

Issues & Opportunities

Agricultural, Natural & Cultural Resources



Economic Development

Housing

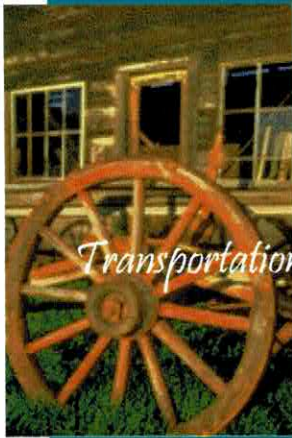


Utilities & Community Facilities

EXECUTIVE SUMMARY

COMPREHENSIVE PLAN

Town of Albany, Wisconsin



Transportation



Land Use

Intergovernmental Cooperation

Implementation



Planning and the Public Good

A decision to plan is a community commitment to consciously head in a certain direction. The path should lead to an increase in the public good. But what is the public good? The following types of benefits demonstrate what is meant by the public good, and how planning helps to increase it.

- ❑ **Planning helps define the future character of communities by creating and maintaining a sense of place.** Planning for the physical design of new developments and the arrangement of land uses makes it possible for people to carry out their daily lives and activities in attractive and interactive community environments. Land use planning and design can foster a distinctive sense of place. By regulating the design and placement of new developments, planning helps a community preserve those features it feels are important and builds upon the features the community feels help to define it as a special place. Planning can also preserve historic community structures which help to create a sense of place. Good planning generates pride in the community. This pride can influence community development in many positive but intangible ways. Pride in community, in its sense of place, adds to the public good.
- ❑ **Planning protects natural and agricultural resources.** Planning helps protect environmental features like wetlands and forests which provide important public services such as flood water storage, groundwater recharge, and oxygen, that would be difficult and expensive to replace if damaged. It can protect productive farmland, as well. Protecting natural and agricultural resources from inappropriate development protects the public good.
- ❑ **Planning provides predictability regarding future development.** Good planning provides private landowners and developers with information about where and what type of development the community will allow. With good information, private actors can adequately assess the costs and benefits associated with selling or developing land in certain ways. Good planning also provides a standard process by which development proposals are accepted or rejected. This standardization increases the consistency and the fairness of the development process. Treating private actors fairly also serves to enhance the public good.
- ❑ **Planning saves money.** As mentioned earlier, communities can save money by good planning. Not only can planning prevent the expenditure of public resources on unneeded facilities, it can help to organize new growth in more financially efficient ways. It is less expensive for a local community to provide public services to an orderly and phased pattern of development than it is to provide those services to scattered low density development. Saving money in an era of tight budgets serves the public good in several ways. Two are especially important. First, savings can be used to enhance public services. Second, municipal savings helps keep property taxes low.

As mentioned earlier, communities can save money by good planning. Not only can planning prevent the expenditure of public resources on unneeded facilities, it can help to organize new growth in more financially efficient ways. It is less expensive for a local community to provide public services to an orderly and phased pattern of development than it is to provide those services to scattered low density development. Saving money in an era of tight budgets serves

the public good in several ways. Two are especially important. First, savings can be used to enhance public services. Second, municipal savings helps keep property taxes low.

❑ **Planning promotes economic development.** Planning promotes economic development by helping the community keep existing businesses and attract new ones. By planning a community can attract businesses and help local entrepreneurs start businesses by keeping data on the workforce, the age and type of existing business, and the capacity of local services and infrastructure. This information can help insure that economic growth matches the needs and resources of the community.

Planning can also assist existing local businesses by helping them locate proper facilities, and by advising them on population and workforce issues. It can also prevent non-compatible land uses near existing businesses. Planning can result in cost effective land development and infrastructure which is essential to many economic development programs. Planning promotes the public good by helping to shape a sound economy.

❑ **Planning can promote sustainable development.** "Sustainable development" has been defined as development designed *"to meet the needs of the present without compromising the ability of future generations to meet their own needs."* Planning is recognized as a critical action step towards more sustainable development. Planning to promote sustainability can help achieve more efficient use of land, decrease traffic congestion, conserve important natural resources, engage citizens, and provide for economic prosperity. By pursuing a sustainable pattern of development, planning helps promote the public good.

❑ **Planning helps protect private property rights.** Good planning protects property values and minimizes the negative impacts of new development. Without proper planning, new land development can expose adjoining landowners to negative impacts and loss of land value. Even though property owners sometimes view land regulations, such as zoning, as an infringement upon their property rights, the purpose of such regulations is protect them. Protecting property rights is part of protecting the public good. The reasons for planning are many. Rapid change in Wisconsin communities is causing an abundance of problems. For many communities, the question may no longer be "Why plan?" It may be, "Can we afford not to?"

The Town of Albany has made its commitment to planning. In so doing existing issues and opportunities have been identified. The town has also identified specific implementation policies, goals and tasks. While the Comprehensive Plan addresses these items over the structure of nine Comprehensive Plan elements, this executive summary has been prepared to distil the information down into a more manageable and easily accessible level.

Where are we now? And where are we going?

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2. ISSUES & OPPORTUNITIES

The Town of Albany, known for its strong agricultural heritage, has begun to witness some of the impacts of urban sprawl and the desire for rural living among many people over the last few years. As time has passed, the number of active farms in the community has decreased while the number of parcel splits and resulting new residences have increased. While residential growth has had an impact in number, the greater impact to existing residents has been in the location of these residences and the visual/aesthetic impact they have had.

The town recognizes that growth and development can serve as a beneficial impact to the local tax base, but that it needs to be managed so that potential negative impacts can be avoided. Before developing appropriate tools for growth management in the community, an inventory of *Issues & Opportunities* was undertaken in order to understand fully what it is the community wants to become,

and to accomplish State of Wisconsin Smart Growth Goal #12. "S. 16.965(4), Wis. Stats.: Balancing individual property rights with community interests and goals."

Albany Township - Green County Wisconsin



The assessment of *Issues & Opportunities* in the Town of Albany in sequenced order utilized four specific forms and a variety of techniques to collect information. Issues & Opportunities information collection was conducted through:

1. Comprehensive Planning Committee meetings utilizing group process exercises.
2. The collection and analysis of demographic, economic and various other types of relevant data.
3. Conducting of a public input focused "Town Hall" meeting.
4. A photographic examination of existing conditions.

These four input collection approaches have created a sound foundation from which the Town of Albany has based its goals, objectives, and policy recommendations. These can be found later in this Issues & Opportunities planning element report.



Step #1

The Town of Albany Comprehensive Planning Committee was asked to participate in a S.W.O.T. analysis to determine existing perceptions and issues in the township. Results of this exercise found:

STRENGTHS

- * Open land
- * Agricultural character
- * Location
- * Existing roadway system

- * Recreational lands
- * Sugar River Trail
- * Snowmobile trail network
- * Liberty creek trout stream
- * Hunting land
- * Open space

WEAKNESSES

- * Current lack of a plan
- * Current mix of resident tenure on the Comprehensive Planning Committee
- * Lack of a local growing employment base
- * Existing labor shortage

OPPORTUNITIES

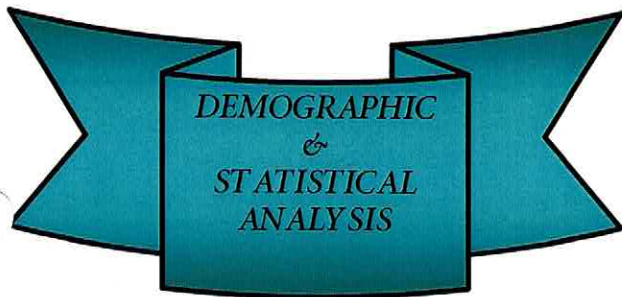
- * Placement of commercial and retail development in the community
- * Manage all growth in the community
- * Capture of tourism
- * Advocating cluster development techniques
- * Focusing new residential development to take place on only class III & IV farmland

THREATS

- * The declining agricultural economy
- * Private property rights
- * Increasing traffic volumes
- * Trucks on rural roadways
- * Light pollution

Discussion on these findings lead Comprehensive Planning committee members to wonder what the opinions and issues of local residents were. Interest in how well their views of strengths and weaknesses matched with those of the general citizenry were voiced.

