ORDINANCE NO. 2009-05

AN ORDINANCE TO ADOPT CITY OF LANCASTER COMPREHENSIVE PLAN

The Common Council for the City of Lancaster, Grant County, Wisconsin, do ordain as follows:

SECTION I: TITLE AND PURPOSE
The title of this ordinance is the City of Lancaster Comprehensive Plan Ordinance. The purpose of this ordinance is for the City of Lancaster, Grant County, Wisconsin, to lawfully adopt a comprehensive plan as required under s.66.1001(4)(c), Wis. Stats.

SECTION II: AUTHORITY
The Common Council of the City of Lancaster, Grant County, Wisconsin, has authority under its City powers under s.60.22, Wis stats., its power to appoint a City Plan Commission under ss.60.62(4) and 62.23(1), Wis stats., and under 66.1001(4), Wis stats., to adopt this ordinance. The Comprehensive Plan of the City of Lancaster Wisconsin must be in compliance with s.66.1001(4)(c), Wis. Stats., in order for the Common Council to adopt this ordinance.

SECTION III: ADOPTION OF ORDINANCE
The Common Council of the City of Lancaster, Grant County, Wisconsin, by this ordinance, adopted on proper notice with a quorum and roll call vote by a majority of the Common Council present and voting, provides the authority for the City of Lancaster to adopt its Comprehensive Plan under 66.1001(4), Wis stats., and provides authority for the Common Council to order its publication.

SECTION IV: PUBLIC PARTICIPATION
The Common Council of the City of Lancaster has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by s.66.1001(4)(a), Wis. Stats.

SECTION V: CITY PLAN COMMISSION RECOMMENDATION
The Plan Commission of the City of Lancaster by majority vote of the entire Commission, recorded in its official minutes, has adopted a resolution recommending to the Common Council the adoption of the City of Lancaster Comprehensive Plan, which contains all of the elements specified in s.66.1001(2), Wis. Stats.

SECTION VI: PUBLIC HEARING
The City of Lancaster has held at least one public hearing on this ordinance, with notice in compliance with the requirements of s.66.1001(4)(d), Wis. Stats.

SECTION VII: ADOPTION OF CITY COMPREHENSIVE PLAN
The Common Council of the City of Lancaster by the enactment of this ordinance, formally adopts the document entitled City of Lancaster Comprehensive Plan Ordinance under s.66.1001(4)(c), Wis. Stats.

SECTION VIII: SEVERABILITY
If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of his ordinance that can be given effect without the invalid provision of application, and to this end, the provisions of this ordinance are severable.

SECTION IX: EFFECTIVE DATE
This ordinance shall take effect upon passage and publication as provided by law.

Dated this 19th day of October 2009.

CITY OF LANCASTER

Jerome H. Wehrle

Jerome H. Wehrle, Mayor

ATTEST:

David A. Kurihara, City Clerk

Date Approved: October 19, 2009

Date Published: October 22, 2009

CITY OF LANCASTER
GRANT COUNTY

CITY OF LANCASTER

Jerry Wehrle	Mayor
Betty Haberlie	Council Member
Bob Schmidt	Council Member
LeRoy Ihm	Council Member
Jay Janssen	Council Member
Dennis Morgan	Council Member
Jennifer Crubel	Council Member
Shayne LaBudda	Council Member
Jack Phalen	Council Member

CITY OF LANCASTER PLAN COMMISSION

Jerry Wehrle, Chair
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Dave Haskins
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Partial fund support for this planning effort was provided by the
Wisconsin Department of Administration

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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 City of Lancaster. 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 Lancaster. The essence of these recommendations is reflected throughout the entire document.

1. **Protect and improve the health, safety, and welfare of residents in the City of Lancaster.**

2. **Preserve and enhance the quality of life for the residents of the City of Lancaster.**

3. **Protect and preserve the community character of the City of Lancaster.**

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 COMMUNITY VISION

A vision statement identifies both where a community intends to be in the future and how to meet the future needs of stakeholders: its citizens. The vision statement incorporates the community's shared understanding of its nature and purpose and uses this understanding to move together towards a greater purpose. SWWRPC, in conjunction with UWEX-Grant County, sponsored visioning sessions for each jurisdiction in the autumn of 2007. The City Planning Commission utilized the visioning information from these sessions to create their formal vision statement:

> ***In 2030, the Lancaster community will continue to provide a safe, clean, attractive and vital small-town atmosphere. To that end, community members will preserve its historic origins and agricultural heritage, while promoting orderly incremental growth in housing, commerce, and industry.***

1.4 BACKGROUND AND PLANNING AREA

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, Utilities and Community Facilities, Agriculture/Natural/Cultural Resources, Housing, Transportation, 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.

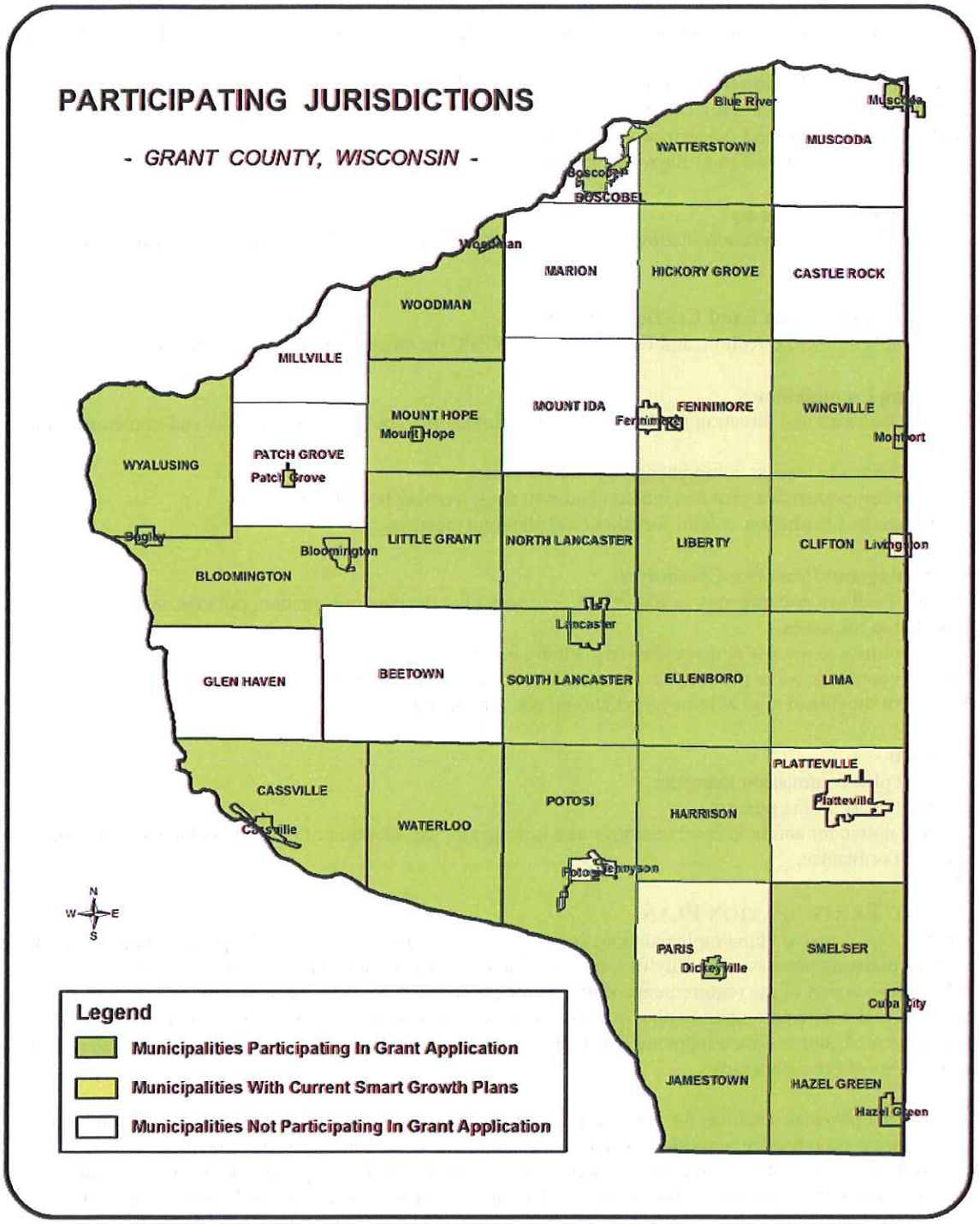
Grant County, together with thirty-six (36) jurisdictions, including the City of Lancaster, applied for a Comprehensive Planning Grant through the Wisconsin Department of Administration in the fall of 2006. In the spring of 2007, the thirty-month Comprehensive Planning Grant was awarded. Grant County and the jurisdictions within it contracted with the Southwestern Wisconsin Regional Planning Commission (SWWRPC) to complete individual comprehensive plans for each of the forty jurisdictions (Grant County, Cities, Towns, and Villages) in accordance with Wisconsin Statutes 66.1001. The only jurisdictions in Grant County that did not participate under the multi-jurisdiction grant were the towns of Beetown, Boscobel, Castle Rock, Fennimore, Glen Haven, Marion, Millville, Mount Ida, Muscoda, Paris, Patch Grove, and Platteville, the villages of Livingston, Potosi, and Tennyson, and the cities of Fennimore and Platteville. These jurisdictions either chose to complete their comprehensive plans using other resources or had already done so. The following is a list of all of the jurisdictions participating under the grant.

Grant County

Village of Bagley
Village of Bloomington
Village of Blue River
Village of Cassville
Village of Dickeyville
Village of Hazel Green
Village of Montfort
Village of Mount Hope
Village of Muscoda
Village of Patch Grove
Village of Woodman

Town of Bloomington
Town of Cassville
Town of Clifton
Town of Ellenboro
Town of Harrison
Town of Hazel Green
Town of Hickory Grove
Town of Jamestown
Town of Liberty
Town of Lima
Town of Little Grant
Town of Mount Hope
Town of North Lancaster
Town of Potosi
Town of Smelsor
Town of South Lancaster
Town of Waterloo
Town of Watterstown
Town of Wingville
Town of Woodman
Town of Wyalusing

City of Boscobel
City of Cuba City
City of Lancaster



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 jurisdictions 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.

1.4.1 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, Grant County**
  a. Assist in developing and coordinating public participation plan, press releases, survey, visioning and education processes.

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

- **City Planning Commission**
  a. Provide feedback and direction to SWWRPC in developing plan policies, information, 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.

- **City Council**
  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.

1.5 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 City of Lancaster 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 is a table that provides headings for five 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. These groups include the general public, legal boards/agencies, civic associations, businesses, and groups/individuals involved with land use issues. *(The category groups and individuals should include property owners and persons with a leasehold interest in property allowing extraction of nonmetallic mineral resources along with other community members having a vested interest in land use issues.)*

Table 1.1 Public Participation Primary Audiences

General Public	Legal Boards/Agencies	Civic Associations	Businesses	Groups and Individuals
City Residents Property Owners	Lancaster Schools	Chamber of Commerce		Realtors and Developers

Southwest Wisconsin Regional Planning Commission (SWWRPC) and UW-Extension were involved in a variety of outreach activities throughout the planning process. SWWRPC conducted informational meetings on each of the elements throughout the planning process. The variety of outreach methods either SWWRPC or UW-Extension used to publish the dates, times, and locations of informational meetings are listed below under the appropriate organization.

SWWRPC

- Survey

UW-Extension

- UW- Extension Newsletter
- UW-Extension Webpage
- Press releases to appropriate news mediums for SWWRPC sponsored meetings.

The Planning Commission will use the following methods as ways for public participation throughout the planning process:

1. ***Public hearing at City Council.***
2. ***Public hearing at Planning Commission.***
3. ***Citizen Participation Item at Council meetings.***
4. ***Citizen Participation Item at Plan Commission.***
5. ***Community Forum on Smart Growth Plan.***
6. ***Correspondence from public via e-mail and mail.***

Both community planning meetings and SWWRPC facilitated meetings served as the methods for public participation throughout the entire City of Lancaster Comprehensive Planning Process. Methods of public participation used to notify the primary audiences are 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 City was responsible for using outreach methods to encourage participation during the planning process.

The success of the public participation plan is measured by the extent to which progress has been made towards the achievement of this plan's goals. The Planning Commission and City Council will consider this public participation plan for adoption during the summer and fall of 2009.

During the implementation phase of the project, the Planning Commission adopts, by majority vote, a resolution that formally recommends the adoption of the comprehensive plan (and any future plan amendments) to the City Council. Copies of the recommended and adopted plan will be sent to the clerks of the Towns of North Lancaster and South Lancaster, Grant County, and the Lancaster Community School District Administrator (Section 66.1001(4)(b), Stats.) In addition, a paper copy of the plan will be sent to the Wisconsin Land Council, Wisconsin Department of Administration, and the Public Library serving the jurisdiction.

In order to comply with Act 307 regarding nonmetallic mining, the City of Lancaster 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 City of Lancaster Common Council 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 City Council 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 City Council, 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 City Council 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 2007, the staff from SWWRPC distributed a countywide survey to all property owners in Grant 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 16,491surveys were sent to property owners in Grant County. The University of Wisconsin River Falls (UWRF) Survey Research Center was responsible for tabulating and analyzing the survey responses. (See Issues and Opportunities Chapter Attachments for your jurisdiction's 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: DP-1,DP-2. 2000 U.S. Census)

Population	City of Lancaster Number	City of Lancaster Percent	Grant County Number	Grant County Percent	Wisconsin Number	Wisconsin Percent
Total Population (1970)	3,756	100.0%	48,398	100.0%	4,417,933	100.0%
Total Population (1980)	4,076	100.0%	51,736	100.0%	4,705,767	100.0%
Total Population (1990)	4,192	100.0%	49,264	100.0%	4,891,769	100.0%
Total Population (2000)	4,070	100.0%	49,597	100.0%	5,363,675	100.0%
SEX AND AGE (2000)						
Male	1,920	47.2%	25,164	50.7%	2,649,041	49.4
Female	2,150	52.8%	24,433	49.3%	2,714,634	50.6
Under 10 years	485	11.9%	5,738	11.6%	721,824	13.5%
10 to 19 years	599	14.7%	8,490	17.1%	810,269	15.1%
20 to 34 years	675	16.6%	9,995	20.2%	1,063,460	19.8%
35 to 44 years	583	14.3%	7,096	14.3%	875,522	16.3%
45 to 59 years	720	17.7%	8,533	17.2%	985,048	18.4%
60 to 74 years	553	13.6%	5,918	12.0%	560,306	10.4%
75+ years	455	11.2%	3,827	7.7%	347,246	6.5%
		100%		100.0%		100%
Median Age (2000)	**39.9**		**35.9**		**36.0**	

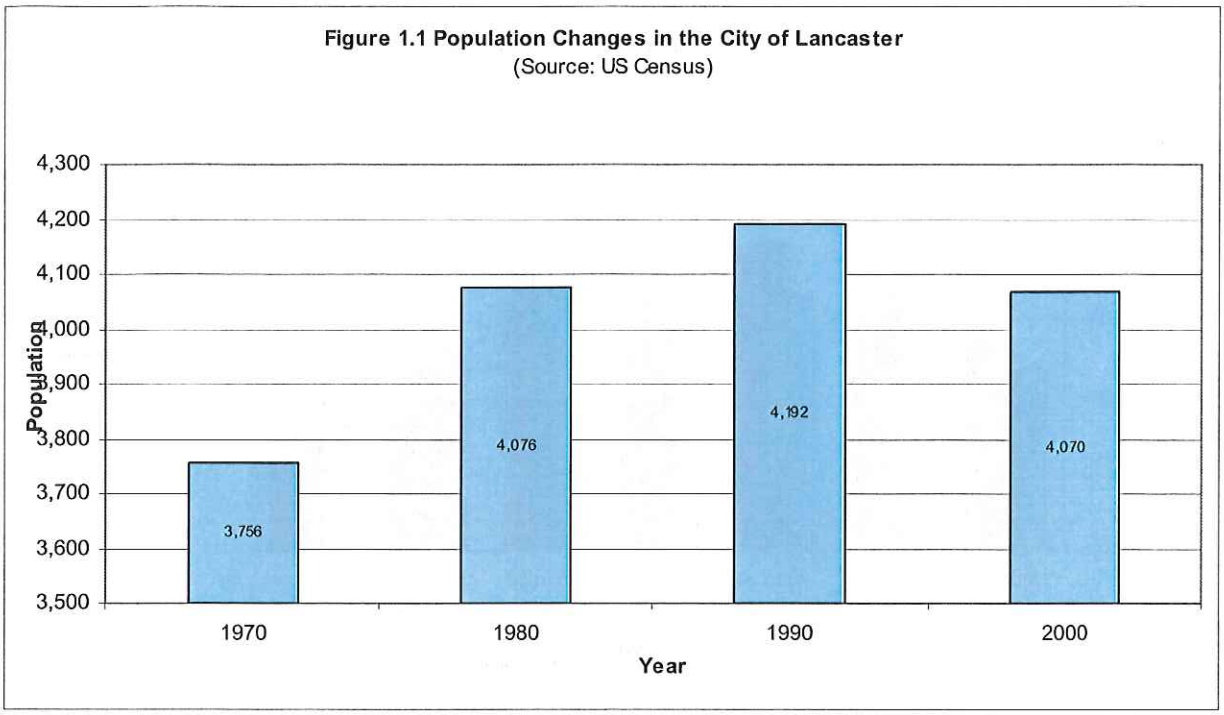


Figure 1.1 shows that the City of Lancaster experienced an overall population increase from 1970 to 2000 (7.7%).

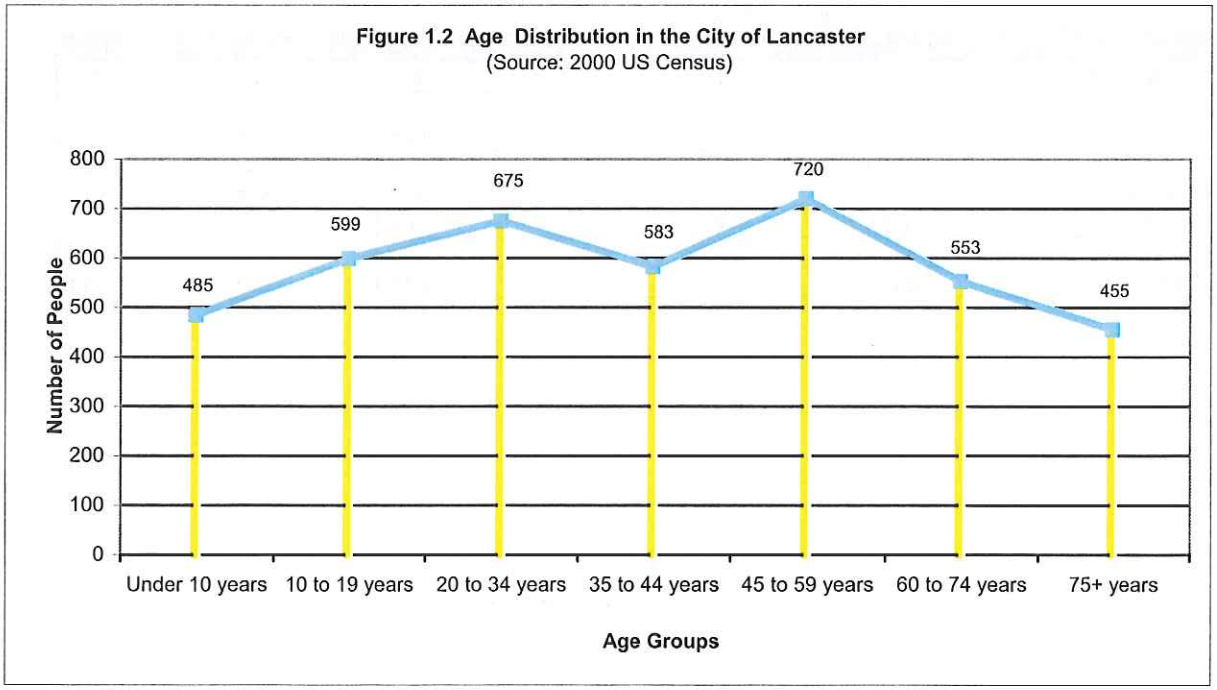


Figure 1.2 shows the population of the City of Lancaster by age distribution for the year 2000. The largest group is ages 45 to 59 (720 people) making up 17.7 % of the population. The second largest age group of 20 to 34 contains 16.6% of the population with 675 people. The City's median age is 39.9.

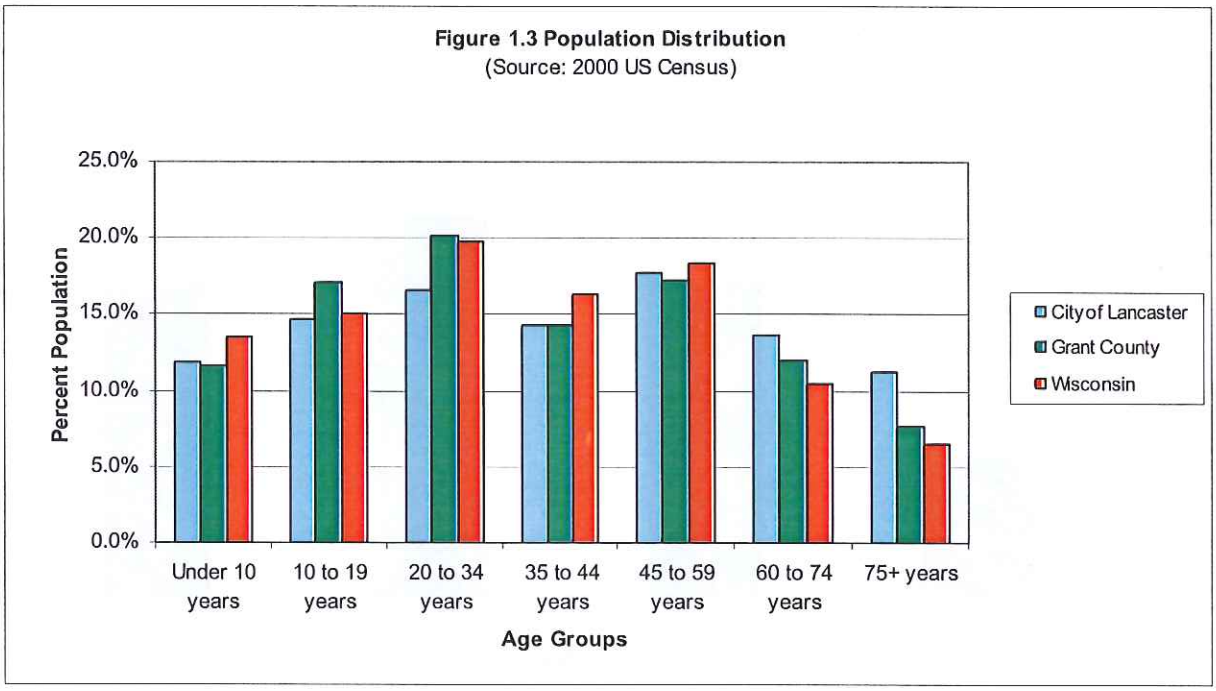


Figure 1.3 compares the population percentage by age group for the City of Lancaster, Grant County, and the State of Wisconsin.

Table 1.2 Population Projections (Source: 2007 SWWRPC)

Age Group	2010 Low	2010 High	2020 Low	2020 High	2030 Low	2030 High
Less than 10	465	471	456	467	462	478
10 to 19 Years	503	510	481	492	476	493
20 to 34 Years	755	764	665	682	612	634
35 to 44 Years	471	477	556	570	508	526
45 to 59 Years	944	956	837	857	880	911
60 to 74 Years	639	647	942	965	969	1,003
75+ Years	460	466	468	479	665	688
Total	**4,237**	**4,291**	**4,405**	**4,512**	**4,572**	**4,733**

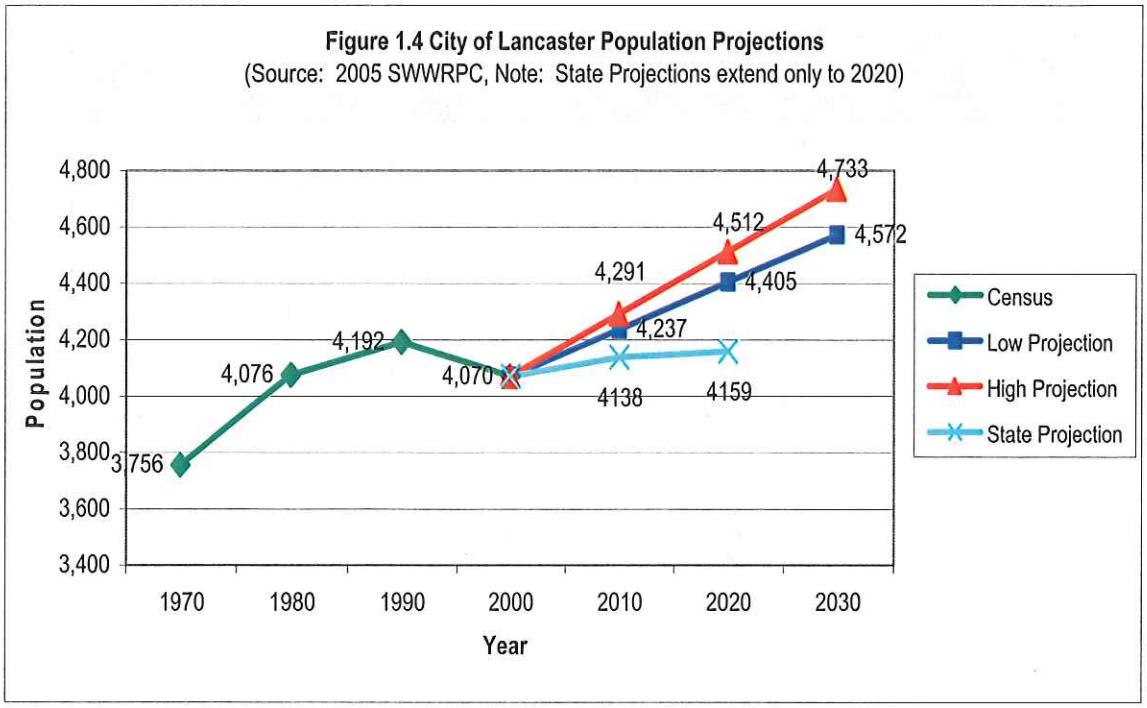


Figure 1.4 shows the projected populations for the years 2010, 2020, and 2030. The red line indicates a future high projection, while the blue line indicates a future low projection. The State projection trends lower than both the projected high and low supplied by SWWRPC.

Table 1.3 Educational Attainments (Source: DP-1,DP-2. 2000 US Census)

Educational Attainment	City of Lancaster Number	City of Lancaster Percent	Grant County Number	Grant County Percent	Wisconsin Percent
Less than 9th Grade	186	6.8%	2,346	7.7%	5.4%
9th to 12th No Diploma	240	8.7%	2,713	8.9%	9.6%
HS Grad	1,069	38.9%	12,255	40.0%	34.6%
Some College	576	21.0%	5,828	19.0%	20.6%
Associate Degree	155	5.6%	2,230	7.3%	7.5%
Bachelor's Degree	373	13.6%	3,332	10.9%	15.3%
Graduate/Prof. Degree	149	5.4%	1,921	6.3%	7.2%
Percent High School Grad or Higher	84.5%		83.5%		85.1%

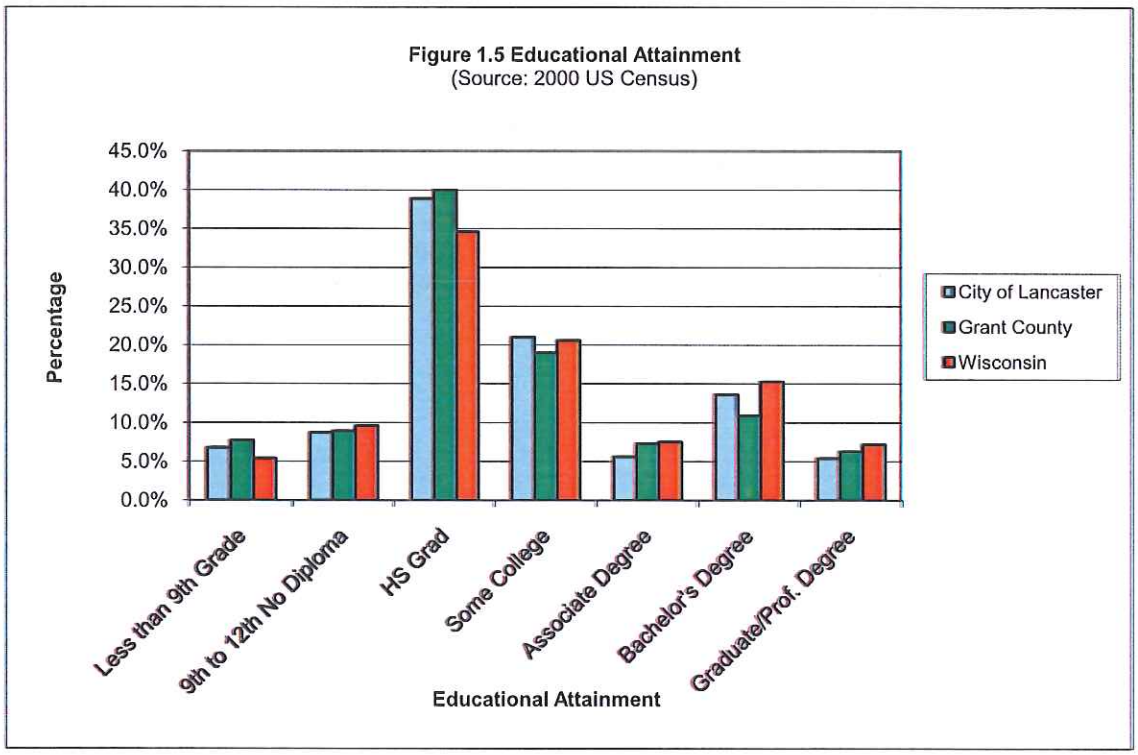


Table 1.4 Occupations (Source: DP-1,DP-2. 2000 US Census)

Occupations	City of Lancaster Number	City of Lancaster Percent	Grant County Number	Grant County Percent	Wisconsin Number	Wisconsin Percent
Prod, Trans & Mat. Moving	312	16.0%	4,981	19.9%	540,930	19.8%
Const, Extraction & Maint.	205	10.5%	2,294	9.1%	237,086	8.7%
Farm, Fishing & Forestry	10	0.5%	753	3.0%	25,725	0.9%
Sales & Office	503	25.8%	5,524	22.0%	690,360	25.2%
Services	360	18.5%	4,025	16.0%	383,619	14.0%
Mgmt, Prof & Related	557	28.6%	7,511	29.9%	857,205	31.3%
Total	1,947	100%	25,088	100%	2,734,925	100%

Figure 1.6 City of Lancaster Labor Force Projections
(Source: 2000 US Census, SWWRPC)

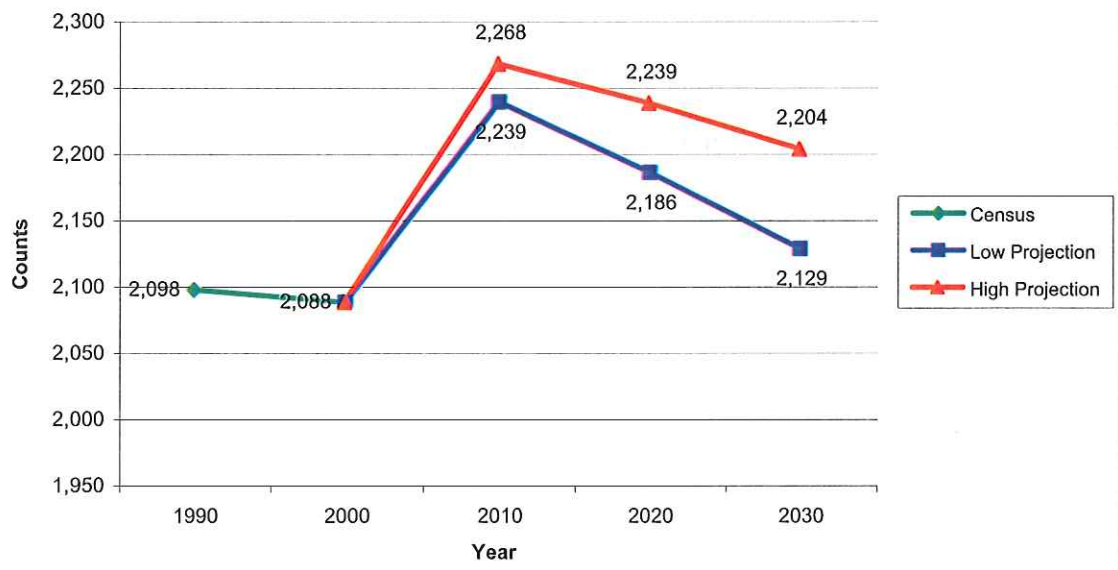


Figure 1.6 shows the projected labor force populations for the years 2010, 2020, and 2030. The red line indicates a high projection, while the blue line indicates the low projection. Labor data was not available for 1980 or 1970.

1.8 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 (www.grants.gov) (see below) is one source that could be used to accrue funding for all types of projects.

ISSUES AND OPPORTUNITIES
CHAPTER ATTACHMENTS

City of Lancaster

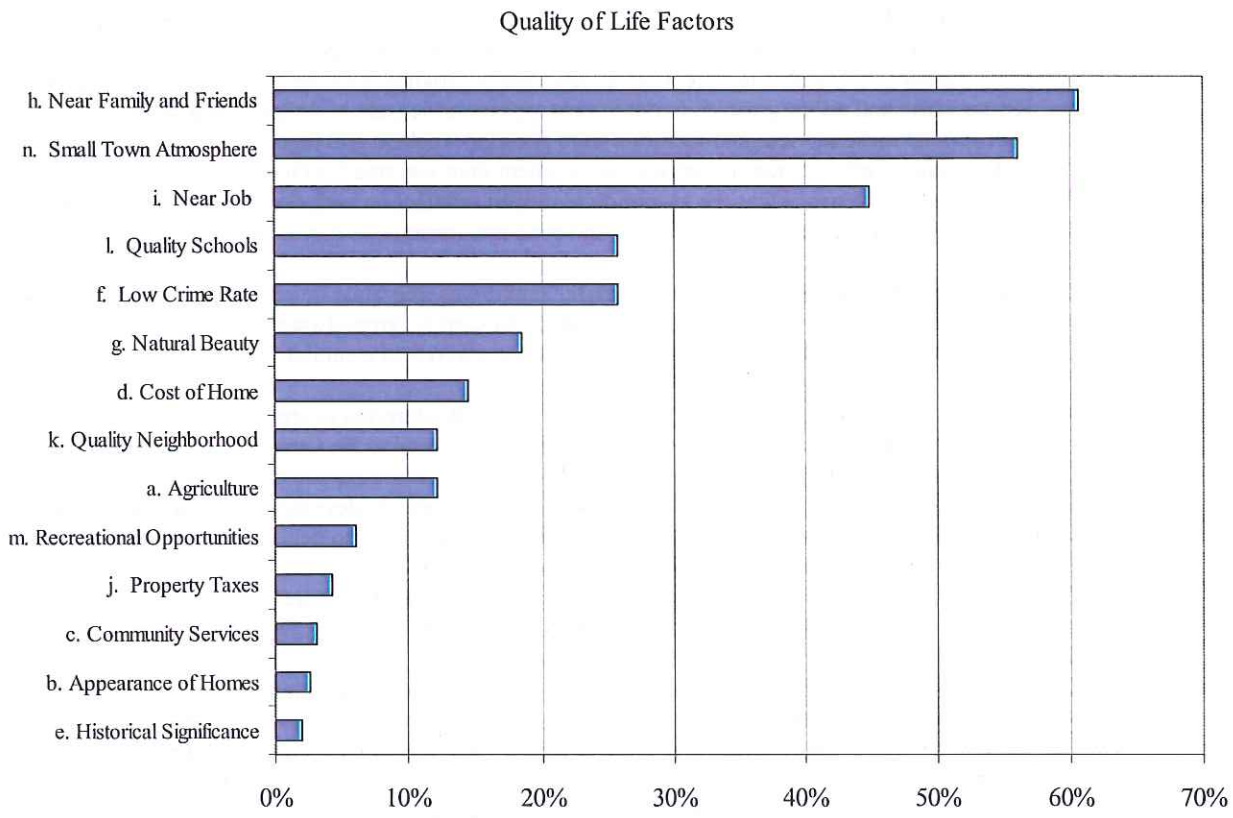
During September and October of 2007 a total of 855 questionnaires were sent to households in the city of Lancaster and 346 were returned for a very respectable return rate of 26 percent. This number of returned surveys will provide estimates that are expected to be accurate to within plus or minus 5 percent.

Key results of this survey include:

- Respondents said that they live in the city of Lancaster to be near family and friends (61%), because of its small town atmosphere (58%) and to be near their jobs (45%).
- Relative to Grant County as a whole, the quality of the school district and the low crime rate were more important factors for citizens of Lancaster in terms of their choice of a place to live.
- Lancaster residents are, with one exception, exceptionally satisfied with the quality of community facilities and services (fire and police protection, the library, sewer service, etc.). At least 70 percent of all city respondents said these services and facilities were good or excellent and higher proportions of Lancaster respondents rated their community services as excellent than was true for Grant County as a whole.
- Street and road maintenance was the exception to citizen satisfaction with community facilities and services. Slightly more residents rated street and road maintenance as fair or poor as said it was good or excellent.
- At least 80 percent of all respondents in Lancaster said it was important or very important to protect all natural and cultural resources about which we asked (air quality, groundwater, rivers and streams, etc.). Concern about natural and cultural resources in Lancaster mirrored a similar level of concern throughout Grant County.
- The housing developments that Lancaster residents are most interested in are rehabilitation of existing homes and expanding the stock of affordable housing. Compared to the County, Lancaster residents are less supportive of building additional single-family homes but more supportive of multi-family units.
- Citizens of Lancaster do not agree that landowners should be able to develop their land in any way they want but do feel that visual impacts should be considered when developments are proposed and that driveways should meet standards needed for emergency service vehicles.
- City residents support expansion of large-scale livestock facilities if they are located outside a 2 mile radius of an incorporated area. Several comments indicated that odors from such farms are an issue for some in Lancaster.
- City residents were nearly unanimous in their opinion that productive farmland should be used in agriculture; solid majorities opposed use of such land for residential, commercial or any use.
- Despite the fact that a majority rated road and street maintenance as fair or poor, solid majorities said that the road network in Lancaster is adequate for intended use and rated the roads in their jurisdiction as good or excellent. The reasons for this apparent contradiction are unclear.
- Lancaster residents, like those in Grant County generally, want to receive information about comprehensive planning in newsletters or direct mail.
- Respondents from Lancaster are quite supportive of pursing wind, solar and ethanol energy developments as a means of spurring economic development. City residents also agree that jurisdictions should provide some land with infrastructure for industrial and commercial developments and that such developments on the edge of cities and villages should be required to use municipal water and sewer services.
- Residents in their open-ended comments and in responses to quantitative questions said that additional retail and commercial development is needed in the County. Residents are also concerned about the lack of jobs in the city.

SUMMARY OF KEY POINTS – QUALITY OF LIFE

- By a wide margin, the three most important reasons most people have chosen to live in the city of Lancaster to be near family and friends, because they appreciate its small town atmosphere, and to be near their job.
- Approximately one in four respondents noted the quality of the school system and the low crime rate as reasons for locating in Lancaster.



SUMMARY OF KEY POINTS – QUALITY OF LIFE (COUNTY COMPARISON)

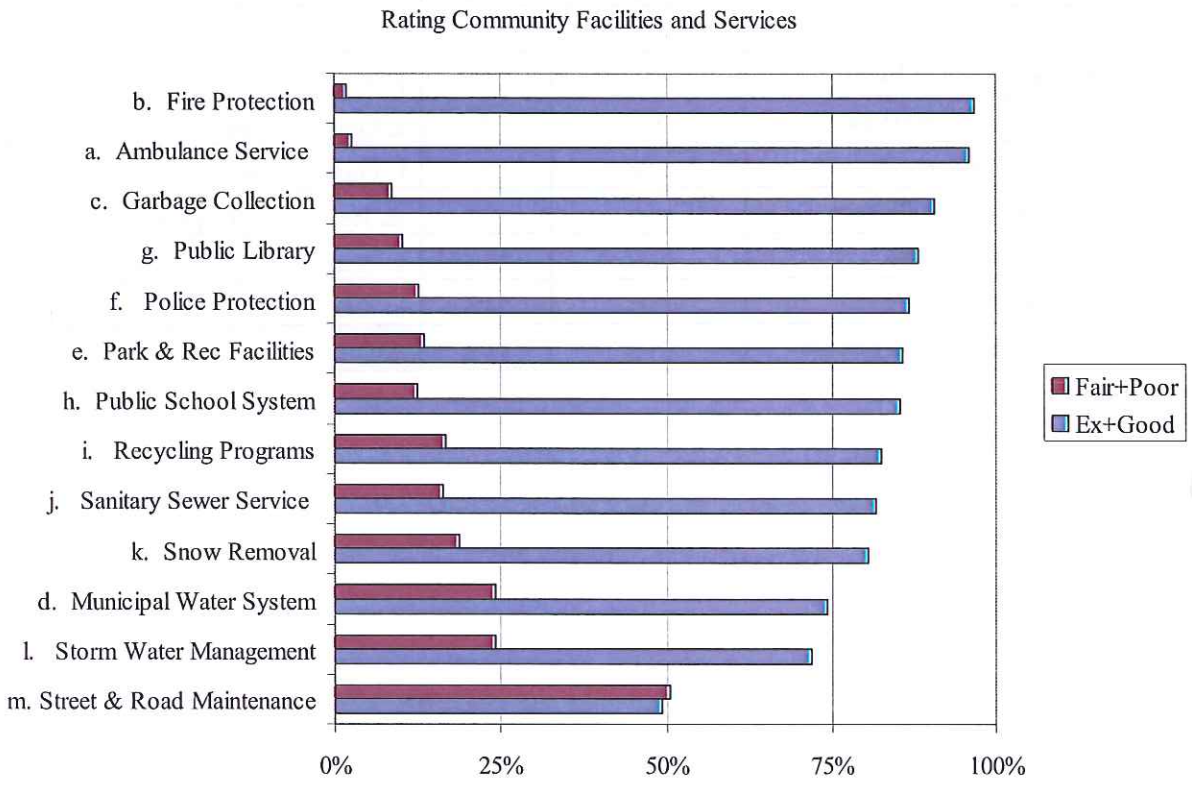
- Compared to Grant County as a whole, residents of the city of Lancaster are more likely to cite quality of the school system, the low crime rate, being near friends and family and being near their job as reasons they chose to live in the County. Given that a stunning 82 percent of Lancaster respondents reported having lived in the city for 25 years or more, the importance of family and friends in their choice of where to live is not surprising.
- Lancaster residents were less likely than the average Grant County resident to say that they live in the County because of the natural beauty of the area or because of agricultural interests.

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

	Lancaster	County		Lancaster	County
a. Agriculture	12%	17%	**i. Near Job**	45%	40%
b. Appearance of Homes	3%	2%	**j. Property Taxes**	4%	6%
c. Community Services	3%	3%	**k. Quality Neighborhood**	12%	10%
d. Cost of Home	14%	17%	**l. Quality Schools**	26%	18%
e. Historical Significance	2%	2%	**m. Recreational Opportunities**	6%	9%
f. Low Crime Rate	26%	20%	**n. Small Town Atmosphere**	56%	58%
g. Natural Beauty	18%	24%	**o. Other**	5%	5%
h. Near Family and Friends	61%	56%			

SUMMARY OF KEY POINTS – COMMUNITY FACILITIES AND SERVICES

- With one exception, residents of the city of Lancaster tend to rate municipal facilities and services as good or excellent. More than 90 percent of respondents said that fire protection, ambulance service and garbage collection in Lancaster are good or excellent. More than 7 out of every 10 respondents said that the public library, police protection, park and recreation facilities, the school system, recycling, the sanitary sewer, snow removal, the water system and storm water management are good or excellent.
- As many residents rated street and road maintenance as fair and poor as said that maintenance was excellent or good. Given the relatively high level of dissatisfaction with the quality of the roads, it is not surprising that there were a fair number of comments about roads in the open-ended portion of the questionnaire (see Appendix). Many comments focused on particular roads with concerns about Highway 61 being notable.



SUMMARY OF KEY POINTS – COMMUNITY FACILITIES AND SERVICES (COUNTY COMPARISON)

- The following table indicates that residents of the City of Lancaster are generally more satisfied with their community facilities and services than are Grant County residents as a whole. It is notable that with very few exceptions, substantially higher proportions of Lancaster residents rated their local public services as "excellent" than was true for the County.
- The exception to this pattern of responses is, again, street and road maintenance. For the city of Lancaster, 50 percent of respondents rated street and road maintenance as fair or poor compared to only 36 percent of the County sample.

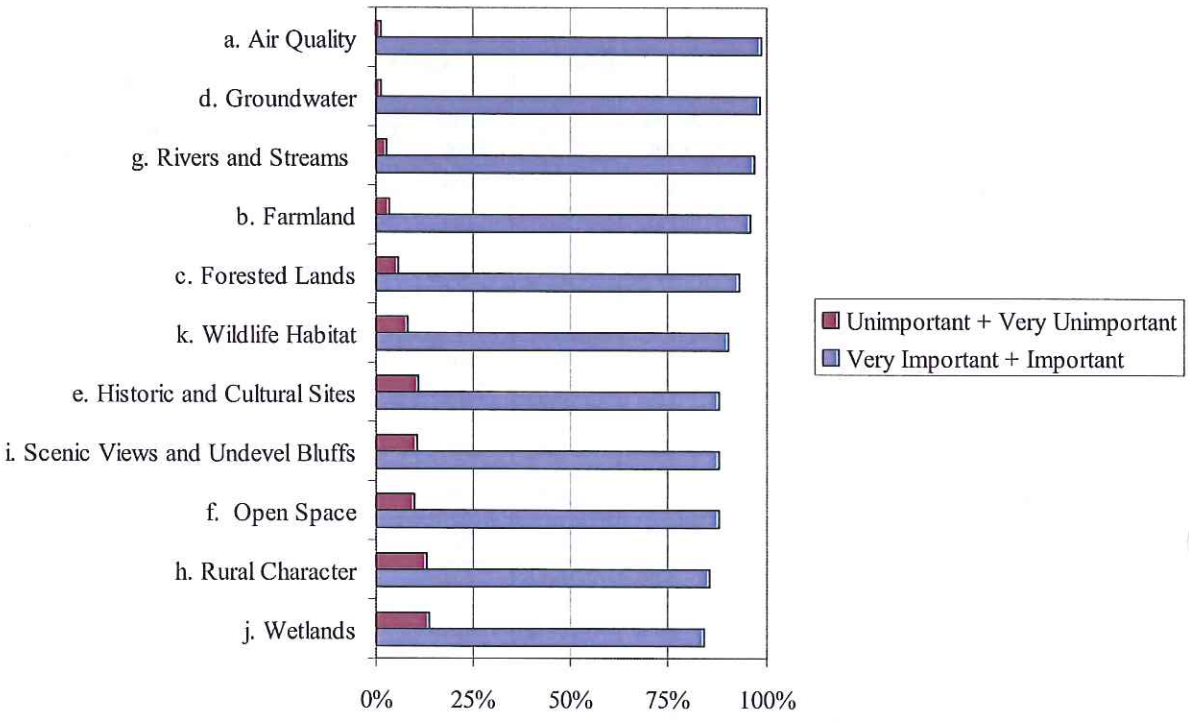
2. Rate the following local services

	Excellent		Good		Fair		Poor		Not Applicable	
	C. of Lan	Cnty	C. of Lan	Cnty	C. of Lan	Cnty	C. of Lan	Cnty	C. of Lan	Cnty
a. Ambulance Service	66%	54%	30%	35%	2%	6%	0%	0%	1%	5%
b. Fire Protection	64%	54%	33%	39%	2%	4%	0%	0%	1%	3%
c. Garbage Collection	41%	39%	50%	39%	6%	9%	2%	2%	1%	11%
d. Municipal Water System	24%	23%	50%	38%	18%	10%	6%	2%	1%	26%
e. Park & Rec Facilities	36%	30%	49%	47%	13%	13%	0%	2%	1%	7%
f. Police Protection	37%	27%	50%	45%	11%	20%	2%	4%	0%	4%
g. Public Library	39%	33%	49%	46%	10%	11%	1%	2%	1%	8%
h. Public School System	34%	30%	51%	49%	10%	13%	3%	2%	2%	6%
i. Recycling Programs	29%	31%	54%	51%	15%	12%	2%	2%	1%	3%
j. Sanitary Sewer Service	25%	25%	57%	42%	14%	8%	2%	1%	2%	24%
k. Snow Removal	28%	27%	52%	47%	17%	17%	2%	2%	1%	7%
l. Storm Water Management	20%	16%	52%	43%	22%	16%	3%	3%	4%	22%
m. Street & Road Maintenance	10%	16%	39%	46%	38%	28%	12%	8%	0%	2%

SUMMARY OF KEY POINTS – NATURAL AND CULTURAL RESOURCES

- The following chart indicates that residents of the city of Lancaster rate protection of all natural and cultural resources as important or very important. For all of the items about which we asked, at least 80 percent of the respondents said it was important or very important to protect them.
- At least 10 percent (but less than 15%) of the respondents said that it was unimportant or very unimportant to preserve five resources (historic and cultural sites, scenic views and undeveloped bluffs, open space, rural character, and wetlands).

