County Social Services, and any other appropriate agencies, to ensure that transportation options for the elderly and disabled population meets local needs.	Does not require specific action	Planning Commission, Town Board	

Table 9.7 Economic Development

Economic Development Policies	Implementation Action	Responsibility	Implementation timeline
Encourage crop and livestock production farming as a local economic development strategy.	Does not require specific action	Planning 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	Planning 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	Planning Commission, Town Board	
Encourage job-training programs at area schools and local colleges that help local workers and employers develop the work skills necessary to stay competitive in a global economy.	Does not require specific action	Planning 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	Planning Commission, Town Board	

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	Planning Commission, Town Board	

Table 9.9 Land Use

Land Use Policies	Implementation Action	Responsibility	Implementation Timeline
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	Planning Commission, Town Board	
Encourage the protection of active agricultural lands and forestry in the community as this land use helps realize our vision for the future.	Does not require specific action	Planning Commission, Town Board	
Encourage the preservation of agricultural fields in the community from encroachment by incompatible development (limit fragmentation of crop fields).	Does not require specific action	Planning 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	Planning 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	Planning Commission, Town Board	
Recognize that while flat valley bottoms are often the most desirable areas for new development, theses 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	Planning 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	Planning 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, 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.	Does not require specific action	Planning Commission, Town Board	
Encourage infill development and redevelopment on lands that are vacant, blighted, or underutilized.	Does not require specific action	Planning Commission, Town Board	

Table 9.9 (cont.) Land Use

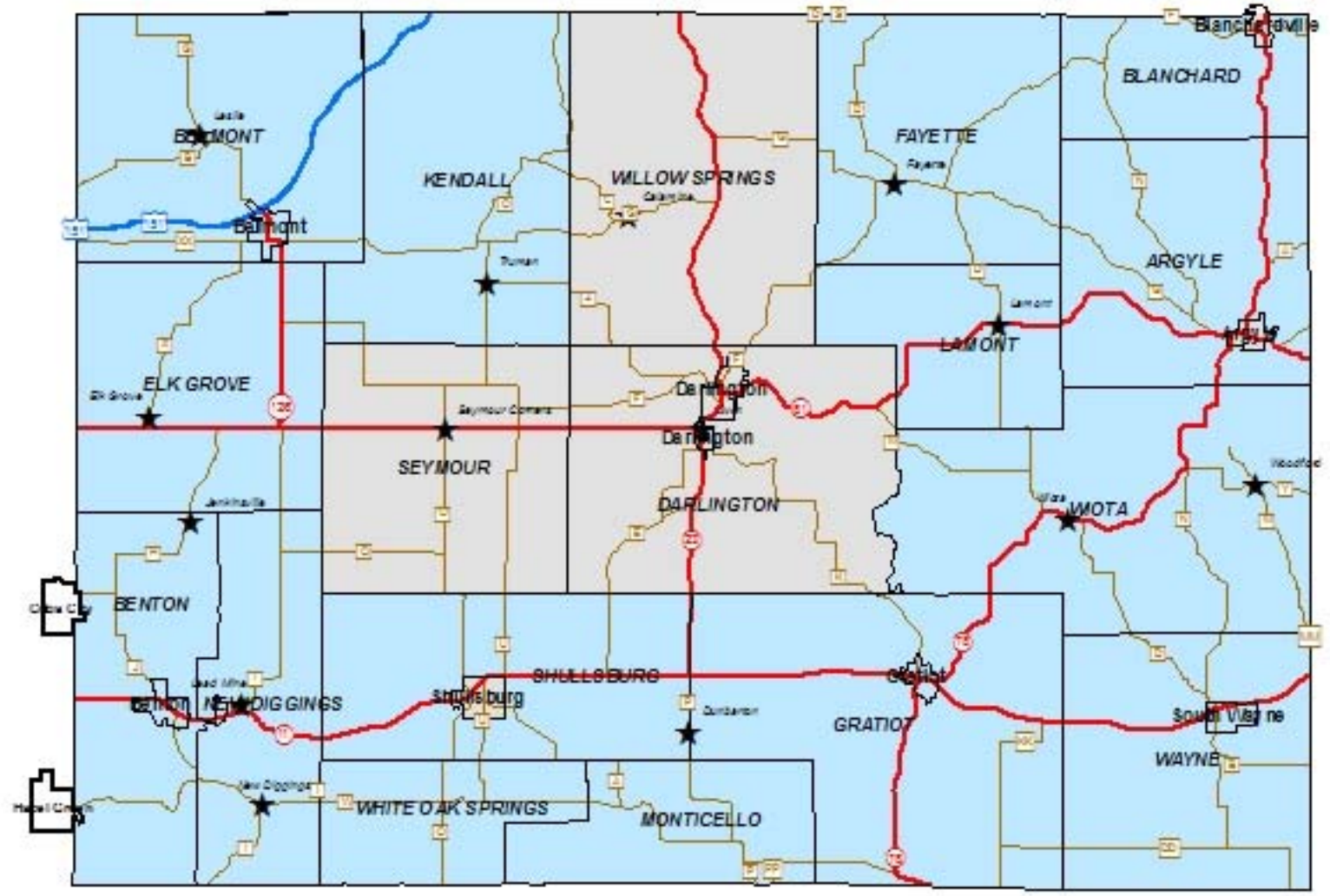
Land Use Policies	Implementation Action	Responsibility	Implementation timeline
Require detailed neighborhood development plans and phasing plans prior to zoning, platting, and development of planned residential areas.	Does not require specific action	Planning Commission, Town Board	
Encourage the direction of rural residential development toward existing platted subdivisions.	Does not require specific action	Planning 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	Planning Commission, Town Board	
Enforce local ordinances to support the vision noted in Section 9.2.	Does not require specific action	Planning Commission, Town Board	
Comply with applicable County, State, and Federal regulations.	Does not require specific action	Planning 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	Planning Commission, Town Board	
Update the Town of Benton Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.	Does not require specific action	Planning Commission, Town Board	

MAP 1.1 PARTICIPATING JURISDICTIONS

- LAFAYETTE COUNTY, WISCONSIN -



Legend

- Municipal Boundaries
- Unincorporated Villages
- Roads - Federal
- Roads - State
- Roads - County

Towns of Lafayette County

TOWN NAME

- ARGYLE
- BELMONT
- BENTON
- BLANCHARD
- DARLINGTON
- ELK GROVE
- FAYETTE
- GRATIOT
- KENDALL
- LAMONT
- MONTICELLO
- NEW DIGGINGS
- SEYMOUR
- SHULLSBURG
- WAYNE
- WHITE OAK SPRINGS
- WILLOW SPRINGS
- WIOTA

Villages of Lafayette County

VILLAGE NAME

- Argyle
- Belmont
- Benton
- Blanchardville
- Gratiot
- South Wayne

Cities of Lafayette Co.

CITY NAME

- Darlington
- Shullsburg

SOUTHWESTERN WISCONSIN
REGIONAL PLANNING COMMISSION
719 Pioneer Tower
1 University Plaza
Platteville, WI 53818

April 2, 2007

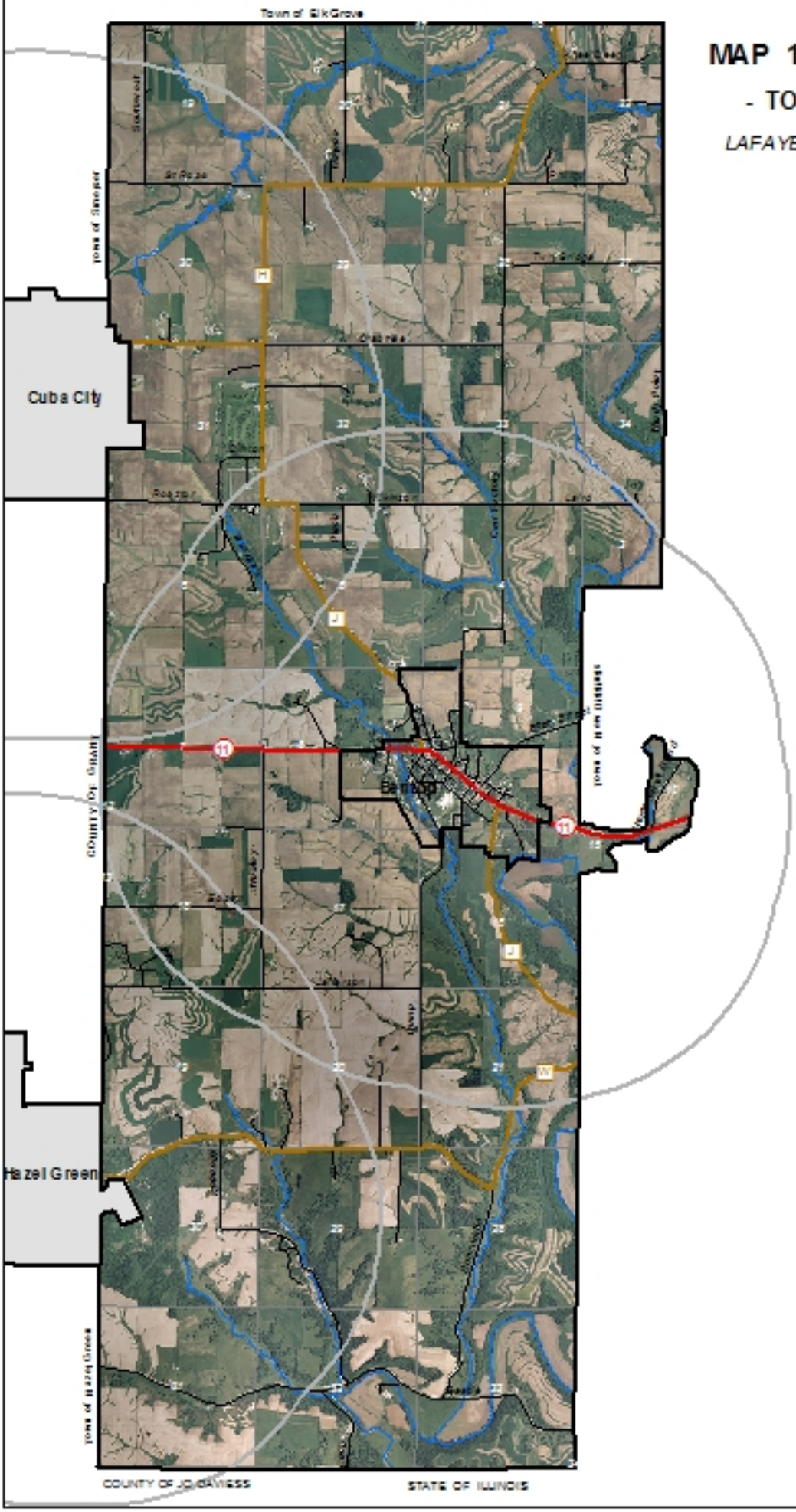
1 inch equals 4.05 miles

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.

MAP 1.2 PLANNING AREA

- TOWN OF BENTON -

LAFAYETTE COUNTY, WISCONSIN



Legend

- Municipal Boundary
- Sections
- 1.5 Mile ETZ Buffer
- Roads - State
- Roads - County
- Roads - Local/Drive
- Streams/Lakes

1 inch equals 0.9 miles

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W E
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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.

SOUTHWESTERN WISCONSIN
REGIONAL PLANNING COMMISSION
719 Pioneer Tower
One University Plaza
Platteville, WI 53818
608-342-1214
www.swwrpc.org

October 31, 2006

Flyover: 2005-SID

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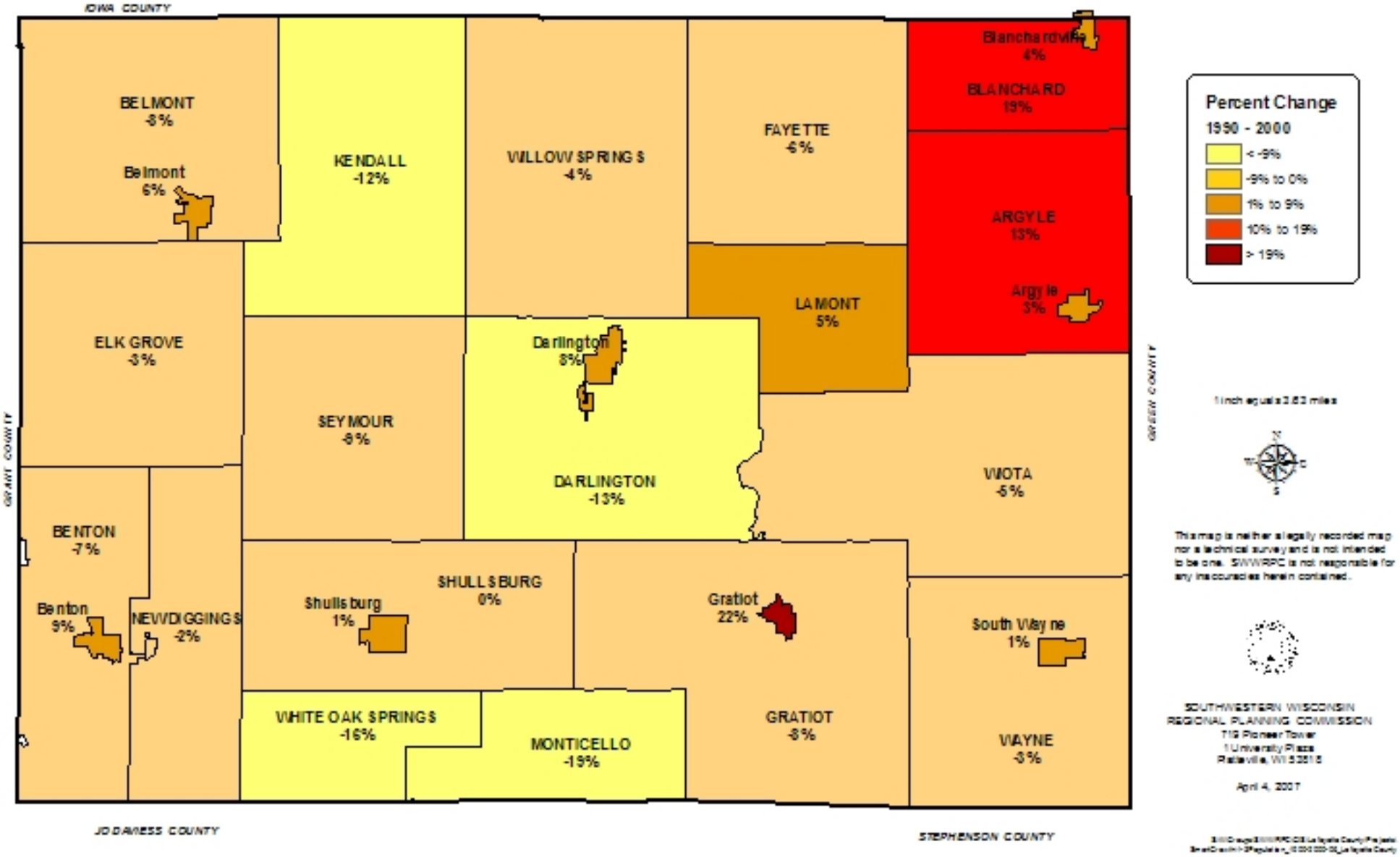
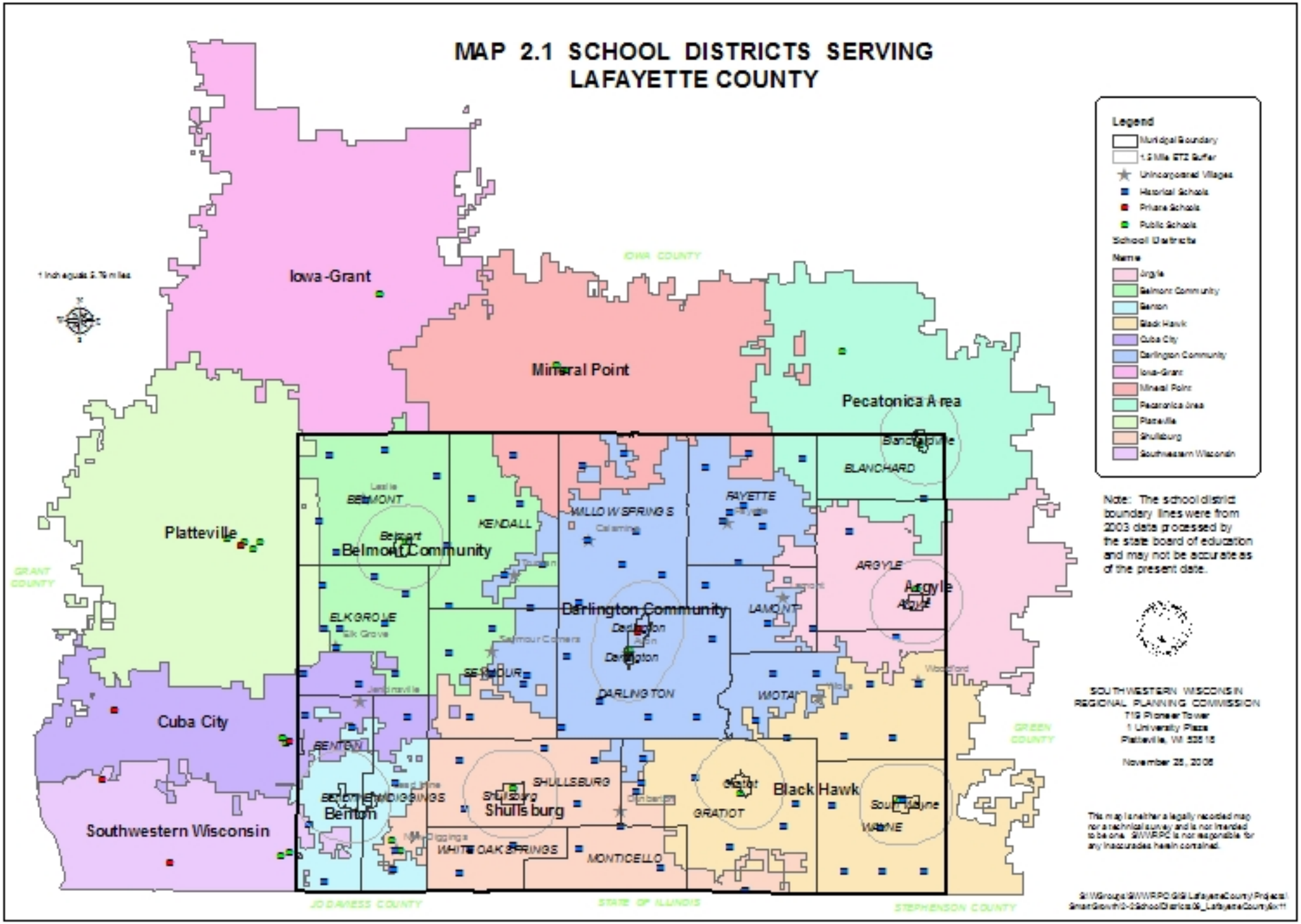
MAP 1.3 POPULATION CHANGE
1990-2000