An additional concern centered around the need to compare changes seen in the visual environment to those proven through statistical history. To address these needs, a demographic and statistical analysis was performed and a public "Town Hall" input/visioning meeting was held.



Past performance and future projections are the corner stones of sound planning practice. For the Town of Albany, a collection and analysis of census and local data was conducted to increase local understanding of growth related dynamics. In all, four major categories were selected for review:

- * Population
- * Agriculture - Facts & Farms
- * Housing - Value & Permits Issued
- * Income/Employment/Education

POPULATION

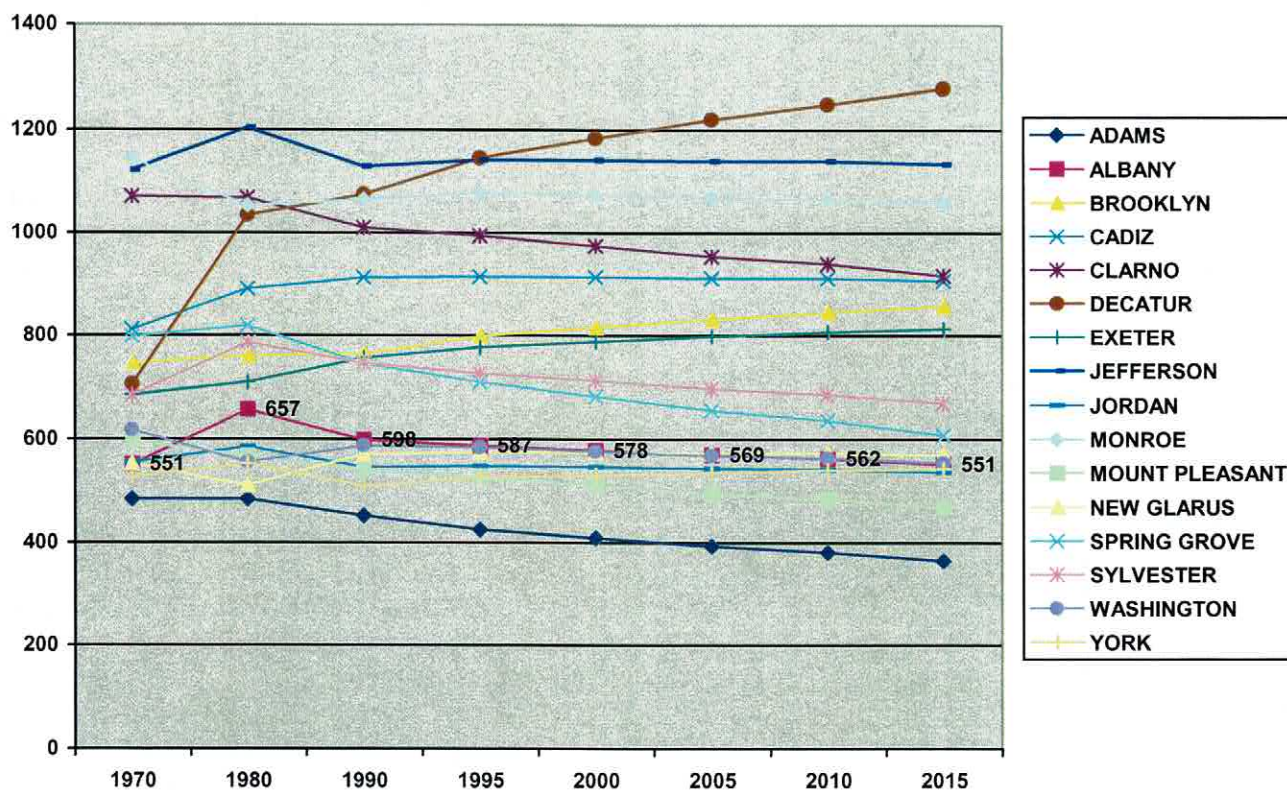
As a rural Wisconsin township, the Town of Albany has been experiencing many of the same population issues as other rural Wisconsin towns. Generally, family size has been decreasing with the additional trend of children moving away once of legal age

to pursue employment in other locations. These trends, along with other calculated factors, result in a decreasing population projection for the town.

The Town of Albany is home to an abundant verity of wildlife



U.S. CENSUS OF POPULATION & HOUSING
Historical Population Counts & Projections



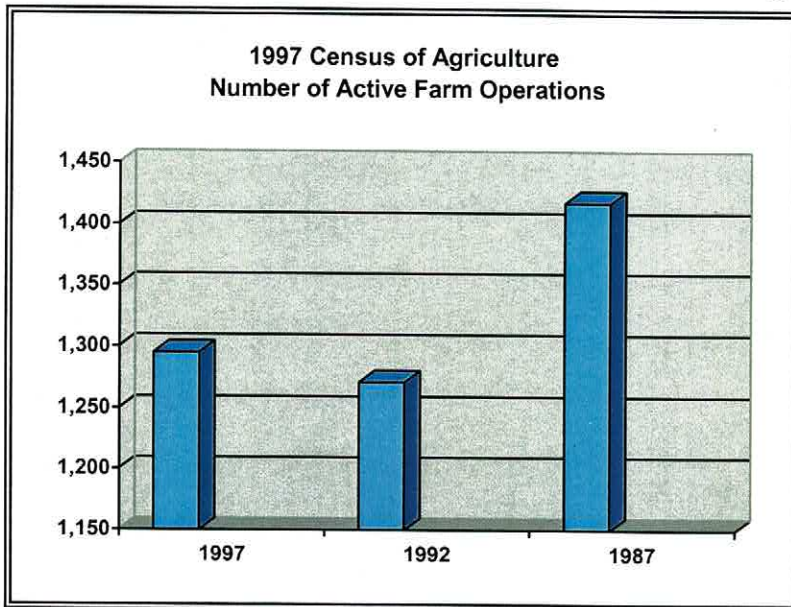
AGRICULTURE

In Green County, Wisconsin the 1997 U.S. Census of Agriculture revealed a number of interesting findings related to the growth and development of the Town of Albany.

- * Land in Farms - increased 4% from 293,134 acres in 1992 to 304,963 acres in 1997.
- * Average Size of Farms - increased 2% from 231 acres in 1992 to 235 acres in 1997.
- * Full-Time Farms - decreased 9% from 967 farms in 1992 to 883 farms in 1997.