Importance of Protecting Natural & Cultural Resources



SUMMARY OF KEY POINTS – NATURAL AND CULTURAL RESOURCES (COUNTY COMPARISON)

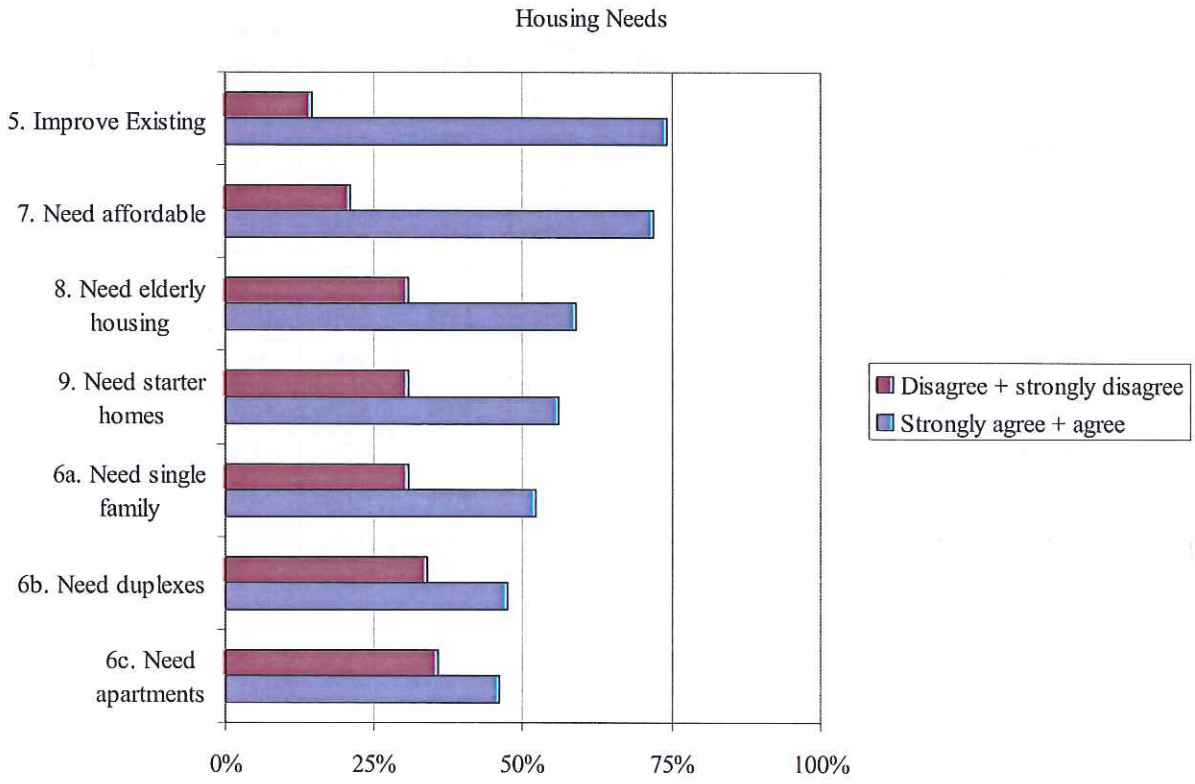
- The views of Lancaster residents about natural and cultural resources are very similar to those for Grant County as a whole.
- Lancaster residents may be **slightly** more concerned about preservation of historic and cultural sites (88% said this was important or very important versus 84% in the County) and wetlands (85% in Lancaster versus 81% in the County).

4. It is important to protect the following:

	Very Important		Important		Unimportant		Very Unimportant		Not Applicable	
	C. of Lan	Cnty	C. of Lan	Cnty	C. of Lan	Cnty	C. of Lan	Cnty	C. of Lan	Cnty
a. Air Quality	73%	68%	25%	29%	1%	2%	1%	1%	0%	1%
b. Farmland	59%	59%	37%	37%	3%	3%	1%	1%	1%	1%
c. Forested Lands	51%	54%	42%	40%	6%	3%	0%	1%	1%	2%
d. Groundwater	71%	73%	27%	25%	1%	1%	0%	0%	0%	0%
e. Historic and Cultural Sites	26%	27%	62%	57%	10%	13%	1%	1%	1%	2%
f. Open Space	33%	34%	55%	53%	10%	10%	0%	1%	2%	2%
g. Rivers and Streams	61%	64%	36%	34%	3%	2%	0%	0%	0%	0%
h. Rural Character	40%	39%	46%	47%	13%	12%	1%	1%	1%	2%
i. Scenic Views & Undevel Bluffs	45%	46%	43%	42%	11%	9%	0%	2%	1%	1%
j. Wetlands	39%	40%	46%	41%	12%	12%	1%	2%	2%	4%
k. Wildlife Habitat	47%	47%	44%	43%	8%	7%	0%	1%	1%	2%

SUMMARY OF KEY POINTS – HOUSING

- Nearly three-quarters of Lancaster residents favor housing developments that focus on improving existing housing quality and expanding the stock of "affordable" housing.
- More than half of Lancaster respondents also favor development of housing to meet the needs of the elderly, starter homes, and single family homes. It is noteworthy, however, that more than one-quarter of Lancaster respondents also oppose these types of housing developments.
- Given that more than half of all respondents were 55 and older, the appeal of senior housing is understandable.



SUMMARY OF KEY POINTS – HOUSING (COUNTY COMPARISON)

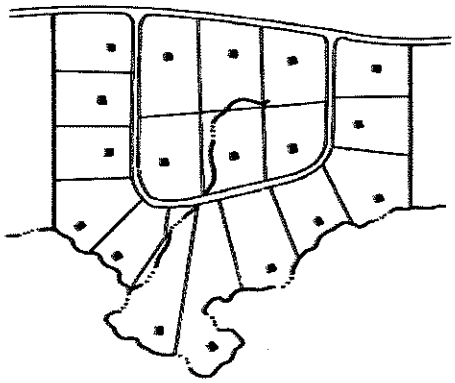
- Compared to Grant County as a whole, residents of the city of Lancaster are more receptive to expanding the supply of apartments and duplexes and slightly more enthusiastic about focusing on improving the quality of existing housing.
- Lancaster residents are less supportive of expanding single family housing than is true on average in Grant County.
- In other respects, the opinions of Lancaster residents about housing are very similar to those in the County.
- A majority of Lancaster residents prefer residential developments based on a cluster design (smaller lots with more shared open space) to the traditional design (larger lots with no or little shared open space). The proportion of Lancaster residents favoring the cluster design is somewhat smaller than for Grant County as a whole.

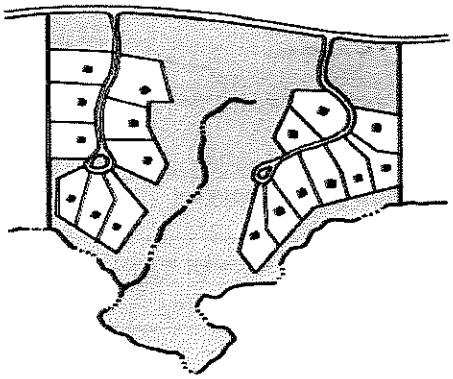
	Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
	C. of Lan	Cnty	C. of Lan	Cnty	C. of Lan	Cnty	C. of Lan	Cnty	C. of Lan	Cnty
5. Improve existing housing quality.	22%	24%	52%	44%	13%	16%	2%	3%	11%	13%
6. Need following housing types:										
a. Single Family Housing	13%	19%	39%	40%	25%	15%	6%	5%	17%	21%
b. Duplexes (2 units)	10%	8%	38%	33%	28%	25%	6%	9%	18%	25%
c. Apartments (3 or more units)	8%	7%	38%	24%	28%	31%	8%	12%	18%	26%
7. Need affordable housing	30%	31%	41%	36%	18%	14%	3%	6%	7%	13%
8. Need elderly housing	20%	20%	39%	43%	26%	19%	5%	4%	10%	14%
9. Need starter homes	18%	19%	38%	37%	26%	23%	5%	4%	13%	16%

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

OPTION A **OPTION B**

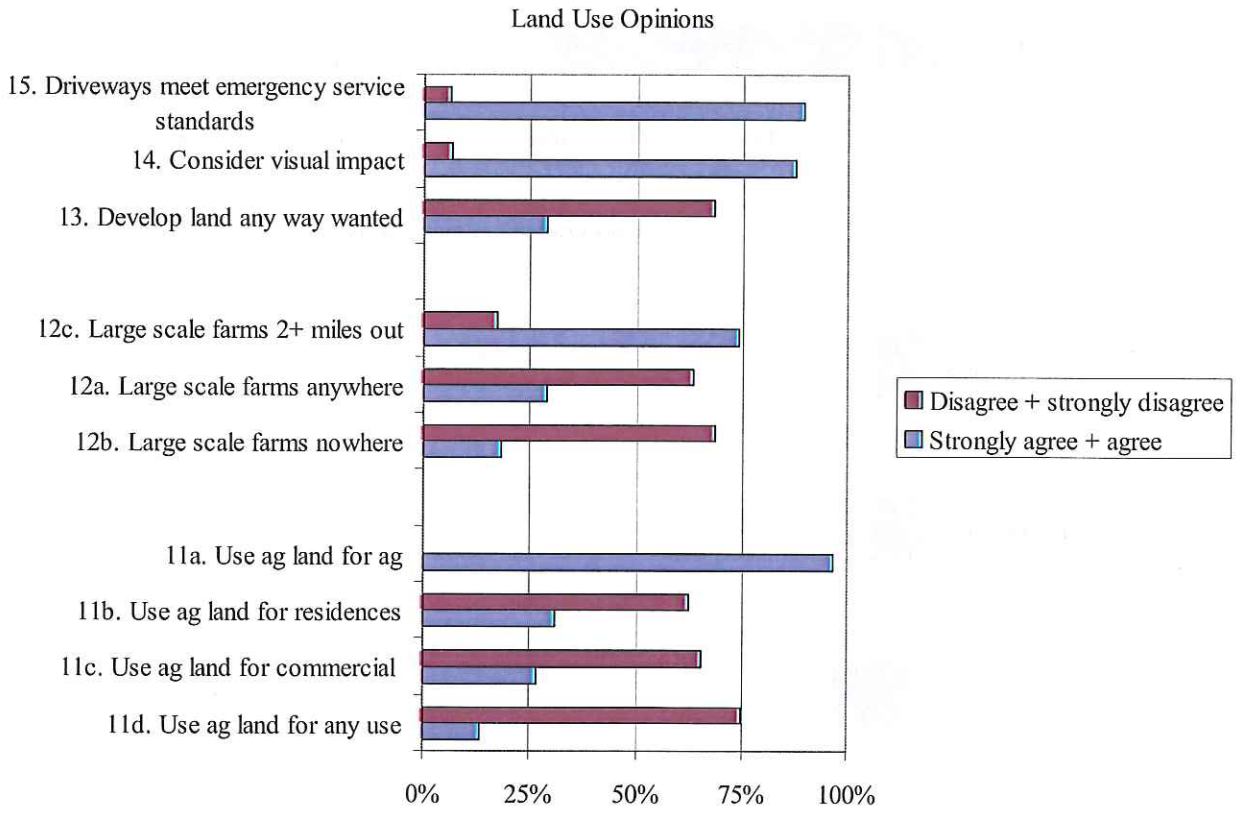
Traditional Design		Cluster Design	
Lancaster	County	Lancaster	County
44%	39%	56%	61%



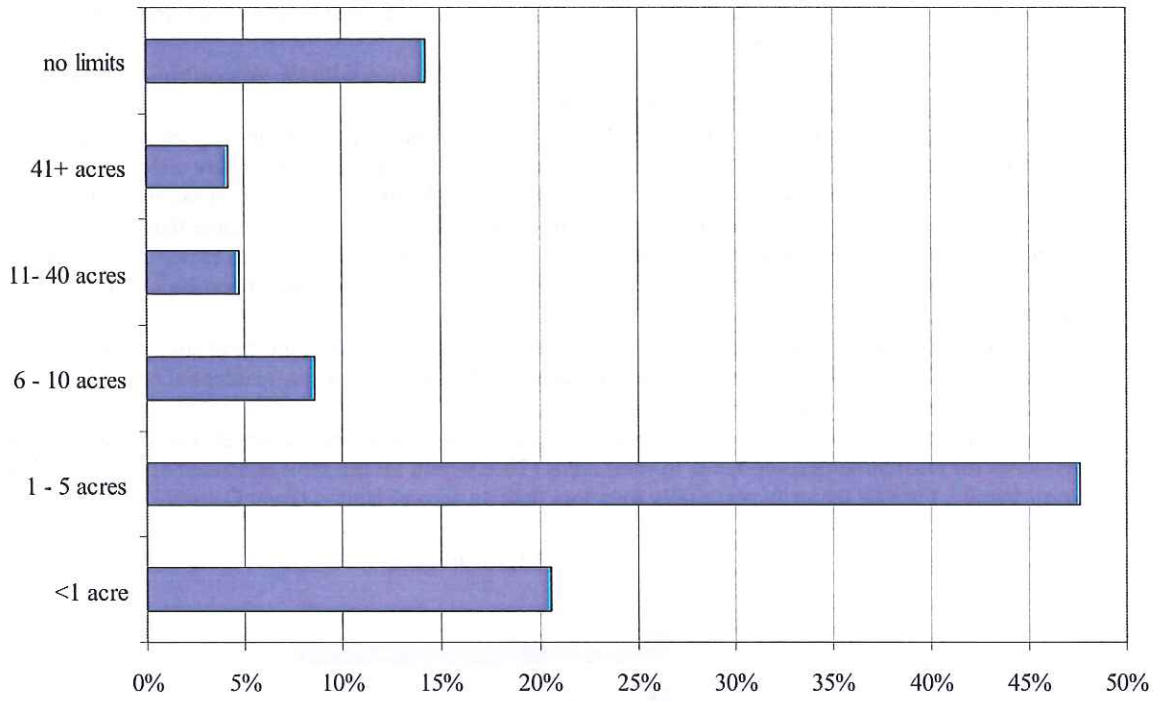


SUMMARY OF KEY POINTS – AGRICULTURE AND LAND USE

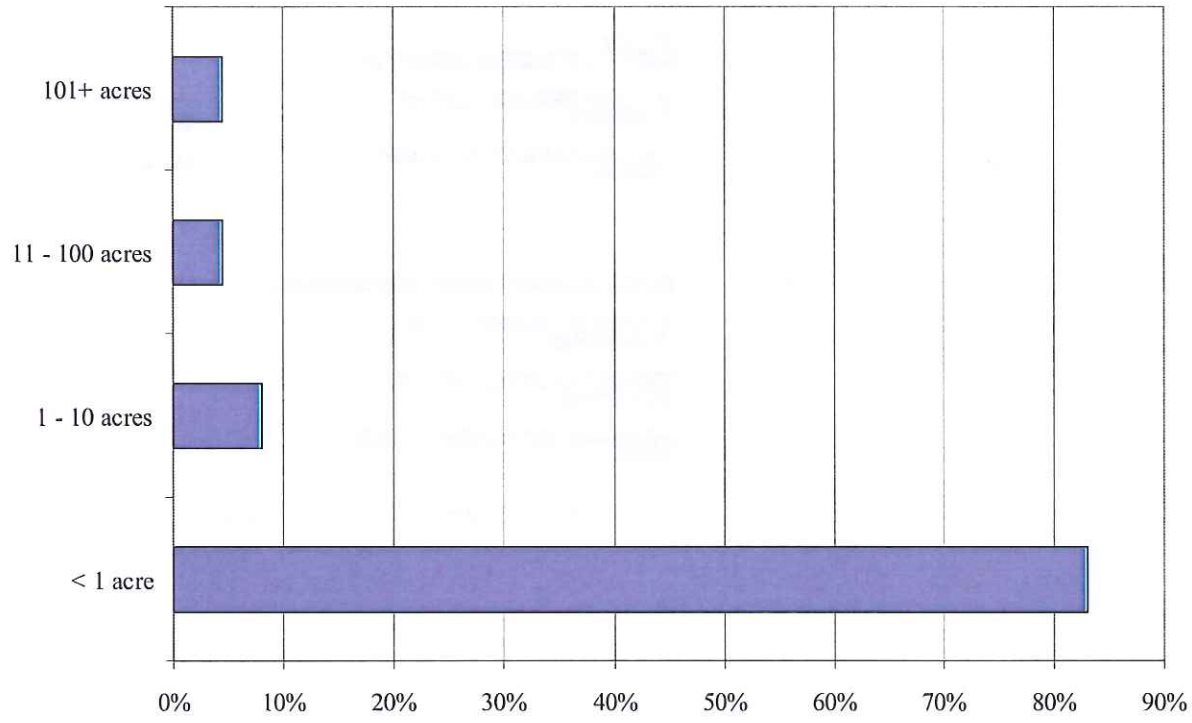
- Overwhelming majorities of Lancaster residents agree that driveways should be required to meet standards for providing emergency services and that decision makers should consider the visual impact of developments in their evaluation process.
- By more than a two-to-one margin, the people of Lancaster disagree with the proposition that landowners should be able to develop land any way they want.
- With respect to the expansion of large-scale farms, those with more than 500 animal units, Lancaster residents have fairly clear preferences. They are opposed to both the most restrictive alternative (prohibiting their expansion anywhere in Grant County) and the most liberal option (allowing their development anywhere in the County). Nearly three-quarters agree or strongly agree that such farms should be allowed to expand if they are outside a 2 mile radius of an incorporated area. There were a number of negative comments about farm odors in Lancaster in the open-ended portion of the questionnaire.
- Lancaster residents are nearly unanimous in their belief that productive agricultural land should be used in agriculture. Solid majorities oppose the use of such land for other purposes (residential or commercial development or unrestricted use).
- The graphs on the following page indicate that city of Lancaster residents favor relatively small minimum lot sizes for residential developments in rural areas (70% would set the limit at 5 acres or less) and that, not surprisingly, the vast majority personally own less than an acre of land in Grant County.



Preferred Minimum Lot Size



Acres Owned in Grant County



SUMMARY OF KEY POINTS – AGRICULTURE AND LAND USE (COUNTY COMPARISON)

- The following table indicates that there are relatively few large differences between the opinions of residents of the city of Lancaster and Grant County residents with respect to agricultural and land use issues.
- City residents are substantially more likely than County residents to agree that large farms should be allowed to expand outside a 2 mile radius of incorporated areas. They are also more likely than County residents to disagree with the suggestion that such farms should be prohibited from expanding anywhere in Grant County, which is somewhat surprising.
- Residents of Lancaster are more likely to agree that there should be a minimum lot size for rural residential developments than County residents.
- Since Lancaster is a city, it is not surprising that most respondents own less than an acre.

	Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty
11a. Use ag land for ag	75%	76%	21%	21%	0%	1%	0%	0%	3%	2%
11b. Use ag land for residences	3%	4%	28%	28%	43%	44%	19%	17%	7%	7%
11c. Use ag land for commercial	2%	3%	25%	19%	43%	45%	23%	26%	8%	7%
11d. Use ag land for any use	4%	4%	9%	8%	39%	40%	36%	36%	12%	12%
12. Expand lg farms (500+ an. units):										
a. Anywhere in Grant County	7%	9%	22%	17%	36%	42%	27%	23%	8%	8%
b. Nowhere in Grant County	9%	12%	10%	14%	46%	44%	23%	19%	13%	12%
c. 2 miles outside inc areas	33%	23%	41%	39%	10%	17%	7%	9%	8%	12%
13. Develop land any way wanted	9%	11%	19%	17%	47%	52%	21%	18%	3%	2%
14. Consider visual impacts of devel	33%	28%	55%	57%	6%	9%	1%	2%	6%	5%
15. Driveways meet EMS standards	42%	38%	47%	52%	6%	6%	0%	0%	4%	4%

16. There should be a minimum lot size on residential development in rural areas.

Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty
21%	24%	44%	48%	22%	16%	4%	5%	9%	8%

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

Less than 1 acre		1 to 5 acres		6 to 10 acres		11 to 40 acres		41 or more acres		No Limitation	
C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty
21%	19%	48%	49%	9%	13%	5%	5%	4%	4%	14%	11%

18. How many acres of land do you own in Grant County?

Less Than 1 acre		1-10 acres		11-100 acres		101 acres or more	
C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty
83%	60%	8%	17%	4%	10%	4%	13%

19. Do you actively farm the land you own?

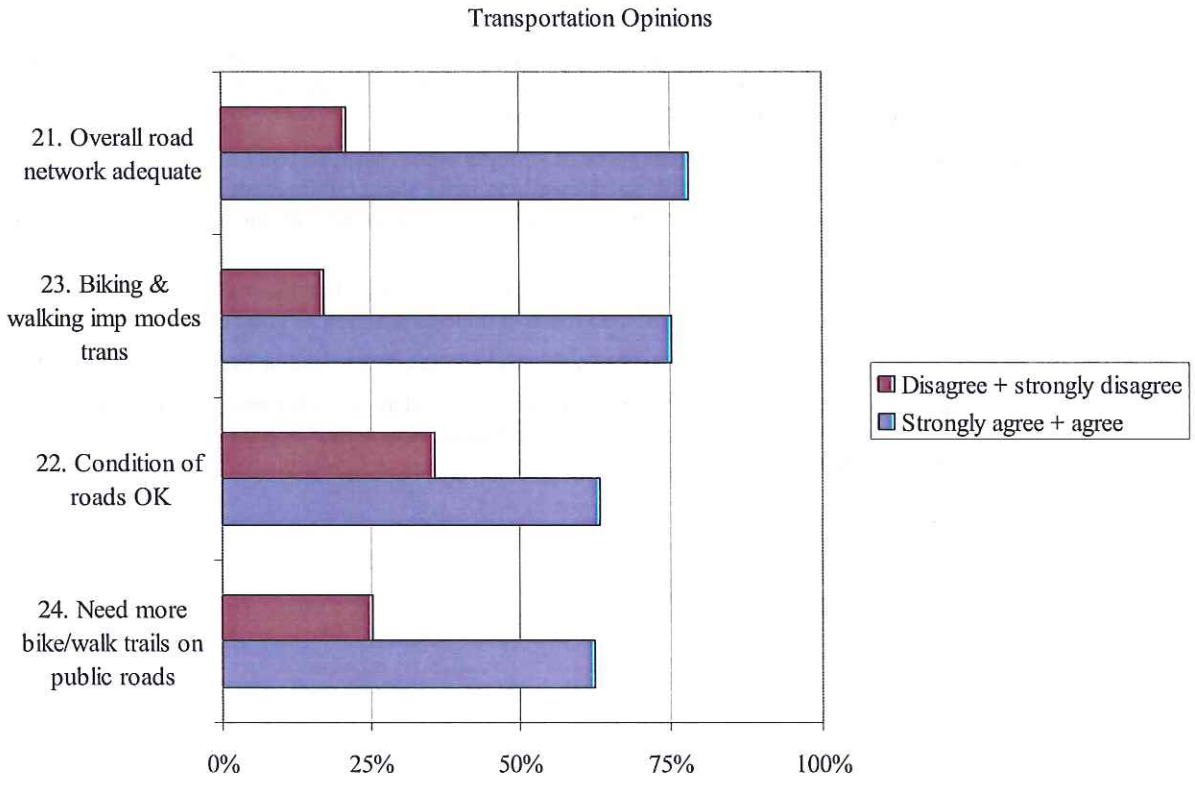
Yes		No		Not Applicable	
C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty
5%	14%	53%	55%	42%	31%

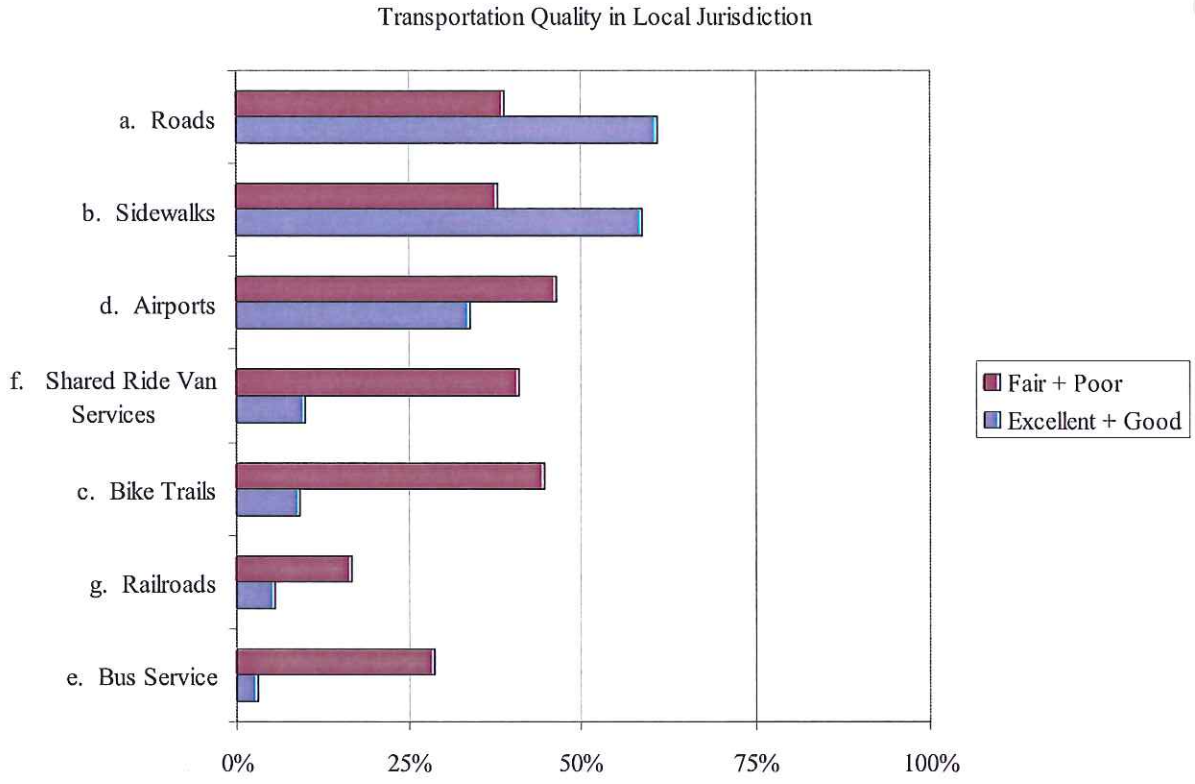
20. Do you think your land will be actively farmed (by you or someone else) in the next:

0-5 years		6-10 years		11-15 years		16-20 years		Not Applicable	
C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty
3%	10%	2%	6%	2%	6%	5%	13%	86%	74%

SUMMARY OF KEY POINTS – TRANSPORTATION

- More than three-quarters of Lancaster's residents agree or strongly agree that the overall road network in Grant County meets the needs of its citizens and that biking and walking are important modes of transportation in the city (see graph on the next page).
- Majorities of greater than 60 percent agree or strongly agree that road conditions in Lancaster are adequate for intended uses and that more bilking and walking lanes along public roads are needed in Lancaster. One-third of Lancaster respondents disagreed or strongly disagreed with the assessment that roads in the city are adequate for intended uses.
- Interestingly, while half of the residents of Lancaster were somewhat dissatisfied with street and road maintenance (see above), 60 percent rated roads in their jurisdiction as good or excellent.
- A slightly smaller proportion (58%) rated sidewalks in the city as good or excellent.
- Substantially larger proportions of Lancaster residents rated all the other transportation options (airports, shared-ride van services, bike trails, railroads and bus service) as fair or poor compared to those rating these options as good or excellent.


Transportation Opinions
21. Overall road network adequate
23. Biking & walking imp modes trans
22. Condition of roads OK
24. Need more bike/walk trails on public roads
0%
25%
50%
75%
100%
Disagree + strongly disagree
Strongly agree + agree


Transportation Quality in Local Jurisdiction
a. Roads
b. Sidewalks
d. Airports
f. Shared Ride Van Services
c. Bike Trails
g. Railroads
e. Bus Service
0%
25%
50%
75%
100%
Fair + Poor
Excellent + Good

SUMMARY OF KEY POINTS – TRANSPORTATION (COUNTY COMPARISON)

- Compared to Grant County residents as a whole, those living in Lancaster are more likely to disagree that the County's road network meets the needs of its citizens and that the condition of roads in the city is adequate for their intended use.
- City residents are more likely to agree that biking and walking are important modes of transportation in Lancaster than are County residents as a whole.
- Residents of Lancaster are more likely to rate almost all of their transportation options as fair or poor than Grant County residents as a whole. The only exception to this characterization is with respect to sidewalks, which City residents rate more highly.

21-24. Transportation issues

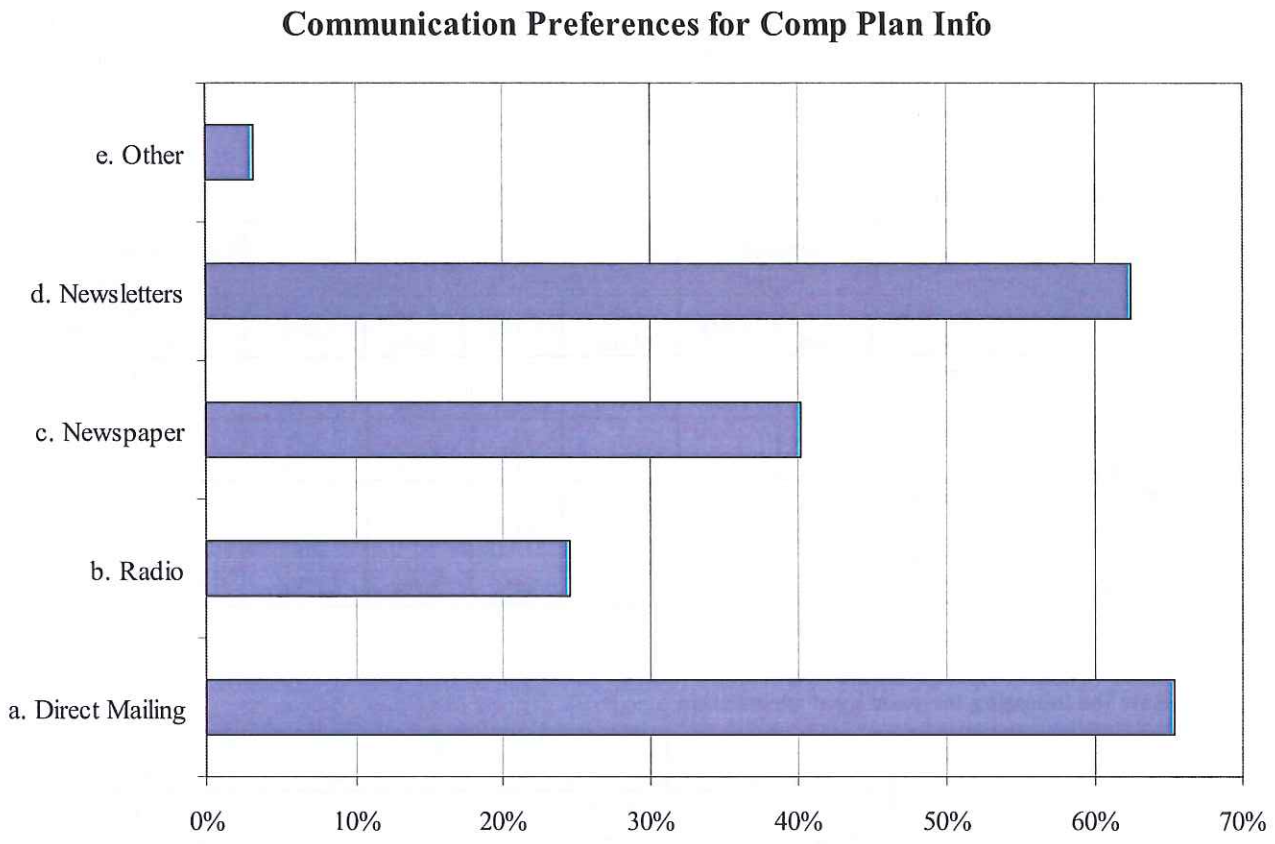
	Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty
21. Road network meets needs	9%	14%	69%	74%	16%	9%	5%	2%	1%	1%
22. Condition of roads adequate	6%	11%	58%	64%	29%	20%	7%	3%	1%	1%
23. Biking & walking imp modes trans	20%	18%	55%	44%	13%	22%	4%	5%	8%	11%
24. Need more bike & walk lanes on pub roads	31%	24%	31%	34%	20%	23%	5%	9%	12%	10%

25. Rate the following for your local jurisdiction

	Excellent		Good		Fair		Poor		Not Applicable	
	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty
a. Roads	5%	12%	55%	59%	29%	22%	10%	6%	0%	0%
b. Sidewalks	5%	6%	53%	39%	33%	28%	5%	6%	3%	22%
c. Bike Trails	1%	3%	8%	17%	18%	19%	26%	16%	46%	44%
d. Airports	2%	6%	31%	30%	35%	16%	12%	4%	19%	43%
e. Bus Service	0%	1%	3%	4%	6%	3%	23%	20%	68%	72%
f. Shared Ride Van Services	1%	0%	9%	9%	21%	11%	20%	16%	49%	64%
g. Railroads	0%	2%	6%	11%	4%	10%	13%	13%	78%	64%
h. Other	0%	3%	0%	9%	2%	1%	22%	12%	77%	75%

SUMMARY OF KEY POINTS - COMMUNICATION

- Those involved in comprehensive planning in Lancaster should focus their communication efforts with city residents on newsletters and direct mailings. Less than half listed newspaper articles as one of their top two preferences for receiving information about comprehensive planning.



SUMMARY OF KEY POINTS – COMMUNICATIONS (COUNTY COMPARISON)

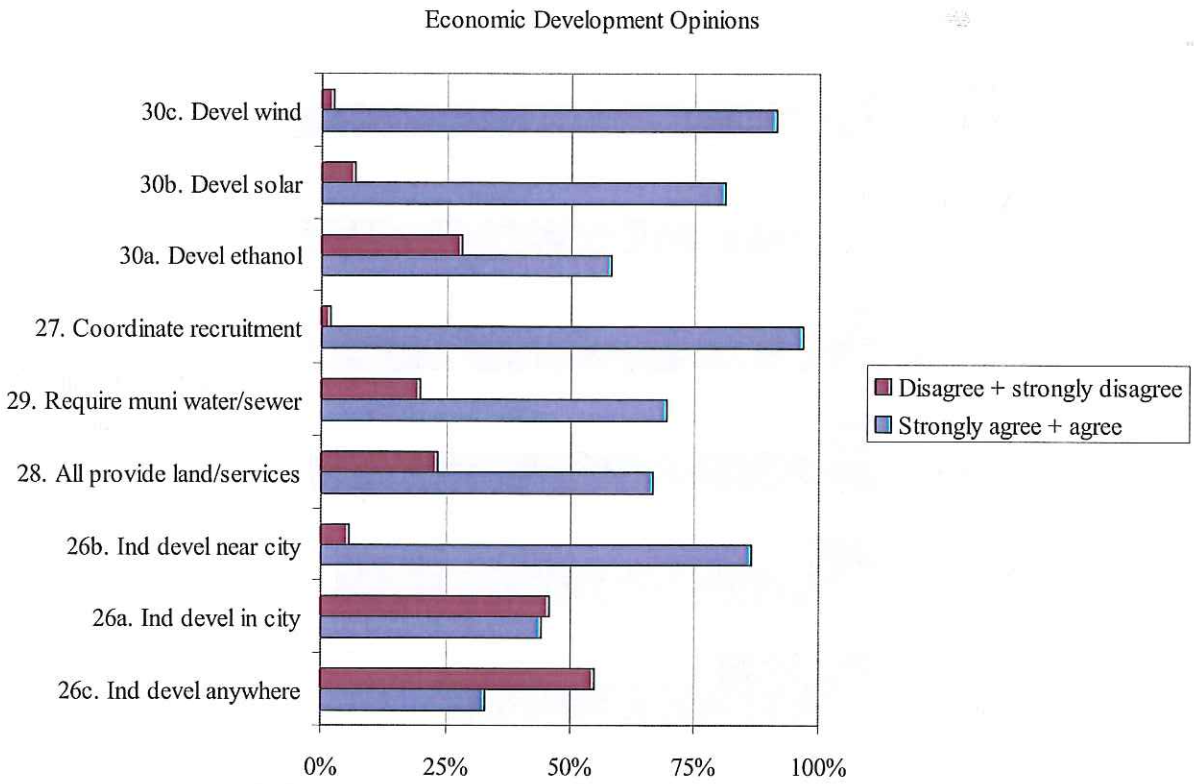
- Compared to the County as a whole, Lancaster residents have somewhat stronger preference for receiving comprehensive planning information from newsletters and slightly weaker preferences for direct mailings.

3. What are 2 most effective ways your jurisdiction could provide Comprehensive Planning information to landowners and residents?

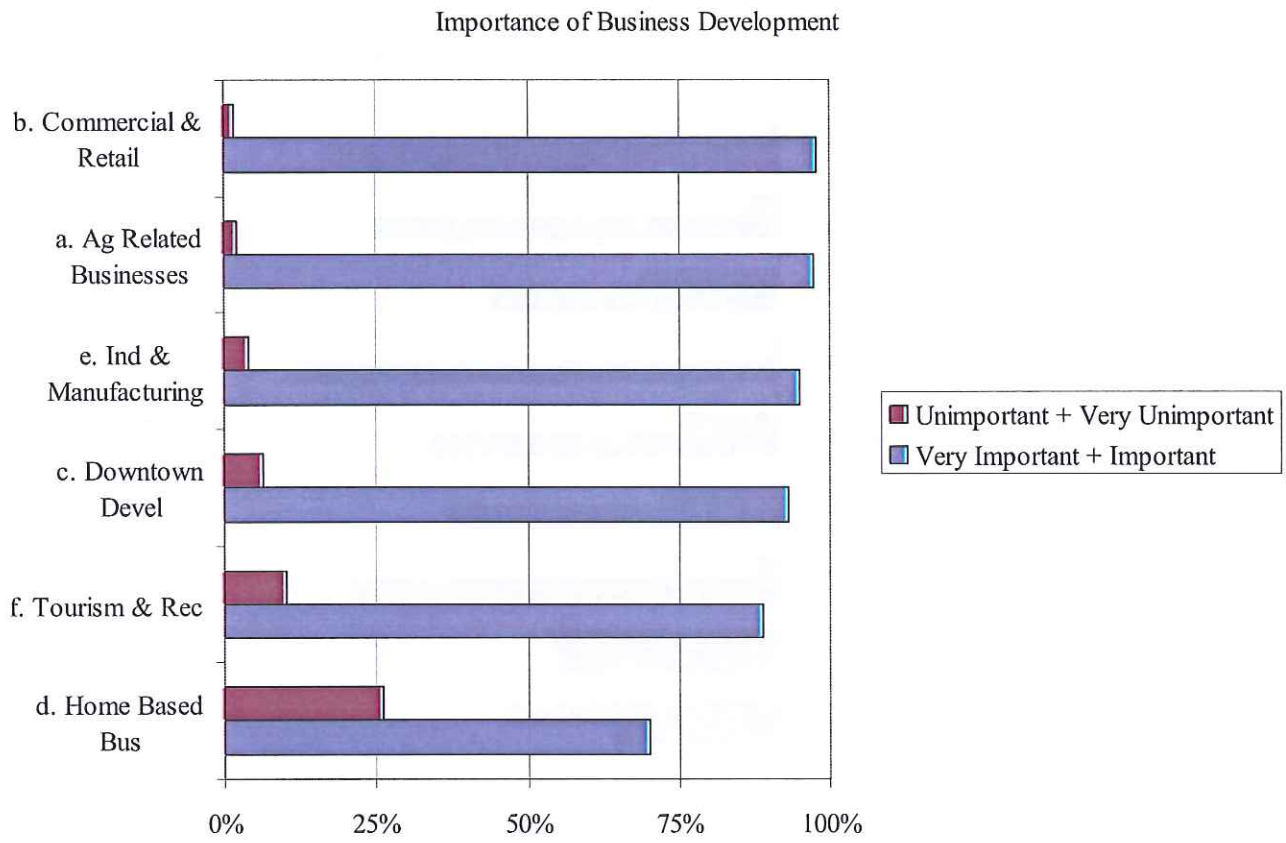
	Lancaster	Cnty
a. Direct Mailing	65%	70%
b. Radio	25%	21%
c. Newspaper	40%	44%
d. Newsletters	62%	56%
e. Other	3%	4%

SUMMARY OF KEY POINTS – ECONOMIC DEVELOPMENT

- Residents of Lancaster are quite supportive of pursing the energy alternatives of wind, solar and ethanol for economic development. Only ethanol development faces serious opposition, with more than one in four opposed to this economic development option.
- Citizens in Lancaster are overwhelmingly in favor of coordinating efforts within Grant County to recruit new businesses and industry.
- Strong majorities of people living in Lancaster agree or strongly agree that all jurisdictions in the County should provide some land with infrastructure for public or private industrial and commercial development and to require developments at the edge of cities and villages to use municipal sewer and water services.
- There is overwhelming agreement in Lancaster that commercial or industrial buildings and activities should be located near a city or village. Majorities of city residents disagree that such development should be allowed anywhere in the County or that it be within an existing city or village.



- There is near unanimity that it is important or very important that Grant County encourage commercial and retail development, agricultural related businesses, industry and manufacturing, and downtown development. Support for each of these types of development exceeds 90 percent.
- The comment section of this report contains substantial numbers of observations about the need for more jobs, particularly those paying a "living wage". The strong support for all of the forms of business development in the following graph is consistent with the employment concerns offered by respondents.
- The comment section also contains large numbers of comments about the lack of restaurants and shopping alternatives in the region. The 98 percent of Lancaster respondents who said that it is important or very important to encourage commercial and retail development is consistent with the qualitative data contained in the comments section below.



SUMMARY OF KEY POINTS – ECONOMIC DEVELOPMENT (COUNTY COMPARISON)

- Compared to the County, residents of Lancaster have lower levels of agreement that commercial or industrial development be limited to an existing city or village but higher levels of agreement that such development should be near a city or village.
- Lancaster residents also feel more strongly than the average for the County that jurisdictions should provide land and infrastructure to industrial and/or commercial developments.
- The level of support for alternative energy development is very similar in Lancaster and the County.

	Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty
26. Commercial or industrial buildings and activities involving truck traffic and manufacturing should be located:										
a. In an existing city or a village	7%	14%	37%	39%	34%	28%	12%	7%	10%	12%
b. Near a city or village	21%	16%	66%	63%	4%	8%	1%	3%	8%	10%
c. Anywhere in Grant County	5%	7%	28%	19%	38%	38%	17%	20%	12%	16%
27. Coordinate business recruitment	63%	53%	34%	40%	1%	2%	1%	2%	1%	3%
28. Provide land & infrastructure for industry/commerce	22%	16%	45%	43%	17%	19%	6%	7%	10%	15%
29. Required muni water & sewer	25%	26%	44%	45%	17%	11 %	3%	4%	11%	14%

30. Grant County jurisdictions should pursue the following energy alternatives as a form of economic development:

	Strongly Agree		Agree		Disagree		Strongly Disagree		No Opinion	
	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty
a. Ethanol Plants	20%	22%	38%	33%	21%	23%	7%	9%	14%	13%
b. Solar Energy	34%	39%	48%	45%	6%	5%	1%	1%	12%	10%
c. Wind Energy	46%	48%	45%	43%	2%	2%	0%	2%	6%	6%
d. Other	27%	28%	15%	8%	2%	0%	0%	0%	57%	63%

- The proportion of residents in Lancaster and Grant County who feel that it is important or very important for the County to encourage agricultural related businesses, commercial and retail developments, downtown development, home based businesses, industrial and manufacturing, and tourism and recreation development is similar.
- However, the enthusiasm for these types of development is much stronger in Lancaster; the proportion who strongly agree that they should be pursued is much higher in Lancaster.

31. Rate the importance of the following:

	Very Important		Important		Unimportant		Very Unimportant		Not Applicable	
	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty
a. Ag Related Business	62%	59%	36%	38%	2%	2%	0%	0%	1%	1%
b. Commercial & Retail	46%	33%	51%	59%	2%	7%	0%	1%	0%	1%
c. Downtown Devel	45%	31%	48%	52%	6%	11%	1%	2%	0%	4%
d. Home-Based Bus	20%	17%	50%	54%	24%	22%	2%	3%	4%	4%
e. Ind & Manufacturing	50%	40%	45%	50%	4%	8%	0%	1%	1%	1%
f. Tourism & Rec	37%	36%	52%	55%	9%	7%	1%	1%	1%	1%

SUMMARY OF KEY POINTS – DEMOGRAPHICS

- The only major demographic differences between residents of Lancaster and the County as a whole are that there is a slightly higher proportion of childless households and of long-term residents in the City.

35. Gender

Male		Female	
C of Lan	Cnty	C of Lan	Cnty
49%	53%	51%	47%

36. Age

18-24		25-34		35-44	
C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty
1%	0%	8%	7%	12%	13%

45-54		55-64		65 and older	
C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty
22%	23%	21%	22%	36%	35%

37. Employment Status

Emp Full Time		Emp Part Time		Self Employed	
C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty
45%	44%	8%	6%	7%	10%

Unemployed		Retired		Other	
C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty
1%	1%	38%	37%	1%	1%

38. Place of Residence

Own		Rent		Other	
C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty
98%	99%	2%	1%	0%	0%

39. Number of Adults (18+) in Household

0		1		2	
C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty
		20%	20%	69%	71%

3		4		5+	
C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty
9%	7%	2%	2%	0%	1%

40. Number of Children (under 18) in Household

0		1		2	
C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty
72%	67%	11%	14%	10%	11%

3		4		5+	
C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty
6%	7%	1%	1%	1%	0%

41. Household Income

Under $15,000		$15K-$24,999		$25K-$49,999	
C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty
6%	7%	11%	14%	38%	33%

$50K-$74,999		$75K-$99,999		$100,000+	
C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty
25%	25%	12%	15%	8%	6%

42. Years Lived in Grant County

Less than 1		1-4		5-9	
C of Lan	Cnty	C of Lan	Cnty	C of Lan	Cnty
0%	1%	3%	5%	5%	9%

10-24		25+	
C of Lan	Cnty	C of Lan	Cnty
10%	14%	82%	71%

Comments

32. Is there anything about living in Grant County that you don't like?

Transportation Issues

- Hwy 61 needs to be resurfaced
- My street in the winter!
- Poor roads, high property taxes-need for more retail stores in Lancaster.
- Narrow secondary roads
- No 4 lane Hwy except 80 miles between Platteville and Dubuque.
- Bad roads, poor streets in town
- Distance from a major city
- Main highways need improvements
- Traffic lights or roundabouts needed at certain intersections. For instance, Co A and Madison streets in Lancaster
- The BAD road from Lancaster to Dickeyville
- Lack of public transportation within and without of city.
- Lancaster city streets and sidewalks do need outstanding attention. They are so poor! Lancaster needs to get grants for whatever now, NOT in 5-10 years!!
- We have Amish moving in and the roads do not accommodate them. It's dangerous because of the curves, hills, and valleys. We have lots of traffic, semis etc. This is also true of farm machinery. We need to add lanes to prevent accidents.
- Hwy 61 from Fennimore to Dickeyville is just terrible. Worst highway in the state. Fix the bad highways and rough city streets.
- No need to change the Lancaster Airport!
- Amish buggies on highways are dangerous.
- Highway 61 is in very poor condition from Dickeyville to north of Fennimore. For a federal highway, it certainly needs high tech repair.
- Road conditions-poor.
- No bus or public transportation to Madison or LaCrosse or Debuque.
- No bus or plane service efficient except Madison, WI.
- Some roads need repair
- Snow removal of town and highway roads not sufficient.
- If you or a friend doesn't have workable transportation, you don't have access to anywhere else! No bus on a regular or semi regular basis, no train, etc.
- The snowplowing at intersections!

Governance

- Grant County government is about 20 years behind the times. We need a full time county administrator with experiences in government operations.
- The county Board doesn't really care about the residents and they do not stay within the budget.
- Poor county government
- Too many court judges with too many benefits (health insurance). Lack of quality leadership in Madison.
- Size of county board.
- we have too many county board members ($$$$$$$)
- The size of the county board. Some are serving only for insurance
- Local authorities are way too gree (sic) about showing prejudice.
- Too many county board members.
- County should have an administrator instead of a board chairman running the daily operation; we need someone with qualifications in running a large business in charge.
- Downtown Lancaster has very little to offer to tourists. Too many lawyers, doctors, and liter. Too many empty shops, high turn around. Too many school referendums!

- People that think they own the rivers and streams.
- Agricultural odor.
- Strong farm odors.
- More entertainment options.
- The lack of recreational activities.
- I don't like living within the city limits and smell the big dairy at the end of the city limits.
- The Saturday night races in the summers and how Lancaster puts up with the noise control.
- We need to develop walking trails that are on flat ground for seniors and people with limited mobility (Lancaster).
- Recreation and City creek quality.
- In the evening business/commercial lighting contributes to light pollution
- Not enough bike trails
- Having to travel long distances for cultural events (excepting those at UW-P).
- Large dairy waste smell throughout the city and surrounding industrial parks. It is very difficult to breathe at times, let alone leave a window open for 'fresh' air. This is extremely disappointing in town.

Social Issues

- The farming mentality of the 19th century, very suspicions and uncaring to any new comer, very unfriendly. The ignorance and hard headedness of the people in this area. Not willing to embrace change for the better. The greediness of all people of this area especially small business owners.
- Close minded people, high number of underage drinking and drugs, high number of teen pregnancy
- People's negative attitudes
- Too many Amish moving into the area! We are not allowed to litter, but they don't have to pick up after their horses! That's 'horse crap.' We have to drive through with our expensive cars and motorcycles that we pay big bucks for and big bucks for 'fuels.'
- Narrow minded people.

Job Issues

- No jobs (that are head of household jobs).
- Not enough manufacturing jobs.
- No jobs for young people graduation from school that pay any money. Doesn't anyone see small town populations falling? People think they have to move to Madison or Milwaukee to make a living.
- Not a lot of job opportunities.
- Not enough jobs and good paying ones.
- Few good job opportunities.
- Lack of good paying jobs.
- We need more large businesses to locate here - JOBS!
- Lack of better paying jobs.
- Lack of good paying jobs
- Not enough employment. Declining population.
- Jobs are scarce that provide decent wages without a lot of job experience or computer savvy
- Lack of job opportunities that pay a life sustaining wage!
- Need more job opportunities
- Not enough employment opportunities
- Pay rate-SW Wisconsin is substantially lower than the rest of the state-especially jobs with benefits such as health insurance helping smaller business provide health insurance would draw a wide variety of services and range of businesses so we are not relying on any one type which is important when times are slow.
- Need more job opportunities.
- There is a huge lack of employment opportunities.
- There is a misnomer that the cost of living is less in rural areas versus cities which isn't true. Lack of industries with bad paying jobs.
- Lack of job opportunities.
- Lack of good paying jobs to keep our young people.
- Job quantity

- Availability of jobs and how they are filled. It seems you can not get a city or county job unless you are black, Mexican or a woman.
- Limited jobs
- Not enough job opportunity to keep young people in Grant County.
- There are no jobs here. No one works on the sidewalks
- The lower paying jobs and lack of career development
- Children having to leave the area to get good jobs.
- Also, the lack of good paying jobs for younger people; they often have to travel to large cities for livable employment.

