

The following existing conditions report has been prepared as a summary of trends and conditions. This information was used to develop and evaluate policies contained in the planning document.

## I. Housing Trends and Analysis

### Housing Growth Characteristics

The Town carefully evaluated its housing growth when it created its 1998 Land Use Plan, which was an update to its 1979 Land Use Plan. In order to preserve important agricultural and natural features, the Town carefully planned where development should and should not occur based on policies adopted in 1979 that limited residential development to three (3) separate areas.

1. The first policy for residential development was to build out all of the vacant residential lots that had been platted in unsewered subdivisions and scattered residential areas.
2. The second major policy area for residential development in the Town was to infill sewerer platted areas where large lots exist and are surrounded by smaller lots. The Town created the Kegonsa Limited Service Area (LSA) to serve existing residential development and to allow for a limited amount of infill development around Lake Kegonsa. In addition, as part of the update to the 1979 Land Use Plan, the Town revised the portion of the Central Urban Service Area surrounding Lake Waubesa to become the Waubesa Limited Service Area (LSA). Again, the intent was to serve only existing and strictly defined new infill development in this LSA. As of 1998, there were approximately 44 vacant lots in the Lake Waubesa LSA and 35 in the Lake Kegonsa LSA. Almost all of these were either owned by adjoining property owners or were determined unbuildable due to the size of the lot or specific physical constraints.
3. The third planned area for residential growth in the Town is in agricultural areas where the splitting of one (1) lot per 35 acres contiguously owned as of September 1979 is permitted. The stated purpose of this policy is to allow some flexibility for farmers or large landowners. The Town calculated that, in 1998, there were approximately 168 lots that could be split under this policy, given the land ownership patterns and size of parcels that existed at the time of the adoption of the 1998 Land Use Plan. As of 2004, the Town estimated that there are approximately 70 lots remaining that can be split. The Town wishes to stress that it does not consider the agricultural lands in the Town to be "vacant" or awaiting eventual conversion to some other use. The primary and long-term planned use in the agricultural preservation areas is agriculture.

***It is the intent of the Town of Dunn that when either all of the permitted splits are developed and/or an equivalent number of development rights have been purchased and severed from these lands, the farmland preservation areas of the Town shall be considered to be fully built out.***

Table 1 illustrates the housing permits issued in the Town of Dunn between 1996 and 2003. New single family housing often occurred as a rebuild on an existing lot. No new multi-family housing has been constructed in the Town since 1999 and the only new mobile homes have been replacements of existing, dilapidated mobile homes.

**Table 1: Building Inspectors Report, 1996-2003**

Year	New Single Family Rebuilds on Existing Lots	New Single Family Units on Vacant Lots	Mobile Homes	Other
1996	8	13	0	2 Duplexes
1997	11	2	0	0
1998	8	15	0	1 Duplex
1999	5	14	0	1 Tri-plex (Condo)
2000	8	15	0	0
2001	4	9	0	0
2002	10	13	10 (replacements)	0
2003	11	2	1 (replacement)	0

Source: Town of Dunn Building Inspector Records, 1996-2003

### Housing Stock Assessment

As the Town considers its future housing needs, it is helpful to look at the condition and character of the existing housing stock. This section assesses the Town of Dunn's current housing stock with respect to age, number and type of units, value, occupancy trends and structural characteristics.

#### Age Characteristics

Table 2 illustrates the age of the Town of Dunn's housing stock based on the 2000 U.S. Census data. The age of a community's housing stock is one method to measure the general condition of its housing supply. Nearly 15 percent of the homes in the Town of Dunn were built before 1939; the same percentage of homes were built between 1990 and March of 2000. The largest build-out to date occurred from 1970 to 1979, the decade in which the Town created its first land use plan

**Table 2: Year Structure Built – Town of Dunn Homes**

Source: U.S. Census Bureau, 2000

	Total: 2,266	
	Number	Percent
Built 1999 to March 2000	20	0.8
Built 1995 to 1998	101	4.5
Built 1990 to 1994	220	9.7
Built 1990 to March 2000	341	15.1
Built 1980 to 1989	385	17.0
Built 1970 to 1979	591	26.1
Built 1960 to 1969	290	12.8
Built 1950 to 1959	210	9.3
Built 1940 to 1949	120	5.3
Built 1939 or earlier	329	14.5

### Occupancy Characteristics

Housing tenure refers to whether a particular housing unit is owned or rented by the occupant. Table 2.3 indicates that nearly 89 percent of the housing units in the Town of Dunn were owner-occupied in 2000, slightly higher than 1990 when 87 percent of housing units in the Town were owner-occupied. In Dane County in 2000, 58 percent and 42 percent of housing units were owner-occupied and renter-occupied, respectively. In Wisconsin in 2000, 68 percent and 32 percent of homes were owner-occupied and renter-occupied, respectively.

**Table 3: Housing Tenure Characteristics**

	Town of Dunn				Dane County	State of Wisconsin
	1990		2000		2000	2000
	Number	Percent	Number	Percent	Percent	Percent
Total:	1,842	100.0	2,079	100.0	100.0	100.0
Owner occupied	1,609	87.3	1,848	88.9	57.6	68.4
Renter occupied	233	12.7	231	11.1	42.4	31.6

Source: US Census Bureau, Dane County Regional Planning Commission

Housing vacancy can help a community determine whether its housing supply is adequate to meet demand. According to the U.S. Department of Housing and Urban Development (HUD), an overall vacancy rate of roughly three (3) percent is optimal to allow consumers an adequate choice of housing. When adjusted for seasonal, recreational or occasional use, the Town of Dunn's overall vacancy rate in 2000 was 2.2 percent, which is lower than the county average of 3.2 percent, the state average of 4.1 percent and the HUD recommendation of three (3) percent.

**Table 4: Vacancy Characteristics, 2000**

	Town of Dunn	Dane County	State of Wisconsin
% Vacant	8.0	3.8	10.2
% For Seasonal, Recreational or Occasional Use	5.8	0.6	6.1
Actual % Vacant	2.2	3.2	4.1

Source: US Census Bureau, 2000

### Structural Characteristics

Table 5 lists the housing units in the Town by type. Of the 2,266 housing units in the Town of Dunn in 2000, 82.6 percent were single family detached homes. Mobile homes ranked second to single-family detached homes in the Town, accounting for 10.1 percent of the housing stock. The percentage of both single family and mobile homes in the Town are significantly higher than in the county or state, as shown in Table 2.5.

**Table 5: Housing Units by Type, 2000**

	Town of Dunn		Dane County		Wisconsin	
	No.	%	No.	%	No.	%
<i>Total:</i>	2,266	100.0	180,398	100.0	2,321,144	100.0
1-unit, detached	1,872	82.6	96,630	53.6	1,531,612	65.9
1-unit, attached	87	3.8	9,273	5.1	77,795	3.4
2-units	63	2.8	10,243	5.7	190,889	8.2
3 or 4 units	-	-	11,795	6.5	91,047	3.9
5 to 9 units	16	0.7	13,685	7.6	106,680	4.6
10 or more units	-	-	36,406	20.2	218,953	9.4
Mobile home	228	10.1	2,307	1.3	101,465	4.4

Source: US Census Bureau, 2000

**Value Characteristics**

Table 6 lists median home value of owner-occupied housing units for the Town of Dunn, Dane County and the State of Wisconsin. Housing values in the Town of Dunn are higher than both the county and state averages. However, it is important to note that the Town has a significant number of taxable waterfront parcels, which contributes to the high housing value. The Town also has a high percentage of mobile homes (10 percent of the housing stock), which helps provide affordable housing to Dunn residents.

**Table 6: Housing Value, 2000**

	Town of Dunn	Dane County	State of Wisconsin
Median Home Value	\$167,900	\$146,900	\$109,900

Source: US Census Bureau, 2000

## Housing Projections

Good planning involves maintaining and rehabilitating the existing residential stock in the Town, while also planning for future housing growth. Additionally, the Comprehensive Planning Law requires communities to provide an adequate supply of housing to meet existing and forecasted housing demand. This section makes projections for the amount of new housing stock that will be needed in the Town of Dunn over the next 20 years.

The housing projections represent the number of housing units that will be required to meet the basic components of growth. They are not intended to be forecasts of the effective demand for housing, which is affected by many factors such as consumer income, tastes and preferences, price and financing. All forecasts, including those presented in this plan, must be used with great caution. Forecasts cannot take into account unpredictable events that could have a significant effect on the housing market.

Since the late 1970's, households have been decreasing in size primarily due to an increase in the divorce rate, a decrease in the birth rate, the postponement of marriage and an increase in the proportion of the population age 65 and older.

As households decline in size, the need for additional housing increases. Household size is a key production factor. Dane County had an average household size of 2.5 persons in 1990 and 2.4 persons in 2000. Utilizing this most recent rate of decline and other factors, Dane County will have an average household size of 2.27 by 2030.

Household sizes have been decreasing for both owner-occupied and renter-occupied households. In 2000, owner occupied households averaged about 2.6 persons per household and renter-occupied households averaged about 2.0 persons per household. Smaller household sizes will cause the demand for housing to rise faster than population growth.

Dane County's housing supply is expected to increase by 40 percent from 2000 to 2030. This means there will be approximately 200,700 households by 2010, nearly 223,000 households by 2020 and nearly 243,800 households by 2030. The forecast does not include the addition of 10,000 to 15,000 housing units that will be needed to replace old structures that will be razed, converted or remodeled with fewer units.

Owner-occupied households are expected to make up 68 percent of the new households. Since persons who are age 65 or older are expected to make up 60 percent of the new owner-occupied households, many of these housing units will likely be owner-occupied multifamily units.

The Town of Dunn is focusing on a regional housing approach. Under this approach the Town anticipates extremely low rates of housing growth in the Town, consistent with the Town's thoughtfully planned housing approach, but would possibly allow condominium housing for senior citizens on Quam Drive, which would help provide homes for the 65 and older population that is anticipated to increase in the county in the coming decades.

The State of Wisconsin has prepared household forecasts for all counties, municipalities and towns in Wisconsin. Based on the state projections, the Town of Dunn is projected to see household growth of 3.2 percent by 2010. By 2025, total households are projected to grow as shown in Table 7.

**Table 7 Future Housing Projections**

	Year	Town of Dunn		Dane County	
Census		Housing Units	% Change	Housing Units	% Change
		2000	2,079	--	173,484
Projection	2005	2,123	2.1	187,768	7.6
	2010	2,147	1.1	200,334	6.3
	2015	2,149	0.1	211,077	5.1
	2020	2,159	0.5	222,178	5.0
	2025	2,170	0.5	233,110	4.7

Source: Wisconsin Department of Administration, 2004

These projections show that housing growth of between zero (0) and four (4) houses each year can be expected. However, according to data displayed in Table 2.1, new housing permits on vacant lots have averaged closer to 10 annually since 1996. As buildable lots are developed, the housing growth in the Town will slow. However, the housing projections in Table 2.7 may be lower than the Town will actually experience, and there are already more housing units in the Town than the Wisconsin Department of Administration predicted; the 2000 Census showed 2,226 housing units in the Town of Dunn, which is 147 more than predicted.

It is important to note that the Town’s housing policy focuses on allowing existing lots to be developed, but then guiding new housing growth toward urban areas where the growth can be more efficiently served with community facilities and utilities. A Transfer of Development Rights (TDR) program could help implement this regional housing approach. A TDR program would involve landowners in a “sending area”, or area to be preserved (such as the Town of Dunn), selling their development rights to private developers who transfer those rights to develop real estate in a “receiving area”, which is often an urban area such as Madison or another surrounding municipality.

It should be emphasized that the Town of Dunn is nearing its capacity for new housing units given the Town’s agricultural and natural resource protection areas and the limited community utilities and facilities. The Town recognizes the importance of planning for and providing housing and will continue to participate in regional approaches to providing adequate, safe and affordable housing for area population growth.

## II. Transportation Trends and Analysis

### Existing Transportation Facilities

Transportation networks are a critical determinant of growth and development in a community or region and have a significant impact on community character. The Town of Dunn is served by regional and local street networks. Other regional transportation facilities accessible to Dunn residents, but located outside of the Town, include: freight and passenger rail; airport service; bike and pedestrian routes; and recreation trails.

The Town of Dunn, like most rural communities with low levels of development densities, is automobile dependent. This means that most trips both within and outside of the Town will be made by personal automobile and currently there is relatively low demand for alternative commuter transportation modes, such as ridesharing, transit and bicycling. Therefore, the current transportation system is primarily designed for automobiles. However, Town residents have expressed interest in these alternative modes of transportation and this plan therefore encourages a diversified, affordable transportation network within the Town and region to accommodate alternative transportation options.

### Street Network

#### Traffic Counts

Table 8 shows average daily traffic counts on several roads in the Town. Traffic counts have fluctuated, depending on the road and the road segment. However, several trends are evident, including increased traffic counts between 1993 and 2002 on the following roads:

- USH 51 at Halverson Road
- USH 51 at Rutland/Dunn Town Line Road
- CTH AB south of Elvehjem Road
- CTH B between Hawkinson Road and Dyreson Road

**Table 8 Town of Dunn Annual Average Daily Traffic Counts**

Town of Dunn Road Segment	1993	1996	1999	2002
USH 51 (at Mahoney Road)	11,200	8,600	10,100	10,400
USH 51 (at Dyreson Road)	n/a	10,400	10,300	n/a
USH 51 (at Halverson Road)	8,800	9,500	10,700	11,100
USH 51 (at Rutland/Dunn Town Line Road)	6,700	7,800	9,300	9,500
CTH MN (McFarland to CTH AB)	1,400	1,400	1,800	1,500
CTH AB/MN (CTH AB to Town Line)	1,900	1,800	1,900	1,600
CTH AB (South of Elvehjem Road)	610	860	840	1,000
CTH B (Sandhill Road to Mahoney Road)	3,200	2,600	2,800	3,300
CTH B (Hawkinson Road to Dyreson Road)	1,600	1,900	2,100	2,800
Keenan Road (North of CTH B)	750	760	890	850

Source: Wisconsin Department of Transportation

## Functional Street Classification

The street network shapes access and circulation throughout the Town and surrounding communities. Public streets in the area are classified as arterial, collector or local. Table 9 shows the standards used by the Wisconsin Department of Transportation (WisDOT) to classify streets and lists streets in the Town of Dunn by classification.

**Table 9 Functional Street Classification for the Town of Dunn**

Classification	Description	Dunn Streets
Principal arterials	Serve longer intra-urban trips and traffic traveling through urban areas. They carry high traffic volumes and provide links to major activity centers.	n/a
Minor arterials	Provide intra-community continuity and service to trips of moderate length, with more emphasis on land access than principal arterials. The minor arterial system interconnects with the urban arterial system and provides system connections to the rural collectors.	USH 51
Collectors	Provide both land access and traffic circulation within residential neighborhoods, commercial areas, and industrial areas. These facilities collect traffic from the local streets in residential neighborhoods and channel it onto the arterial system.	CTH MN CTH AB/MN CTH AB CTH B Dyreson Road Halverson Road Goodland Park Road Lake Farm Road Mahoney Road Keenan Road
Local streets	Local streets primarily provide direct access to adjacent land and access to higher order systems. Local streets offer the lowest level of mobility, and through traffic movement on this system is usually discouraged.	All local streets not included as a collector street (e.g. Evans Road, Hawkinson Road, Lake Kegonsa Road, etc.)

Source: Dane County, 2004

Arterials are intended to move traffic quickly and smoothly, providing for long-distance traffic movement. USH 51 is classified as a minor arterial. Collector roadways serve the dual function of providing for both traffic mobility and access to homes or businesses. The following roadways in the Town of Dunn are classified as major collectors: CTH MN (McFarland to CTH AB); CTH AB/MN (CTH AB to Town Line); CTH AB (CTH MN to USH 51); CTH B (Town Line to USH 51); Dyreson Road, Halverson Road, Goodland Park Road (Town Line to Lake Farm Road); Lake Farm Road (Town Line to Goodland Park Road); Mahoney Road (USH 51 to Keenan Road); and Keenan Road (Mahoney Road to CTH B). In addition to the roads mentioned above, several roads in the Town (including Schneider Drive, Rutland-Dunn Town Line Road and Lake Kegonsa Road) have experienced significant increases in daily traffic and may be considered as collectors, although not officially designated as such. Access to arterials such as USH 51 serves an important function to the agricultural economy in the Town of Dunn by allowing easy access to major markets.



## **Rustic Roads**

In addition to the roads identified in Table 9, the Town of Dunn also has two (2) designated Rustic Roads, Lalor Road and Dyreson Road. The Rustic Roads System in Wisconsin was created by the 1973 State Legislature in an effort to help citizens and local units of government preserve what remains of Wisconsin's scenic, lightly traveled country roads for the leisurely enjoyment of bikers, hikers and motorists.

### *Lalor Road*

Lalor Road is a 2.3 mile paved road that runs north/south from CTH B to Goodland Park Road. The road is bordered on either side by native prairie plants, including numerous stands of wild plum and scattered wild asparagus. Lalor Road crosses Swan and Murphy Creeks and borders the Waubesa Wetlands preserve. Set back in the evergreens along the west side of the road is the William Lalor Farm, originally purchased from the government in 1846. President James Polk signed the original deed.

### *Dyreson Road*

Dyreson Road is a 2.9 mile paved road that runs from Schneider Drive north to CTH AB. Rich in heritage, Dyreson Road travels through fertile farmland and wooded areas. The road offers an excellent view of Lake Kegonsa as it crosses CTH B. Historic Dyreson Bridge over the Yahara River is the site of early Native American and pioneer crossings and is adjacent to ancient Native American effigy mound sites. Nearby wetlands provide glimpses of native waterfowl, fish and wildlife. Also located on the road is Dyreson House, an early Wisconsin homestead listed in the Wisconsin State Historical Society's Inventory of Historic Places.

## **Highways**

The only State highway in the Town of Dunn is USH 51, which in its entirety runs 1,286 miles north/south from Hurley, WI to New Orleans, LA. Three (3) County Trunk Highways are located in the Town of Dunn: CTH B, CTH AB and CTH MN.

## **Transit Service**

### *Bus Service*

Local bus service is available in the City of Madison through Madison Metro. Regional bus service is provided by Greyhound, which has a station located at 2 S. Bedford Street in Madison and serves many regional and national locations. In addition, Badger Bus Service runs daily between Madison and Milwaukee and stops at the Memorial Union and the Madison Depot.

The Dutch Mill Park and Ride lot is located at the USH 51 and Broadway Street intersection and provides service to Chicago and to locations in Madison via the Madison Metro Transit System. There is limited parking at this park and ride location. Additionally, there are Madison Metro stops in Fitchburg, west of Dunn.

### *Elderly/Transit Dependent Service*

A variety of transit services are available for elderly and transit dependent Dane County residents. The Dane County Department of Human Services (DCHS) Adult Community Services Division contracts with private providers for provision of several group trip and demand-responsive services for the elderly, persons with physical or developmental disabilities, and low-income persons who live outside of the Madison Metro area.

The Retired Senior Volunteer Driver Escort Program (RSVP) provides individual and small group rides for the elderly throughout the County when other options are not available. Rides are provided using volunteer drivers in private automobiles. Medical trips are the first priority for the program.

The City of Stoughton offers a shared-ride taxi service primarily within the City, but also to outlying areas for a higher fare.