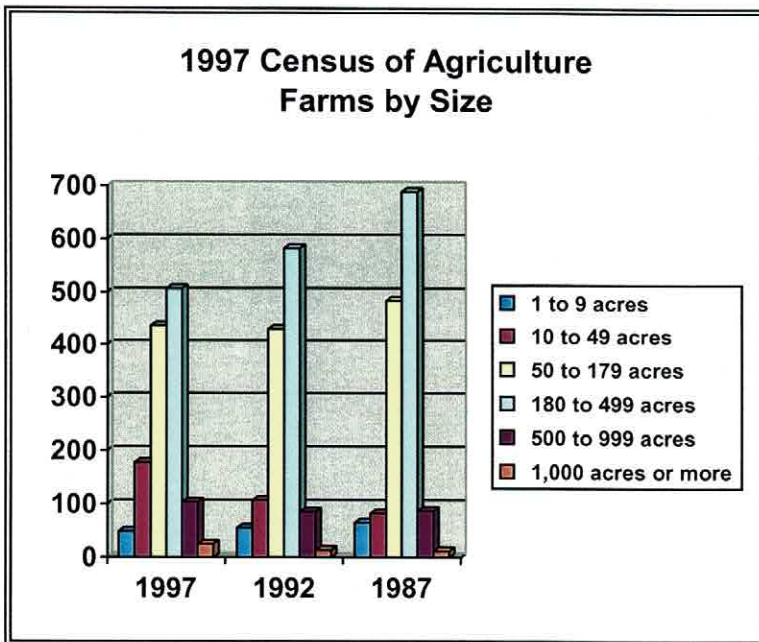
While the number and size of farms in the county and town increased, the actual number of full time farmers decreased. This trend lends to speculation that two phenomena are at work. 1) That more and more farm operations require operators to maintain a source of primary income from another source in order to stay in operation, and/or 2) That more farms are being operated as a hobby by long time residents and/or by new-comers to the area. A closer investigation into the number and size of farms demonstrates that farm numbers, while not at 1987 levels, are back on the rise, and the largest growth in number of new farms can be noted as being between ten (10) to fifty (50) acres in size.

In conflict to the increase in the number of smaller farms, is that while the numbers of farms in the county are currently on the rise so are the average acreage being farmed. In 1982, the average farm operation in Green County was 232 acres in size. In 1997, the average farm operation in Green County covered 235 acres.



This trend demonstrates a growth in the farms that are operating on 500 or more acres throughout the county. In 1987, there were eleven farming operations covering 1,000 acres or more. In 1997, there were 24 farming operations covering 1,000 acres or more. Operations from 500 to 1,000 acres in size have also grown in count from 87 in 1987 to 103 in 1997, an 18% growth.

While the number of farming operations in Green County is currently increasing, so are the land values of the local farmsteads. In 1987 the average total farm value, land and buildings, was at \$214,042. In 1997, the average value had grown to \$314,787, an increase of 46% over the ten-year period.



With the Town of Albany's strong agricultural heritage, it appears agriculture will continue to play a strong role in the community only in a new fashion. If the current trends are allowed to continue unchecked, questions on the development patterns of agricultural lands in the township arise. Specifically, what are the town's opinions towards an increasing number of larger "corporate" and "hobby" farms and is a landscape comprised of rural "hobby" farms mixed with larger "corporate" farms an acceptable development pattern?

These questions were posed specifically at the "Town Hall" meeting. The following responses were found in the 20-year vision statements, which were created for the town, by meeting participants. Statements from each of the three focus groups indicate:

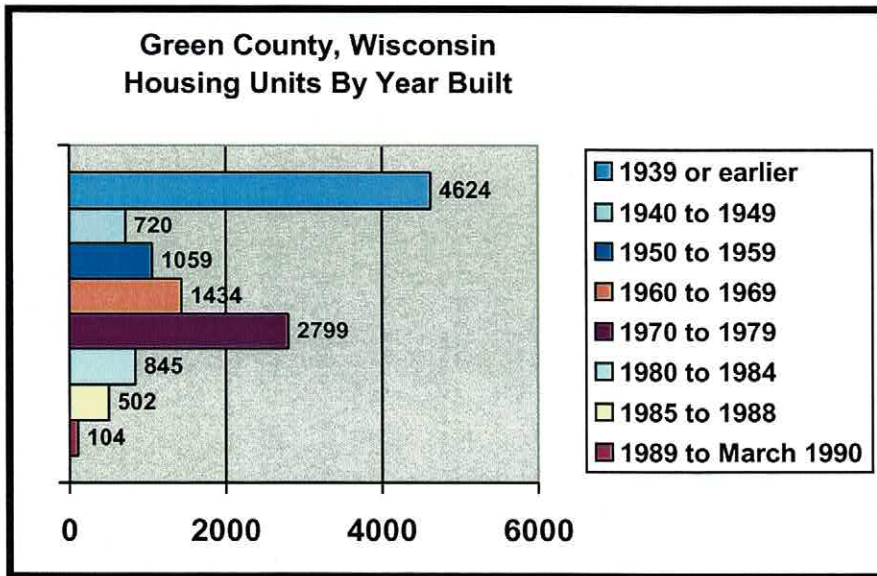
1. "Township should preserve rural character of agriculture land, limiting driveways and clustering development".

2. "Without violating any individual's land rights, we want to see our township maintain its farmland and open space".
3. "The integrity of the area is maintained through a rural quality of living that provides for agriculture, maintains rural and scenic views, and provides for wildlife".

Clearly from these statements it can be said the Town of Albany wants to maintain and enhance its agricultural character.

HOUSING

Over the past 20 years, the housing stock in the Town of Albany has included three basic types of units: single-family homes, duplex homes, and mobile home/trailer, etc. Recognizing the different types of housing that exists within a community is important because it provides insight to present and future housing options for prospective residents. This analysis also lends support to the demographic structure of a community.



The 1990, Census reports within Green County 4,624 housing units were in excess of 50 years of age - representing 38% of all housing units in the county. It can also be noted that another 35% of housing units where built in the county between 1960 and 1979. Between these two periods 73% of all housing units in the county were constructed.