Police/Safety Issues

- Lancaster police dept - they did absolutely nothing when my house was broken into and I was sexually assaulted!!
- I live a couple blocks out of the city in a 25 MPH zone. Cars go by every hour from 40 to 80 MPH. The sheriff doesn't do enforcement and never has anyone else.
- Inadequate law enforcement facility (Co. Jail). Continued ignoring the need for a new larger facility is only going to cost more in the future.
- People drive to fast on side streets with kids on them

No/Nothing

- No 14X
- I have nothing to report.
- No, Grant county is a wonderful place to live. When we travel it's always nice to get home.
- No, I have not lived here all my life

Like it

- It's a beautiful place to live
- I wouldn't live anywhere else.
- Quiet, rural, small town, easy going lifestyle
- I like everything in Grant County

Lack Restaurants

- The lack of other fast food chains, other than McDonalds.
- Lack of nice restaurants for evening dining in Lancaster.
- Don't like that we have to travel for available restaurants outside of Lancaster area.
- Lack of good restaurants.
- The lack of more restaurants
- Supper clubs not enough of.
- Need additional restaurants.
- Lack of cultural entertainment.
- The lack of good mid-range restaurants.
- Lack of good restaurants.

Lack Shopping

- Having to go to Dubuque for anything major. I would rather spend my money in Wisconsin, but there is nothing in the Lancaster or Platteville area or not much of anything.
- Lack of lakes, tourism, retail stores, places to eat out. .
- More shopping stores
- Lack of retail selection of consumer goods. Behind the times of at least 10 years.
- Having to travel and hour to get to fishing, shopping, entertainment
- Driving to Dubuque (7% sales tax) for some items that are not available locally.
- Poor restaurant choices for healthy dining.
- No variety of retail shopping.
- No large department stores.

- That I have to travel to Dubuque to shop other than Wal-mart in Platteville
- Not enough businesses have to travel outside area for some larger chains for items needed

Housing Issues

- Housing with rent under bigger towns to be affordable.
- Lack of rental property of good size (20 sq feet) with garages. Assisted living with two or three bedrooms.
- Seeing housing developments going up when there is plenty of good existing homes more times than not on the market.
- Lack of housing for mentally and physically handicapped people.
- All the houses for sale and they keep building houses and raising our taxes.
- I don't like building ugly buildings that we don't need. Why build some that you let sit with nobody in them and we are the ones that pay for it in taxes.
- Price of housing
- Homes being built in the rural wooded areas, along river bluffs etc.

Medical Issues

- Hospital is extremely expensive for any services-rates are high end-off the normal ranges for prices. Avoid it completely and rather go to Dubuque, IA for lower rates and better services.
- Poor Dr. services and hospital. Do not treat young people over 21 without health insurance (send them home sick).
- Medical Assistance Program needs to be checked into- they make it too easy for the wrong people taking advantage of the program.
- Limited to none professional services (i.e., dentistry, acupuncture, free medical and legal services) for low income families.

School Issues

- School taxes too high. Need to cut back. Too many administrators and salaries too high for them and teachers and coaches.

Utilities

- City water is bad-extremely poor!!
- Power, phone, and cable lines are old and not always reliable. Our electricity has gone out due to equipment failure. Cable lines don't carry internet so technology is limited in Grant Co. Having lived in the Milwaukee area for 14 years, it is like going back in time.
- The water. Even after two filters, there is sand in the coffee filter. It smells so bad it makes the kitchen stink. What is the deal?
- Cost of water and sewer usage.
- Sewer rates in Lancaster.
- Sewer rates are too high in Lancaster.
- Water sewage street are bad

Land Use Issues

- Restrictions on lot size 20 to "smart growth"
- Rural development, farm land being destroyed by homes
- We are losing way to much farm land to housing development when the population is not growing enough to justify it.

Miscellaneous

- Am patiently waiting for the "Saturday Night Races" at the Lancaster track to wear itself out in a couple years. The noise near our home is beyond ridiculous!
- Cold in winter
- Disagree on banning one particular breed of an animal (dog).
- 3) It seems the farmers' needs and opinions are seldom considered.
- Yes, MA program needs to be looked into!!

- Expense
- Cold winters
- Grant county fair is the most boring compared to other county fairs. Need a new fair board. A younger bunch.

Q33. If you could change one thing about your local jurisdiction, what would it be?

Transportation

- A truck route on the south west side of Lancaster to bypass city.
- Also, our city streets are terrible.
- Some of the roads are in poor condition. Especially near Dick's Supermarket. Also before/after school need crossing guards out on the south end of Madison.
- Fix city roads
- Better streets
- Batter streets and roads
- Work on residence streets. All. NOT just ones certain people live on. New industry is fine but don't forget other tax payers.
- Better streets and curb on North Adams St. Lancaster
- Sidewalks on all the streets
- Road repair throughout the city!
- Make public transportation outside of city to other locations/ cities available - subsidize if necessary.
- Streets and sidewalks, please
- Make the Amish license their buggies and make them follow the laws of the highways. They should have to pay for the use of the highways.
- Snow removal-blocking driveways.
- The condition of many roads and sidewalks. Some streets do not have sidewalks on either side. Dangerous when walking with children.
- Fine the Amish for littering. Make them license the buggies. Buggies not allowed on U.S. highways or county roads after 'dark.' They are dangerous and a menace to our society, which they pay little to help us out tax wise; no utilities, their own schools!
- Parking around courthouse. Square businesses are deprived of the ability to have volume due to no parking.
- Teacher parking close to our driveway or directly across from our driveway and parking us in. There should be permanent painted lines in this area. In an emergency situation it would be difficult for us to get out. Police-orange cones are always stolen. 133 North Taylor across from Winskell School.
- Better street repair, replacement and maintenance. The concrete streets downtown are becoming a disgrace and a hazard. Several (residential) streets need to be replaced.
- Improved city streets.
- Get rid of this one way square.
- Resurface many streets in Lancaster.
- Public transportation
- License buggy in Grant County
- Put in stop signs or lights to slow this traffic down
- Improve the city streets in Lancaster
- Better side walks and city streets. Clean up the junky lots - better appeal to new comers, better (smarter) local government - many elected officials are very unintelligent.
- Have people use the side walks instead of walking in the road all the time.
- Fine more funding to replace streets and school costs
- Would be nice to have bus service to this area.
- The direction of the one way street around the square of courthouse
- Stop lights at dangerous intersections. Fatalities could be prevented easily.
- Some form of public transportation from here to the capital and here to Dubuque, Iowa.
- Better snow removal on city streets.
- Repair of streets around our square.

Governance

- Get local business people more involved in helping to make good decisions. Also, to help Grant County develop better ideas to attract more people, more business, make a great place to live.
- Reduce the amount of Grant County superintendents to less than 12.
- I would have some townships zoned.
- Reduce number of county superintendents on the county board to less than 13.
- Reduce the number of county judges
- More active participation by residents
- People on city council who are not in favor of the needs of our golf course.
- The city counsel and police dept of Lancaster. They don't want our town to grow, they keep pushing people out instead of drawing them in.
- Stop the clique from running things and replacing such people with fair and honest leaders.
- Convince the local board and forward Lancaster that there is are other ways of making our community a great place to be other than 'lets grow, grow, grow.'
- Should create traffic court to take burden off Circuit Court System. Could be almost self-funded and overseen by the state. Appointed or elected magistrate (non-partisan) to sit on the bench would streamline traffic cases and not be burden to taxpayers of Grant Co.
- Reduce county board membership by 60-70%.

Economic Development

- Lack of jobs, because farmers eat into the tax base. Make them start paying tax on the items they buy for the farm. We pay their taxes. How greedy of them. Stop state and federal subsidies. I don't get any, why should they. Quit making them rich on the backs of everyone else who isn't a farmer!
- More economic development-but NOT more banks.
- Liven up the city/square! It is so dead looking! Decorate, decorate, decorate for holidays/seasons. This makes any town more welcoming!
- Have more businesses in downtown Lancaster have a restaurant on Main Street or around the square in Lancaster. Recruit for this. Help with loans for our dying downtown Lancaster.
- But most of all, a nice beautiful city that cares about the way it looks and portrays itself for people who want to move here.
- Need more businesses. City needs to allow businesses to come to the city and/or promote new growth.
- More retail businesses in downtown and less empty store fronts and lawyers offices
- Building up and utilizing "main street" small stores. Lancaster is becoming a ghost town. We want retail stores and diners not just offices and empty stores.
- More retail and downtown businesses
- More businesses
- Bring in industries with good paying jobs so that young people would stay and have families. School enrollment is going down.
- That businesses work together to promote Chamber events (Maxwell Street, Christmas Walk, Deer Hunter sales). It seems like every business does its own thing.
- Lack of tenants around the "Square" in Lancaster. Too many vacant buildings. The county "seat" should have a lot more activity than we do.
- More industry opportunity

Taxes

- Property taxes
- Spending tax dollars on anything that is not productive.
- Taxes
- Lower taxes
- Lower the sewer rates!
- Stop wasting our tax money on the airport and golf course for just a few rich that use it!
- Taxes be cut.
- Lower taxes on real estate in small towns like Lancaster.

- Lower house taxes - they keep going up we won't be able to afford our house payments along with increasing taxes.
- Stop welfare hand out. Lend a helping hand-not a handout. There are a lot of things people can do to earn their keep. If you are able to have a number of kids you are able to work-not disabled.
- Taxes too high.
- Lower taxes.
- Taxes spent more wisely!
- Tax
- Lower taxes
- Taxes
- Lower property taxes
- Lower real estate taxes

Environmental/Cultural/Recreational Issues

- I would make a bike trail out of the old RR line that ran through Lancaster-Stitzer, etc.
- Make a nice bike trail.
- Required historic preservation
- More fun activities throughout the year for families.
- Junk! Old cars and farm equipment in fields and around houses. When there is junk in yards or fields, it takes away the beauty.
- Add landscaping around the Veteran Memorial at the City Park in Lancaster
- Need more walking/ hiking trails
- Add an indoor public pool or offer one to the school in Lancaster
- More biking and walking lanes to bike and walk on.
- Year round swimming facility open to public.
- This is a neighborhood with walking, biking.
- Lack of off road or walking paths.
- Activities available for teens - need more - a place to "hang out"
- Maintain a visually attractive environment
- Bike path - walking paths
- Large dairy water management.

Social Issues

- Develop a better volunteer network of organizations that actually do community based projects instead of meeting as a social function and saying you are a member of this or that organization and doing nothing.
- All Grant County residents should be treated equal!
- We have to clean up after we walk our dogs. Why don't the horse and buggy people be made to clean up after the horses?

Jobs

- Better paying jobs for young people and woman.
- More quality jobs
- More jobs (2X)
- Bring in more employment.
- More employment to keep younger people in our area and stimulate more revenue for our schools
- Better paying jobs so I don't have to drive to Madison for work. 175 miles round trip/day.
- Better jobs.
- More jobs to come in and not close up.
- More employment opportunities
- More higher paying jobs.
- Create more jobs and help bring people to the area.
- Get more good paying jobs and industry.
- More white collar jobs.

- More professional employment opportunities for college (4yr) graduates.

Police/Safety Issues

- I'd make a curfew of 11pm for all kids under age 16

No/Nothing

- Nothing 3X
- No
- None

Restaurants

- Build local affordable places to shop and eat
- Have at least one supper club or family style restaurant in Lancaster.
- The availability of banquet center and family dining in Lancaster.
- Improve Country Club here! Restaurants!
- More restaurants
- Get another grocery store and some nice restaurants. Don't need anymore "fast food" places.
- Try to hard at least one nice supper club.
- Restaurants.

Shopping Issues

- Our city desperately needs a family restaurant.
- Lancaster's "important people" have successfully locked out so many business opportunities in the past - Land's End, Wal-Mart, etc. We are the county seat and we have NOTHING! We have no reason to shop or eat out here! Everyone travels to Dubuque or Madison! Lancaster's businesses on the square are pathetic. We have an overabundance of banks and hair salons - but you can't order a decent steak or buy buttons and fabric in this town!!
- Another grocery store, a place to have breakfast and supper (regular restaurant), motels (needed very bad). The one regular motel is terrible and Best Western doesn't have much room. Clothing stores, besides the two we have, way out of my price range. A good hardware store. Only have one and they usually don't have it and it's out of town. For being the county seat, this town is pathetic! I could go on!
- Have a nice restaurant/ steakhouse to entertain family and friends.
- Lack of variety of businesses. We are so dependent on agriculture. When times aren't good, everyone suffers-the old saying "don't put all you eggs in once basket" holds true. Providing incentives to draw many types of businesses is only a win win situation.
- Get more retail establishment around the square of Lancaster.
- Affordable retail
- Business open earlier or later
- More stores
- More shopping and eating places in Lancaster.

Housing Issues

- New housing development. Fix up existing homes.
- Less subdivisions
- Be able to remodel your home as pleased without a lot of grief from Board members.
- Too many vacant houses and businesses within city limits. Doesn't look good to have a lot of empty buildings.
- The water system. Also there are so many houses for sale because of new development-eventually they will deteriorate. Incentivize people to fix up old houses.
- Zoning to make residence keep up homes not to distract from neighbors or community
- Too many housing developments.
- Affordable housing for low income families as long as they keep the premises livable
- All subdivisions have two outlets.
- More affordable single family housing

School Issues

- I believe the school board should stay within the budget and not scare the kids into believing that their sports would be cut out. When you know as well as I do that the sports bring in revenue into the school.
- More money for our schools.
- More support for home schooling and school choice
- More state funding for school system.
- Teachers pay to high to those who should retire

Utilities

- Lower sewer and water rates.
- Cost of water and sewer
- Lower water bill
- Water costs lower.
- Water bill
- Water bills
- Sewer and water rates
- Lower the water and sewer fees
- Lower utility fees
- Improve city water quality-poor standards and lack of testing and the city refuses to put all shut off valves in front of all homes-however, they will do it for some homes but not for everyone (double standard)-it should be a mandatory requirement.
- Better quality water with less chlorine.
- Storm sewer drains back up into homes.
- Storm water management-very poor. Was told by city workers that there would be improvement by our subdivision-storm drain needs to be underground and developed=still no satisfaction (22 years later). A lot of runoff through my yard! City limits has a retention pond but does not retain any water. Next door neighbor installed a huge drainage tube (culvert) in his yard so his problem is temporarily solved, but my yard and Zippy's gets the brunt of Run off. Floods back yard a lot!
- The city water quality is very poor. It smells and is really unfit to drink. Other home owners have also complained, and also visitors to the city

Land Use

- Drop requirement to 35 acres to build.
- Eliminate strip development (commercial and industrial) along major Hwy corridors.
- 'Ag Businesses' too close to city limits.
- Having majestic view dairies and Nobel farms flanking our subdivision creates days of extreme odors that border on disgusting at times. This should have been better planned.
- I would not allow large farming set ups to be close to town. Majestic farms don't only stink up Pamida lot, it also smells so bad at times, the whole north end of town smells. You have to close all the windows and doors and are unable to sit outside. The stench is awful.
- More and stronger farm land preservation

Miscellaneous

- Competitive prices for fuel.
- Reluctance of county seat to grow.
- Allow only liquor stores and bars to sell alcohol
- Allow outdoor wood burners in town
- Get rid of the car races at Grant County Fairgrounds (too noisy).
- If you are a homeowner, you should be allowed to own any breed of dog.
- To be able to use outdoor wood stoves.
- Recruit professional volunteers and volunteer support staff to provide free to low cost professional services for low income families (more possible than significantly increasing wages).
- MA Program!!

- Ordinance for dogs not allowed in parks!
- Better newspaper.
- The high prices of gas and heating fuel
- Stop the city from doing dumb things. They closed a street that never existed, they took part of my lot to widen the street when the street was not on my land, but part of the Laricin farm clear back to 1899 when the house was built. They used a survey that was not accepted by the city, but used it to widen the street. They don't enforce 'dog on a leash.'
- More high end pubs
- Races on Saturday night should start and end earlier
- Expand the golf course including making the club house bigger

Q34. Other comments

Transportation Issues

- Area, Grant County is one of the largest in Wisc. The lack of 4 lane highways is not helping southwest Wisc when it comes to commerce. It is very obvious that if a road does not go to Madison or Milwaukee, it does not have 4 lanes or even get repaired. There is no north/south 4 lane highway on the west side of the state (i.e. Dubuque, LaCrosse, Eau Claire, route). When driving from Dubuque on 151/61, more cars exit at Dickeyville than go on to Platteville/ Madison. Why can't Hwy 61 be upgraded?
- As a senior citizen and don't drive and without family, its difficult getting simple things we need especially when stores are not available in town.
- Highway to Dickyville is terrible.
- Hwy 61 from Dickeyville to Fennimore needs to be fixed and snow needs to be plowed more frequently.
- I'd like to see the square in Lancaster NO longer one way traffic. I'd like to see our library expand into a cultural attraction. Continue to find ways to provide jobs for our youth so they don't have to move out of the area.
- Need more taxi services in Lancaster. On more days than 2.
- Traffic must learn to stop for pedestrians in Lancaster.
- We need Lancaster to improve the streets and sidewalks in the original plat rather than in subdivisions only. Other towns look spiffy. In Lancaster, it is walk carefully!

Governance Issues

- Concentrate on musts like education, hospital, and health care. Recreation and frills are not affordable by everyone.
- I don't believe our legislators and state employees understand the way of life in rural areas. Not everything is affordable at their wages.
- I don't know if Wis. St. Statutes allow for comments made above but should be studied if allowed to see if practical or not!
- I myself am not a board member, but can tell you this - that unless you own half of Lancaster, you are nothing in this community, even though we pay our taxes just like everyone else. When our youngest daughter moves out on her own, we plan to sell our home and move.
- Local registered voters should have more to say about decisions as to how tax money should be spent. Example - road improvements. Building improvements, new business permits etc. Include this in a regular election so there is no additional expense.
- Since we have taken the time to show that we care about our community. Please do your part by hearing what our concerns are about our beautiful Grand County.
- The City of Lancaster will not grow as long as certain few are allowed to run things as they see is best for themselves. They prefer a small town that they can control and use as they wish.
- To the Mayor!!! Dogs and cats should be allowed to run free within city limits. Pet owners should clean up after their pets. Alternate side parking should only be on snow emergency.
- Townships should be able to decide whether to be zoned or unzoned. It should not be decided by the county boarder.

Economic Development

- Have informational meetings available to people on how other parts of the state and country grow in an acceptable fashion.

- I think too much emphasis is on who's done what or who's idea is something. If it's good, go for it. Look at our overall economic situation-where are the holes? What are we doing well (do that quickly)? What can we improve on? And I will say from having been on past community committees-Appreciate your people!!
- Lancaster and Grant County is a great place to live strict limits should be in place for any residential or commercial growth helping to keep this area that is know for its farming, open space, and beauty, the envy of Wisconsin for years to come.
- Make sure farmers can still farm. As industry changes, they need to change.
- Platteville and Prairie du Chien are expanding by leaps and bounds-Lancaster, on the other hand, has same stores and at 1 pm on a week day if Court is not in session, the 'downtown' looks deserted! How sad!!
- Promote more manufacturing development through subsidies for businesses to come into the state. We must stop giving our manufacturing base over to China; they are killing us. Manufacturing here gives jobs back to Americans and fight against illegals using our social security when they don't deserve any of it-they never paid in. Who is running the state? Is it us or a bunch of profiteering lawyers in congress and senate elect common folk to Congress and Senate not lawyers. This is the way it used to be people who would look out for the workers, not the rich as it is now.
- Something needs to be done to draw people to the county seat. Lancaster need more life-and draw of tourists. Weekends-find it pretty quiet.
- You have to give kids and adults reasons to want to stay here.
- Grant County has tons of people pouring into the area to receive Medical Assistance and welfare - not because of the wonderful job opportunities. I know I'm not the only person who feels economic growth and making Grant County more attractive to new businesses will be the only salvation. Make it happen! We have too many "underemployed" farm families here who need to seek another income! Help

Taxes

- Keep property taxes down.
- Older people have to sell their homes because of taxes.
- Taxes and utilities are just too high. Not conducive to keeping retirees in the area, nor attractive enough for younger people to establish residency.
- The taxes (property) are getting out of hand. Many older residents on fixed incomes are having to sell their homes as they can't afford the taxes, water, and sewer.
- The taxes in Lancaster are way too high. People are forced to sell their homes because they can't afford them. We won't be able to keep our house and at a retirement age, what do you do? Too young for an appt. yet too old to make too big a move.
- Start a county run or state run casino to pay for our school taxes.

Environmental/Cultural/Recreational Issues

- I've been a resident of Lancaster for 24 years and its dying! We need a community center - like YMCA type thing - with programs for young and old. There is NO reason for our youth to stay here. Our small-town atmosphere is the reason we raised our kids here, but so much has come and gone. !
- Library expansion very good choice
- Need for bike and walking trails separate of highway.
- The overall appearance of the square in downtown Lancaster (weeds in shrubbery, grass in sidewalks, condition of brick walk) needs more care.
- The summer recreation program is great!
- This community is in dire need for recreational, even exercise-related facilities for its children, especially, not to mention plant workers and members of the community and surrounding communities, i.e. recreational and sports facility equipped with indoor swimming, indoor hockey/skating, work-out facility for all, including daycare and special meeting rooms for seminars, etc.
- Other than the occasional concert on the library lawn - Lancaster looks like a ghost town most evenings!

Social Issues

- At the risk of sounding like a radical against the Amish. It's time to take some actions! It's getting out of hand and more want to buy land in this area. There has to be a reason and those who have lived here all our lives need to grasp on and figure what's best for all parties including the Amish.
- Everything is for the rich!

- Have Amish pick up their horse XXXX in the cities.

Jobs

- Need more employment opportunities to give persons a reason to live in Grant County.
- We need more jobs with higher wages. The new cheese factory is a start, but is only a drop in the bucket!
- Create good paying jobs.

No/None

- None 2X

Like It

- A good place to live and raise a family.
- Because a highway went through our farm in south Indiana, we had a daughter and her family in Galena. They begged us to look for a farm in Grant County. We did and bought a farm in 1969. It was a good move. Our son now owns the farm and we live in Lancaster.
- Born and raised here. Have traveled a lot. No place like Grant County Wis.
- Grant County is a beautiful area and is being discovered by others for development. Maintain its beauty as a priority by being watchful of proposed development
- Lancaster is a nice town, low crime, friendly, good schools, and a nice place to live.
- Overall like living in this area, love small community change of seasons
- Overall, living in Grant County is exceptional.
- Thank you for the survey. This is a great town with so much to offer. We need to focus on the blessings we have.
- This is a pleasant place to live. The rural feel is great. But with this comes fewer jobs, places to eat, and recreation on a regular scale. Our younger people need more choices so they can stay in the area and help with its growth.

Restaurants

- A good 'homemade' restaurant is needed!
- Additionally, restaurants are needed for such growth, both formal and informal.

Shopping Issues

- Grant County would benefit from outlet stores.
- We need competition for our one grocery store. Also, a nice department store would be nice.
- Needs more businesses in town
- Shopping could also be accentuated (to spur growth).

Housing Issues

- Need reasonable housing near grocery store and downtown. Everyone doesn't drive.

Medical Issues

- We need affordable healthcare for the small businesses and self employed.

School Issues

- We have to combine more school districts, decrease the number of school superintendents and other high paid salaries in these schools and vocational schools. It's also time teachers kick in for health insurance like everyone else.

Utilities

- Water and sewer bills are outrageous!! Now they want a rainwater tax?! Where on earth did they come up with that? Everyone else thinks it's awful and no one has such a thing.

Land Use

- Require garages built with apartment rental property and housing for elderly.

- I am concerned about the development of large animal operations NEAR communities - esp. hog and dairy. A 2 mile limit is not enough. The rural counties are afraid to address this for obvious reasons. The family farm is long past. It will soon be too late to address this - a large hog farm within 3 miles west of Lancaster or anywhere else would be a severe problem (smells, files, etc.)
- I think 500 animal farm operations should be 4 or more miles from an incorporated village. The stink is too strong. I absolutely love it here! Let's not spoil it.
- I think that it is very important to preserve the farmland. I do not believe that farmland should be used for building homes or other commercial development.
- This is God's country (Grant County) it's beautiful. We need to keep it that way. Preserve our countryside and family farms.

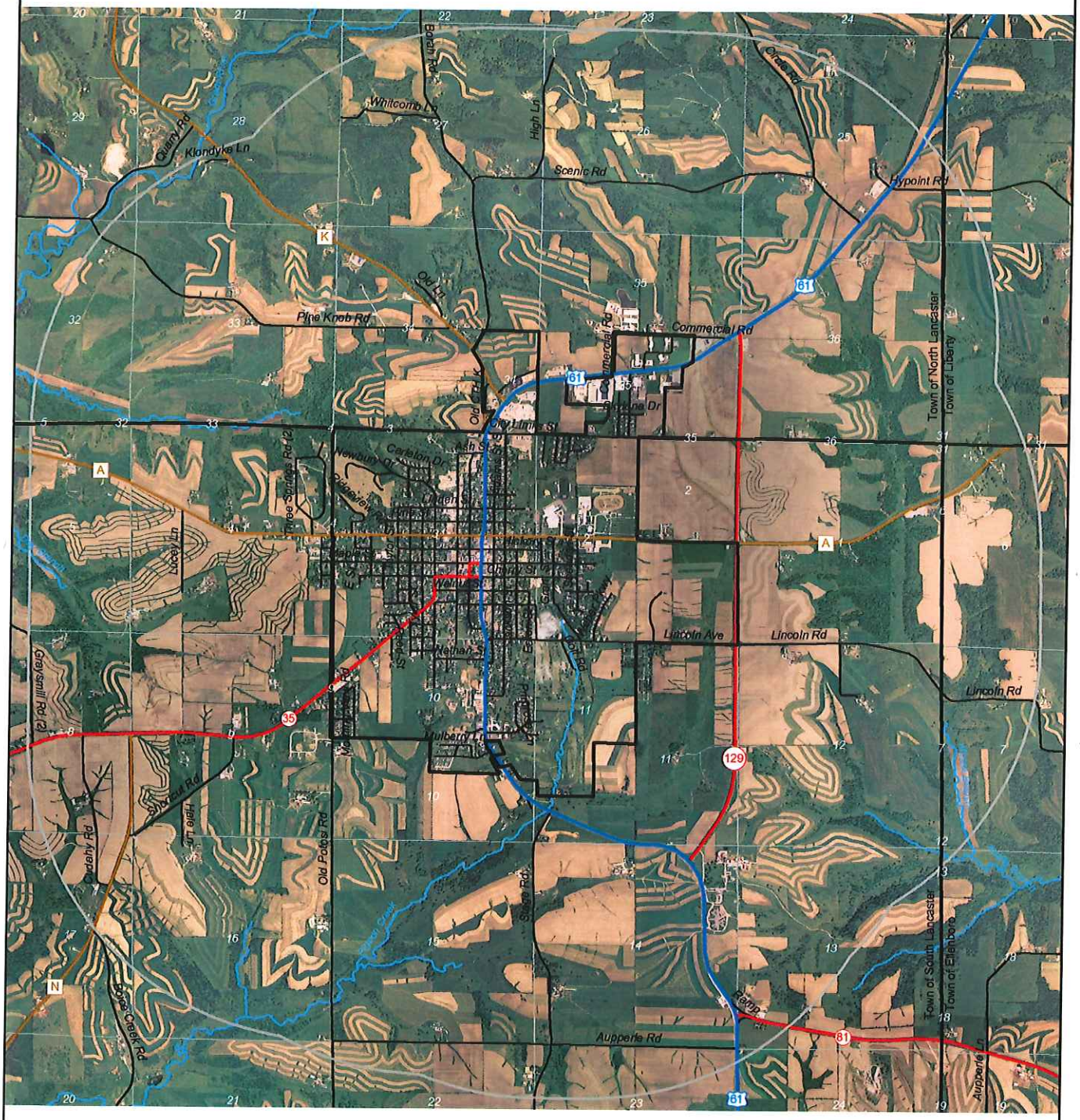
Miscellaneous Issues

- Golf course country club needs to be made larger in Lancaster.
- Have a nice day
- I lived in Grant from 1970-1991 then moved back 2005-2007.
- Require social security (FICA) subtracted from wages to be used only to create a Trust Fund for retirement. The trust fund would be managed by an investment branch elected by the people with regular election of board members and financial offices.
- For a federal building-the local post office does not have one handicapped parking space. This is wrong!! (and possible law suit waiting to happen).
- Thank you for this opportunity to participate in planning for the future.

MAP 1.1 PLANNING AREA

- CITY OF LANCASTER -

- GRANT COUNTY, WISCONSIN -



SouthWestern Wisconsin Regional Planning Commission

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One University Plaza
Platteville, WI 53818
608-342-1214
www.swwrpc.org

April 23, 2008
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S:\WGroups\SWWRPC\GIS\GrantCounty\TownsVillCities\LancasterCity\Projects\SmartGrowth\1-1PlanningArea07_LancasterCity

Legend

- Municipal Boundary
- Sections
- 1.5 Mile ETZ Buffer
- Roads - Federal
- Roads - State
- Roads - County
- Roads - Local Streets/Drives
- Streams

1 inch equals 0.7 miles

N W E S

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.

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. Often referred to as public works, utilities and community facilities are the physical infrastructure of a community. They facilitate the community's ability to function and grow.

Community facilities can include garages for road maintenance, libraries, municipal offices, town halls, schools, police stations, fire stations, parks, etc. They are supported by utilities such as water services, sewer system, storm water drainage, electricity, etc. At times, facilities and utilities need expansion, rehabilitation, or the creation of new facilities. As near as possible, this chapter tries to forecast the future utility and community facility needs of your jurisdiction. These needs vary according to growth and level of service deemed publicly acceptable.

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 resource objectives and policy recommendations (not in order of priority) support the above goals. They will guide utility and facility resource decisions in the City of Lancaster over the next 20 years.

NOT IN ORDER OF PRIORITY

1. **Maintain a five-year capital improvements plan (CIP) and review it bi-annually, making adjustments to meet the needs of the community.**

2. **Review new development proposals and carefully examine their impact on the community's services.**

3. **Maintain, operate, and reconstruct the existing utility systems so they can support existing development and redevelopment.**

4. **When making utility system improvements, consider relocating water and sewer lines from private to public property or obtaining proper easements.**

5. **Locate new development that requires urban services within City/Village limits.**

6. **Continue to manage strategies to protect ground and drinking water supplies.**

7. **Develop a strategy for siting telecommunication towers.**

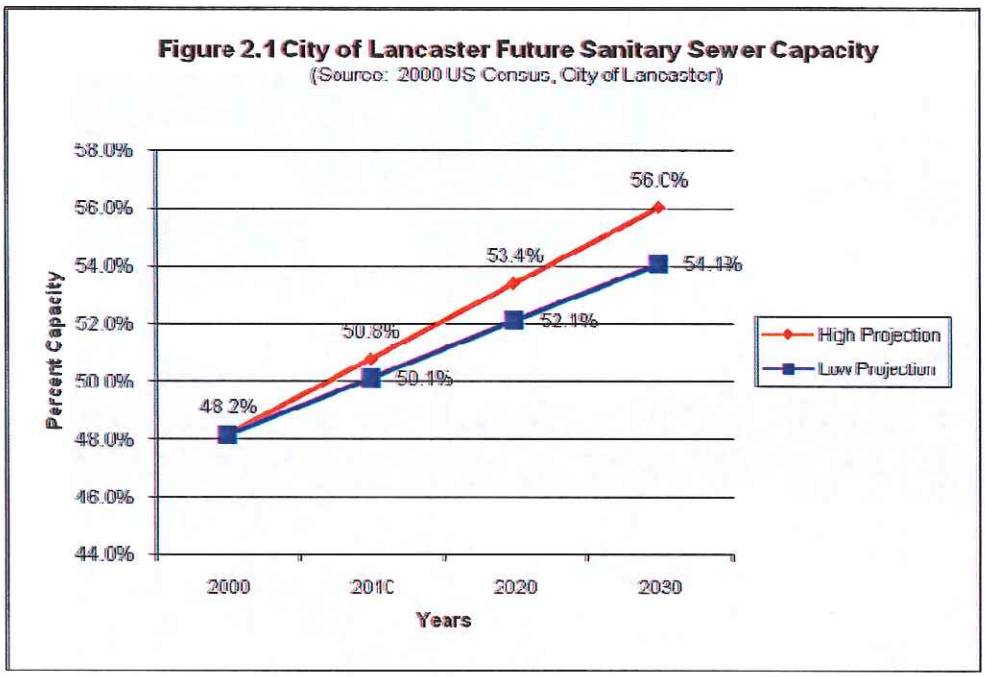
8. **Guide new growth to areas that are most efficiently served with utilities.**

2.4 PUBLIC UTILITIES AND COMMUNITY FACILITIES

2.4.1 MUNICIPAL SANITARY SEWER SERVICE

Municipalities usually have a wastewater treatment facility and a sanitary sewer system to treat wastewater. At present, the City of Lancaster's Wastewater Treatment Plant (WWTP) serves 1500 households and 100 businesses. It is a trickling filter / rotating biological contactor type plant, built in 1939 and located at 1057 Madison Street, Lancaster. There have been three major upgrades to this system since its inception, in 1979, 1988, and 1996. No major expansions are planned, but there are some equipment upgrades planned for the next five years to increase the energy efficiency.

Figure 2.1 currently shows operations to be at 86.5%. Currently, its average flow is .64 MGD (million/gallons/day) with a design average flow of .74 MGD. Figure 2.1 displays the City's projected sewer capacity. There are two private septic systems in the City.



2.4.2 PRIVATE WASTEWATER TREATMENT

For most towns, all private wastewater treatment is through onsite wastewater treatment systems (POWTS), commonly referred to as septic systems. Septic systems treat domestic wastewater, including domestic sanitary, bath, laundry, dishwashing, garbage disposal, etc. The system receiving wastewater either retains it in a holding tank, or treats and discharges the water 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.)

Septic systems are most commonly used in rural or large lot areas where municipal sanitary sewer is not available. They are regulated under WI COMM-83 and permits are issued by the Wisconsin Department of Commerce and the WI-DNR. Refer to the Grant County Zoning and Sanitation Department, the WI DOC, and the WI DNR for more information on sanitary sewer regulations.

The City of Lancaster has one private wastewater treatment plant: Foremost Farms has its own plant that discharges effluent wastewater through the City's storm sewer system.

2.4.3 STORMWATER MANAGEMENT

The management of stormwater involves providing the controlled release of runoff to receiving systems, typically through detention and/or retention structures. A stormwater system can be very simple – a series of natural ditches or a complex system of culverts, pipes, and drains. Either way, the purpose of the system is to store and channel runoff to specific areas, in order to diminish flooding impacts 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. The City of Lancaster has a storm sewer system with catch basins, storm sewers, detention/retention basins and greenways that carry off storm runoff. The City additionally provides three sweeping cycles in residential areas and four cycles for downtown streets and main arterials.

2.4.4 WATER SUPPLY

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

Data for Tables 2.1 through 2.5 for the City of Lancaster is from the 2006 Annual Utility Report from the Wisconsin Public Service Commission. Current rate information can be obtained by contacting the jurisdiction directly.

Table 2.1 Sources of Water Supply - Groundwater

ID#	Location	Depth (Feet)	Well Diameter (inches)	Potential Yield Per Day (gallons)	Currently in Service?
#1	9670 Old County K	1,774	12	864,000	Yes
#2	140 E. Cherry St.	1,701	13	1,123,200	Yes
#3	930 Robin St.	1,800	12	1,584,000	Yes

Table 2.2 Water Supply – Pumping and Water Supply Equipment

ID#	Purpose	Destination	Year Installed	Type of Pump	Actual Capacity (gpm)
Well #1	Primary	Reservoir	1994	Submersible	600
Well #1 Booster	Booster	Distribution	1959	Centrifugal	800
Well #2	Primary	Distribution	1969	Vertical Turbine	860
Well #3	Primary	Reservoir	1998	Other	1,100
Well #3 Standby	Standby Pumping	Distribution	1996	Other	1,100

Table 2.3 Water Supply – Storage and Treatment

ID#	Type	Year Built	Primary Material	Total Capacity	Disinfection & Application	Corrosion Control Used?	Fluoride Used?
Reservoir	Reservoir	1947	Concrete	350,000	Liquid	Yes	Yes
Water Tower	Elevated Tank	1976	Steel	500,000			
Water Tower	Elevated Tank	2008	Steel	500,000			

Table 2.4 Water Supply – Water Mains (Within Municipality)

Pipe Material	Function	Diameter (inches)	Number of Feet (End of Year)
Metal	Distribution	2.0	1,466
Plastic	Distribution	2.0	265
Metal	Distribution	4.0	28,995
Plastic	Distribution	4.0	600
Asbestos-cement	Distribution	6.0	610
Metal	Distribution	6.0	37,008
Metal	Distribution	8.0	47,643
Plastic	Distribution	8.0	13,326
Metal	Distribution	10.0	994
Plastic	Distribution	10.0	3,240
Metal	Distribution	12.0	14,302
Plastic	Distribution	12.0	16,060

Table 2.5 Water Supply – Water Mains (Outside Municipality)

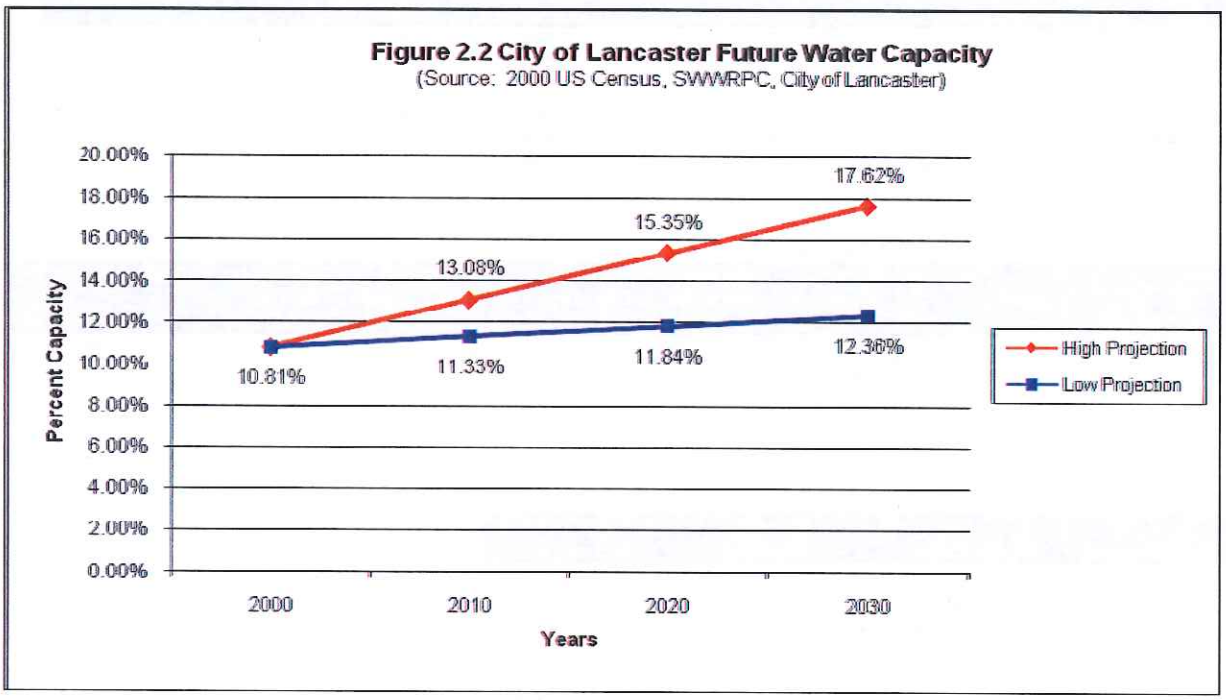
Pipe Material	Function	Diameter (inches)	Number of Feet (End of Year)
Plastic	Distribution	6.0	5,320
Metal	Distribution	8.0	8,000
Plastic	Distribution	8.0	13
Metal	Distribution	12.0	560
Plastic	Distribution	12.0	7,903

Table 2.6 Fire Hydrants

Fire Hydrant Type	Number (End of Year)
Normal	274
Flushing	1

Lancaster's municipal wells are 1,774 feet deep (Well #1), 1,701feet deep (Well #2), and 1,800 feet deep (Well#3), respectively. These wells serve the 1558 homes and 277 businesses that make up the City. The 2008 current average water flow is 700,000 gallons/day with a design average flow of 3,384,000 gallons/day. The City's current total water capacity is 850,000 gallons, 500,000 gallons in elevated storage and 350,000 in ground storage, when the new elevated tank is completed in 2009, there will be an additional 500,000 gallons in elevated storage available. The City has two major industrial users of City water: Foremost Farms uses 150,000 gallons/day, and Woolwich Dairy who currently uses 5,000 gallons/day and projects to use 10,000 gallons/day by 2009. There are no new wells planned in the City's future, and no private wells within the City's boundaries.

Figure 2.2 below shows the future capacity of this water system. As indicated, the system is operating at 20.7% capacity (based on flow) at this time. This figure is calculated from population projections from Chapter 1, Issues and Opportunities, and pumping data from the City.



2.4.5 Special Service District

A special purpose district is an area designated to perform specific tasks essential to a community's or region's well being. It requires a government entity responsible for oversight of the district. Special districts include sanitary districts, metropolitan sewerage districts, drainage districts, inland lake protection and rehabilitation districts, business improvement districts, tax incremental financing districts, architectural conservancy districts, and port authorities. Refer to Chapter 6, Economic Development, for more information. The City of Lancaster does not have any special service districts.

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 City of Lancaster has weekly curbside garbage and recycling pick-up and monthly brush and yard waste pickup. Yard compost can also be brought to a central drop-off site. Lancaster does not share these services with any other jurisdiction. The jurisdiction's landfill stopped accepting waste in 1985 and was initially closed and capped in 1985.

2.4.7 Municipal Building and/or City or Village Hall

Part of a jurisdiction's infrastructure usually includes a meeting area and an office. A jurisdiction's hall is integral to the operation of local government, providing a location for supplies and personal. In some cases, it also serves as a community center. Other infrastructure can include a garage or maintenance shop, salt storage, or recycling or compost sites. Table 2.6 lists Lancaster's facilities.

Type of Facility	Location and Address	Amenities
X Municipal Building/City Hall	206 South Madison Street Lancaster, WI	(2) public meeting rooms, ADA accessible, and Kitchen.
X City Garage	9760 Old County K Road Lancaster, WI	garage
☐ Maintenance Shed		
☐ Salt Shed		
☐ Recycling Center		
X Compost Drop Off	1027 S. Madison St.	Compost drop off and pick up
X Swimming Pool/Recreation Center	550 South Eaton Street Lancaster, WI	Swimming pool, picnic tables, 7 shelters, playground equipment, 2 softball diamonds (bleachers & lighting), basketball court, fishing pond, 2 volleyball courts, restrooms
X Other : Park Shop	620 East Lincoln Ave. Lancaster, WI	shop
☐ Other		
☐ Other		
☐ Other		

2.4.8 Parks and Recreational Facilities

Parks and recreational locations might be considered only as part of a jurisdiction's natural resources; however they are also part of a jurisdiction's facilities, adding to community infrastructure and quality of life. Lancaster has a number of parks and recreational facilities in their jurisdiction. See Table 2.7 below.

Name/Type of Recreational Resource	Location and Address	Amenities
Baus Park	Nathan Street Lancaster, WI	Basketball court/ice rink, playground equipment, soccer/football field
Klondyke Park	County Hwy K Lancaster, WI	Bridge, picnic tables, restrooms, gazebo, and primitive camp sites
Lancaster Municipal Golf Course	Golf Rd. Lancaster, WI	18 hole golf course, clubhouse, outdoor picnic shelter
Lift Station Memorial Park	615 Memorial Park Drive Lancaster, WI	Picnic tables, shelter, restrooms, passive recreation space, trout stream
Memorial Park	Between Lincoln Ave & Cherry Street Lancaster, WI	Swimming pool, picnic tables, 7 shelters, playground equipment, 2 softball diamonds (bleachers & lighting), basketball court, fishing pond, 2 volleyball courts, restrooms
Municipal Softball Diamond	535 East Cherry Street Lancaster, WI	Softball diamonds
Ryland Park	West Elm Street & Madison Street Lancaster, WI	Schreiner Memorial Library
Schreiner Park	Newbury Drive Lancaster, WI	Nature trails, picnic shelter, picnic tables, fitness course
Warming House Shelter	420 South Eaton Street Lancaster, WI	Warming house
Volleyball Courts	Cherry St. Lancaster, WI	2 sand courts

2.4.9 Wind Farms

Wind farms are quickly becoming a viable alternative for "green" energy production. However, they can sometimes be considered problematic to site due to the amount of land they require and their impact on the viewscape. Senate Bill 334, passed in 2003-2004, states that cities, towns, villages, and counties cannot place restrictions on the installment of wind energy systems except instances where the restriction would serve to protect or preserve public health or safety, where cost does not significantly increase or decrease its efficiency, or where the restriction would provide a new system of comparable cost and efficiency. Therefore, a jurisdiction could indicate on its map where a wind energy system might be best placed but it cannot ban them altogether. A total ban would have to meet the above criteria of SB 334. Currently there are no wind farms in Lancaster, nor are any proposed.

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. The City is served

by one cemetery: Hillside, located on Lincoln Ave. in Lancaster. The City is responsible for maintaining this cemetery.

2.4.11 Police, Fire, and Rescue Services

Table 2.8 below lists the types of Police, Fire, and Rescue Service protection available in Lancaster. For more information on whom services are shared with, refer to Chapter 7, Intergovernmental Cooperation.

Table 2.8 Police, Fire, and Rescue Service Protection

Type of Protection	Provider? (Name and Location)	Staffing (i.e. volunteer, paid, etc.)
■ Fire Protection	Lancaster Fire & Rescue 312 North Washington Street, Lancaster, WI	Volunteer
■ Law Enforcement	Lancaster Police 222 South Madison Street, Lancaster, WI	Sworn Officers / Paid
■ Emergency Response	Lancaster EMS 312 N. Washington Street, Lancaster, WI	Volunteer Non-Profit

2.4.12 Library Facilities

Grant County libraries are part of the Southwest Library System which was created in 1971, when the Wisconsin State Legislature passed a law creating the 17 Library Systems in Wisconsin. The purpose of the system is to provide free and equitable access to public libraries for all residents in Wisconsin even if their community none. 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. The City of Lancaster residents use the services of the Schreiner Memorial Library located at 113 W. Elm Street in the City of Lancaster. Among other services, it has internet capability, interlibrary loans, and children's programs.

2.4.13 Primary, Secondary, and Higher Education Facilities

A quality education system is the foundation of a strong democracy and healthy economy. The New Wisconsin Promise is the State's commitment to ensure a quality education for every child. Raising achievement for all students and closing the achievement gap between economically disadvantaged students, students of color, and their peers is the No. 1 priority.

Residents of Lancaster attend schools in 1 public school district: Lancaster Community School District. Table 2.9 highlights the public educational facilities available to residents of Lancaster, the current enrollment of these public school districts, and the estimated capacity of these districts (i.e. the number of students they could effectively teach, using existing facilities). When coupled with projected population numbers, knowing a school's estimated capacity is helpful for all types of planning, including utilities, land use and transportation. Private schools attended by Lancaster residents are also listed below, but it is more difficult for a community to plan in conjunction with private schools and therefore enrollment and capacity numbers are not provided for these institutions.

Table 2.9 Education Facilities: City of Lancaster

School Name	Location	Grade Levels*	Current Enrollment	Estimated Capacity
St. Clement School	Lancaster	E	Private	Private
Lancaster Community School District	Lancaster	E, M, H	922	1300

*E = Elementary, M= Middle, H=High School

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).

2.4.14 Childcare Facilities

Adequate childcare facilities are of great importance to local and regional economies. The Department of Health and Family Services (DHFS), Division of Children and Family Services (DCFS), Bureau of Regulation and Licensing (BRL) is responsible for the licensing and regulation of child care programs, children's residential programs and private child welfare agencies for foster care and adoption. The purpose of the Bureau of Regulation and Licensing is to promote the health, safety and welfare of children in regulated community care arrangements. In addition to family and group child care programs, BRL regulates day camps, group foster homes for children, residential care centers for children and youth, shelter care facilities and child placing agencies.

Table 2.12 shows the childcare facilities available to Lancaster residents.

Facility Name	Facility Location	Age Level and School District Served
Baby Steps Day Care	9517 Three Springs Rd. Lancaster	6 weeks – 12 years (Lancaster Area School District)
Bright Beginnings	130 W Willow St., Lancaster	3 months – 11 years (Lancaster Area School District)
Giggles and Wiggles Family Daycare	507 E. Elm St., Lancaster	2 months – 12 years (Lancaster Area School District)
Kates Kids	500 S. Jefferson St., Lancaster	6 weeks – 12 years (Lancaster Area School District)
Kim's Daycares	206 E. Lincoln Ave., Lancaster	3 months – 12 years (Lancaster Area School District)
Lenz Family Day Care Center	206 E. Linden St., Lancaster	6 weeks – 12 years (Lancaster Area School District)
Little Tykes Daycare	853 N. Washington St., Lancaster	6 weeks – 14 years (Lancaster Area School District)
Lori Tydrich	6155 Jacquelyn Dr., Lancaster	6 weeks – 12 years (Lancaster Area School District)
Wee Ones	724 W Maple St., Lancaster	6 weeks – 12 years (Lancaster Area School District)
Lancaster Preschool	216 S. Monroe St., Lancaster	30 months – 5 years (Lancaster Area School District)
Little Prints Daycare	254 N. Washington., Lancaster	2 weeks – 12 years (Lancaster Area School District)
Maple Street Kids Daycare, Inc.	925 W. Maple St., Lancaster	6 weeks – 12 years (Lancaster Area School District)
SWCAP Head Start Lancaster	925 W. Maple St., Lancaster	3 – years – 5 years (Lancaster Area School District)
Debra Krantz	508 E Oak St, Lancaster	0 – 12 years (Lancaster Area School District)
Angie Griffith	3850 Hwy 81, Lancaster	6 weeks to 12 years (Lancaster Area School District)
Julie Bastian	401 Hillcrest Dr, Lancaster	0 – 12 years (Lancaster Area School District)
Amber Breuer	142 N Harrison St, Lancaster	0 – 12 years (Lancaster Area School District)
Cory Mccarville	130 W Willow St, Lancaster	0 – 12 years (Lancaster Area School District)
Nicole Olmstead	331 E Oak St, Lancaster	0 – 12 years (Lancaster Area School District)
Amanda Sisley	340 E Birch St, Lancaster	0 – 12 years (Lancaster Area School District)
Sandra Tracy	409 Nathan St, Lancaster	0 – 12 years (Lancaster Area School District)

2.4.15 Healthcare Facilities

Healthcare facilities are an integral part of a community's infrastructure. Having access to adequate and supportive health care services becomes even more important in areas where a population has large sections of vulnerable individuals: the very young and the very old. In particular, health care services for the elderly are becoming more and more important as the population of the U.S. grows older. The trend of an aging population is found throughout Grant County, the State of Wisconsin, and the country as a whole.