### *Ridesharing*

The Madison Area MPO's Rideshare, Etc. Program provides information and assistance to commuters interested in an alternative means of transportation. The program includes a ride-matching service for callers to the information number (266-RIDE), utilizing a computerized database of over 2,000 commuters interested in ridesharing. Program participants are eligible for a guaranteed ride home program, providing transportation home in the event of an emergency. In addition, on-site ridesharing assistance and transportation demand management (TDM) services are provided to major employers and coordinated with Madison Metro, the State Employee Vanpool Program, Dane County and the Wisconsin Department of Transportation (WisDOT).

In 2003, it is estimated that the ridesharing program resulted in a reduction of 11.0 million vehicle miles of travel (VMT), 1,370 required parking spaces, and 221 tons of smog-producing hydrocarbon emissions and saved commuters over \$2.7 million in commuting costs.

### **Rail Service**

Rail freight service in Dane County is currently provided by two (2) mainline operators, Canadian Pacific Rail System-Soo Division, and the Union Pacific/Southern Pacific, and by one (1) short-line carrier, the Wisconsin & Southern Railroad Company.

Freight rail service has been discontinued from the Union Pacific rail line running south of Madison to north of Evansville. The City of Fitchburg and the Village of Oregon purchased the rail line in 1999 with a grant from WisDOT for a planned joint business/industrial park. That project has not yet been implemented, but it is in the planning phase.

WisDOT and the National Railroad Passenger Corporation (Amtrak) completed a study in 2001 for the possible implementation of high-speed (up to 110 mph) passenger rail service in the Canadian Pacific (CP Rail) corridor between the Cities of Milwaukee and Madison. Implementation of the project is dependent on federal funding, which is uncertain at this time. At the time of this writing, the closest Amtrak service access point to the Town of Dunn is the Dutch Mill Park and Ride, located at the USH 51 and East Broadway Avenue intersection. This access point provides connecting thruway bus service to the Amtrak station in Chicago.

### **Airports**

Airport facilities are accessible by car or bus (via the Dutch Mill Park and Ride) to Dunn residents. The Dane County Regional Airport (DCRA), located in Madison, is the second largest airport in the state and provides service to commercial air passenger, air cargo carriers, general aviation and the military.

Construction work on a major terminal expansion and remodeling project began in February 2003. The project will almost double the terminal's square footage and is scheduled to be completed in 2005. The increased space will be used to expand the airlines' operations and commuter areas, add a baggage claim carousel and accommodate a new commuter security checkpoint.

Metro bus service provides weekday service to the airport from the North Transfer Point with 30-minute peak and 60-minute off-peak frequencies.

In addition to the DCRA, Uff-Da Airport is a private airport facility located on Halverson Road in the Town of Dunn.

### **Water Transportation**

Water transportation facilities in the Town of Dunn exist in the form of recreational watercraft marinas and boat launches on Lake Waubesa and Lake Kegonsa.

Lake Waubesa water transportation facilities include:

- Goodland Park boat access (County owned)
- Babcock Park boat access (County owned)

Lake Kegonsa water transportation facilities include:

- Fish Camp Launch (County owned)
- Quam Drive Launch (Amundson Boat Launch - Town owned)
- Quam's Motor Sports marina and boat rentals (privately owned)
- Kegonsa Cove marina and boat rentals (privately owned)

On busy days, the Quam Drive Launch has problems with overflow parking. The facility has just five (5) parking stalls, with overflow parking allowed off of the road.

### **Pedestrian/Bicycle Transportation**

Pedestrian and bicycle travel are vital parts of transportation and recreation networks.

#### *Pedestrians*

Because Dunn is a rural community, pedestrian travel is not common. However, it is important to provide safe pedestrian environments within and between neighborhoods. Also, the Town survey supported the creation of recreational hiking trails, which is included as a goal in this plan. Pedestrian trails are provided within Centennial Park and the Town is considering allowing equestrian access within this park as well. In addition, there are informal pedestrian trails through the DNR property located south of CTH B.

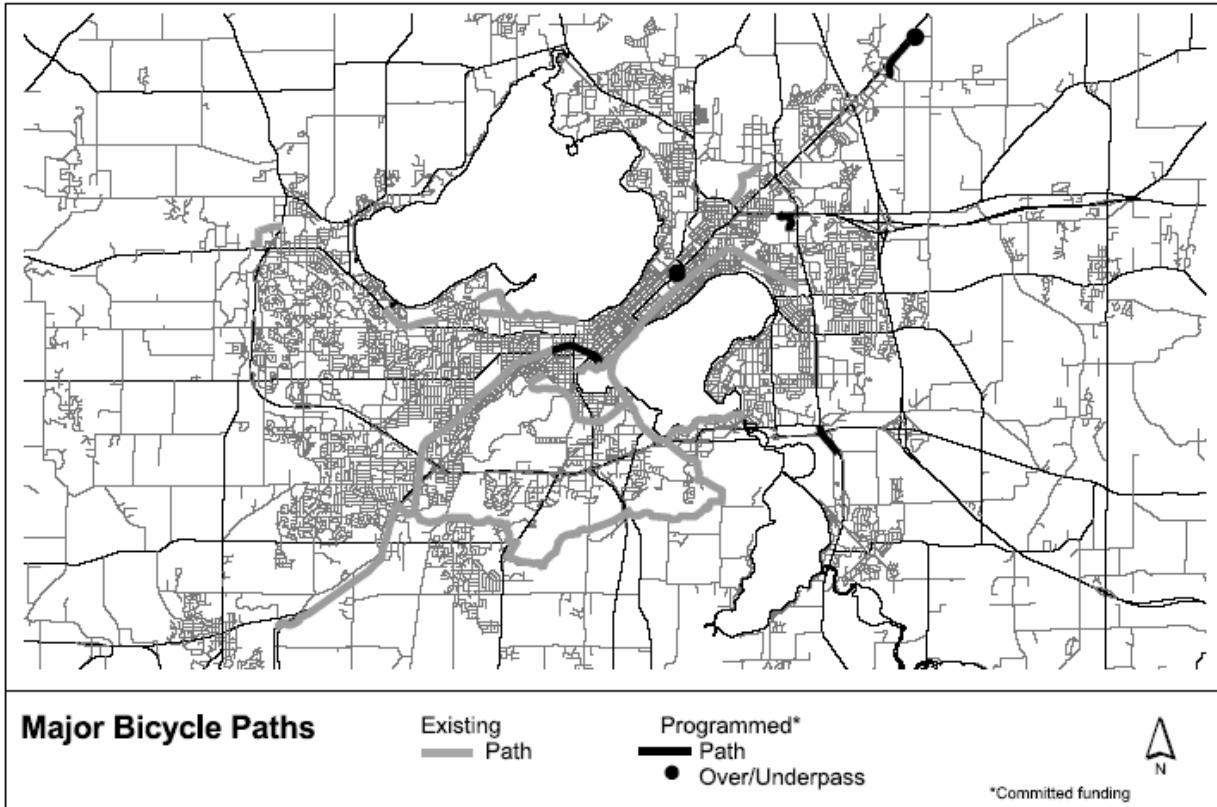
#### *Bicycles*

The Bicycle Transportation Plan for the Madison Urban Area and Dane County (2000) provides the planning and policy framework and serves as the guide for development of bicycle facilities and programs. The plan outlines a prioritized set of recommended facility improvements and proposed bicycle routes for both the Madison area and the rest of the County. Specifically the plan recommends widening the paved shoulders along USH 51, CTH MN and CTH AB to better accommodate on-road bicycle traffic.

WisDOT identifies CTH AB south of CTH MN as exhibiting moderate conditions for bicycling. In the Town of Dunn, WisDOT maps show that bicyclists are prohibited or not recommended on CTH B, USH 51 and CTH MN. Generally, rural Town roads are safe for bicyclists because of their low traffic volumes. However, it is important to adequately maintain these facilities to ensure safe, comfortable bicycle travel. Additionally, it will be important to identify a safe route for bicyclists to ride through the Town to reach the Capital City Trail, which is located just north of Dunn.

There are long range plans to provide a bike path parallel to the Wisconsin & Southern rail line that would connect bicyclists from Stoughton to McFarland.

**Figure 1 Regional Bike Paths near Dunn**



Source: Dane County Regional Trends, 2003

The Madison Urban Area and Bicycle Transportation Plan recommends providing a paved shoulder at least four (4) feet in width on rural roads. It recommends five (5) to six (6) feet on roads with an average daily traffic count of at least 5,000 vehicles. This extra width makes roads more convenient and safer for motorists, increases highway capacity, facilitates maintenance and snow removal, and helps extend roadway life by reducing edge deterioration. The plan also recommends adding or widening paved shoulders in conjunction with road resurfacing and reconstruction.

### Trucking

Trucking is an important transportation element and is used extensively throughout the region. The only designated truck route through the Town is USH 51.

### Commute to Work

The data in Table 10 show that most employed civilian persons age 16 and older in both the Town of Dunn and Dane County drive to work alone. Differences between Town and County commuting patterns include:

- A higher percentage of Town residents than County residents drove alone (86.7 versus 74.1)
- Slightly fewer Town residents than County residents car pooled (8.6 percent versus 9.5 percent)

- Fewer Town residents than County residents used public transportation (0.6 percent versus 4.2 percent) or walked to work (0.3 percent versus 6.2 percent)
- Mean travel time to work was slightly higher for Town residents than County residents (21.1 minutes versus 19.9 minutes)

**Table 10 Commute to Work Patterns**

Group	Town of Dunn (%)	Dane County (%)
Car, truck, or van-drove alone	86.7	74.1
Car, truck, or van- car pooled	8.6	9.5
Public transportation	0.6	4.2
Walked	0.3	6.2
Other means	-	2.2
Worked at home	3.9	3.8
Mean travel time to work (minutes)	21.1	19.9

Source: U.S. Bureau of the Census, 2000

### State and Regional Transportation Plans

Effective local planning requires consistency with state and regional plans. Wisconsin Statutes §66.1001(2)(c) requires communities to compare the local governmental unit’s objectives, policies, goals and programs to state and regional transportation plans. This section satisfies this statutory requirement. The Town of Dunn’s transportation goals, objectives, policies and recommendations are consistent with and implement all relevant sections of the following plans and programs.

*Translinks 21: A Multimodal Transportation Plan for Wisconsin’s 21<sup>st</sup> Century (1995)*

This plan covers a broad array of transportation topics and includes an overall vision and goals for transportation systems in the state for the next 25 years. The plan recommends complete construction of the Corridors 2020 “backbone” network by 2005; the creation of a new state grant program to help local governments prepare transportation corridor management plans to deal effectively with growth; the provision of state funding to assist small communities in providing transportation services to elderly and disabled persons; and the development of a detailed assessment of local road investment needs.

*Wisconsin State Highway Plan (2000)*

This plan focuses on the 11,800 miles of State Trunk Highway routes in Wisconsin. The plan does not identify specific projects, but does outline overall strategies and policies to improve the state highway system through 2020. The plan includes three (3) areas of emphasis, including pavement and bridge preservation, traffic movement and safety. This plan indicates that traffic congestion along USH 51 between Stoughton and McFarland will become “severe” in 2020 if there are no capacity expansions to this roadway.

*Wisconsin DOT: Six Year Highway Improvement Program*

This plan identifies all construction projects scheduled for Wisconsin’s 112,363 miles of public roads between 2002 and 2007. The projects change frequently, and plan updates are made monthly. Each project is listed by highway, county, location, cost, year and brief description of the project. No projects are identified for the Town of Dunn during this time period.

### *Wisconsin Bicycle Transportation Plan 2020 (1998)*

The *Wisconsin Bicycle Transportation Plan 2020* establishes WisDOT goals, objectives and policies for both intercity and urban and suburban bicycling, and recommends strategies and actions for WisDOT, local governments and others to take to implement the plan. The two (2) primary goals of the plan are to double the number of trips made by bicycles and to reduce bicyclist-motorist crashes by at least 10 percent by the year 2010. The plan also seeks to improve bicycle access to major destinations along arterial and collector streets. The plan makes no specific recommendations for Dunn, however, it does recommend that paved shoulders should be provided on all higher-volume rural roadways (generally with motor vehicle volumes exceeding 1,000 per day). This includes all of the County roads in Dunn. Additionally, the plan recommends a three (3) foot paved shoulder on all two (2) lane State Trunk Highways with 1,250 vehicles or more per day. For highways that exceed this capacity or have more than 25 bicyclists per day, the plan recommends a five (5) foot paved shoulder.

### *The Wisconsin Pedestrian Policy Plan 2020 (2002)*

*The Wisconsin Pedestrian Policy Plan 2020*, created by WisDOT, was established to make pedestrian travel a viable, convenient and safe transportation choice throughout Wisconsin. While the plan primarily aims to minimize the barrier to pedestrian traffic flow from major road expansions and improvements, it provides guidance to local communities on how to encourage pedestrian travel through the creation of pedestrian plans, increasing enforcement of pedestrian laws, adopting and implementing sidewalk ordinances, and addressing pedestrian issues through the public participation component of Comprehensive Smart Growth Planning. The plan makes no specific recommendations for the Town of Dunn.

### *Dane County Land Use & Transportation Plan (1997)*

The Vision 2020 Dane County Land Use & Transportation Plan provides the overall framework for development and transportation decisions within the County. The transportation section of the plan provides goal, objectives and recommended implementation measures to guide needed improvements to all modes of transportation, including bicycles. The plan was adopted by the Madison Area MPO as the regional transportation plan. Bicycle-supportive land use goals in the plan include: 1) promoting functionally and visually distinct communities; 2) encouraging compact, mixed-use neighborhoods with convenient pedestrian and bicyclists access to neighborhood focal points; 3) discouraging commercial strip development; 4) protecting the scenic values of the Dane County landscape; and 5) developing a county-wide system of open space corridors to protect the environment and provide outdoor recreation opportunities.

The following are plan recommendations relevant to the Dunn planning area:

- Listing a USH 51 north bypass around Stoughton (CTH B and CTH N) as a potential capacity improvement in need for further study. This bypass is recommended to be a 4-lane divided roadway. According to this plan, the estimated timetable for planning this bypass is 2011 to 2020, with actual construction beginning sometime after this planning stage.
- Listing McFarland (located adjacent to the Town) as a possible long-range commuter rail stop for a region-wide rail system.

### *Design Dane! Report (1998)*

This plan sets forth a series of recommended actions for better growth management in Dane County. Recommendations that could impact transportation planning in the Town of Dunn include: 1) give priority to projects that promote efficient development in funding highway improvements; 2) work with towns to

create a “rural scenic byways” designation on selected county and town roads, which might then be subject to special access restrictions and development standards, in order to preserve scenic vistas, bike routes and farmland. No specific recommendations are given for the Town of Dunn.

#### *Madison Area Metropolitan Planning Organization (MPO)*

The Madison Area Metropolitan Planning Organization (MPO) is the designated regional policy body responsible for cooperative, comprehensive regional transportation planning and decision making for the Madison Metropolitan Planning Area. The Madison Metropolitan Planning Area consists all or portions of the 27 contiguous villages, cities, and towns in and near Madison that are or are likely to become urbanized within a 20-year planning period. This includes the Town of Dunn and adjacent towns and municipalities.

The MPO is responsible for preparing a long-range transportation plan and a 5-year Transportation Improvement Program (TIP). Projects must be listed in these documents to obtain federal funding support. The “Vision 2020” *Dane County Land Use and Transportation Plan* is the current long-range plan, and is scheduled to be updated in the next two (2) or three (3) years. The current TIP covers the years 2003-2007, and is updated annually. There are no projects in Dunn currently in the TIP.

#### *Transport 2020:*

#### *Transportation Alternatives Analysis for the Dane County/Greater Madison Metropolitan Area (2002)*

WisDOT, Dane County and the City of Madison jointly conducted this transportation alternatives analysis between 2000 and 2002. The *Transport 2020* report, released in 2002, identified a future transit system to address current and future needs and achieve regional goals identified in the planning process. According to this report, projections between 1990 and 2020 indicate that the trend in population and employment growth and vehicle trips will increase 35 to 45 percent in the greater Madison metropolitan area—which includes the Town of Dunn. As a result of this planning process, the reported “Locally Preferred Alternative” includes a network of strategically located park-and-ride lots, new regional express bus service to several Dane County communities (including areas near the Town of Dunn, such as McFarland), and new passenger rail service (i.e., commuter rail and urban streetcar service) operating in the central part of Madison.

#### *USH 51 Needs Assessment Study (2004)*

WisDOT completed an in-depth study to review and analyze transportation needs for USH 51 in early 2004. The study area covered the USH 51 corridor from Burma Road in McFarland south to CTH N on the east side of Stoughton. The study identified existing problems along the corridor and looked at the impact that growth within and between McFarland and Stoughton will have on the route. In 2004, a technical report and executive summary identified several corridor issues and concerns, including the need for:

- Increased law enforcement to control travel speeds and aggressive driving.
- Improved lane markings and signage at key intersections.
- A grade-separated pedestrian crossing between Babcock Park and its overflow parking lot.
- A suitable bike and pedestrian route between McFarland and Stoughton. Since USH 51 may not be a suitable route, the study suggests that the Wisconsin & Southern rail corridor could be a potential route worth further investigation.
- Continued promotion of existing transit programs, including the State Vanpool, Dane County Rideshare and other specialized transportation services; along with continued planning for future park-and-ride sites along the corridor.

### *Dane County Bike Plan (2000)*

The 2000 Madison Urban Area and Dane County Bicycle Transportation Plan recommends bicycle facility improvements for the Madison Urban area and rural Dane County. In the Town of Dunn, the plan shows CTH B and CTH AB as most suitable for bicyclists and CTH MN and USH 51 as least suitable for bicyclists. The plan recommends adding a bike lane or paved shoulder on USH 51 and CTH MN through the Town. The plan also proposes a multi-use path/trail along portions of Lake Kegonsa and as a connection between Stace Road and Lalor Road. Finally, the plan recommends a special transportation corridor along the railroad tracks between McFarland and Stoughton to allow for off-street bicycle facilities as well as rail use.

## **III. Utilities and Community Facilities Profile**

### **Sanitary Waste Disposal Facilities**

The Town of Dunn has two (2) Limited Service Areas (LSA's), Kegonsa and Waubesa. These LSA's were created to accommodate existing homes and provide water quality protection. They are not intended to provide the impetus for additional growth in the Town. Within these areas, residents are served by public sewer that is provided by four (4) different sanitary districts:

- Sanitary District #1 serves the west and southwest sides of Lake Waubesa
- Kegonsa Joint Sanitary District (formerly Sanitary District #2) serves the properties around Lake Kegonsa and the adjoining residential areas
- Sanitary District #3 serves the east and southeast sides of Lake Waubesa and Spartan Hills, Waubesa Heights and Burmester Woods
- Sanitary District #4 serves the Meadowview Subdivision in the northwest corner of Dunn

The sanitary districts are separate entities from the Town and their only connection to Dunn is that the Town Board appoints the commissioners who oversee the districts' operations. Each district has its own budget and taxing authority. As a service to Town residents, a financial statement is provided for each sanitary district as part of the Town's annual report in April.

The disposal of wastewater in the Town of Dunn outside of the LSA's is handled through the use of individual on-site wastewater disposal systems, often referred to as septic systems. Some residents also use holding tanks. Septic systems discharge wastewater to underground drainage fields. There are currently six (6) types of on-site disposal system designs authorized for use in the state: conventional (underground), mound, pressure distribution, at-grade, holding tank and sand filter systems.