- LAFAYETTE COUNTY, WISCONSIN -



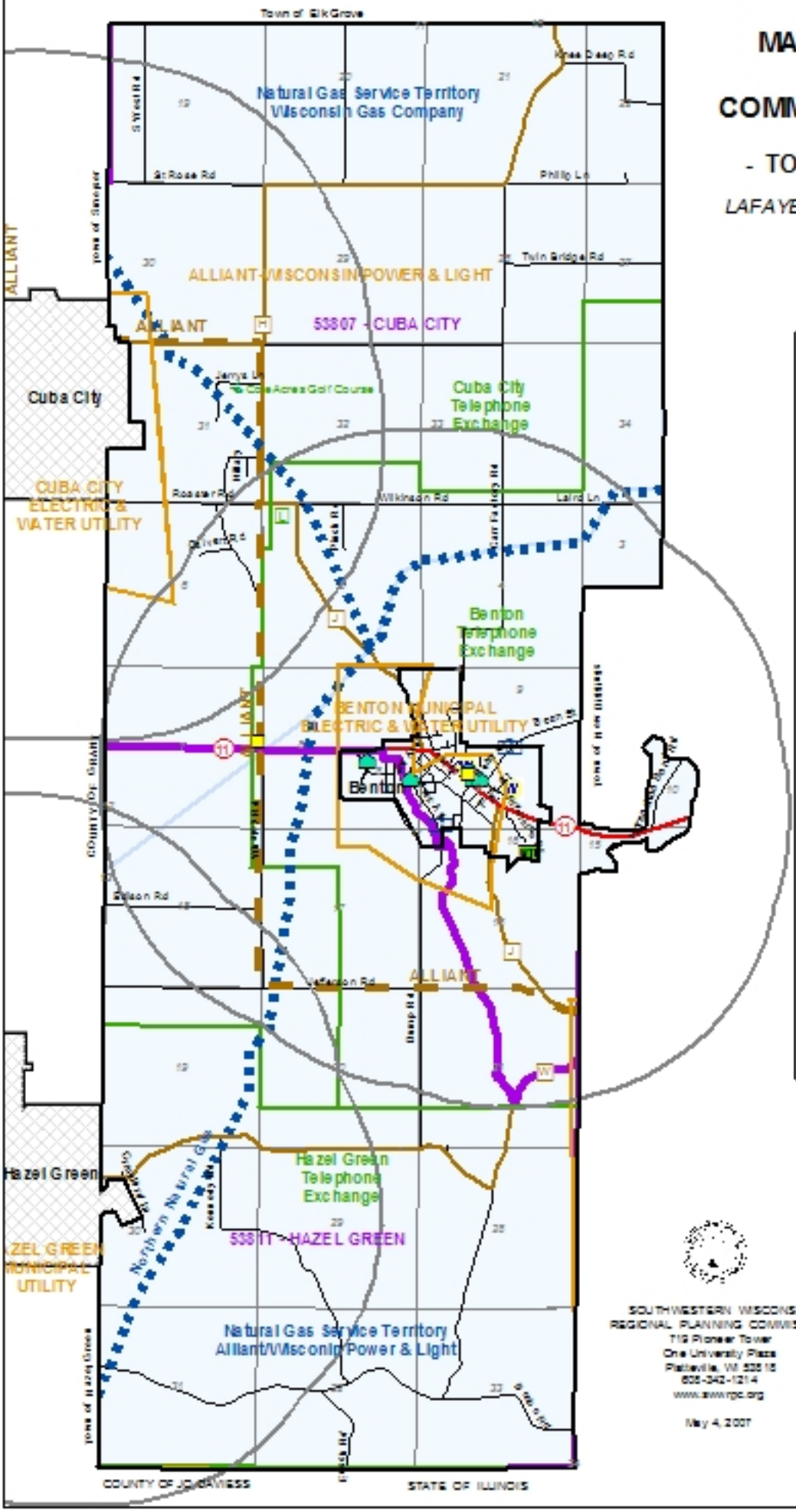
MAP 2.1 SCHOOL DISTRICTS SERVING LAFAYETTE COUNTY



MAP 2.2 UTILITIES AND COMMUNITY FACILITIES

- TOWN OF BENTON -

LAFAYETTE COUNTY, WISCONSIN



Legend

- Municipal Boundary
- 1.5 Mile ETZ Buffer
- Sections
- Roads - State
- Roads - County
- Roads - Local/Drives
- Electric Service Territories
- Golf Course
- Electric Transmission Substations
- Electric Transmission Lines
- Landfills
- Municipal Buildings
- Natural Gas Pipelines
- Natural Gas Service Territories
- Recycling Centers
- Telecommunication Towers
- Telephone Exchange Boundary

Water Utility

Type

- Lift Station
- Wastewater Treatment
- Water Reservoir
- Water Tower
- Well
- Zip Code Boundary

1 inch equals 0.9 miles

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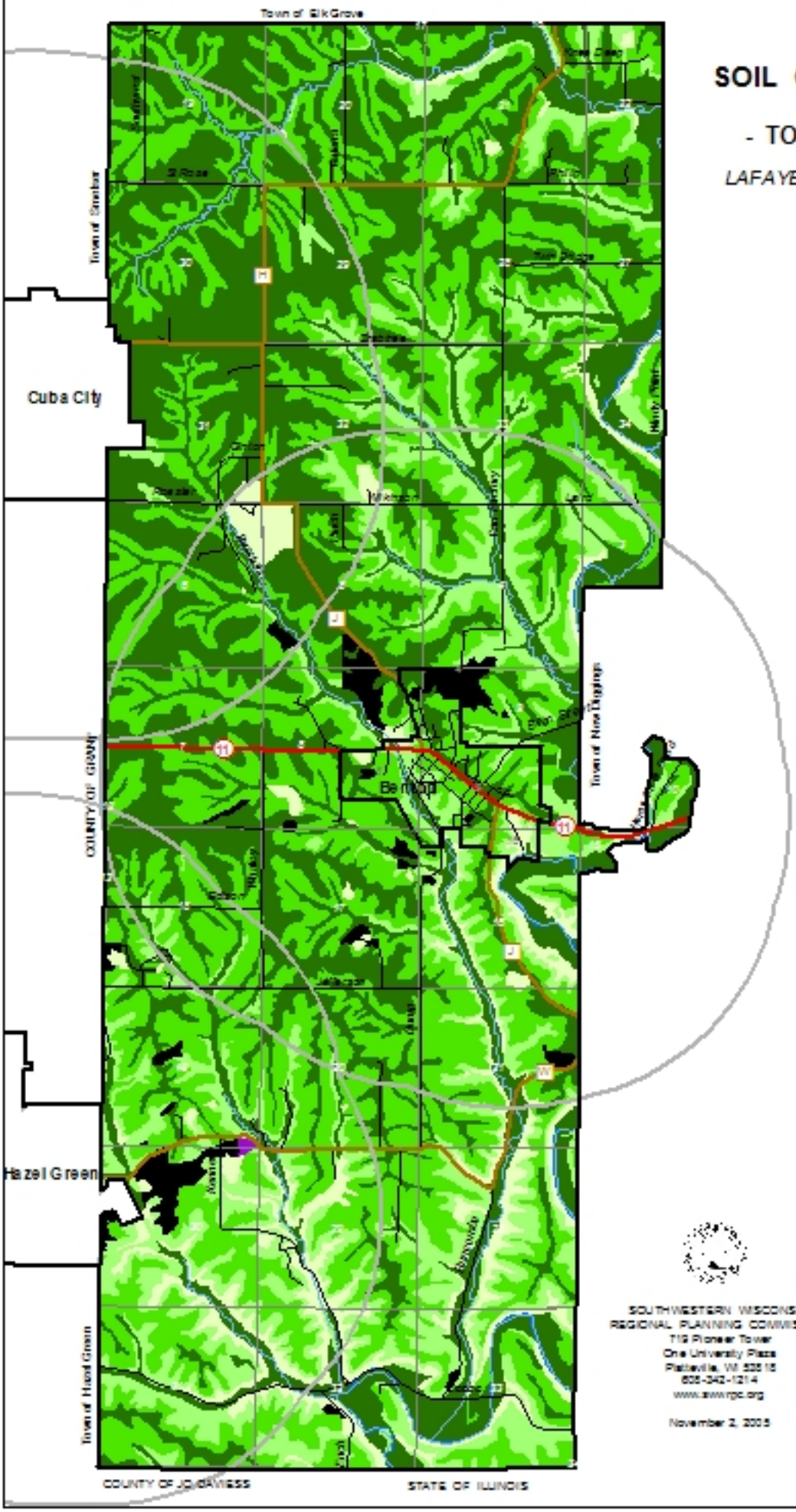
MAP 3.1.1
SOIL CLASSIFICATIONS

- TOWN OF BENTON -

LAFAYETTE COUNTY, WISCONSIN



Legend

- Municipal Boundary
- Sections
- 1.5 Mile ETZ Buffer
- Roads - State
- Roads - County
- Roads - Local/Drive

Soils Class

- Prime
- State
- Local
- Other
- Landfill
- Mine Pits
- Quarry
- Water

1 inch equals 0.9 miles

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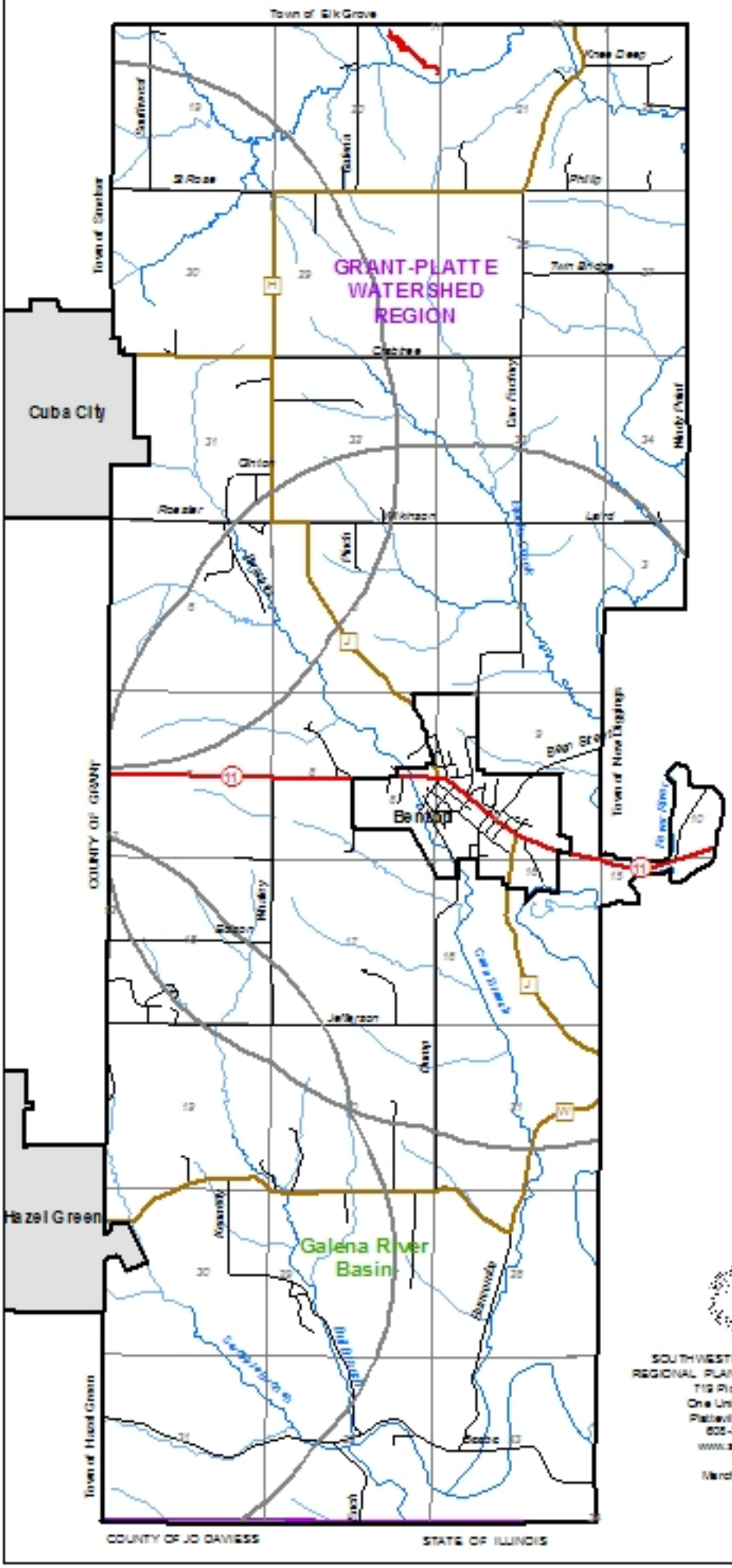
MAP 3.2.1
WATER RESOURCES

- TOWN OF BENTON -

LAFAYETTE COUNTY, WISCONSIN



Legend

- Municipal Boundary
- Sections
- 1.5 Mile ETZ Buffer
- Roads - State
- Roads - County
- Roads - Local/Drive
- Watershed Regions
- Watershed Basins
- Perennial Streams
- Intermittent Streams

Wetlands Class

- Emergent/Wet Meadow

1 inch equals 0.9 miles

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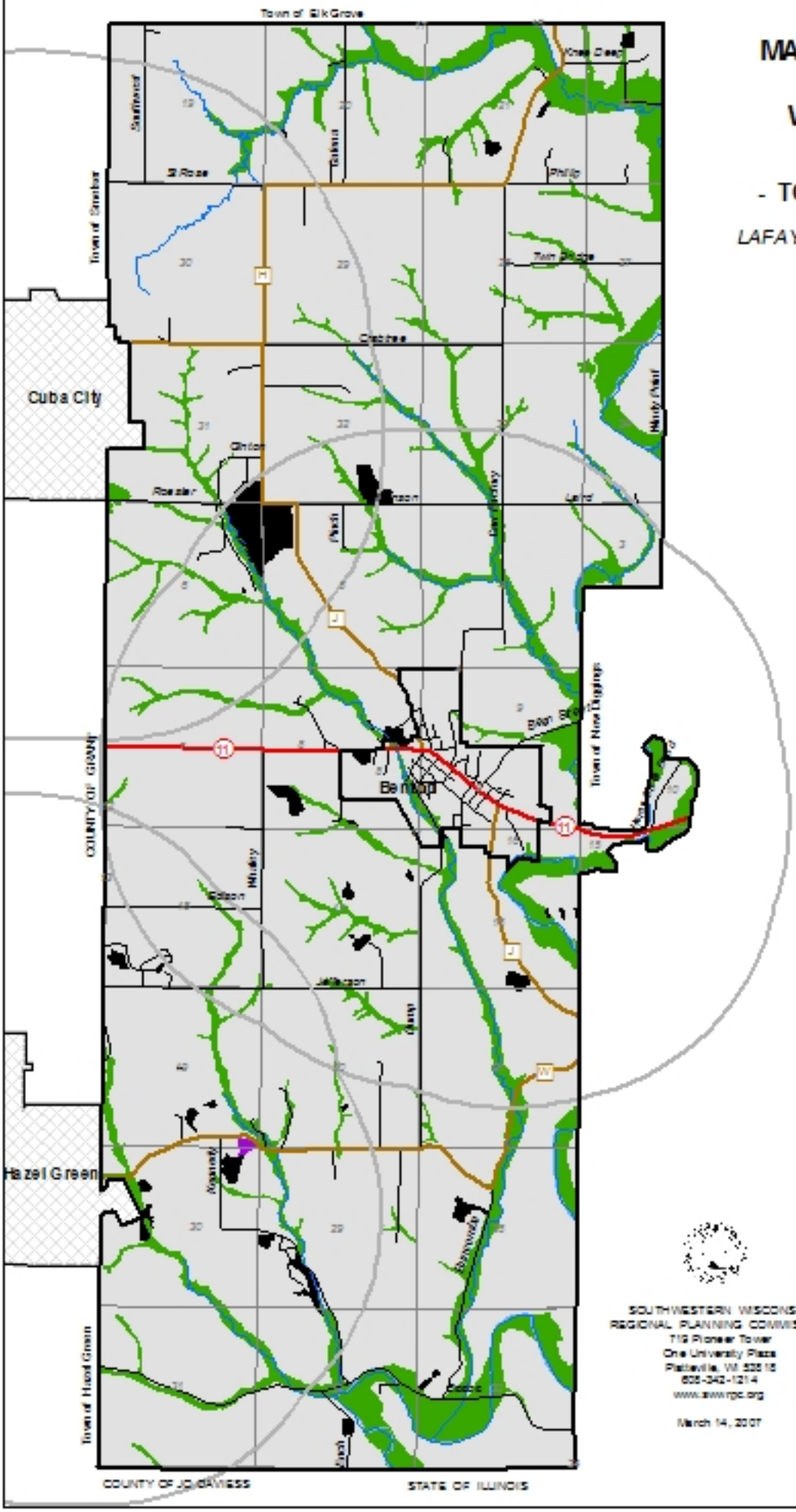
MAP 3.2.2 DEPTH TO WATER TABLE