Table 2.13 lists the medical care facilities in Lancaster that serve the residents of the jurisdiction.

Table 2.13 Healthcare Facilities

Facility Name	Facility Location
Hospitals:	
Grant Regional Health Center	507 S. Monroe St., Lancaster
Medical Clinics:	
Dean Health System	507 S. Monroe St., Lancaster
Family Medical Center	9177 Old Potosi Rd., Lancaster
Grant Community Clinic	500 S. Madison St., Lancaster
High Point Family Medicine	507 S. Monroe St., Lancaster
Grant Regional Health Center	507 S. Monroe St., Lancaster
UW Health	507 S. Monroe St., Lancaster
Nursing Homes:	
Lancaster Care Center	1350 S. Madison St., Lancaster
Morningside Assisted Living	850 City Limits Rd., Lancaster
Orchard Manor	8800 Hwy 61 S., Lancaster
Assisted Living Facilities:	
Morningside Assisted Living	859 City Limits Road, Lancaster
Chiropractic:	
Lancaster Chiropractic LLC	141 E. Maple Street, Lancaster
Luhman Chiropractic	1016 S. Madison Street, Lancaster
Whitty Chiropractic	9102 Short Cut Road, Lancaster
Dentist:	
Wegmann & Farmer Dental Health	114 S. Madison St., Lancaster
Lancaster Dental Associates	237 W. Hickory St. #1, Lancaster
Hemphill James S DDS	225 N. Adams St., Lancaster
Peterson, Gerald L	861 Sycamore St., Lancaster
Farmer, Wade L	9081 US Hwy 61, Lancaster
Optometrist:	
Davis Duehr Dean	500 S. Madison St., Lancaster
Podiatrist:	
Associated Podiatrists	507 S. Monroe St., Lancaster
Other: Audiologists	
Grant Regional Health Center- Audiology Clinic	507 S. Monroe St., Lancaster
Miracle-Ear Service Center	237 W. Hickory St., Lancaster
Other: Home Care	
WIC – Personal Care	111 S. Jefferson St., Lancaster
Homeward Bound Inc.	130 W. Elm St., Lancaster
Other: Veterinary	
Lancaster Veterinary Clinic	7708 Hwy. 61 South., Lancaster
Veterinary Associates	1105 Beetown Rd., Lancaster

2.4.16 Telecommunication Facilities

Telecommunication towers, specifically cellular phone towers, are on the rise with increased use of cellular phones. Refer to the Federal Communications Commission FCC - (www.wireless2.fcc.gov) or the Grant Country Planning and Zoning for more information on telecommunication regulations.

The City of Lancaster has five existing cell towers in the jurisdiction and has identified one potential location (see Map 2.2) for a future cell tower.

2.4.17 Power Plants and Transmission Lines

Grant County utility 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. Cable services are provided by Charter Communications, while internet services are available from TDS.

2.4.18 Postal Service

Post Offices are located in most Grant County communities. Please indicate in the table below which post offices serve your city or village. The Lancaster Post Office, located at 105 Superior Street, Boscobel, serves the residents of the City.

2.5 Capital Improvements Plan (CIP)

A capital improvements plan (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.

Lancaster has a CIP which includes a 5-10 year utility plan as detailed below.

City of Lancaster Capital Improvement Plan (CIP)

LANCASTER'S 2009-2013 CIP

- 2009-2013 Projects
- Plan balances need for new projects with need to pay off previous borrowings.
- Goal: Reduce property tax levy used for Debt Service and Capital Projects to allow new note issue every 3-4 years.
- Financial Plan target based on 3% annual general levy increase

2009-2013 CIP: Basic Public Works

	2009	2010	2011	2012	2013
New Sidewalks	10,000	10,000	10,000	10,000	10,000
Replacement Sidewalks	20,000	20,000	20,000	20,000	20,000
Street Resurfacing	75,000	75,000	100,000	100,000	100,000
G.F. Dev. Incentives	20,000			20,000	
E Hickory*	510,000				
Adams*			518,000		
TOTAL	635,000	105,000	648,000	150,000	130,000

* General Fund Portions Only. Additional funding in Water and Wastewater funds.

2009-2013 CIP: Parks

	2009	2010	2011	2012	2013
Pee Wee Ball Field				9,000	
Baus Park Lighting & Landscaping		15,000			
Baus Park Restrooms/ Shelter			15,000		
Park Maintenance	10,000	10,000	10,000	10,000	10,000
TOTAL	10,000	25,000	25,000	19,000	10,000

2009-2013 CIP: Technology

	2009	2010	2011	2012	2013
Speed Enforcement Trailer	7,000				
Computer Replacements		30,000		30,000	
Financial System Upgrades			10,000		
TOTAL	7,000	30,000	10,000	30,000	0

2009-2013 CIP: Municipal Buildings

	2009	2010	2011	2012	2013
Community Center		6,000,000			
PW Salt/Storage Bldg					75,000
Fire Station Roof		50,000			
Municipal Bldg Boiler Upgrades		50,000			
Theater Painting & Cleaning					100,000
TOTAL	0	6,100,000	0	0	175,000

2009-2013 CIP: Airport

	2009	2010	2011	2012	2013
Airport Lighting System	300,000				
Airport Land Acquisition	100,000	70,000	300,000		200,000
Parking Lot/Entrance Paving		100,000			
Sealcoat & Patch Runway			50,000		
TOTAL	400,000	170,000	350,000	0	200,000

2009-2013 CIP: Vehicles

	2009	2010	2011	2012	2013
Fire Vehicles			60,000		
Police Vehicles		27,000		27,000	
Public Works Vehicles	91,000	184,000		181,000	68,000
TOTAL	91,000	211,000	60,000	208,000	68,000

Water Fund CIPs

	2009	2010	2011	2012	2013
Well #2 Motor & Flooring	20,000		184,000		
Water 20 Yr Plan	35,000				
F Hickory Reconstruction*	110,000				
Well #3 VFD Installation	30,000				
Well #1 Rehab			100,000		
Adams Reconstruction*			184,000		
Water Dev. Incentives	20,000		20,000		
Vehicle Replacements			35,000		54,000
TOTAL	215,000	0	523,000	0	54,000

* Water fund portion only

Stormwater Fund CIPs

	2009	2010	2011	2012	2013
Linden-Monroe Stormwater				250,000	
Minor Projects	10,000	10,000	10,000	10,000	10,000
Curb/Gutter Replacement	10,000	10,000	10,000	10,000	10,000
TOTAL	20,000	20,000	20,000	270,000	20,000

Sewer Fund CIPs

	2009	2010	2011	2012	2013
Sewer 20 Year Plan	35,000				
E Hickory Reconstruction*	140,000				
Headworks Grit Removal		200,000			
WW Plant Entrance Road			50,000		
Adams Reconstruction*			167,000		
Digestor Aeration					320,000
Sewer Dev. Incentives	20,000		20,000		
Vehicle Replacements			35,000		
TOTAL	195,000	200,000	272,000	0	320,000

* Sewer fund portion only

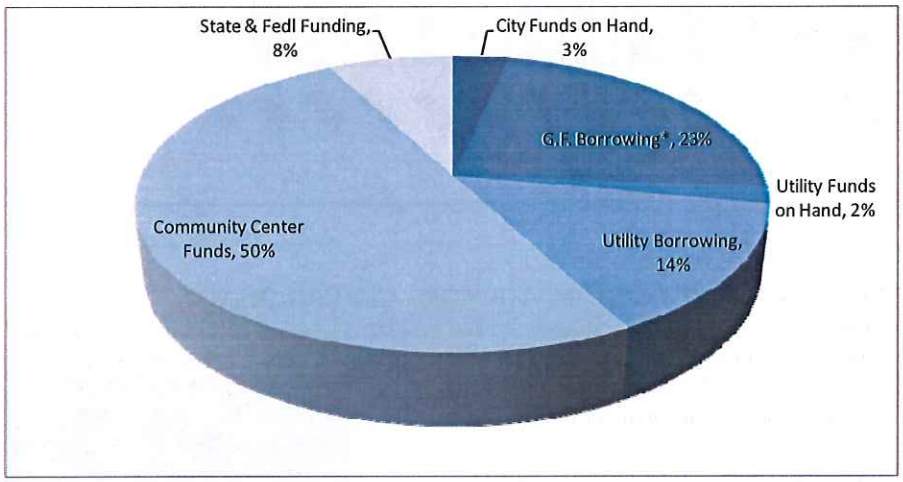
Golf Fund CIPs

	2009	2010	2011	2012	2013
WW Pump Station Electrical Panel	15,000				
Clubhouse Roof		15,000			
TOTAL	15,000	15,000	0	0	0

Summary: Major Road Reconstructions

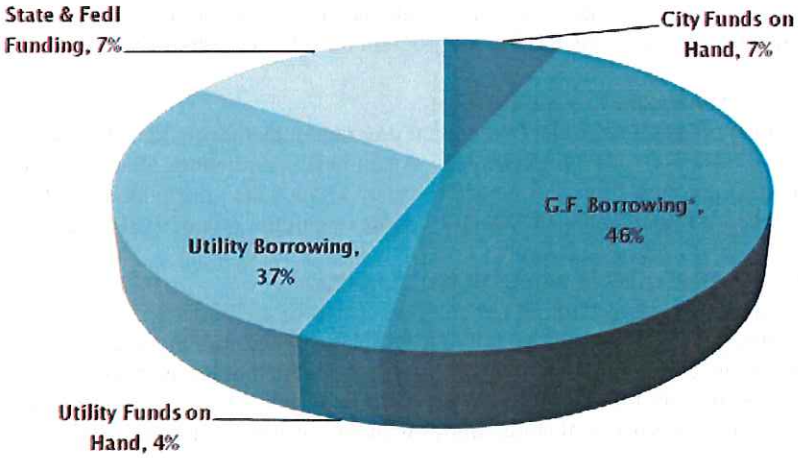
- East Hickory St: $760,000 (2009)
- Adams St: $869,000 (2011)

Funding By Type
(with Community Center)



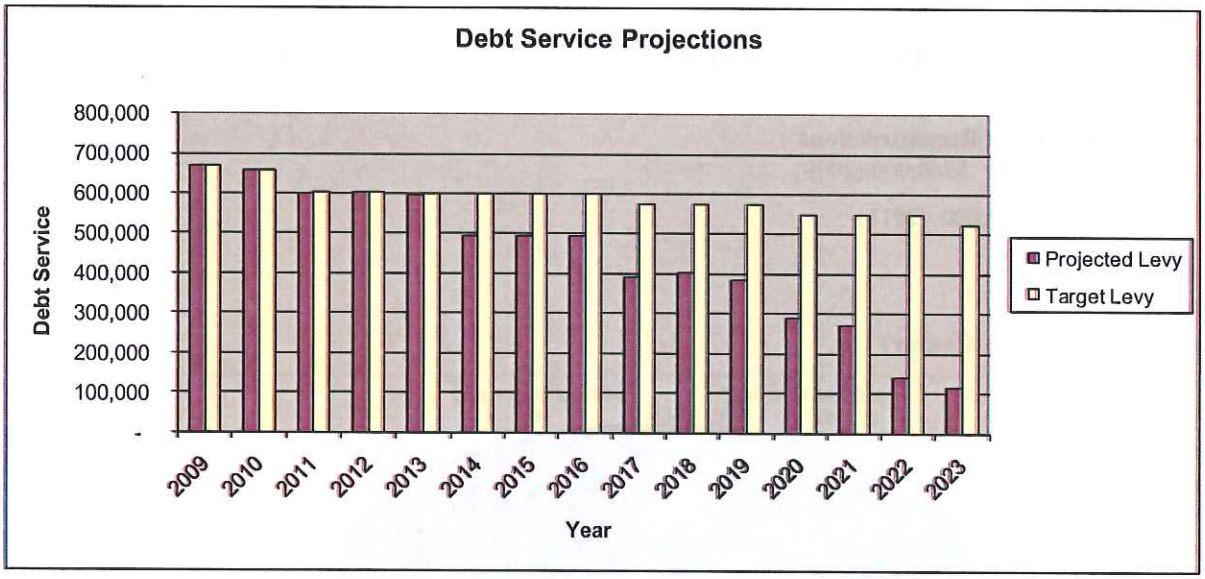
* G.F. Borrowing includes only 2009 and 2011 borrowing, to cover capital projects in 2008-2013. 2013 borrowing is computed for refinancing only at this time.

Funding By Type
(without Community Center)



* G.F. Borrowing includes only 2009 and 2011 borrowing, to cover capital projects in 2008-2013. 2013 borrowing is computed for refinancing only at this time.

Debt Service Impact



2.6 Utility and Community Facility 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.

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 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.

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:

- 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.

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

- 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
- Property abandoning the contaminated well
- Equipment for water treatment
- Providing a temporary bottled or trucked water supply

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 DEPARTMENT OF COMMERCE

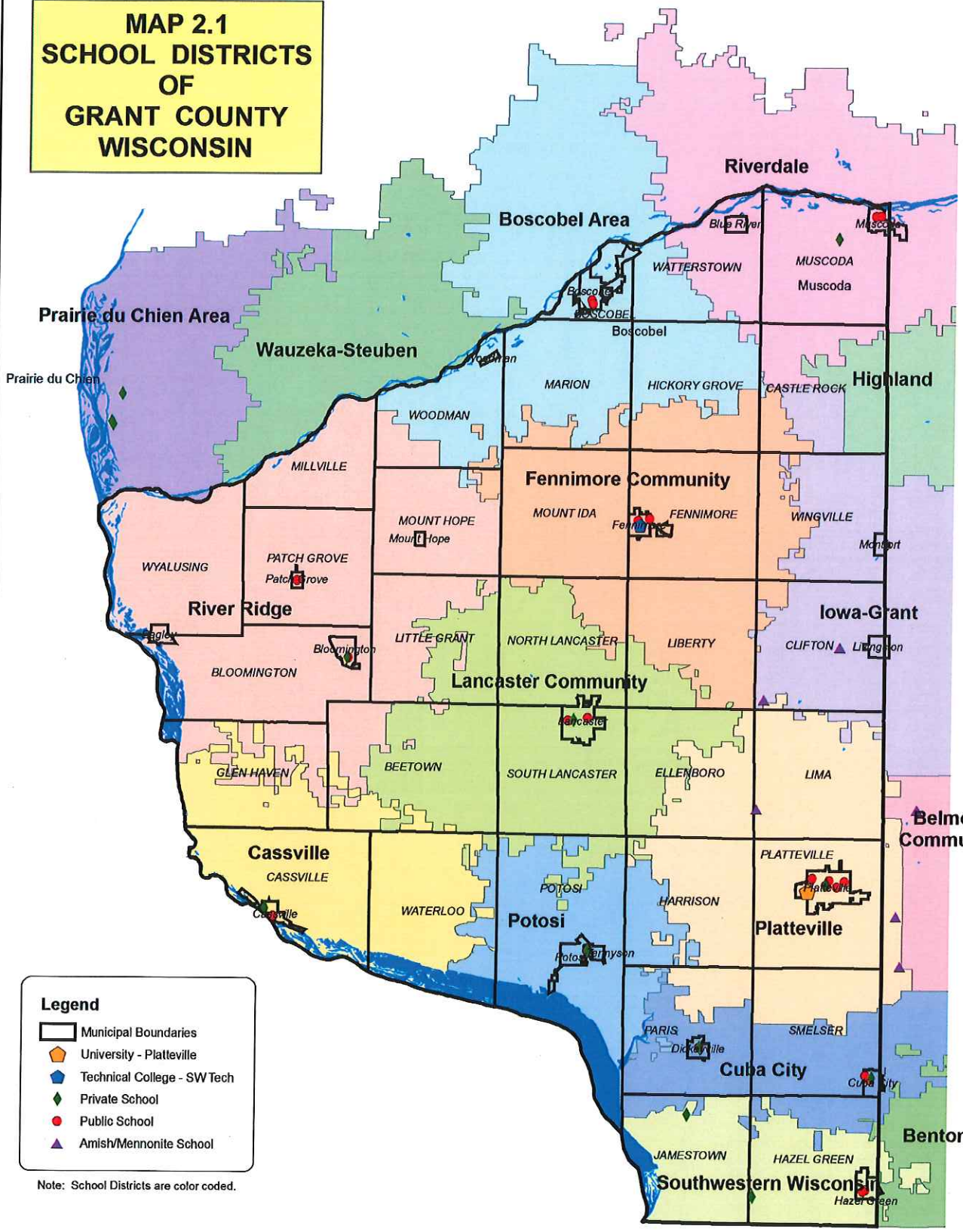
WISCONSIN COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM PUBLIC FACILITIES (CDBG-PF)

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.

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.

MAP 2.1
SCHOOL DISTRICTS OF GRANT COUNTY WISCONSIN



Note: School Districts are color coded.

SouthWestern Wisconsin Regional Planning Commission

719 Pioneer Tower
1 University Plaza
Platteville, WI 53818
608-342-1214
http://www.swwrpc.org

April 25, 2008

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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.

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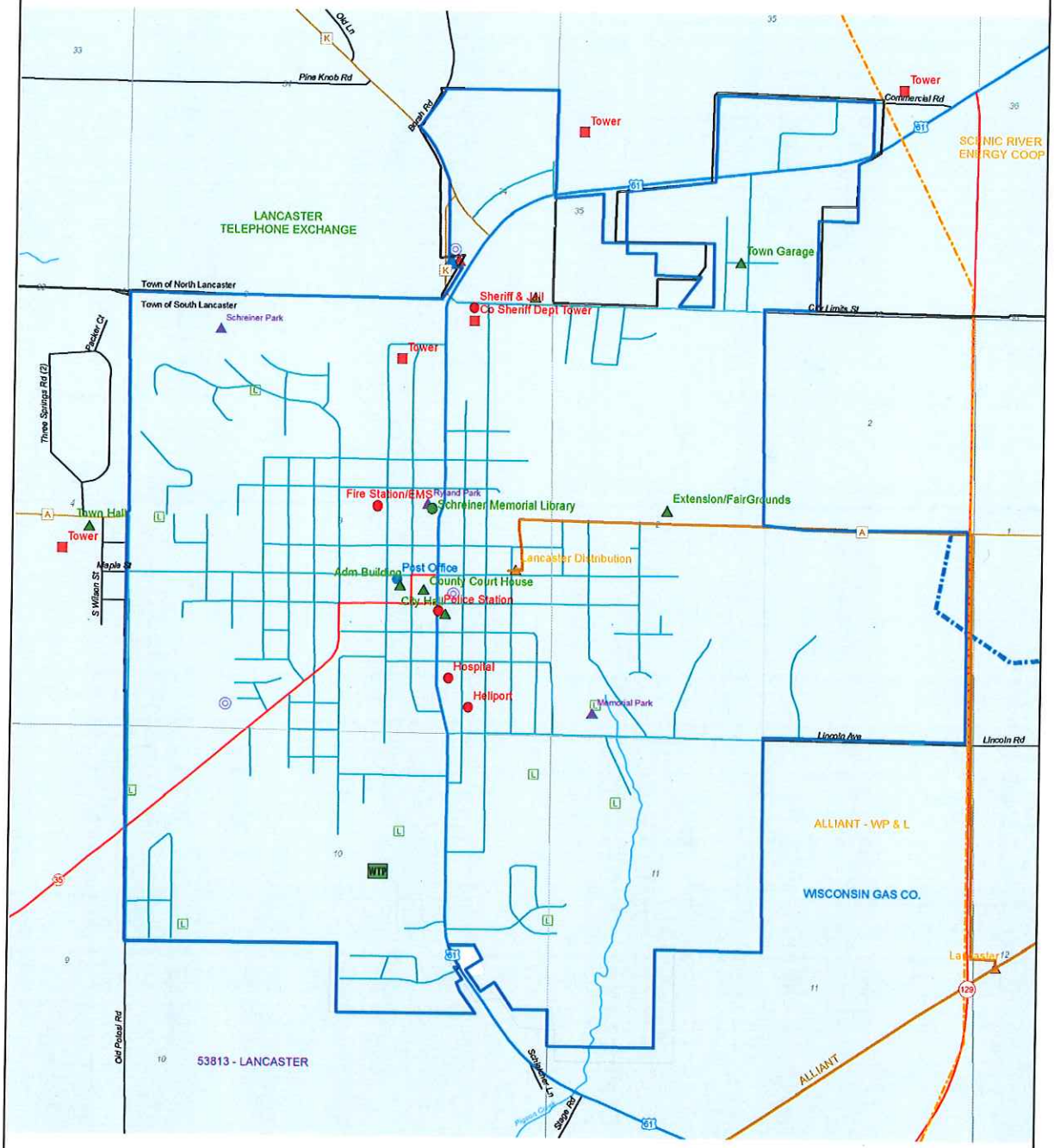
MAP 2.2 UTILITIES AND COMMUNITY FACILITIES

- CITY OF LANCASTER -

- GRANT COUNTY, WISCONSIN -



SouthWestern Wisconsin Regional Planning Commission

719 Pioneer Tower
One University Plaza
Platteville, WI 53818
608-342-1214
www.swwrpc.org

June 3, 2008

Legend

- Municipal Boundary
- Sections
- Roads - Federal
- Roads - State
- Roads - County
- Roads - Local/Drives/Streets
- Streams
- Electric Service Territory
- Electric Transmission Line
- Electric Transmission Substation
- EMS/Fire/Hospital/Police
- Library
- Municipal Building
- Natural Gas Pipeline
- Natural Gas Service Territory
- Parks - Local
- Post Office
- Telecommunication Tower
- Telephone Exchange Boundary

Wastewater Utility

Type
- Lift Station
- WWTF

Water Utility

Type
- Reservoir
- Water Tower
- Well
- Zip Code Boundary

1 inch = 0.2 miles

N W E S

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.

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3.0 AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

Wisconsin State Statute 66.1001(2)(e)

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

3.1 AGRICULTURAL RESOURCES

3.1.1 AGRICULTURAL RESOURCES SUMMARY

The purpose of the Agricultural element is to present agricultural data and provide direction for land use decisions impacting agriculture for the next 20 years. Agriculture is part of the history and roots of the City, not to mention that as it is a basic building block of the Grant County economy, farming is both culturally and economically significant to Lancaster. Farming is also an aesthetically important tenet of life in Lancaster, providing, as it were, a setting for the City.

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 City of Lancaster over the next 20 years.

NOT IN ORDER OF PRIORITY

1. **Emphasize the preservation of the environmental quality and rural character of the jurisdiction when considering future land use proposals.**

2. **Preclude premature development to preserve agricultural fields in the community from encroachment by incompatible development.**

3. **Encourage proper separation distances between urban and rural land uses to avoid conflicts to the extent possible.**

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 City of Lancaster. (The Agricultural Census does not collect data at the City 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

Grant County	1987	1992	1997	2002
Farms (number)	2,470	2,340	2,238	2,490
Land in farms (acres)	648,318	620,951	599,617	605,836
Average size of farm (acres)	262	265	268	243
Number of farms by size – 1 to 9 acres	136	115	73	105
Number of farms by size – 10 to 49 acres	178	204	234	398
Number of farms by size – 50 to 179 acres	728	645	681	836
Number of farms by size – 180 to 499 acres	1,155	1,100	982	900

Number of farms by size – 500 to 999 acres	230	226	221	193
Number of farms by size – 1,000 acres or more	43	50	47	58
Total cropland (farms)	2,307	2,159	2,051	2,185
Total cropland (acres)	419,596	400,489	376,191	374,984

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

Table 3.1.1 gives the number of farms in Grant County for the years 1987 through 2002. The County showed a 0.8% increase in farms between 1987 and 2002. Paradoxically, as the number of farms has increased, the acres of farmland have decreased 7% in the same timeframe.

Although average farm size decreased 7% from 1987 to 2002, in the same period, small farms (10 to 49 acres) increased 124%. Very large farms (1,000+ acres) increased 35%, as did farms from 50 to 179 acres (15%). All other farm size classes decreased. The conclusion is that there are more very large ("super") farms, "hobby" farms have more than doubled, while "working" or "family" farms have declined.

Table 3.1.2 Trends in Dairy Farms 1987 – 2002

Grant County	1987	1992	1997	2002
Milk cows (farms)	1,313	1,089	878	665
Milk cows (number)	66,728	58,995	52,702	46,564

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

Table 3.1.2 shows clearly that both the number dairy farms and dairy cows in Grant County dropped dramatically (49% and 30% 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 City 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 (in particular, the value of agricultural land diverted to other uses peaked in 2003). 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 Grant County Agricultural Land Sales: Total Agricultural Land

	1999	2000	2001	2002	2003	2004	2005
Agricultural land continuing in agricultural use							
Number of transactions	78	43	32	25	29	67	43
Acres sold	9,772	6,603	3,652	2,173	3,872	9,459	4,967
Dollars per acre	$1,326	$1,512	$1,822	$1,549	$2,073	$2,377	$2,532
Agricultural land diverted to other uses							
Number of transactions	41	9	13	9	5	9	12
Acres sold	3,114	822	981	311	360	528	1,241
Dollars per acre	$1,137	$1,572	$1,750	$1,435	$2,676	$2,336	$2,857
Totals							
Number of transactions	**119**	**52**	**45**	**34**	**34**	**76**	**55**
Acres sold	**12,886**	**7,425**	**4,633**	**2,484**	**4,232**	**9,987**	**6,208**
Dollars per acre	**$1,280**	**$1,519**	**$1,807**	**$1,535**	**$2,124**	**$2,375**	**$2,597**

(Source: 2006, National Agricultural Statistics Service)

3.1.6 Agricultural Economy

As shown in Table 3.1.4, thirty-two persons living in the City of Lancaster listed their occupations as farmer or farm manager in the 2000 census. Note that these occupations may not be in the City the farmer or farm manager is living in. However, it does provide a general overview of the City's population of farmers.

Table 3.1.4 Farmers and Farm Managers as Number and Percent of Total City Population

Jurisdiction	Population	Number of Persons Employed as Farmers and Farm Managers	Percent of Persons Employed as Farmers and Farm Managers
Town of Beetown	734	93	12.7%
Town of Bloomington	399	43	10.8%
Town of Boscobel	433	4	0.9%
Town of Cassville	487	54	11.1%
Town of Castle Rock	487	37	7.6%
Town of Clifton	304	42	13.8%
Town of Ellenboro	608	35	5.8%
Town of Fennimore	599	31	5.2%
Town of Glen Haven	490	48	9.8%
Town of Harrison	497	36	7.2%
Town of Hazel Green	1043	63	6.0%
Town of Hickory Grove	443	40	9.0%
Town of Jamestown	2077	48	2.3%
Town of Liberty	552	57	10.3%
Town of Lima	721	85	11.8%
Town of Little Grant	257	66	25.7%
Town of Marion	517	25	4.8%
Town of Millville	147	9	6.1%
Town of Mount Hope	225	33	14.7%
Town of Mount Ida	523	52	9.9%
Town of Muscoda	674	20	3.0%
Town of North Lancaster	515	65	12.6%

Table 3.1.4 (cont.) Farmers and Farm Managers as Number and Percent of Total City Population

Jurisdiction	Population	Number of Persons Employed as Farmers and Farm Managers	Percent of Persons Employed as Farmers and Farm Managers
Town of Paris	754	63	8.4%
Town of Patch Grove	390	58	14.9%
Town of Platteville	1343	48	3.6%
Town of Potosi	831	43	5.2%
Town of Smelser	756	48	6.3%
Town of South Lancaster	808	67	8.3%
Town of Waterloo	557	51	9.2%
Town of Waterstown	362	23	6.4%
Town of Wingville	394	59	15.0%
Town of Woodman	194	12	6.2%
Town of Wyalusing	370	31	8.4%
Village of Bagley	339	0	0.0%
Village of Bloomington	701	14	2.0%
Village of Blue River	429	2	0.5%
Village of Cassville	1085	7	0.6%
Village of Dickeyville	1043	2	0.2%
Village of Hazel Green	1171	11	0.9%
Village of Livingston	584	10	1.7%
Village of Montfort	603	0	0.0%
Village of Mount Hope	186	2	1.1%
Village of Muscoda	1357	5	0.4%
Village of Patch Grove	166	4	2.4%
Village of Potosi	711	2	0.3%
Village of Tennyson	370	6	1.6%
Village of Woodman	96	0	0.0%
City of Boscobel	3047	3	0.1%
City of Cuba City	1945	17	0.9%
City of Fennimore	2387	19	0.8%

City of Lancaster	**4070**	**32**	**0.8%**
City of Platteville	9989	48	0.5%
Total	**49770**	**1673**	

(Source: 2000 Population Census)

3.1.7 AGRICULTURAL INFRASTRUCTURE

Farming infrastructure includes businesses and services such as feed mills, adequate roads, 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 City of Lancaster's farming infrastructure includes the Regional Agriculture Service Center.

3.1.8 PHYSICAL CHARACTERISTICS

Attached is the soils map (Map 3.1.1) for the City of Lancaster.

3.1.9 CONFLICTS AND THREATS TO AGRICULTURE

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

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

Through cooperative planning for large farm siting, a growth ring for the City, and the encouragement of agriculture safety, Lancaster could work with Grant County to support agricultural activities.

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 Farm Service Agency, Natural Resources Conservation Services, and the Conservation District offices are located at the Grant County Land Conservation Department, at 150 W. Alona Lane, Suite 1, Lancaster, WI 53813-2188 (608-723-6377). The UW Extension office is located at the Youth and Agriculture Center, 916 E. Elm Street, Fairgrounds, PO Box 31, Lancaster WI 53818-2125 (phone 608- 723-2125 and fax 608-723-4315).

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

- **Farm Loan Program (FLP)**

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

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. NRCS provides:

WISCONSIN NATURAL RESOURCES CONSERVATION SERVICE (NRCS)

6515 Watts Road
Suite 200
Madison, WI 53719

Phone (608) 276-USDA

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

- **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.

3.2 NATURAL RESOURCES

3.2.1 NATURAL RESOURCE SUMMARY

It is vital for the City of Lancaster 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, the geology of the region, forests and woodlands, wildlife habitat, and wetlands.

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 City of Lancaster over the next 20 years.

NOT IN ORDER OF PRIORITY

1. **Provide adequate outdoor recreation facilities for the jurisdiction.**

2. **Encourage the preservation of scenic, historic, and scientific areas for the benefit of present and future generations.**

3. **Avoid disturbances to wetlands, shorelands, and floodplains, discouraging disturbances to other environmentally sensitive areas and corridors.**

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

5. **Incorporate natural areas into parks and open spaces to provide recreational opportunities and protect natural resources.**

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

7. **Protect major drainage corridors from development to aid in stormwater runoff and prevent flooding.**

8. **Maintain wellhead protection plan for existing and future municipal wells.**

9. **Maintain standards to decrease light pollution from improper fixtures.**

10. **Establish standards to identify noise pollution.**

11. **Where and when appropriate, utilize county, state, and federal programs or grants to conserve, maintain, and protect natural resources.**

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". Human activities affect all natural resources which in turn can have significant, sometimes adverse, impacts on the human community.

Lancaster's natural resources provide City residents with an opportunity to connect to the land through parks and the like. The area natural resources are some of the basic building blocks of tourism, making natural resources economically important, as well as recreationally and aesthetically significant.

Keeping residents informed of their jurisdiction's natural resources is a proactive first step in supporting natural resource protection efforts. 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. The City keeps its citizens informed of natural resource issues through newsletters.

Fostering working relationships with your neighboring jurisdictions can help the City of Lancaster protect shared, contiguous natural areas that give local residents space to pursue recreational opportunities. Tapping into state and federal programs aimed specifically at protecting farmland, wetlands, and forests can help protect Lancaster's natural resources. State and federal agencies and contact information are listed at the end of this chapter. Unfortunately, the City of Lancaster currently does not work with its neighboring jurisdictions to protect shared natural resources but perhaps in the future, the jurisdictions concerned could share information from their Plans.

3.2.5 Water Resources

Water is probably the most commonly used natural resource, 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 City of Lancaster is in three watersheds: the Upper Grant River Watershed, the Platte River Watershed, and the Middle Grant River Watershed. See Map 3.2.1, for the City of Lancaster 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 of Lancaster's domestic water use comes from groundwater and supplies its residents with public water service. The City does not supply water to any other jurisdiction.

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 affects groundwater below. There are a variety of land use practices influencing water resource quality. Potential pollution sources that can affect groundwater in Lancaster 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

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 of potential pollutants, 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. In order to protect its water resources, Lancaster uses a wellhead protection ordinance and properly abandons any wells.

A wellhead protection plan lists potential contaminants as well as aim at preventing those contaminants from entering the area of land around 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). Lancaster has a wellhead protection plan that helps to protect its drinking water resource.

3.2.5.3 GROUNDWATER SUPPLY

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

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

3.2.5.4 SURFACE WATER

Surface water, which is all water naturally open to the atmosphere such as rivers, lakes, reservoirs, ponds, streams, impoundments, seas, and estuaries, in the City of Lancaster includes Pigeon Creek. This watercourse provides recreational opportunities, such as fishing, canoeing, wildlife viewing, swimming, and bird watching. It also provides essential habitat for fish, mussels, insects, and other wildlife. See Map 3.2.1, County Water Resource Map for more information.

The City's stormwater utility and Erosion Control Ordinance are the specific protections use to protect their surface waters.

3.2.5.5 WETLANDS

Wetlands serve a variety of functions, including 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 and have hydric soils.
The City of Lancaster is within the Southwest Savanna ecological landscape, an area in which most wetlands are associated primarily with the rivers and streams. The importance of glacial activity in forming lakes and wetlands is illustrated by the lack of these water bodies in the Driftless Area of southwestern Wisconsin (see Map 3.2.1.). In fact, wetlands comprise only 1% of the land cover in Southwest Savanna landscape (Wisconsin Land Legacy Report, 2002). The Western Coulee and Ridges region (of which northern Grant County is a part of) has much more wetland area (22% open wetland, 24% forested wetland) but the overall percentage of wetland for Grant County is still only 3.1% (WI-DNR 2007). Grant County wetlands are mainly associated with either the Wisconsin or Mississippi rivers because most of the County has experienced wetland drainage for agricultural purposes or the landscape is too hilly. Also, the Driftless Area has very little open, natural lakes with associated wetlands.

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, the magnitude of the 100-year storm flooding can occur 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.

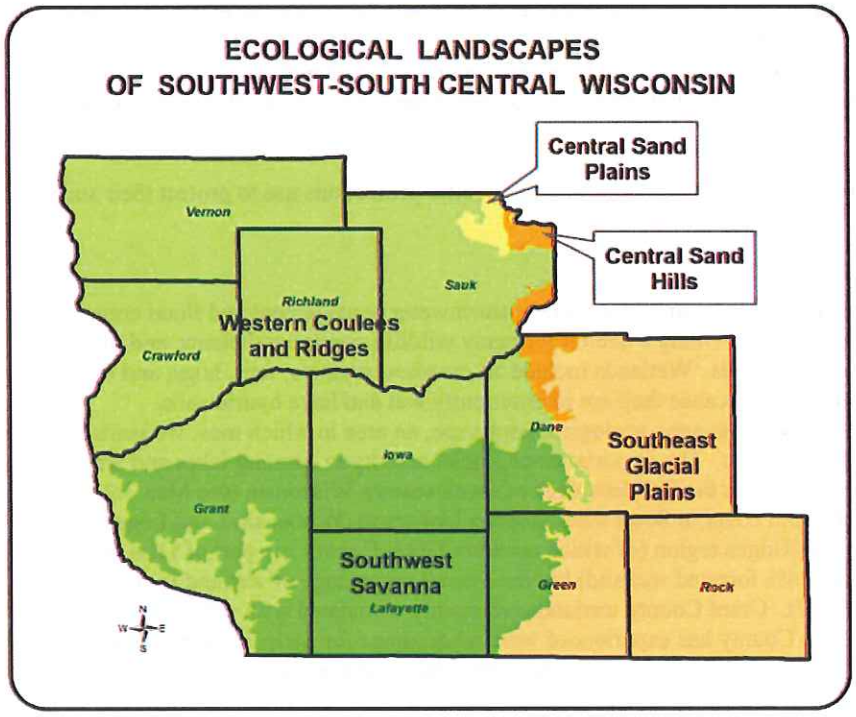
Counties, cities, and villages are required to adopt reasonable and effective floodplain zoning ordinances in order to participate in the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program. Towns generally rely on their county for floodplain control.

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. See Map 3.2.3 for the City's Flooding Frequency map.

3.2.6 WILDLIFE

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

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



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.

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 City of Lancaster is located in the Southwest Savanna

3.2.6.2 Natural Communities

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

3.2.6.3 State Natural Areas

Wisconsin harbors a diverse mix of natural biotic communities and native species. Some species and natural communities have very limited distribution or only occur at small locations around the state. In 1951, Wisconsin initiated the United 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 335 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 only in these areas.

There are eleven State Natural Areas in Grant County and include the Wyalusing Hardwood Forest, Dewey Heights Prairie, Blue River Sand Barrens, Wyalusing Walnut Forest, Ipswich Prairie, Adiantum Woods, Woodman Lake Sand Prairie and Dead Lake, Gasner Hollow Prairie, Snow Bottom, Blue River Bluffs, and Cassville Bluffs. All Grant County SNAs are open to the public.

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, thirteen elements have been recorded in the Town of North Lancaster and one in the Town of South Lancaster (the City of Lancaster lies in both towns). **Data is only provided to the town level.** The Town of South Lancaster reports only one element: the Blanchard Cricket Frog as is indicated in Table 3.2.1. Map 3.2.5 shows all elements known to occur within Grant 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

Table 3.2.1 Natural Heritage Inventory: Town of North and South Lancaster

Group	Scientific Name	Common Name	State Status	Date Listed
Bird	*Vireo bellii*	Bell's Vireo	THR	2004
Butterfly	*Chlosyne gorgone*	Gorgone Checker Spot	SC	1994
Amphibian (x2)	*Acris crepitans blanchardi*	Blanchard's Crocket Frog	END	1987
Plant	*Lespedeza leptostachya*	Prairie Bush-clover	END	2006

Plant	*Cacalia tuberosa*	Prairie Indian Plantain	THR	1989
Plant	*Parthenium integrifolium*	American Fever-few	THR	1993
Plant	*Onosmodium molle*	Marbleseed	SC	1995
Plant	*Cirsium hillii*	Hill's Thistle	THR	1995
Plant	*Asclepias lanuginosa*	Wolly Milkweed	THR	1993
Plant	*Talinum rugospermum*	Prairie Fame-flower	SC	1991
Plant	*Echinacea pallida*	Pale-purple Coneflower	THR	1987
Plant	*Orobanche uniflora*	One-flowered Broomrape	SC	1991
Plant	*Pediomelum esculentum*	Prairie Turnip	SC	1973

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 City of Lancaster.

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 City residents, but also lower air and water remediation costs for the environment.

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

While Grant County has a great deal of land in agriculture, over a quarter of the County is forested: in 1983, 25% of Grant County (186,400 acres) was forested. As of 2004 (the most recent data available), 28% of the County was forested (209,623 acres). Most was in private ownership: 187,356 acres. (Data showing amount of forested land per City was not available.) In Grant County in 2006, the total number of privately owned acres of land in the Managed Forest Law program (MFL) was 19,510 acres, 3,751 of which were open to public for hunting and recreation. At this time there are probably no MFL acres in the City of Lancaster.

3.2.8 Environmental Corridors

Environmental corridors are physical areas containing groups of features (such as hedgerows or river bottoms) 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 resources that might lend themselves to providing wildlife unimpeded access through the landscape.

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.

Air pollution does occur in Lancaster, mainly odor issues. The City requires industries use Federal air permits to control odor.

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. Lancaster now has a light pollution prevention ordinance for its new subdivisions to address this issue.

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. In Lancaster the most prevalent noise problems come from the race track at the fair grounds and industrial noises associated with City industry and manufacturing.

3.2.10 Geologic and Mineral Resources

Soils and geology are important planning considerations, particularly when thinking about new development. Today, technological advances can overcome many challenges relating to soil and geology. However, it is important that these resources not be abused, overused, or contaminated. For example, 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 southern Grant County. Refer to Map 3.2.7 for historic mines in your 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. Lancaster relies on the County's Non-metallic 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. Lancaster protects its natural open spaces to some extent through the use of approved development plans.

Communities have signs and billboards for economic, safety, and information purposes. However, sometimes they can have a negative visual impact on the landscape, particularly if there are a lot of them, are very large, or are poorly placed. The City of Lancaster has its own sign ordinance which was adopted in August of 2005.

3.2.12 Local Park and Recreation Resources

Every jurisdiction is unique and can capitalize on its natural beauty. Only in your community 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. Table 3.2.2 shows recreational spaces in the City and the amenities available. Lancaster has an Outdoor Recreation Plan which was written in 2001 and was intended to cover the years from 2002 thru 2007.

Table 3.2.2 City of Lancaster Recreational Amenities

Park/Recreation Location	Shared Park/Recreation Locations	Recreational Amenities Available
Memorial Park	620 E Lincoln Ave	Swimming pool, picnic tables, 7 shelters, playground equipment, 2 softball diamonds (bleachers & lighting), basketball court, fishing pond, 2 volleyball courts, restrooms
Ryland Park	113 W. Elm	Schreiner Memorial Library
Klondyke Park	6323 Klondyke Lane	Picnic tables, shelter, restrooms, passive recreation space, trout stream
Schreiner Park	Schreiner Park Road	Nature trails, picnic shelter, picnic tables, fitness course
Golf Course	E. Lincoln Ave	18 hole golf course, clubhouse, outdoor picnic shelter
Schacht Fields	Bemis Road	Soccer fields
Baus Park	W. Nathan Street	Basketball court/ice rink, playground equipment, soccer/football field

Table 3.2.3 Additional Recreational Types, Locations, and Size

Type of Needed Facility	Location	Size/Length
Trail Connections	Bike Walking Trails	2 miles
Bathrooms	Baus & Memorial Park	1 mens, 1 womens, 1 accessible
Drinking water at all fields	Baus Park, Schacht Field	1 each
Ball field irrigation	Memorial Park, Baus Park, Schacht Field	

3.2.13 Land Cover

Map 3.2.6 shows the natural resources in the City of Lancaster. It also shows the location of natural resources such as forested lands, open water, wetlands, and wildlife corridors.

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)

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.

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

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)

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 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 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.

WISCONSIN NATURAL RESOURCES CONSERVATION SERVICE (NRCS)

6515 Watts Road,
Suite 200
Madison, WI 53719

Phone (608) 276-USDA

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

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)

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 City of Lancaster. 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.

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

Cultural resources are economically important to Lancaster as they generate incubators, tax bases, and related services. Aesthetically, cultural resources of the City help its citizens identify with Lancaster and its heritage. Finally, the pool and clubhouse fulfill recreational cultural needs.

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 recommendation will support the above goal and will guide cultural resource decisions in the City of Lancaster over the next 20 years.

NOT IN ORDER OF PRIORITY

1. **Encourage the protection of important cultural resources in the community with the cooperation of property owners.**
2. **Continue to implement the community's Historic Preservation Ordinance.**
3. **Continue to support important community festivals and cultural events.**
4. **Support opportunities that capitalize on local cultural resources together with tourism.**
5. **Where and when appropriate, utilize county, state, and federal programs or grants to conserve, maintain, and protect cultural resources.**

3.3.4 A BRIEF HISTORY OF GRANT COUNTY

Grant County was formed in 1836, the same year Wisconsin became a territory. It is the 10th largest county in the state with an area of 1,169 square miles. According to the 2000 census, the population, as adjusted, is 49,597. Grant County is located in the unglaciated region – the Driftless region.

Grant County received its name in 1810 from a white Indian trader named Grant, who visited the area regularly. Lead strikes attracted the first European settlers as early as 1825. When mining began to decline, the settlers discovered there was wealth in the rich soil and turned to farming. Agriculture is still the County's chief source of income.

Lancaster, the County seat, is the home of the courthouse which was built in 1902 with an annex added on in 1999. The Courthouse is among the finest in the State. Monuments in the courtyard include the Soldiers Monument – one of the oldest monuments in the nation to the Civil War dead. It was built by public and private funds and dedicated July 4, 1867. The Fountain on the west side of the courtyard was purchased by the Ladies of the G.A.R. and given to the County in 1906. The bronze monument to Nelson Dewey on the courtyard's east side was given by the State

as a tribute to Wisconsin's first governor. Dewey was also the first Register of Deeds for Grant County. He died in Cassville, WI and is buried in Westwood Cemetery, next to the Episcopal Church in Lancaster. His grave is marked by an official State marker dedicated October 1, 1961.
Source: Grant County Historical Society and Grant County Official Directory, 2006-2007

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 Grant County Historical Society at 129 E Maple St., Lancaster, WI, 53813; Phone: (608) 723-4925. Lancaster's written history is available in a specific section in the City's downtown library.

3.3.6 Local Historical Societies

Local historical societies provide an important service to communities by documenting, rehabilitating, maintaining, or promoting local cultural resources. Lancaster has the benefit of the City Historical Preservation Commission, the Dewey Heritage Society, and the Lancaster Historical Society when any question of local history comes up. Lancaster also has an Historic Preservation Ordinance, adopted in August of 2005. There is no museum in the City.

3.3.7 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 at identifying those aspects that make their community unique in the world. Lancaster's primary cultural resources include Pleasant Ridge, Dewey Church and Cemetery, several historic homes, the pool, bathhouse, and golf course, City Hall, Klondyke Park, SchreinerPark, the Library, the Courthouse, and the downtown businesses.

3.3.8 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 Grant County.

Table 3.3.1 Grant County Historic Markers

Subject	Location/Nearest Community
The Gideons	HWY 61, 0.5 mi S. of Soldiers Grove
Old Denniston House	117 East Front Street, Cassville
The "Dinky"	620 Lincoln Avenue, Fennimore
Point of Beginnings – Survey Point	HWY 80 at WI/IL state line, S. of Hazel Green
Nelson Dewey	Cemetery, 1 block W. HWY 61, 35, & 81, Lancaster
First State Normal School	Rountree Hall, Platteville

(Source: 2005, www.wisconsinhistory.org)

3.3.9 Cultural Resource Programs and Special Events

Cultural resource programs and special events are very effective methods of bringing a community together to celebrate their cultural history. Not only do special events build community spirit, but they can also be important to the local economy. The Planning Commission noted that the City's special events include the Harvest Festival and the Bike Tour.

3.3.10 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 biggest threat to Lancaster's cultural resources is a lack of intent to protect such resources, and the lack of an adequate museum in the community. At this time the resources at greatest risk include St Clements Church and scattered locations and homes.

3.3.11 Lost Cultural Resources or Buildings

Sometimes important cultural resources are irreparably lost due to deterioration, apathy, development pressure, lack of maintenance, or merely the march of time. Once lost, such cultural links to the past and the community's history are gone forever. The hotel, the Klondyke well house, the train depot, and the Reed Opera House have already been lost.

3.3.12 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. Lancaster has its own Historic Preservation Ordinance and Historic Preservation Commission, as the City is a Certified Local Government (CLG) Communities with historic preservation ordinances may apply for 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.

3.3.13 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.