The Wisconsin Department of Commerce (COMM) regulates the siting, design, installation and inspection of most private on-site sewage systems. Also, the Dane County Zoning and Subdivision Regulations control on-site placement in floodplain and shoreland districts.

Recent changes to the State's Plumbing Code (COMM 83) allows both conventional and advanced pre-treatment systems for residential development. These changes present local communities with new land use challenges. The COMM 83 changes allow properties that have soil depths or soil types that were once unsuitable for conventional septic systems to now be developed and serviced by advanced pre-treatment sewage systems. This could result in widespread areas of scattered non-farm related residential development in the Town unless sound land use planning principles and policies are followed. Scattered non-farm residential development is both costly and inefficient to serve and would significantly degrade the



Town's rural character. Further, such scattered non-farm development often leads to increased conflicts between agricultural operations and non-agricultural uses.

During this planning horizon, the Town anticipates that private on-site sewage treatment will continue and that sewer service will be provided only within the Limited Service Areas to service existing properties.

### **Water Supply**

The Town of Dunn does not provide municipal water service to its residents. Water in the Town generally comes from private wells drilled into the aquifer or from small community wells that serve a few homes in a subdivision. Such wells are not considered to be public systems under Wisconsin Statutes.

Groundwater in the Town of Dunn is generally of good quality. Calcium, magnesium and bicarbonate are the principal constituents, which are minerals that contribute to the "hard" groundwater in the County. Despite the generally good water quality, there are known groundwater contaminants, including nitrates, bacteria, pesticides and volatile organic chemicals (VOCs). High priority should be given to safeguarding existing groundwater quality from further degradation.

Nitrate levels in private wells in the Town of Dunn have been tested and in 1993, 22 percent of wells tested exceeded the state groundwater enforcement standard of 10 mg/L. The Town of Dunn is in a prohibited Atrazine use area, as this chemical has been known to affect groundwater quality in many areas of the state.

The Dane County Health Department has been delegated state authority to administer and enforce well siting and abandonment permits and requirements. Private well owners are encouraged to test their water for bacteria and nitrates on a yearly basis, but this is not required. The Town anticipates residents will continue to receive their water from private wells during this planning period.

### **Stormwater Management**

Stormwater is untreated runoff from rainfall and snowmelt. It flows across impervious surfaces (such as buildings, roads, driveways and parking lots), through fields and over construction sites, crossing municipal boundaries and carrying contaminants to lakes and streams. These contaminants can include sediment, excess nutrients, heavy metals, oil, pesticides and bacteria. Because runoff is often warmer than the receiving body of water, it can raise lake and stream temperatures and degrade fish habitat.

The Wisconsin Department of Natural Resources (DNR) requires an erosion control plan and permit for all projects that disturb one (1) or more acre of land. The landowner is required to ensure that a site specific erosion control plan and stormwater management plan are developed and implemented at the construction site.

In addition, the Dane County Lakes and Watershed Commission, after more than two (2) years of careful and collaborative work, developed a stormwater management ordinance to control stormwater runoff. In August 2001, the Dane County Board of Supervisors adopted the ordinance as an amendment to Chapter 14 of the Dane County Code of Ordinances. This ordinance must be followed in the Town of Dunn.

The Town of Dunn maintains drainage ditches along Town roads to provide stormwater management, and also worked with the Wisconsin Wetlands Association and the DNR to maintain the wetlands along 3<sup>rd</sup> Street. The Town has also required retention ponds on several properties to slow water before it enters the receiving body of water.

## **Solid Waste Disposal/Recycling Facilities**

The Town has a five (5) year contract with Waste Management for private waste collection. Dunn also has a transfer station located on CTH B where scrap metal, compost materials and other solid waste items are collected from Town residents.

The State of Wisconsin adopted a recycling law in 1989. Beginning in 1995, the disposal of paper products such as newspaper, office paper, magazines and corrugated cardboard and containers made from aluminum and steel were prohibited from being disposed of in landfills. Certain glass and plastic containers were also banned. In addition, the recycling law prohibited landfill disposal of tires, automotive batteries, oil, appliances, toxic substances and yard wastes. The Town of Dunn contracts with Waste Management to provide curbside recycling pick-up of some of these items in the Town. Materials are collected weekly and the Town has no immediate plans to change this arrangement. There are no anticipated problems handling the Town's recycling needs for the duration of this planning period.

## **Town Facilities and Government**

Town facilities generally include property such as fire stations, meeting halls and any road or other maintenance equipment.

### *Town Facilities*

The Town owns public buildings at two (2) sites.

- 1) The Town Hall is located at 4156 CTH B, on the corner of CTH B and Keenan Road. This site has the following amenities, including the Town Hall: a new highway garage/office; an old highway garage used for cold storage of old equipment; a storage building for highway equipment; and a salt storage shed.
- 2) The Recycling/Transfer site at 4030 CTH B includes a small oil recycling building, a small Quonset style storage building and a small garage/storage building.

Town residents have access to the Town Hall and the new highway garage for Town sponsored events. Additional public buildings in Dunn include:

- The Goodland County Park bathroom facilities and shelter on Waubesa Avenue
- The Kegonsa Sanitary District administrative building at CTH AB/CTH B/USH 51
- The County Parks Department bathrooms and storage buildings at Fish Camp Boat Landing
- The County Parks Department bathrooms and fish cleaning room at Babcock County Park
- Other state-owned buildings and facilities

The Town owns several large pieces of road maintenance equipment but contracts out for most road reconstruction and for some brushing and tree trimming.

### *Town Government Structure*

The Town is governed by an elected board of supervisors consisting of four (4) members, including the Town Board Chair, and an elected clerk/treasurer. The Town has a seven (7) member planning commission and is regulated by County zoning. The Town also has a land trust commission and a parks commission.

In addition to the elected and appointed positions, the Town employs the following:

- Financial Assistant
- Court Clerk
- Deputy Clerk
- Land Use Manager
- Public Works Superintendent
- Highway Foreman
- Crewman
- Public Works Assistant

### **Fire Protection & Rescue/Emergency Medical Services**

The Town has entered into three (3) separate contracts with the Villages of McFarland and Oregon and the City of Stoughton to provide fire and EMS services. The nearest fire stations are located in each of these communities. Two (2) dry hydrants are located on the west side of Lake Waubesa to be used by the fire districts to pump water from the lake in the event of a fire.

The McFarland Fire Department provides fire protection and ancillary services in a 36 square mile fire district that consists of the Village of McFarland and portions of the Town of Dunn and the Town of Pleasant Springs, including a segment of Interstate 90. McFarland Fire responds to a wide variety of emergency situations including structure fires, motor vehicle accidents, grass fires, severe storm emergencies, smoke and carbon monoxide alarms, and water related emergencies. The water related emergencies involve responses to Lakes Waubesa and Kegonsa for lake or ice related emergency situations. To respond to these varied emergencies, the Department's volunteer firefighter's staff has a variety of apparatus including:

- Two (2) fire engines
- Two (2) water tankers
- One (1) heavy rescue
- One (1) 85 foot ladder truck
- One (1) brush truck
- One (1) rescue boat

The Oregon Area Fire-EMS District provides fire protection and emergency medical services to the Village of Oregon, Town of Oregon, Town of Dunn and the Town of Rutland. The protection area covers 44 square miles. The district has 60-70 paid on-call firefighters and a newly expanded facility. The following equipment is available:

- Two (2) engines
- One (1) rescue squad
- One (1) tanker
- One (1) brush truck
- Three (3) command cars
- One (1) ATV utility for rescue/brush fires
- Two (2) ambulances

The City of Stoughton Fire Department suppresses and prevents fires in the City of Stoughton and the townships under contract for protection with the City, including Dunn, Dunkirk, Pleasant Springs, Rutland, Porter and Albion. The department is also trained to handle other emergencies such as wind storms or tornadoes, gas explosions, industrial accidents, and farm and auto accidents. The department is attended 24 hours and has the following equipment:

- Two (2) engines (with water)
- One (1) rescue squad/command vehicle
- Two (2) tankers
- Two (2) brush trucks
- One (1) ATV utility for rescue/brush fires
- One (1) boat
- One (1) hazardous materials trailer

The Stoughton Area EMS has two (2) fully equipped ambulances and three (3) trained EMTs.

All of Dane County is served by 911 Emergency Dispatch.

### **Law Enforcement**

In addition to the existing police protection provided to the Town by the Dane County Sheriff's Department, the Town has contracted with the Department for an additional 16 hours of coverage per week.

In the survey conducted for this planning process, residents indicated that they are overall satisfied or very satisfied with police/sheriff service in the Town. However, some residents in the focus groups complained of minor vandalism and the need for increased police patrol.

### **Health Care Facilities**

No health care facilities are located in the Town of Dunn, as the Town's population is not large enough to support its own hospital or other major medical facility. However, many health care facilities are located near the Town in the Cities of Madison, Stoughton and Fitchburg and the Villages of McFarland and Oregon. The health care facilities in these surrounding communities are sufficient to serve the Town for the duration of this planning period.

### **Library**

Dunn is served by the seven (7) county South Central Library System (SCLS). The nearest branches are located in the Villages of McFarland and Oregon and the City of Stoughton. The McFarland Library is being expanded and a new building is scheduled to open in December 2005.

The South Central Library System serves nearly 700,000 people in Adams, Columbia, Dane, Green, Portage, Sauk and Wood counties. Its membership includes 48 public libraries, the eight (8) branches of the Madison Public Library, the three (3) branches of the Portage County Public Library and the Dane County Library Service and its Bookmobile. More than 200 libraries of all types participate with the system in multitype planning and to further cooperative activities among all libraries. SCLS headquarters are located in Madison.

### **Schools**

The Town is served by three (3) school districts: McFarland, Oregon and Stoughton.

#### *McFarland School District*

The McFarland School District serves the central and northeast portion of the Town. Schools within this district include:

- McFarland High School, grades 9 through 12
- Indian Mound Middle School, grades 6, 7, 8
- Waubesa Intermediate School, grades 3-5
- McFarland Primary School, grades 1-2
- CE Early Learning Center, early childhood and kindergarten

### *Oregon School District*

The Oregon School District serves most of the western half of the Town of Dunn. Schools in this District include:

- Oregon High School, grades 9 through 12
- Oregon Middle School, grades 7 and 8
- Rome Corners Intermediate School, grades 5 and 6
- Prairie View Elementary School, grades pre K-4
- Netherwood Knoll Elementary School, grades K-4
- Brooklyn Elementary School, grades pre K-4

### *Stoughton School District*

The Stoughton School District serves the southeastern part of the Town. Schools in this District include:

- Stoughton High School, grades 9 through 12
- River Bluff Middle School, grades 7 & 8
- Sandhill School, grades 5 and 6
- Yahara Elementary School, pre K-4
- Kegonsa Elementary School, K-4
- Fox Prairie Elementary School, K-4

It is important to remember that each school district boundary extends beyond the Town of Dunn. As a result, development in neighboring communities can impact the need for new or expanded school facilities. Given that the school districts serve relatively rural areas, much of the districts' financial support is derived from residential taxes. Major changes in facility and staff needs can impact the Town's taxpayers. Therefore, it is important for Dunn to coordinate with the school districts and adjacent communities as the Town implements this plan.

### **Child Care Facilities**

Privately owned childcare operations exist in several homes scattered throughout the Town, and other childcare facilities are located in nearby communities. Because many residents work outside of the Town, they choose to utilize childcare options near their places of employment. Therefore, there is not a strong demand for child care services in Dunn, and facilities seem adequate to serve the current demand.

### **Power Plants/Transmission Lines/Electricity**

Utilities in the Town are provided by the following companies:

- Madison Gas & Electric (serves the northwest part of Dunn)
- Stoughton Utilities (serves the southeast part of Dunn)
- Alliant Energy (serves the remainder of the Town)

These companies have a long history of supplying safe and reliable service to its customers and this is expected to continue throughout this planning horizon.

The American Transmission Company (ATC) is a multi-state transmission company that provides electric transmission service from the Upper Peninsula of Michigan, throughout the eastern half of Wisconsin (including the Town of Dunn) and into portions of Illinois. ATC's 8,900 miles of high-voltage transmission lines and 450 substations provide communities with access to local and regional energy sources. ATC is proposing a new 138 kV transmission line in Southern Dane County to improve system reliability, address overloads and accommodate growth. Also, there are plans for a new 345 kV loop around the Madison area, which has the highest projected annual growth rate in electric demand in the state. Additional

transmission lines are planned from the Sprecher Substation to the Femrite Substation, located just north of the Town of Dunn.

## **Communication Services**

Access to communication facilities is very important in the modern economy. Several communication companies provide services to the Town of Dunn and the quality of these services depends upon the capacity of the lines and towers serving the Town.

Several companies offer local and long distance telephone service to Dunn residents. Most of the Town is served by Verizon for local telephone service and Madison lines are served through Ameritech/SBC, with residents choosing their own long distance provider. Because many different providers are available, costs remain competitive and services are regularly upgraded to reflect new technologies and services in this competitive environment.

Charter Communications provides cable service where it is available in the Town, generally only in medium density areas. Many Town residents also supplement the local television service with a satellite dish.

The Town Hall has high speed internet access and it is available to any properties that can hook up to cable service; it is also available with a satellite dish. This service is provided by Charter Communications. The Town also has its own website, [www.town.dunn.wi.us](http://www.town.dunn.wi.us), which is used to educate and inform residents about community services and programs. Contact information for elected and appointed officials, as well as meeting agendas, announcements and plans are posted on the website.

The Town of Dunn publishes and distributes a spring and fall newsletter, which is distributed to all Town residents. This publication provides residents with current information about official Town business, local activities and other important features.

The advent of advanced communication technologies, such as cell phones, has greatly increased the need for towers to provide receiving and sending capabilities. The federal government formally recognized this need by passing the Federal Telecommunications Act of 1996. This act has increased the need for many local governments to examine their zoning ordinances to ensure they do not discriminate against cellular communications in land use and zoning decisions. Under Section 714 of the act, townships have the power to regulate the placement, construction and modification of personal wireless facilities, as long as the rules do not unreasonably discriminate between providers or prohibit service. The Town of Dunn does have its own tower siting ordinance, Ordinance 12.5, which regulates communication towers in the Town. It will be important for the Town to continue to enforce and update this ordinance as needed in the future as technology changes and the demand for service increases.

Several communication towers are located in the Town of Dunn. One (1) tower is located near USH 51 and Dyreson Road; one (1) is located near Goodland Park Road and Lake Farm Road; an AM radio tower is located between East Tower Road and Mahoney Road and a tower farm is located in this area as well. Towers in the Town are depicted on the "Facility by Type" map.

## **Cemeteries**

Often overlooked, cemeteries are an important facility that every community should provide. There is one (1) cemetery in the Town; the cemetery is located at the corner of Sand Hill Road and County Road B and is owned by the Town of Dunn.

## **Churches**

There are two (2) churches located in the Town of Dunn. Good Shepherd By the Lake Church is located on USH 51, near Stoughton; the Deer Park Buddhist facility is located on Schneider Drive, near Oregon. This facility has monastic living quarters, offices and a library and is undergoing plans for expansion.

## **EXISTING CONDITIONS**

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## Timetable for Utilities and Community Facilities Expansion or Renovation

This section provides an approximate timetable of the necessary expansions or renovations of utilities and community facilities that should take place in the Town of Dunn during this 20-year planning horizon.

**Table 11 Town of Dunn Utilities and Community Facilities Updates/Expansions**

Utility or Community Facility	Status	Year of Expansion or Action
Stormwater Management	Follow Dane County Ordinance	Ongoing
Solid Waste/Recycling	Existing facilities adequately serve the Town	N/A
Water Supply	All water supplied by private wells	N/A
Wastewater Disposal	LSA and Private Septic-fill in existing LSA areas before considering any expansions	N/A
Power Plants and Transmission lines	Existing facilities adequately serve the Town	N/A
Electricity and Natural Gas Services	Existing facilities adequately serve the Town	N/A
Cemeteries	Maintain	N/A
Health Care Facilities	Existing facilities adequately serve the Town	N/A
Child Care Facilities	Existing facilities adequately serve the Town	N/A
Police	Maintain and monitor vandalism	Ongoing
Fire	Monitor response times and work on improving	2005
Rescue	Monitor response times	Ongoing
Telecommunication Facilities	Existing facilities adequately serve the Town. Enforce tower siting ordinance and update as needed.	Ongoing
Schools	Work cooperatively with School Districts. Consider appointing Town Board liaison.	Begin in 2005-ongoing
Town Hall	Maintain and make repairs as necessary	N/A
Town Employees	Maintain	N/A

Source: Town of Dunn, 2004

## V. Agricultural Resource Inventory

Agriculture has long been an important livelihood in the Town of Dunn. Most land in the Town was originally prairie or thinly timbered and was in great demand because of the ease of converting it to agricultural production.

The soils in the Town are generally well suited to crop production and result in good yields without overly intensive management. The Town's proximity to Madison means farm commodities, including beef, dairy, hogs, corn, tobacco, oats, alfalfa, soybeans and canning crops, are easily marketed.

Agriculture in the Town of Dunn has changed significantly over the years. The average age of active farmers has steadily risen as the economics of small scale farming has made it more difficult for farms to remain in families. The types of crops and livestock raised have changed as the economics of producing one crop or animal versus another have changed. Farms are sold for various reasons, such as for retirement, when the farmer is unable to make a profit given the increasingly tight cost-price squeeze and/or when high prices are offered for land by non-farming interests.

With fewer farmers and farms, the active farms have become larger and often include as part of their operation land rented from other farms. However, both numbers of farms and total acreage in farms have decreased, reflecting land purchased for purposes other than farming.

In 1977, the Town prepared a study to determine the agricultural activities in the Town. The study showed that the major cash crops in the Town appeared to be corn and tobacco. Corn acreage was dispersed throughout the Town, but tobacco was concentrated in the eastern and southern parts. The 1977 study also showed 10 farms involved in dairying as a major source of income, 15 farms with cattle and nine (9) farms with hogs.

For the 1998 update of the Town's Land Use Plan, the Town surveyed large landowners and operators of agricultural operations. Approximately 70 percent of the surveys were returned. Survey results indicated that about 7,500 acres in the Town were devoted to some type of agricultural use. The largest agricultural activity in terms of acreage was corn production. Significant acreage was also devoted to soybeans and hay. In 1998, the number of farming operations with dairy and beef cattle was similar to the number in 1977, while the number of hog farms appeared to have decreased. Approximately 60 percent of the land in agricultural production in the Town was owned and 40 percent was rented.

Preserving agricultural lands, farm operations and open spaces in the Town is essential. It is recognized that the essence of the Town has historically been its agricultural base and that the importance of agriculture to the Town in terms of economic strength, food supply and scenic beauty remains today. The Town implemented actions to preserve its agricultural resources, including the adoption of exclusive agricultural zoning in July 1978 and the creation of the Purchase of Development Rights (PDR) program in September 1996. This program is described in the Land Use Element of this Plan.



## **VI. Natural Resources Inventory**

The Town's natural resources are extremely important to its character and the health and vitality of the entire region. The Town is blessed with abundant water, wetland and wildlife amenities and it has worked hard to protect these important resources and will continue to do so. Town residents support open space conservation and resource protection. There are many opportunities to safeguard the features people love about Dunn. The PDR program has been one successful implementation tool, and others, including Transfer of Development Rights (TDR) could also prove successful. These implementation strategies are discussed in the Implementation Element of this Comprehensive Plan.