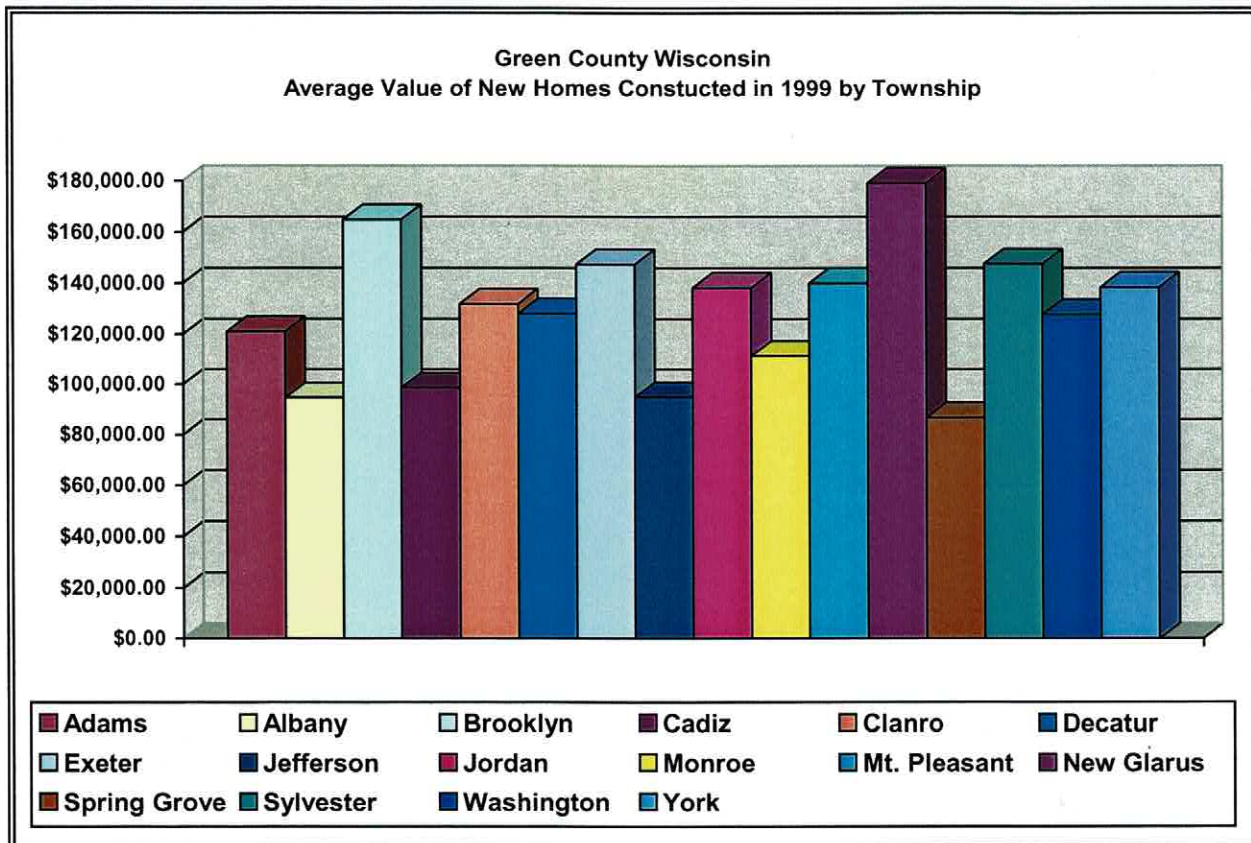
With a large percentage of aged units existing within the county, local Town of Albany residents recognize the need

for the provision of assistance programs in the areas of home repair, up keep and weather conditioning. By recognizing these needs, the Town of Albany currently sees an opportunity to participate in and foster the use of these types of programs locally. It is important to local residents that the town's character and appearance is maintained. By implementing programs of this type the objective can be achieved.

The distribution of home values in the Town of Albany speaks toward the issue of housing affordability. Local housing construction cost data, provided by the Green County Zoning Department, indicate that within Green County townships the average cost of a new home in 1999 was \$128,117. The distribution range of average values started at a low of \$86,611, in the Town of Spring Grove to a high of \$179,101 in the Town of New Glarus. Within the Town of Albany the average cost of a newly constructed home in 1999 was \$94,536. An initial

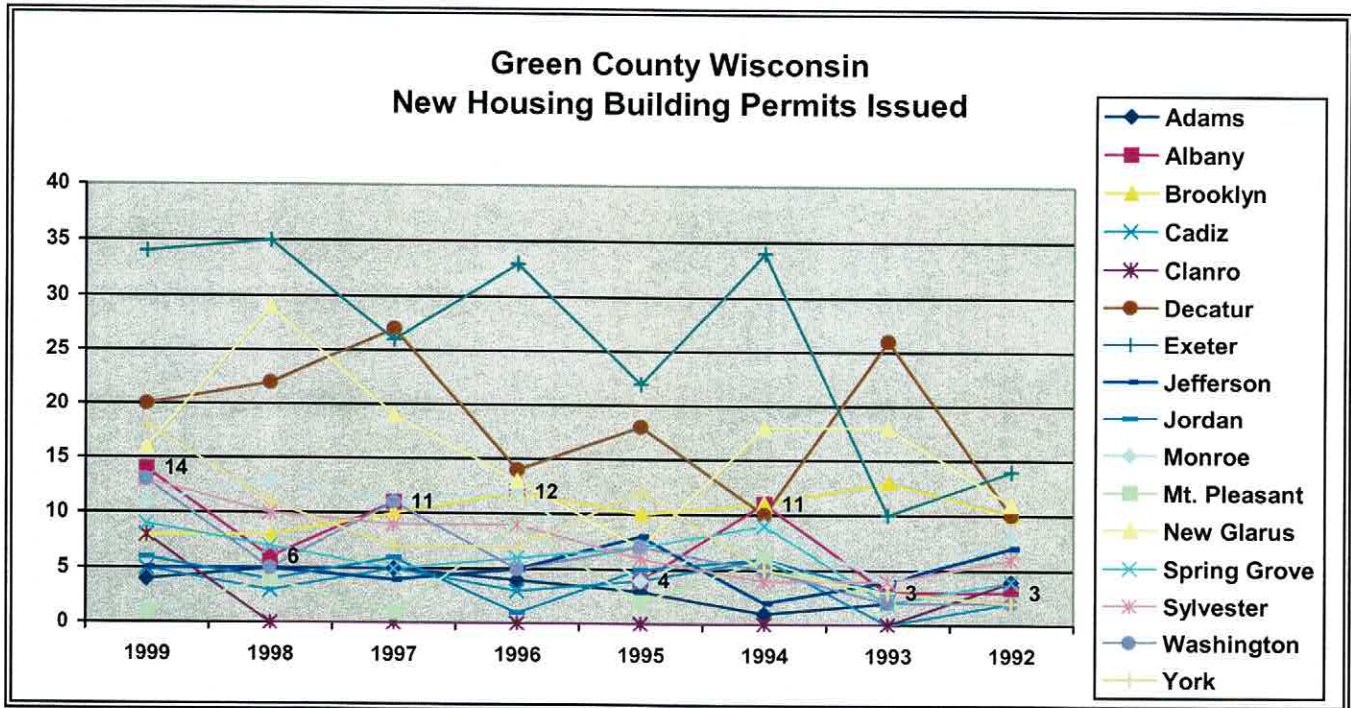
determination of housing affordability, based on the 1999 average value might assume the following:

Your Interest Rate:	8 %
Your Loan Duration:	30 Year(s)
Your Loan Amount:	\$ 94,536.00
Your Monthly Payment (Principal/Interest):	\$ 693.67
Your Total Payments:	\$ 249,721.20
Total Interest Paid:	\$ 155,185.20



With \$ 693.67 a month in loan payments it should also be recognized that on average an additional \$ 30.00 a month will be required for insurance payments and another \$90.00 a month will be required for taxes, bringing the total to \$ 813.67 a month.

A final initial consideration and observation of housing trends looks at the issuance of new building permits within Green County Townships and the Town of Albany specifically. With data provided by the Green County Zoning Department, it can be observed that the Town of Albany has been experiencing 8 new housing starts a year over the last 8 years. While some fluctuation exists over the period, it can generally be said that new housing starts have been on the rise. They have ranged from a low of 3 in 1992 to a high of 14 in 1999. This rate of growth has not held true for all townships within Green County. Considering location, proximity and aesthetic appeal it can be conservatively assumed, without full consideration of interest rates and the economy, that Albany's rate of growth will continue at a rate of 8-14 new units a year.



Based on this housing analysis, the Town of Albany resident's face a number of key questions. Namely, is 8 to 14 new housing units a year an acceptable rate of housing growth in the township? Are there opportunities to plan the location of these units? Can input be given to the type and quality of these units?

Some of the answers to these questions in terms of local opinion can once more be found within the three individual vision statements that were created during the "Town Hall" meeting.