- TOWN OF BENTON -

LAFAYETTE COUNTY, WISCONSIN



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1 inch equals 0.9 miles

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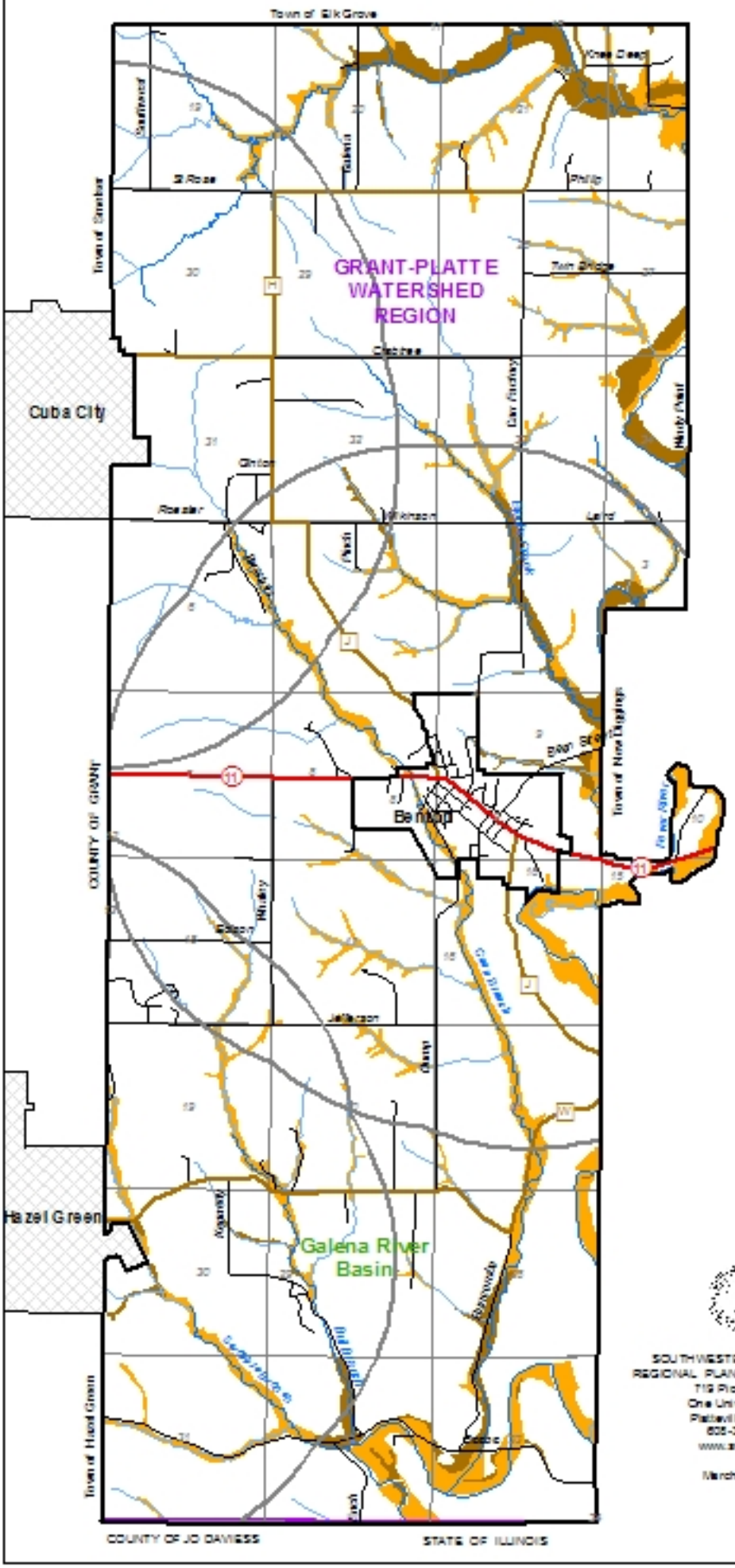
MAP 3.2.3 FLOODING FREQUENCY

- TOWN OF BENTON -

LAFAYETTE COUNTY, WISCONSIN



Note: The flooding frequencies shown are developed by NRCS. FEMA maps should be reviewed to confirm flooding potential at specific locations.

1 inch equals 0.9 miles

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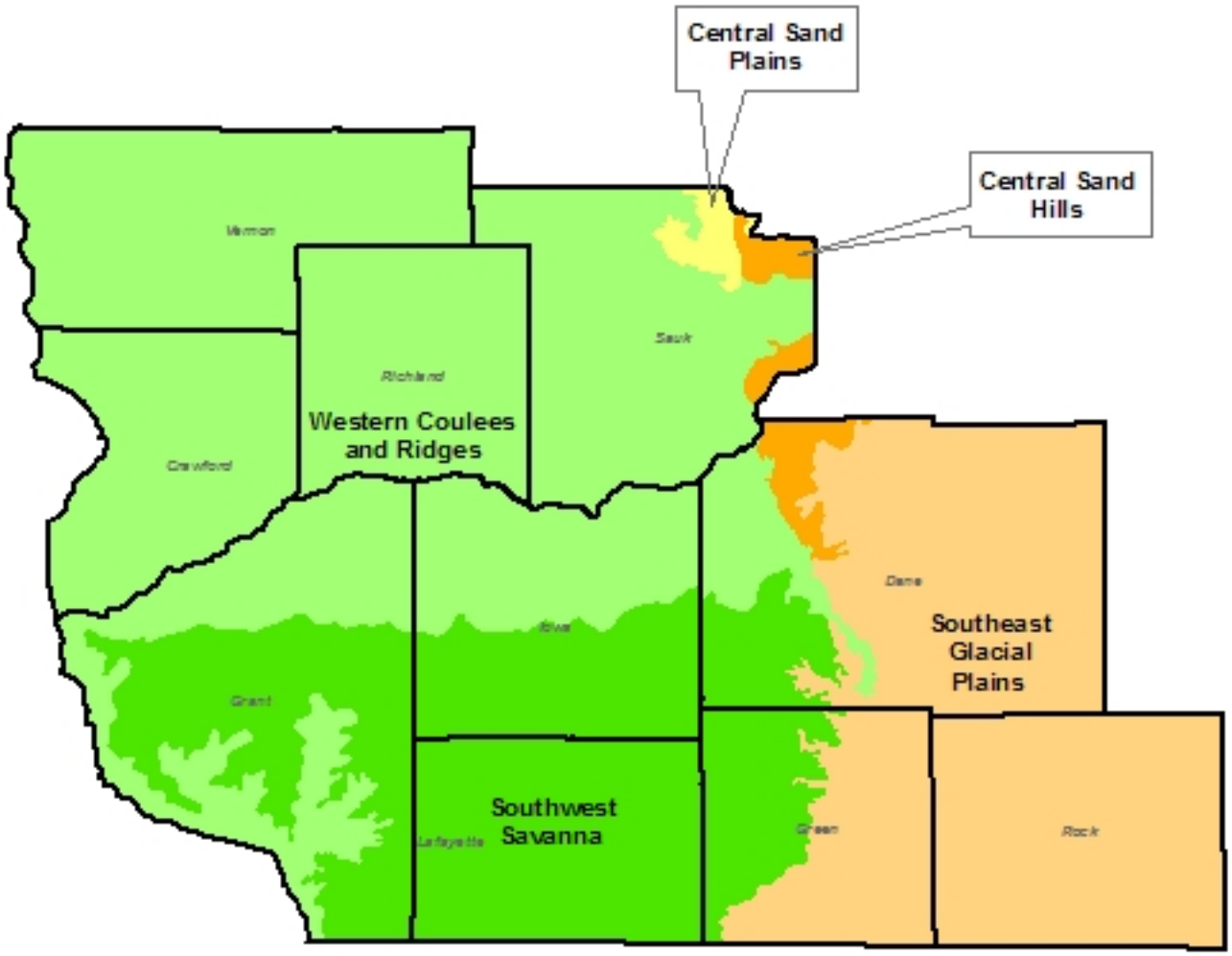
MAP 3.2.4 ECOLOGICAL LANDSCAPES OF SOUTHWEST-SOUTH CENTRAL WISCONSIN



Legend

- Municipal Boundaries
- Central Sand Hills
- Central Sand Plains
- Southeast Glacial Plains
- Southwest Savanna
- Western Coulees and Ridges

1 inch equals 19.09 miles

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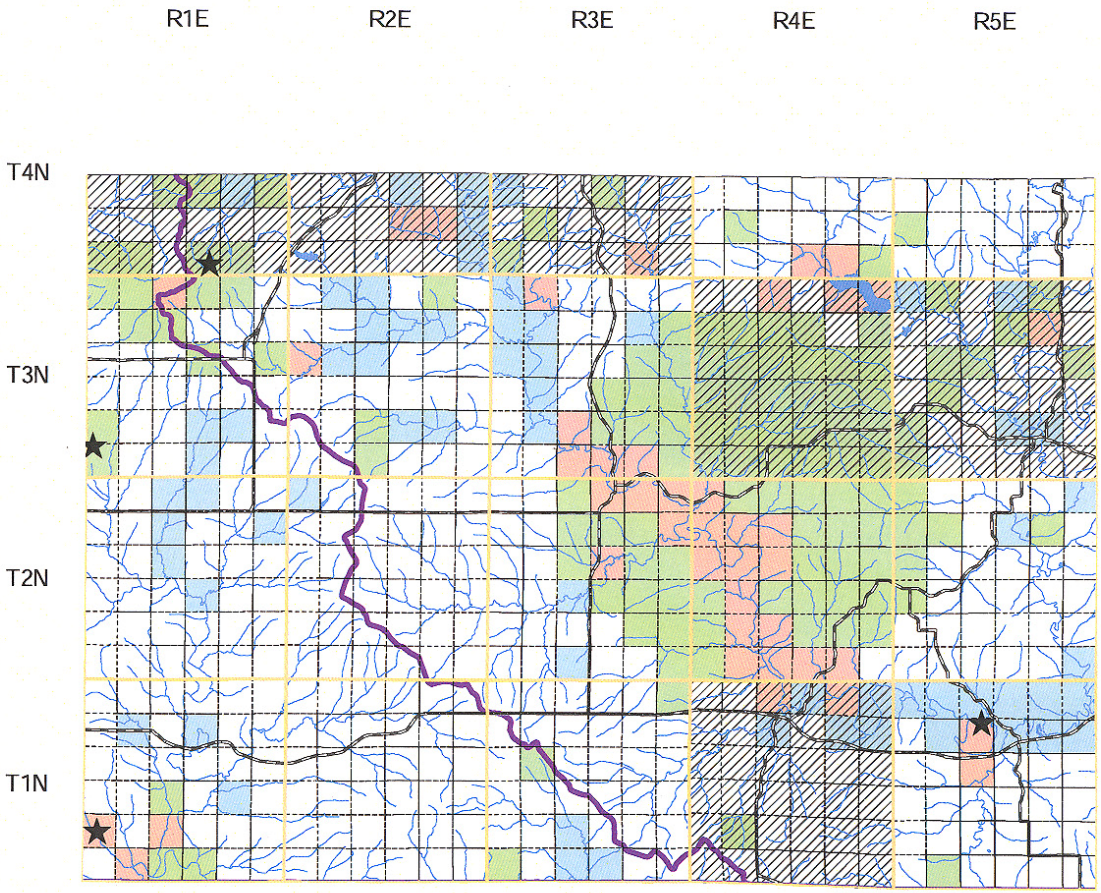

SPECIES and/or NATURAL COMMUNITY | Aquatic | Terrestrial | Both | Township Occurrences | Water Management Units | ★ State Natural Area

Lafayette County

AQUATIC OCCURRENCES

Animal

Bullfrog Rana catesbeiana 2001
Gravel Chub Erimystax x-punctatus 1966
Silver Chub Macrhybopsis storeriana 1976
Ozark Minnow Notropis nubilus 1981
Black Buffalo Ictiobus niger 1976
Slender Madtom Noturus exilis 1976
Highland Dancer Argia plana 1987
Blanchard's Cricket Frog Acris crepitans blanchardi 2003
Black-crowned Night-heron Nycticorax nycticorax 1947

Plants

Glade Mallow Napaea dioica 1990
Yellow Water Lily Nuphar advena 1972
Showy Lady's-slipper Cypripedium reginae 1890

Natural Communities

Lake--Oxbow Lake--oxbow 1973
Emergent Marsh Emergent marsh 1973
Floodplain Forest Floodplain forest 1973
Southern Sedge Meadow Southern sedge meadow 1973

TERRESTRIAL OCCURRENCES

Animal

Bell's Vireo Vireo bellii 1989
Ottoe Skipper Hesperia ottoe 1987
Bat Hibernaculum Bat hibernaculum 1999
Upland Sandpiper Bartramia longicauda 1993
Eastern Pipistrelle Pipistrellus subflavus 1999
Gorgone Checker Spot Chlosyne gorgone 1991
Net-veined Leafhopper Polyamia dilata 1997
Franklin's Ground Squirrel Spermophilus franklinii 1987

Plants

Twinleaf Jeffersonia diphylla 1987
Beak Grass Diarrhena obovata 1985
Marbleseed Onosmodium molle 1995
Hooker Orchis Platanthera hookeri 1890
Snowy Campion Silene nivea 1957
Wild Hyacinth Camassia scilloides 1999
Hill's Thistle Cirsium hillii 2001
Prairie Turnip Pediomelum esculentum 1949
Yellow Gentian Gentiana alba 1999
Nodding Pogonia Triphora trianthophora 2002
Prairie Parsley Polytaenia nuttallii 1884
Purple Milkweed Asclepias purpurascens 1987
Earleaf Foxglove Tomanthera auriculata 1888
American Gromwell Lithospermum latifolium 2000
Reflexed Trillium Trillium recurvatum 1990
American Feverfew Parthenium integrifolium 1991
Limestone Oak Fern Gymnocarpium robertianum 1972
Roundstem Foxglove Agalinis gattingeri 1889
Short's Rock-cress Arabis shortii 1946
Prairie Bush-clover Lespedeza leptostachya 2000
Yellow Giant Hyssop Agastache nepetoides 1987
Great Indian-plantain Cacalia muehlenbergii 2002
Narrow-leaved Vervain Verbena simplex 1922
Purple Meadow-parsnip Thaspium trifoliatum var. flavum 1989
One-flowered Broomrape Orobanche uniflora 1946
Prairie Indian Plantain Cacalia tuberosa 1987

Natural Communities

Dry Prairie Dry prairie 1986
Moist Cliff Moist cliff 1973
Pine Relict Pine relict 1987
Oak Woodland Oak woodland 1999
Mesic Prairie Mesic prairie 1992
Dry-mesic Prairie Dry-mesic prairie 1987
Southern Dry Forest Southern dry forest 1973
Southern Mesic Forest Southern mesic forest 1990
Southern Dry-mesic Forest Southern dry-mesic forest 1986

MAP 3.2.5
THREATENED AND ENDANGERED SPECIES

Source: Wisconsin Department of Natural Resources.
Website: www.dnr.state.wi.us/org/land/er/workinglists/countymaps/lafayette2004

ENDANGERED RESOURCES

This map represents the known occurrences of rare species and natural communities that have been recorded in the Wisconsin Natural Heritage Inventory (NHI). Colored sections indicate the presence of one or more occurrences within that section. Hatched townships indicate one or more occurrences reported only at the township level. The date following the names above notes the most recent year the occurrence was recorded in the county.

Map generated using NHI data from: 06/14/2004
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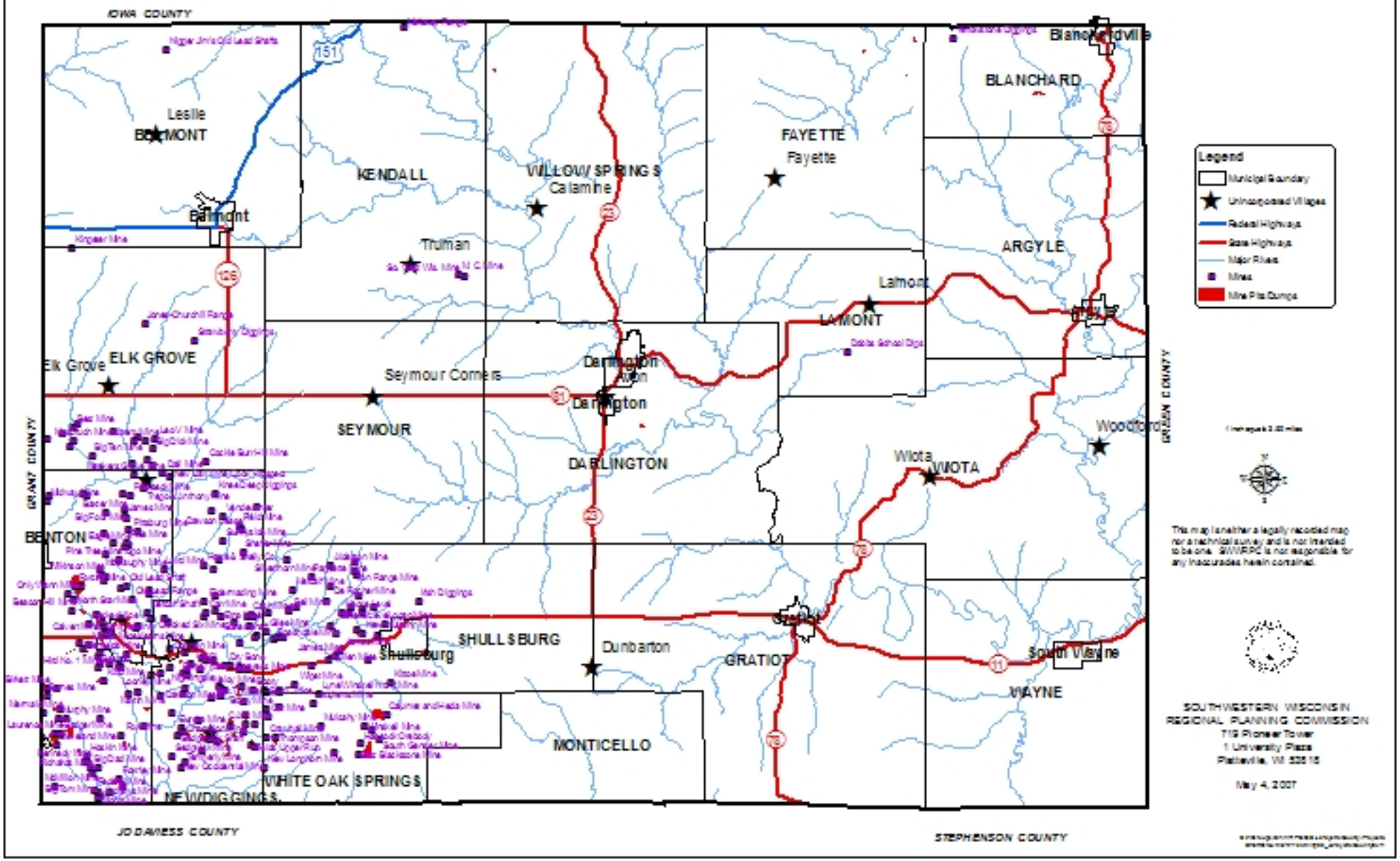
WISCONSIN DEPT. OF NATURAL RESOURCES