### **Landforms and Topography**

The Town of Dunn lies within two (2) topographic regions: the glacial moraine area, in the southern one-third of the Town, and the Yahara River Valley area, which makes up the northern two-thirds of the Town.

The moraine area in Dane County is perpendicular to the south-southwest movement of the region's most recent glacier. It is composed of material that was pushed in front of the glacier as it advanced southward, and represents the furthest reaches of the last glacial period, which ended about 12,000 years ago.

The moraine in Dunn is characterized by knobby hills and ridges that consist of rock fragment ranging in size from clay to boulders. Layers of sorted sands and gravels that were deposited by glacial meltwaters are also evident in the area.

Some small kettle-holes exist in the moraine area, most less than 20 feet in depth. These kettles were formed by the accumulation of glacial material around isolated ice blocks left behind from a glacial advance or retreat. The blocks, which slowly melted away, then left a depression in the ground. These depressions, or kettles, occasionally contain a small lake or wetland. An example of a kettle-hole lake is Hook Lake, located in the southwest area of the Town. The island in Hook Lake is a glacial deposit. Several other small kettle-hole marshes exist just south of Grass Lake.

The Yahara River Valley region includes Lake Waubesa, Lake Kegonsa and Upper and Lower Mud Lakes. The lowlands adjacent to these lakes and the Yahara River are marshy while the upland areas are generally well-drained. The topography of the area varies from flat and rolling to hilly and hummocky. Some drumlins are evident. The drumlins, which are rounded cigar-shaped hills formed from glacial materials, were formed under glacial ice and lie parallel to the southwest movement of the glacier.

### **General Soils Information**

The soils in the Town of Dunn are predominantly high quality agricultural soils and wetland soils. Soils vary from silt loams to muck and marsh soils that are part of complex wetland systems. Soil classifications are depicted on the Hydric Soils and Wetlands Map, Agricultural Land Evaluation Map and the Building Site Potential Map.

Soil suitability is a key factor in determining the best and most cost-effective locations for new development and soils are a strong determinant of the type of use the land will support. For example, the sand and gravel areas in the Town are poorly suited for septic systems and landfill sites, and such facilities should be very carefully sited in this part of the Town. Other problems that limit development on certain soils include slumping, poor drainage, erosion, steep slopes and high water tables.

## Groundwater

The groundwater reservoirs, or aquifers, in the Town are found at two levels: the upper aquifer, which is composed of fine wind-blown soil (loess) and glacial deposits; and the lower aquifer, which is composed of various rock types. These two aquifer levels lie above a bed of impermeable rocks.

The movement of groundwater in the aquifer is from points of recharge, such as areas of high elevation, to points of discharge, or areas of low elevation like springs, streams, lakes, wells and drainage ditches. For example, rainfall percolating down from high areas in the southern part of the Town moves to discharge areas, like the springs in the Waubesa Wetlands, which release water to the streams and lake.

Groundwater is depleted through the artificial means of pumping from wells. If water storage in the aquifer is to remain constant, recharge should equal discharge. Most water in the Madison Metropolitan Area is treated at the Madison Metropolitan Sewerage District Nine Springs Treatment Plant, which is located north of Dunn. From there it is discharged into the Lower Yahara River Basin via Badfish Creek. Because of the discharge out of the basin, groundwater levels in the Town are declining.

Eventually the diversion of groundwater outside of the Upper Yahara River Basin will cause a decline in surface water levels. This diversion could significantly affect the Town's lakes, streams and wetlands. In the long run, the problem could be solved by returning treated water to the Upper Yahara River Basin or by recharging the aquifer with the treated water.

## Slopes

Slopes in the Town of Dunn are fairly moderate, with no areas of extreme elevation change. However, there are numerous isolated areas of the Town that exhibit slopes greater than 12 percent. These slopes are small in area and are generally found in agricultural areas in the southern and western portions of the Town.

Elevations in the Town range from 816 to 1064 feet above sea level, with lower elevations typically in the northeast corner of the Town and higher elevations in the southwest corner of the Town. The Elevation Map shows the elevations in the Town of Dunn.

## Floodplains

Floodplains are land areas that have been or may be covered by floodwater during the "regional flood". The regional flood is determined to be representative of large floods known to have occurred in Wisconsin or that may be expected to occur on a particular lake, river or stream. In any given year there is a one (1) percent chance that the regional flood may occur or be exceeded.

Floodplains are mapped by the Federal Emergency Management Agency (FEMA). According to FEMA, floodplains exist throughout the Town of Dunn, primarily in areas adjacent to lakes, wetlands and streams, including the Lake Waubesa shoreline and the Yahara River corridor.

In 2001, FEMA and Dane County began digitizing the floodplain areas for Dane County. The National Flood Insurance Program maps produced by FEMA should be referenced for official delineation and elevations of floodplain boundaries.

## Wetlands

Wetlands provide valuable wildlife habitat areas, provide important groundwater recharge and water quality functions, and contribute greatly to the aesthetic appeal of the area. Wetlands are protected by the Wisconsin Department of Natural Resources (WisDNR) and the U.S. Army Corps of Engineers and alteration of any wetland without regulatory approval from one or both of these agencies is prohibited.

The Yahara River watershed has relatively few tributaries and flows through broad, undrained areas containing large wetlands. The wetlands located in the Yahara River watershed and in the Town of Dunn are among the largest in Dane County. They include the South Waubesa Marsh, Lower Mud Lake Marsh and Door Creek Marsh.

The Town of Dunn has a greater concentration of high-quality wetland areas than any other township in Dane County. The five major wetland systems and several smaller systems in the Town are an important part of the Town's open space system because they: 1) provide habitat and/or food for most fish and wildlife species in the Town; 2) store floodwaters and release them slowly; 3) filter sediments and pollutants from runoff entering lakes and streams; 4) serve as groundwater recharge and discharge areas; and 5) are an important part of the Town's scenic landscape.

The Town's wetlands are the result of glacial activity. The last glacier deposited a layer of glacial till in varying thicknesses across the landscape. The material often blocked the path of rivers and streams, creating lakes and marshes of varying size, shape and distribution. The Yahara River Valley topographic region is characterized by this type of wetland formation.

- **Waubesa Wetlands.** The Waubesa Wetlands are located in the southwest corner of Lake Waubesa and cover more than 700 acres of a variety of wetland types. The wetland complex includes fens, sedge meadows, shallow marsh, deep marsh and shrub carr, all of which lie on a deep bed of peat. This peat bed is one of several important large peat deposits in the Yahara River system.

Murphy's Creek and Swan Creek both flow through the wetland. Nine (9) large springs and seepages maintain high water quality in the wetland and in Murphy's Creek, which in turn contributes to the water quality in Lake Waubesa. Seepages and springs indicate that the wetland is a groundwater discharge area.

The wetland also provides excellent habitat for waterfowl, small marsh birds, sandhill cranes, hawks and owls. Cooper's hawks, rough-legged hawks and red-tailed hawks are found in the area. The large springs keep water open and provide an over-wintering area for several hundred ducks.

Over 600 acres of the wetland have been purchased by a variety of groups for preservation and study. Among those participating in protecting this resource are the State of WisDNR, the Nature Conservancy of Wisconsin and the Natural Heritage Land Trust. The Town of Dunn and the Southern Wisconsin Wetlands Association also participate in protecting the wetland.

- **Lower Mud Lake Wetlands.** The Lower Mud Lake Wetlands that surround the natural widening of the Yahara River (Lower Mud Lake) are part of the many large peat deposits along the Yahara River. A large peat bed underlies the marsh on the west side of the lake. The marsh is fed directly by springs and partially from overland runoff. The open water area, Lower Mud Lake, is an extremely important resting area for migrating waterfowl during the spring. Ducks, geese, herons and swans stop to rest and feed here. Because the water opens early on the river, the area is especially suited to early migrating waterfowl.

The east side of the wetland is primarily sedge meadow lying upon peat and is drier than the west side. Shrubs and trees are invading the area, as is reed canary grass. Breeding and feeding habitat areas are used by woodcock and snipe.

In 1994 the Dane County Board of Supervisors adopted the Lower Mud Lake Resource Protection Plan as part of the County Parks and Open Space Plan. The main objectives of the plan are to create a preserve along the Yahara River and Lower Mud Lake to preserve and restore natural resources; preserve wetland, floodplain, springs and related features to protect water quality along the Yahara chain of lakes; provide and protect natural habitat for fish, waterfowl and wildlife; and preserve archeological and historic resource sites.

- **Door Creek Marsh.** Door Creek Marsh is a shallow marsh with stands of cattail. This marsh also sits on a major peat deposit of the Yahara River Valley. The north end of the peat deposit is drier than the south end, and is vegetated by sedge meadow and shrubs. Further north, Door Creek's ditched water course is lined with sedge meadow and disturbance vegetation. The upper reaches of the creek have been ditched and farmed extensively. Because Door Creek is channelized, the wetland no longer acts as a filter. Therefore, nutrient and sediment input into Lake Kegonsa is very high from this source.  
The Dane County Regional Planning Commission prepared the Door Creek Wetlands Resource Protection Plan, which was adopted by the Dane County Board of Supervisors in 2000 as an element of the County Parks and Open Space Plan. The plan specifically focuses on establishing a Door Creek Wetlands Resource Area; providing Northern Pike spawning habitat; promoting wetland restoration; and encouraging stormwater management.
- **Hook Lake.** Hook Lake, located in the moraine region of the Town, is a bog and shallow marsh of several hundred acres in size. The lake was created when the last glacier retreated more than 12,000 years ago, leaving a kettle hole depression. A bog is a community containing characteristic sedges, forbs, shrubs, trees and sphagnum mosses that grow in acidic organic soil. Hook Lake, which contains emergent floating and submerged aquatic plants existing in shallow waters, is one of the most unusual wetlands in Dane County. The soft water condition of this remarkable undisturbed wetland is rare in southern Wisconsin. This type of bog lake is more common in northern Wisconsin and Canada. Water sources for the lake are nutrient-poor rainfall and limited surface runoff.

Only a small area of open water exists in Hook Lake. A well-developed tamarack stand exists in the southwest corner and an extensive leather leaf bog exists between the tamarack and open water.

Hook Lake appears to be located in the groundwater recharge area for the Waubesa Wetlands and Lower Mud Lake. The elevation of the lake is 20 to 40 feet above the bedrock surface and 20 feet above the water table. This indicates that there is no significant flow of groundwater to the lake, which is a unique condition.

A large variety of cover and habitat is available in the bog and shallow marsh because of the diversity of vegetation, which includes sedge mats, weed beds, cattails, shrubs and deciduous and coniferous woods. Common nesting birds include the snipe, woodcock, sora, green heron, wood duck and mallard. The red-tailed hawk and great blue heron use the area for feeding. Muskrat and mink inhabit the area and are trapped there.

The WisDNR owns and manages approximately 711 acres around Hook Lake as the Hook Lake Wildlife Area. The WisDNR has initiated numerous activities to restore the site to an open oak savanna common to the area in pre-settlement. Logging has been conducted to remove the non-oak trees, such as cherry, elm, box-elder and aspen. In total, the WisDNR hopes to restore more than 500 acres of cropland and "weedy" woodlots to oak savanna. The site is also being seeded

with prairie grasses and burned in the spring to clean out some of the fire-susceptible exotic plants. The site is open to the public for hiking, bird watching, hunting, skiing and other outdoor recreational activities.

Housing development, the major threat to Hook Lake, could result in disruption of internal water flows and wildlife habitat, the loss of its aesthetic qualities and a decrease in water quality.

- **Grass Lake.** Grass Lake, also located in the moraine region, is one of the few deep water marshes found in Dane County. The lake contains characteristic emergent, floating and submerged aquatic plants. The water in a deep water marsh is usually permanent, except during extreme drought. Grass Lake, with its irregular edge between open water and cattails, provides good nesting sites for marsh birds. The WisDNR has purchased land on the east side of Grass Lake to help manage the biologically unique wetland.

The Madison Metropolitan Sewerage District maintains a large ditch along the marsh that carries the district's sewage effluent to Badfish Creek. This ditch bisects the northwest corner of the marsh and runs along its western boundary. Possible water contamination from the effluent ditch is a potential threat to Grass Lake.

Another potential threat to water quality in the lake is a 38-acre superfund site located approximately 700 feet southwest of the lake. The site was originally the City Disposal Corporation Landfill, but is now owned by Waste Management. The site was placed on the EPA's National Priorities List in 1984. Household wastes, industrial wastes, general construction wastes and debris were disposed of at the site. Onsite groundwater and soils are contaminated with volatile organic compounds (VOCs) that could contaminate Grass Lake. Cleanup and monitoring of the site is ongoing, and at the time of writing, groundwater discharge at the site is achieving pollutant effluent limitations.

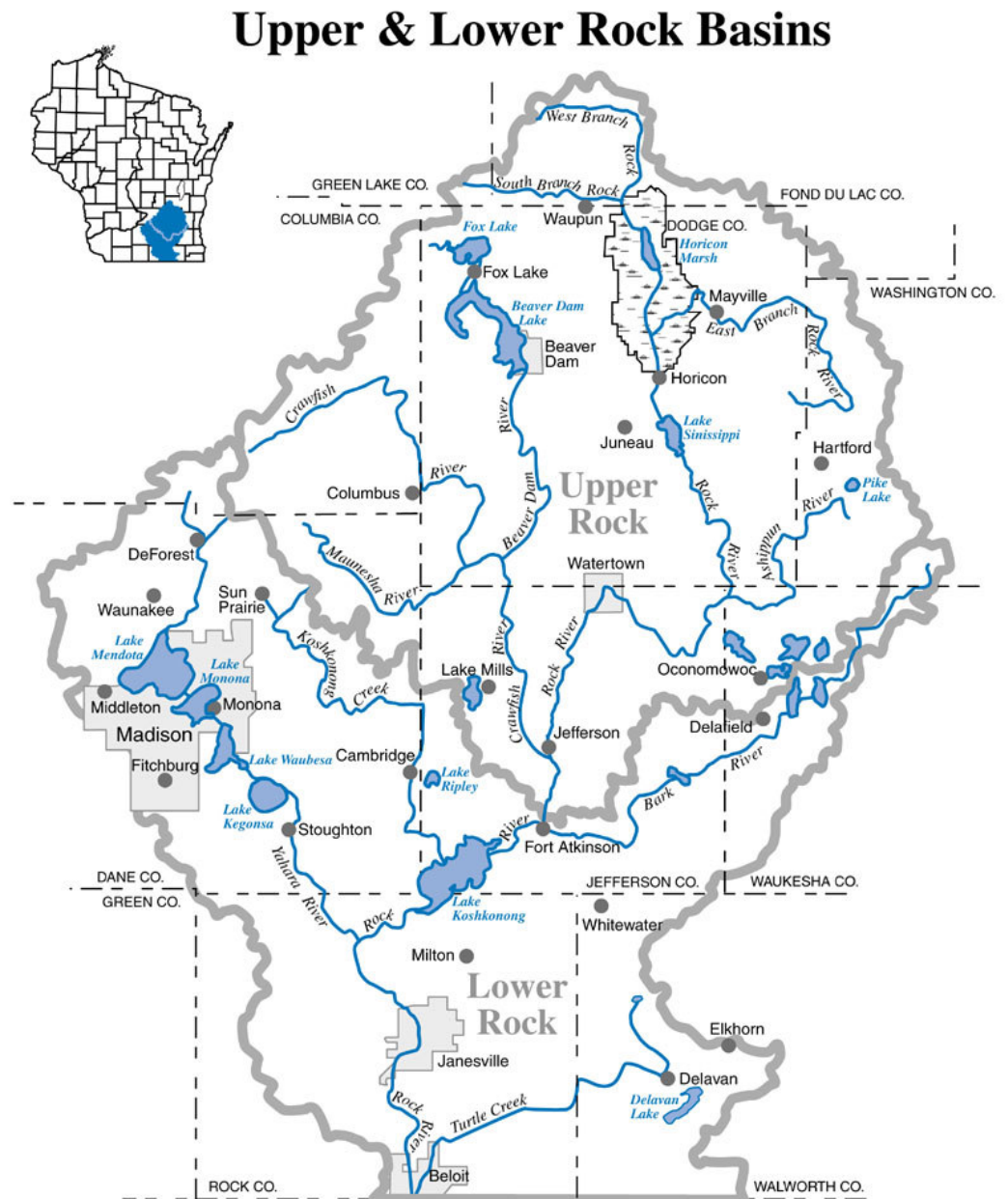
## Woodlands

Woodlands play an important role in protecting water resources, reducing surface runoff and erosion, and improving air quality. Woodlands also accommodate outdoor recreation and education opportunities, provide wildlife habitat and enhance scenic beauty. According to the Dane County Regional Planning Commission's 1990 Land Use Survey, there were approximately 1,270 acres of woodlands in the Town of Dunn. In 2000, there were approximately 1,185 acres of woodlands in the Town. Most of these areas are located along Lake Waubesa and the Yahara River. Overall, the burr, black, white and pin oak are the primary oak varieties found in the Town. Shagbark hickory is the most common hickory present. Common shrub types found in the understory of woodlots include dogwood, sumac (on woodlot edges), gooseberry and the high bush cranberry.

## Drainage Basins and Watersheds

The Town of Dunn's topography and drainage patterns were originally determined by the bedrock's varying resistance to the erosive action of past glaciers.

The Town lies within the Yahara River watershed, which is located in the western part of the Rock River Basin. The basin encompasses approximately 3,800 square miles with approximately 2,325 miles of streams.



Source: <http://clean-water.uwex.edu/rockriver/images/cRock.JPG>

## Stream Corridors

Several stream corridors of varying type, size and level of water quality exist in the Town. The streams are important to the hydrologic system of the area, the wildlife that inhabits the streams and its banks, and the humans who recreate in and along the streams.

- **Door Creek.** Door Creek is a tributary stream flowing from the southeast corner of the Town of Burke, south 12 miles to Lake Kegonsa. Door Creek and its tributaries have a drainage area of 29.45 square miles. Agriculture is the predominant land use in this drumlin-marsh area.
- **Swan Creek.** Swan Creek is a small stream that flows into the southwestern end of Lake Waubesa. The stream is approximately three (3) miles in length and drains approximately seven (7) square miles. Swan Creek is fed from groundwater (including marsh seepage) and from stormwater runoff within its drainage basin. The baseflow is low compared to other streams in the basin.
- **Murphy's Creek.** Murphy's Creek is a tributary stream that starts at the southwest corner of Lake Waubesa. The creek flows south of Swan Creek and drains approximately five (5) square miles. Where flow is intermittent, the water quality is poor. Baseflow near Lalor Road increases because of inflow from springs, and water quality improves in this area.
- **Keenan's Creek.** Keenan's Creek is a small tributary stream that flows northwest through agricultural land and wetlands to the southwest side of lower Mud Lake. The creek drains approximately 3.6 square miles and is 4.4 miles in length.

## Surface Water

There is an abundance of surface water in the Town of Dunn. Maintaining and improving water quality is an important issue in Dunn, as identified by Town residents through public surveys and other public input. Nutrient loading, sedimentation and erosion, point and non-point source pollution and invasive species threaten water quality everywhere, including Dunn. While many of these problems do not originate in the Town, the Town does need to implement and enforce strategies to manage nutrient loading from septic systems, lawn care practices, agriculture, sedimentation and erosion.