1. "Township should preserve rural character of agriculture land, limiting driveways and clustering development".
2. "We would like more business, yet reduce light pollution and keep out unattractive mobile home parks".
3. "There is controlled growth with a variety of housing (no trashy housing allowed) that has good subdivision and cluster housing plans limiting the number of driveways intersecting highways".

These statements of opinion clearly indicate local desire to work on a variety of housing issues. Affordability, quality, quantity, location, etc., want to all be addressed in the Housing Element of this Comprehensive Plan.

INCOME/EMPLOYMENT & EDUCATION

A general overview of local income/employment and educational attainment was undertaken in order to gain perspective on the regional economy and its link to growth dynamics. Since the mid to late 1980's, the State of Wisconsin has been blessed with a growing economy. As economic growth has continued over the period, the state has recently begun to see a number of related issues appearing. Foremost of these issues has been an increasingly tightening of the labor pool. In general, labor shortages and labor competition have led to the recruitment of labor from locations outside of the state. In doing so, local municipalities have been experiencing the growth and development

of new housing not just from in state migration, but also from new out of state migration populations.

In Green County in 1997, the Wisconsin Department of Workforce Development estimates there was a 77.1% labor force participation rate. This rate was higher than both the state (75.1%) and national (67.1%) averages. This rate represents an increase from 70.6% in 1990, generally due to employment growing faster than the labor force. There are a large number of workers who reside in Green County that commute everyday into Dane County. Approximately 11% of the workers in Green County travel to work in Dane County, the majority of whom work in Madison. It is estimated that the 2000 census, will indicate increased commuting into Dane County as numbers of smaller towns outside of Madison experienced larger than normal growth.

According to the 1990 Census the majority of Green County's workforce, 43%, achieved an educational attainment level of a high school degree, or equivalent. Another 34% of the workforce went on to achieve a higher level of education, while the remaining 23% have an educational attainment of lower than a high school level degree.

Educational Attainment for persons 25 years and over

	1990
Less than 9th grade	2341
9th to 12th grade, no diploma	2236
High school graduate (includes equivalency)	8532
Some college, no degree	2682
Associate degree	1553
Bachelor's degree	1705
Graduate or professional degree	659

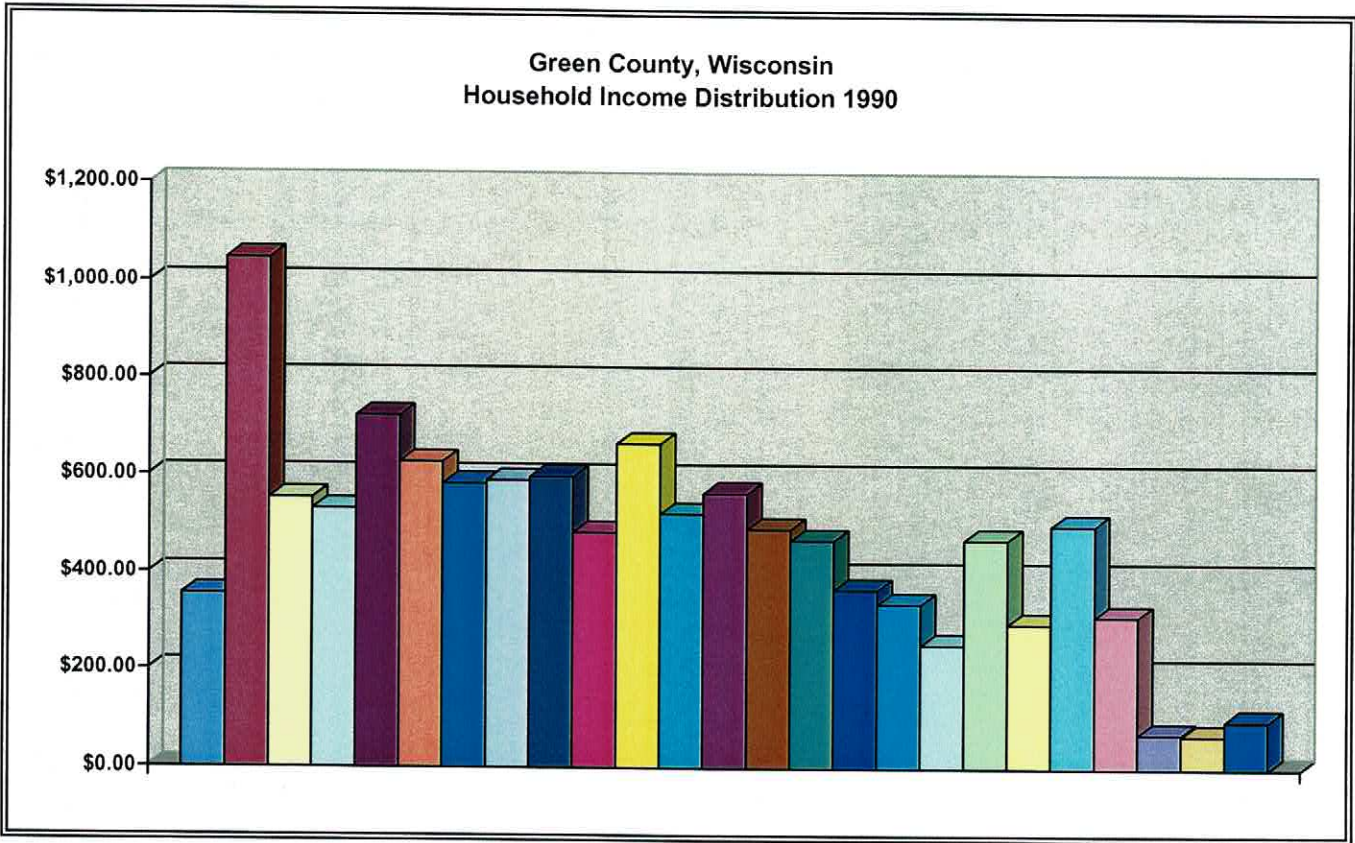
The Town of Albany is home to a number of smaller employers such as the grocery store shown below.



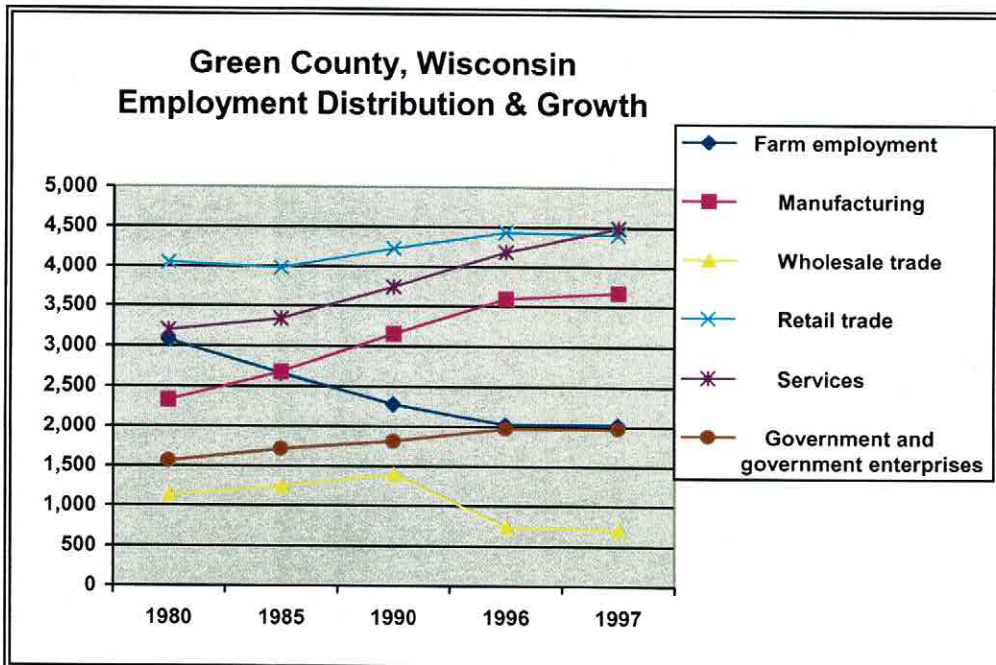
Workforce educational attainment is an indicator to prospective businesses and employers of an area's readiness to fill positions within their industry. In general, it can be said that the more educated the workforce, the more prepared they are to fill "high tech." types of jobs. These jobs in turn are typically higher paying in nature as they require additional skill. With a majority of Green County's workforce educated at a high school level, there is opportunity through training and continuing education to raise the workforce's ability to take on these types of jobs. This in turn can be used as a business recruitment device with local residents benefiting from the potentially higher paying jobs.