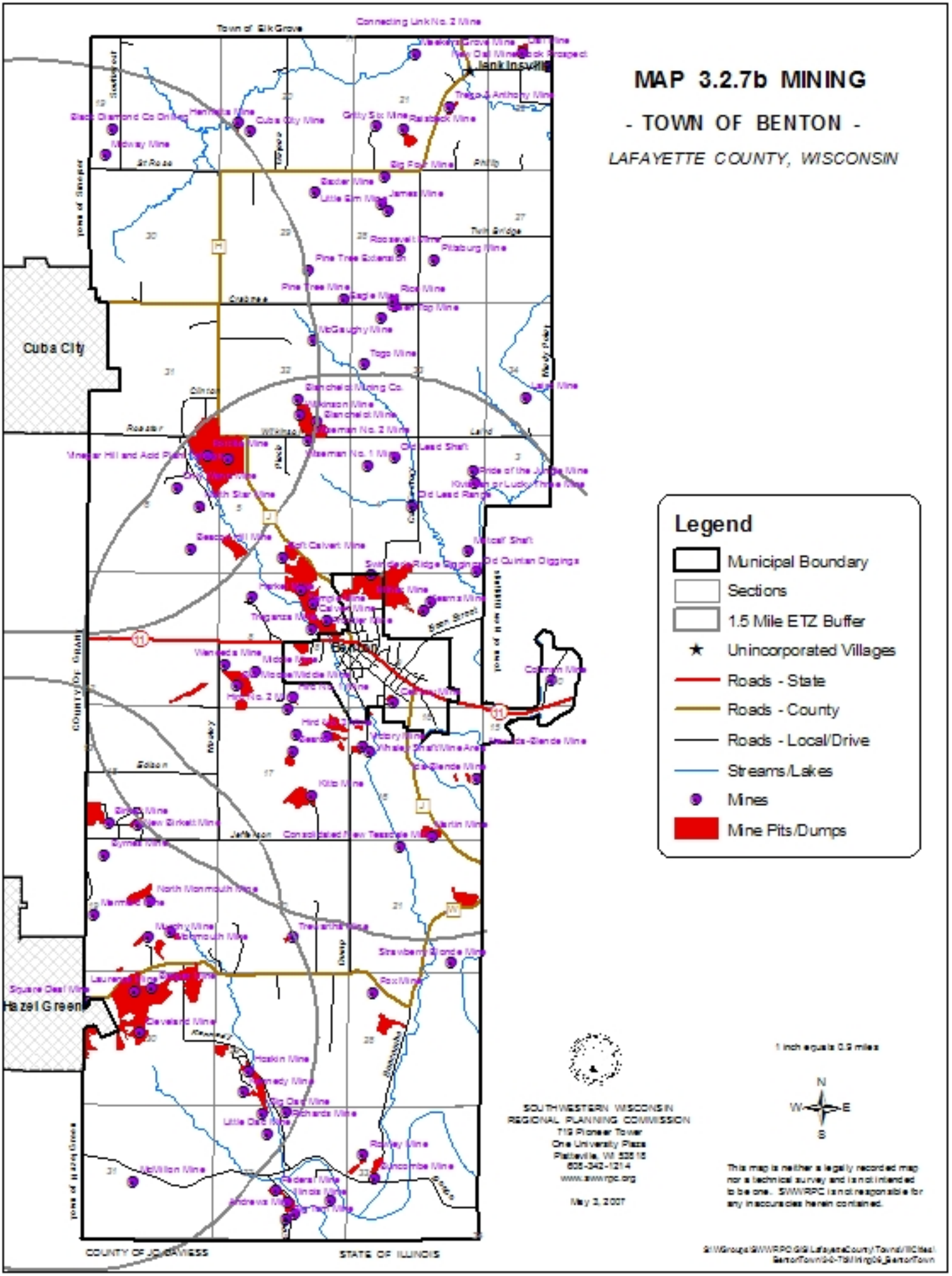
MAP 3.2.6 NATURAL AND RECREATIONAL RESOURCES

- LAFAYETTE COUNTY, WISCONSIN -

MAP 3.2.7a MINING

- LAFAYETTE COUNTY, WISCONSIN -




MAP 3.2.7b MINING
- TOWN OF BENTON -
LAFAYETTE COUNTY, WISCONSIN
Legend
Municipal Boundary
Sections
1.5 Mile ETZ Buffer
Unincorporated Villages
Roads - State
Roads - County
Roads - Local/Drive
Streams/Lakes
Mines
Mine Pits/Dumps
Cuba City
Hazel Green
Benton
Town of Elk Grove
COUNTY OF JO DAVIESS
STATE OF ILLINOIS
1 inch equals 0.9 miles
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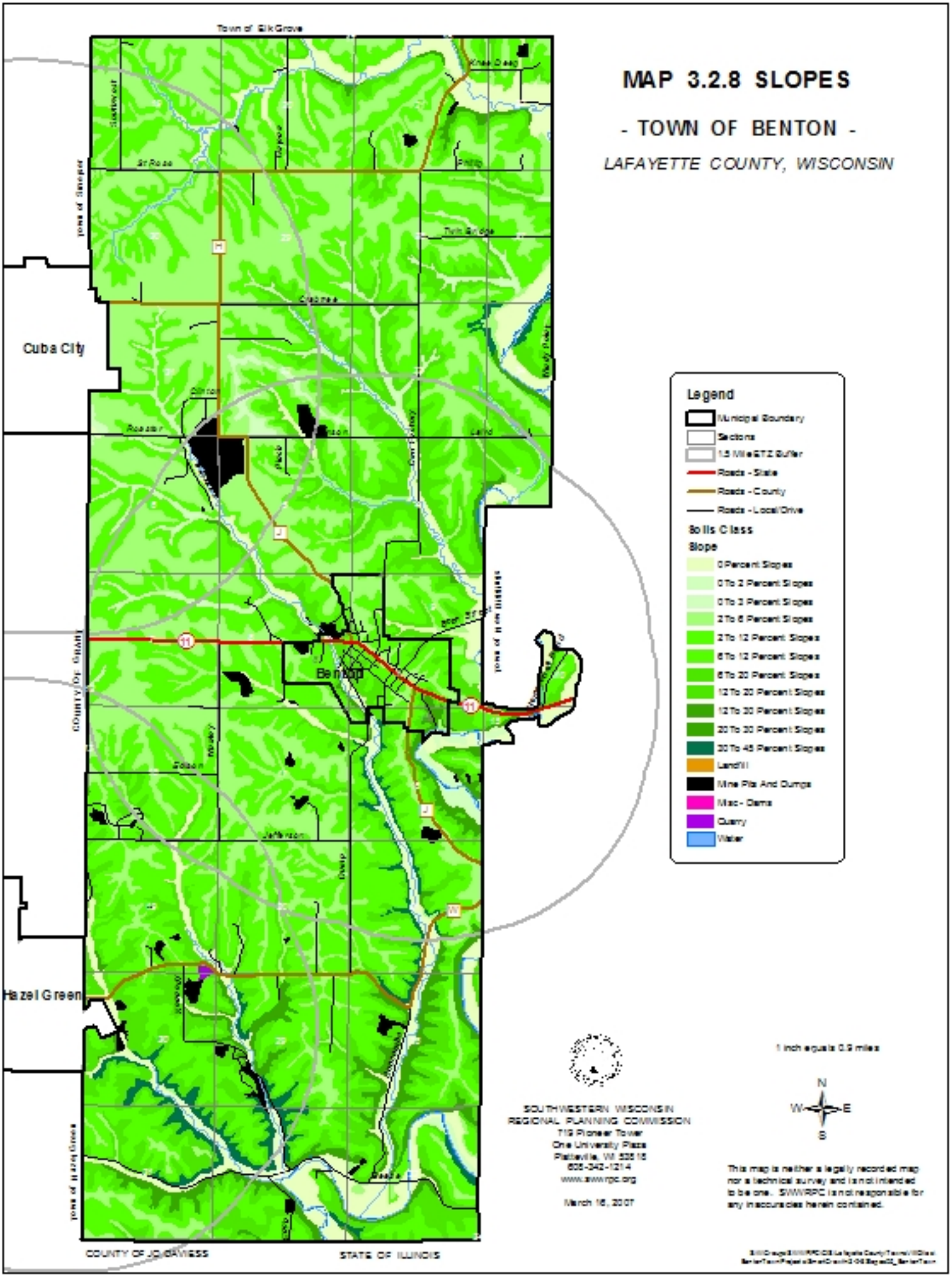
MAP 3.2.8 SLOPES
- TOWN OF BENTON -
LAFAYETTE COUNTY, WISCONSIN
Town of Elk Grove
Cuba City
Benton
Hazel Green
Legend
Municipal Boundary
Sections
1.5 Mile ETZ Buffer
Roads - State
Roads - County
Roads - Local/Drive
Soils Class
Slope
0 Percent Slopes
0 To 2 Percent Slopes
0 To 2 Percent Slopes
2 To 6 Percent Slopes
2 To 12 Percent Slopes
6 To 12 Percent Slopes
6 To 20 Percent Slopes
12 To 20 Percent Slopes
12 To 30 Percent Slopes
20 To 30 Percent Slopes
30 To 45 Percent Slopes
Landfill
Mine Pits And Dumps
Misc - Dams
Quarry
Water
1 inch equals 0.9 miles
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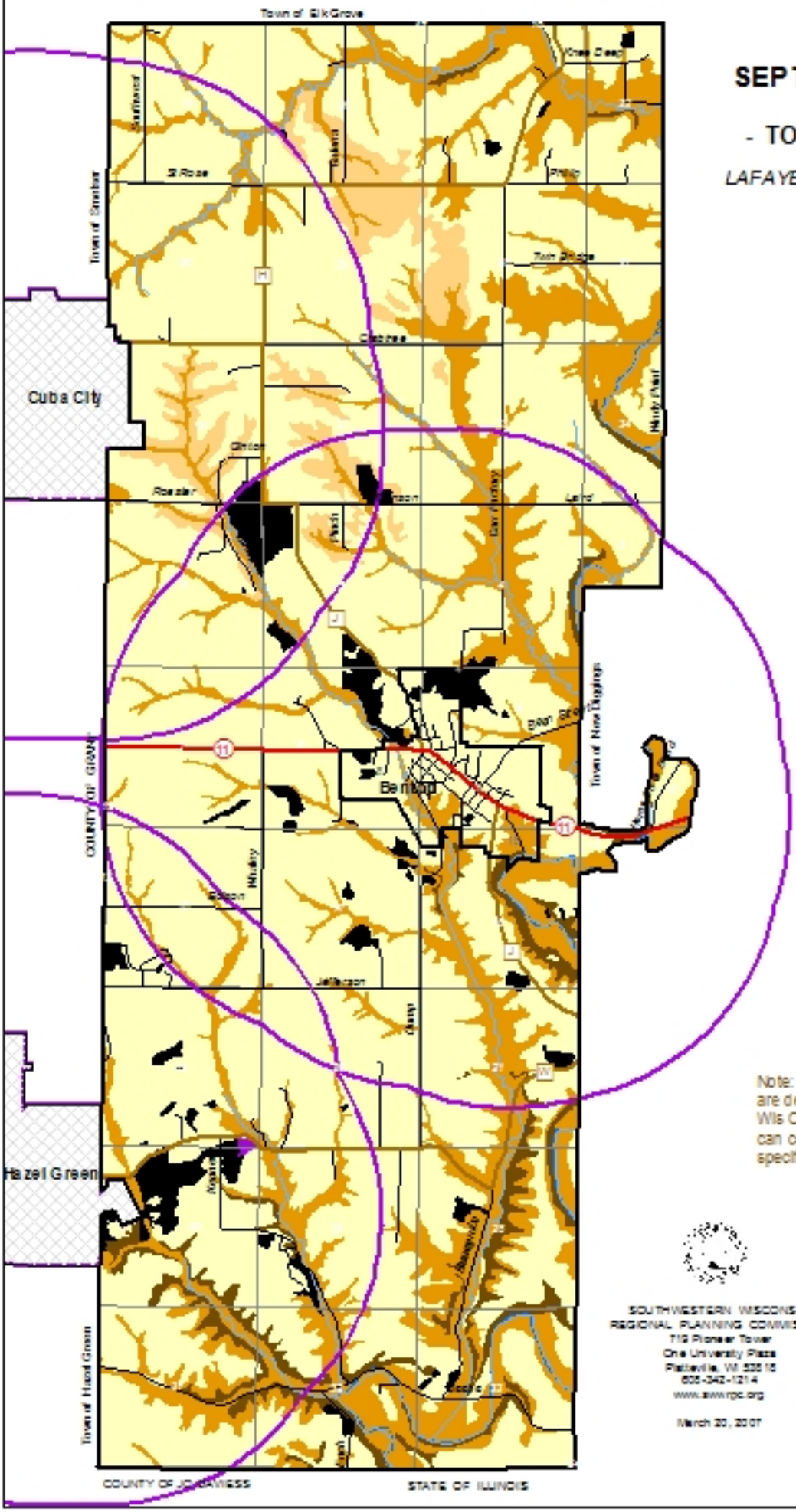
COUNTY OF JO DAVIESS
STATE OF ILLINOIS

MAP 3.2.9
SEPTIC LIMITATIONS

- TOWN OF BENTON -

LAFAYETTE COUNTY, WISCONSIN



Note: The septic limitations shown are developed by NRCS under Wis Comm 83 rules. These limitations can commonly be over come at specific locations.

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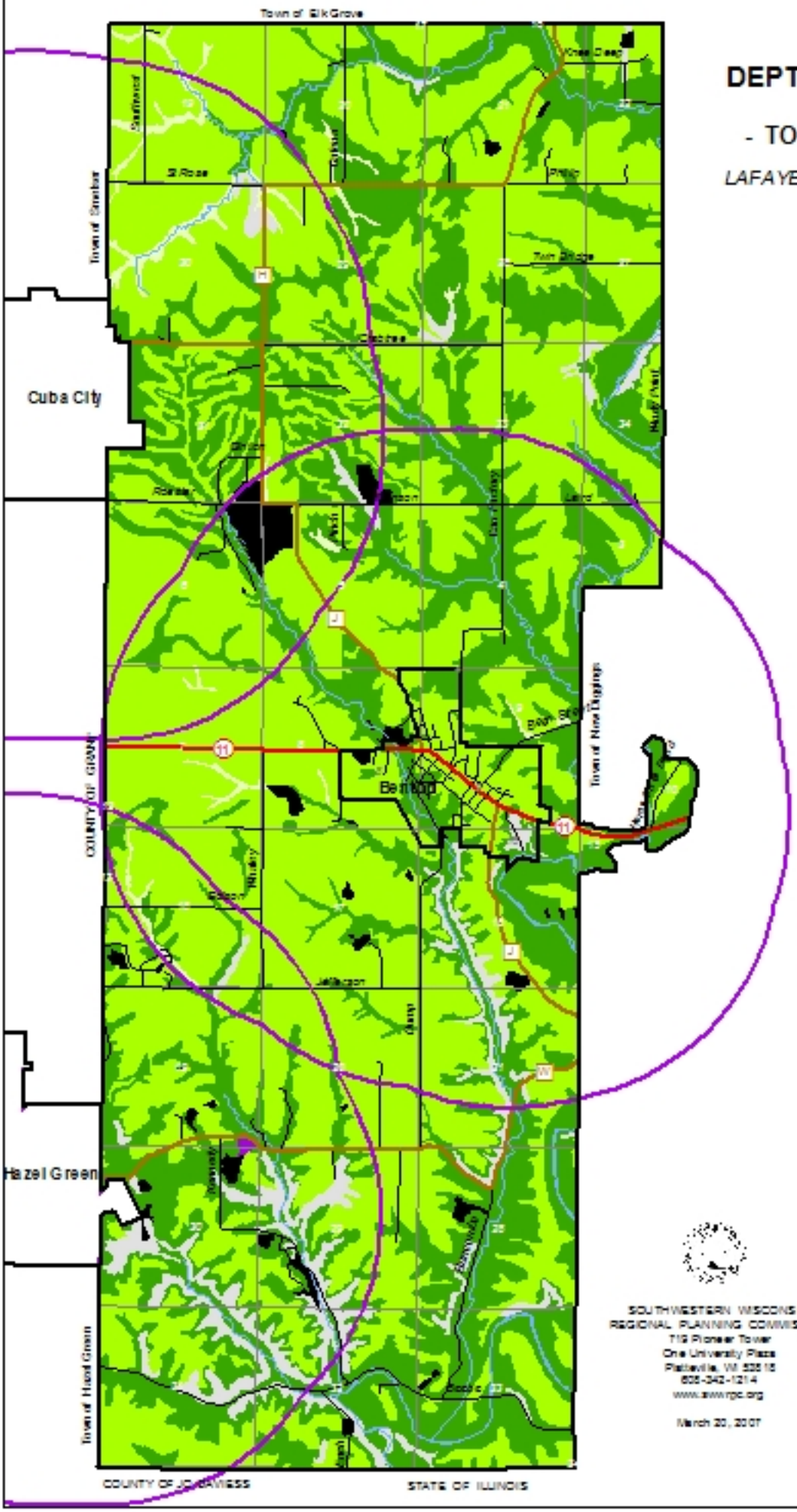
MAP 3.2.10
DEPTH TO BEDROCK