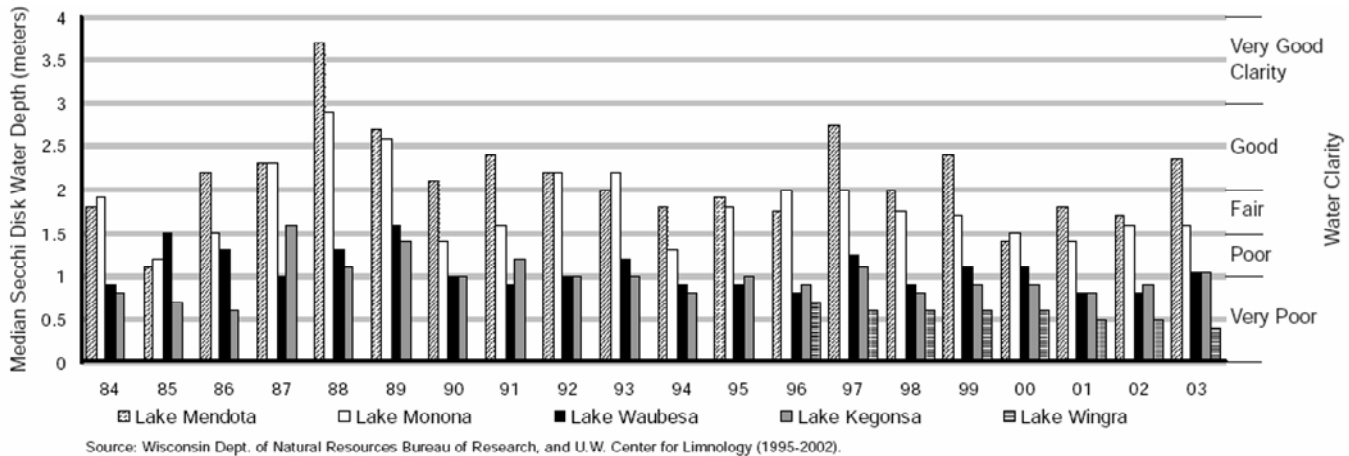
In addition to the numerous creeks and wetlands with standing water, the following lakes are located in the Town:

- **Lake Waubesa.** Lake Waubesa was formed when glacial moraines dammed the Yahara River Valley. The lake's maximum depth is 34 feet and it is 2,113 acres in size.
- **Lake Kegonsa.** Lake Kegonsa was formed by the same kind of damming action that formed Lake Waubesa. Like Waubesa, Kegonsa is relatively shallow, with a maximum depth of 31 feet. It is 2,716 acres in size.
- **Lower Mud Lake.** Lower Mud Lake is a natural widening of the Yahara River, and is located between Lake Waubesa and Lake Kegonsa. It is a very shallow lake, with a maximum depth of five (5) feet. The lake is 195 acres in size and is completely encircled by shallow marsh and sedge meadow. In addition to river flow, water sources include groundwater discharge by small springs and seepages in the surrounding marsh.

Water quality in the Yahara Lakes chain, which includes Lake Waubesa and Lake Kegonsa, is of local and regional importance for both ecological, economic and recreation purposes.

Because of increasing urbanization in the watershed and runoff from agricultural lands, water quality has decreased substantially in these lakes. The following figure shows water clarity in the Yahara Lakes from 1984 through 2003. Overall, while water quality has decreased, water clarity in Lake Waubesa and Lake Kegonsa has not changed significantly.

**Figure 2: Yahara Lakes Summer Water Clarity**



**Open Space/Environmental Corridors**

Because of Dunn’s expansive agricultural and natural resource areas, numerous open space and environmental corridors exist in the Town. A major environmental corridor runs from the northeast corner of the Town to the south and west portions of the Town. Open space and environmental corridors are mapped on the Urban Service & Resource Areas Map.

**Nonmetallic Mineral Resources**

There are two mining sites in the Town of Dunn; both are located in the central part of the Town, south and west of Lake Kegonsa. One site is operated by Slinde Trucking and the other is owned and operated by Wingra Stone.



## **Wildlife Habitat and Threatened and Endangered Species**

Many residents believe that one of the benefits of living in the Town of Dunn is the opportunity to enjoy the large variety of wildlife found there. While some like the wildlife for the hunting and trapping opportunities they provide, others simply enjoy observing wildlife.

### *Waterfowl and Birds*

Waterfowl are especially abundant in the Town because of the wealth of lakes and wetlands. Mallards, blue-wing teal and wood ducks are commonly found in the area. Uplands adjacent to small wetlands (to 1/10<sup>th</sup> of an acre in size) are areas where the mallard, teal and wood duck will nest and rear their young, especially if the wetland is associated with larger areas of open water nearby. Puddle ducks, such as the mallard, teal and gadwall, feed in shallow areas. Diving ducks, such as the ruddy duck, require deeper waters for feeding.

Hook Lake is a good production area for mallards, blue-wing teal and possibly wood ducks. Lakes Kegonsa and Waubesa, and especially Lower Mud Lake, support the migratory habit of several types of waterfowl. The green-winged teal, widgeon, gadwall, shoveller, ruddy duck, Canada goose and whistling swan stop at these lakes to rest and feed.

The sandhill crane, the largest and most impressive bird found in the Town, is valued as a symbol of the Town's heritage. The cranes require extensive marshes and adjacent upland feeding areas as their primary habitat. Waubesa Wetlands, Lower Mud Lake Marsh and Hook Lake all support breeding pairs of sandhill cranes. While they are also found in the Door Creek Marsh, it is not known if they nest there.

Pheasants inhabit almost any brushy type of wetland and adjacent uplands. The Hungarian partridge can be found in isolated pockets in the Town. They are dependent on grassy areas and feed on small grains, corn, and some weed seed. Woodcock, on the other hand, prefer aspen and alder bottoms. Hook Lake provides this type of habitat. A large variety of song marsh birds are present in the Town. Wild turkeys are found in abundance throughout the Town.

Predator birds that inhabit the Town include the northern harrier, rough-legged hawk, sharp-shinned hawk, Cooper's hawk, red-tailed hawk and great horned owl.

### *Mammals*

White-tailed deer are present in large numbers throughout the Town. They utilize woodlands, wetlands and agricultural lands for feeding and shelter.

Other fur bearers found in the Town are the muskrat and mink (which are associated with wetlands) and raccoon, skunk, red fox and opossum (which are upland animals). Muskrat and mink populations in the Town are quite large, and regulated trapping occurs in the winter months. The fox and gray squirrel are common in woodlots, especially when adjacent to cornfields. The cottontail rabbit is abundant.

These upland birds, song birds and animals travel along movement corridors, which include fence rows, woodlots and stream corridors. The corridors provide a protective path of cover which permits wildlife movement from one part of their habitat to another.

Hunting is quite heavy in the Town. Landowner permission is required for hunting or trapping on private property. Hunting for fox, raccoon, deer, ducks and pheasant occurs in the Town, along with trapping for muskrat, mink, fox and raccoon. Hook Lake and Lake Waubesa are two major duck hunting areas.

### *Reptiles and amphibians.*

Turtles, salamanders, frogs and snakes are also common inhabitants of the Town's uplands and wetlands. Painted box turtles, rarely found in this part of the state, require a woodland habitat, searching out berries, fruits, grubs and earthworms to eat. Blanding's turtles, painted turtles and snapping turtles inhabit wetlands. The spiny soft-shelled turtle inhabits rivers and lakes and feeds on aquatic insects and amphibians. Map turtles, also river inhabitants, have specially constructed jaws for crushing, as their main diet is snails.

The frogs found in the Town, among others, are the leopard frog, green frog, chorus frog, spring peeper, cricket frog, tree frog and pickerel frog. Leopard frogs live in meadows and open grassy areas, whereas the green frog remains in wetlands and ponds year around. The American toad inhabits woods and fields in the summer. Frog and toad species that do not live in wetlands permanently migrate in the spring to wetlands or ponds to breed. Chorus frogs and spring peepers remain in woodlands the rest of the year. Also, a variety of snakes are found in the Town of Dunn.

### *Fisheries.*

The quality of the Town's fisheries attracted people to the area long before European settlers arrived. Since the early 1900s, walleye, northern pike and other fish have drawn people from throughout southern Wisconsin and northern Illinois. The high quality fishing in the Town, along with the other opportunities offered by Lakes Waubesa and Kegonsa, make the Town an important recreational area.

- **Lake Waubesa.** Lake Waubesa provides good and consistent fish production with periodic stocking of walleye. Other fish species will successfully reproduce. The Waubesa Wetland area provides a major spawning area for the northern pike population. Pike also spawn in the wetland area near the radio towers. Fish found in the lake include the large-mouth bass, blue gill, black crappie, white crappie, perch, walleye and pumpkin seed. The rough fish in Lake Waubesa include channel catfish, white sucker, carp, freshwater drum, the black bullhead, brown bullhead and yellow bullhead. Low populations of white bass and yellow bass and an assortment of minnow species are also found in the lake.
- **Lower Mud Lake.** Lower Mud Lake is predominantly a panfish and bass lake. Blue gill, crappie, perch, bullhead, carp, some northern pike, large-mouth bass and mud minnows reproduce here. Walleye fishing, however, is negligible.
- **Lake Kegonsa.** Lake Kegonsa supports a diverse warm water fishery, and contains similar kinds of fish as found in Lake Waubesa. However, because it also supports a large population of rough and forage fish, the quality of fishing in Kegonsa is not as high. However, it does provide for better walleye spawning than Lake Waubesa. Door Creek Marsh, just north of the lake, is used by northern pike for spawning.
- **The Yahara River.** The Yahara River fishery supports warm water fish species due to the natural conditions in the area, especially the high summer temperatures. The river provides a rocky gravel substrate and a good flow of water required by walleye for spawning grounds. Crappie, sucker and northern pike also spawn in the river to some extent.

- **The Town's Creeks.** Swan Creek primarily supports forage fish although some pan fish, northern pike and walleye use the creek during the spawning season. Murphy's Creek also supports forage fish where the spring flow increases and water quality improves. Pan fish and northern pike use the creek for a spawning area. Door Creek, in its channelized condition, only supports a limited warm water fishery, consisting predominantly of forage fish. Northern pike spawning areas in Door Creek Marsh can be protected by limiting further ditching and wetland drainage. No information is currently available about fish species that may inhabit Keenan's Creek.

### *Threatened and Endangered Species.*

Many rare, threatened or endangered species exist in Dane County. Rare plants and animals have been identified in the Town of Dunn by WisDNR's Natural Heritage Inventory. This is a statewide listing of known locations of rare, threatened or endangered plant and animal species. The data is obtained through field inventory and site analysis. Generally, the identified areas are located along the Yahara River and Lower Mud Lake. More specific information on location and species type is available from WisDNR's Bureau of Endangered Resources office.

### **Air Quality**

The Wisconsin Department of Natural Resources classifies Dane County as an air quality attainment area, meaning it is not in violation of any air quality regulations. Because land use densities and configurations strongly influence air quality, these must be carefully considered in the future to maintain the region's good air quality.

## **VII. Cultural Resources Inventory**

Preservation of historic and cultural resources is important to the vitality of any community as these resources foster a sense of pride and provide an important context for social and cultural continuity between the past, present and future.

### **Historic Resources**

For thousands of years since the retreat of the last glacier, nomadic bands of Native Americans took advantage of Dunn's plentiful fish and game. Approximately three to four thousand years ago, plant cultivation, pottery and effigy mounds first appeared in the area.

The effigy mounds are now the most visible landmarks of the Town's pre-settlement past. These mounds, constructed of soil, take many different forms, many in the shape of animals, birds, lines and cones. Among the largest are a bird effigy with a wingspread of 135 feet and a linear mound that measures 305 feet in length. Unfortunately, many mounds have been destroyed by housing development and cultivation.

The earliest known residents of the Town of Dunn were groups of Woodland Indians of the effigy mound culture. They lived near the lakes and waterways. Later the Ho-Chunk Native Americans inhabited the area. Indian Agent John H. Kinzie, in 1829, mentioned the existence of a Ho-Chunk village on Lake Waubesa containing four (4) lodges and 76 inhabitants. Its chief was Spotted Arm. In 1832, Kinzie listed a Ho-Chunk village on the east shore of Lake Waubesa containing 94 inhabitants.

Chief Blackhawk, while being pursued by U.S. government troops, is reputed to have crossed the Town of Dunn in his flight, and a skirmish is said to have occurred between Blackhawk and the pursuing troops not far from the junction of Schneider and Greene Roads. As late as 1875, groups of Ho-Chunk on their way from the Rock River region camped on the shore of Lake Kegonsa.

The Town's first European settler was Alvin W. Wetherby, who arrived with his family in 1843. They settled on a farm in Section 21, near the present Town Hall. They were soon followed by many other European settlers.

The Town had grown considerably by the mid-1880s, with settlers drawn by the rich and easy-to-clear farmland. Land in these early days sold for \$1.25 per acre. The western part of the Town was settled mostly by New Englanders, and Scottish and Irish immigrants, while the eastern part attracted more Norwegian immigrants, perhaps because of the strong Norwegian community of Stoughton, just southeast of the Town.

In 1848, the same year Wisconsin became a state, the Town of Dunn was established. Although Dover was chosen as its original name, through an error by an assembly clerk the name was misread and the name Dunn was entered.

Wheat was the primary crop for the Town's early settlers until about 1870, when the chinch bug reached the Town on its devastating march northward. Farmers then changed to dairy, livestock, corn and tobacco as their primary pursuits. This agricultural pattern remains today, although the number of dairy herds has declined significantly in the past few decades.

As farms began to prosper, the settlers built suitable homes for their families. Numerous fine examples of Greek revival and other architectural styles were constructed during that period. The Town of Dunn Bicycle Tour Guide and the Town of Dunn Bicentennial Tour, developed by the Town bicentennial committee, contains more information about many of these sites, as well as information about the Town's archaeological and natural heritage.

In the early 1900s, the rich farmland bordering Lake Waubesa and Lake Kegonsa was platted for residential use. Within a short time, the shorelines of both lakes were dotted with summer cottages. Most of these cottages were converted to permanent year-round homes, thus starting the trend that has resulted in dense tiers of homes encircling the lakes. Rural subdivisions began to appear in the 1960s.

The State Historical Society's Architecture and History Inventory (AHI) contains data on a wide range of historic properties throughout the state, such as round barns, cast iron bridges, commercial buildings, schoolhouses and turn of the century homes, that help shape Wisconsin's distinct cultural landscape. The AHI lists 59 documented properties in the Town of Dunn, including (several are not listed below because they are not named):

- Ole E. Elvehjem House
- Dance Hall
- George Hamilton House
- Swan Creek Cheese Factory
- Chris Uphoff House
- Exchange Street Bridge
- Dyreson Bridge
- Dyreson House and Farmstead
- William E. Sherlock House
- Amelia and William Lalor House
- William Lalor, Jr. House
- George Melville House
- Walter Moody Dick House
- Oakside School
- Matilda and George Keenan House
- Dunn Town Hall
- Michael Lally House
- J. Penewell Jr. House
- Stener Halverson House
- Parachute Folding Factory
- Stener Lewton House
- Halverson's Restaurant
- Amanda and Asher Green House
- James Keeley House
- Hank and Carrie Hawkinson Homestead
- James Criddle Farm
- James Tusler House
- Ole and Gunil Berge Homestead
- Ezekial Emmons House
- Imbrecht Johnson House
- William Sigglekow House
- Ole Skare House (2)
- Dunnville Stone Quarries
- Edwin Blank Farm
- Odd Fellows Hall
- Knapp, Stout and Co County Store
- Booth Hall
- Dunnville/Red Cedar River Bridge
- Dunn Burial Ground
- Caddie Woodlawn House
- Lake Kegonsa Rough Fish Station (2)
- Deer Park-Temple
- Andrew Peterson House
- Hannah and Peter Sorensen House
- William and Lucinda Manson Homestead
- Orrin Grout Farm
- Tipple House
- Egbert Bennet House

One (1) site in the Town of Dunn is identified by Dane County as an historic site. Babcock Park, on the east shore of Lake Waubesa, is named for Stephen Babcock, 1843-1931, a UW food scientist and inventor of Babcock tester.

In addition to the properties mentioned above, markers have been erected at old school sites throughout the Town to denote their historic and cultural importance.

### **Archeological Resources**

Because of the Town's rich Native American history, it boasts many archeological resources. According to the State Historical Society, there are numerous archaeological sites and cemeteries identified in the area. The types of sites that have been identified include cemeteries (burial mounds and unmarked graves), historic campsites and early homesteads. Many of these archaeological sites are located along Lake Waubesa. Few of the sites have been evaluated by the Society for their importance, or their eligibility for listing on the State or National Register of Historic Places.

The sites that are listed on the National Register of Historic Places include:

- The Bram Mound Group in Goodland Park was added to the Register in 1993. This ceremonial burial site dates between 500 and 1499 AD.
- Moore Mound Group was also added to the Register in 1993 and also dates to between 500 and 1499 AD.
- Sure Johnson Mound Group was added to the Register in 1994. This cemetery dates between 500 and 1499 AD.

- The Lower Mud Lake Archaeological Complex is listed on both the National and State Register of Historic Places, and was added to the lists in 2004. This site is one of the most significant archeological sites in the upper Midwest and is owned by Dane County. The complex was used as a camp, fishing site and water works and dates between 11,000 BC and 1860 AD.

Under Wisconsin law, Native American burial mounds, unmarked burials and all marked and unmarked cemeteries are protected from encroachment by any type of development. Dane County ordinances require a 25-foot building setback from Native American burial mounds; the Town would like to explore options to increase this setback.

## Recreational Resources

The Town of Dunn contains a significant amount of park, recreation and open space land owned by public agencies, including the U.S. Fish and Wildlife Service, the Wisconsin Department of Natural Resources, Dane County and the Town. In addition, there is a large amount of land owned by private nonprofit groups, including the Natural Heritage Land Trust and the Nature Conservancy of Wisconsin. There are also a number of smaller neighborhood park and open space facilities. Some of the park, recreation and open space lands are designed for active recreational use while others are conservancy lands with restricted public access. See Parks, Open Spaces, Trails, Grassland Management Areas & Public Lands Map.

The U.S. Fish and Wildlife Service owns approximately 69 acres in the Town. The Wisconsin Department of Natural Resources owns over 1,725 acres, including part of Fish Camp Launch. Dane County Parks owns and operates approximately 210 acres, including Babcock Park, Fish Camp Launch, Goodland Park, Orvold Park Conservancy and Holtzman Resource Area. Dane County also owns 428 acres in the Lower Mud Lake resource protection area. The Town of Dunn owns approximately 55 acres, including Dunn Heritage Park located between Jordan Drive and Tower Road.

In addition to these areas, there are privately owned, non-public access easements owned by The Nature Conservancy, American Farmland Trust and other private landowners.

Many of the neighborhoods in the Town have small neighborhood parks and open space areas. There are also a number of private recreational and open space uses in the Town, such as the Oregon Sportsmen's Club, the Madison Retriever Club, the Lake Waubesa Bible Camp and a portion of the Stoughton Country Club. MaHunt, a privately operated local non-profit organization, owns five (5) properties in the Town of Dunn. These properties totaled approximately 193 acres in the Town at the time of this writing.

### *County Parks*

**Goodland Park** is located on the west shore of Lake Waubesa and is one of the oldest county parks. The park consists of partially wooded 15-acres containing 600 feet of shoreline. Facilities include two (2) shelter houses, picnic areas, volleyball, tennis courts, basketball courts, a softball field, play equipment, an unsupervised swimming area and a boat launch.