3.3.14 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 City of Lancaster

3.3.15 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 City of Lancaster AHI

AHI #	Location	Historic Name
16167	126 W MAPLE ST	GRANT COUNTY COURTHOUSE
16960	210 N JEFFERSON ST	ARTHUR, L.J. HOUSE
44529	153 N ADAMS ST	
44557	226 N ADAMS ST	J. H. HYDE HOUSE
44561	317 N ADAMS ST	CHARLES H. ANGUS HOUSE
44567	338-340 N ADAMS ST	
44570	354 N ADAMS ST	
44576	523 N ADAMS ST	
44579	607 N ADAMS ST	
44586	644 N ADAMS ST	
44590	647 N ADAMS ST	
44593	656 N ADAMS ST	
44597	802 N ADAMS ST	
44600	852 N ADAMS ST	
44603	863 N ADAMS ST	
44604	900 N ADAMS ST	
44607	907 N ADAMS ST	
44611	208-212 S ADAMS ST	CONGREGATIONAL CHURCH
44612	407 S ADAMS ST	E. B. FARRAR HOUSE
44615	408 S ADAMS ST	ALEXANDER IVEY HOUSE
44617	427 S ADAMS ST	JOE WRIGHT HOUSE
44619	430 S ADAMS ST	
44626	443 S ADAMS ST	
44629	503 S ADAMS ST	
44635	550 S ADAMS ST	
44637	615 S ADAMS ST	
44643	709 S ADAMS ST	JOHN VESPERMAN HOUSE
44650	734 S ADAMS ST	
44653	743 S ADAMS ST	
44655	856 S ADAMS ST	
44659	901 S ADAMS ST	
44660	926 S ADAMS ST	
44661	550 BEETOWN RD	
44662	649-651 BEETOWN RD	
44665	700 BEETOWN RD	
44667	751 BEETOWN RD	
44669	769 BEETOWN RD	
44671	901 BEETOWN RD	
44673	907 BEETOWN RD	
44675	949 BEETOWN RD	
44677	1005 BEETOWN RD	
44679	206 E BIRCH ST	
44681	234 E BIRCH ST	
44683	308 E CHERRY ST	
44684	341 E CHERRY ST	
44686	702 E CHERRY ST	
44688	709 E CHERRY ST	ANTON SCHMITT HOUSE
44694	205 W CHERRY ST	MARY BAILEY COMMERCIAL BUILDING
44700	217 W CHERRY ST	EDWARD H. HYDE BUILDING
44701	308 W CHERRY ST	
44705	400 W CHERRY ST	DR. J. H. REED HOUSE
44707	935 W CHERRY ST	
44708	NW CORNER OF COURTHOUSE SQUARE	
44709	NE CORNER OF COURTHOUSE SQUARE	
44714	SE CORNER OF COURTHOUSE SQUARE	
44716	121 E ELM ST	H. G. NATHAN HOUSE
44717	238 E ELM ST	
44718	358 W ELM ST	LANCASTER BUTTER AND CHEESE COMPANY
44720	422 W ELM ST	
44721	511 W ELM ST	HENRY MUESSE HOUSE
44724	536 W ELM ST	
44727	545 W ELM ST	
44728	735 W ELM ST	

Table 3.3.2 (cont.) City of Lancaster AHI

AHI #	Location	Historic Name
44729	833 W ELM ST	
44730	424 N FILLMORE ST	MARGARET AND PATRICK KINNEY HOUSE
44731	158 S FILLMORE ST	
44732	207 S FILLMORE ST	
44733	226 N HARRISON ST	
44734	248 N HARRISON ST	
44735	352 N HARRISON ST	W. F. JOECKEL HOUSE
44736	450 N HARRISON ST	
44740	111 S HARRISON ST	
44742	145 S HARRISON ST	JACOB DERSCH HOUSE
44745	207 S HARRISON ST	HORACE HYMER HOUSE
44749	253 S HARRISON ST	FRANKLIN HALBERT HOUSE
44751	254 S HARRISON ST	
44756	306 S HARRISON ST	
44759	621 S HARRISON ST	
44761	130 E HICKORY ST	
44762	147 W HICKORY ST	NELSON DEWEY HOUSE
44765	347 W HICKORY ST	
44767	351 W HICKORY ST	
44770	352 W HICKORY ST	
44771	410 W HICKORY ST	
44773	434 W HICKORY ST	
44775	437 W HICKORY ST	
44779	611 W HICKORY ST	STEPHEN HARVEY TAYLOR HOUSE
44780	644 W HICKORY ST	
44781	254 S JACKSON ST	
44782	125 N JEFFERSON ST	EDWARD POLLOCK BUILDING
44785	135 N JEFFERSON ST	MRS. M. A. REED HOUSE
44786	140 N JEFFERSON ST	MAJOR G.M. PRICE HOUSE
44787	232 N JEFFERSON ST	
44788	248 N JEFFERSON ST	ROBERT BROOKER HOUSE
44789	249 JEFFERSON ST	H. A. W. MCNAIR HOUSE
44790	312 N JEFFERSON ST	JOHN COVER HOUSE
44791	350 N JEFFERSON ST	JUDGE GEORGE CLEMENTSON HOUSE
44792	407-409 N JEFFERSON ST	
44793	421 N JEFFERSON ST	
44794	451 N JEFFERSON ST	
44795	509 N JEFFERSON ST	
44797	600 N JEFFERSON ST	
44798	604 N JEFFERSON ST	
44799	620 N JEFFERSON ST	
44800	111 S JEFFERSON ST	GRANT COUNTY JAIL
44801	129 S JEFFERSON ST	S. MITCHELL BUILDING
44802	137 S JEFFERSON ST	MUESSE AND BROOKER BLOCK
44803	143 S JEFFERSON ST	EDWARD H. HYDE BUILDING
44804	230 S JEFFERSON ST	ANTHONY CROSBY HOUSE
44805	256 S JEFFERSON ST	
44807	300 S JEFFERSON ST (SE CORNER OF JEFFERSON ST AT WALNUT ST)	EMMANUEL EPISCOPAL CHURCH OF WESTWOOD PARISH
44809	305 S JEFFERSON ST	
44812	353 S JEFFERSON ST	
44813	206 E LINCOLN AVE	
44814	215 E LINCOLN AVE	WILLIAM TUCKWOOD HOUSE
44815	410 E LINCOLN AVE	
44816	508 E LINCOLN AVE	
44817	NE CORNER OF LINCOLN AVE AND EATON ST	MUNICIPAL BATHHOUSE (?)
44819	218 E LINDEN ST	
44821	333 E LINDEN ST	
44827	143 W LINDEN ST	
44829	W LINDEN ST, 100' W OF N WASHINGTON ST, C. 300 W LINDEN ST	FLOUR MILL, LANCASTER MILLING COMPANY
44834	SW CORNER OF MADISON AND ELM	

Table 3.3.2 (cont.) City of Lancaster AHI

AHI #	Location	Historic Name
44835	E SIDE OF MADISON ST BETWEEN MAPLE AND CHERRY STS	
44836	SE CORNER OF MADISON AND WALNUT STS	FIRST BAPTIST CHURCH
44837	101 N MADISON ST	WRIGHT HOUSE HOTEL
44840	113 N MADISON ST	WRIGHT HOUSE HOTEL ANNEX
44843	125-129 N MADISON ST	WRIGHT HOUSE HOTEL ANNEX
44844	126 N MADISON ST	C. W. KNAPP BUILDING
44845	144 N MADISON ST	C. J. HYDE & SON AGENCY, RACINE WAGON AND CARRIAGE CO
44847	309 N MADISON ST	C. J. HYDE HOUSE
44851	406 N MADISON ST	W. B. BAXTER HOUSE
44853	428 N MADISON ST	C. H. BAXTER HOUSE
44859	431 N MADISON ST	
44869	443 N MADSION ST	
44872	446 N MADISON ST	C. H. BAXTER HOUSE
44875	511 N MADISON ST	
44876	552 N MADISON ST	
44880	528 N MADISON ST	
44882	729 N MADISON ST	
44884	748 N MADISON ST	R. A. WATKINS HOUSE
44888	748 N MADISON ST	R. A. WATKINS HOUSE
44894	845 N MADISON ST	
44896	859 N MADISON ST	
44898	1017 N MADISON ST	
44902	102 S MADISON ST	RYLAND & HOLLOWAY BUILDING
44911	108 S MADISON ST	STATE BANK OF GRANT COUNTY
44913	114 S MADISON ST	GEORGE GIBBS BUILDING
44915	120 S MADISON ST	JOSEPH NATHAN BUILDING
44916	122 S MADISON ST	THOMAS & ORR BUILDING
44917	126-132 S MADISON ST	M. M. ZIEGLER DOUBLE BLOCK
44918	138 S MADISON ST	JEIDE & CARTHEW BLOCK
44931	144 S MADISON ST	GEORGE P. GOBLE, FURNITURE AND UNDERTAKING
44932	150 S MADISON ST	MASONIC LODGE HALL
44933	152 S MADISON ST	A. J. SCHMIDT BUILDING
44936	237 S MADISON ST	
44937	350 S MADISON ST	GERMAN EVANGELICAL CHURCH
44939	351 S MADISON ST	JOHN H. HOWE HOUSE
44940	402 S MADISON ST	RICHARD MEYER, JR., HOUSE
44941	539 S MADISON ST	
44942	611 S MADISON ST	
44943	834 S MADISON ST	
44944	900 S MADISON ST	MARTIN OSWALD HOUSE
44945	939 S MADISON ST	
44946	1044 S MADISON ST	
44947	1138 S MADISON ST	J. E. MCKINNEY HOUSE
44948	206-218 MADISON ST	LANCASTER MUNICIPAL BUILDING
44952	112-114 E MAPLE ST	JOHN CRABTREE BUILDING
44957	120 E MAPLE ST	NATHAN & WOOLSTENHOLM BUILDING
44963	129 E MAPLE ST	FARMERS TELEPHONE COMPANY BUILDING
44968	132 E MAPLE ST	NATHAN SCHREINER AND CO. BUILDING
44977	134 E MAPLE ST	STEPHEN JOHNSON BUILDING
44993	135 E MAPLE ST	WASHINGTON BARLOW BLOCK
45001	151 E MAPLE ST	JONATHAN PHILLIPS BUILDING
45006	142 E MAPLE ST	W. B. BAXTER BUILDING
45010	150 E MAPLE ST	HENKEL & WENZEL BUILDING
45013	208 E MAPLE ST	GERNAL JOHN B. CALLIS HOUSE
45016	240 E MAPLE ST	
45019	301 E MAPLE ST	
45020	333 E MAPLE ST	
45022	347 E MAPLE ST	

Table 3.3.2 (cont.) City of Lancaster AHI

AHI #	Location	Historic Name
45023	349 E MAPLE ST	
45026	523 E MAPLE ST	
45027	105 W MAPLE ST	THOMAS MCDONALD BUILDING
45028	115 W MAPLE ST	STONE & HASSELL BUILDING
45327	131 W MAPLE ST	T. M. BARBER BUILDING
45329	133 W MAPLE ST	IOOF HALL
45331	139-143 W MAPLE ST	W. S. LATHROP-J. J. BENNETT DOUBLE BLOCK
45334	151 W MAPLE ST	FIRST NATIONAL BANK OF LANCASTER
45337	201 W MAPLE ST	JOHN G. CLARK BLOCK
45338	205 W MAPLE ST	LOUIS ALT BUILDING
45339	219 W MAPLE ST	REED'S OPERA HOUSE
45340	227 W MAPLE ST	GEORGE REYNOLDS BUILDING
45342	236 W MAPLE ST	LANCASTER POST OFFICE
45348	237 W MAPLE ST	
45350	425 W MAPLE ST	EMMA SCHREINER HOUSE
45352	445 W MAPLE ST	FRANK AND IRENE SCHREINER HOUSE
45354	543 W MAPLE ST	
45357	607 W MAPLE ST	
45358	645 W MAPLE ST	
45360	646 W MAPLE ST	W. B. CARTER HOUSE
45362	800 W MAPLE ST	
45363	925 W MAPLE ST	LANCASTER SENIOR HIGH SCHOOL
45364	1016 W MAPLE ST	
45365	1146 W MAPLE ST	
45367	1155 W MAPLE ST	
45368	1300 W MAPLE ST	
45370	241 N MCKINLEY ST	
45372	141 N MONROE ST	
45381	229 N MONROE ST	JOSEPH NATHAN HOUSE
45384	308 N MONROE ST	
45385	450 N MONROE ST	
45387	201 S MONROE ST	
45388	240 S MONROE ST	METHODIST EPISCOPAL CHURCH
45390	253 S MONROE ST	WOOLSTENHOLME HOUSE
45392	304 S MONROE ST	JOHN OSWALD HOUSE
45395	330 S MONROE ST	S. S. WATTS HOUSE
45398	333 S MONROE ST	
45399	348 S MONROE ST	
45401	351 S MONROE ST	
45407	417 S MONROE ST	
45408	426 S MONROE ST	ERSKINE E. MCCOY HOUSE
45409	440 S MONROE ST	
45412	453 S MONROE ST	
45413	804 S MONROE ST	
45414	306 E OAK ST	T. A. BURR HOUSE
45415	112 W OAK ST	JAMES A. JONES HOUSE
45416	133 W OAK ST	GERMAN PRESBYTERIAN CHURCH
45418	142 W OAK ST	W. M. ZIEGLER HOUSE
45419	204 W OAK ST	
45421	232 W OAK ST	
45424	110 E PINE ST	JOHN HARSHBERGER HOUSE
45426	132 E PINE ST	
45429	244 W PINE ST	
45431	350 W PINE ST	GRAIN WAREHOUSE
45434	427 W PINE ST	
45438	436 W PINE ST	
45440	515 W PINE ST	WILLIAM ZIEGLER HOUSE
45442	548 W PINE ST	
45444	739 W PINE ST	
45445	205 POLK ST	
45447	251 S POLK ST	ST. CLEMENT'S CATHOLIC CHURCH, RECTORY

Table 3.3.2 (cont.) City of Lancaster AHI

AHI #	Location	Historic Name
45450	458 S POLK ST	
45452	502 S POLK ST	
45455	552 S POLK ST	
45458	154 S TAYLOR ST	
45459	217 S TAYLOR ST	
45460	235 S TAYLOR ST	
45461	134 N TYLER ST	
45466	248 N TYLER ST	
45467	336 N TYLER ST	
45469	452 N TYLER ST	
45472	100 S TYLER ST	CHRIST LUTHERAN CHURCH
45473	131 S TYLER ST	
45476	151 S TYLER ST	
45478	216 S TYLER ST	H. E. SCHREINER HOUSE
45481	325 S TYLER ST	
45483	413 S TYLER ST	
45484	447 S TYLER ST	W. CALLOWAY HOUSE
45486	505 S TYLER ST	STRONG HOUSE
45488	524 S TYLER ST	
45492	542 S TYLER ST	
45493	605 S TYLER ST	
45497	619 S TYLER ST	
45498	626 S TYLER ST	
45499	710 S TYLER ST	
45500	101 W WALNUT ST	EMANUEL EPISCOPAL CHURCH HALL
45501	301 W WALNUT ST	
45502	108 N WASHINGTON ST	GRAND CENTRAL HOTEL
45503	210 N WASHINGTON ST	
45504	836 N WASHINGTON ST	
45506	135 S WASHINGTON ST	
45508	326-334 S WASHINGTON ST	
45509	341 S WASHINGTON ST	LANCASTER BOTTLING WORKS
45510	210 W WILLOW ST	
59250	9979 OLD K LN	HARDY GRIMES HOUSE
65731	652 S TYLER ST	
112981	UNKNOWN	J. CHANDLER HOLLOWAY HOUSE
136498	111 S JEFFERSON ST	GRANT COUNTY ADMINISTRATION BUILDING
136499	107 E MAPLE ST	RYLAND & HOLLOWAY BANK BUILDING
136500	111-113 E MAPLE ST	RYLAND & HOLLOWAY COMMERCIAL BUILDING
136538	140 E MAPLE ST	JACOB NATHAN BUILDING
136539	141 E MAPLE ST	JOHN J. WENZEL BUILDING
136540	125 W MAPLE ST	R. B. SHOWALTER BUILDING
136541	CA129 W MAPLE ST	WALKER'S CLOTHING & SHOES ADDITION

3.3.16 State and National Register of Historic Places

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

3.3.17 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 City level) throughout Wisconsin. The Wisconsin Historical Society's Division of Historic Preservation maintains the inventory. Similar to the AHI, the ASI is not a comprehensive or complete list; it only includes sites reported to the Historical Society. The Historical Society estimates that less than

1% of the state's archaeological sites have been identified. Contact the Wisconsin Historical Society for more information about the inventory.

Table 3.3.3 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 City of Lancaster ASI

State Site # /Burial Code #	Site Name	Site Type	Cultural Study Unit
BGT-0102	HILLSIDE CEMETERY	Cemetery/burial	Historic Euro-American
BGT-0151	WESTWOOD EPISCOPALIAN CEMETERY	Cemetery/burial	Historic Euro-American
BGT-0152	UNNAMED CEMETERY	Cemetery/burial	

3.3.18 Cultural Resource Agencies and Programs

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

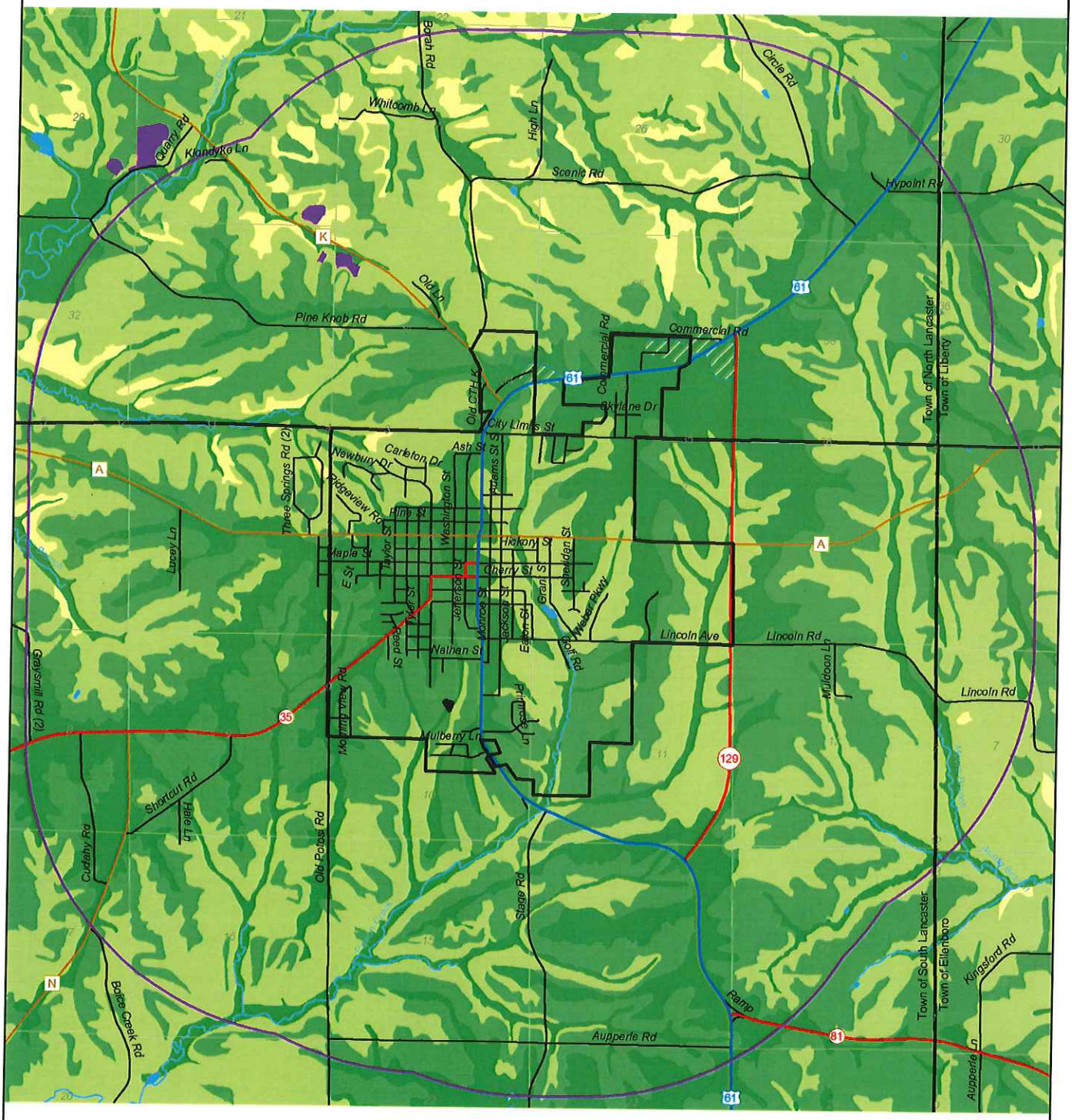
Phone: 202-588-6000

http:// www.nationaltrust.org

MAP 3.1.1 SOIL CLASSIFICATIONS

- CITY OF LANCASTER -

- GRANT COUNTY, WISCONSIN -



SouthWestern Wisconsin Regional Planning Commission

719 Pioneer Tower
One University Plaza
Platteville, WI 53818
608-342-1214
www.swwrpc.org

April 17, 2007

Legend

- Municipal Boundary
- Sections
- 1.5 ETZ Buffer
- Roads - Federal
- Roads - State
- Roads - County
- Roads - Local
- Streams

Soils of Grant County

Classifictions

- Prime
- Prime if drained
- State
- Local
- Other
- Municipal WWTF
- Quarry
- Marsh
- Water

1 inch equals 0.7 miles

N
W E
S

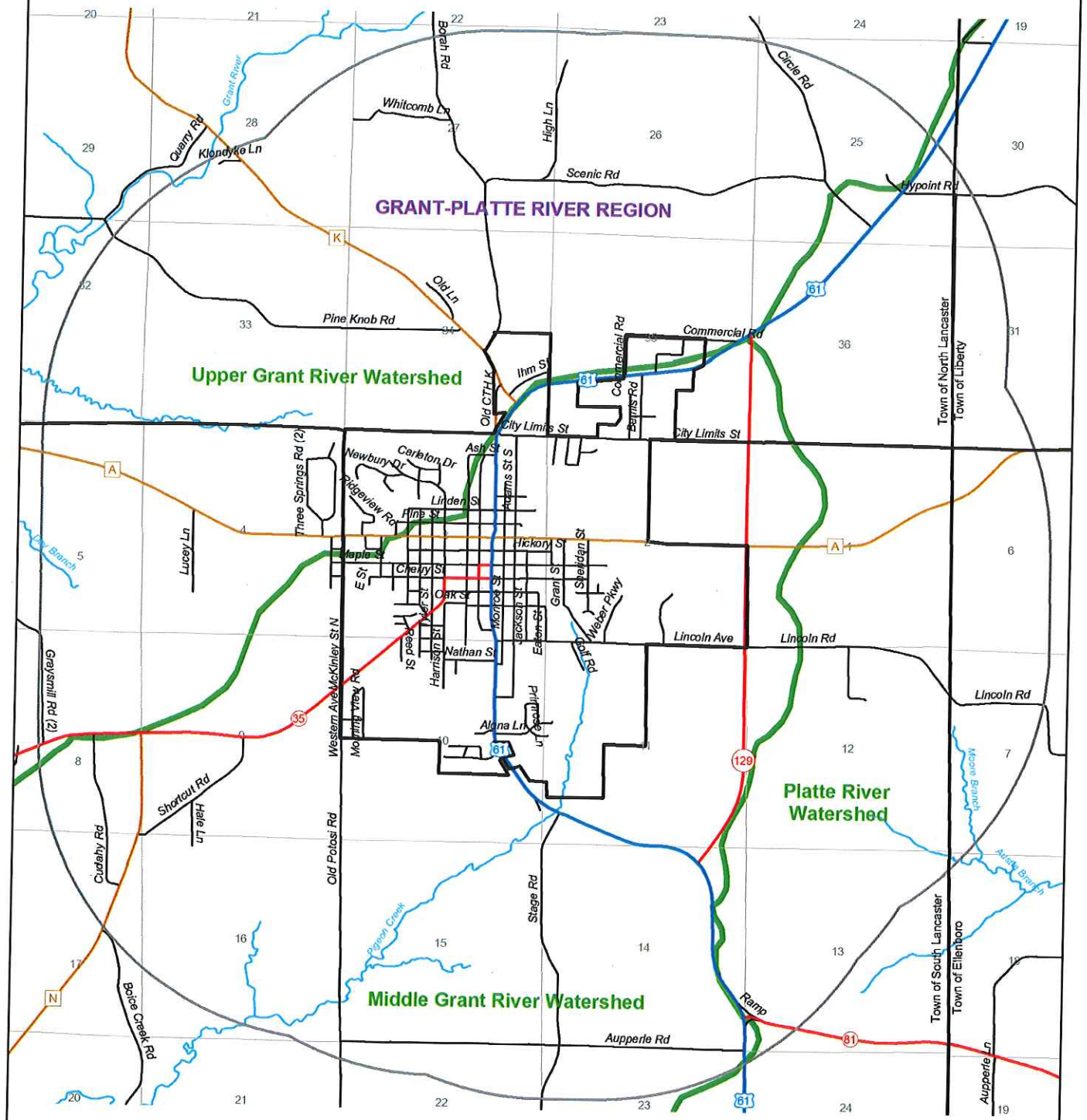
This map is neither a legally recorded map nor a technical survey and is not intended to be one. SWWRPC is not responsible for any inaccuracies herein contained.

S:\WGroups\SWWRPC\GIS\GrantCounty\TownsVillCities\LancasterCity\Projects\SmartGrowth\3-1-1SoilClassifications07_LancasterCity

MAP 3.2.1 WATER RESOURCES

- CITY OF LANCASTER -

- GRANT COUNTY, WISCONSIN -



SouthWestern Wisconsin Regional Planning Commission

719 Pioneer Tower
One University Plaza
Platteville, WI 53818
608-342-1214
www.swwrpc.org

April 21, 2008

Legend

- Municipal Boundary
- Sections
- 1.5 Mile ETZ Buffer
- Roads - Federal
- Roads - State
- Roads-Local/Streets/Drives
- Streams
- Watershed - Local Basins
- Watershed - Region

Note: No wetland soil classifications were shown.

1 inch equals 0.7 miles

N W E S

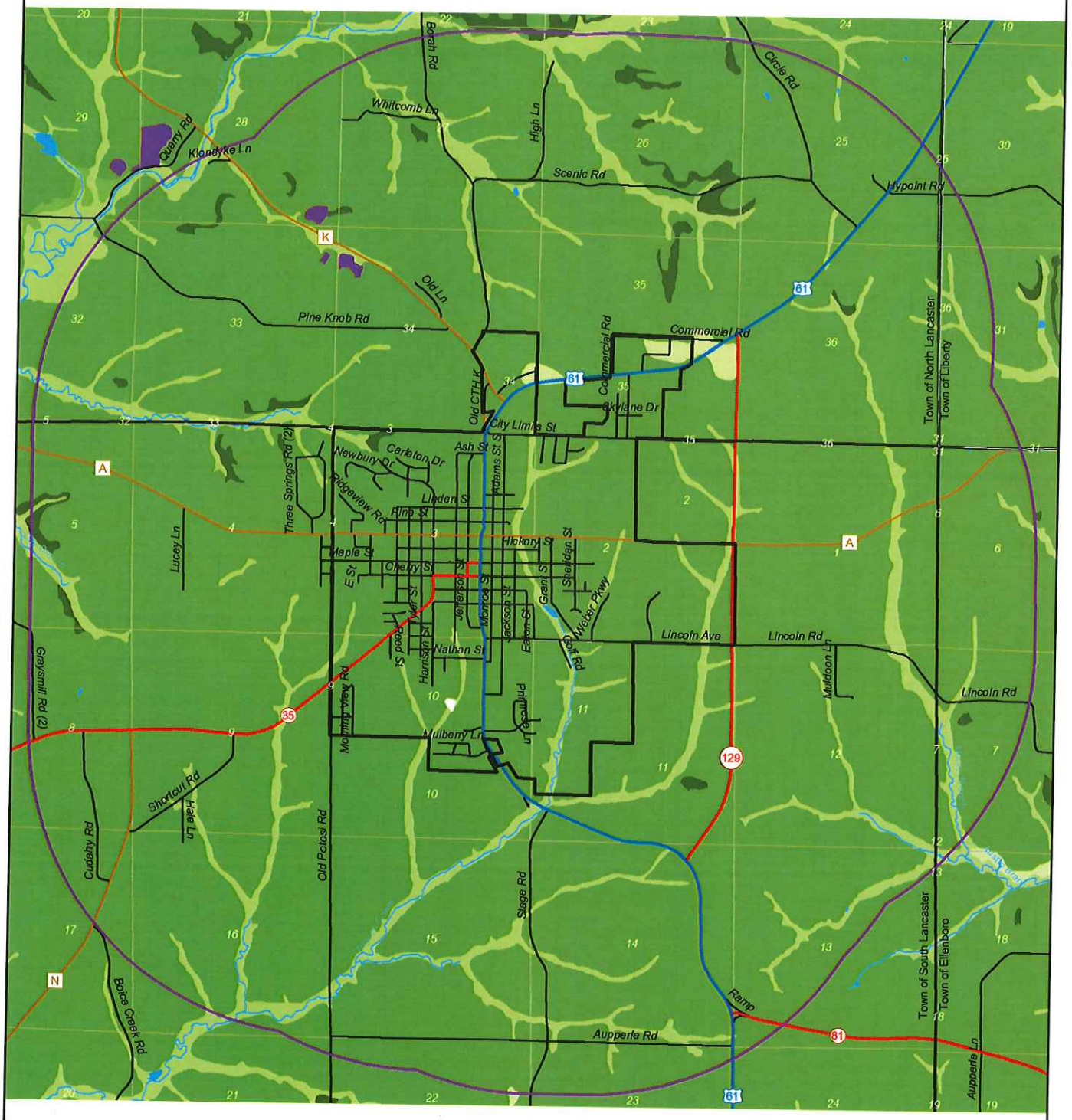
This map is neither a legally recorded map nor a technical survey and is not intended to be one. SWWRPC is not responsible for any inaccuracies herein contained.

S:\WGroups\SWWRPC\GIS\GrantCounty\Towns\#Cities\LancasterCity\Projects\SmartGrowth\3-2-1WaterResources07_LancasterCity

MAP 3.2.2 DEPTH TO WATER TABLE

- CITY OF LANCASTER -

- GRANT COUNTY, WISCONSIN -



SouthWestern Wisconsin Regional Planning Commission

719 Pioneer Tower
One University Plaza
Platteville, WI 53818
608-342-1214
www.swwrpc.org

April 21, 2008

S:\WGroups\SWWRPC\GIS\GrantCounty\TownsVillCities\LancasterCity\Projects\SmartGrowth\3-2-2DepthToWaterTable07_LancasterCity

Legend

- Municipal Boundary
- Sections
- 1.5 Mile Buffer
- Roads - Federal
- Roads - State
- Roads - County
- Roads - Local/Drives
- Streams

Soils of Grant County
Depth To Water Table

- <1 foot
- 1 to 6 feet
- 5 to 10 feet
- 10 or more feet
- 50 or more feet
- Very Deep
- Not Rated
- Gravel Pit
- Quarry
- Sand Pit
- Water

1 inch equals 0.7 miles

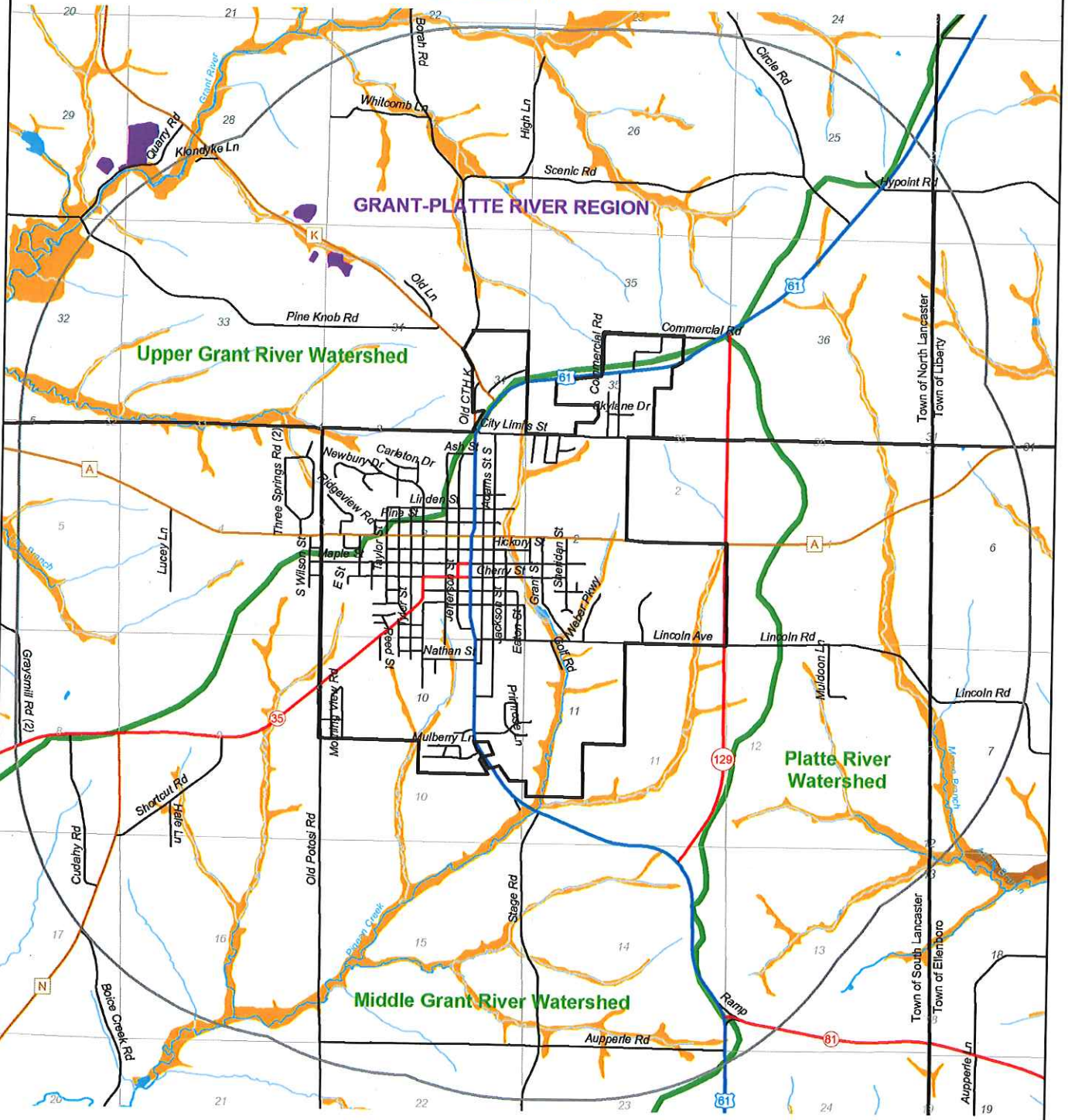
N W E S

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 3.2.3 FLOODING FREQUENCY

- CITY OF LANCASTER -

- GRANT COUNTY, WISCONSIN -



SOUTHWESTERN WISCONSIN REGIONAL PLANNING COMMISSION

719 Pioneer Tower
One University Plaza
Platteville, WI 53818
608-342-1214
www.swwrpc.org

April 22, 2008

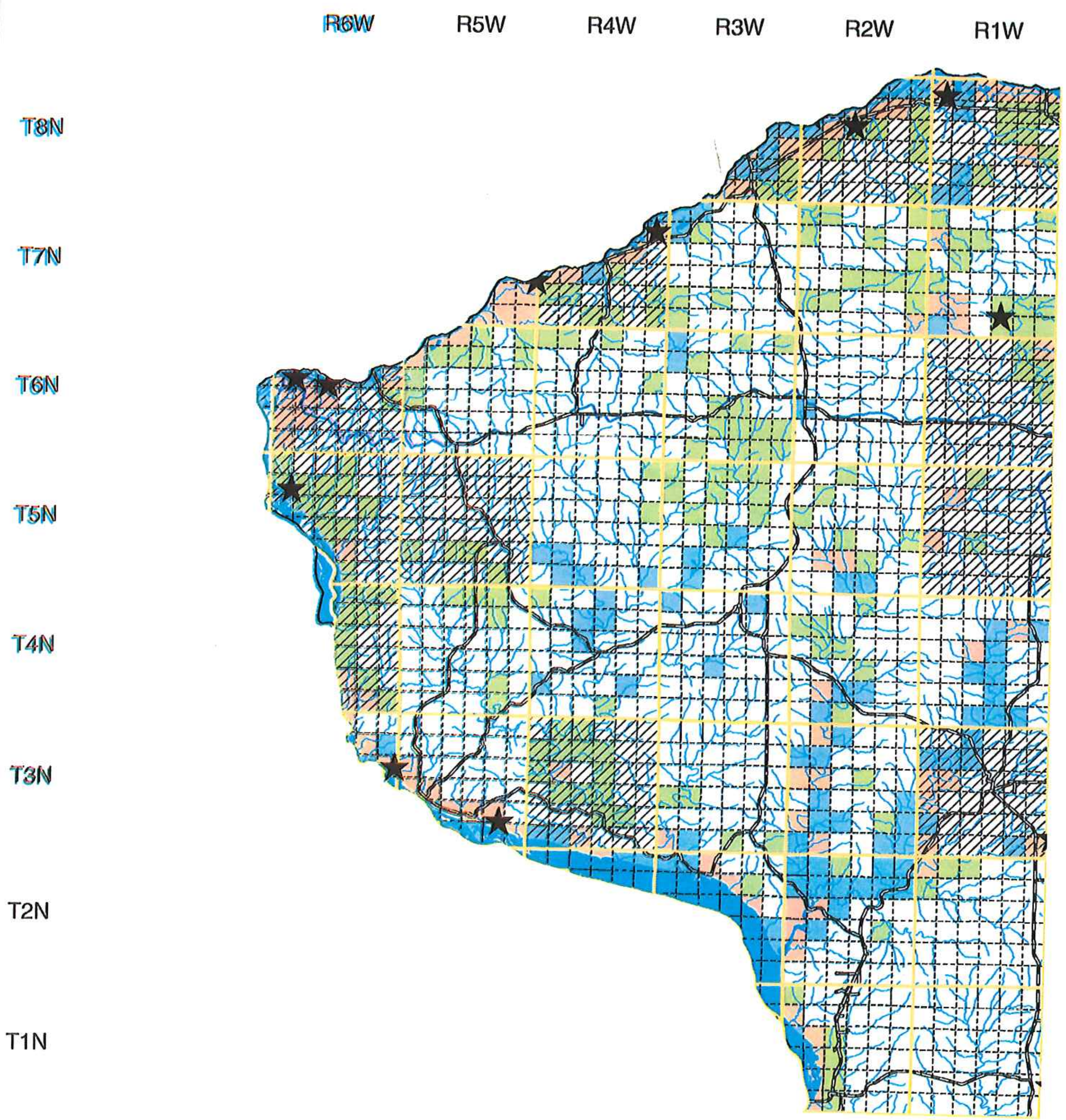
Note: The flooding frequencies shown were developed by NRCS. FEMA maps should be reviewed to confirm flooding potential at specific locations. (fema.org)

1 inch equals 0.7 miles

N W E S

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.

S:\WGroups\SWWRPC\GIS\GrantCounty\TownsVillCities\LancasterCity\Projects\SmartGrowth\3-2-3FloodingFrequency07_LancasterCity



3.2.4 THREATENED AND ENDANGERED SPECIES

SPECIES and/or NATURAL COMMUNITY — Aquatic | Terrestrial | Both | Township Occurrences | Watershed Boundaries | ★ State Natural Area

Grant County

AQUATIC OCCURRENCES

Animal

Elktoe, Alasmidonta marginata, 1988
Goldeye, Hiodon alosoides, 1978
Buckhorn, Tritogonia verrucosa, 1997
Bullfrog, Rana catesbeiana, 2005
Bullhead, Plethobasus cyphyus, 1988
Butterfly, Ellipsaria lineolata, 1997
Wartyback, Quadrula nodulata, 1988
Washboard, Megalonaias nervosa, 1979
Bald Eagle, Haliaeetus leucocephalus, 2008
Monkeyface, Quadrula metanevra, 1988
Mud Darter, Etheostoma asprigene, 2002
Mussel Bed, Mussel Bed, 1988
Paddlefish, Polyodon spathula, 1977
Shoal Chub, Macrhybopsis aestivalis, 1994
Blue Sucker, Cycleptus elongatus, 1995
Ebony Shell, Fusconaia ebena, 1988
Gray Copper, Lycaena dione, 1991
Great Egret, Ardea alba, 1978
Silver Chub, Macrhybopsis storeriana, 1993
Weed Shiner, Notropis texanus, 2004
Wood Turtle, Clemmys insculpta, 1997
American Eel, Anguilla rostrata, 1985
Flat Floater, Anodonta suborbiculata, 1988
Higgins' Eye, Lampsilis higginsii, 1988
Ozark Minnow, Notropis nubilus, 1994
Pirate Perch, Aphredoderus sayanus, 2002
Round Pigtoe, Pleurobema sintoxia, 1997
A Looper Moth, Euchlaena milnei, 1987
Black Buffalo, Ictiobus niger, 1994
Cyrano Darner, Nasiaeschna pentacantha, 1992
Jade Clubtail, Arigomphus submedianus, 2004
Lake Sturgeon, Acipenser fulvescens, 1982
Mulberry Wing, Poanes massasoit, 1996
Pallid Shiner, Notropis amnis, 1994
Crystal Darter, Crystallaria asprella, 1962
Pugnose Minnow, Opsopoeodus emiliae, 1995
River Redhorse, Moxostoma carinatum, 1979
Highland Dancer, Argia plana, 1986
Lake Chubsucker, Erimyzon sucetta, 2004
Plains Clubtail, Gomphurus externus, 1989
Rock Pocketbook, Arcidens confragosus, 1997
Smoky Shadowfly, Neurocordulia molesta, 1993
Bluntnose Darter, Etheostoma chlorosoma, 1996
Great Spreadwing, Archilestes grandis, 1986
Blanding's Turtle, Emydoidea blandingii, 2008
Salamander Mussel, Simpsonaias ambigua, 1988
Little Glassy Wing, Pompeius verna, 1991
Starhead Topminnow, Fundulus dispar, 2004
Red-shouldered Hawk, Buteo lineatus, 2008
Royal River Cruiser, Macromia taeniolata, 1989
Western Sand Darter, Etheostoma clarum, 1995
A Flat-headed Mayfly, Pseudiron centralis, 1992
A Flat-headed Mayfly, Macdunnoa persimplex, 1995
Four-toed Salamander, Hemidactylium scutatum, 1976
Prothonotary Warbler, Protonotaria citrea, 2008
A Small Minnow Mayfly, Paracloeodes minutus, 1995
Knobel's Riffle Beetle, Stenelmis knobeli, 1992
Russet-tipped Clubtail, Stylurus plagiatus, 1992
Pecatonica River Mayfly, Acanthametropus pecatonica, 1993
Blanchard's Cricket Frog, Acris crepitans blanchardi, 2008
Wallace's Deepwater Mayfly, Spinadis simplex, 1990
Yellow & Slough Sandshells, Lampsilis teres, 1988
Midland Smooth Softshell Turtle, Apalone mutica, 1973

Plants

Pin Oak, Quercus palustris, 1981
Sycamore, Platanus occidentalis, 1956
Glade Mallow, Napaea dioica, 1992
Whip Nutrush, Scleria triglomerata, 1978
Pink Milkwort, Polygala incarnata, 2007
Wild Licorice, Glycyrrhiza lepidota, 2002
Yerba de Tajo, Eclipta prostrata, 1933
Adder's-tongue, Ophioglossum pusillum,
Spreading Chervil, Chaerophyllum procumbens, 1993
Showy Lady's-slipper, Cypripedium reginae, 1924
Flat-stemmed Spike-rush, Eleocharis compressa, 1884
Roundfruit St. John's-wort, Hypericum sphaerocarpum, 1972
Small White Lady's-slipper, Cypripedium candidum, 1886
Sweet-scented Indian-plantain, Cacalia suaveolens, 1909

Natural Communities

Shrub-carr, Shrub-carr, 1976
Calcareous Fen, Calcareous fen, 1984
Emergent Marsh, Emergent marsh, 2001
Floodplain Forest, Floodplain forest, 2001
Southern Sedge Meadow, Southern sedge meadow, 1976
Stream-Fast, Hard, Cold, Stream-fast, hard, cold, 1984
Stream-Slow, Hard, Cold, Stream-slow, hard, cold, 1985
Springs and Spring Runs, Hard, Springs and spring runs, hard, 1984

TERRESTRIAL OCCURRENCES

Animal

Barn Owl, Tyto alba, 1999
Bullsnake, Pituophis catenifer, 2006
Indiana Bat, Myotis sodalis, 1934
Smooth Coil, Helicodiscus singleyanus, 1987
A Leafhopper, Attenuipyga vanduzeei, 2000
Bell's Vireo, Vireo bellii, 2001
Bird Rookery, Bird Rookery, 1978
Ottoe Skipper, Hesperia ottoe, 1990
A Tiger Beetle, Cicindela patruela huberi, 1999
Byssus Skipper, Problema byssus, 1996
Dusted Skipper, Atrytonopsis hianna, 1991
Hooded Warbler, Wilsonia citrina, 2008
Black Rat Snake, Elaphe obsoleta, 1985
A Metallic Beetle, Cottopa vicarius, 1990
Bat Hibernaculum, Bat Hibernaculum, 2001
Cerulean Warbler, Dendroica cerulea, 2008
Cherrystone Drop, Hendersonia occulta, 1988
Kentucky Warbler, Oporornis formosus, 2008
Peregrine Falcon, Falco peregrinus, 2005
Henslow's Sparrow, Ammodramus henslowii, 2008
Leonard's Skipper, Hesperia leonardus, 1969
Ornate Box Turtle, Terrapene ornata, 1987
Wing Snaggletooth, Gastrocopta procera, 1987
Acadian Flycatcher, Empidonax virescens, 2008
Juniper Hairstreak, Callophrys gryneus, 1991
Prairie Leafhopper, Polyamia dilata, 2003
Timber Rattlesnake, Crotalus horridus, 2006
Western Worm Snake, Carphophis vermis, 2000
Eastern Pipistrelle, Pipistrellus subflavus, 2001
Phyllira Tiger Moth, Grammia phyllira, 1997
Columbine Dusky Wing, Erynnis lucilius, 1991
Gorgone Checker Spot, Chlosyne gorgone, 1991
Yellow-billed Cuckoo, Coccyzus americanus, 2008
Prairie Ringneck Snake, Diadophis punctatus arnyi, 2006
Wild Indigo Dusky Wing, Erynnis baptisiae, 1995
Northern Long-eared Bat, Myotis septentrionalis, 2001
White-tailed Jackrabbit, Lepus townsendii, 1947
Yellow-throated Warbler, Dendroica dominica, 2006
Whitney's Underwing Moth, Catocala whitneyi, 1991
Abbreviated Underwing Moth, Catocala abbreviatella, 1993
Franklin's Ground Squirrel, Spermophilus franklinii, 1987
Velvet-striped Grasshopper, Eritettix simplex, 1996
Midwest Pleistocene Vertigo, Vertigo hubrichti, 1988

Plants

Twinleaf, Jeffersonia diphylla, 1993
Musk-root, Adoxa moschatellina, 1896
Wafer-ash, Ptelea trifoliata, 1994
Buttonweed, Diodia teres var. teres, 1972
Glade Fern, Diplazium pycnocarpon, 1992
Marbleseed, Onosmodium molle, 1996
Cleft Phlox, Phlox bifida, 1993
Wild Quinine, Parthenium integrifolium, 1996
Hooker Orchis, Platanthera hookeri, 1985
Rock Clubmoss, Huperzia porophila, 1974
Snow Trillium, Trillium nivale, 1999
Snowy Campion, Silene nivea, 1959
Christmas Fern, Polystichum acrostichoides, 1973
Hill's Thistle, Cirsium hillii, 2001
Maryland Senna, Senna marilandica, 1911
Prairie Turnip, Pediomelum esculentum, 1991
Upland Boneset, Eupatorium sessilifolium var. brittonianum, 1994
Yellow Gentian, Gentiana alba, 2002
Dragon Wormwood, Artemisia dracunculus, 1972
Nodding Pogonia, Triphora trianthophora, 1992
Prairie Ragwort, Senecio plattensis, 2008
Purple Milkweed, Asclepias purpurascens, 2001
Woolly Milkweed, Asclepias lanuginosa, 1993
Broad Beech Fern, Phegopteris hexagonoptera, 1997
Great Water-leaf, Hydrophyllum appendiculatum, 2008
Mullein Foxglove, Dasistoma macrophylla, 1957
Richardson Sedge, Carex richardsonii, 2008
American Gromwell, Lithospermum latifolium, 1990
Reflexed Trillium, Trillium recurvatum, 1974
Shadowy Goldenrod, Solidago sciaphila, 1992
Silvery Scurf Pea, Pediomelum argophyllum, 2000
Hairy Wild-petunia, Ruellia humilis, 1990
Hoary Tick-trefoil, Desmodium canescens, 1992
Intermediate Sedge, Carex media, 1988
Limestone Oak Fern, Gymnocarpium robertianum, 1982
Roundstem Foxglove, Agalinis gattingeri, 1997
Short's Rock-cress, Arabis shortii, 1959
Violet Bush-clover, Lespedeza violacea, 1998
Pale False Foxglove, Agalinis skinneriana, 2001
Prairie Bush-clover, Lespedeza leptostachya, 2007
Prairie Fame-flower, Talinum rugospermum, 2001
Yellow Giant Hyssop, Agastache nepetoides, 2002
Kentucky Coffee-tree, Gymnocladus dioicus, 2002
Great Indian-plantain, Cacalia muehlenbergii, 1999
Heart-leaved Skullcap, Scutellaria ovata, 2002
Clustered Poppy-mallow, Callirhoe triangulata, 1998
Jewelled Shooting Star, Dodecatheon amethystinum, 2002
Large Roundleaf Orchid, Platanthera orbiculata, 1972
October Lady's-tresses, Spiranthes ovalis var. erostellata, 1994
One-flowered Broomrape, Orobanche uniflora, 1998
Pale-purple Coneflower, Echinacea pallida, 1997
Rough Rattlesnake-root, Prenanthes aspera, 2004
Lanced-leaved Buckthorn, Rhamnus lanceolata var. glabrata, 1995
Narrow-leaved Dayflower, Commelina erecta var. deamiana, 2003
Northern Wild Monkshood, Aconitum noveboracense, 2006
Prairie False-dandelion, Nothocalais cuspidata, 1970
Prairie Indian Plantain, Cacalia tuberosa, 2008
Purple-stem Cliff-brake, Pellaea atropurpurea, 1990
Shinners Three-awned Grass, Aristida dichotoma, 1991

Natural Communities

Dry Cliff, Dry cliff, 1985
Cedar Glade, Cedar glade, 1984
Dry Prairie, Dry prairie, 2001
Moist Cliff, Moist cliff, 1985
Oak Barrens, Oak barrens, 2004
Oak Opening, Oak opening, 1976
Pine Relict, Pine relict, 1993
Oak Woodland, Oak woodland, 2004
Sand Barrens, Sand barrens, 1984
Sand Prairie, Sand prairie, 1988
Mesic Prairie, Mesic prairie, 1987
Dry-mesic Prairie, Dry-mesic prairie, 2004
Algific Talus Slope, Algific talus slope, 1988
Southern Dry Forest, Southern dry forest, 1985
Southern Mesic Forest, Southern mesic forest, 1988
Southern Dry-mesic Forest, Southern dry-mesic forest, 2006

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

WISCONSIN DEPT. OF NATURAL 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.