- TOWN OF BENTON -

LAFAYETTE COUNTY, WISCONSIN



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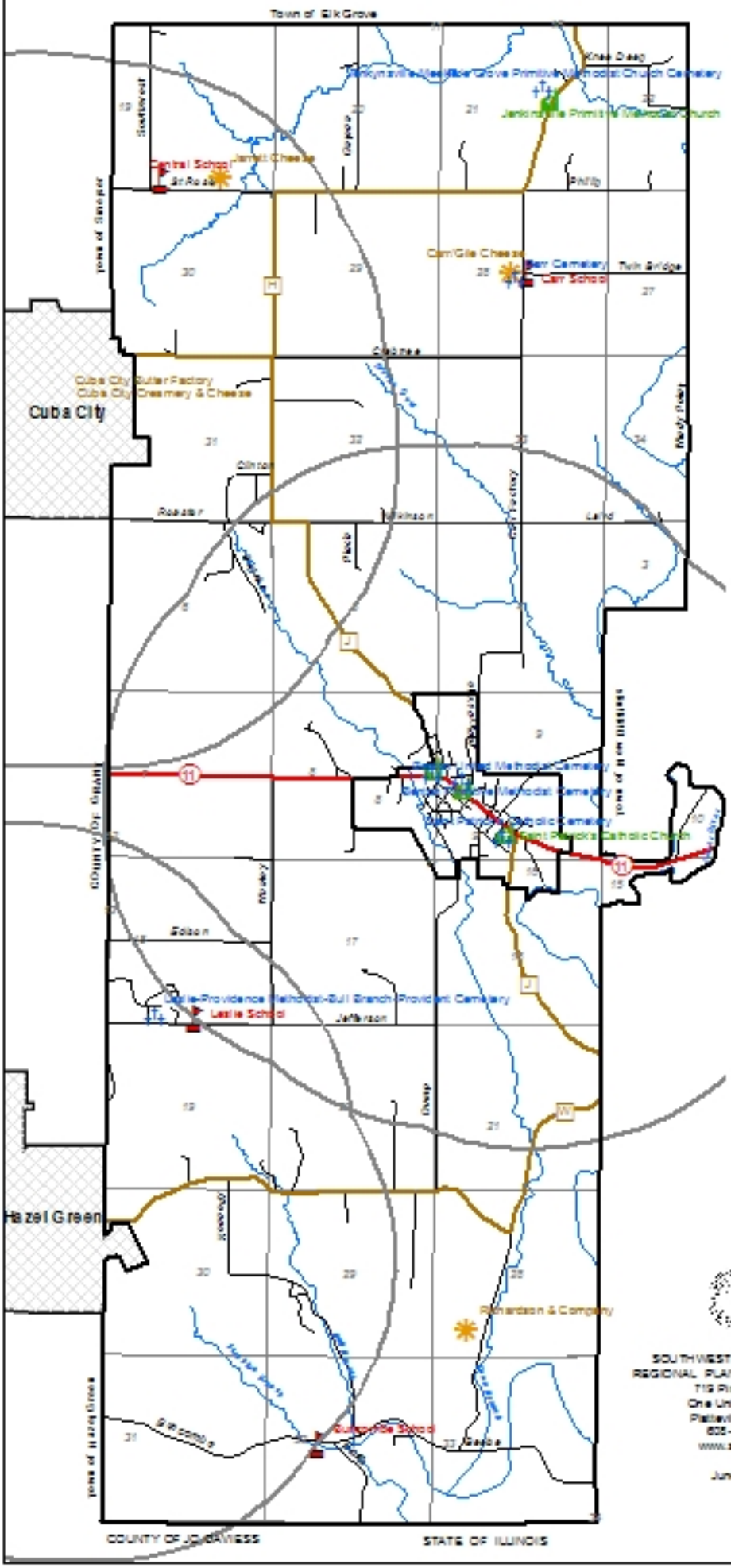
MAP 3.3.1
CULTURAL RESOURCES

- TOWN OF BENTON -

LAFAYETTE COUNTY, WISCONSIN



Legend

- Municipal Boundary
- Sections
- 1.5 Mile ETZ Buffer
- Roads - State
- Roads - County
- Roads - Local/Drive
- Rivers/Streams
- Cemetery
- Cheese Factory
- Church
- Rural School

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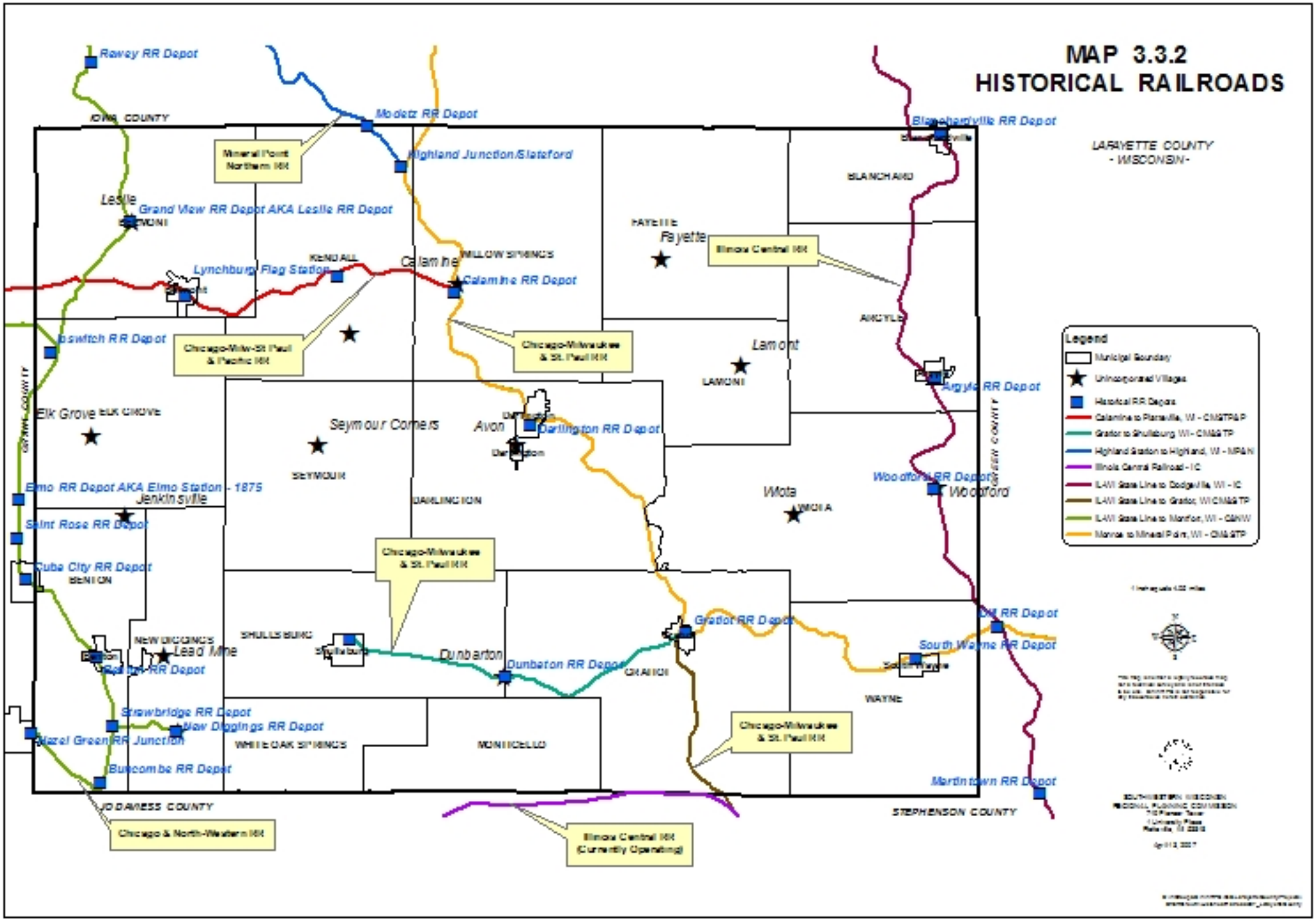
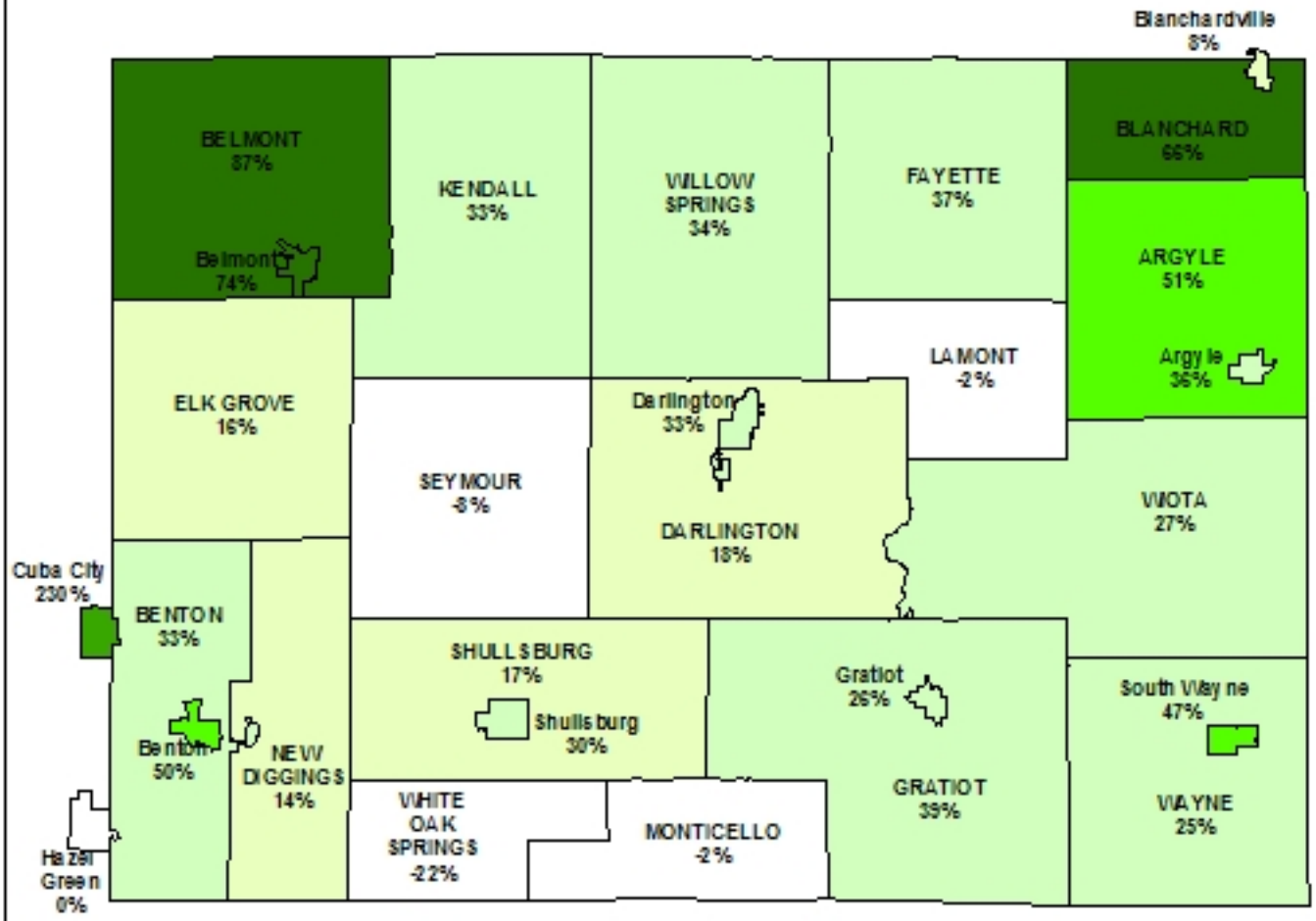

MAP 3.3.2
HISTORICAL RAILROADS
LAFAYETTE COUNTY
- WISCONSIN -
Rawey RR Depot
IOWA COUNTY
Modetz RR Depot
Mineral Point Northern RR
Highland Junction/Slatford
Blanchardville RR Depot
BLANCHARD
Leslie
Grand View RR Depot AKA Leslie RR Depot
LESLIE
Lafayette
Illinois Central RR
KENDALL
WILLOW SPRINGS
Calamine
Lynchburg Flag Station
Calamine RR Depot
ARGYLE
Boswitch RR Depot
Chicago-Milw-St Paul & Pacific RR
Chicago-Milwaukee & St. Paul RR
Lamont
LAMONT
Argyle RR Depot
GRANT COUNTY
Elk Grove
ELK GROVE
Seymour Corners
SEYMOUR
Avon
Darlington RR Depot
DARLINGTON
Elmo RR Depot AKA Elmo Station - 1875
Jenkinsville
Saint Rose RR Depot
Cuba City RR Depot
BENTON
Wiota
WIOTA
Woodford RR Depot
Woodford
GREEN COUNTY
Chicago-Milwaukee & St. Paul RR
NEW DIGGINGS
Lead Mine
SHULLSBURG
Shullsburg
Dunbarton
Dunbarton RR Depot
Gratiot RR Depot
GRATIOT
Old RR Depot
South Wayne RR Depot
WAYNE
Ralston RR Depot
Strawbridge RR Depot
New Diggings RR Depot
Hazel Green RR Junction
WHITE OAK SPRINGS
MONTICELLO
Chicago-Milwaukee & St. Paul RR
Buncombe RR Depot
Martintown RR Depot
JO DAVIESS COUNTY
STEPHENSON COUNTY
Chicago & North-Western RR
Illinois Central RR (Currently Operating)
Legend
Municipal Boundary
Unincorporated Villages
Historical RR Depots
Calamine to Platteville, WI - CM&STP&P
Gratiot to Shullsburg, WI - CM&STP
Highland Station to Highland, WI - MP&N
Illinois Central Railroad - IC
IL&WI State Line to Dodgeville, WI - IC
IL&WI State Line to Gratiot, WI CM&STP
IL&WI State Line to Monroe, WI - C&NW
Monroe to Mineral Point, WI - CM&STP

MAP 4.1 LONG TERM HOUSING UNIT CHANGE 1970 - 2000

- LAFAYETTE COUNTY, WISCONSIN -



Legend

Housing Unit Change 1970 - 2000

- <1%
- 1 to 20%
- 21 to 40%
- 41 to 60%
- >60%

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July 12, 2007

Source: US Census 1970, 1980, 1990 and 2000.

1 inch equals 4.72 miles

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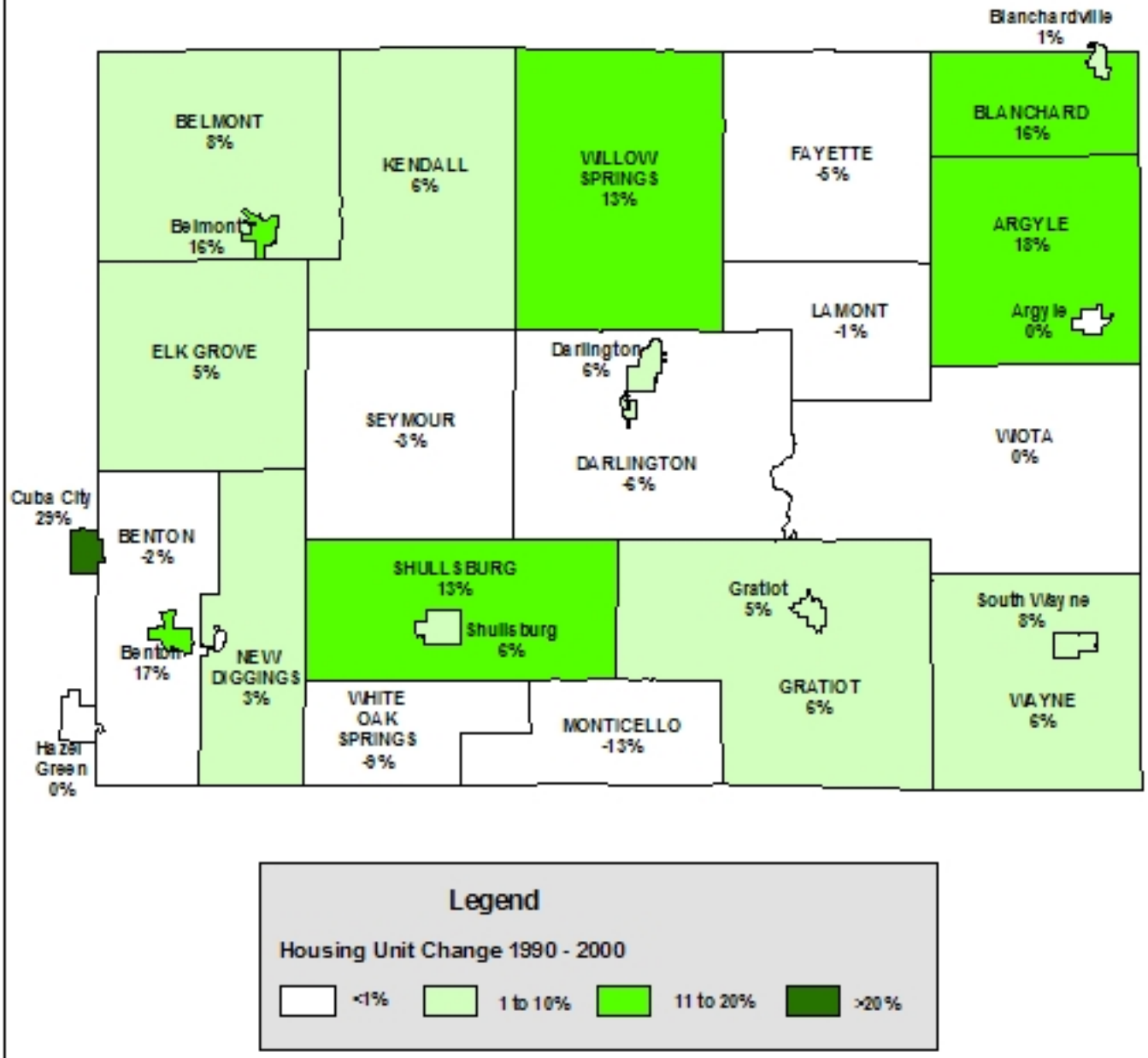
MAP 4.2 SHORT TERM HOUSING UNIT CHANGE 1990 - 2000

- LAFAYETTE COUNTY, WISCONSIN -



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Source: US Census 1990 and 2000.