Income distribution is an indicator of a region's ability to purchase goods and services. Generally, higher income levels indicate a potentially greater amount of available disposable income which results in business opportunities and potential growth of an area. According to the 1990 census of Population and Housing; Green County's distribution of income ranges from households earning less than \$5,000 a year to households earning over \$150,000 a year. For 1989, it was reported that the Median household income for the Town of Albany was at \$30,469. Only 4% of Albany's

population at the time was living at or below the poverty level.



Workforce distribution by employment sector is an indication of sector strength within the local/regional economy. In a general sense, by understanding which sectors employ the most people, it can indicate over time where employment growth has been occurring. Employment growth since 1980 in Green County has been centered in manufacturing, led by the introduction of new durable manufacturing employers. The largest declines in employment have come in wholesale trade.



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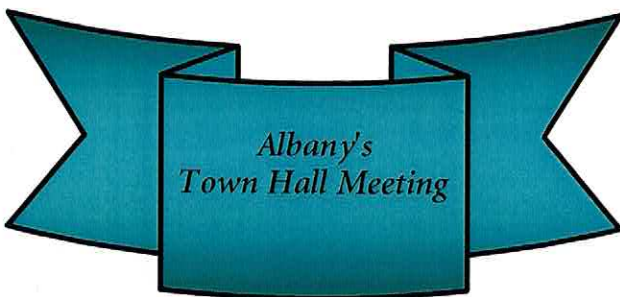
In Green County, as is the case in much of Wisconsin and the nation, service sector employment has been growing rapidly in the

last five years. Service sector employment has added roughly 600 jobs in the last five years, almost a 25% percent growth in service sector employment in Green County. In most locations, business services and health services are receiving the lion's share of that growth in service sector employment. In the first quarter of 1998, the largest private employer in Green County was a provider of health services, and the fifth largest was a provider of business services.

What opportunities exist in the Town of Albany for expansion of the employment base? According to S.W.O.T. analysis findings, interest exists in:

1. Preserving, protecting and assisting with active agriculture.
2. Capturing more of the tourism trade market.
3. Capitalizing on the placement of new potential commercial and retail development within the town.

Strategies for accomplishing these goals need to be defined within the elements of this Comprehensive Plan.



On June 7th, 2000, the Town of Albany Comprehensive Planning Committee hosted a "Town Hall" meeting for approximately 34 community residents. Discussion focused on Albany's preferred future. Broad based

public announcement of this meeting had occurred through the mailing of a newsletter to every property owner in the town, and through a press release to local newspapers and radio stations in the area. The meeting focused on three main topics.

1. A review of committee efforts to date, inclusive of rationale behind decisions.
2. A review of general socio-economic trends affecting the town.
3. A set of facilitated group exercises aimed at identifying local issues of concern and at generating a community vision.

Three sub/focus groups were created for a nominal group exercise which asked participants to generate statements about what they would like their community to be twenty years from now. Participants were then asked to generate vision statements of three sentences or less reflecting the consensus of each group's preferred future. The following statements were generated:

Group #1

1. Township should preserve rural character of agriculture land, limiting driveways and clustering development.
2. Township should preserve scenic views, wildlife areas, frontage areas, and DNR land.
3. Township should work with the Village of Albany to promote tourism, Business Park, lake use and sewer and water regulation.

Group #2

Without violating any individual's land rights, we want to see our township maintain its farmland and open space.

We would like more business, yet reduce light pollution and keep out unattractive mobile home parks.

Group #3

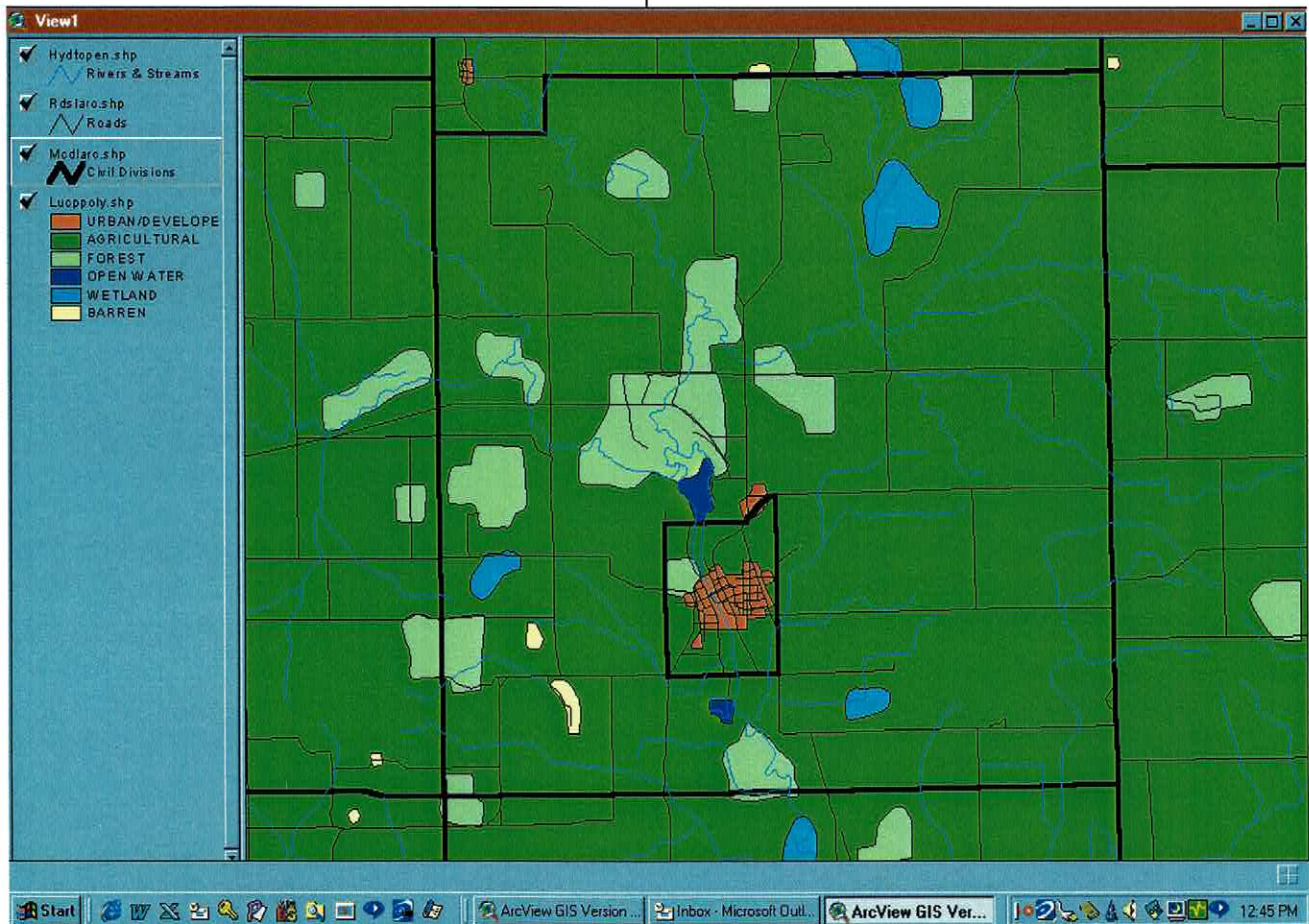
1. The Town of Albany consists of a culturally diverse population with a large range of household earnings.
2. The integrity of the area is maintained through a rural quality of living that provides for agriculture, maintains rural and scenic views, and provides for wildlife.
3. There is controlled growth with a variety of housing (no trashy housing allowed) that has good subdivision and cluster housing plans, limiting the