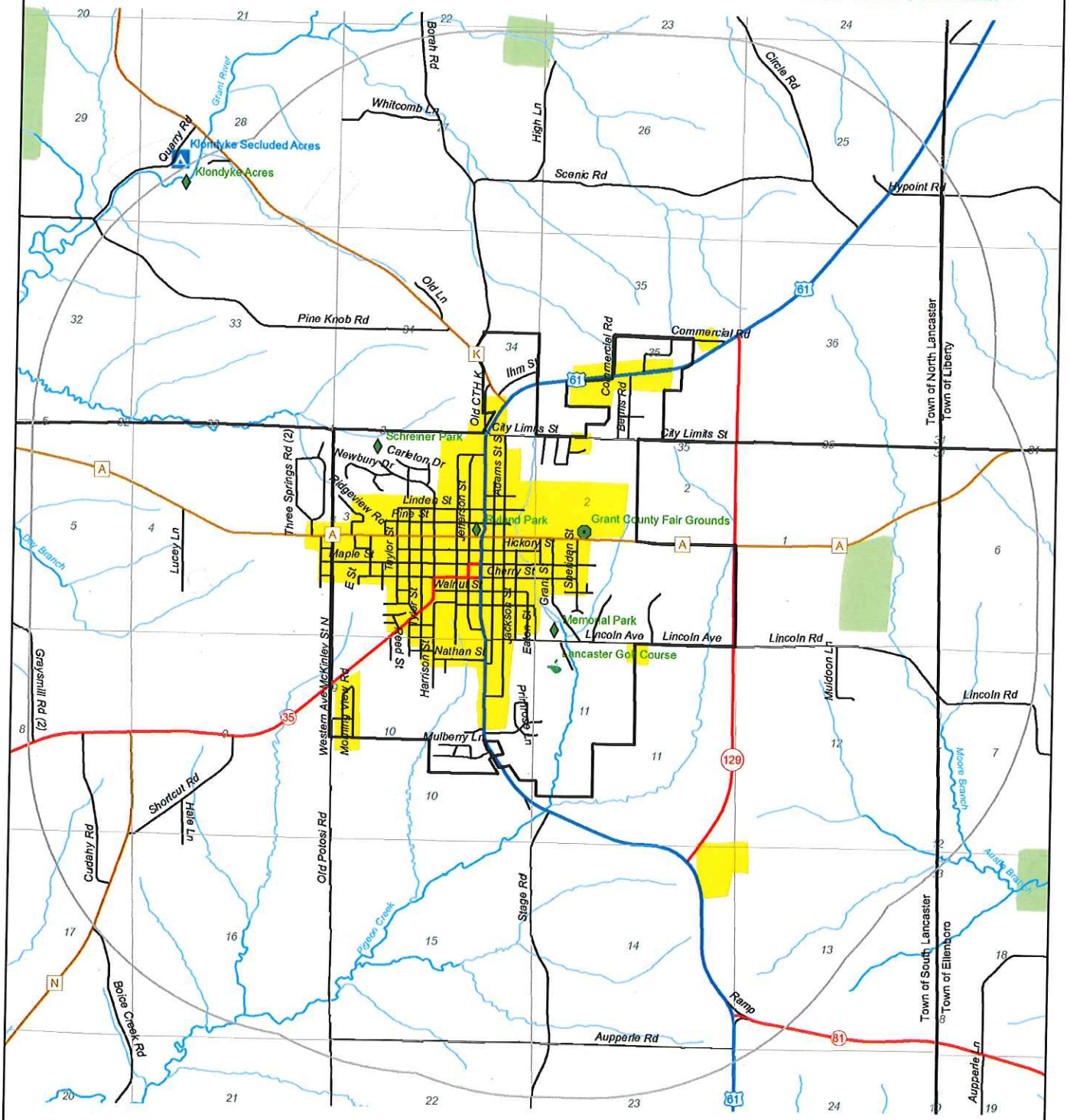
Map generated using NHI data from: 10/01/2008
Copyright 2003, WDNR-Bureau of Endangered Resources
This map may not be reproduced without prior written permission.

ENDANGERED RESOURCES

MAP 3.2.5 NATURAL CORRIDORS AND NATURAL RESOURCES

- CITY OF LANCASTER -

- GRANT COUNTY, WISCONSIN -



SouthWestern Wisconsin Regional Planning Commission

719 Pioneer Tower
One University Plaza
Platteville, WI 53818
608-342-1214
www.swwrpc.org

April 17, 2008

Legend

- Municipal Boundary
- 1.5 ETZ Buffer
- Sections
- Roads - Federal
- Roads - State
- Roads - County
- Roads - Local
- Camp Grounds
- Golf Courses
- Parks - County
- Parks - Local
- Streams - Intermittent
- Streams - Perrenial

Landcover Class

- Agriculture
- Forests
- Urban
- Wetlands

1 inch equals 0.7 miles

N W E S

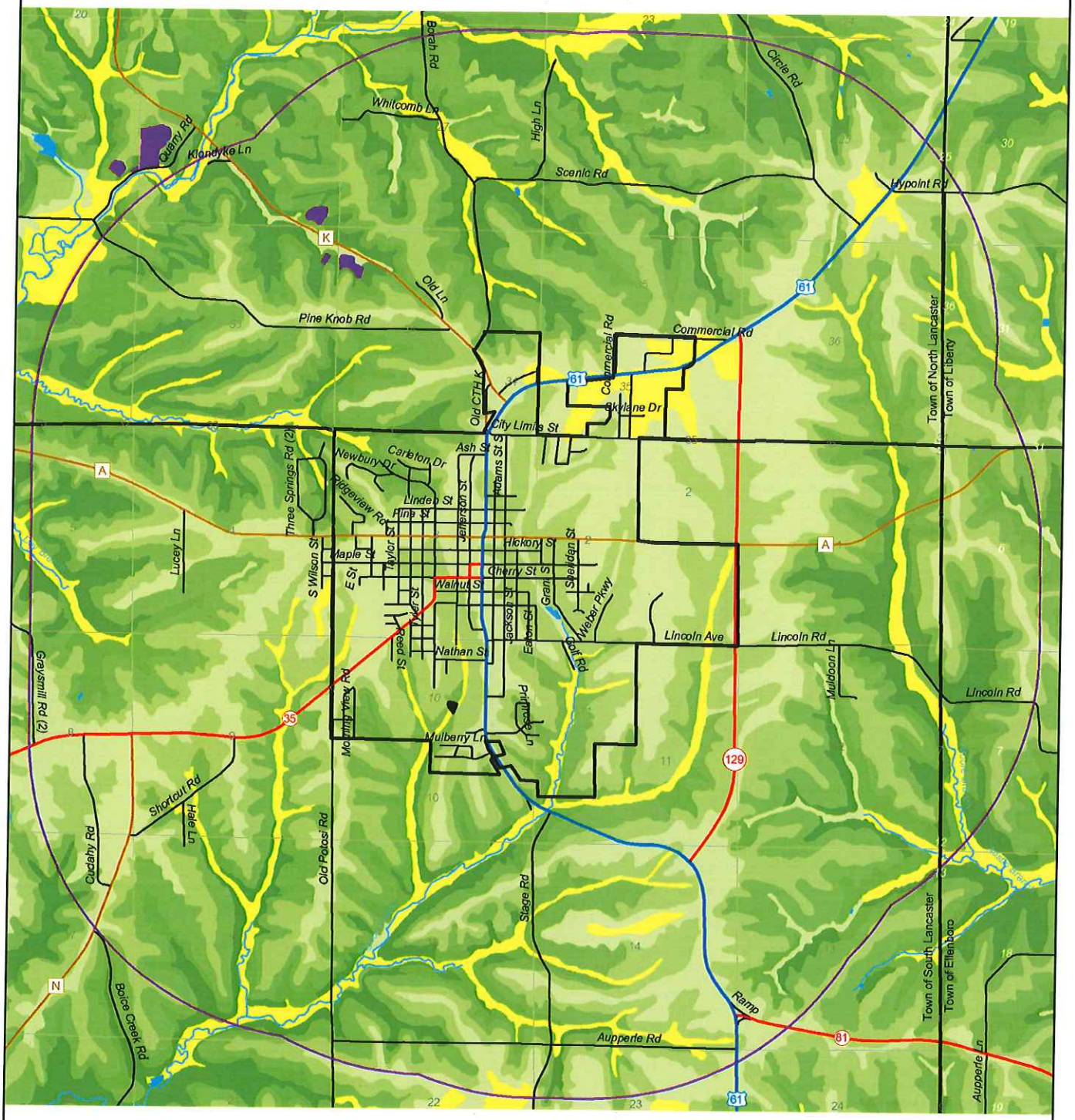
This map is neither a legally recorded map nor a technical survey and is not intended to be one. SWWRPC is not responsible for any inaccuracies herein contained.

S:\WGroups\SWWRPC\GIS\GrantCounty\Towns\VillCities\LancasterCity\Projects\SmartGrowth\3-2-5NaturalCor&RecResources07_LancasterCity

MAP 3.2.6 SLOPES

- CITY OF LANCASTER -

- GRANT COUNTY, WISCONSIN -



SouthWestern Wisconsin Regional Planning Commission

719 Pioneer Tower
One University Plaza
Platteville, WI 53818
608-342-1214
www.swwrpc.org

April 22, 2008

Legend

- Municipal Boundary
- Sections
- 1.5 Mile Buffer
- Roads - Federal
- Roads - State
- Roads - County
- Roads - Local Drives
- Streams

Soils of Grant County

Slope

- 3 percent or less
- 6 percent or less
- 10 percent or less
- 15 percent or less
- 20 percent or less
- 30 percent or less
- 45 percent or less
- Not Rated
- Gravel Pit
- Quarry
- Sand Pit
- Marsh
- Municipal Wastewater
- Water

1 inch equals 0.7 miles

N W E S

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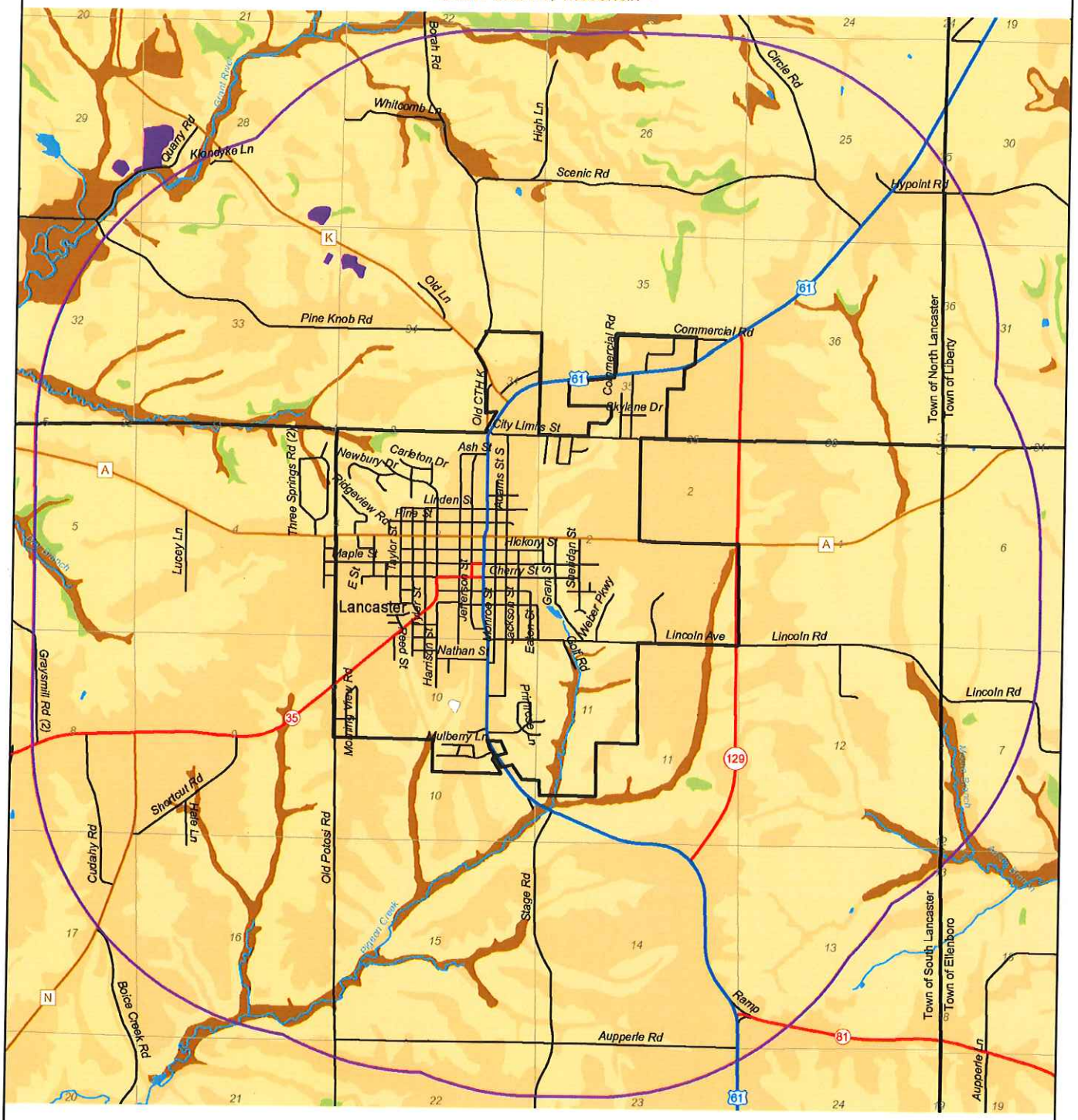
MAP 3.2.7 DEPTH TO BEDROCK

- CITY OF LANCASTER -

- GRANT COUNTY, WISCONSIN -



SOUTHWESTERN WISCONSIN REGIONAL PLANNING COMMISSION

719 Pioneer Tower
One University Plaza
Platteville, WI 53818
608-342-1214
www.swwrpc.org

April 22, 2008

Legend

- Municipal Boundary
- Sections
- 1.5 Mile Buffer
- Roads - Federal
- Roads - State
- Roads - County
- Roads - Local Drives
- Streams

Soils of Grant County
Depth To Bedrock

- <1 foot
- 1 to 6 feet
- 4 or more feet
- 10 or more feet
- Very Deep
- Not Rated
- Gravel Pit
- Quarry
- Sand Pit
- Water

1 inch equals 0.7 miles

N W E S

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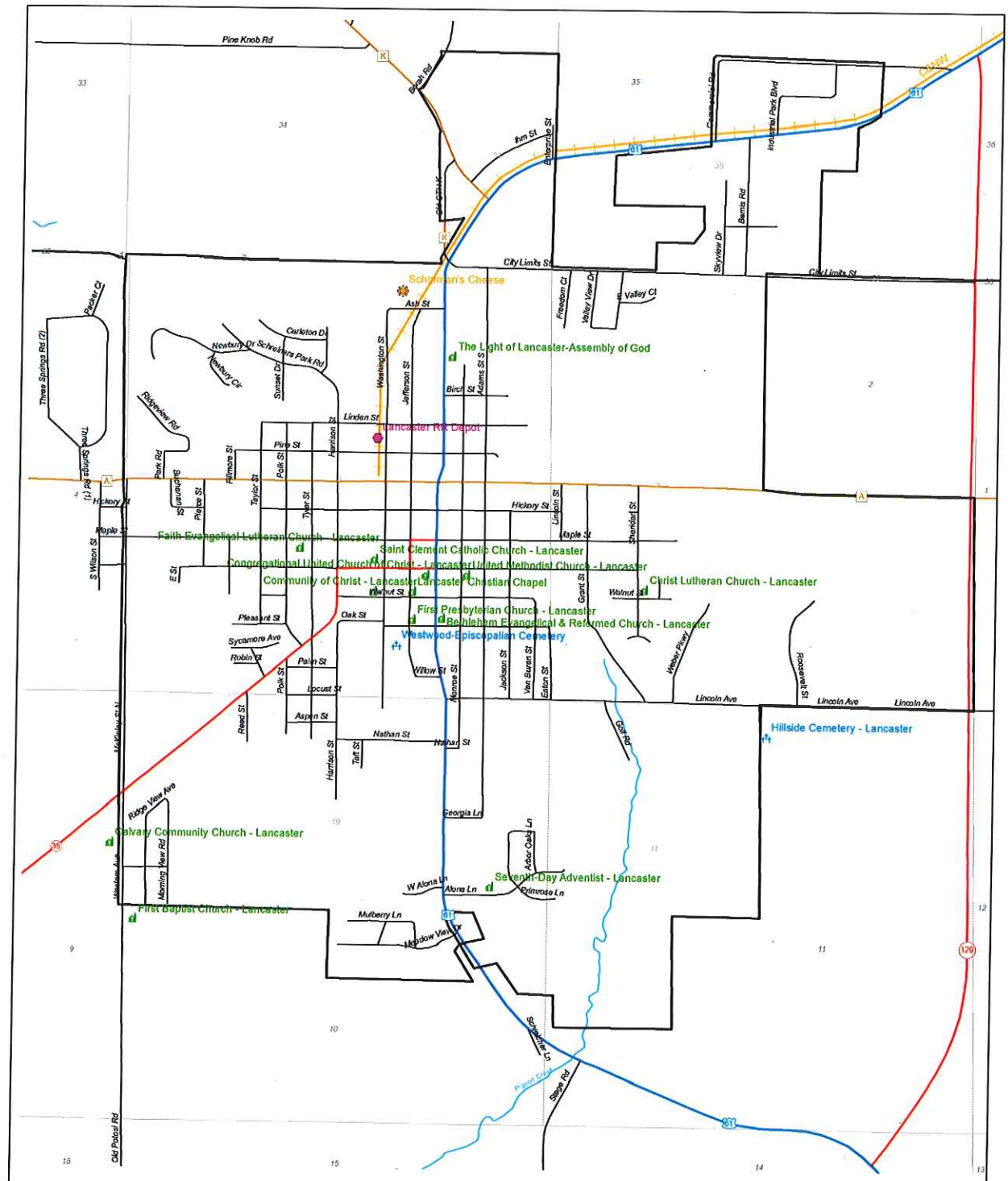
S:\WGroups\SWWRPC\GIS\GrantCounty\TownsVillCities\LancasterCity\Projects\SmartGrowth\3-2-7DepthToBedrock07_LancasterCity

MAP 3.3.1 CULTURAL RESOURCES

- CITY OF LANCASTER -

- GRANT COUNTY, WISCONSIN -



SouthWestern Wisconsin Regional Planning Commission

719 Pioneer Tower
One University Plaza
Platteville, WI 53818
608-342-1214
www.swwrpc.org

April 22, 2008

Legend

- Municipal Boundary
- Sections
- Roads - Federal
- Roads - State
- Roads - County
- Roads - Local Streets/Drives
- Historical/Current Cemetery
- Historical Cheese Factory/Creamery
- Historical/Current Church
- Historical Railroad Depot
- Historical Railroad
- Streams

1 inch equals 0.2 miles

N W E S

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.

Note: Historical features may or may not be there now, but existed near that location in the past.

S:\WGroups\SWWRPC\GIS\GrantCounty\Towns\VillCities\LancasterCity\Projects\SmartGrowth\3-3-1CulturalResources07_LancasterCity-11x17

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 City of Lancaster 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 U.S. Census Bureau. For housing-related results of the community survey that was distributed to all City of Lancaster property owners in the fall of 2007, 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

NOT IN ORDER OF PRIORITY

1. Encourage the availability of choices of owner and renter type-housing units to serve current and future needs of all residents with a variety of densities and types that can be served with public utilities and community facilities.

2. Encourage the location of multi-family apartment buildings, senior housing, and special needs housing near or in cities and villages, where there is easier access to public services and facilities.

3. Encourage the preservation and rehabilitation of existing housing stock and abandoned or under used land in the community.

4. Enforce property maintenance standards to ensure a high-quality living environment within all residential areas.

5. Review standards for the layout and quality of new manufactured and mobile home development.

6. 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 City of Lancaster has shown total households increasing 35% 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 1970 and 2000, total housing units increased 38%. Assuming that the number of people per household is stabilized at 2.3 (2000 City average), population projections suggest that the City will increase its number of households with no losses projected (see Figure 4.1). These projections are based on past trends and do not necessarily reflect the potential impact of unprecedented development pressures such as large industries coming into the community.

Table 4.1 Housing Statistics

Housing	City of Lancaster Number	Grant County Number	Wisconsin Number
Total Households (1970)*	1,262	13,355	1,328,804
Total Households (1980)	1,544	16,686	1,652,261
Total Households (1990)	1,662	17,169	1,822,118
Total Households (2000)	1,706	18,465	2,084,544
People per Household (1970)	2.9	3.4	3.2
People per Household (1980)	2.6	2.9	2.8
People per Household (1990)	2.5	2.7	2.6
People per Household (2000)	2.3	2.5	2.5
Housing Units 1970**	1,301	14,451	1,473,000
Housing Units 1980	1,614	18,204	1,863,897
Housing Units 1990	1,766	18,450	2,055,774
Housing Units 2000	1,799	19,940	2,321,144

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

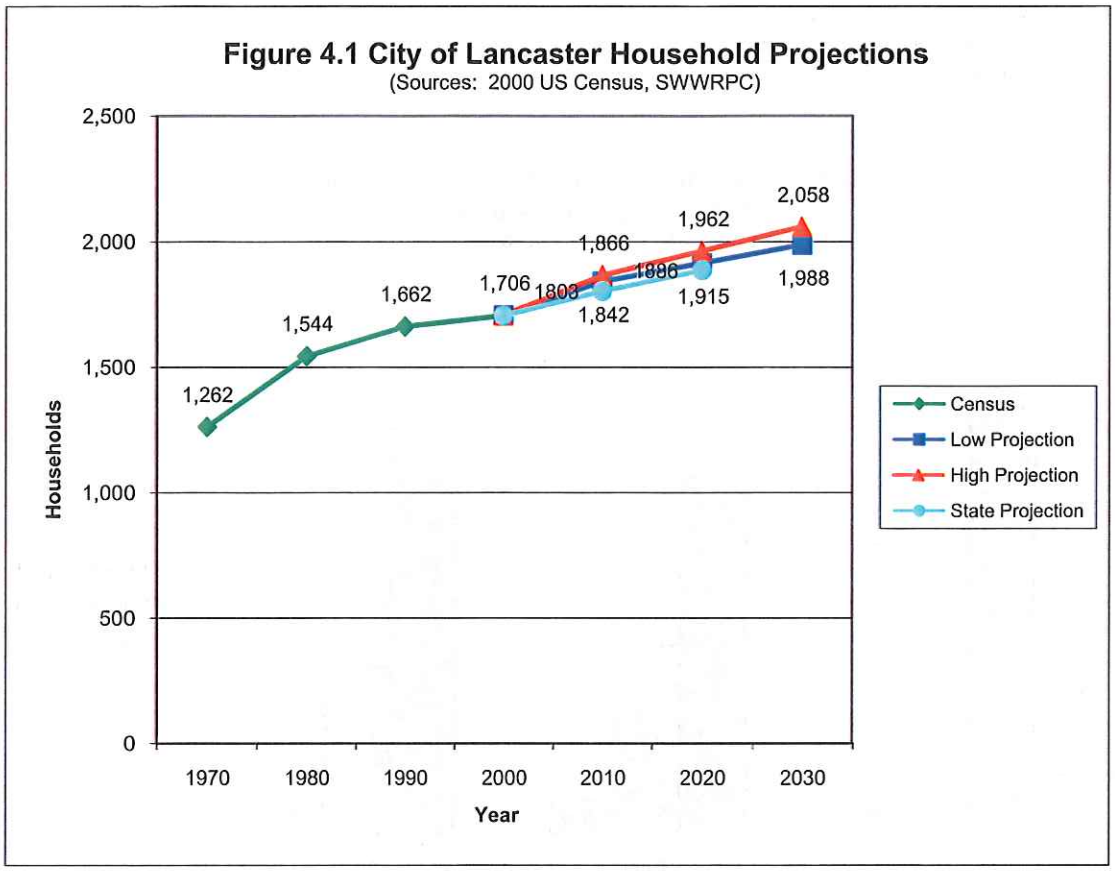


Figure 4.1 shows the projected households for the years 2010, 2020, and 2030. The red line indicates a future high projection, while the blue line indicates a future low projection. State projections, which only go to 2020, show the lowest tendency. Household projections are based on population projection figures and the average number of people per household during the year 2000, of 2.3 people per household. Table 4.2 shows household and housing unit projections through 2030. Housing unit projections take into account the City of Lancaster's 2000 vacancy rate of 5%.

Table 4.2 Housing Projections (Source: SWWRPC)

Year	Households	Housing Units
2010 Low	1,842	2,229
2010 High	1,866	2,257
2020 Low	1,915	2,317
2020 High	1,962	2,374
2030 Low	1,988	2,405
2030 High	2,058	2,490

4.4.2 OCCUPANCY CHARACTERISTICS

Of the 1,799 housing units in Lancaster in 2000, 66% were owner-occupied, 29% were renter-occupied, and 5% were vacant (Figure 4.2).

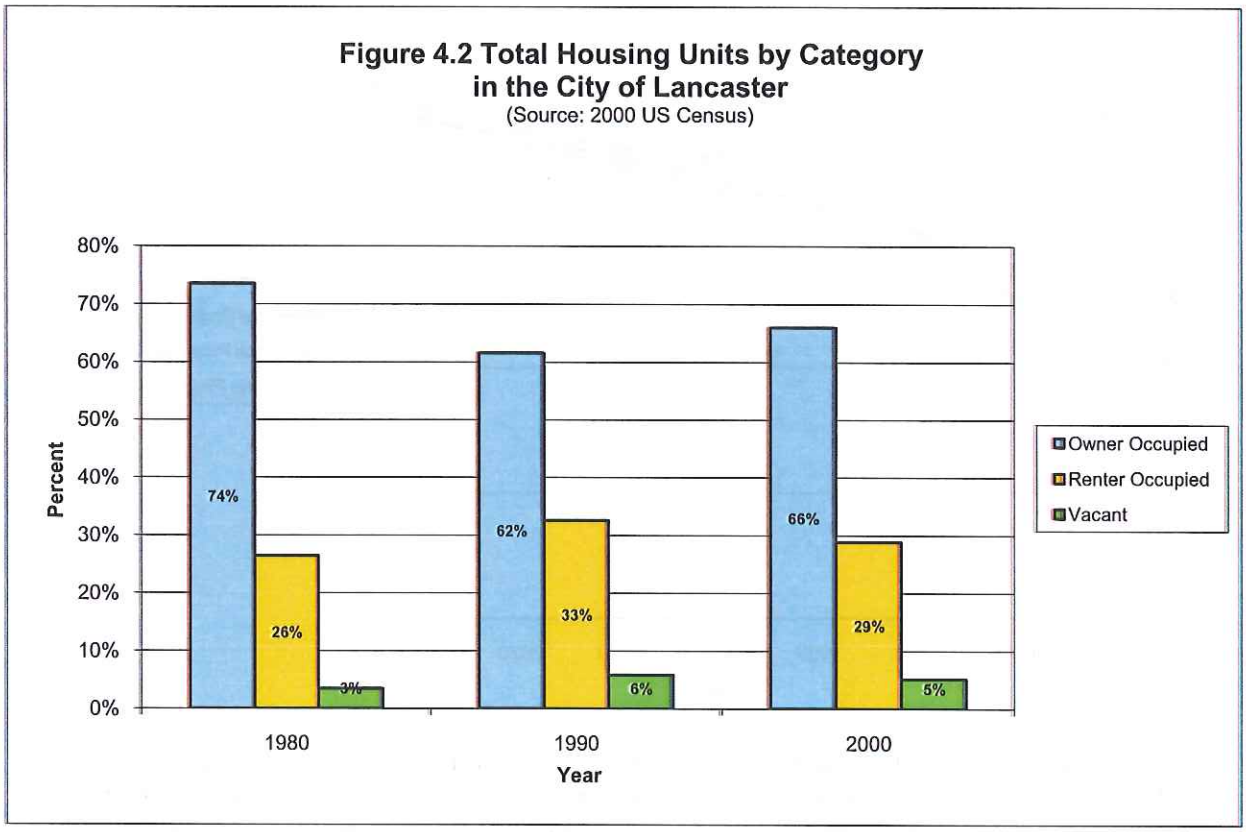


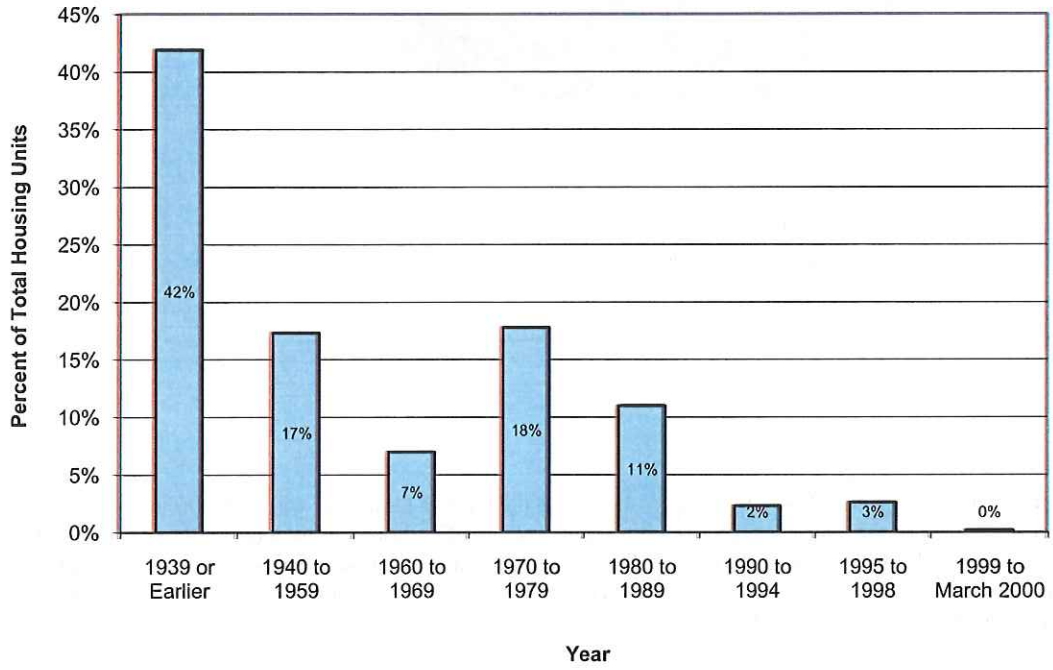
Table 4.3 Percent change of occupancy characteristics: comparison with Grant County (Source: US Census)

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
Grant County	19,940	8%	13,345	12%	5,120	-2%	1,475	15%
City of Lancaster	1,799	2%	1,187	9%	519	-10%	0	-11%

4.4.3 AGE AND CONDITION CHARACTERISTICS

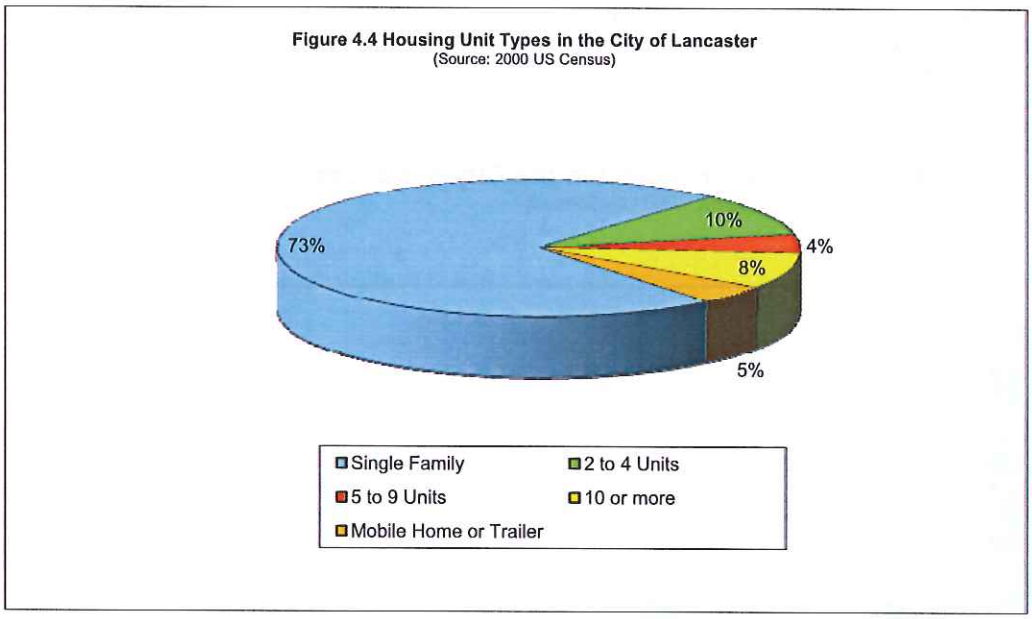
Older homes, even when well-cared for, are generally less energy efficient than more recently-built homes and are more likely to have components now known to be unsafe, such as lead pipes, lead paint, and asbestos. Nevertheless, the majority of occupied homes in Grant County were built before 1940. The 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 City's 1,799 housing units, 24% were built between 1940 and 1970 and 42% were built before 1939 (Figure 4.3).

Figure 4.3 Year Structures Built in the City of Lancaster
(Source: 2000 US Census)



4.4.4 STRUCTURAL CHARACTERISTICS

As of the 2000 US Census, 73% of the City of Lancaster's 1,799 housing units were single-family homes, while the rest were mobile homes (5%), 2-4 unit homes (10%), 5 to 9 units (4%) and 10 or more units (8%).



4.4.5 VALUE CHARACTERISTICS

The 2000 median value for specified owner-occupied homes in the City of Lancaster was $78,900 in comparison of the County median value for the same year of $78,000. The City's median home value increased 43% from 1990. Whereas 62% of specified owner occupied homes in Lancaster were valued below $50,000 in the 1990 Census, only 10% were valued below $50,000 in 2000 (Table 4.4). The City 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	City of Lancaster Percent Value of Total Owner-Occupied Units		Grant 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	62%	10%	18%	6%
$50,000 to $99,999	35%	67%	56%	35%
$100,000 to $149,999	3%	14%	19%	31%
$150,000 to $199,999	0%	5%	5%	16%
$200,000 to $299,999	0%	4%	2%	9%
$300,000 to $499,999	0%	0%	1%	3%
$500,000 to $999,999	0%	0%	0%	1%
Median (dollars)	$45,000	$78,900	$78,000	$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 Lancaster households that owned their homes in 2000, 16% 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%	68%	66%
20 to 24.9%	16%	12%
25 to 29.9%	6%	7%
30 to 34.9%	3%	6%
35% or more	7%	10%
Not computed	0%	0%

(Source: US Census)

Generally, percent of gross rent paid increased from 1990 to 2000. Units available for rents less than $200 in 1990 decreased 16% in 2000 and the number of residents paying no cash rent increased 2% between 1990 and 2000 (Table 4.6). Median rent increased 22% from 1990 to 2000.

Table 4.6 Gross Rent

Gross Rent for Occupied Units	1990	2000
Less than $200	25%	8%
$200 to $299	26%	19%
$300 to $499	42%	54%
$500 to $749	3%	12%
$750 to $999	0%	1%
$1,000 to $1,499	0%	0%
$1,500 or more	0%	1%
No cash rent	3%	5%
Median rent	$287	$350

(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 65% of renting households in 2000. Thirty 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%	45%	40%
20 to 24.9%	8%	17%
25 to 29.9%	16%	8%
30 to 34.9%	8%	5%
35% or more	19%	25%
Not computed	3%	5%

(Source: US Census)

4.5 Housing Agencies and Programs

4.5.1 Grant County Housing Authority

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

GRANT COUNTY HOUSING AUTHORITY

669 South Washington Street
Sunrise Valley Apartments
Lancaster, WI 53813-1963

Phone: (608) 723-7590

Chris Prange, Chairperson
Ruth Brookens, Executive Director

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

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

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:

- 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 Rehabilitation 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

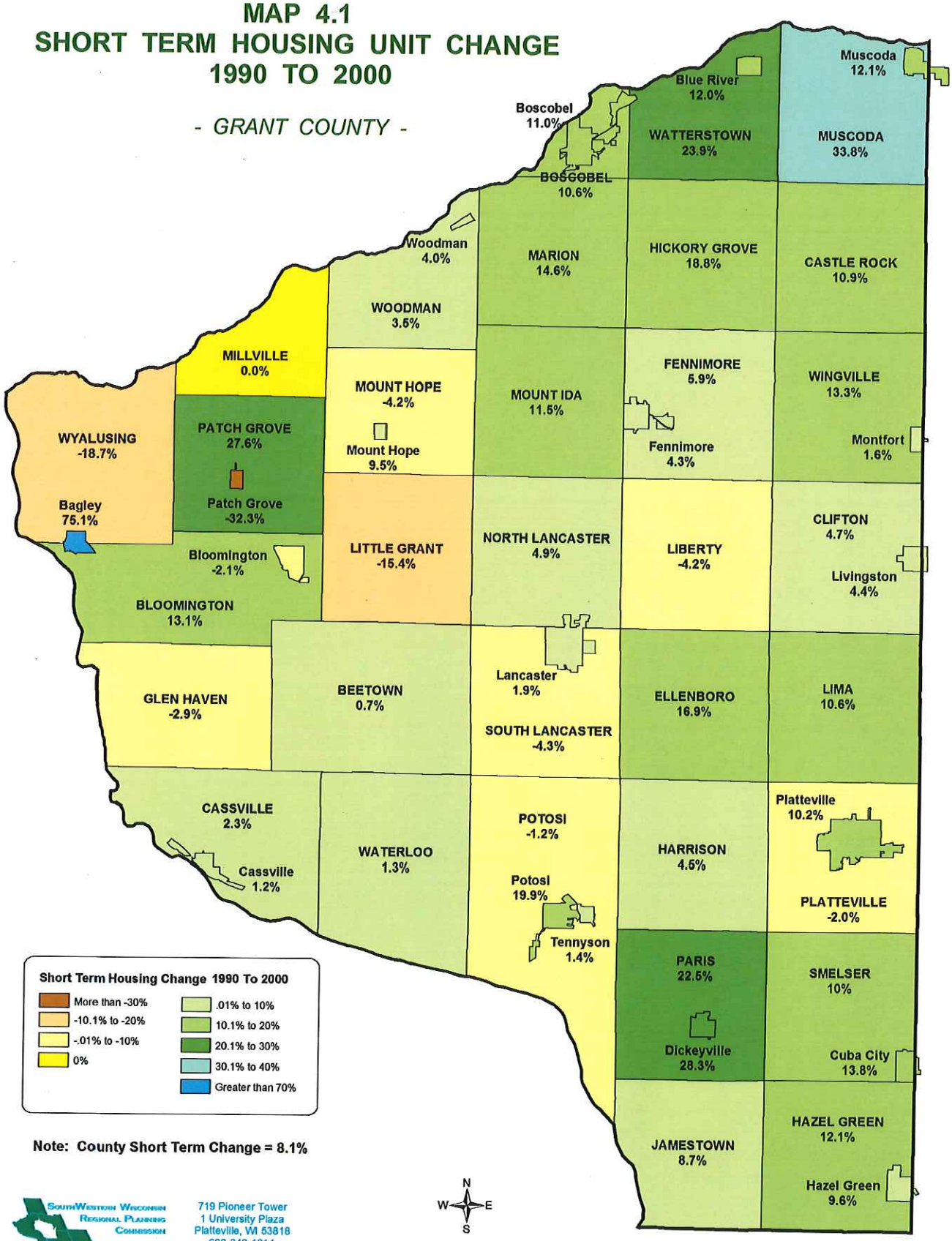
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

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

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

MAP 4.1
SHORT TERM HOUSING UNIT CHANGE
1990 TO 2000

- GRANT COUNTY -



Note: County Short Term Change = 8.1%

SouthWestern Wisconsin Regional Planning Commission

719 Pioneer Tower
1 University Plaza
Platteville, WI 53818
608-342-1214
www.swwrpc.org

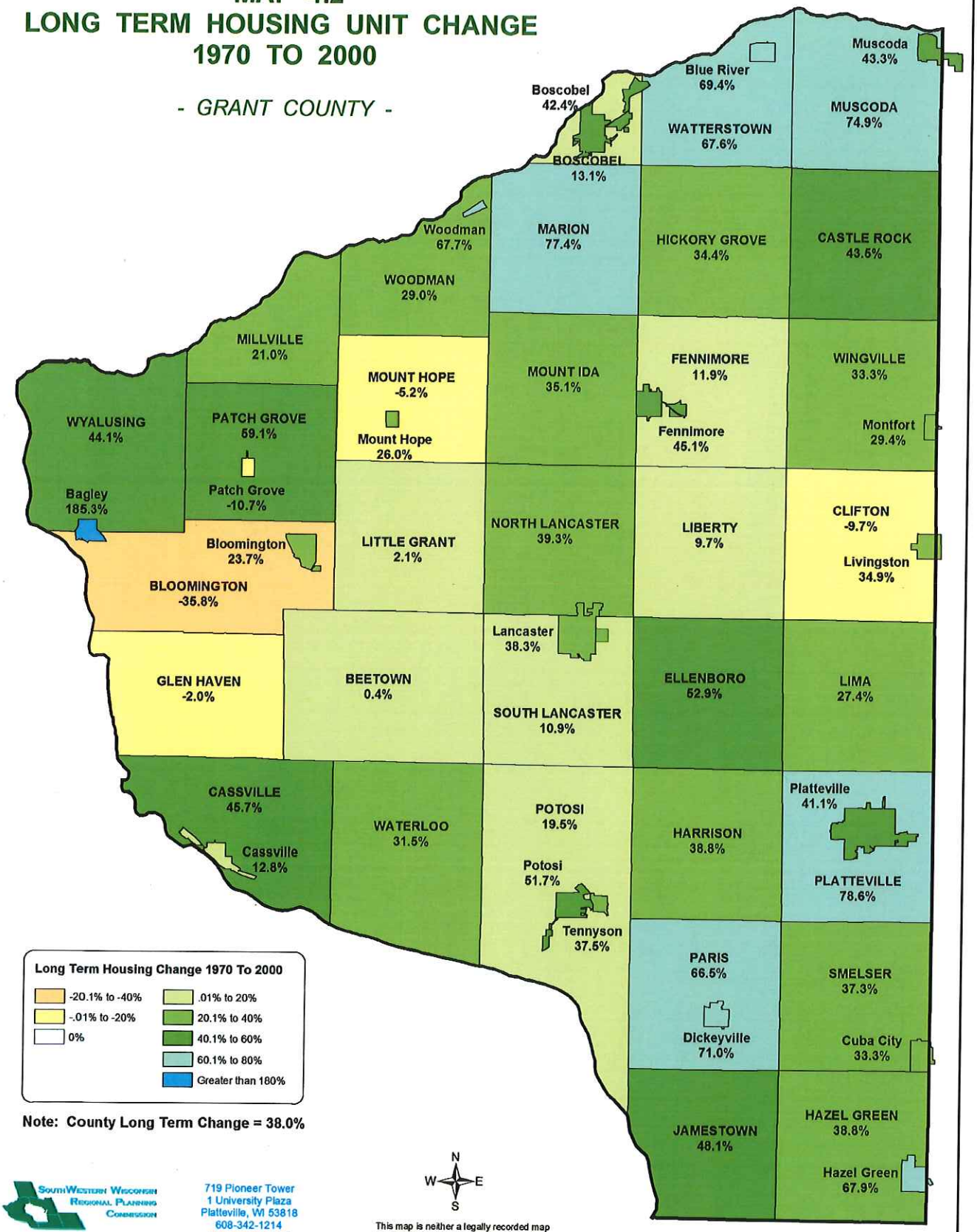
December 18, 2008

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.

S:\WGroups\SWWRPC\GIS\GrantCounty\Projects\SmartGrowth\4-1ShortTermHousing07_GrantCo

MAP 4.2
LONG TERM HOUSING UNIT CHANGE
1970 TO 2000

- GRANT COUNTY -



Note: County Long Term Change = 38.0%

SouthWestern Wisconsin Regional Planning Commission

719 Pioneer Tower
1 University Plaza
Platteville, WI 53818
608-342-1214
www.swwrpc.org

December 18, 2008

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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 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.

5.2 GOALS AND OBJECTIVES

Among the 14 goals of Wisconsin's comprehensive planning law, two goals and objectives relate to transportation.

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.

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 encourage the use of non-motorized transportation modes.**

2. **Establish formal truck routes as new industrial developments are platted, with truck weight limits enforced by the County.**

3. **Maintain a transportation plan or a local road improvement plan to address long-term needs for road upgrades and/or new roads.**

4. **To facilitate emergency access and well-planned developments, make sure new roads connect to existing and planned roads on adjoining properties whenever possible.**

5. **Consider developing an official map to reserve adequate right-of-way for future road linkages.**

6. **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).**

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

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

9. **Coordinate with WisDOT and Grant County Highway Department on transportation planning projects outlined in this plan.**

10. **Improve and maintain continuity of sidewalks throughout the community.**

11. **Support the Grant County Social Services, and any other appropriate agencies, to ensure that transportation options for the elderly and disabled population meet local needs.**

12. **Work cooperatively with adjacent jurisdictions for consistency for maintaining transportation infrastructure.**

13. **Direct future residential, commercial, and industrial development to roadways capable of accommodating resulting traffic.**

14. **Support plans to add passing lane improvements to US Highway 61.**

5.4 TRANSPORTATION INFRASTRUCTURE

5.4.1 HIGHWAYS AND LOCAL STREETS

The County has a total of 1859.34 miles of roads. Of these, 310.87 are county miles and 1548.47 are municipal miles, according to the county's January 2008 WISLR inventory. The County breakdown is shown in Table 5.1.

Table 5.1: Grant County Roads

	Arterial	Collector	Local
County	2.58	296.00	12.29
Municipalities	8.09	6.42	34.01
Totals	**10.67**	**302.42**	**46.30**

Source: WisDOT WISLR Inventory

Table 5.2: City of Lancaster Road Details

Wisconsin Information System for Local Roads - January 1, 2007									
				County Jurisdiction			Municipal Jurisdiction		
Road Name	Gross Miles	County Miles	Municipal Miles	Arterial	Collector	Local	Arterial	Collector	Local
Adams St S	1.31		1.31						1.31
Alona Ln	0.25		0.25						0.25
W Alona Ln	0.08		0.08						0.08
Arbor Oaks Ln	0.15		0.15						0.15
Ash St	0.14		0.14						0.14
Aspen St	0.12		0.12						0.12
Bemis Rd	0.32		0.32						0.32
Birch St	0.14		0.14						0.14
Brenrose Ln	0.04		0.04						0.04
Buchanan St	0.07		0.07						0.07
Carleton Dr	0.17		0.17						0.17
Cherry St	0.86		0.86						0.86
City Limits St	0.63		0.63						0.63
Commercial Rd	0.25		0.25						0.25
CTH K	0.15	0.15			0.15				
Eastman Rd	0.11		0.11						0.11
Eaton St	0.17		0.17						0.17
Elm St	1.52		1.52					1.52	
Enterprise St	0.08		0.08						0.08
E St	0.04		0.04						0.04
Fillmore St	0.20		0.20						0.20
Freedom Ct	0.14		0.14						0.14
Georgia Ln	0.09		0.09						0.09

Golf Rd	0.15		0.15						0.15
Grant St	0.57		0.57						0.57
Harrison St	0.77		0.77						0.77
Hickory St	0.81		0.81						0.81
Highland Dr	0.11		0.11						0.11
Hillcrest Dr	0.06		0.06						0.06
Ihm St	0.16		0.16						0.16
Industrial Park Blvd	0.30		0.30						0.30
Jackson St	0.45		0.45						0.45
Jefferson St	0.82		0.82						0.82
Lincoln Ave	1.02		1.02					0.38	0.64
Lincoln St	0.13		0.13						0.13
Linden St	0.63		0.63						0.63
Locust St	0.12		0.12						0.12
Maple St	1.24		1.24					0.67	0.57
McKinley St N	0.37		0.37					0.37	
Meadow View Dr	0.30		0.30						0.30
Monroe St	0.92		0.92						0.92
Morning View Rd	0.25		0.25						0.25
Mulberry Ln	0.16		0.16						0.16
Nathan St	0.28		0.28						0.28
Oak St	0.51		0.51					0.24	0.27
Old CTH K	0.02		0.02						0.02
Palm St	0.12		0.12						0.12

Table 5.2 (cont.) City of Lancaster Road Details

Wisconsin Information System for Local Roads - January 1, 2007									
				County Jurisdiction			Municipal Jurisdiction		
Road Name	Gross Miles	County Miles	Municipal Miles	Arterial	Collector	Local	Arterial	Collector	Local
Park Rd	0.11		0.11						0.11
Pierce St	0.21		0.21						0.21
Pinecrest Dr	0.07		0.07						0.07
Pine St	0.63		0.63						0.63
Pleasant St	0.13		0.13						0.13
Polk St	0.72		0.72						0.72
Primrose Ln	0.21		0.21						0.21
Prospect Pl	0.08		0.08						0.08
Reed St	0.13		0.13						0.13
Ridge View Ave	0.28		0.28						0.28
Ridgeview Rd	0.21		0.21						0.21
Robin St	0.06		0.06						0.06
Roosevelt St	0.18		0.18						0.18
Schreiners Park Rd	0.40		0.40						0.40
Sheridan Ct	0.06		0.06						0.06
Sheridan St	0.35		0.35						0.35
Skylane Dr	0.12		0.12						0.12
Skyview Dr	0.24		0.24						0.24
Sunset Dr	0.16		0.16						0.16
Sycamore Ave	0.11		0.11						0.11
Taft St	0.06		0.06						0.06
Taylor St	0.48		0.48						0.48
Tyler St	0.74		0.74						0.74
E Valley Ct	0.09		0.09						0.09
Valley View Dr	0.34		0.34						0.34
Van Buren St	0.24		0.24						0.24
Walnut St	0.66		0.66						0.66
Washington St	0.94		0.94					0.23	0.71
Weber Pkwy	0.22		0.22						0.22

Western Ave	0.14		0.14						0.14
Willow St	0.06		0.06						0.06
Total Miles	**25.73**	**0.15**	**25.58**	**0.00**	**0.15**	**0.00**	**0.00**	**3.41**	**22.17**
Source: Wisconsin Department of Transportation WISLR Database, January 2007									

5.4.2 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 defined as:

- **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. The City of Lancaster is interested in exploring a road classification change or jurisdictional transfer of CTH A from the Grant County Fairgrounds to STH 129.

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. The Rustic Road's designation helps citizens and local government to preserve scenic, country roads. There are currently two Rustic Roads in Grant County. The first, #99, is a 3.4 mile paved route in the Town of Potosi. The route follows segments of River Lane Road, Slazing Road and Brewery Hollow Road forming a loop off Highway 133 in the Town of Potosi. The second, #70, is a 10.1 mile gravel route near the Town of Stitzer. The route follows Liberty Ridge Road off of U.S. 61 and includes Hill Road, Ridge Road, Sleepy Hollow Road, and Scenic Road to County Highway E.

Grant County is also home to a segment of the Wisconsin Great River Road. The Wisconsin Great River Road travels 249 miles along the Mississippi River (primarily WI 35) running between Prescott, Wisconsin and the state line near Dubuque Iowa. The road is recognized by the US Department of Transportation as a National Scenic Byway and by the Wisconsin Department of Transportation as a State Scenic Byway. Scenic Byways are recognized for archeological, cultural, historic, natural, recreational, and/or scenic qualities. The Great River road has several unique qualities and is distinguished for its natural beauty. Several Grant County Communities lie are situated along the Great River Road., including: Jamestown, Keiler, Dickeyville, Patch Grove, Waterloo, Tennyson, Potosi, Cassville, Glen Haven, Bagley, Bloomington and Wyalusing.

5.4.3 TRAFFIC COUNTS

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

5.4.4 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 show increased traffic on many Grant 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). 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.