1 inch equals 4.72 miles

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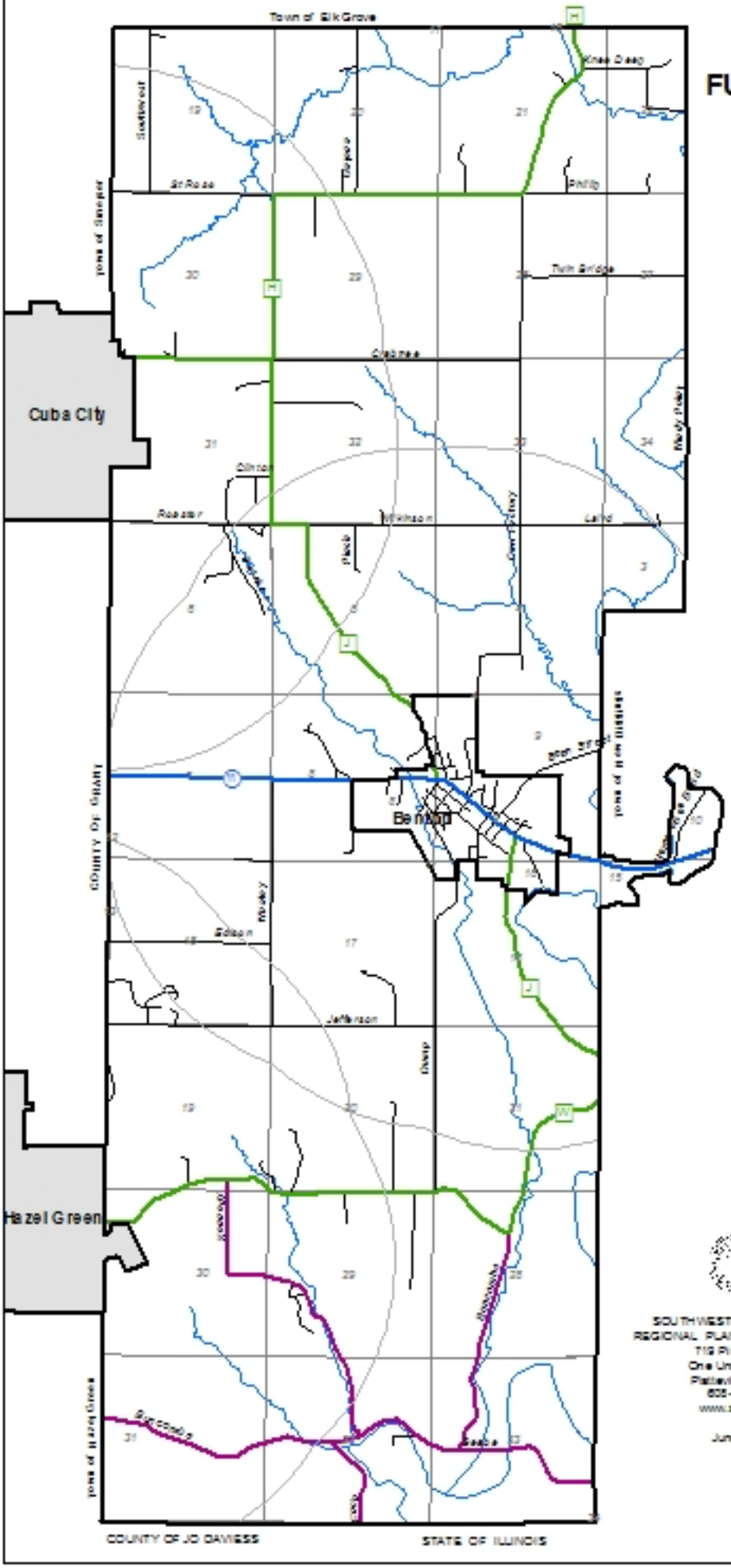
MAP 5.1
FUNCTIONAL CLASSIFICATION

- TOWN OF BENTON -

LAFAYETTE COUNTY, WISCONSIN



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1 inch equals 0.9 miles

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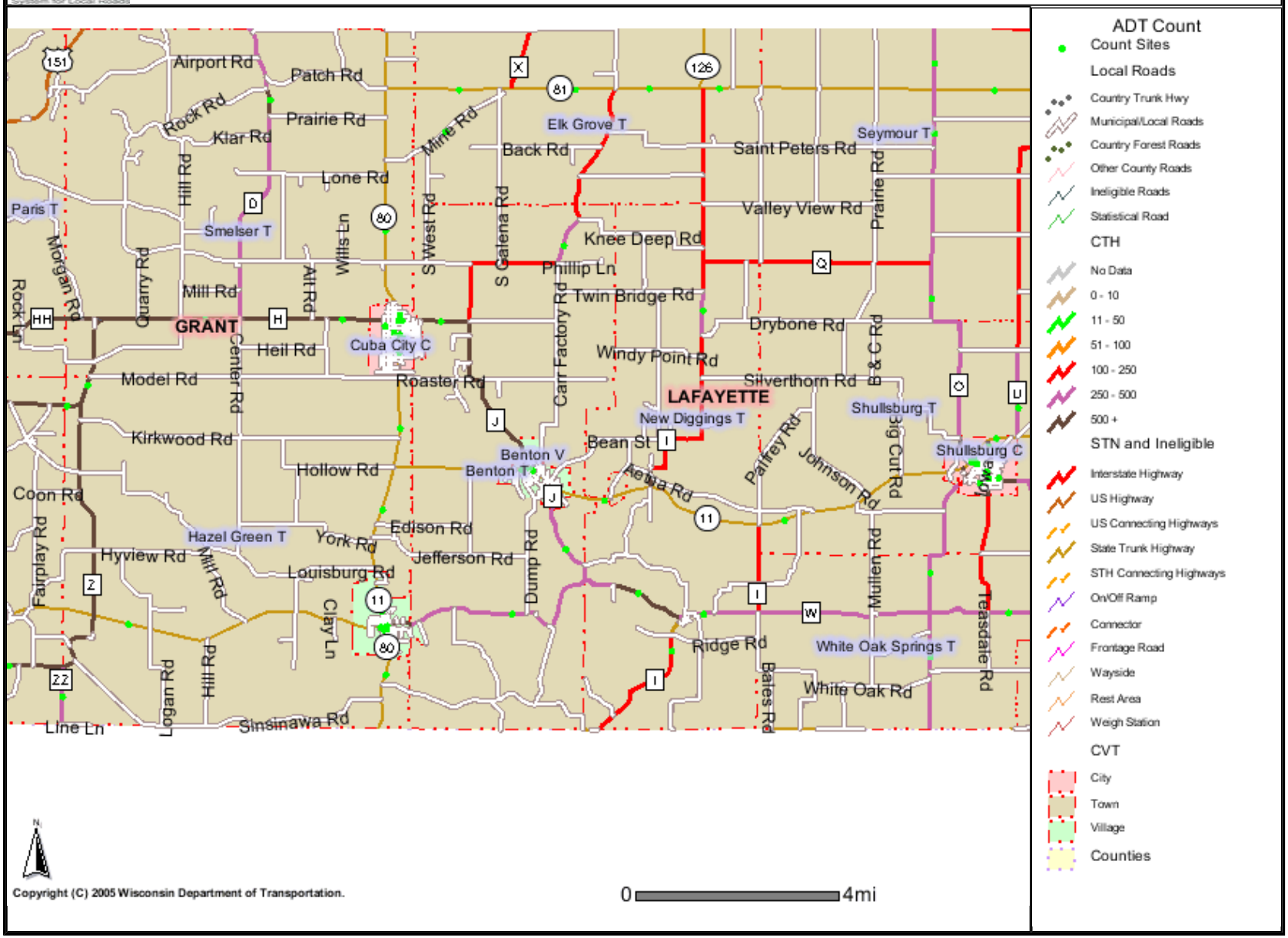
Map 5.2A ADT Map for the Town of Benton - CTH



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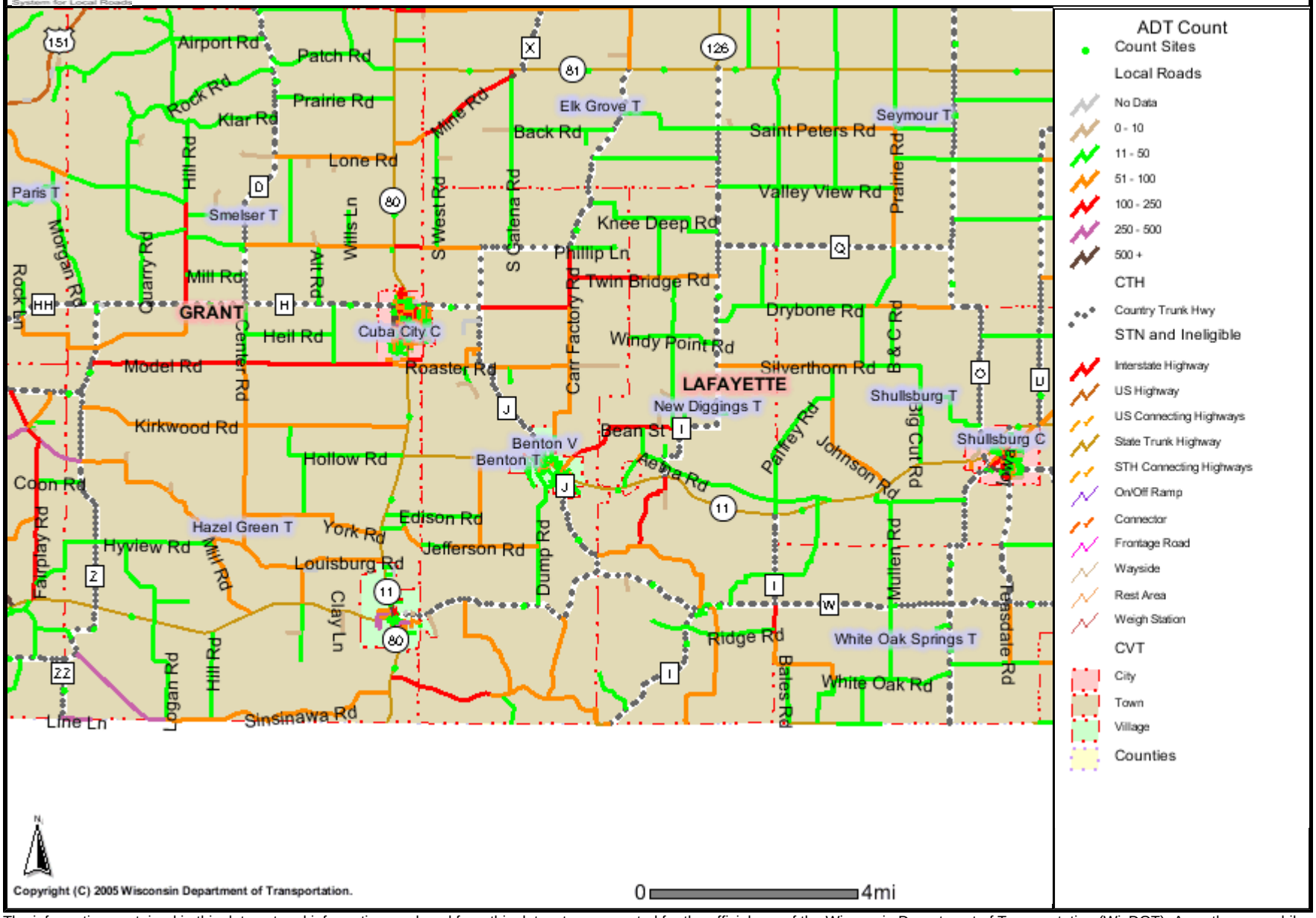
Map 5.2B ADT Map for the Town of Benton - Local



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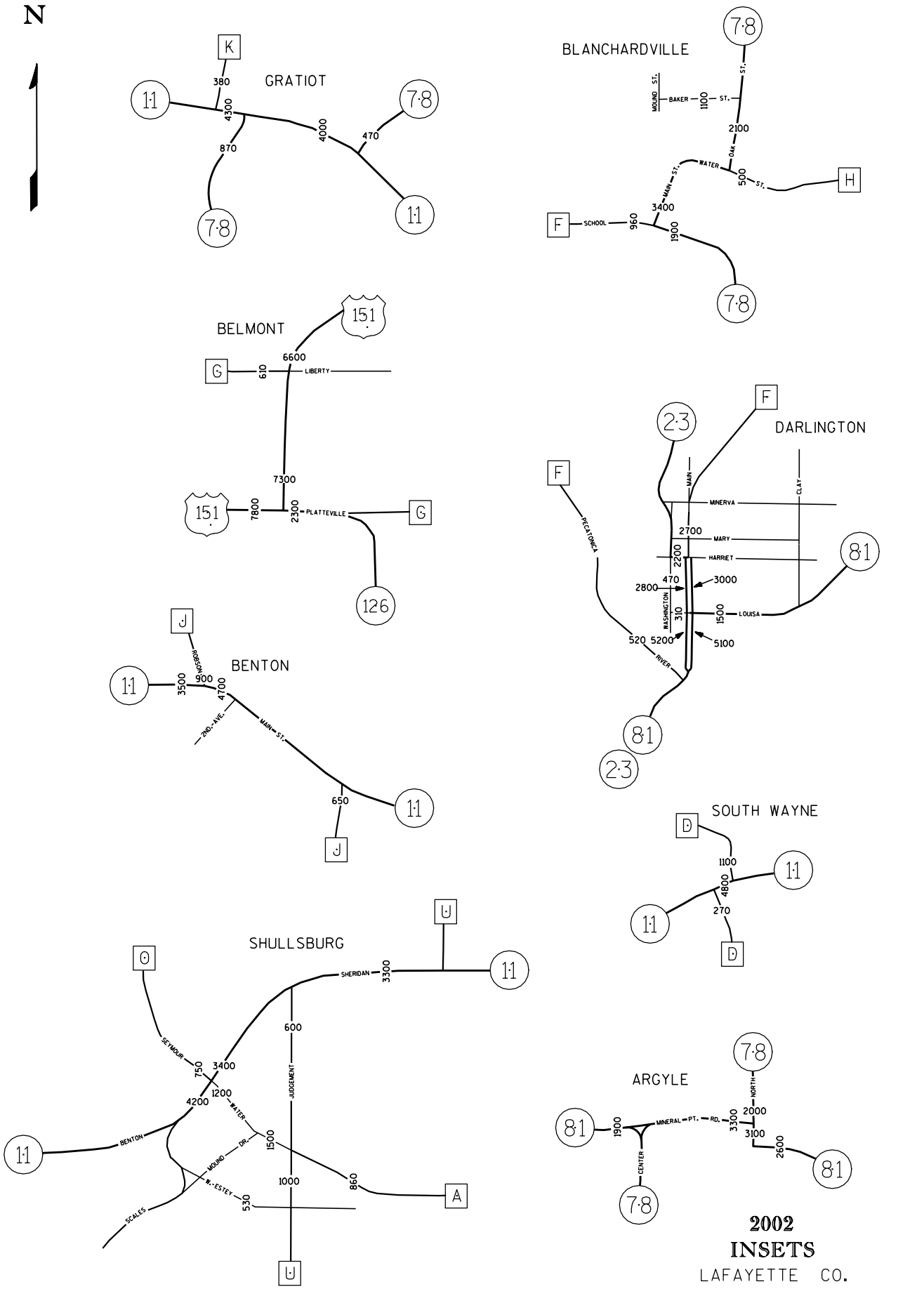
Map 5.2C



2002

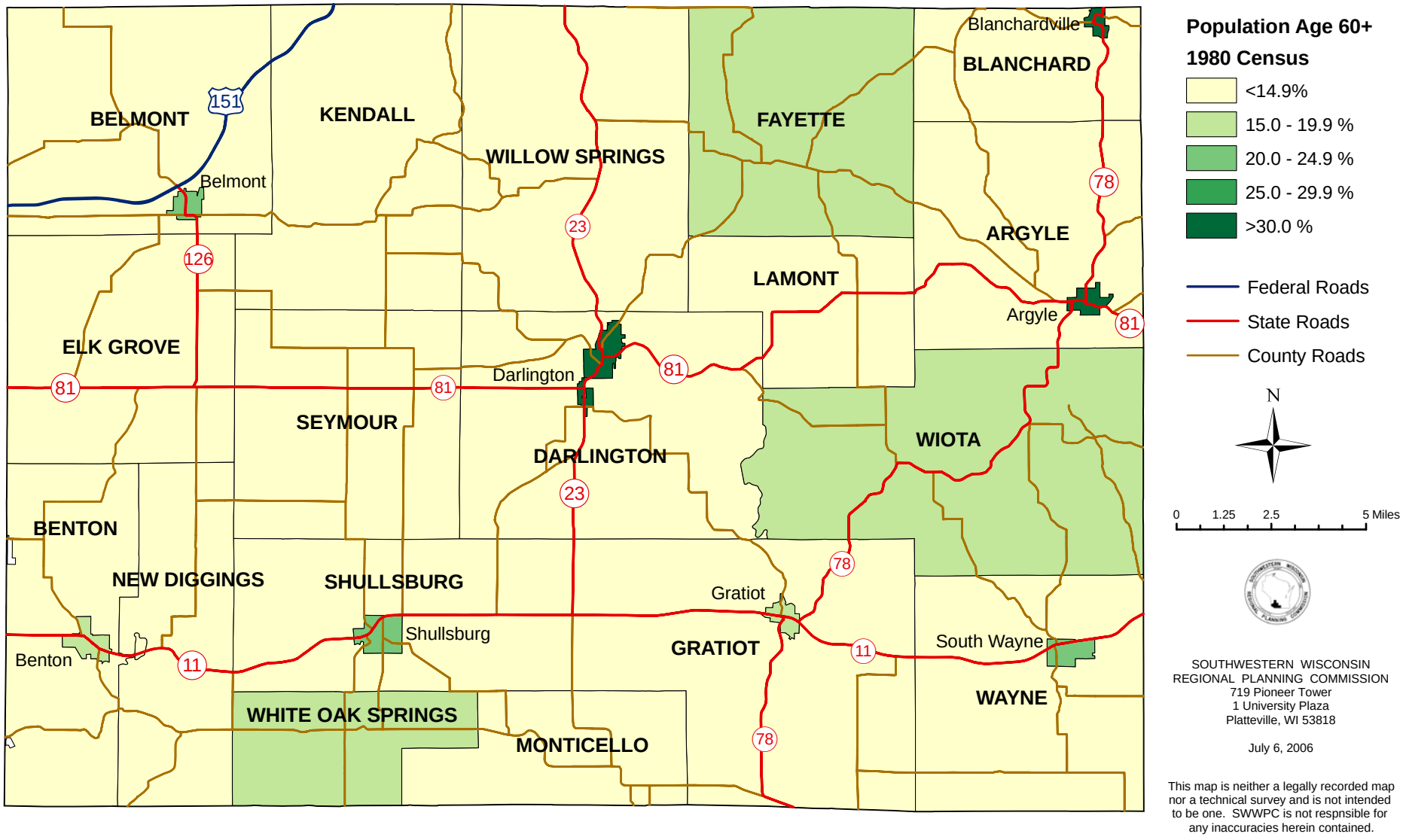
INSETS

LAFAYETTE CO.