number of driveways intersecting highways.

While each of these statements are unique there are two common themes which resonate in each of them. These themes can be noted as being:

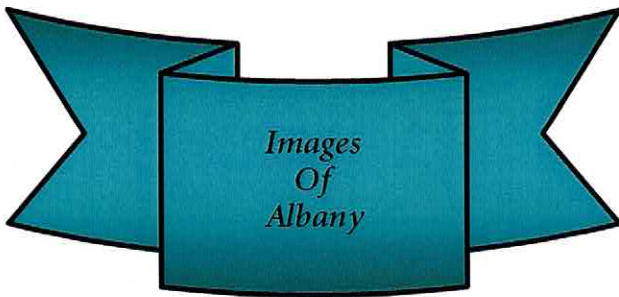
- * The desire to preserve rural character, agriculture, and open space, and
- * The desire to manage growth for quality and location.

Town of Albany
 1992 General Land Use
 Source - Wisconsin DNR Geo Disk #3



Recognizing these themes, the Comprehensive Planning Committee set about refining all three statements into one vision. The results of this effort led to Albany's final "Vision Statement" of its preferred future:

The Town of Albany consists of a culturally and economically diverse population. Without violating any individual's rights, the town will preserve and protect its rural character, agricultural lands, scenic views, and wildlife areas. It will manage growth and development ensuring that proper placement, quality and safety are maintained while building on the town's economic opportunities and its quality of life.



A final description of Albany's unique character can be best related through photographic images of existing conditions and valued assets of the community. The locations in these images contribute greatly to the local sense of place. They represent only some of what the Town of Albany has to offer and protect.