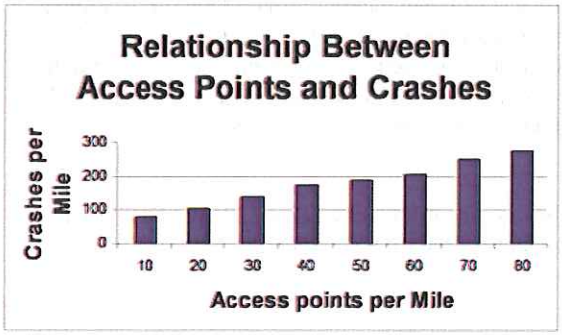
Fatalities are not merely statistics – they represent terrible tragedies. The Grant County Traffic Safety Commission meets quarterly and includes the county highway safety coordinator and representatives from the county highway department, law enforcement, EMS, private citizens, a WisDOT staff engineer, UW Platteville representatives, county health department, and representatives from WI DOT's SW Region. 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 Commission.

Lancaster's Planning Commission identified the US 61 intersection with STH 129 North and South as a place where transportation safety is a concern. They recommend reconstructing or reconfiguring this intersection to improve safety.

5.4.5 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 5.1

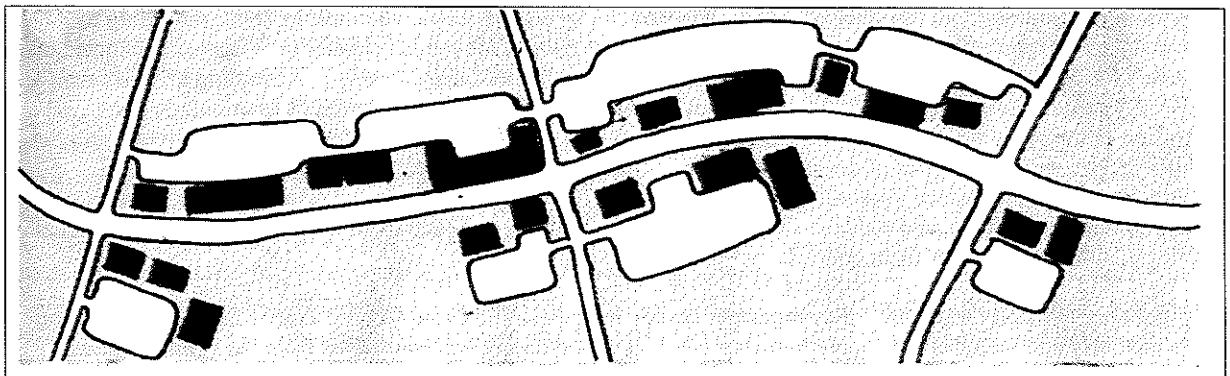


Source: WisDOT

Commercial or industrial development seeks highly visible and accessible properties, preferably on streets 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. Lancaster uses access management standards for both new business and residential development.

The national average for trip generation for a single-family home generates 9.5 trips per day. One new home may not make much difference, but 10 new homes on a cul-du-sac street can have quite an impact on the connecting street's traffic mobility and safety.

Figure 5.2 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).

5.4.6 WISDOT ROLE IN TRANSPORTATION PLANNING

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 for enforcing 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 defined as all numbered highways including interstate, state and federal highways (such as I-90, WIS 73 or US 51).

Landowners are encouraged to contact local WisDOT regional office staff when making initial plans for dividing a property. Before landowners expend funds on engineering or incur other related costs, WisDOT staff can conduct an informal "conceptual review." This review provides a landowner input on the safest location is for accessing 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 which 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 within 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 § 84.09, § 84.25, or § 84.295 of the Wisconsin Statutes.

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

Based on current trends, the Lancaster Planning Commission foresees growth impacting the jurisdiction's transportation system. Through official map adoption, Lancaster feels it can work to balance growth while maintaining a health transportation system at the local, county, regional, and state levels. Lancaster currently coordinates with the County and/or WisDOT when it receives a request for a new development permit along US 61. It also has road or street guidelines for new development along with a driveway ordinance.

5.4.7 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 para-transit (shared-ride taxi service), tractors/combines/wagons, bicycles, and horse drawn buggies/wagons as other types of transportation used in the jurisdiction.

The most satisfactory aspects of Lancaster's transportation system are its snow removal/maintenance and the STH 129 truck route. The transportation issues that cause the most dissatisfaction are the surface condition of the square as well as the surface condition of US 61 entering and leaving the community. The Planning Commission

recommended that the transportation aspect that is in most need of improvement is to establish a bike/pedestrian system and improve parking. The prioritization of transportation issues in Lancaster are ranked blow. "1" is the highest priority.

6 – Transportation needs of the elderly and disabled

3 – Freight mobility

4 – Connectivity with the larger transportation system

1 – Transportation to support economic development

2 – Transportation safety

8 – Agricultural-vehicle mobility

9 – Recreational transportation uses

7 – Tourism (including preservation of rural views)

5 – Pedestrian needs (sidewalks)

In 5 years, the City would want to address local road issues (i.e. E. Hickory Project), airport fueling and sidewalks. In 10 years local roads to address might include Adams Street., the City square and Monroe Street; other 10 year projects include a bike/pedestrian path, US 61, and sidewalks. The airport layout, including a new runway, and sidewalks should be addressed in 20 years.

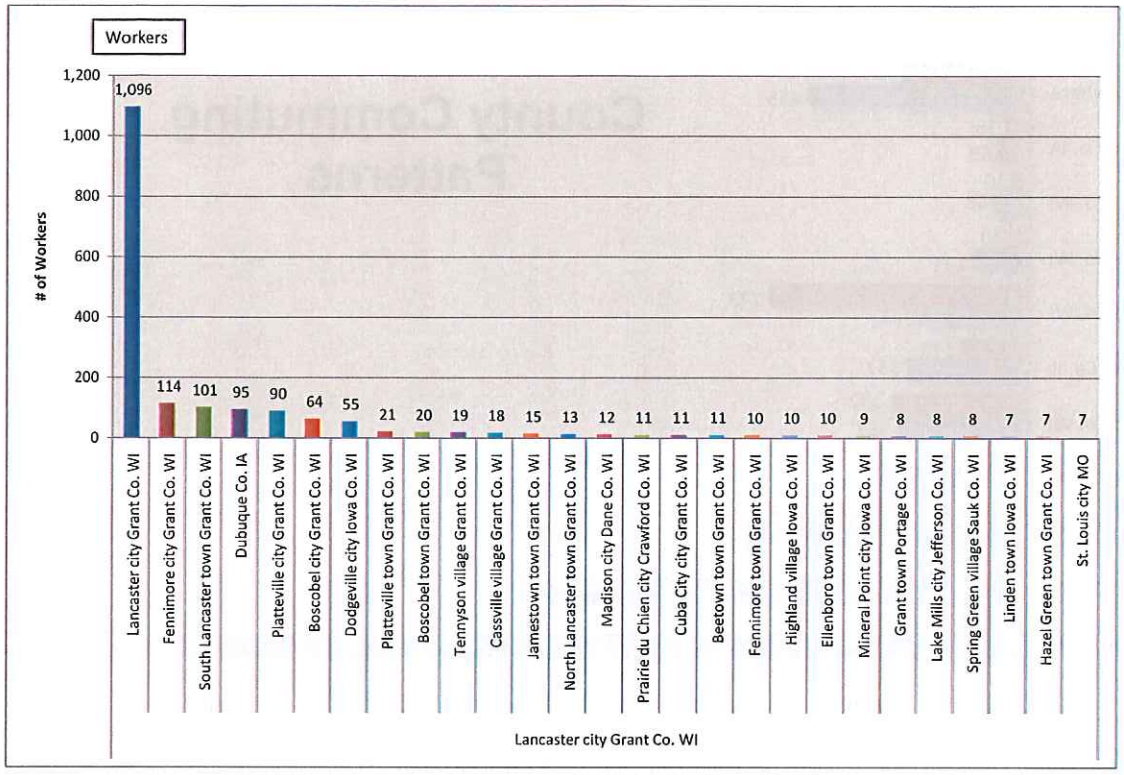
5.5 Transportation Users

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

5.5.1 Commuting Patterns

According to Census 2000, 30% of the county's workforce, or 7,394 residents, commute to another county for work each day. The table below shows the top communities where the City of Lancaster residents work, according to the 2000 Census.

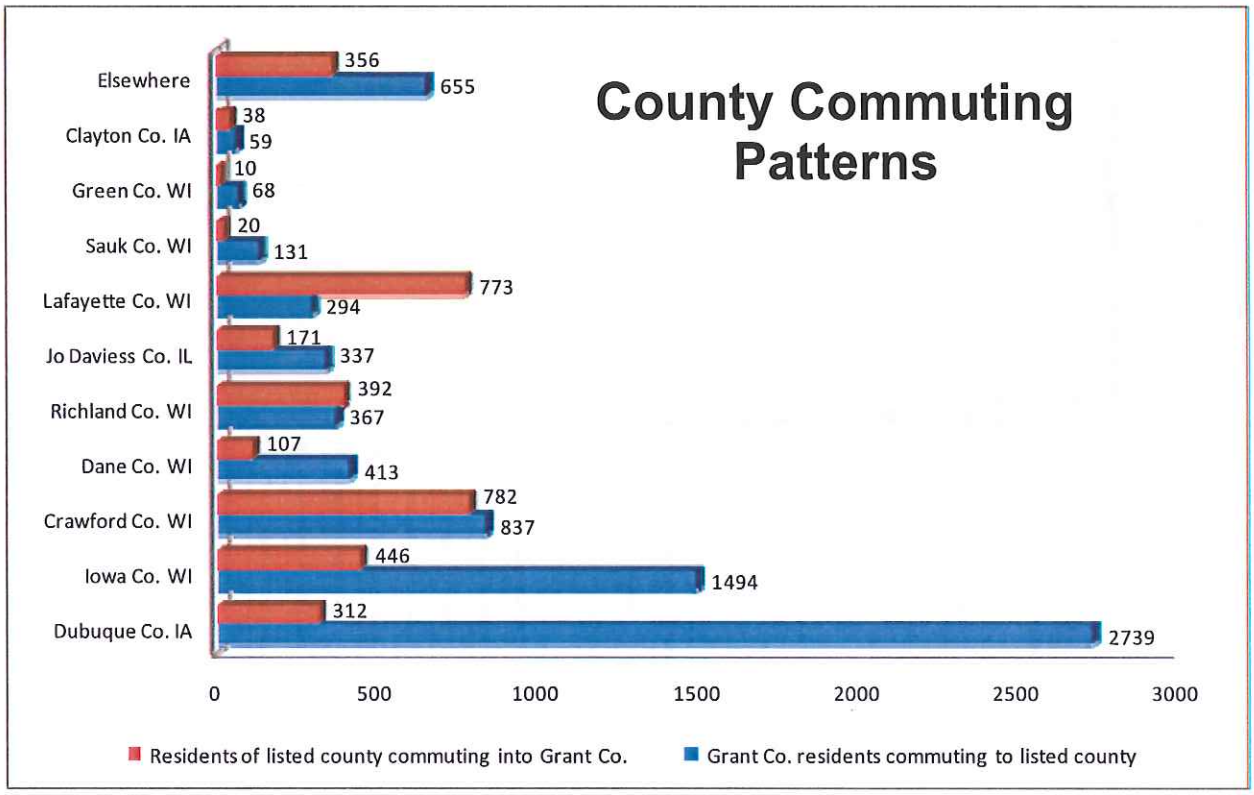
Table 5.3: City of Lancaster – Top Communities Where Residents Work (Census 2000)



Source: Census 2000

In the 1990 Census, Dubuque County, Iowa was the number one draw for Grant County residents driving to work. In Census 2000, Dubuque County, IA remained at the top, with many workers traveling to the City of Dubuque. One in every three workers who left the county headed for employers in Dubuque County, Iowa. For every eight workers that drove to Dubuque County for employment, one worker from Dubuque drove to Grant County (DWD 2004).

Figure 5.3 2000 Grant County Commuting Patterns



Source: DWD Grant County Workforce Profile 2004, Census 2000

When Grant County residents commute, generally they commute alone. According to Census 2000, 72% of residents drove to work alone, 6% walked to work, and 11.5% carpooled.

5.5.2 Work Carpooling

According to the DWD, 30% of Grant 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. Currently the closest park and ride lot is located just off of Highway 151 in Belmont, Wisconsin.

The Wisconsin Department of Administration (DOA) oversees a Vanpool/Ridesharing program for state and non-state workers commuting to Madison. Grant County is not currently served by a vanpool, but if there were enough interest, 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.

The City of Lancaster is interested in supporting the creation of a Park-N-Ride facility with possible locations near Arrow Ridge Industrial Park/Grant County fairgrounds or in the US61 N area, potentially at Pamida.

5.5.3 Transportation Facilities for the Elderly and Disabled

As part of fulfilling federal transit planning requirements, representatives from Grant County participated in a regional transit planning workshop in 2006, as part of federally required efforts to increase the coordination of transit services. The results were summarized in the Grant County Transit Services Plan. As Figures 5.4-5.6 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 may see gaps in the current transportation service as it relates to the future transportation needs of the elderly. In the event that transportation service improvements should be made, Lancaster recommended they take place at the county and regional levels.

Figure 5.4

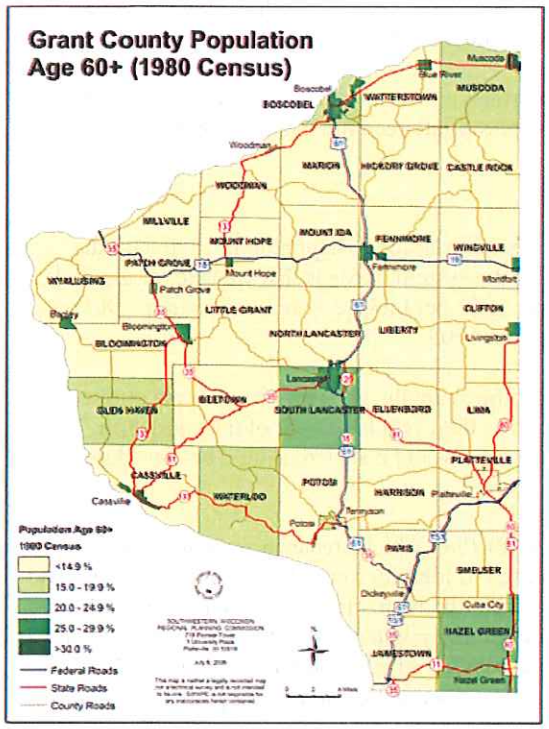


Figure 5.5

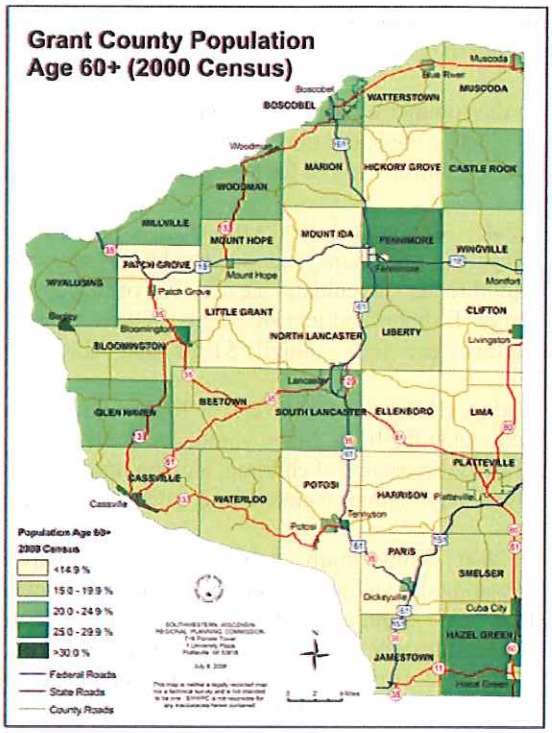
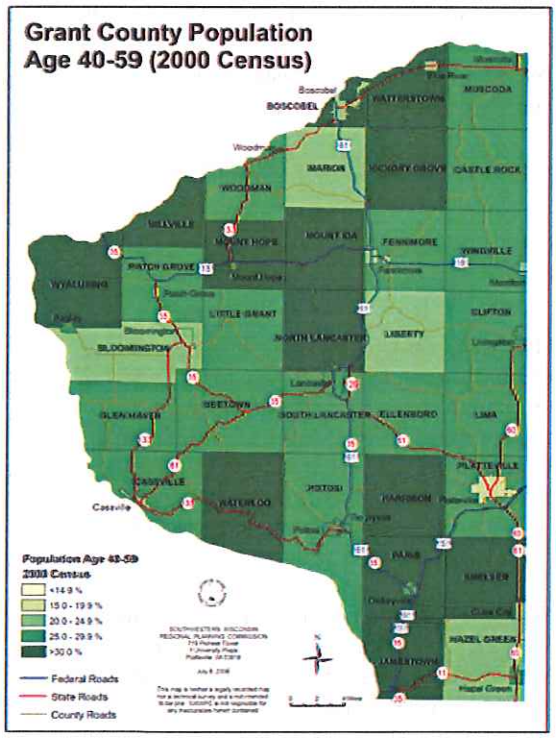


Figure 5.6



The Grant County Center on Aging provides the majority of general services transit trips in the County. Staff identified the following strengths, needs, and barriers:

- STRENGTHS – "We have good, reliable, regular and substitute drivers that provide friendly, helpful, and courteous service. They go the extra mile to help their riders in accomplishing their errands for the day. The drivers are trained annually on topics such as defensive driving, passenger assistance, emergency procedures, passenger sensitivity plus more. The administrative staff is very creative in trying to get people to their destinations within the limitations of our transportation guidelines."

- NEEDS – "We are not able to provide transportation for: a) employment unless it fits into existing schedules; b) shopping, except on a one-on-one basis; 3) those who still live in their homes outside of the city/village limits, unless they are on the service route; 4) going to church, especially on Sundays."

- BARRIERS – "Budget restraints, the size of the county, and the many different work shifts needed for someone to provide the transportation. Sometimes the size of the vehicle prevents our going into rural driveways and the time and fuel costs to go off the "beaten path" is a barrier."

Along with the Grant County Center on Aging, other county and regional special transportation service providers include the Hodan Center, Inc., Southwest Opportunities Center, Inc., SWCAP's Work 'n Wheels loan program, Southern Grant Road Crew, Inc., and the City of Platteville's Shared Ride Taxi & Meal-Site Van.

In the summer of 2007, the Southwest Wisconsin Transit Team undertook a *Transportation Services Questionnaire* to identify transportation service needs, possible opportunities, and appropriate recommendations to improve transportation services for residents of Southwestern Wisconsin.

5.5.4 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.

In 2001, Grant County completed a *Grant County Bicycle Improvement Plan* which created a framework for accommodating bicycles on state, county, and town roads and was used to identify routes between communities and to connect communities with popular tourism destinations. According to the Plan, bicycling is an underutilized mode of transportation in Grant County. While over 20% of the commuting population commutes no more than 10 minutes to work, very few choose to commute by bicycle. The small number of bicycling trips can be attributed to impediments such as: traffic conditions, safety concerns, transportation infrastructure and topography.

Key Recommendations from the Plan include:

- Improve bicycle safety along the Great River Road corridor by paving the road shoulders.
- Paved shoulders should be included for County Trunk Highways (CTH) identified in the plan when the highway is resurfaced.
- Sign popular bike routes with caution signs to raise motorist's awareness of bicyclists on the highway.
- The needs of bicyclists must be considered in the design and maintenance of the bridges and their approaches.
- Pave the shoulders of the main roads leading out of communities in Grant County to the first major intersection as other road improvements are made.

WisDOT's updated map indicating on-road County bicycle conditions is included in the Attachments as Map 5.2

5.5.5 Recreational - ATVs, Bicycling, and Walking

The Platteville-Belmont commuter connector is the only approved trail in Grant County and is in the process of being completed. The Trail runs from Lafayette County into Grant County along U.S. Highway 151. 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, which also contributed funds, and with local property owners and others, to bring the project to completion.

Grant County currently has three proposed trails according to the Wisconsin Department of Natural Resources South Central trails network. The first trail segment is State Highway 23, which is a potential north-south trail route that could link several trails together to create a large system that highlights the unglaciated landscape and culture of southwest Wisconsin. This segment would also connect with the Mississippi River corridor and the states of Illinois and Iowa. The second proposed trail is the St. Croix – Mississippi River corridor. The *Wisconsin Bicycle Transportation Plan 2020* identifies a 150-mile-long segment of State Highway 35 as a "priority corridor" that is resulting in wider paved shoulders for bicyclists and walkers. This trail would lie on the western edge of Grant County, following the Mississippi River. The third and final proposed trail is the Prairie du Chien to Madison segment, which would follow the Wisconsin River corridor. The 97-mile corridor is already

recommended for improvements in the Lower Wisconsin State Riverway and the *Wisconsin Bicycle Transportation Plan 2020.*

Additionally, Grant County is included in the Dubuque Metropolitan Area Transportation Study (DMATS) area. The DMATS area also includes Dubuque County, Iowa and the City of East Dubuque in Illinois. Currently, efforts are being undertaken to complete a *Tri State Area Integrated Walking, Bicycling, Hiking Network Plan.* The purpose of this Plan is to maximize funding sources, improve safety, provide needed facilities and services, enhance the quality of life, and set new priorities.

The City of Lancaster Planning Commission is interested in making bicycle/pedestrian-related improvements when other improvement are made, with specific improvements made to Pigeon Creek Trail and others identified in the Plan. Lancaster currently supports adding sidewalks in existing residential developments but does not support adding sidewalks in new residential developments.

5.6 MODES OF TRANSPORTATION

5.6.1 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. Grant County is served by a network of highways including:

- STH 11 - 157.56 miles between Kieler, east of Dubuque, and Racine.
- 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.
- US 18 – 182.16 miles in Wisconsin, from Milwaukee to the Iowa state line, serving as a major route between Grant County and Madison. The route continues west from the Iowa state line for approximately 861 miles terminating in Orin, Wyoming.
- US 61 – 120.74 miles in Wisconsin from the Iowa state line at Dubuque, Iowa to the Minnesota state line near LaCrosse. The route runs for a total of 1400 miles from New Orleans, Louisiana to Wyoming, Minnesota.
- US 151 – 220.27 miles in Wisconsin, from Manitowoc to Dubuque, and terminating 117 miles southwest near Williamsburg, IA.

5.6.2 AGRICULTURAL-RELATED TRANSPORTATION

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.

5.6.3 RAIL FREIGHT

Counties in southern Wisconsin have been working together since the 1970s to protect and preserve active rail. In 1978 the Lone Rock to Prairie Du Chien line, which runs along the northern edge of Grant County, was filed for abandonment by the Milwaukee Road. The Wisconsin River Rail Transit Commission (WRRTC) formed in 1980 as a response to this attempted abandonment and saved this rail corridor. This line, which runs from Prairie Du Chien to Madison, runs through Grant County jurisdictions of Muscoda, Blue River, Watterstown, Boscobel, Woodman and Marion.

The Burlington Northern Santa Fe (BNSF) rail line runs along the Mississippi River on the western edge of Grant County. The Communities located along this rail line include Jamestown, Dickeyville, Potosi, Waterloo, Cassville, Glen Haven, Bloomington, and Wyalusing. See Map 5.3 in Attachments for the Grant County Rail Map.

5.6.4 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*).

5.6.5 AIRPORTS

From the County Seat of Lancaster, it is approximately 89 miles (or about 1 hour, 44 minutes) to the Dane County Regional Airport-Truax Field, located five miles northeast of Madison. It is approximately 39 miles (or about 47 minutes) to the Dubuque Regional Airport. General aviation airports in or near Grant County include the Platteville Municipal Airport; the Lancaster Municipal Airport; the Boscobel Municipal Airport; the Cassville Municipal Airport; the Prairie Du Chein Municipal Airport; and the Iowa County Airport (near Mineral Point).

5.6.6 WATER TRANSPORTATION

Grant County lies on the eastern side of the Mississippi River. The Port of Dubuque is located just west of the state line in Dubuque.

The Cassville Car Ferry connects two National Scenic Byways; the Wisconsin Great River Road and the Iowa Great River Road. The Ferry service exists to provide an alternative and viable transportation mode in Southwestern Wisconsin. The Ferry makes trips back and forth across the Mississippi River and is one of the oldest operating car ferries in the state of Wisconsin. In 2003, the *Cassville Ferry Report of Operations and Economic Impact Analysis Study* was conducted to identify the both the existing conditions of the ferry as well as the economic impacts of operating the ferry service.

5.6.7 TRANSPORTATION AND ECONOMIC DEVELOPMENT

It is anticipated that four-lane divided improvements to US 151, from Dickeyville to Belmont, will promote economic development by improving access for businesses and improving access for businesses and 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 both to and through communities.

The City of Lancaster Planning Commission noted that the existing transportation system is insufficient in meeting the needs of the jurisdiction's economic development goals related to shipping and manufacturing. Improvements could also be made to the system to better meet economic development goals of agriculture, retail/commerce and tourism.

5.7 MAINTENANCE AND IMPROVEMENTS

Citizens value good roads and streets and, as Figure 5.7 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).

5.7.1 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.

Table 5.3: Grant County General Transportation Aids

Municipality	2007 GTA	Municipality	2007 GTA	Municipality	2007 GTA
City of Boscobel	$155,588.01	Town of Jamestown	$100,893.87	Town of Wingville	$79,150.32
City of Cuba City	$118,357.12	Town of Liberty	$94,987.98	Town of Woodman	$41,891.94
City of Fennimore	$144,841.44	Town of Lima	$95,690.61	Town of Wyalusing	$56,191.41
City of Lancaster	**$217,838.51**	Town of Little Grant	$81,600.03	Village of Bagley	$19,834.41
City of Platteville	$361,847.45	Town of Marion	$75,105.45	Village of Bloomington	$49,523.41
County of Grant	$1,215,081.26	Town of Millville	$33,061.59	Village of Blue River	$17,338.83
Town of Beetown	$111,680.19	Town of Mount Hope	$60,369.21	Village of Cassville	$62,758.58
Town of Bloomington	$82,264.68	Town of Mount Ida	$90,332.62	Village of Dickeyville	$55,734.07
Town of Boscobel	$11,450.97	Town of Muscoda	$63,179.73	Village of Hazel Green	$65,996.67
Town of Cassville	$50,893.20	Town of North Lancaster	$82,036.80	Village of Livingston	$31,681.52
Town of Castle Rock	$57,805.56	Town of Paris	$83,214.18	Village of Montfort	$28,466.71
Town of Clifton	$88,398.45	Town of Patch Grove	$74,136.96	Village of Mount Hope	$3,190.55
Town of Ellenboro	$88,227.54	Town of Platteville	$76,320.81	Village of Muscoda	$77,816.68
Town of Fennimore	$69,522.39	Town of Potosi	$123,453.99	Village of Patch Grove	$4,278.44
Town of Glen Haven	$96,222.33	Town of Smelser	$97,741.53	Village of Potosi	$27,984.26
Town of Harrison	$88,968.15	Town of South Lancaster	$83,802.87	Village of Tennyson	$4,721.52
Town of Hazel Green	$88,075.62	Town of Waterloo	$78,998.40	Village of Woodman	$3,788.45
Town of Hickory Grove	$91,512.81	Town of Watterstown	$43,658.01		

Source: Wisconsin Department of Transportation

5.7.2 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 2006-2007 LRIP project cycle, several Grant County municipalities received LRIP funds.

5.7.3 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 Map 5.4 in the Attachments for more information.

By statute, local governments are required to report the pavement condition of roads under their jurisdiction to WisDOT every two years. 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 has other value too, such as compliance with Governmental Accounting Standards Board Statement 34 (GASB 34), which mandates reporting the value of local roads as infrastructure assets.

5.7.4 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 with budgeting planning 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 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. The City of Lancaster has a CIP that includes transportation-related expenditures.

5.7.5 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).

5.8 TRANSPORTATION PLANNING

PREVIOUS PLANS RELATED TO GRANT COUNTY'S TRANSPORTATION SYSTEM

Several transportation, or transportation-related, studies related to Grant County, have been completed, including:

- Grant County Plan – Transportation (1971)
- Grant County Plan – Great River Road Area (1972)
- Grant County Outdoor Recreation Plan, 1975-1979 (1975)
- Grant County Functional & Jurisdictional Highway Planning Study (1975)
- The Public Sector and Railroad (1976)
- Grant County Outdoor Recreation Plan, 1979-1984 (1980)
- Rural Public Transportation Feasibility Study for Grant, Green, Iowa, Lafayette, and Richland Counties, WI (May 1982)
- Grant County Functional and Jurisdictional Highway Plan Update (1987)
- Grant County Highway Maintenance and Improvement Study (1989)
- Grant County Six-Year Highway Maintenance & Improvement Program, 1992-1997
- Grant County Outdoor Recreation Plan (1988)
- Grant County Bicycle Improvement Plan (2001)
- Cassville Ferry Report of Operations and Economic Impact Analysis Study (2003)
- U.S. Highway 151 Economic Impact Analysis (2004)
- Grant County Transit Services Plan (2006)
- Southwestern Wisconsin Transit Team (SWTT) Transit Survey (2007)

REGIONAL TRANSPORTATION PLANS

- WisDOT's *Six-Year Highway Improvement Program* (2006-2011) - http://www.dot.wisconsin.gov/projects/state/sixyear/swr.htm

The Dubuque Metropolitan Area Transportation Study (DMATS) region, located at the boundary intersections of the state of Iowa, Illinois and Wisconsin, is a tri-state Metropolitan Planning Organization (MPO). As a MPO, the organization receives federal funds to develop regional transportation plans and programs. The organization works closely with the Iowa Department of Transportation (IADOT), the Illinois Department of Transportation (ILDOT), the Wisconsin Department of Transportation (WisDOT), local governments and transit providers. In Wisconsin, DMATS transportation planning activities encompass Jamestown Township. DMATS Plans include:

- DMATS *Transportation 2031 Long-Range Transportation Plan (LRTP)* - http://www.ecia.org/municipalities/transplanning/dmats/transport_lrtp.html
- DMATS *Transportation Improvement Program (TIP) 2008-2011* (2007) - http://www.ecia.org/municipalities/transplanning/dmats/transport_tip2.html
- DMATS *Regional Intelligent Transportation System (ITS) Architecture Plan* (2005) - http://www.ecia.org/municipalities/transplanning/dmats/transport_its.html

STATE TRANSPORTATION PLANS

- Wisconsin State Airport System Plan 2020 - http://www.dot.state.wi.us/projects/state/docs/air2020-plan.pdf
- WisDOT's Five-Year Airport Improvement Plan (October 2002) - http://www.dot.state.wi.us/projects/state/docs/air-5yr-plan.pdf
- Wisconsin Bicycle Transportation Plan – 2020 http://www.dot.state.wi.us/projects/state/docs/bike2020-plan.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
- WisDOT *Connections 2030* (pending) - http://www.dot.wisconsin.gov/projects/state/2030-maps.htm

5.9 TRANSPORTATION AGENCIES & PROGRAMS

WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT)

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

WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT)

4802 Sheboygan Avenue
PO Box 7910
Madison, WI 53707

http://www.dot.wisconsin.gov/localgov/

Highways & Bridges:

- Connective Highway Aids
- County Forest Road Aids
- General Transportation Aids (GTA)
- Lift Bridge Aids
- Local Bridge Improvement Assistance
- Local Roads Improvement Program (LRIP)
- Surface Transportation Program – Rural (STP-R)
- Surface Transportation Program – Urban (STP-U)
- Traffic Signing and Marking Enhancement Grants Program
- Surface Transportation Discretionary Program (STP-D)

Public Transportation:

- Federal Discretionary Capital Assistance
- Rural and Small Urban Public Transportation Assistance
- Rural Transportation Assistance Program (RTAP)
- Wisconsin Employment Transportation Assistance Program (WETAP)

Specialized Transit:

- County Elderly and Disabled Transportation Assistance
- Elderly and Disabled Capital Assistance
- New Freedom

Other Aid:

- Airport Improvement Program (AIP)
- Bicycle and Pedestrian Facilities Program
- Congestion Mitigation and Air Quality (CMAQ)
- Freight Rail Infrastructure Improvement Program (FRIIP)
- Freight Rail Preservation Program (FRPP)
- Local Transportation Enhancements (TE)
- Railroad Crossing Improvements
- Rustic Roads Program
- Safe Routes to School
- Transportation Economic Assistance (TEA)

5.10 TRANSPORTATION INFORMATION RESOURCES

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

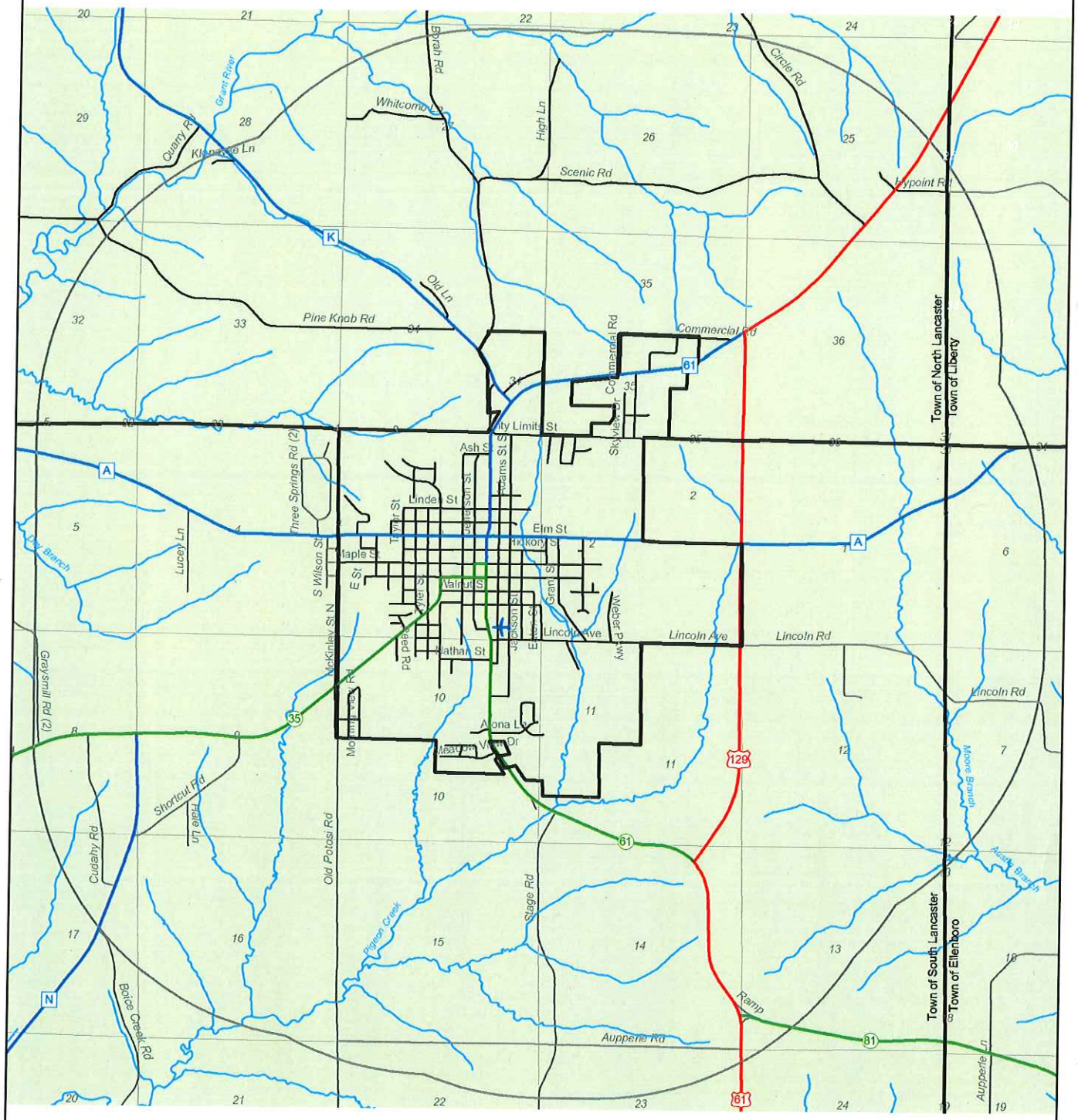
- AirNav, LLC http://www.airnav.com/airports/us/WI
- Growing Wisconsin's Economy (WisDOT 2002)
- Land Use & Economic Development in Statewide Transportation Planning (FHWA 1999) http://www.uwm.edu/Dept/CUTS//lu/lu-all2.pdf
- Midwest Regional Rail Initiative http://www.dot.state.wi.us/projects/state/docs/railmidwest.pdf
- *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.

- WisDOT - Transportation Planning Resource Guide http://www.dot.state.wi.us/localgov/docs/planningguide.pdf
- Wisconsin Airport Land Use Guidebook – 2004 http://www.meadhunt.com/WI_landuse/
- 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
- WisDOT - Rustic Roads: http://www.dot.state.wi.us/travel/scenic/rusticroads.htm
- WisDOT – Transportation & Environmental Protection: http://www.dot.wisconsin.gov/library/research/resources/environment.htm

MAP 5.1 FUNCTIONAL CLASSIFICATION

- CITY OF LANCASTER -

- GRANT COUNTY, WISCONSIN -



SouthWestern Wisconsin Regional Planning Commission

719 Pioneer Tower
One University Plaza
Platteville, WI 53818
608-342-1214
www.swwrpc.org

April 22, 2008

Legend

- Municipal Boundary
- Sections08_LancasterCity
- 1.5 Mile ETZ Buffer
- Airfield/Airport/Heliport
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local Drives/Roads/Streets
- Streams

1 inch equals 0.7 miles

N W E S

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.

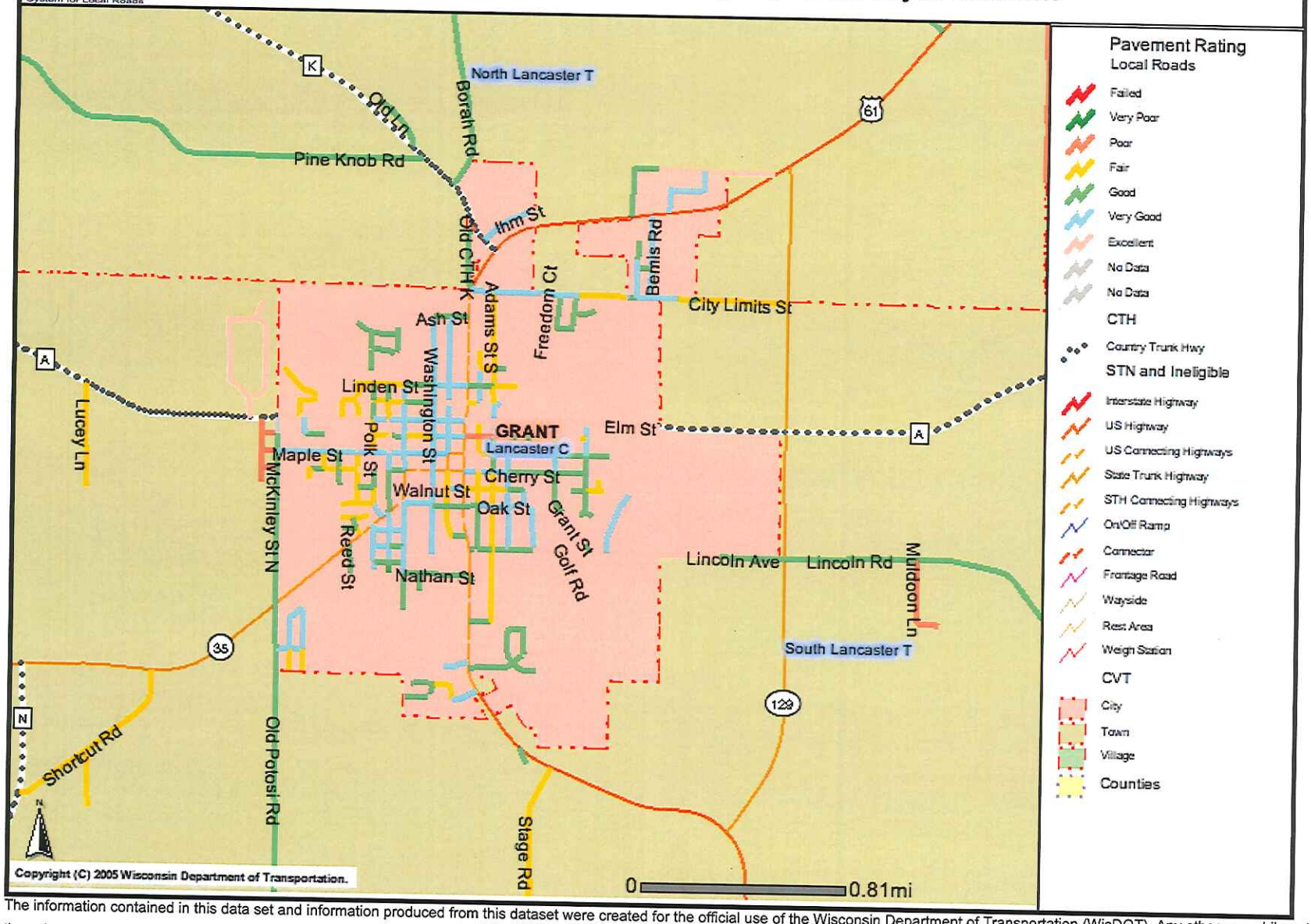
S:\WGroups\SWWRPC\GIS\GrantCounty\TownsVillCities\LancasterCity\Projects\SmartGrowth\5-1FunctionalClassification07_LancasterCity

MAP 5.2
GRANT COUNTY
BICYCLING CONDITIONS

MAP 5.3 CURRENT RAILROAD LINES

- GRANT COUNTY, WISCONSIN -

Map 5.4 2007 Pavement Rating Map for the City of Lancaster



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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 Grant County. It also identifies policies, goals, objectives and resources to help guide the community economic well-being over the next twenty years.

Wisconsin State Statute 66.1001(2)(f)

(f) Economic Development

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

6.2 GOALS AND OBJECTIVES

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

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

6.3 POLICY AND PROGRAM RECOMMENDATIONS

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

NOT IN ORDER OF PRIORITY

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

6.4 ANALYSIS OF THE ECONOMIC BASE AND LABOR FORCE

One of the most important aspects in doing an analysis of the economic base and labor force in the County starts with basic labor statistics. As indicated in Table 6.1 below, Grant County has 27,496 available within the workforce. As indicated, 1,223 are unemployed, giving Grant County an unemployment rate of 4.4%

Table 6.1 SWWRPC Labor Force Statistics

	Available Labor Force	Employed	Unemployed	Unemployment Rate
Grant	27,496	26,273	1,223	4.4%
Green	20,349	19,462	887	4.4%
Iowa	14,436	13,813	623	4.3%
Lafayette	9,158	8,780	378	4.1%
Richland	10,112	9,645	467	4.6%
City of Lancaster	2,005	1,947	58	2.9%

Source: Wisconsin WorkNet 2006 & 2000 US Census

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 Grant County working in a particular industry. The same information is also included for surrounding Wisconsin counties. As indicated below, Grant County leads the other counties in the industry of educational, health and social services. This is not surprising, considering the number of educational institutions within the County, including the University of Wisconsin – Platteville and Southwest Technical College. .

Table 6.2 Percent Population Employed by Industry

	Grant	Green	Iowa	Lafayette	Richland	City of Lancaster
Agriculture, forestry, fishing and hunting, and mining	10.1	7.8	10.4	16.4	11.4	2.4
Construction	5.4	6.5	9.2	5.5	7.5	5.7
Manufacturing	17.3	22.8	13.6	17.8	25.7	17.4
Wholesale trade	3	3.2	2.4	3.9	2.1	3.4
Retail trade	13.9	14.4	23.7	13.8	12.4	15.5
Transportation and warehousing, and utilities	4	4	3.3	5.1	4	3.3
Information	2	2.1	1.2	1.3	1.3	3.9
Finance, insurance, real estate, and rental and leasing	3.6	4.6	4.3	4.1	3.5	4.6
Professional, scientific, management, administrative, and waste management services	4.1	5	3.9	3.5	2.6	2.7
Educational, health and social services	21.3	17.5	17	17	18.1	23.1
Arts, entertainment, recreation, accommodation and food services	8	5.2	5.5	4.9	5.5	6.4
Other services (except public administration)	4.5	3.7	2.8	4	3.4	5.8
Public administration	2.9	3.1	2.7	2.8	2.5	6.0

Source: 2000 US Census

In Grant County, the largest employer is the University of Wisconsin – Platteville along with the County of Grant. The top five industries of employment in the County include the following:

- Educational, health and social services (21.3%)
- Manufacturing (17.3%)
- Retail Trade (13.9%)
- Agriculture, forestry, fishing and hunting, and mining (10.1%)
- Arts, entertainment, recreation, accommodation and food services (8%)

Table 6.3 indicates the educational attainment in Grant 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, Grant County, when compared to other surrounding counties, has a lower percent of the population with a high school diploma

or higher (83.5%), but has a higher percentage than other counties when it comes to a bachelor's degree or higher (only 17.2%).

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

	Grant	Green	Iowa	Lafayette	Richland
High School Diploma or Higher	83.5%	84.1%	88.5%	85.5%	82.1%
Bachelor's Degree or Higher	17.2%	16.7%	18.5%	13.3%	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, Grant County had a per capita personal income of $26,374 in 2005. 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

	Grant	Green	Iowa	Lafayette	Richland
2005 Per Capita Personal Income	$26,374	$30,870	$31,399	$25,153	$25,467
Rank in State (out of 72 Counties)	49th	24th	22nd	61st	58th

Source: 2007 Bureau of Economic Analysis and 2000 US Census

In 2000, Grant County had a median household income of $36,268. See Map 6.1 for a breakdown of median household income for each Grant County jurisdiction.

Table 6.5 pertains to the percent of the labor force working within the County of Residence. In Grant County, 70% of the available County workforce works in Grant County. The other 30% of available workforce are seeking employment outside the County. This can be seen as an opportunity for Grant County, as there is an ample supply of workers residing within the County. Grant County, compared to surrounding counties, does well at retaining its labor force.

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

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

Source: 2000 US Census

Tourism is another aspect of economic development that needs to be addressed. As indicated in Table 6.6, Grant County ranks 42nd of 72 counties in the State for tourism spending. In 2006, travelers spent 72 million dollars within Grant County. Forty-five million dollars of that supported employee wages. There were also 1,856 jobs supported by tourism spending.

Table 6.6 Tourism Spending

County	Dollars Spent by Travelers in 2006	County Rank in State for Traveler Spending (72 WI Counties)	Employee Wages from Tourism Spending	Full Time Equivalent Jobs Supported from Tourism Spending
Grant	75 Million	42nd	47 Million	1,931
Green	44 Million	58th	18 Million	1,307
Iowa	55 Million	52nd	35 Million	1,422
Lafayette	21.5 Million	68th	13.5 Million	553
Richland	23 Million	67th	14 Million	587

Source: Wisconsin Department of Tourism 2006

Since agriculture is one of the top industries in Grant 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, Grant County has 2,490 farms comprised of a total acreage of 605,836 acres. The average farm size in Grant County is 243 acres. As Table 6.7 shows, of the counties included in the table, Grant County has the largest amount of farmland.

Table 6.7 Agricultural Statistics

	Grant	Green	Iowa	Lafayette	Richland
Acres of Farmland	605,836	306,946	367,373	342,800	257,807
Number of Farms	2,490	1,490	1,686	1,205	1,358
Average Farm Size	243	206	218	284	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 Grant 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. Lancaster's strengths in attracting new business include its land, labor, infrastructure and quality of life. Conversely, the city is perceived as having a weak business environment in the State of Wisconsin and the poor condition of US 61 is a weakness in attracting or retaining businesses.

The City is interested in attracting the following types of businesses and industries: agricultural products and food processing, distribution and warehousing, printing and packaging or service/call centers.

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 communication 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, Grant County has nine established industrial parks. The following communities currently have an industrial park: City of Boscobel, City of Cuba City, Village of Dickeyville, City of Fennimore, Village of Hazel Green, City of Lancaster, Village of Livingston, Village of Muscoda, and the City of Platteville. Most of these industrial parks have acres available.

The City of Lancaster has two industrial parks, one located along U.S. Highway 61 and the other along State Trunk Highway 129. The Lancaster Industrial Park is a privately owned industrial park on the north side of the community. The park consists of eleven lots and has 2,000 feet of frontage on U.S. Highway 61. The Arrow Ridge Industrial Park, Lancaster's newest development, is focused on the growth of agricultural related industries in the region. Woolwich Dairy, Canada's largest goat cheese producer is the business park's first tenant.

6.6.2 Future Business and Industry Parks

The City of Lancaster has appropriate locations for commercial development including Ihm Estates with 15 plus acres, US 61 north with 10 or more acres available, Arrow Ridge Industrial Park located on CTH 129 with 20-50 acres available, and Coveutey Office Park of 15 acres. The Planning Commission identifies two appropriate locations for industrial parks including the Lancaster Industrial Park of 10 plus acres and the Arrow Ridge Business Park of 100 plus acres.

Additionally, there are buildings or building sites available for commercial or light manufacturing business in the community. There is also community support to establish or expand a place where commercial or light manufacturing can locate.

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 Grant 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 6.8 Grant County Open or Conditionally Closed LUST and ERP Sites

Jurisdiction	No. of LUST Sites	No. of ERP Sites
Village of Bloomington	2	0
Village of Blue River	1	1
City of Boscobel	1	3
Village of Cassville	2	1
City of Cuba City	3	3
Village of Dickeyville	1	0
City of Fennimore	6	2
Village of Hazel Green	1	2
Village of Kieler	3	0
City of Lancaster	8	3
City of Livingston	1	1
Village of Mt. Hope	1	0
Village of Muscoda	2	0
City of Platteville	10	5
Village of Potosi	1	0
Town of Smelser/Platteville	0	1
Village of Tenneyson	1	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. People with local government and business people can contact:

Grant County Economic Development Corporation (GCEDC)

Grant County Economic Development Corporation is a private not-for-profit 501(c)(4) development corporation in Fennimore. GCEDC focuses on all aspects of economic development including business retention and expansion, site location, tourism, etc.

Grant County Economic Development Corporation (GCEDC)

Phone: (608) 822-3501

http://grantcounty.org/index.html

Southwest Wisconsin Small Business Development Center (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.

Southwest Wisconsin Small Business Development Center (SWSBDC)

One University Plaza
Platteville, WI 53818

Phone (608) 342-1038

WWW.UWPLATT.EDU/SWSDBC/

SOUTHWESTERN WISCONSIN REGIONAL PLANNING COMMISSION (SWWRPC)

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.

SOUTHWESTERN WISCONSIN REGIONAL PLANNING COMMISSION (SWWRPC)

719 Pioneer Tower
One University Plaza
Platteville, WI 53818

Phone (608) 342-1214

WWW.SWWRPC.ORG

WISCONSIN DEPARTMENT OF COMMERCE (DOC)

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 COMMERCE (DOC)

201 West Washington Avenue
PO Box 7970
Madison, WI 53707

Phone (608) 266-1018

www.commerce.state.wi.us

WISCONSIN DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION (DATCP)

DATCP 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.