ANNUAL AVERAGE DAILY TRAFFIC

Map 5.3A

Lafayette County Population Age 60+ (1980 Census)



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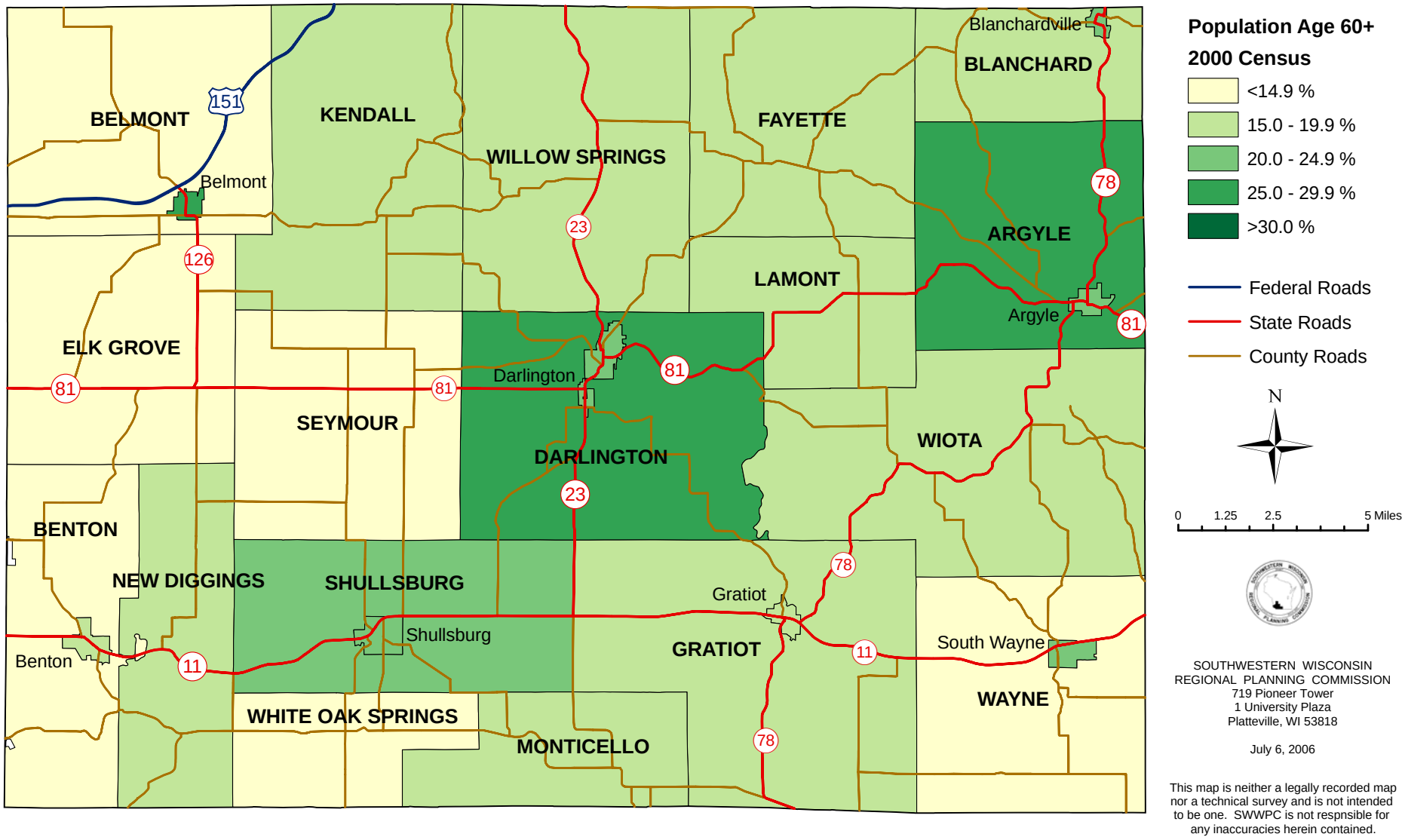
Platteville, WI 53818

July 6, 2006

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

Map 5.3B

Lafayette County Population Age 60+ (2000 Census)



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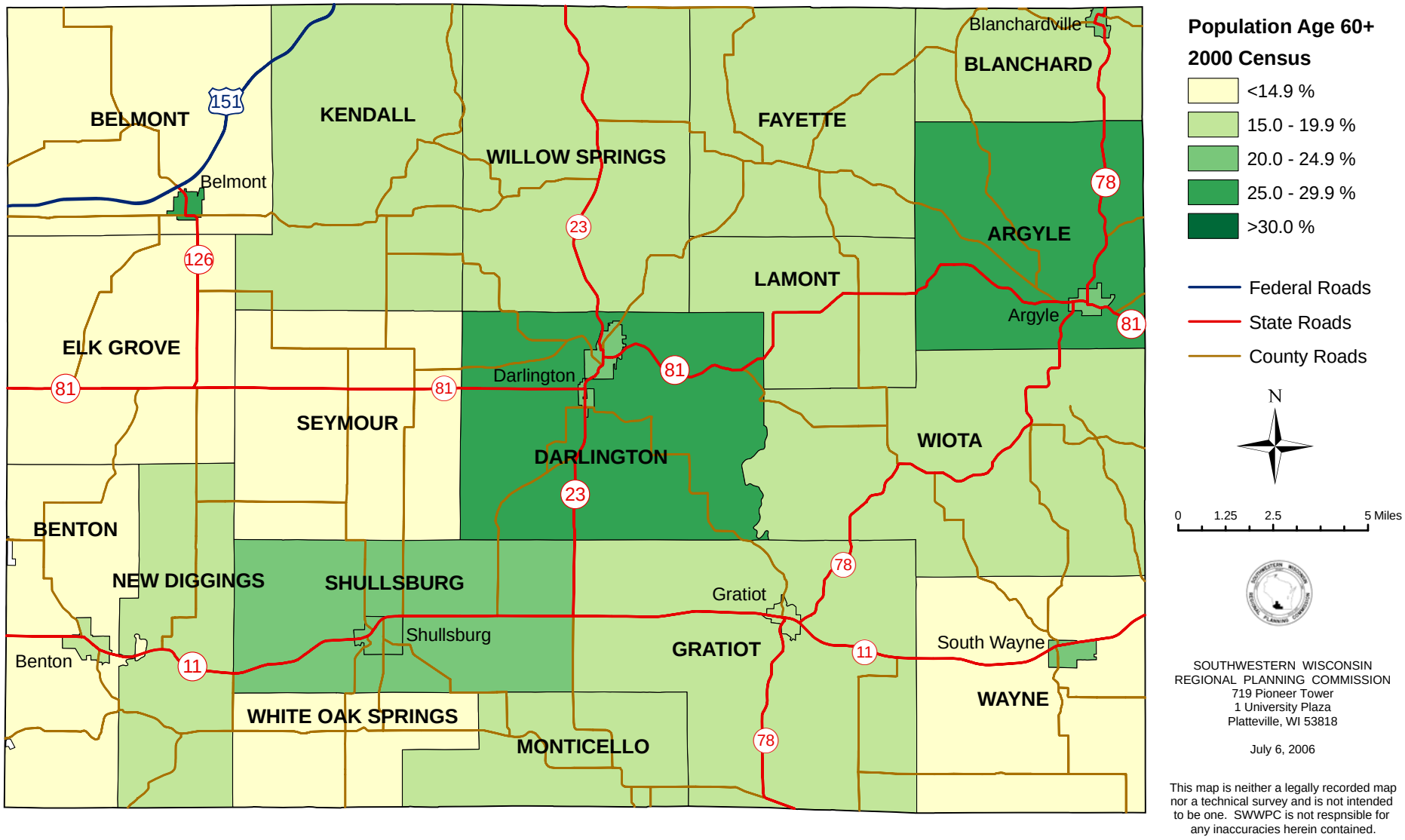
Map 5.3B

Lafayette County Population Age 60+ (2000 Census)



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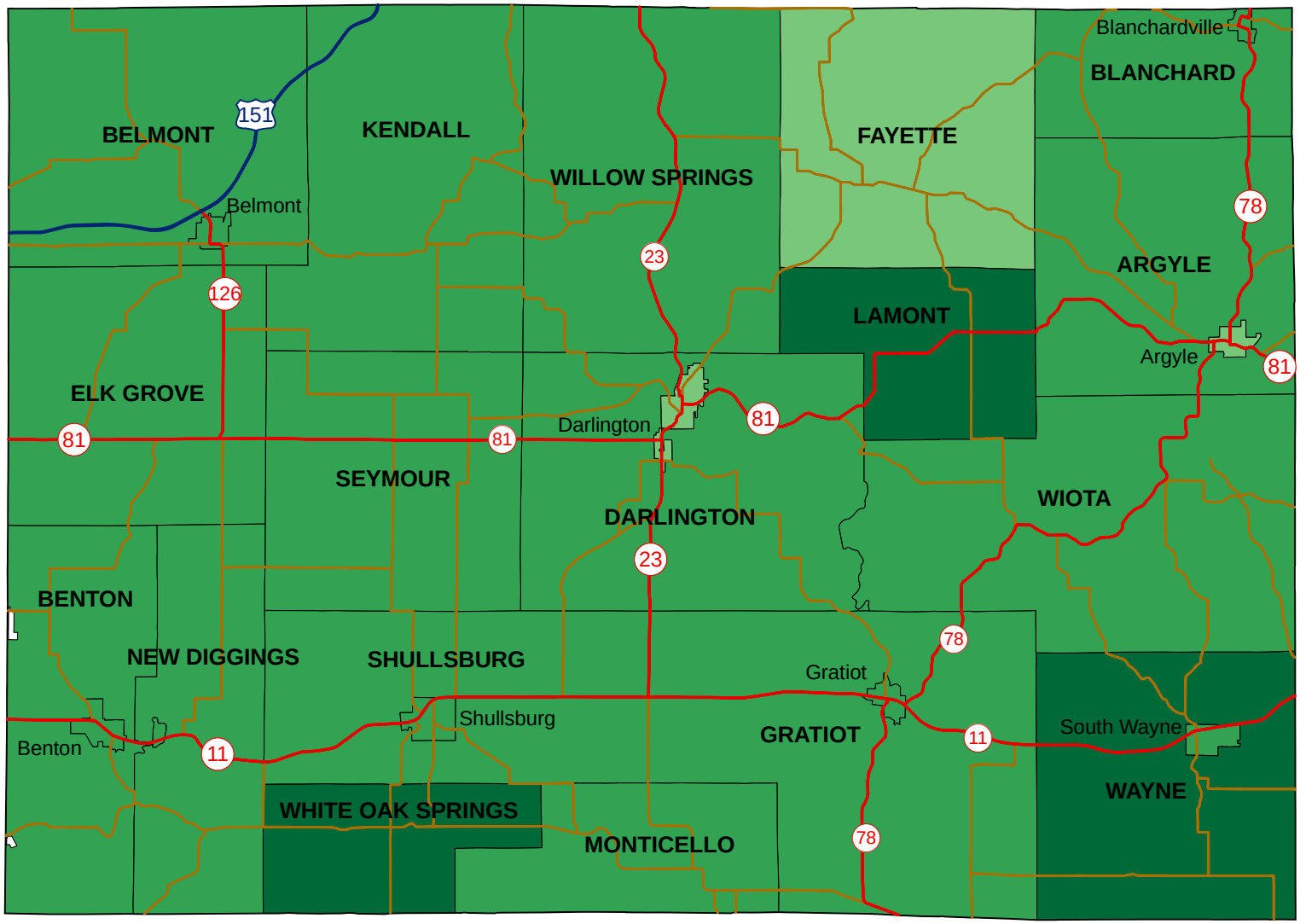
Map 5.3C

Lafayette County Population Age 40-59 (2000 Census)



Population Age 40-59
2000 Census

- <14.9 %
- 15.0 - 19.9 %
- 20.0 - 24.9 %
- 25.0 - 29.9 %
- >30.0 %

- Federal Roads
- State Roads
- County Roads

N

0 1.25 2.5 5 Miles

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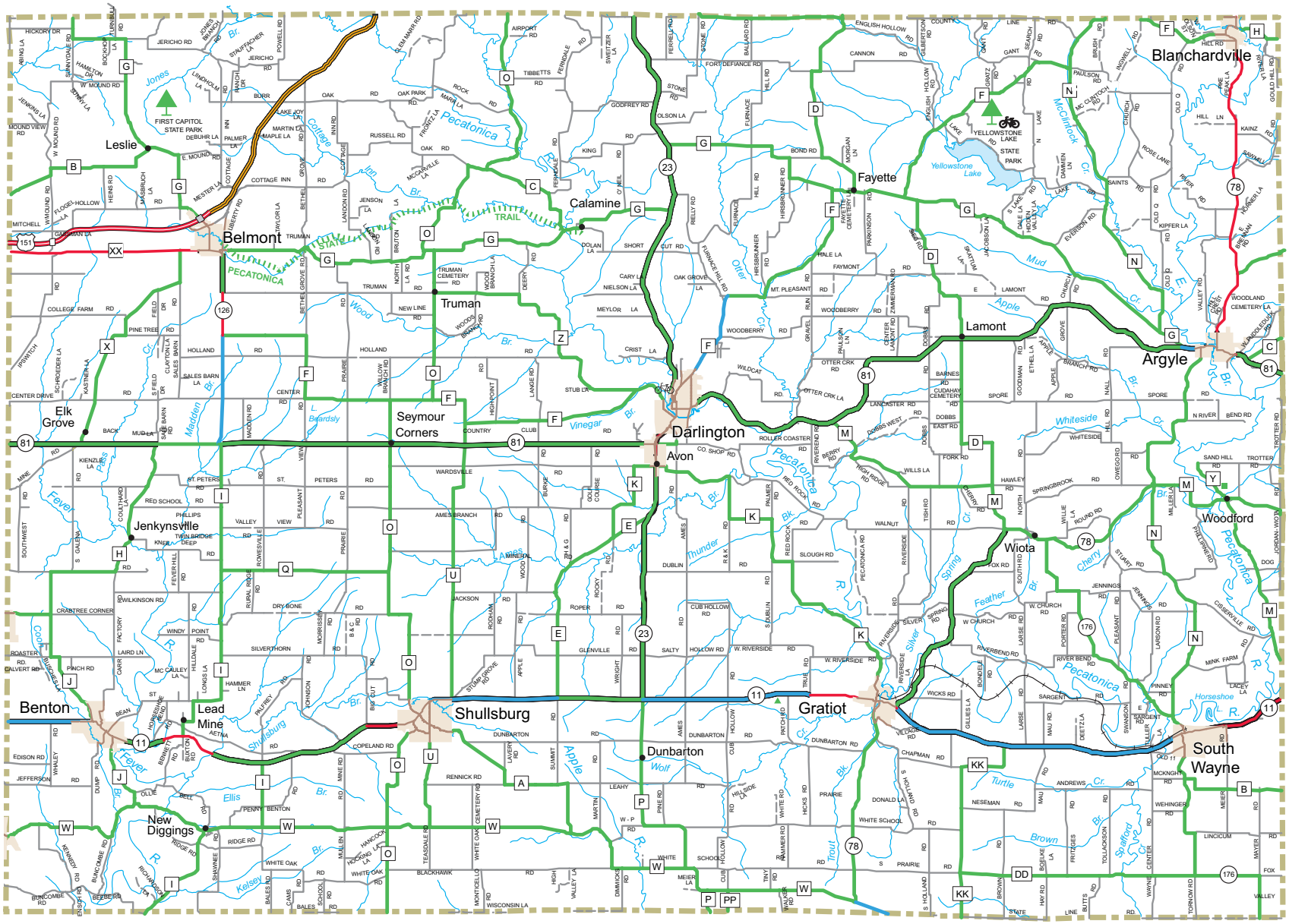
Map 5.4 Lafayette County
Bicycling Conditions



Scale

0 1 2 3 4 5 Miles

0 1 2 3 4 5 6 7 8 Kilometers

North

See full legend for complete descriptions of road classifications.

Unpaved Paved — Town Roads

Paved shoulder — Best Conditions for Bicycling

Moderate Conditions for Bicycling

4 lane highway — Higher Volume, Wider Paved Shoulders

Paved shoulder — High Volume, Undesirable Conditions

Bicyclists Prohibited

Bicycle Touring Trails

Urban Escape Routes

Major Urban Streets

Local Road with Higher Traffic Volume

Note: paved shoulder information is provided for state highways only.