**Fish Camp Launch** is a 99-acre site that is located on the northwest shore of Lake Kegonsa at the inlet of the Yahara River. This exceptional boat launch site offers a protected launching area that features new launch piers, bathrooms, a fish cleaning facility and a parking area. A picnic area along the lakeshore provides a pleasant area for family outings and shoreline fishing with fully accessible fishing piers. A new canoe launch has also been installed on the Yahara River.

**Babcock Park** is named after Stephen Babcock, a Wisconsin dairy scientist known internationally for discovering the method for determining the percentage of butterfat found in milk. The park is approximately

## EXISTING CONDITIONS

33 acres in size and is located on the east side of Lake Waubesa at the outflow of the Yahara River near the Village of McFarland on USH 51. The boat launch offers a fish cleaning facility and an accessible fishing pier. The park also has a 25-unit campground with electricity supplied to all sites, a fully accessible bathroom and shower, and a sanitary dump station.

**Door Creek Wetlands** are located on the shore of Lake Kegonsa and includes the wetlands and surrounding upland buffers of Door Creek. The County owns this land and is working to protect the Northern Pike spawning habitat and enhance the water quality of Door Creek.

**Holtzman County Resource Area** is a 64-acre site that was donated to Dane County as a nature preserve. Access may be obtained only by receiving permission from one of the surrounding private landowners. The Dane County Parks & Open Space Plan 2001-2005 recommends acquiring a small addition for public access and parking. The plan also recommends turning this site over to the Town of Dunn.

**Lower Mud Lake** is a 1,700 acre site that includes the wetlands between Lake Waubesa and Lake Kegonsa. Approximately 229 acres have been acquired by the County in this area.

**South Waubesa Marsh** contains approximately 700 acres in the Town of Dunn. The marsh is a deep peat deposit with major springs and seepages contributing water to Lake Waubesa.

**Orvold Park Conservancy** is currently owned and operated by Dane County Parks. However, the Town provided money for the purchase of the property and is in the process of acquiring the deed. When the Town acquires the property, it will be maintained as a conservancy land. The property is located east of Dyreson Road, near Lake Kegonsa.

## VIII. Economic Development Profile

### Existing Work Force

The labor force is the sum of employed and unemployed persons age 16 years and older and includes those who are either working or actively seeking work. The character of the Town's labor force—the skills, education, aptitudes and availability of its population—represents one of the most important resources for existing and potential economic investors.

Table 12 shows the employment status of Dunn residents in 2000. Of the 3,203 individuals in the labor force, all but 12 were employed in civilian occupations and only 2.5 percent of the civilian labor force was unemployed. The statistical profile reveals there are more males than females in the labor force, and for 68 percent of families, both parents participate in the labor force.

The lower portion of Table 12 shows worker breakdown by class. Private wage and salary workers constitute the largest component of Dunn's labor force with over 69.4 percent.

As discussed above, in 2000 only about eight (8) percent of Town residents worked in the Town; the remainder commuted to work in adjacent municipalities. In 2000, the mean travel time to work for Town residents was 21.1 minutes. Therefore, when considering economic development in the Town of Dunn, it is important to consider it on a regional scale. See the Town of Dunn Employment Points Map.

**Table 12: Employment Status of Dunn Residents, 2000**

<b>Employment Status</b>	<b>Number</b>	<b>Percent</b>
<b>Population 16 years and over</b>	<b>4,247</b>	<b>100.0</b>
In Labor Force	3,203	75.4
Civilian Labor Force	3,191	75.1
Employed	3,086	72.7
Unemployed	105	2.5
Percent of Civilian Labor Force Unemployed	3.3	(X)
Armed Forces	12	0.3
Not in Labor Force	1,044	24.6
<b>Females 16 years and over</b>	<b>2,104</b>	<b>100.0</b>
In Labor Force	1,475	70.1
Civilian Labor Force	1,475	70.1
Employed	1,450	68.9
All parents in family in labor force	227	68.0
<b>CLASS OF WORKER</b>	<b>Number</b>	<b>Percent</b>
Private wage and salary workers	2,143	69.4
Government Workers	681	22.1
Self-employed workers in not incorporated business	262	8.5
Unpaid family workers	-	-

Source: US Census Bureau, 2000



## Educational Attainment

Educational attainment is another component of a community's labor force. Table 13 shows education levels in the Town of Dunn as compared to Dane County and the State of Wisconsin. Over 90 percent of Dunn residents are high school graduates or higher and nearly one-third have a bachelor's degree or higher.

**Table 13: Educational Attainment**

	Town of Dunn		Dane County		State of Wisconsin	
	No.	%	No.	%	No.	%
Population 25 years and over	3,785	100.0	269,998	100.0	3,475,878	100.0
Less than 9th grade	70	1.8	7,932	2.9	186,125	5.4
9th to 12th grade, no diploma	238	6.3	13,245	4.9	332,292	9.6
High school graduate (incl. equivalency)	935	24.7	60,220	22.3	1,201,813	34.6
Some college, no degree	348	25.0	54,830	20.3	715,664	20.6
Associate degree	426	11.3	24,048	8.9	260,711	7.5
Bachelor's degree	660	17.4	66,944	24.8	530,268	15.3
Graduate or professional degree	508	13.4	42,779	15.8	249,005	7.2
Percent high school graduate or higher	(X)	91.9	(X)	92.2	(X)	85.1
Percent bachelor's degree or higher	(X)	30.9	(X)	40.6	(X)	22.4

Source: US Census Bureau, 2000

## Personal and Household Income

Overall, residents in the Town of Dunn have significantly higher personal and household incomes than residents of Dane County or the State of Wisconsin. Table 14 shows median household income, as well as personal income statistics for the Town, county and state.

**Table 14 Personal and Household Income, 2000**

	Town of Dunn	Dane County	State of Wisconsin
Median Household Income	\$66,250	\$49,223	\$43,791
Per Capita Income	\$30,881	\$24,985	\$21,271
Median Earnings (males)	\$41,497	\$39,056	\$37,062
Median Earnings (females)	\$32,071	\$30,062	\$25,865

Source: US Census Bureau, 2000

## Unemployment Trends

Unemployment rates show the percent of labor force participants who are unemployed and actively looking for work. These rates are illustrated in Table 15 for the Town of Dunn, Dane County and the State of Wisconsin in 2000. Unemployment in the Town of Dunn was lower than both the state and the county. It should be noted that unemployment rates in Dane County have dropped since 2000 and the average unemployment rate in 2002 and 2003 was 2.7 percent.

**Table 15: Unemployment Rates, 2000**

	Town of Dunn	Dane County	State of Wisconsin
2000	2.5	2.9	3.2

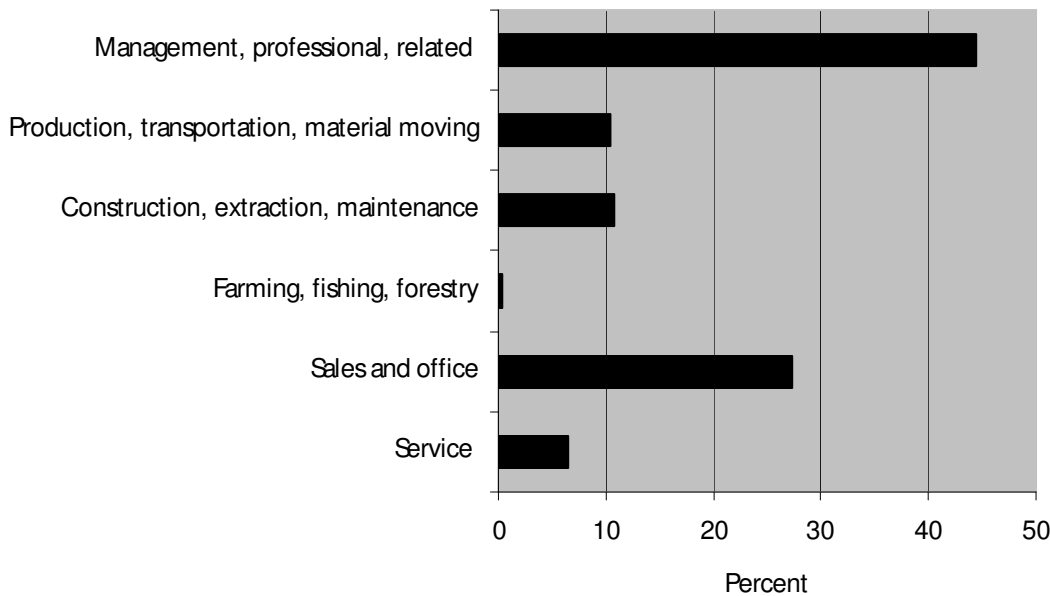
Source: US Census Bureau, 2000

## Economic Base (Employers and Employees)

### Occupational Structure

The bar chart in Figure 3 illustrates the occupational structure of the residents of the Town of Dunn at the time of the 2000 Census. “Sales and office occupations” and “management, professional and related occupations” employ nearly one-third and nearly one-half, respectively, of the Town of Dunn.

**Figure 3: Occupational Structure of Residents, 2000**

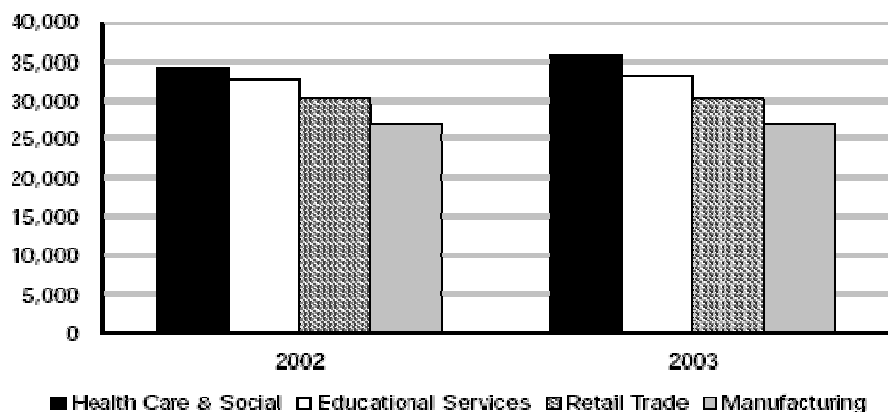


Source: US Census Bureau, 2000

### Major Employers

Figure 4 lists the four (4) largest employment sectors for Dane County in 2002 and 2003. Ten industry types experienced employment increases between 2002 and 2003; most of the gains were in health care and assistance, finance and insurance, and accommodation and food services. Eight (8) industry types were down in 2003; most of these job losses were in manufacturing, management of companies, and retail trade.

**Figure 4: Major Employers, Dane County**



Source: Dane County Regional Planning Commission, 2003

According to the Wisconsin Department of Workforce Development, the top 10 private employers in Dane County in 2004 are listed in Table 16. It is important to note that Table 6.5 does not include the public employment sector, including the county, state and federal government offices located in Dane County.

**Table 16: Top Ten Private Employers in Dane County, 2004**

Company	Product or Service	Size
U.W. Hospital & Clinics	Hospital and clinics	1000 +
American Family Mutual Insurance Group	Insurance	1000 +
Meriter Health Services	Hospital health care	1000 +
Wisconsin Physicians Service Ins. Corp.	Health benefits, insurance and administration	1000 +
CUNA Mutual Group	Financial services for credit unions	1000 +
Dean Health System	Health care, clinics, insurance	1000 +
UW Medical Foundation	Clinical practice group of UW Medical School faculty	1000 +
Oscar Mayer Foods, division of Kraft Foods	Meat processor	1000 +
St. Mary's Hospital	Hospital health care	1000 +
Covance	Drug development	1000 +

Source: Wisconsin DWD, Office of Economic Advisors, January 2004

## Employment Trends

Table 17 depicts the trends in Dane County's employed labor force between 1980 and 2000. Employment in all industries has increased, with the largest increase in transportation and public utilities and the smallest in public administration.

**Table 17: Industry of Dane County's Employed Labor Force: 1980-2000**

Dane County by Industry Type	Employed Persons Age 16 and Older						Change	
	1980		1990		2000		1980-2000	
	Number	%Total	Number	%Total	Number	%Total	Number	Percent
Construction & Mining	12,435	7.3%	14,603	7.0%	15,572	6.3%	3,137	25.2%
Manufacturing	19,406	11.4%	25,024	12.0%	26,418	10.7%	7,012	36.1%
Transportation & Public Utilities	8,839	5.2%	11,100	5.3%	15,988	6.5%	7,149	80.9%
Wholesale Trade	6,018	3.5%	7,536	3.6%	6,680	2.7%	662	11.0%
Retail Trade	27,699	16.3%	34,696	16.7%	44,412	18.0%	16,713	60.3%
Finance, Insurance & Real Estate	13,451	7.9%	18,798	9.0%	22,755	9.2%	9,304	69.2%
Services	66,609	39.3%	81,483	39.1%	98,264	39.9%	31,655	47.5%
Public Administration	15,201	9.0%	14,928	7.2%	15,975	6.5%	774	5.1%
County Total	169,658	100.0%	208,168	100.0%	246,064	100.0%	76,406	45.0%

Source: U.S. Census Bureau and Dane County Regional Planning Commission

Although only a small percentage of Dunn's workforce is employed in "Farming, Fishing & Forestry", agriculture is crucial to the Town's economic livelihood and way of life. Tables 6.7 through 6.10 identify economic farming trends in Dane County. Table 18 shows agricultural land sales in 2003 for Dane County, the counties of Columbia, Dane, Dodge, Green, Jefferson and Rock, the South Central District (which encompasses these six counties) and the State of Wisconsin. In 2003, nearly 70 percent of agricultural land sold in the Town of Dunn remained in agricultural use; whereas nearly 85 percent of the agricultural land sold in the South Central District remained in agricultural use and nearly 73 percent of agricultural land sold in Wisconsin remained in agricultural use. This demonstrates the pressure in Dane County to convert agricultural land to other land uses, and illustrates part of the difficulty in retaining agriculture as an economic livelihood in the county.

**Table 18: Agricultural Land Sales, 2003**

	Agricultural land continuing in agricultural use			Agricultural land being diverted to other uses		
	Number of transactions	Acres sold	Dollars per acre	Number of transactions	Acres sold	Dollars per acre
Columbia County	38	2,830	3,149	26	980	4,310
Dane County	47	3,255	5,403	25	1,486	16,073
Dodge County	67	5,815	3,135	18	776	4,167
Green County	47	5,049	2,557	8	443	5,616
Jefferson County	40	2,510	4,313	6	250	9,214
Rock County	38	3,766	3,339	3	419	3,950
SC District	277	23,225	3,489	86	4,354	8,679
State of WI	1,805	133,207	2,480	1,200	47,057	5,500

Source: Wisconsin Agricultural Statistics Service, 2004

Table 19 shows an interesting trend in farm statistics in Dane County between 1997 and 2002. The number of farms nearly doubled during this time period, and while average farm size decreased slightly, the total land in farms increased. One advantage the Town of Dunn has over other communities in the county is its ability to protect farmland through its purchase of development rights program, which is described in the Agricultural, Natural and Cultural Resources Element of this Existing Conditions Report.

**Table 19: Dane County Farm Statistics, 1997 and 2002**

	1997	2002
Farms (number)	1,408	2,887
Land in Farms (acres)	512,971	515,475
Average Farm Size (acres)	198	179
Estimated Market Value of Land and Buildings	\$366,967 (average per farm) \$1,853 (average per acre)	\$580,806 (average per farm) \$3,264 (average per acre)

Source: U.S. Census of Agriculture, Wisconsin Data

Table 20 illustrates the importance of the agriculture economy in Dane County, as the average net cash from farm income per farm in the county is nearly double what it is elsewhere in the state.

**Table 20: Net Cash Farm Income of the Operations and Operators, 2002**

	Net Cash from Farm Income (Operations)	Average per Farm
Dane County	\$95,153,000	\$32,845
State of Wisconsin	\$1,384,224,000	\$17,946

Source: 2002 U.S. Census of Agriculture, Wisconsin Data

Table 21 shows that farm sales and the average value of agricultural products sold per farm were approximately the same statewide and countywide in 2002 as they were in 1997. The table also shows that the value of agricultural products sold directly to individuals has increased since 1997. Also, there is substantial value in organically produced commodities. These trends demonstrate that there may be emerging markets for Dunn farmers to directly sell agricultural products to individuals and/or to produce organic commodities.

**Table 21: Market Value of Agricultural Products Sold (Including Direct and Organic), 1997 and 2002**

	Total Sales		Average Per Farm		Value of Ag Products sold directly to Individuals		Value of Certified Organically Produced Commodities	
	1997	2002	1997	2002	1997	2002	1997	2002
<b>Dane County</b>	\$284,637,000	\$287,637,000	\$109,687	\$99,632	1,578,000	\$1,918,000	(NA)	\$1,651,000
<b>State of Wisconsin</b>	\$5,794,100,000	\$5,623,275,000	\$72,844	\$72,906	\$23,848,000	\$29,072,000	(NA)	\$20,828,000

Source: U.S. Census of Agriculture, Wisconsin Data

One trend in agriculture in the Town of Dunn is the increase in non-residents leasing agricultural land to grow products for farmers markets. This trend is referred to as “truck farming” and it is expected to continue and expand in the future.

**Employment Projections**

The State of Wisconsin’s Department of Workforce Development’s “Dane County Workforce Profile” provides insight into the regional employment forecast for the county. This section illustrates employment forecasts for the Dane County area and for the entire State of Wisconsin. Table 22 lists the top 10 occupations experiencing the fastest growth rates and the most job openings in South Central Wisconsin. Many of the fastest growing occupations fall into the “Management, professional or related occupations” category (from Figure 3), and there is a particular growth trend in computer software and support occupations as well as medical support occupations. The areas with the most openings are generally “service occupations” (also from Figure 3), with some exceptions. The professions identified for fastest growth generally fall into the major employment areas of Dunn residents, as described in Figure 3.

**Table 22: South Central Region Occupation Projections: 2010**

	Top Ten Occupations	Education & Training Typically Required	Average Wage
<b>Fastest Growth</b>	Computer Software /Systems Software Engineers	Bachelor's degree	\$30.38
	Computer Support Specialists	Associate degree	\$20.03
	Computer Software Engineers	Bachelor's degree	\$30.31
	Desktop Publishers	Postsecondary voc. trng	\$14.98
	Network Systems/Data Communications Analysis	Bachelor's degree	\$24.96
	Network/Computer Systems Administration	Bachelor's degree	\$25.79
	Medical Assistants	1-12 mo. on-the-job	\$12.75
	Medical Records/Health Info Techs	Associate degree	\$13.33
	Fitness Trainers/Aerobics Instructors	Postsecondary voc. trng	\$11.63
	Database Administrators	Bachelor's degree	\$25.64
<b>Most Openings</b>	Combination Food Preparation/Service Workers Including Fast Food	1-month or less training	\$8.57
	Retail Salespersons	1-month or less training	\$10.09
	Cashiers	1-month or less training	\$7.81
	Waiters/Waitresses	1-month or less training	\$6.87
	Registered Nurses	Bachelor's degree	\$22.76
	Office Clerks/General	1-month or less training	\$11.78
	Laborers - Freight/Stock/Materials Movers/Handlers	1-month or less training	\$10.87
	Customer Service Reps	1-12 mo. on-the-job	\$13.90
	Janitors/Cleaners, Maids/Housekeepers	1-month or less training	\$9.84
	Stock Clerks/Order Fillers	1-month or less training	\$10.40

Source: WI DWD, Bureau of Workforce Information, 2002  
 South Central WDA includes Columbia, Dane, Dodge, Jefferson, Marquette and Sauk counties.