WISCONSIN DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION (DATCP)

2811 Agriculture Drive
PO Box 8911
Madison, WI 53708

Phone (608)224-5012

www.datcp.state.wi.us

WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT)

WisDOT has several programs to help assist in economic development. The Transportation Economic Assistance (TEA) program provides fast tract financing to construct rail spurs and port improvements for new or expanding industries. Other programs include the Freight Railroad Infrastructure Improvement Program (FRIIP) and the Freight Railroad Preservation Program (FRPP). These programs provide grants to communities to rehabilitate or purchase rail lines.

WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT)

4802 Sheboygan Avenue
PO Box 7910

Madison, WI 53707

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

Wisconsin Housing and Economic Development Authority (WHEDA)

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.

Wisconsin Housing and Economic Development Authority (WHEDA)

201 W. Washington Ave., Ste. 700
Madison, WI 53703

Phone 608-266-7884

www.wheda.com

USDA - Rural Development

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.

USDA - Rural Development

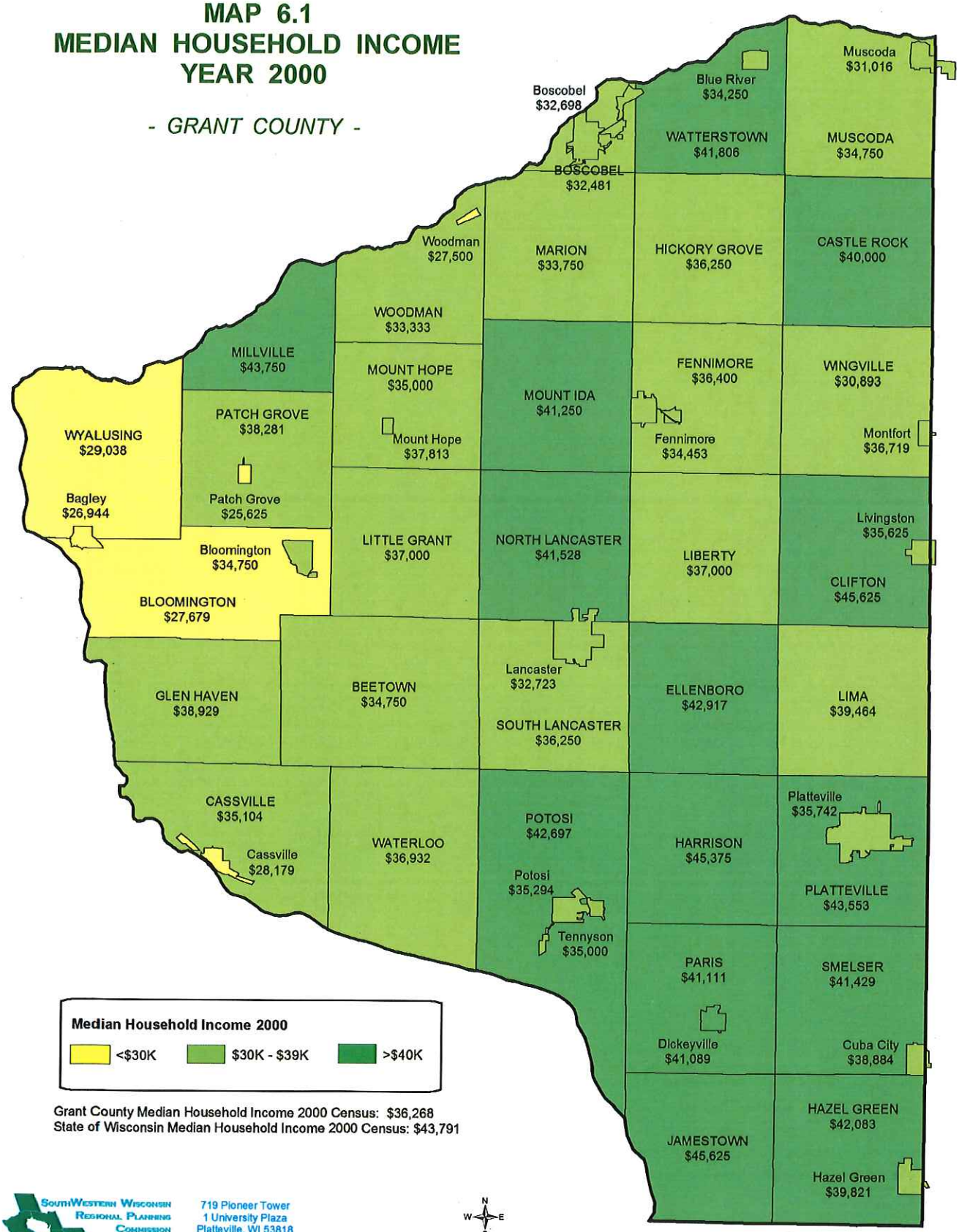
USDA Rural Development - WI
4949 Kirschling Ct.
Stevens Point, WI 54481

Phone: (715)345-7615

www.rurdev.usda.gov/wi

MAP 6.1
MEDIAN HOUSEHOLD INCOME
YEAR 2000

- GRANT COUNTY -



Grant County Median Household Income 2000 Census: $36,268
State of Wisconsin Median Household Income 2000 Census: $43,791

SouthWestern Wisconsin Regional Planning Commission

719 Pioneer Tower
1 University Plaza
Platteville, WI 53818
608-342-1214
www.swwrpc.org

December 18, 2008

N W E S

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.

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7.0 INTERGOVERNMENTAL COOPERATION

7.1 CHAPTER SUMMARY

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. Many cities, towns, villages, and counties begin cooperative arrangements to lower costs and promote efficiency.

Intergovernmental cooperation may range from formal joint power agreements to unwritten understandings. For instance, two (or more) communities may have unwritten agreements about sharing fire or EMT services, road repair equipment. A city or village and its adjoining 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.

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 objectives and policy recommendations (not in order of priority) support the above goal. They will guide your intergovernmental decisions in the City of Boscobel over the next 20 years.

1. **Work with other units of government and agencies (including state and federal, the regional planning commission, school districts, etc.) to identify and coordinate policies and initiatives.**

7.4 EXISTING AND POTENTIAL AREAS OF COOPERATION

7.4.1 EXISTING AREAS OF COOPERATION

Table 7.1 lists the services which the City currently shares with its neighboring jurisdiction.

Table 7.1.1 Currently Shared Services

NEIGHBORING JURISDICTION	EXISTING SHARED SERVICES		METHODS OF EXCHANGE (CHECK ONE)
TOWN OF NORTH LANCASTER	☐ Voluntary Assistance	☐ Trading Services	☐ Formal (written agreement-Fire Protection)
	☐ Sharing Municipal Staff	☐ Consolidating Services	
	☐ Joint Use of a Facility (Fire Protection)	☐ Joint Purchase and Ownership of Equipment (Fire Protection)	
	☐ Cooperative Purchasing	☐ Renting Equipment	☐ Informal (verbal agreement-Road Maintenance)
	☐ Other (Road Maintenance)	☐ No Services are Shared	
NEIGHBORING JURISDICTION	EXISTING SHARED SERVICES		METHODS OF EXCHANGE (CHECK ONE)
TOWN OF SOUTH LANCASTER	☐ Voluntary Assistance	☐ Trading Services	☐ Formal (written agreement-Fire Protection)
	☐ Sharing Municipal Staff	☐ Consolidating Services	
	☐ Joint Use of a Facility (Fire Protection)	☐ Joint Purchase and Ownership of Equipment (Fire Protection)	
	☐ Cooperative Purchasing	☐ Renting Equipment	☐ Informal (verbal agreement-Road Maintenance)
	☐ Other (Road Maintenance)	☐ No Services are Shared	

Table 7.1.2 Potential Shared Services

NEIGHBORING JURISDICTION	POTENTIAL SHARED SERVICES		METHODS OF EXCHANGE (CHECK ONE)
TOWN OF NORTH LANCASTER	☐ Voluntary Assistance	☐ Trading Services	☐ Formal (written agreement)
	☐ Sharing Municipal Staff	☐ Consolidating Services	
	☐ Joint Use of a Facility	☐ Joint Purchase and Ownership of Equipment	
	☐ Cooperative Purchasing	☐ Renting Equipment	☐ Informal (verbal agreement)
	☐ Other (please explain)	☐ No Services are Shared	

NEIGHBORING JURISDICTION	POTENTIAL SHARED SERVICES		METHODS OF EXCHANGE (CHECK ONE)
TOWN OF SOUTH LANCASTER	☐ Voluntary Assistance	☐ Trading Services	☐ Formal (written agreement)
	☐ Sharing Municipal Staff	☐ Consolidating Services	
	☐ Joint Use of a Facility	☐ Joint Purchase and Ownership of Equipment	
	☐ Cooperative Purchasing	☐ Renting Equipment	☐ Informal (verbal agreement)
	☐ Other (please explain)	☐ No Services are Shared	

7.5 INTERGOVERNMENTAL RELATIONSHIPS

7.5.1 EXISTING AND POTENTIAL CONFLICTS AND SOLUTIONS

The City of Lancaster Planning Commission identified that they have existing conflict with the Towns of North and South Lancaster, and potential conflict with the Town of North Lancaster.

Table 7.2 Existing and Potential Conflicts and Solutions

NEIGHBORING JURISDICTION	EXISTING CONFLICT	POTENTIAL CONFLICT	POSSIBLE SOLUTIONS
TOWN OF NORTH LANCASTER	Lack of zoning threatening business and resident investment.	Water Service to Residents abutting County K.	ET zoning, town adopt zoning.
NEIGHBORING JURISDICTION	**EXISTING CONFLICT**	**POTENTIAL CONFLICT**	**POSSIBLE SOLUTIONS**
TOWN OF SOUTH LANCASTER	Rural residential growth adjacent to City limits	Water Service to Town Residents near McKinley	ET Zoning and Town water/sanitary district annexation.

The City of Lancaster has a verbal agreement with the Lancaster Community Schools over tennis courts, facility use and with a summer recreation contribution.

The quality of Lancaster's inter-jurisdictional relationships was evaluated and is presented on Table 7.3.

Table 7.3 Quality of Jurisdictional Relationships

Adjacent Jurisdictions (List Each Separately)	Satisfactory or Unsatisfactory?	Comments
Town of North Lancaster	Satisfactory	See Table 7.1.2
Town of South Lancaster	Satisfactory	See Table 7.1.2
School Districts (List Each Separately)		
- Lancaster Area School District	Satisfactory	Sharing recreational facilities
Grant County	Satisfactory	Maintenance & use of Courthouse Square and parking
UWEX	Satisfactory	Maintaining a good working relationship
SWWRPC	Satisfactory	Grant writing and planning assistance
WI-DNR	Satisfactory	Cooperation thru regulatory assistance
WI-DOT	Satisfactory	Cooperation thru regulatory assistance
WI-DOA	Satisfactory	Looking for additional opportunities to work with the DOA
Other (List Each Separately)		
- WI - Commerce	Satisfactory	Looking for additional support for economic development

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 its 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.

LEAGUE OF WISCONSIN MUNICIPALITIES

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

Phone: 608-267-2380

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

Its membership consists of 386 villages and all of the 190 cities in the state.

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 Lancaster 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

NOT IN ORDER OF PRIORITY

1. Support land uses, densities, and regulations that result in efficient development patterns.

2. Recognize the critical role that open space, historical architecture, natural resources and designated features, archeological, and cultural features play in defining and enhancing our community's distinctive rural character.

3. Encourage the preservation of green space and environmentally sensitive areas.

4. Plan for a sufficient supply of developable land where adequate utilities and community services exist for a range of different uses, in areas, types, and densities consistent with our community's wishes and service requirements.

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

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

7. A sign ordinance shall be maintained and enforced to help preserve the visual quality of the community.

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.

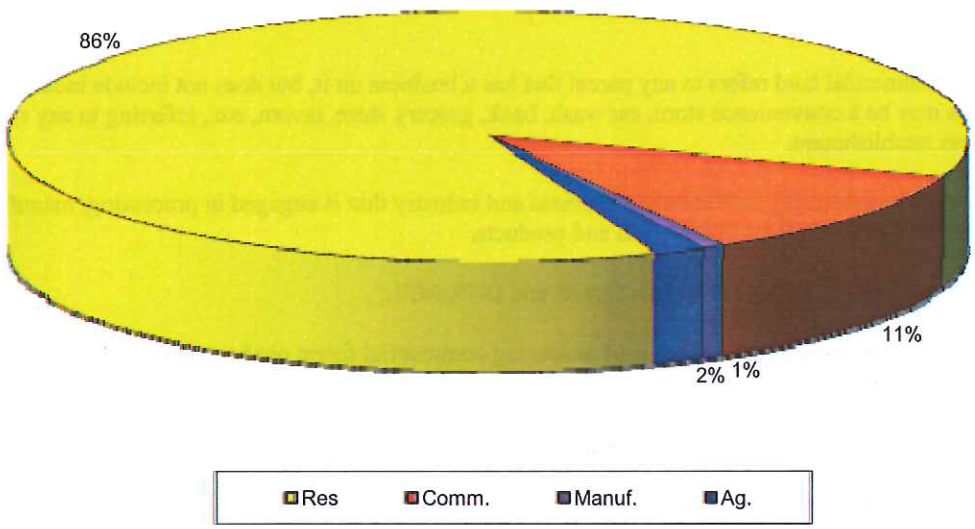
The following table lists the amount of land in each major land classifications for Lancaster in 2007. Currently the dominant land use is agriculture.

Table 8.1 Lancaster Land Use – **2007**

Classification	Land in Acres	Parcel Count	Average Parcel Size	Percent of Land Use (Parcels)
Residential	43	1443	0.03	85.3%
Commercial	48	196	0.24	11.6%
Manufacturing	58	12	4.83	0.7%
Agricultural	407	29	14.03	1.7%
Undeveloped (formerly Swamp/Waste)	8	8	1.00	0.5%
AG-Forest	0	0	0.00	0.0%
Forest	0	0	0.00	0.0%
Other (Federal, State, County, School, Cemetery)	5	3	1.67	0.2%
Real Estate Totals	569	1,691		100.0%

(Source: WI Department of Revenue, 2007 Statement of Assessments)

Figure 8.1 2007 Percent Land Use (Parcels) - City of Lancaster
(Source 2007 WIDOR Statement of Assessment)



(Source: WI Department of Revenue, 2007 Statement of Assessments)

8.5 Land Use Trends

8.5.1 Land Supply

Tables 8.3 to 8.7 display the trends in land use for the City of Lancaster over the last 23, 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 City of Lancaster Land Use Assessment Statistics - **1984**

Classification	1984 Total Acres	1984 Parcel Count	1984 Percent of Land Use (Parcels)
Residential	0	1342	86.4%
Commercial	0	168	10.8%
Manufacturing	30	14	0.9%
Agricultural	435	29	1.9%
Swamp & Waste	0	0	0.0%
Forest	0	0	0.0%
Real Estate Totals	465	1,553	100.0%

(Source: WIDOR, 1984 Statistical Report of Property Values)

Table 8.3 City of Lancaster Land Use Assessment Statistics - **1989**

Classification	1989 Total Acres	1989 Parcel Count	1989 Percent of Land Use (Parcels)
Residential	61	1,587	87.9%
Commercial	7	176	9.7%
Manufacturing	40	13	0.7%
Agricultural	461	30	1.7%
Swamp & Waste	0	0	0.0%
Forest	0	0	0.0%
Real Estate Totals	569	1,806	100.0%

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

Table 8.4 City of Lancaster Land Use Assessment Statistics - **1994**

Classification	1994 Total Acres	1994 Parcel Count	1994 Percent of Land Use (Parcels)
Residential	61	1372	86.0%
Commercial	34	184	11.5%
Manufacturing	38	11	0.7%
Agricultural	436	28	1.8%
Swamp & Waste	0	0	0.0%
Forest	0	0	0.0%
Real Estate Totals	569	1,595	100.0%

(Source: WIDOR, 1994 Statistical Report of Property Values)

Table 8.5 City of Lancaster Land Use Assessment Statistics – **1999**

Classification	1999 Total Acres	1999 Parcel Count	1999 Percent of Land Use(Parcels)
Residential	44	1,407	84.4%
Commercial	39	203	12.2%
Manufacturing	44	12	0.7%
Agricultural	408	29	1.7%
Swamp & Waste	10	10	0.6%
Forest	0	0	0.0%
Other (Federal, State, County, School, etc.)	10	7	0.4%
Real Estate Totals	555	1,668	100.0%

(Source: WIDOR, 1999 Statistical Report of Property Values)

Table 8.6 City of Lancaster Land Use Assessment Statistics – **2004**

Classification	2004 Land in Acres	2004 Parcel Count	2004 Percent of Land Use (Parcels)
Residential	37	1430	85.2%
Commercial	41	202	12.0%
Manufacturing	56	12	0.7%
Agricultural	403	23	1.4%
Undeveloped (formerly Swamp/Waste)	8	8	0.5%
AG-Forest	0	0	0.0%
Forest	0	0	0.0%
Other (Federal, State, County, School, Cemetery)	5	3	0.2%
Real Estate Totals	550	1,678	100.0%

(Source: WIDOR, 2004 Statement of Assessments)

8.5.2 LAND DEMAND

Historically, land use has been agricultural throughout Grant County. (Refer back to Map 4.1 and 4.2 in Chapter 4, Housing Chapter to see the percent increase in housing units over the last 30 and 10 years, respectfully).

The City of Lancaster has its own land division/subdivision ordinance since 1982. Along with the subdivision ordinance, the City of Lancaster administers driveway standards, access standards, density standards, and has planned unit developments (PUDs). The City of Lancaster does not have an ordinance controlling field fragmentation. Current demand for land within the city limits is around $30,000 per acre.

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 1984 to 2007. By this calculation, Table 8.7 below shows how the acreages have changed from since 1984.

Table 8.7 Average Annual Land Use Change from 1984-2007, per Land Use Classification: City of Lancaster

City of Lancaster	Average Annual Change in Acres 1984-1989	Average Annual Change in Acres 1989-1994	Average Annual Change in Acres 1994-1999	Average Annual Change in Acres 1999-2004	Average Annual Change in Acres 2004-2007	Average Annual Change in Acres 1984-2007
Residential	12.2	0.0	-3.4	-1.4	2.0	1.9
Commercial	1.4	5.4	1.0	0.4	2.3	2.1
Manufacturing	2.0	-0.4	1.2	2.4	0.7	1.2
Agriculture	5.2	-5.0	-5.6	-1.0	1.3	-1.2

(Source: WIDOR Statement of Assessment, SWWRPC)

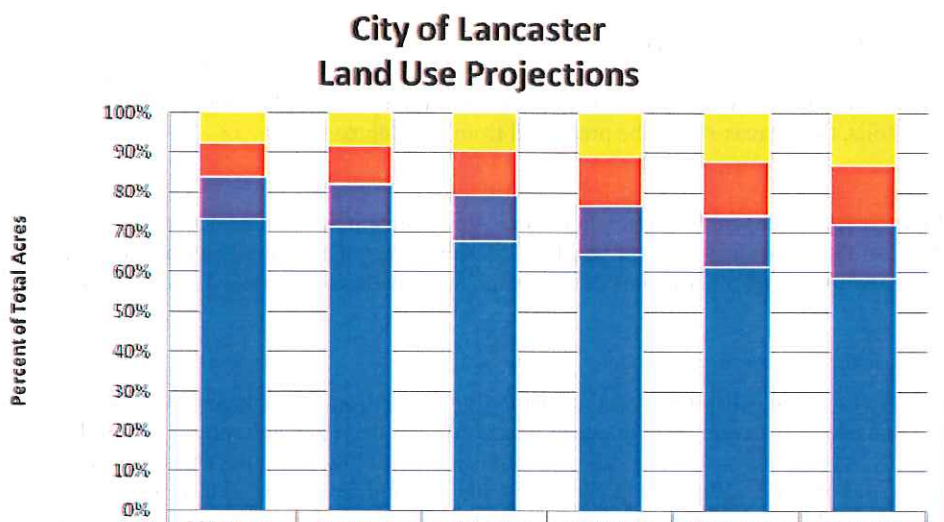
Past land area changes were used to project the amount of land needed in the future per classification. The average annual change from 1984-2007 was used to create future projections. To arrive at the average annual change in each category, the current (2007) number of acres was subtracted from the earliest data available, usually 1984. In some jurisdictions, projections may have been adjusted to reflect more recent local trends in land use. This method was chosen in order to gain a long-term prospective on growth, and avoid showing large one year changes brought on by major projects such as subdivisions or new shopping centers. The grant requires projections for land classified as residential, commercial, industrial (which is labeled "manufacturing" in the plan), and agricultural.

8.6.1 LAND USE PROJECTIONS

As noted in section 8.5.1 caution should be used in considering land use projections, as the WI-DOR has periodically switched how they have reported or defined 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. Almost all jurisdictions showed positive residential growth. Other land classifications, such as commercial, were more problematic. Some cities show commercial land in the '80s (perhaps a cheese factory). If those facilities no longer exist, the loss of the land use may create a projection that shows zero or negative future growth.

Data is only as accurate as the person reporting it: therefore, some discrepancies exist that are impossible to correct. Projections are created to show trends and relative magnitude of change and should be used only as a guide for planning.

Figure 8.2 Forecasted acres: City of Lancaster for 2010, 2015, 2020, 2025, and 2030 compared to 2007.



	2007 Acres	2010 Acres	2015 Acres	2020 Acres	2025 Acres	2030 Acres
Residential	43	49	58	67	77	86
Commercial	48	54	65	75	86	96
Manufacturing	58	62	68	74	80	86
Agriculture	407	403	397	391	385	379

(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

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.

The City of Lancaster has a density standard.

8.7 PHYSICAL DEVELOPMENT LIMITATIONS

8.7.1 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 Flooding Frequency 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.

8.7.2 SLOPE LIMITATIONS

A review of Map 3.2.6, 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.

8.7.3 SEPTIC LIMITATIONS

Septic 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.

8.7.4 DEPTH TO BEDROCK

A review of Map 3.2.7, 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.

8.7.5 THREATENED AND ENDANGERED SPECIES/RECREATION RESOURCES/ENVIRONMENTAL CORRIDORS

A review of Map 3.2.4, Threatened and Endangered Species, and Map 3.2.5, Natural Corridors and Recreational Resources, reveals areas in the jurisdiction where other development limitations may occur.

8.7.6 MINE LOCATIONS

Grant 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 southern side (see Map 3.3.1, Cultural Resources, which displays historic mines). 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 Grant 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

The Planning Commission indicated that there are land use conflicts with the surrounding jurisdictions of the Town of North Lancaster and the Town of South Lancaster, as well as Grant County. Those conflicts are centered on land uses, transportation, and infrastructure.

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

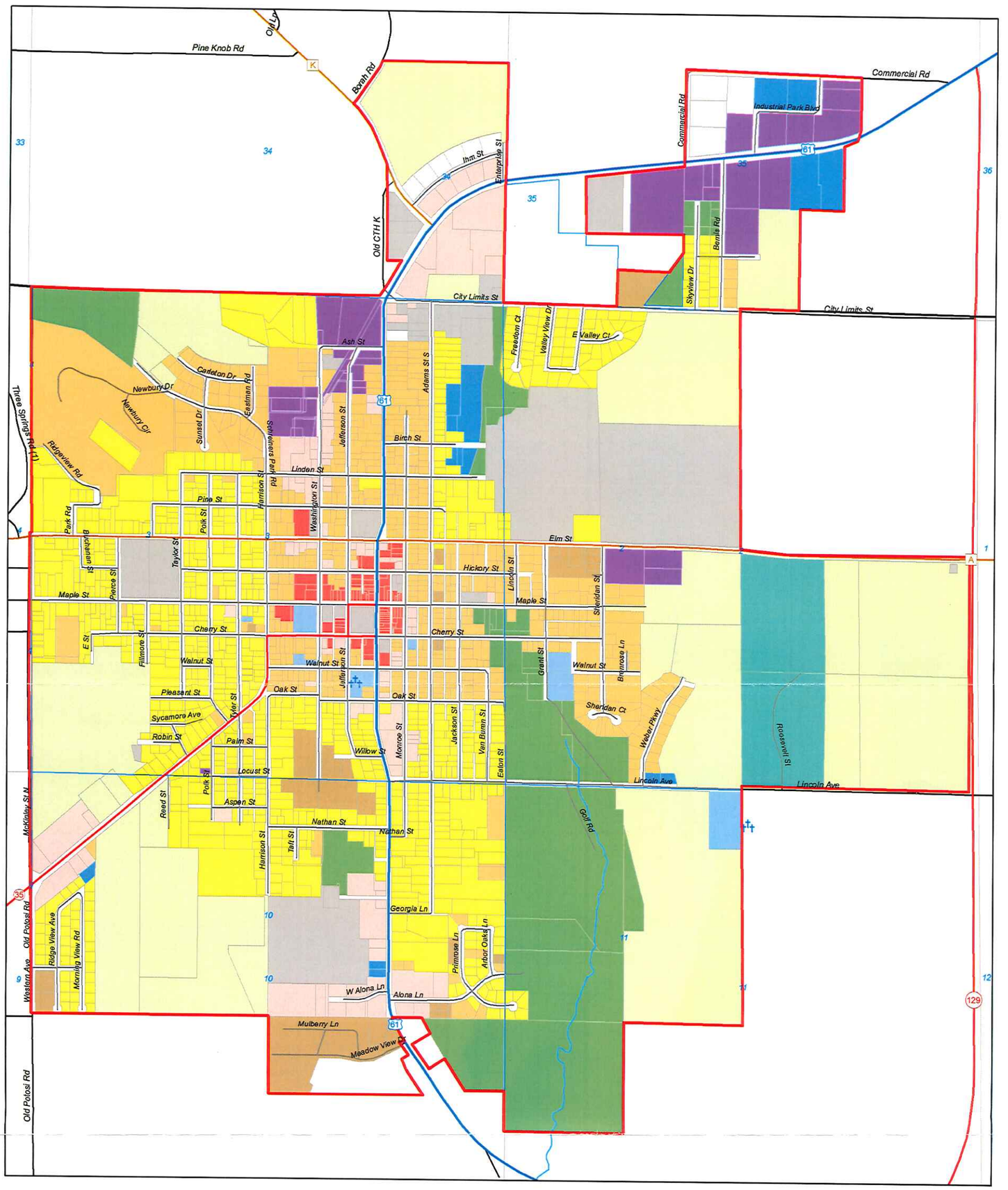
Phone: 608-263-5534

http;//www.lic.wisc.edu

8.1 EXISTING LAND USE

- CITY OF LANCASTER -

- GRANT COUNTY, WISCONSIN -



Legend

- Municipal Boundary
- Sections
- Roads - Federal
- Roads - State
- Roads - County
- Roads - Local
- Streams
- Cemetery

Parcels City of Lancaster

Existing Land Use

- Agricultural
- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- General Business
- Central Business
- General Industry
- Religious/Institutional
- Utility and Government
- Conservancy
- Planned Unit Development
- Vacant
- Business Improvement Park District

SouthWestern Wisconsin Regional Planning Commission

719 Pioneer Tower
One University Plaza
Platteville, WI 53818
608-342-1214
www.swwrpc.org

April 6, 2009

Parcels: 2008

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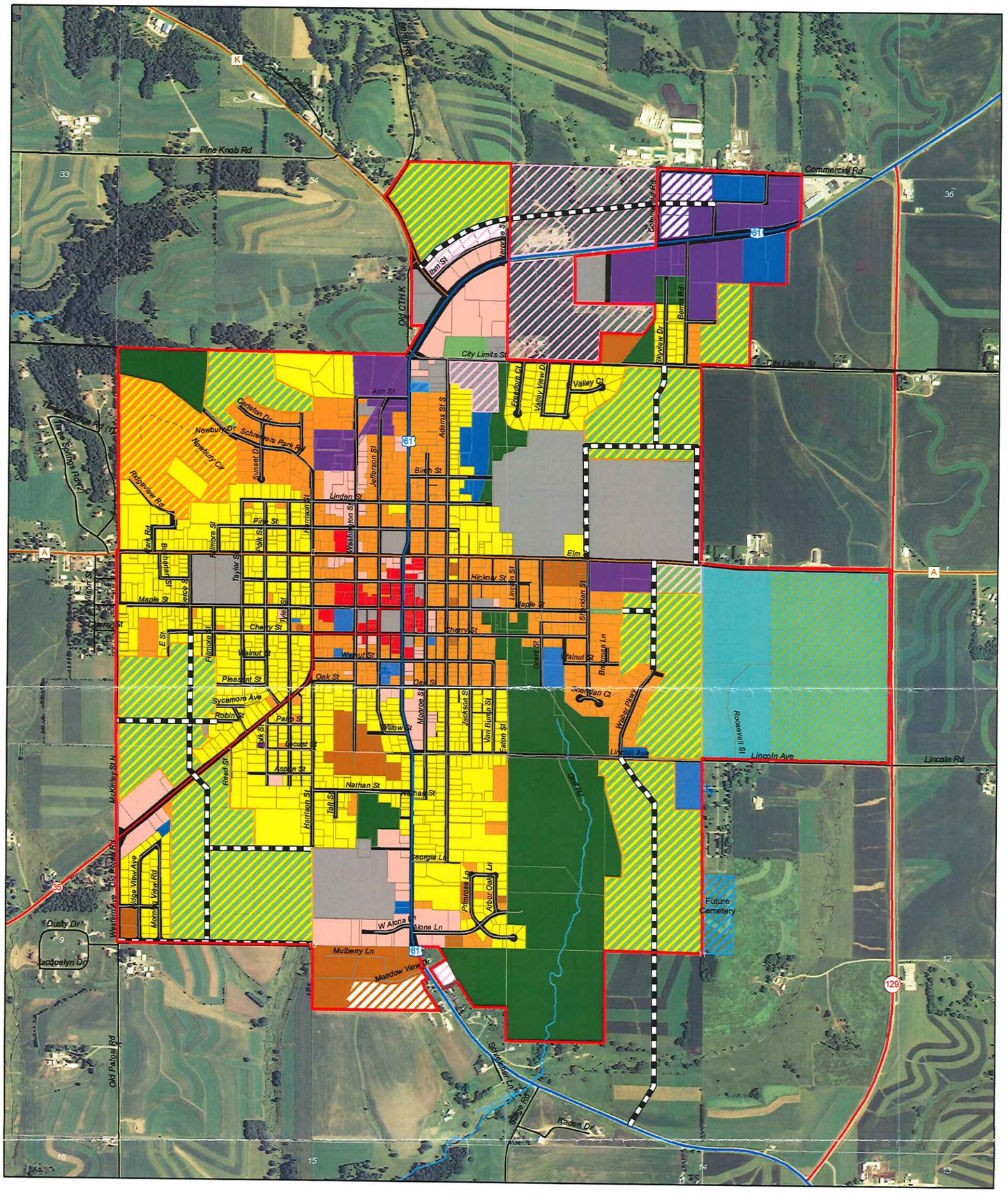
8.2 PROPOSED LAND USE

- CITY OF LANCASTER -

- GRANT COUNTY, WISCONSIN -



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SOUTHWESTERN WISCONSIN REGIONAL PLANNING COMMISSION

719 Pioneer Tower
One University Plaza
Platteville, WI 53818
608-342-1214
www.swwrpc.org

August 11, 2009

Parcels: 2008

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Legend

- Municipal Boundary
- Sections
- Roads - Federal
- Roads - State
- Roads - County
- Roads - Local
- Streams
- Cemetery

Parcels City of Lancaster

Existing Land Use

- Agricultural
- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- General Business
- Central Business
- General Industry
- Religious/Institutional
- Utility and Government
- Conservancy
- Planned Unit Development
- Vacant
- Business Improvement Park District

Proposed Land Use

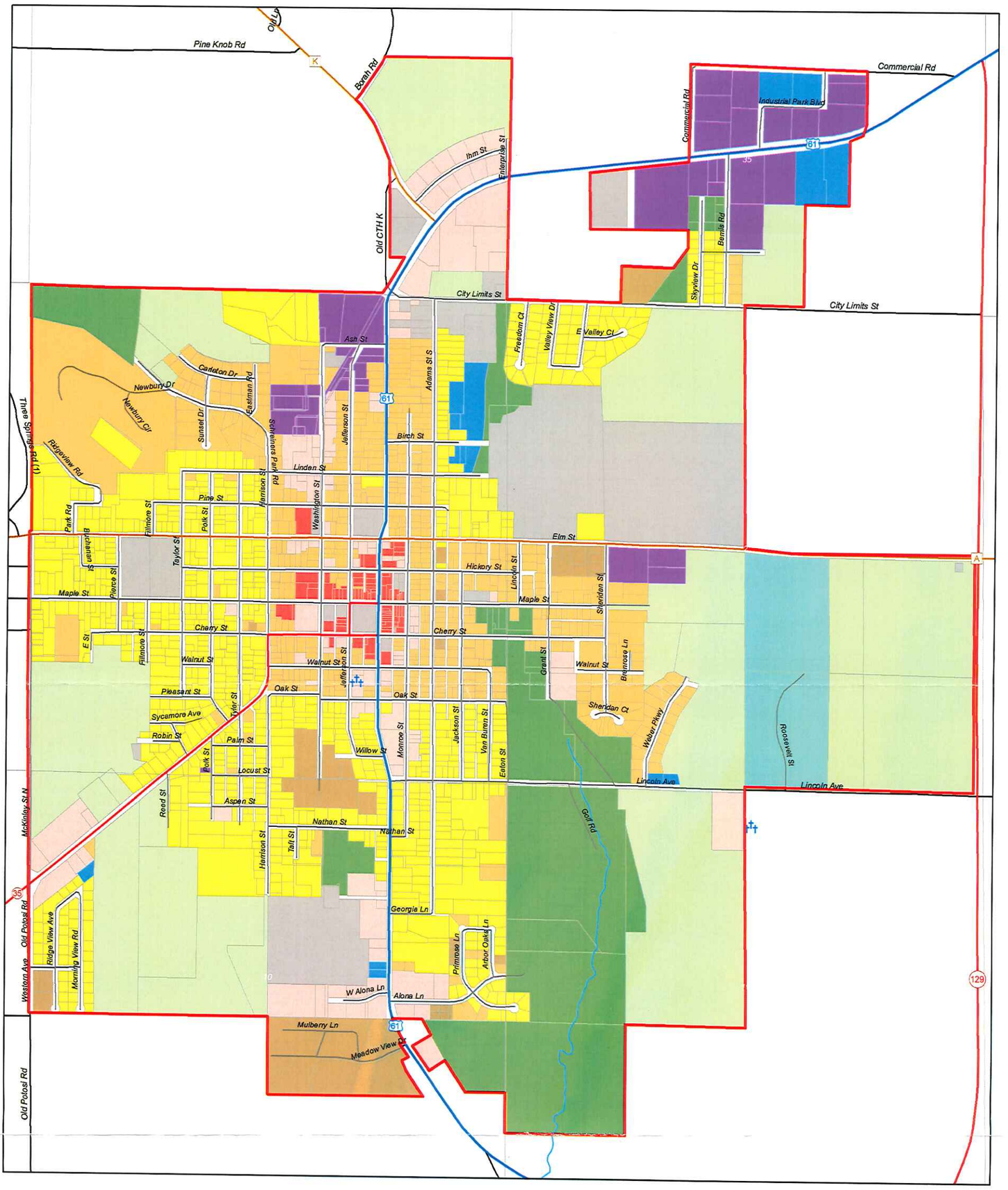
- Residential
- Manufactured Home Park
- General Business
- General Industrial
- Civic
- Business Park
- Proposed Right of Way

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 8.3 CURRENT ZONING MAP

- CITY OF LANCASTER -

- GRANT COUNTY, WISCONSIN -



Legend

- Municipal Boundary
- Sections
- Roads - Federal
- Roads - State
- Roads - County
- Roads - Local
- Streams
- Cemetery

Parcels City of Lancaster

Current Zoning

- RA, Agricultural
- R1, Single-Family Residential
- R2, Two-Family Residential
- R3, Multi-Family Residential
- C1, General Business
- C2, Central Business
- I, General Industry
- CON, Conservancy
- U, Utility and Government
- PUD, Planned Unit Development
- BIPD, Business Improvement Park District

SouthWestern Wisconsin Regional Planning Commission

719 Pioneer Tower
One University Plaza
Platteville, WI 53818
608-342-1214
www.swwrpc.org

April 6, 2009

Parcels: 2008

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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.

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 City of Lancaster 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 City of Lancaster.

In 2030, the Lancaster community will continue to provide a safe, clean, attractive and vital small-town atmosphere. To that end, community members will preserve its historic origins and agricultural heritage, while promoting orderly incremental growth in housing, commerce, and industry.

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 City of Lancaster 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 City of Lancaster 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 guide land development within the City. By carefully applying these local ordinances and regulations, the City of Lancaster 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 City of Lancaster will use their plan and their local ordinances as their enforcement tools.

9.5 Consistency Among Plan Elements

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

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 City of Lancaster Comprehensive Plan is official adoption of the plan by the City Plan Commission. Once the City Plan Commission recommends the Plan by resolution, the City Council then adopts the comprehensive plan by ordinance as required by State Statute 66.1001. The Lancaster Comprehensive Plan will take effect when the City Council 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 City 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 City. Amendments are any changes to Plan text or maps. The City Council can amend the Lancaster Comprehensive Plan at any time. Proposed amendments should be channeled through the City Plan Commission, with final action occurring at the City Council, 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 City of Lancaster 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 Plan Commission will review this Comprehensive Plan every two (2) years.

9.11 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 four 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 Plan Commission duties. Specific actions may be self-explanatory.
- **Ongoing** – The policy is currently part of the jurisdiction's actions.

RESPONSIBILITY

City of Lancaster

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

IMPLEMENTATION TIMELINE

- If action is not required or is ongoing, no timeline is necessary. If action is required, a timeline is indicated, depending on the recommended action. For instance, if an ordinance needs to be created or amended, a timeline of one year is recommended.

IMPLEMENTATION TOOLS

- Implementation tools can include model ordinances, maps, or other planning documentation, depending on the need.

Table 9.1 Goals

Chapter 1, Issues and Opportunities 1. Protect and improve the health, safety, and welfare of residents in the City of Lancaster. 2. Preserve and enhance the quality of life for the residents of the City of Lancaster. 3. Protect and preserve the community character of the City of Lancaster.
Chapter 2, Utilities and Community Facilities 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.
Chapter 3, Agricultural, Natural, and Cultural Resources 1. Protect economically productive areas, including farmland and forests. 2. Protect natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources. 3. Preserve cultural, historic, and archaeological sites.
Chapter 4, Housing 1. Provide an adequate supply of affordable housing for individuals of all income levels throughout the community.
Chapter 5, Transportation 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.
Chapter 6, Economic Development 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.

Table 9.1 (cont.) Goals

Chapter 7, Intergovernmental Cooperation 1. Encourage coordination and cooperation among nearby units of government.
Chapter 8, Land Use 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.
Chapter 9, Implementation 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 City of Lancaster Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.

Table 9.2 Issues and Opportunities

Policies	Implementation Action	Responsibility	Implementation Timeline	Implementation Tools
Protect and improve the health, safety, and welfare of residents in the City of Lancaster.	Does not require specific action	Plan Commission, City Council	NA	NA
Preserve and enhance the quality of life for the residents of the City of Lancaster.	Does not require specific action	Plan Commission, City Council	NA	NA
Protect and preserve the community character of the City of Lancaster.	Does not require specific action	Plan Commission, City Council	NA	NA

Table 9.3 Utilities and Community Facilities

Policies	Implementation Action	Responsibility	Implementation Time Line	Implementation Tools
Maintain a five-year capital improvements plan (CIP) and review it bi-annually, making adjustments to meet the needs of the community.	Ongoing	City Council	NA	CIP Plan
Review new development proposals and carefully examine their impact on the community's services.	Ongoing	Plan Commission, City Council	NA	NA
Maintain, operate, and reconstruct the existing utility systems so they can support existing development and redevelopment.	Ongoing	City Council	NA	NA
When making utility system improvements, consider relocating water and sewer lines from private to public property or obtaining proper easements.	Ongoing	Plan Commission, City Council	NA	NA

Locate new development that requires urban services within City/Village limits.	Ongoing	Plan Commission, City Council	NA	NA
Continue to manage strategies to protect ground and drinking water supplies.	Ongoing	Plan Commission, City Council	NA	NA
Develop a strategy for siting telecommunication towers.	Requires a specific action	Plan Commission, City Council	3 years	Model Ordinance Strategy
Guide new growth to areas that are most efficiently served with utilities.	Ongoing	Plan Commission, City Council	NA	NA

Table 9.4 Agricultural, Natural, and Cultural Resources

Agricultural Policies	Implementation Action	Responsibility	Implementation Timeline	Implementation Tools
Emphasize the preservation of the environmental quality and rural character of the jurisdiction when considering future land use proposals.	Does not require a specific action	Plan Commission, City Council	NA	NA
Encourage proper separation distances between urban and rural land uses to avoid conflicts to the extent possible.	Does not require a specific action	Plan Commission, City Council	NA	NA
Natural Resource Policies	**Implementation Action**	**Responsibility**	**Implementation Timeline**	**Implementation Tools**
Provide adequate outdoor recreation facilities for the jurisdiction.	Ongoing	Plan Commission, Park and Recreation Committee, City Council	NA	NA
Encourage the preservation of scenic, historic, and scientific areas for the benefit of present and future generations.	Ongoing	Plan Commission, City Council and Historic Preservation Commission	NA	NA
Avoid disturbances to wetlands, shorelands, and floodplains, discouraging disturbances to other environmentally sensitive areas and corridors.	Ongoing	Plan Commission, City Council, Park and Recreation Committee	NA	NA
Encourage tree preservation and municipal tree-planting programs, and sustainable forestry practices in the jurisdiction.	Ordinance	Plan Commission, City Council	1 year	Model Ordinance
Incorporate natural areas into parks and open spaces to provide recreational opportunities and protect natural resources.	Ongoing	Park and Recreation Committee, City Council	NA	NA
Encourage the suppression and limitation of noxious weeds.	Ongoing	Park and Recreation Committee, City Council	NA	NA
Protect major drainage corridors from development to aid in stormwater runoff and prevent flooding.	Ongoing	Plan Commission, City Council	NA	NA
Maintain wellhead protection plan for existing and future municipal wells.	Ongoing	City Council	NA	Wellhead Protection Plan
Maintain standards to decrease light pollution from improper fixtures.	Ongoing	Plan Commission, City Council	NA	NA
Where and when appropriate, utilize county, state, and federal programs or grants to conserve, maintain, and protect natural resources.	Ongoing	Plan Commission, City Council	NA	NA
Cultural Resource Policies	**Implementation Action**	**Responsibility**	**Implementation Timeline**	**Implementation Tools**
Encourage the protection of important cultural resources in the community with the cooperation of property owners.	Does not require a specific action	Plan Commission, City Council	NA	NA
Continue to implement the community's Historic Preservation Ordinance.	Ongoing	Plan Commission, Historic Preservation Commission, City Council	NA	NA

Continue to support important community festivals and cultural events.	Ongoing	Plan Commission, Park and Recreation Committee, Chamber of Commerce, City Council	NA	NA
Support opportunities to capitalize on local cultural resources together with tourism.	Ongoing	Plan Commission, Chamber of Commerce, City Council	NA	NA
Where and when appropriate, utilize county, state, and federal programs or grants to conserve, maintain, and protect cultural resources.	Ongoing	Plan Commission, City Council	NA	NA

Table 9.5 Housing

Policies	Implementation Action	Responsibility	Implementation Timeline	Implementation Tools
Encourage the availability of choices of owner and renter type-housing units to serve current and future needs of all residents with a variety of densities and types that can be served with public utilities and community facilities.	Ongoing	Plan Commission, City Council	NA	NA
Encourage the location of multi-family apartment buildings, senior housing, and special needs housing where there is easier access to public services and facilities.	Ongoing	Plan Commission, City Council	NA	NA
Encourage the preservation and rehabilitation of existing housing stock and abandoned or under used land in the community.	Ongoing	Plan Commission, Housing Rehabilitation Loan Committee, City Council	NA	NA
Develop a property maintenance standard to ensure a high-quality living environment within all residential areas.	Requires a specific action	Plan Commission, City Council	3 years	Standards and model ordinance
Review standards for the layout and quality of new manufactured and mobile home development.	Requires a specific action	Plan Commission, City Council	2-3 years	NA
Where and when appropriate, utilize county, state, and federal programs or grants to maintain existing housing or to support the construction of future housing.	Ongoing	Plan Commission, City Council	NA	NA

Table 9.6 Transportation

Policies	Implementation Action	Responsibility	Implementation Timeline	Implementation Tools
Support the safety and encourage the use of non-motorized transportation modes.	Ongoing	Plan Commission, City Council	NA	NA
Establish formal truck routes as new industrial developments are platted, with truck weight limits enforced by the County.	Ongoing	Plan Commission, City Council	NA	NA
Maintain a transportation plan or a local road improvement plan to address long-term needs for road upgrades and/or new roads.	Ongoing	Plan Commission, City Council	NA	NA
To facilitate emergency access and well-planned developments, make sure new roads connect to existing and planned roads on adjoining properties whenever possible.	Ongoing	Plan Commission, City Council	NA	NA
Consider developing an official map to reserve adequate right-of-way for future road linkages.	Requires a specific action	Plan Commission, City Council	1 yea	Map

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).	Ongoing	Plan Commission, City Council	NA	NA
Coordinate utility maintenance, construction, and upgrades with road improvements..	Ongoing	Plan Commission, City Council	NA	NA
Promote the development of multi-use trails, trail linkages, wide shoulders, or sidewalks as part of new development proposals	Ongoing	Plan Commission, City Council	NA	NA
Coordinate with WisDOT and Grant County Highway Department on transportation planning projects outlined in this Plan.	Ongoing	Plan Commission, City Council	NA	NA
Improve and maintain continuity of sidewalks throughout the community. .	Ongoing	Plan Commission, City Council	NA	NA
Support the Grant County Social Services, and any other appropriate agencies, to ensure that transportation options for the elderly and disabled population meet local needs.	Ongoing	Plan Commission, City Council	NA	NA
Work cooperatively with adjacent jurisdictions for consistency for maintaining transportation infrastructure.	Ongoing	Plan Commission, City Council	NA	NA
Direct future residential, commercial, and industrial development to roadways capable of accommodating resulting traffic.	Ongoing	Plan Commission, City Council	NA	NA
Support plans to add passing lane improvements to US Highway 61.	Does not require a specific action	Plan Commission, City Council	NA	NA

Table 9.7 Economic Development

Policies	Implementation Action	Responsibility	Implementation Timeline	Implementation Tools
Encourage businesses that add value to agricultural products through processing, packaging and marketing as a local economic development strategy.	Ongoing	Plan Commission, City Council	NA	NA
Encourage entrepreneurial activity such as the sale of locally grown and created products and services from roadside markets and home-based sales.	Ongoing	Plan Commission, City Council	NA	NA
Keep 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.	Ongoing	Plan Commission, City Council	NA	NA
Encourage one or more annual local events, such as a community festival, to attract visitors and support local civic groups and entrepreneurs.	Ongoing	Plan Commission, City Council	NA	NA
Help attract tourists to the community and local businesses, through local or joint effort marketing, a web site, advertising and other methods.	Ongoing	Plan Commission, Chamber of Commerce, City Council	NA	NA
Encourage programs and groups that work to preserve historic buildings and cultural resources as a way to develop tourism and enable the community to better attract new residents.	Ongoing	Plan Commission, Historic Preservation Commission, City Council	NA	NA

Encourage efforts to attract jobs by marketing empty buildings and property sites designated for commercial, light manufacturing or other business use.	Ongoing	Plan Commission, Grant County Economic Development Corporation, City Council	NA	NA
Whenever possible, encourage the location of businesses in existing commercial areas, existing buildings, or brown-field sites before developing green-field sites	Ongoing	Plan Commission, City Council	NA	NA
Encourage economic development projects to locate infrastructure where such utilities, services and road capacity already exists	Ongoing	Plan Commission, City Council	NA	NA
Establish a local ordinance regulating the location, size and design of very-large retail stores known as 'big box' developments.	Ordinance	Plan Commission, City Council	2-3 years	Model Ordinance

Table 9.8 Intergovernmental Cooperation

Policies	Implementation Action	Responsibility	Implementation Timeline	Implementation Tools
Work with other units of government and agencies (including state and federal, the regional Plan Commission, school districts, etc.) to identify and coordinate policies and initiatives	Ongoing	Plan Commission, City Council	NA	NA

Table 9.9 Land Use

Policies	Implementation Action	Responsibility	Implementation Timeline	Implementation Tools
Support land uses, densities, and regulations that result in efficient development patterns.	Ongoing	Plan Commission, City Council	NA	NA
Recognize the critical role that open space, historical architecture, natural resources and designated features, archeological, and cultural features play in defining and enhancing our community's distinctive rural character.	Does not require a specific action	Plan Commission, Historic Preservation Commission, City Council	NA	NA
Encourage the preservation of green space and environmentally sensitive areas.	Ongoing	Plan Commission, City Council	NA	NA
Plan for a sufficient supply of developable land where adequate utilities and community services exist for a range of different uses, in areas, types, and densities consistent with our community's wishes and service requirements	Ongoing	Plan Commission, City Council	NA	NA
Encourage infill development and redevelopment on lands that are vacant, blighted, or underutilized	Ongoing	Plan Commission, City Council	NA	NA
Require detailed neighborhood development plans and phasing plans prior to zoning, platting, and development of planned residential areas	Ongoing	Plan Commission, City Council	NA	NA
Review the sign ordinance shall be maintained and enforced to help preserve the visual quality of the community	Requires a specific action	Plan Commission, City Council	6 mo-1 year	Model Ordinance

Table 9.10 Implementation

Policies	Implementation Action	Responsibility	Implementation Timeline	Implementation Tools
Comply with and enforce the 14 Planning Goals and the Policies and Programs outlined in this Comprehensive Plan.	Specific action	Plan Commission, City Council	NA	NA
Enforce local ordinances to support the vision noted in Section 9.2.	Specific action	Plan Commission, City Council	NA	NA
Comply with applicable County, State, and Federal regulations.	Specific action	Plan Commission, City Council	NA	NA
Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts.	Specific action	Plan Commission, City Council	NA	NA
Update the City of Lancaster Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.	Specific action	Plan Commission, City Council	2019	2019