43 Interstate

10 U.S. Highyway

29 State Highway

A County Highway

State Park

Public Campground

County Park with Facilities

County Park without Facilites

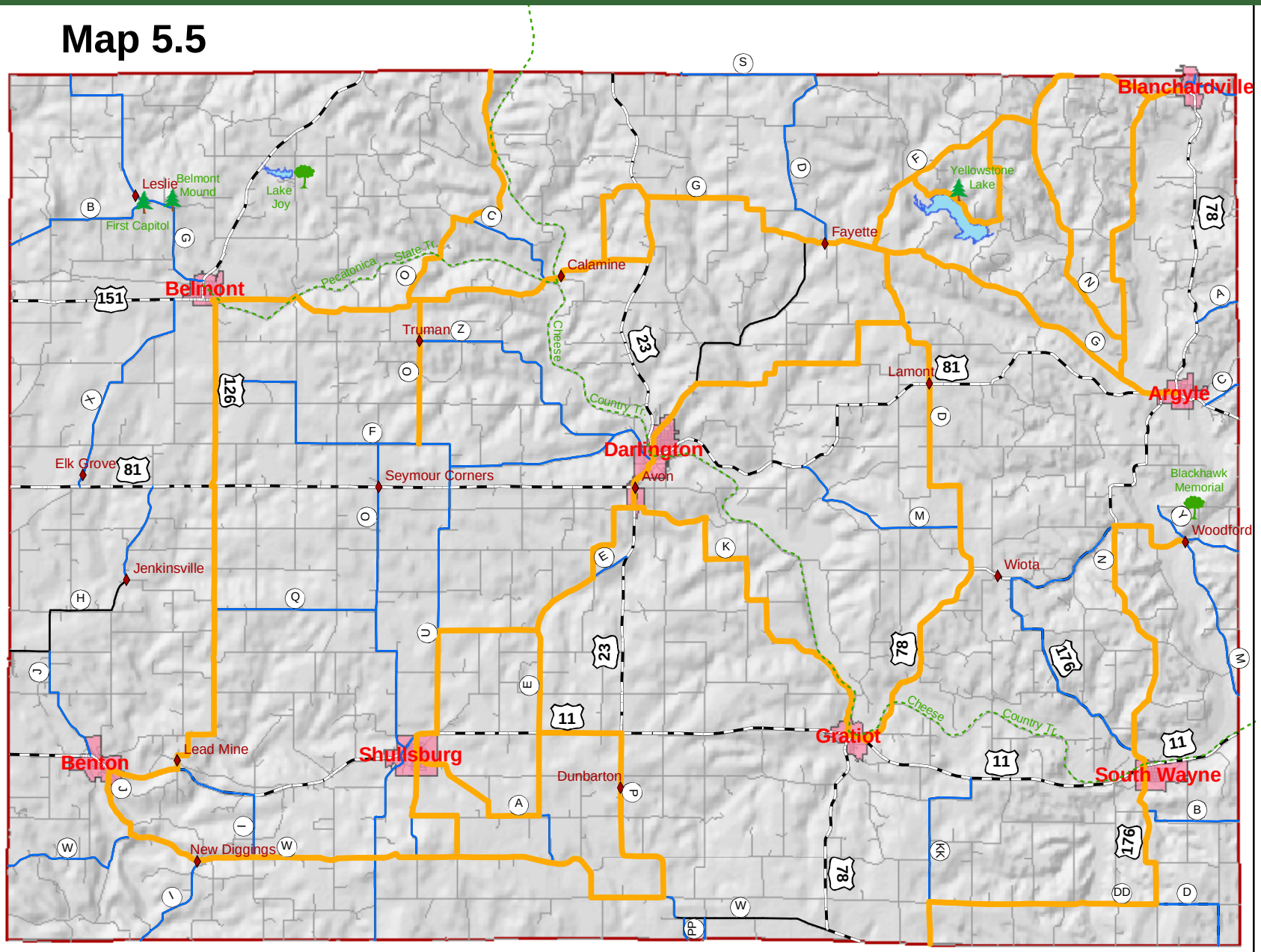
Wayside

Mountain Bike Trail

Highway Interchange

Bridge

Map 5.5



Lafayette County

Locally Identified Bike Routes

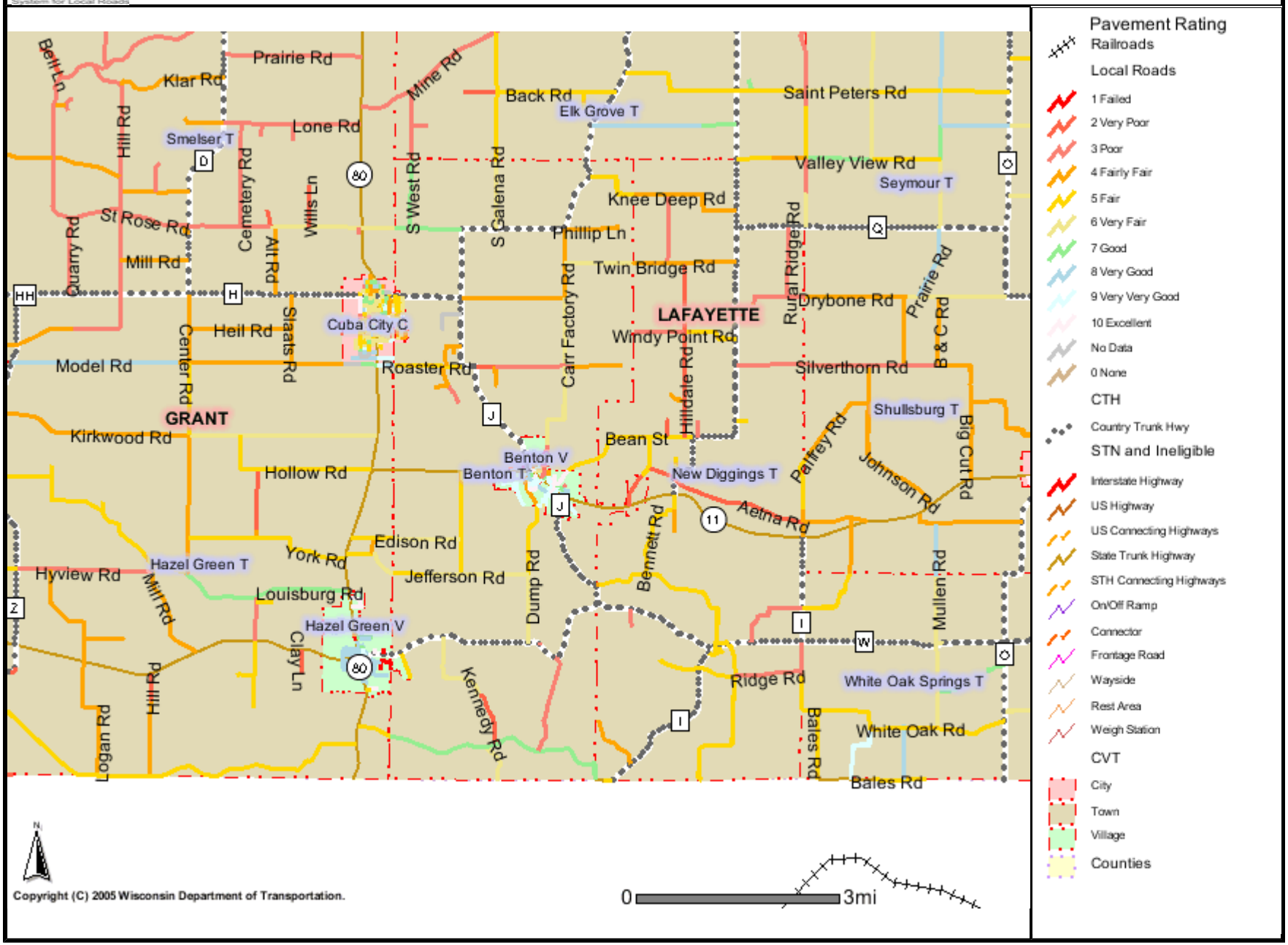
Legend

- State Parks
- County Parks
- Unincorporated Villages
- Identified Bike Routes
- BFA Best Conditions
- Recreation Trails
- U.S. or State Highway
- County Highway
- Town Road
- Major Lakes
- Cities & Villages
- Lafayette County

N

1 inch equals 3.5 miles

Map 5.6 2005 Pavement Rating Map for the Town of Benton



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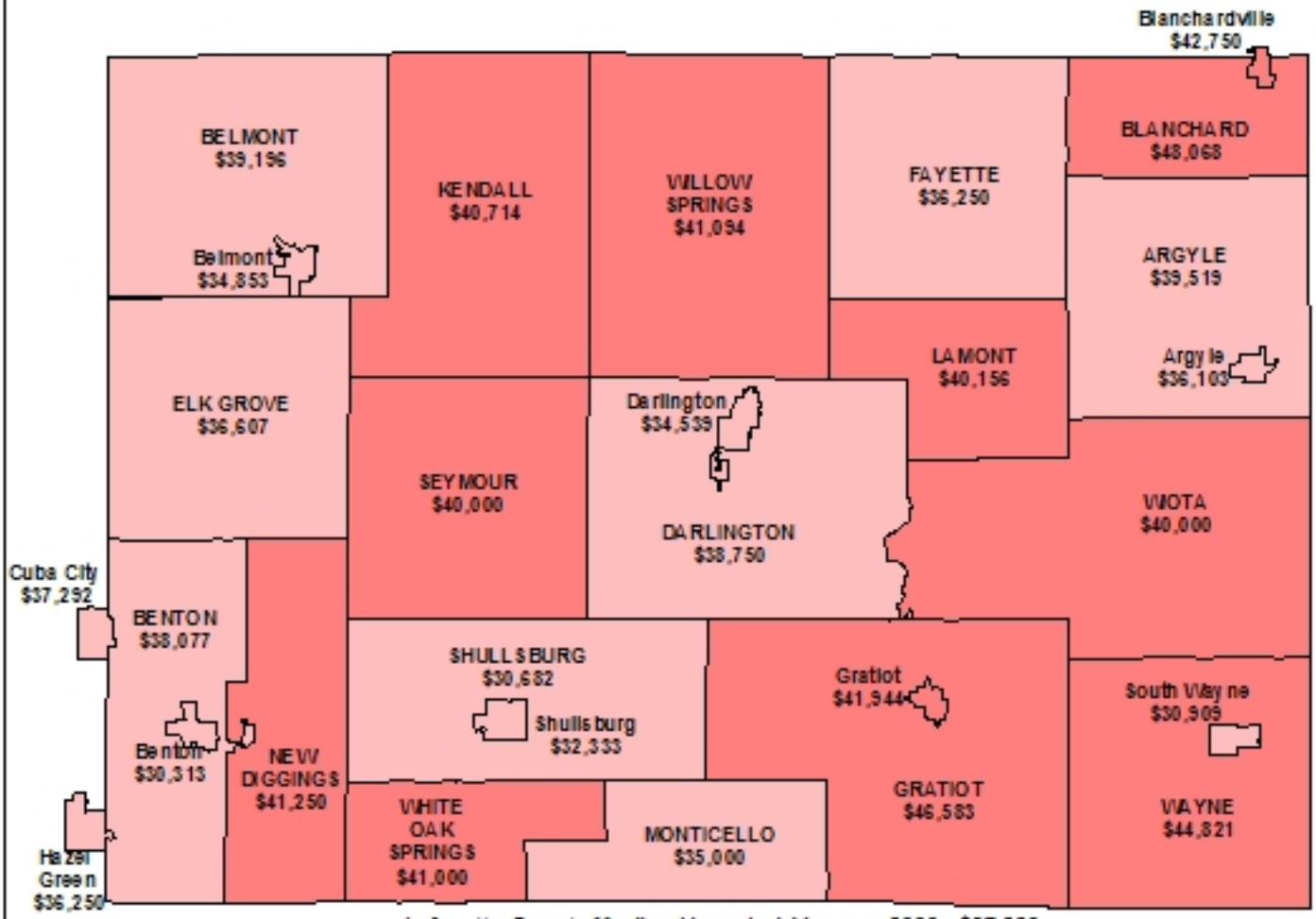
MAP 6.1 Median Household Income 2000

- LAFAYETTE COUNTY, WISCONSIN -



Lafayette County Median Household Income 2000: $37,220

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July 10, 2007

Source: US Census 2000

Legend

Median Household Income 2000

- <$40K
- $40K - $49K
- $50K - $59K
- $60K>

1 inch equals 4.52 miles

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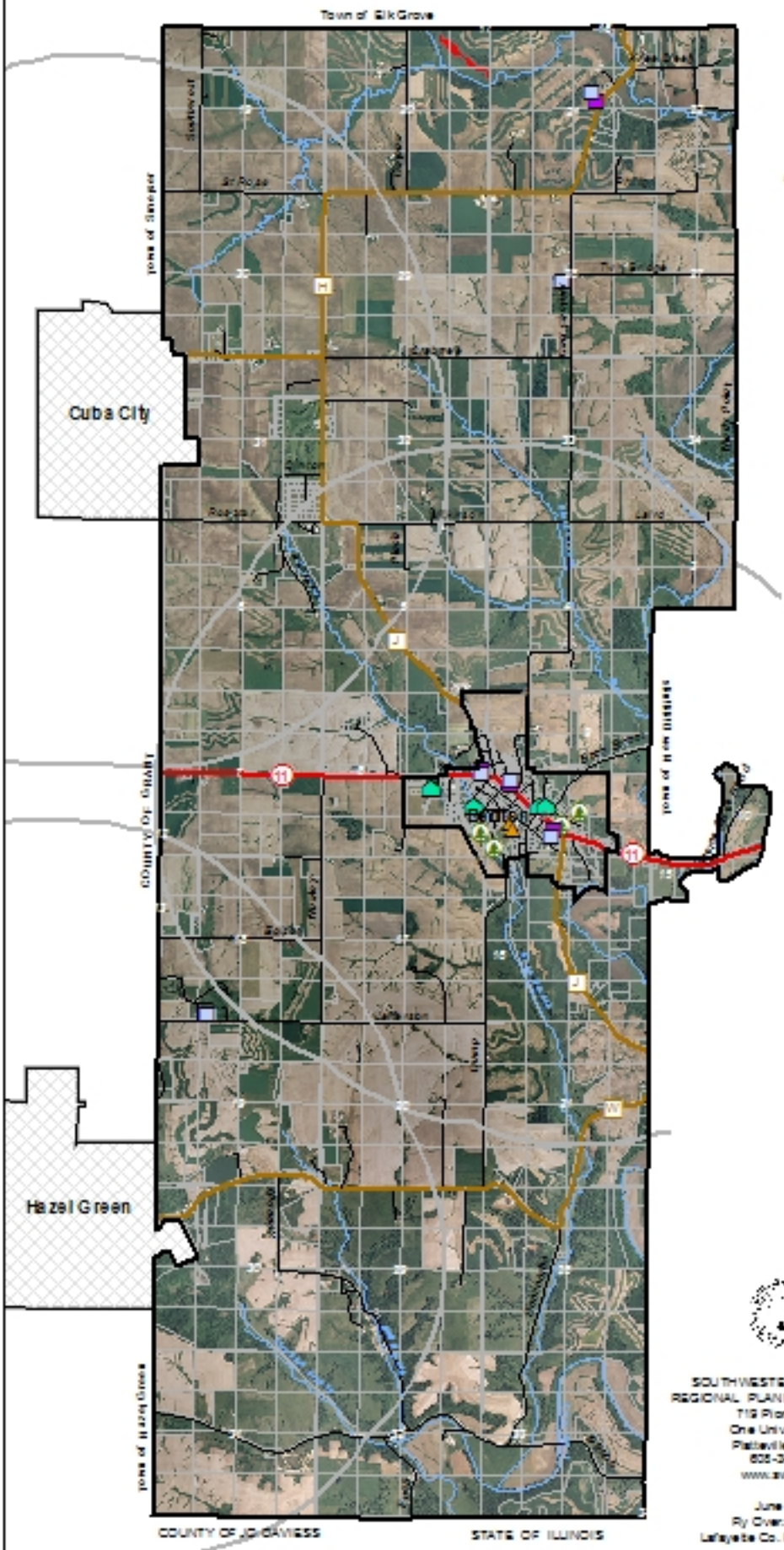
S:\Groups\SWWRPC\GIS\LafayetteCounty\Projects\SmartGrowth\6-1MedianHouseholdIncome07_LafayetteCounty

MAP 8.1
EXISTING LAND USE

- TOWN OF BENTON -

LAFAYETTE COUNTY, WISCONSIN



Legend

- Municipal Boundary
- Sections
- 1.5 Mile ETZ Buffer
- Cemetery
- Church
- Municipal Buildings
- Parks - Local
- Public Schools
- Roads - State
- Roads - County
- Roads - Local/Drive
- Streams - Perennial

Wetlands Classification

- Emergent/Wet Meadow

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www.swwrpc.org

June 5, 2007
Fly Over: 2005-SID
Lafayette Co. Parcels: 2005-6

1 inch equals 1 miles

N
W E
S

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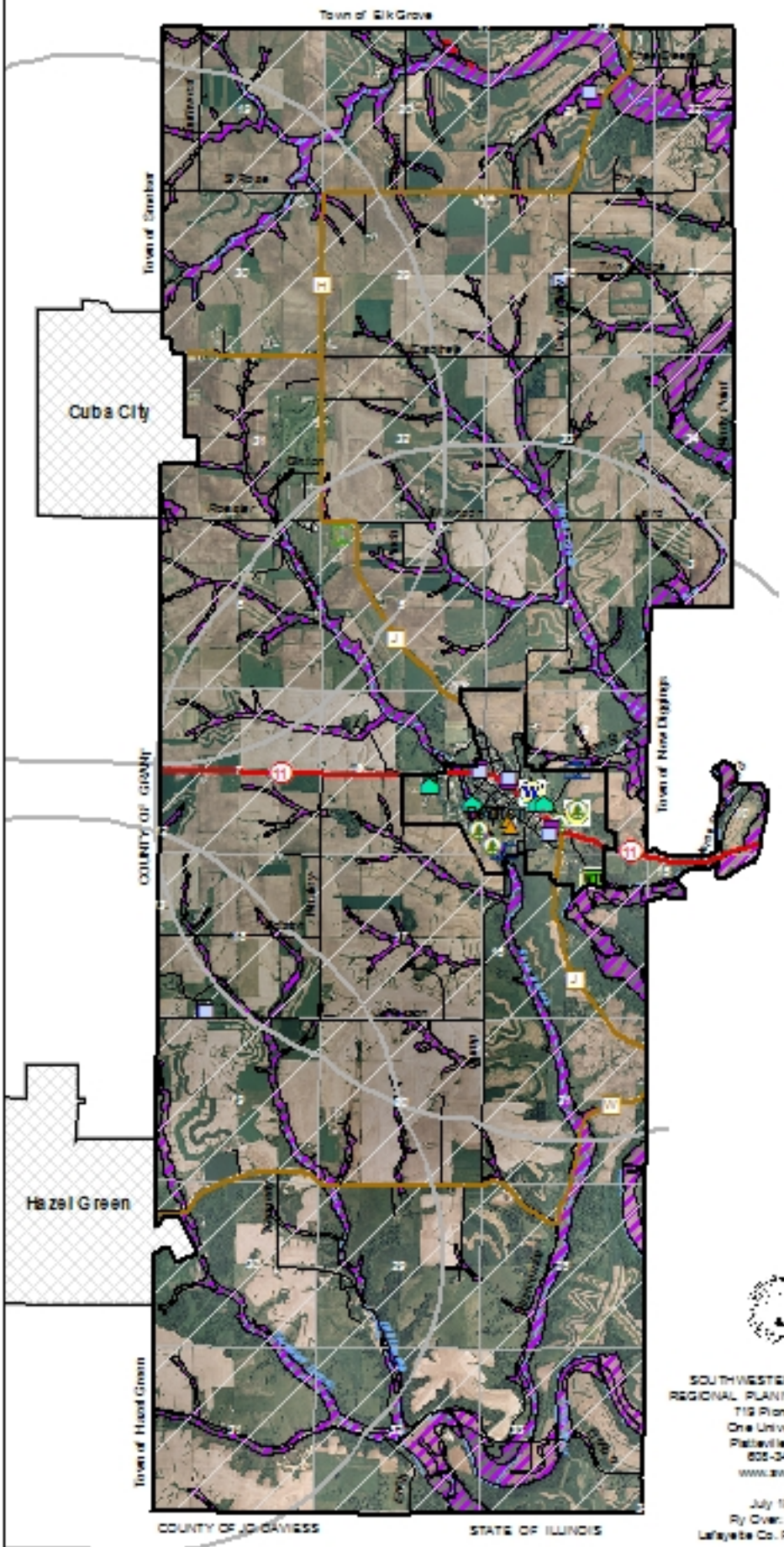
MAP 8.2
PROPOSED LAND USE

- TOWN OF BENTON -

LAFAYETTE COUNTY, WISCONSIN



Legend

- Municipal Boundary
- Sections
- 1.5 Mile ETZ Buffer
- Cemetery
- Church
- Landfills
- Municipal Buildings
- Parks - Local
- Public Schools
- Recycling Centers
- Roads - State
- Roads - County
- Roads - Local/Drive
- Streams - Perennial
- Telecommunication Towers

Water Utility

Type

- Lift Station
- Wastewater Treatment
- Water Tower
- Well

Wetlands Classification

- Emergent/Wet Meadow

Soils Classification

- Hydric
- Proposed Development *

* Proposed Development Note:
Any land use may be appropriate as long as it is consistent with the comprehensive plan, local/county ordinances and state regulations

1 inch equals 1 miles

N
W E
S

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July 18, 2007
Ry Over. 2005-SIO
Lafayette Co. Parcels: 2005-6

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