Other employment projections were prepared at the state level. Table 6.12 lists the projected growth statewide for all occupations.

**Table 23: Statewide Employment Projections by Occupation 2000-2010**

Occupational	2000	2010	Change	Percent Change
Total, All Occupations	3,011,380	3,301,160	289,780	9.6%
Management Occupations	153,240	169,800	16,560	10.8%
Business/Financial Operations	87,950	98,200	10,250	11.7%
Computer & Mathematical Occupations	46,710	66,850	20,140	43.1%
Architecture/Engineering Occupations	50,520	51,880	1,360	2.7%
Life, Physical, and Social Science	28,970	32,370	3,400	11.7%
Community/Social Services	42,090	52,410	10,320	24.5%
Legal Occupations	15,790	17,990	2,200	13.9%
Ed, Training, & Library	177,460	203,850	26,390	14.9%
Arts/Design/Entertainment/Sports/Media	47,490	54,340	6,850	14.4%
Healthcare Practitioners & Technical	135,900	165,500	29,600	21.8%
Healthcare Support Occupations	78,890	98,940	20,050	25.4%
Protective Service Occupations	49,660	58,020	8,360	16.8%
Food Preparation & Serving Occupations	218,820	244,850	26,030	11.9%
Build & Grounds Cleaning/Maintenance	102,350	117,780	15,430	15.1%
Personal Care and Service Occupations	76,700	95,190	18,490	24.1%
Sales and Related Occupations	304,430	329,880	25,450	8.4%
Office/Administrative Support Occupation	476,230	495,230	19,000	4.0%
Farming/Fishing/Forestry	5,990	6,460	470	7.8%
Construction/Extraction Occupations	146,680	159,960	13,280	9.1%
Installation/Maint/Repair Occupations	117,130	124,780	7,650	6.5%
Production Occupations	415,890	407,430	(8,460)	-2.0%
Transportation/Material Moving Occupations	232,480	249,470	16,990	7.3%

Source: State of Wisconsin, Department of Workforce Development

As shown in the bar chart in Figure 3, nearly 75 percent of the population in the Town of Dunn is employed in “management, professional and related occupations” and “sales and office occupations”. Both of these occupational categories are well positioned to absorb much of the job growth projected in Table 23.

## Environmentally Contaminated Sites

The Comprehensive Planning Law requires communities to evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The Wisconsin Department of Natural Resources (WisDNR) Environmental Remediation and Redevelopment Program maintains a list of contaminated sites, or brownfields. The WisDNR identifies brownfields as “abandoned or under-utilized commercial or industrial properties where expansion or redevelopment is hindered by real or perceived contamination.”

Properties listed in the WisDNR database are self-reported and do not represent a comprehensive listing of possible brownfields in a community. Other state and federal databases may provide more comprehensive lists for the Town.

As of September 2004, eight (8) sites in the Town were listed on the Bureau for Remediation and Redevelopment Trading System (BRRTS). Four (4) of the sites are leaking underground storage tank (LUST) sites that contaminated soil and/or groundwater with petroleum. Two (2) sites are environmental repair sites (ERP), which are sites other than leaking underground storage tanks that have contaminated soil and/or groundwater. Examples include industrial spills that need long-term investigation, buried containers of hazardous substances and closed landfills that caused contamination. One (1) site required no action and one (1) site is a superfund site. Table 24 lists the sites and their addresses. The properties will need special attention for successful redevelopment to occur.

**Table 24: Town of Dunn Brownfield Sites**

Activity Type	Site Name	Address
LUST	DUNN TN	4156 CTH B
ERP	GERVASI PROPERTY	2797 WILLOW CT
LUST	LOOMIS PROPERTY	2334 CTH AB
LUST	MCMANUS DOUBLE M RANCH	4136 RUTLAND DUNN TOWNLINE RD
LUST	ROCK ELM PARK	1894 BARBER DR
No Action Required	VONDRA RESIDENCE	1702 SAND HILL RD
ERP	W M W I - CITY DISPOSAL	1847 SANDHILL RD
Superfund	W M W I - CITY DISPOSAL	1847 SANDHILL RD

Source: WDNR BRRTS, [http://prodmtex00.dnr.state.wi.us/pls/inter1/brrts2\\$sw\\_web\\_fac\\_act\\_v.actionquery](http://prodmtex00.dnr.state.wi.us/pls/inter1/brrts2$sw_web_fac_act_v.actionquery), September 2004

The superfund site is the City Disposal Corporation Landfill that is located on approximately 38 acres of land in the Town. The landfill opened in the mid-1960s and closed in 1977. Household wastes, industrial wastes, general construction wastes and debris were disposed of at the site. The site was placed on the Environmental Protection Agency’s (EPA) National Priorities List (NPL) in 1984 and is now considered closed.

## Strengths and Weaknesses for Economic Development

The Town of Dunn's economic development priority is to support the Town's existing farm-based economy. The Town's strengths for fostering its desired economic focus in the future are its:

- productive soils;
- commitment to agriculture;
- successful purchase of development rights program;
- interest in limiting non-farm development on productive soils and agricultural areas;
- natural and recreational resources;
- rural character;
- transportation access;
- and proximity to the City of Madison.

The Town's weaknesses in achieving this desired economic goal include:

- residential development pressure in agricultural areas;
- potential annexation from surrounding municipalities;
- weak agricultural markets;
- high entry cost to farming;
- high land costs because of the Town's location in an urbanizing region (provides value beyond farming, such as value for hunting, etc);
- youth often don't want to go into the farming business;
- and the Town's good transportation access and proximity to Madison (which, interestingly, are also strengths).

## Available Economic Development Programs

### *The Milk Volume Production Program (MVP)*

The MVP program is designed to assist dairy producers that are undertaking capital improvement projects that will result in a significant increase in Wisconsin's milk production. The goal of the program is to provide qualifying dairy producers with the type of financing necessary to fill the "equity gap" and to partner with local communities to increase dairy production in Wisconsin.

### *WHEDA-Agribusiness Program*

This program provides loans through local lenders to help small businesses develop new products, methods of processing, markets or improved marketing methods for a Wisconsin product using Wisconsin's raw commodities. Loan proceeds under this program can be used for the purchase of land, buildings, equipment, inventory application and closing fees, permanent working capital, soft costs and refinancing existing debt that has matured.

### *WHEDA-Beginning Farmer Bond Program (BBF)*

The purpose of this program is to offer low interest loans to beginning farmers. Eligible uses of loan proceeds include the purchase of land, buildings, machinery, equipment and livestock.

### *WHEDA-Credit Relief Outreach Program (CROP)*

This program features 90% guarantees on loans up to \$30,000 made by local lenders. CROP can be used for feed, seed, fertilizer, pesticides, land rent, custom hire, animal feed, UCC filing fees, crop insurance, feeder animals, tillage services, equipment rental or repair, or utilities for commodity production.

### *WHEDA-Farm Program*

This program provides access to credit by guaranteeing a loan made by a local lender. The purpose of the program is to help farmers modernize an existing farm operation. Eligible uses of loan proceeds include acquisition of agricultural assets that are defined as machinery, equipment, buildings, land or livestock to be kept for more than one year.

### *The Wisconsin Farm Center*

This Program is administered by the Wisconsin Department of Agriculture, Trade and Consumer Protection and provides assistance with a wide range of farm-related subject areas including feasibility analysis, cash flow and enterprise analysis, and debt analysis and restructuring.



## **IX. Intergovernmental Cooperation Profile**

As the Regional Context map depicts, the Town of Dunn, located in Dane County, is bordered by the Village of McFarland, the Town of Blooming Grove, the Town of Pleasant Springs, the Town of Rutland, the Village of Oregon, the City of Fitchburg and the City of Stoughton.

This element summarizes the agreements and relationships between the Town and these surrounding jurisdictions.

### **Dane County and the Dane County Regional Planning Commission (RPC)**

The Town of Dunn is located in south central Dane County and is under County zoning. Numerous County plans affect the Town, most notably:

- Dane County Land Use and Transportation Plan (1997)
- Lower Mud Lake Resource Protection Plan (1994)
- Door Creek Wetlands Resource Protection Plan (2000)
- Dane County Farmland Preservation Plan (1981 and updated periodically)

Dane County is in the process of updating its comprehensive plan, which is scheduled to be completed by May of 2006. To ensure coordination on future planning efforts, the Town will submit this Plan to the County for review and will provide feedback on the County's Comprehensive Plan when it is completed.

The Town of Dunn was located within the Dane County Regional Planning Commission's (RPC) jurisdiction; however, the RPC was dissolved on October 1, 2004. A successor organization, called a Council of Governments, has been proposed, but as of the time of this writing, no successor has been formed. The RPC prepared many plans that impact the Town of Dunn, including:

- Bicycle Transportation Plan (2000)
- Dane County Parks and Open Space Plan 2001-2005 (2001)
- Dane County Solid Waste Plan (1988)
- Dane County Water Quality Plan (1980)

### **Surrounding Municipalities**

The policies and implementation measures adopted by the Town will not only guide development within the Town but will impact neighboring municipalities as well, just as the policies and implementing actions of neighboring municipalities will impact the Town. It is important to not only recognize the land use planning efforts of these municipalities but also to ensure coordination in future actions.

#### *a. Town of Blooming Grove*

The Town of Blooming Grove borders the northwest and northeast corner of the Town of Dunn, and recently entered into an agreement with the City of Madison to be annexed into the City by 2027. Blooming Grove's 1992 Land Use Plan indicated lands north and south of Siggelkow Road as Transition Areas. The area of the Town west of Lake Waubesa is planned for residential use; however, WisDNR and Dane County Parks own land in this area that is used for conservation and recreation. Dunn and Blooming Grove do not have any agreements or share any services.

*b. Town of Pleasant Springs*

The Town of Pleasant Springs is located east of Dunn and both are served by the Lake Kegonsa Limited Service Area (LSA). The Towns also share fire, rescue and EMS services with the Village of McFarland and the City of Stoughton. At the time of this writing, Pleasant Springs is in the final stages of updating their comprehensive plan.

One potential conflict between the Towns is that Pleasant Springs is increasing the number of residences in the LSA, which could potentially limit the Town of Dunn's ability to expand its LSA in the future, if it so chooses. However, it should be noted that at the time of this writing, the Lake Kegonsa LSA is running at about one half of its capacity and will not need an expansion in the foreseeable future.

Another potential conflict is that Pleasant Springs' Future Land Use map shows residential and commercial development adjacent to the Town of Dunn's northeast border, which conflicts with Dunn's designation of agricultural preservation in this area. Commercial development in this area of Pleasant Springs could have transportation and other land use impacts that spillover into the Town of Dunn. The map also shows residential growth in the southwest corner of Pleasant Springs, along the Town of Dunn's southeast border. The planned housing in this area is low density (1 acre lots) and adjacent to the Kegonsa LSA, which Pleasant Springs plans to expand to include much of this planned residential growth.

*c. Town of Rutland*

The Town of Rutland borders the Town of Dunn's southern edge and both Towns share fire and EMS services with the Village of Oregon and the City of Stoughton. Almost all of the lands in Rutland that border the Town of Dunn are designated as either agricultural or floodplain.

At the time of this writing, Rutland is in the process of adopting its comprehensive plan. In general, Rutland and Dunn's comprehensive plans identify similar goals of protecting natural resource areas and agricultural land. Rutland seems to be growing at a similar rate to Dunn and both towns are considering the use of internal transfers of development rights to direct residential growth to appropriate areas of the town in order to protect agricultural land. Rutland also shares similar transportation goals in terms of supporting local and regional pedestrian and bicycle networks and multi-modal transportation options, including commuter rail service between Madison and the southeastern communities of Dane County. Rutland's plan also identifies the need to explore sharing of services with other jurisdictions, creating a boundary agreement with the Village of Oregon and renegotiating their boundary agreement with the City of Stoughton. Dunn should coordinate with Rutland on these efforts.

One potential conflict between the plans is that Rutland's plan supports more commercial growth than does Dunn's, which could result in increased traffic in the area. Another potential conflict is that Rutland's plan does not support new duplexes in the Town. Duplexes can be a way of providing affordable housing and if Rutland does not allow this type of development, it could put more pressure on Dunn and other neighboring jurisdictions to provide more affordable housing.

*d. Village of McFarland*

The Village of McFarland is located northeast of Dunn. The Town and the Village recently entered into an Intermunicipal Cooperation Agreement that identifies which services will be shared over the next 20 years and also outlines an area of land to the east of the existing Village boundaries that will be transitioned to urban land uses over the next 20 years. The following items are included in the Agreement:

- No annexation buffer area
- Restrictions on Town purchase of conservation easements
- Allowable activities in the no annexation buffer area
- Town not to oppose annexations
- Maintenance of Hidden Farm Road
- Exchange Street Bridge
- Solid waste and recycling
- Sharing and exchange of equipment
- Good faith cooperation
- Conditions on the Agreement (binding effect, challenges, severability, etc.)

The Town and the Village currently share fire and emergency medical services. The Village has a three (3) mile extraterritorial plat review authority that it exercises.

*e. Village of Oregon*

The Village of Oregon borders the Town’s southwest corner. The Town and the Village share fire, rescue and EMS services. The Town also contracts with the Village to support the senior center, which is located in Oregon and used by both Town and Village residents. Oregon has a 1.5-mile extraterritorial plat review authority, which it exercises.

The Village completed its comprehensive plan update in 2004 and the plan designates USH 14 as the projected Urban Service Area (USA) boundary to the year 2024. The Planned Land Use map identifies the southwest corner of the Town of Dunn for a variety of uses, including agriculture, parks and open space. However, the plan also indicates approximately 30 acres in the Town of Dunn for planned office and approximately 100 acres for planned industrial. This conflicts with the Town’s Plan, which designates this area as a mix of Agricultural Preservation, Parks and Recreation.

*f. City of Fitchburg*

The City of Fitchburg lies west of the Town of Dunn. At the time of this writing, the City is in the process of creating its comprehensive plan, which is scheduled to be completed by the summer of 2006. The existing General Land Use Plan Map designates the land that borders the Town as agricultural, with some rural residential. The City recently entered into an agreement with the Village of Oregon to form a Fitchburg-Oregon Business Park Plan. The business park is proposed to be located just north of the Village of Oregon on approximately 230 acres south and west of USH 14, south of CTH M and east of the former Chicago and Northwestern Railroad tracks. It will be important for the Town to participate in future planning efforts for this site, as development here may impact transportation and other land use in the Town.

The City has three (3) mile extraterritorial jurisdiction (ETJ) authority, which it does not enforce at the time of this writing. However, Fitchburg’s existing General Land Use Plan recommends that the City enforce its ETJ if it feels that rural development is causing problems in surrounding towns.

*g. City of Stoughton*

The City of Stoughton was one of the fastest growing communities in Dane County during the 1990s and this growth is projected to continue. The City’s current plan recommends growth areas to the southeast, northeast and southwest of the City – none of which directly impact the Town of Dunn. Stoughton has a three (3) mile extraterritorial plat review authority that it exercises. At the time of this writing, the City is in the process of updating its comprehensive plan. The City’s draft Planned Land Use Map shows a gateway business park encompassing approximately 160 acres in the southeast corner of the Town of Dunn, along USH 51 and Town Line Road. At the time of this writing, the Planned Land Use Map has not been adopted. However, it should be noted that if this development occurs, it will conflict with the Town’s designation of this area as Agricultural Preservation.

#### *h. City of Madison*

Although the Town of Dunn and the City of Madison do not currently share any borders, they will in the future as the Town of Blooming Grove, which lies along Dunn's northwest and northeast border, is incorporated into the City. Madison is currently in the process of updating its comprehensive plan and the draft Future Land Use Plan map designates the area adjacent to the northwest corner of Dunn as Park and Open Space and the area adjacent to the northeast corner of Dunn (northeast of the Interstate) as Low Density Residential (0-15 units/acre). Madison has a three (3) mile ETJ authority, which it enforces at this time. This may have implications for the Town in the future as the City expands south toward Dunn.

#### **State Agencies**

The Wisconsin Department of Transportation's (WisDOT) District 1 office is located in Madison and serves all of Dane County. WisDOT created the Highway 51 Needs Assessment in 2004; this assessment included portions of the Town of Dunn and is described in the Transportation Element of this Plan. The Wisconsin Department of Natural Resources' (WisDNR) Fitchburg office serves all of Dane County and south central Wisconsin. WisDNR has had a very active role in protecting important natural resource and environmental areas in the Town of Dunn. The Department of Agriculture, Trade and Consumer Protection (DATCP) administers Wisconsin's Farmland Preservation Program and other programs that may be applicable to farmers in the Town of Dunn.

#### **School Districts**

The Town of Dunn is served by the Oregon School District, the McFarland School District and the Stoughton School District; these districts are discussed in greater detail in the Utilities and Community Facilities Element of this Plan. No known conflicts exist between the Town and the school districts.

#### **Existing or Potential Conflicts**

Because of growth pressures from surrounding municipalities and the potential for these municipalities to annex land from the Town of Dunn, it is important to recognize this as the single most significant conflict between the Town and its neighbors. However, it is also important to note that there are ways to address this conflict, and the Town is already working toward this goal with the adoption of the McFarland/Dunn Intermunicipal Cooperation Agreement. This Agreement is a significant intergovernmental milestone, and similar agreements should be pursued with the Village of Oregon, the City of Fitchburg, the City of Madison (as it incorporates the Town of Blooming Grove) and the City of Stoughton.

#### **Processes to Resolve Conflicts**

Overall, the Town has good relationships with its neighboring jurisdictions. However, as described above, the growth pressure in the region has and will continue to impact the Town and it is important to consider how the Town will deal with these conflicts. The accompanying plan document includes goals, objectives, policies and actions for Intergovernmental Cooperation that outline ways the Town can address these conflicts.

## **X. Land Use Profile**

## Existing Land Use

**Table 25 Generalized Land Use Inventory, 2000**

	Acres	Percent of Land Use
Residential	1,660	7.5%
Single Family	1,625	7.4%
Two Family	2	0.0%
Multifamily	2	0.0%
Group Quarters	0	0.0%
Mobile Home	30	0.1%
Industrial	39	0.2%
Manufacturing	9	0.0%
Wholesale	4	0.0%
Extractive	27	0.1%
Transportation	736	3.3%
Street ROWs	716	3.3%
Railroads	10	0.0%
Other Transportation	10	0.0%
Communication/Utilities	25	0.1%
Generating & Processing	3	0.0%
Transmission	0	0.0%
Waste Processing	22	0.1%
Other	0	0.0%
Commercial-Retail	16	0.1%
General Repair & Maintenance	1	0.0%
Transportation Related	6	0.0%
Other	9	0.0%
Commercial-Services	2	0.0%
Transient Lodging	0	0.0%
Other	2	0.0%
Institutional & Government	8	0.0%
Education	0	0.0%
Administration	3	0.0%
Cemeteries	2	0.0%
Other	3	0.0%
Outdoor Recreation	126	0.6%
Agriculture & Undeveloped	19,381	88.1%
Woodlands	1,185	5.4%
Other Open Lands	4,142	18.8%
Vacant, Unused Land	137	0.6%
Cropland/Pasture	9,899	45.0%
Water	4,018	18.3%
TOTAL UNDEVELOPED AREA (Ag, woodland, openland, vacant, water)	19,381	88.1%
TOTAL DEVELOPED AREA	2,611	11.9%
TOTAL AREA	21,992	100%

Source: Dane County Regional Planning Commission, 2002

In addition to the land uses inventoried in Table 25, it should be noted that the University of Wisconsin owns a research facility that encompasses approximately 180 acres in the Town of Dunn; this facility is not included in the Dane County Regional Planning Commission land use inventory in Table 25. The research facility is located in the Kegonsa Limited Service Area, at the intersection of Schneider Road and CTH B and abuts the trailer park.

### **Residential**

Residential land in the Town is primarily single family with some mobile home and duplex properties. Most concentrated residential growth is found in the Limited Service Areas that surround Lake Waubesa and Lake Kegonsa. Farm and non-farm residences are also located throughout the Town. In total, approximately 1,160 acres of residential land currently exists in Dunn, equaling 7.5 percent of the Town's area. Residential land in the Town of Dunn in 1990 accounted for 1,413 acres, or 6.5 percent of the Town's land area.

### **Agricultural (Cropland/Pasture)**

Agricultural uses account for the majority of the Town's land use, covering nearly 10,000 acres and 45 percent of the Town's total area. While this is still a large percentage of the Town's area, it has decreased slightly from 11,361 acres in 1980 and 10,816 acres in 1990.

### **Other Open Lands**

This category describes open areas that are neither croplands nor woodlands. Much of this land area is less productive farmland that has been taken out of production for various reasons. Land in this category also includes land that is enrolled in the federal Conservation Reserve Program (CRP), where farmers make a commitment to keeping the land out of production.

### **Woodlands**

Forested lands account for 1,185 acres in the Town, comprising 5.4 percent of the Town's land area. While woodlands comprise a small percentage of the Town's area, this percentage is generally increasing in Dane County due to natural growth of wooded areas and planting of new trees for aesthetic, ecological and other purposes.

### **Vacant and Unused Land**

Vacant and unused land primarily describes vacant lots that have not been developed at the time of the land use inventory. Not surprisingly, this number is low for Dunn.

### **Industrial**

This land use category includes land used for manufacturing, wholesale and extraction (mining). This land use is not common in the Town of Dunn, and this Plan prohibits the creation of any new industrial land in the future.

### **Commercial/Retail**

Because of the Town's rural nature, commercial/retail is a very limited land use in Dunn and will generally remain so in the future.

## Other Land Uses

Other land uses in the town include transportation (roads and right of ways), communication and utilities, and institutional. Because of the Town's rural nature, these land uses constitute a very small percentage of total land area and will continue to do so in the future.

## Net Residential Density

According to the 2000 U.S. Census, the net residential density in the Town is 184.0 people per square mile and 78.9 housing units per square mile. Density varies significantly throughout the Town and is significantly higher in the Limited Service Areas surrounding Lake Waubesa and Lake Kegonsa and lower in the exclusive agricultural areas. See Zoning Map for zoning district locations.

**Table 26: Town of Dunn Residential Density, 2000**

	Population	Housing Units	Area in Square Miles			Density (Units per Sq. Mi)	
			Total Area	Water Area	Land Area	Population	Housing Units
<b>Town of Dunn</b>	<b>5,270</b>	<b>2,259</b>	<b>34.42</b>	<b>5.78</b>	<b>28.65</b>	<b>184.0</b>	<b>78.9</b>
City of Madison	208,054	92,394	84.68	16.01	68.67	3,029.7	1,345.4
Dane County	486,526	180,398	1,238.32	36.42	1,201.89	354.9	150.1

Source: U.S. Bureau of the Census, 2000

Residential density is regulated by the Dane County Zoning Ordinance. Updates to this ordinance could occur as a result of the Dane County Comprehensive Planning process, ongoing at the time of this writing. The current zoning ordinance has six (6) residential zoning districts (R) (however the Town does not allow R-4 zoning) and four (4) rural home zoning districts (RH) for the Town of Dunn.

### *Residential Zoning (R)*

- The R-1 and R-1A zoning districts are primarily designed to support single family, detached dwellings. However, other uses are allowed by right and on a conditional use basis and are listed in the ordinance. Building height limit for residences in all of the "R" districts is 2.5 stories, or 35 feet.
- The R-2 zoning district is also designed for single-family, detached dwellings. Residential building height is the same as the other "R" zoning districts.
- The R-3 zoning district allows single family dwellings and has the same building height requirements as the other "R" zoning districts.
- The R-3A zoning district permits single-family dwellings and duplexes. Residential building height is the same as the other "R" districts.

### *Rural Home Zoning (R-H)*

- The RH-1 zoning district primarily allows single family homes, but also allows other uses and several conditional uses, including bed and breakfasts. Building heights for residential buildings in this district, and all Rural Home districts may not be greater than 2.5 stories or 35 feet. The minimum lot area in this district is two (2) acres.

## EXISTING CONDITIONS

- The RH-2, RH-3 and RH-4 zoning districts allow the same uses and have the same building height restrictions as the RH-1 district. However, the minimum lot area in the RH-2 district is four (4) acres; the minimum lot area in the RH-3 district is eight (8) acres; and the minimum lot area in the RH-4 district is 16 acres.

In addition to the residential districts described above, the A-1 Exclusive Agriculture district also allows one (1) residence per 35 acres. Other districts allow residences as well, as described below.

## **Nonresidential Intensity**

The Dane County Zoning Ordinance regulates the intensity of nonresidential development in the community. Several zoning districts allow nonresidential development; those districts are described below.

### *A-1 Agriculture District (Exclusive)*

This district encompasses much of the land in the Town of Dunn and its overall purpose is to preserve productive agricultural land and farms. Residential dwellings in this district may not exceed 35 feet in height; residential accessory buildings shall not exceed 16 feet in height; agricultural accessory buildings have no height limitation. One (1) house per 35 acres is allowed in this district for parcels approved by the County between November 1, 1992 and April 14, 1994.

### *A-2 Agriculture District*

The purpose of this district is to provide for low density land uses compatible with agricultural and other rural uses and to accommodate agricultural uses on parcels of less than 35 acres. Single family homes are allowed in this district as follows:

- The A-2 (1) District requires a minimum lot size of one (1) acre
- The A-2 (2) District requires a minimum lot size of two (2) acres
- The A-2 (4) District requires a minimum lot size of four (4) acres
- The A-2 (8) District requires a minimum lot size of eight (8) acres
- The A-2 District requires a minimum lot size of 16 acres

Residential dwellings in this district may not exceed 35 feet in height (2.5 stories); residential accessory buildings may not exceed 16 feet in height; there is no limitation on height for agricultural accessory buildings.

### *A-B Agriculture Business District*

The Agriculture Business District is designed to provide for land uses that are commercial in nature, are associated with local agricultural production; require a rural location and do not require urban services. The maximum building height allowed in this district is 35 feet. However, there is no maximum height for buildings such as silos, bins and feed and seed storage facilities.

### *B-1 Local Business District*

This district allows for retail businesses and services that do not include manufacturing or major assembly of items or products. Residential uses in this district are a conditional use and are limited to apartments and multi-family dwellings that are attached to the business. Outside storage of items is restricted and landscaping of properties is required. Building height limit in this district is the lesser of six (6) stories or 75



feet. A conditional use permit is required for buildings proposed to be over four (4) stories in height. For parcels to be used exclusively for business purposes, there is no minimum area. Area for parcels that will be used for a combination of business and residential purposes is described in the Zoning Ordinance. The Town will not allow any rezones of land to this district.

#### *C-1 Commercial District*

Very few parcels in the Town of Dunn are zoned C-1. The purpose of this district is to allow for a wider variety of retail uses than the B-1 District, including warehousing and manufacturing. The maximum building height is four (4) stories and the area requirement is the same as the B-1 District. The Town will not allow any rezones of land to this district.

#### *C-2 Commercial District*

There are several C-2 zoned parcels in the Town. This district allows the same uses as the C-1 District, with no limitations on building size. The Town will not approve any rezones of land to this district.

#### *LC-1 Limited Commercial District*

This district allows commercial activities related to general mechanical, landscaping, construction, storage and similar activities. Building height limit is restricted to 35 feet and lot area shall not be less than 20,000 square feet. There are several LC-1 zoned parcels in the Town.

#### *M-1 Industrial District*

There is one (1) M-1 zoned parcel in the Town of Dunn, which allows for heavy manufacturing, as well as all uses allowed in the C-2 District. The Town will not allow any land to be rezoned to M-1.

#### *CO-1 Conservancy District*

The purpose of this district is to allow for conservancy use, including hunting, fishing, gaming, forestry, harvesting and other similar uses. If the land is privately owned, any filling of marsh land, removal of top soil or damming of a water course is prohibited, unless approved by the zoning committee after public hearing. There are several parcels in the Town of Dunn with this zoning designation.

#### *HD Historic Overlay District*

The purpose of this district is to protect and enhance sites and structures that represent elements of Dane County's cultural history. This category only applies to sites that are cataloged by the County and must be designated with the owner's written consent. Sites and structures that are designated under this district have an HD suffix attached to the zoning district in which the site or structure is located.

## **Purchase of Development Rights Program**

The Town's Purchase of Development Rights (PDR) program is a voluntary farmland protection technique that compensates landowners for limiting future development on their land. The Town purchases the landowner's right to develop that land. The land itself remains in private ownership and the landowner still retains all other rights and responsibilities associated with being a property owner.

### *History of the PDR Program*

The Town's Land Use Plan and growth management strategies have been very effective in managing growth, maintaining a vital farming community, protecting important natural and historical areas and keeping taxes significantly lower than surrounding communities. However, despite the strength of the Land Use Plan and its implementation, the Town has still lost a significant amount of farmland. The Town also recognized the municipal costs of new residential development, the ease with which growth management efforts could be reversed, and the vulnerability of the Town to annexations from surrounding communities. Therefore, in 1993 a volunteer ad hoc committee made up of local residents and members of the Dunn Plan Commission met to explore further options for protecting open space and farmland in the Town. The committee decided that the best alternative would be to purchase development rights from willing landowners.

The Town's PDR program is designed to:

1. Permanently protect vulnerable lands and important resources;
2. Retain scenic views of open space, natural areas and farmland;
3. Preserve the quality of life and rural character of the Town; and
4. Reduce the growth of property taxes for public services needed for residential development.

The PDR program is a voluntary land protection tool that compensates landowners for limiting future development on their land. The land itself remains in private ownership and the landowner still retains all other rights and responsibilities associated with being a property owner. In 1996, Town residents voted to increase their property taxes by 50 cents per \$1,000 equalized valuation to fund the PDR program.

On April 22, 1997 (Earth Day) the Town of Dunn protected its first property, the Sinaiko farm, under the PDR program. The Town worked with a resident farmer, the Dane County Parks Department and two (2) local land trusts to protect this 240-acre farm with parcels in the City of Madison and the towns of Dunn and Blooming Grove. Specifically, the Town of Dunn purchased development rights to the 174 acres of the farm located within the Town's borders.

In September 1997, the Town received a \$100,000 matching grant from the USDA's Farmland Protection Program to be used in 1998 and 1999 to purchase agricultural easements on prime farmland within the Town. The Town has acquired additional funding for the program since this time, including:

- \$515,000 from the USDA's Farmland Protection Program in 1998
- Town residents approved a \$2.4 million bond in 2000 to fund the PDR program
- \$235,000 from the Wisconsin Department of Natural Resource's Stewardship Fund in 2001
- \$212,344 from the Dane County Conservation Fund Grant in 2001
- \$851,850 from the NRCS in 2002
- \$319,250 from the NRCS in 2003

As of April 2003, the town had purchased development rights from 15 landowners and protected over 2064 acres of land for permanent farmland and open space uses. The Town has accomplished this in

partnership with several organizations, including the Wisconsin Department of Natural Resources, US Department of Agriculture, Dane County Parks, and Natural Heritage Land Trust.

### Land Use Trends

There are a number of notable trends related to the supply, demand and sale of land within the Town of Dunn. At the center of these trends is the fact that the Town is located in one of the most desirable, growing regions in the United States.

#### Land Supply

An abundant amount of agricultural and open space land exists in the Town of Dunn. In other areas of the state, this land could potentially be available for development purposes. However, Dunn is unique in that it has a successful PDR program and an established history of protecting its valuable natural and agricultural resources. The Town fully supports regional programs aimed at balancing housing and growth with agriculture and environmental protection and sees its regional role as one which provides important agricultural, ecological, hydrological and cultural functions to the greater community.

#### Land Demand

The demand for residential land continues to grow. Based on new home building permit data gathered for 1996-2003, the median number of new homes built on vacant lots in the Town of Dunn was 10 per year. New housing starts on vacant lots ranged from two (2) (1997 and 2003) to 15 (1998 and 2000).

An account of land use demand must also factor in lands susceptible to municipal annexations. Data available between 1990 and 1997 show that housing growth on Town lands was 133 units, with no annexations during this time period. It should be noted that the Town adopted its PDR program at the end of this period (in 1996).

**Table 27 Housing Growth and Annexation, 1990-1997**

	Number of Housing Units		New units built (net)	Units annexed (in or out)	Total net change	% change	New housing units per square mile 1990-1997
	1990	1997					
Town of Dunn	2,122	2,255	133	0	133	6.3	4.6
Town of Pleasant Springs	1,055	1,235	180	0	180	17.1	5.4
Town of Blooming Grove	800	804	30	-26	4	0.5	2.9
All towns in Dane County	24,930	28,718	3,892	-104	3,788	15.2	3.7

Source: Wisconsin Town Land Use Data Project: Program on Agricultural Technology Studies, UW-Madison

## Land Prices

Trends in the Town's agricultural land market are available from the Wisconsin Department of Revenue's Fielded Sales System, which tracks sales of agricultural, forest, swamp and waste parcels for all towns in the state. For agricultural parcels, data is collected at the time of sale and includes those parcels that will remain in agricultural uses and those parcels that are converted out of agricultural use. The system only tracks the sale of parcels larger than 35 acres. However, this data is still useful in analyzing general trends in the Town's land market.

Table 28 shows average farmland sales for the Towns of Dunn, Pleasant Springs and Blooming Grove and the average of all towns in Dane County from 1990-1997 (the last year for which this data was available) from the Fielded Sales System. In Dunn, approximately the same amount of land sold was converted out of agriculture than continued in agriculture. This trend was roughly the same for Blooming Grove. However, in Pleasant Springs, nearly three (3) times as much land sold remained in agriculture than was converted out of agriculture.

Land converted out of agriculture in the Town of Dunn sold for a significantly higher value than land sold that remained in agriculture (approximately 2.5 times higher). In the Towns of Pleasant Springs and Blooming Grove, land converted out of agriculture sold for about twice the amount as land sold that remained in agriculture. This demonstrates the strong demand to acquire land for uses other than agricultural. However, it should also be noted that land continuing in agriculture in the Town of Dunn sold for a higher value than in neighboring towns or all towns in the County, which is a testament to the high-quality farmland in Dunn.

**Table 28 Average Farmland Sales for Selected Towns in Dane County, 1990-1997**

	Number of parcels sold	Total acres	Acres continuing in agriculture	Acres converted out of agriculture	\$/acre of land continuing in agriculture	\$/acre of land converted out of agriculture	1990 acres of farmland
<b>Town of Dunn</b>	<b>44</b>	<b>2,215</b>	<b>1,120</b>	<b>1,095</b>	<b>\$1,770</b>	<b>\$4,137</b>	<b>9,387</b>
Town of Pleasant Springs	56	3,910	2,962	948	\$1,077	\$2,054	15,561
Town of Blooming Grove	8	546	256	290	\$1,666	\$2,719	3,999
All towns in Dane County	1,298	94,056	65,280	28,776	\$1,184	\$2,631	490,959

Source: Wisconsin Town Land Use Data Project: Program on Agricultural Technology Studies, UW-Madison

## Opportunities for Redevelopment

Redevelopment opportunities exist in three (3) areas of the Town:

1. Goodland Park mixed-use area
2. Quam Drive mixed-use area
3. Old landfill site (currently owned by the Town, could be used as a dog park, wind facility, etc)

## Existing/Potential Land Use Conflicts

The following land use conflicts should be considered in the planning process:

1. Ongoing conflicts between the desire to protect scenic areas, rural character and agricultural lands with increased development pressure and private property owner's interests.
  - o Other existing and potential conflicts may occur with neighboring municipalities

## EXISTING CONDITIONS

## Land Use Projections

Wisconsin Statutes (§66.1001) requires comprehensive plans to contain land use projections for the 20-year planning period, in five-year increments, of future residential, agricultural, commercial and industrial uses. The Town of Dunn is planning for no substantial additional non-farm commercial or industrial development over the planning period; therefore, this plan does not contain projections for these uses.

The following generalized land use projections are based on the housing growth projections prepared by the Wisconsin Department of Administration and discussed in the Housing Element. These projections are intended to serve as a guide and are based on the assumptions noted below.

**Table 29 Generalized Land Use Forecast<sup>1</sup> (acres)**

	2000	2005	2010	2015	2020	2025	Net Change
Residential (0.798 acres/home)	1,660	1,695	1,714	1,716	1,724	1,733	73
Other Land Use (0.798 acres/home)	951	971	982	983	988	993	42
Agriculture and Undeveloped (0.798 acres/home)	19,381	19,326	19,296	19,293	19,281	19,267	-114

Source: SAA 2005, Department of Administration, 2004

The projections show that land absorption for residential use is estimated around 30 acres per decade between 2000 and 2025. This figure will likely vary and is dependent upon the land use patterns, design and intensity ultimately outlined in the Plan.

In addition to the land use forecast projected in Table 29, the Town estimates that as of April 2005 there are approximately 150 new houses that could be built in the Town based on a best guess of remaining vacant lots. It must be emphasized that this is a rough estimate and this number could change based on a more extensive analysis. In 2005, Dane County, through their Attain Dane initiative, estimated 207 available splits remaining in Dunn.

According to the Town's building permit data, approximately 10 houses per year were built on vacant lots between 1996 and 2003; the Department of Administration projects new housing growth at approximately two (2) houses per year through 2025. If these are averaged, the result is six (6) new homes each year, which means that housing growth in the Town will be accommodated for the next 25 years. Once this build out occurs, the land use projections provided in Table 8.8 will taper off as no additional land is converted from agriculture or open space to residential.

- 
- <sup>1</sup>
- a. Acreage projections are based on Department of Administration housing growth figures.
  - b. Residential acreage needs applied a factor of 0.798 acres per home. This figure was derived by dividing the total 2000 residential acreage (1,660) by the total number of households (2,079).
  - c. Other Land Use need was based on a straight line projection of the 2000 ratio of other land uses (but not Agricultural and Undeveloped) to residential acreage. The factor of 0.573 was multiplied by the projected residential acres. Other land uses included the sum of Industrial, Transportation, Communication/Utilities, Commercial-Retail, Commercial-Services and Institutional/Government uses.
  - d. Losses in Agriculture and Undeveloped are based on gains in other categories.
- \*
- It is important to note that these projections do not take into account undevelopable parcels or future conservation easements (which are impossible to predict), which could decrease the projected number of acres available for residential and other land use development and increase the number of agricultural and undeveloped parcels in the Town.