Albany's Historic Settlement Church



The Union Church Cemetery



Gateway to the Sugar River Trail



A Sugar River Boat Launch



Rural Subdivision's



WiDNR – Liberty Creek Wildlife Area



The Amish Grocery Store



University of Wisconsin – Forestry Education Classroom

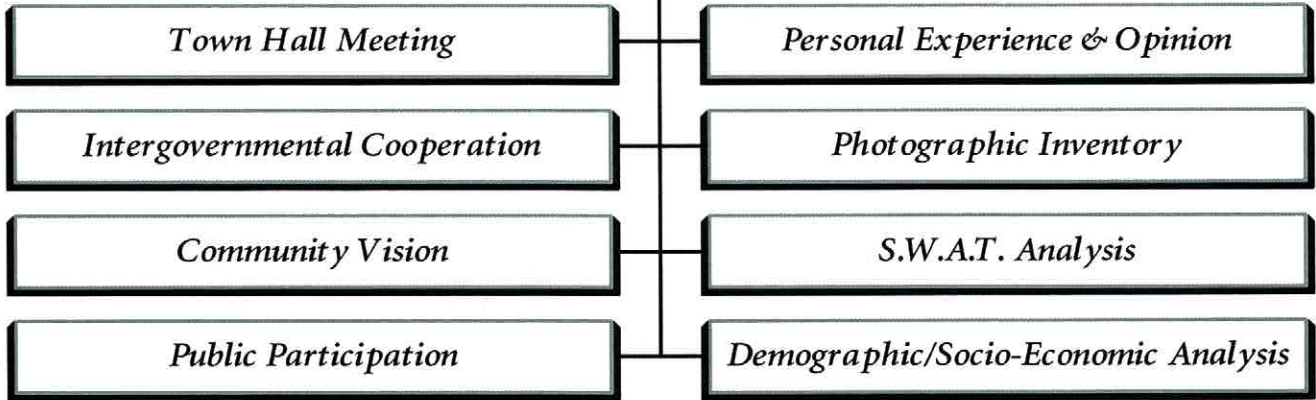


Active Businesses

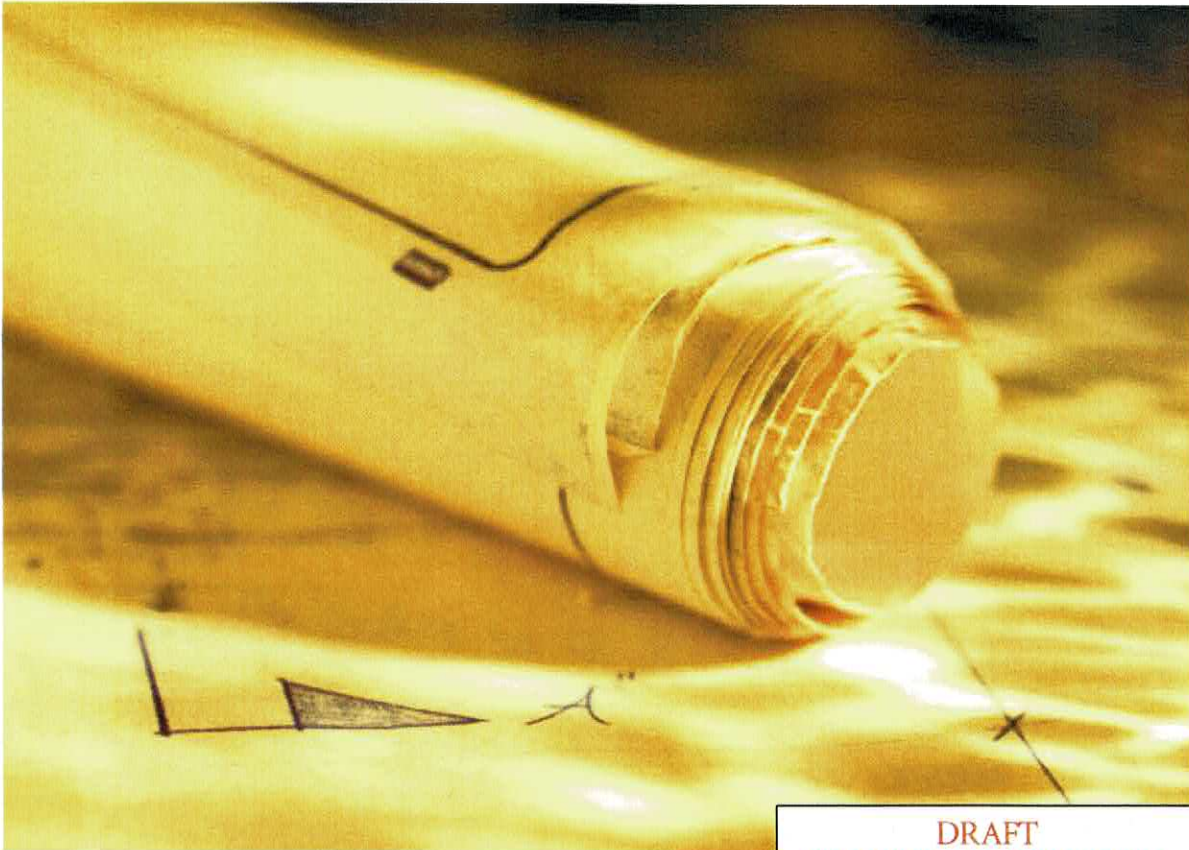


ELEMENT SUMMARY

ISSUES & OPPORTUNITIES



ISSUES	OPPORTUNITIES
Decreasing household sizes	Housing rehabilitation programs
Loss of graduating workforce to cities	Development of tourism industry
Increasing land values displacing some residents	Farmland protection
Aging of the housing stock	Commercial & retail development
Increased housing development pressure	Cluster development practices
Housing quality	General growth management
Housing affordability	Corporate & hobby farm development
Current lack of a plan	Building of local job base
Increasing traffic volumes	Recreational lands & waters
Private property rights	Sugar River Trail
Truck traffic	Open space protection
Light pollution	Utilization of State & Federal programs
Labor shortage	First municipality to prepare a Comprehensive Plan in the County
Workforce education	Building Inspection services ensuring quality homes
Under County zoning	Intergovernmental cooperation
Commuting workforce	Public participation
Entire township in general ag. zoning district	New opportunity for input into County subdivision review
Lack of County GIS data	Creation of a driveway siting ordinance
Cost of developing in the Village	Creation of a land division ordinance
Surface water quality	Establishing a land acquisition program
Ground water quality	Investing in conservation easements
Protection of wildlife habitat	Setting speed limits on roads by ordinance
Desire for rural living	Establishing a joint business park with the Village
Increasing land values accelerating sales	Cultural diversity



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10 IMPLEMENTATION ELEMENT

Intent:

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

To best serve as a guiding reference for the implementation of this Comprehensive Plan, this implementation element has been organized into four section headings. These headings, in order, are policies, proposed regulation & regulation amendments, tasks, and open space. It is the intent of policies to act as guiding statements for how decisions should be made. It is the intent of proposed regulations and regulation amendments to serve as the guiding principals for ordinance development and modification. Tasks have been ranked by priority and should be used as an action plan. Last, open space is an expression of the value that the Town of Albany places on this valuable resource. Open space recommendations should be consulted and applied in all development project proposals as appropriate. In addition to these reasons, the implementation element has been organized in this fashion to pull together all of the elements of this Comprehensive Plan. By doing so the internal consistency of this Comprehensive Plan has been ensured.

POLICIES

Policy:

1. Prudence or wisdom in the management of affairs.
2. A definite course or method of action selected from among alternatives and in light of given conditions to guide and determine present and future decisions.

Agricultural Policies

- Provide continuing support to existing operations and agriculture activities throughout the township.
- Preserve and protect agriculturally productive soils in the Town of Albany.
- Encourage all farm operations in the Town of Albany to work with the Green County Land and Water Conservation Department to create, file and operate under farm management plans.
- The Town of Albany advocates that state and federal agency policies should consider the town's preservation efforts when reviewed for interpretation and application within the township. Specifically, farmers should be allowed greater access to limited wetlands, once tiled and farmed, based on the town's efforts to direct growth away from these areas.
- Encourage the use of conservation easements and deed restrictions by private landowners to keep prime agricultural land from being developed.

The Town of Albany places a high value on its local agricultural base. Specifically farming and small business, a rural atmosphere and well-managed land use are all elements of the town's vision, which speak to this point.

Natural Resource Management Policies

- Actively seek to provide long term and permanent protection to the Town of Albany's natural resource base.
- Preserve and protect environmental corridors for wildlife, water quality values, habitat protection, ecosystem and ecology purposes.
- Work in cooperation with the Green County Land & Water Conservation department to implement its water quality and conservation programs locally, encouraging their use by local residents and property owners.
- Preserve and protect the Town of Albany's natural resource base from potential degradation and contamination.
- Support the enforcement of Green County's non-metallic mining ordinance to ensure the wise use of available resources incorporating reclamation procedures that will allow for a safe and reusable site.
- Promote and preserve the town's cultural resource base.

Housing Policies

- Preserve the town's agricultural land base protecting its aesthetics, rural character and agricultural heritage for future generations.
- The Town of Albany will provide adequate lands to meet the needs of projected housing demands.
- Strengthen existing established neighborhoods by finding new uses for abandon or under used land.
- The Town of Albany will provide for the allowance of safe and affordable housing in a variety of types and locations throughout its community.
- Encourage the development of housing for peoples of all ages and income levels in appropriate locations throughout the township.
- Assure that the fair housing rights of all citizens are protected.
- Advocate the use of existing state and federal housing programs throughout the community. Educate residents on their availability.

The term *housing* refers not only to owner-occupied housing, but also rental, cooperative and condominium ownership arrangements. The term also refers not only to single family detached units, but also to multifamily units, duplexes, townhouses, manufactured homes, and accessory apartments.

Transportation Policies

- Manage roadway speed limits and usage so as to minimize conflicts between farm machinery and vehicular uses.
- To classify roads in the Town of Albany.
- Maintain an accurate and up to date Master Thoroughfare Road Plan.
- Official mapping of future rights of way can be used to inform the public and prevent development in locations of future facilities.

Economic Development Policies

- Support and assist when appropriate, existing natural resource preservation groups and associations.
- To provide adequate land area for commercial developments needs within the town.
- Insure that commercial businesses are located properly for their operations within the township.
- Refer larger potential commercial or industrial businesses to adjoining community business parks.
- Encourage and participate in economic development efforts.
- Foster commercial growth in the “Village Fringe” as negotiated and within remaining zones as appropriate

Within the Town of Albany, economic development wants to focus around three specific sub-sectors. These sub-sectors are the agricultural economy, the tourist economy and the commercial/retail economy. A local and regional framework must be applied by the town if it is to reach its desired economic development goals.

Utilities & Community Facilities Policies

- The Town of Albany will ensure adequate parks, recreation and open spaces for its residents.
- The town of Albany will continue to provide adequate facilities for the purpose of gathering to conduct public business. The town will also ensure that adequate facilities for police and fire protection exist.
- The town will continue to manage its Town Hall facility to ensure that it meets the needs of local residents.
- The Town of Albany will continue to support the Albany Public Library.
- Continue to support the Albany Public School System.

- Continue to support the Albany Public Library System.

Land Use Policies

- Ensure that housing developments occur in a fashion consistent with existing land uses and in a manner suitable with existing surroundings.
- Balance town goals for future land use and development in a cooperative effort with the village when planning for the development of the village fringe area.
- The town will supplement its open space by preserving large tracts of agricultural lands when possible.
- Promote land uses, densities and regulations that result in efficient development patterns (traffic, public services, sewer, water, other).
- Promote land uses, densities and regulations that result in the protection of valued resources and recognize existing physical limitations (prime farmland, slope, woodlands, water, other).
- Minimize development in areas which are likely to be required to meet transportation needs in the future.
- Promote connected developments.

TOWN OF ALBANY VISION STATEMENT

The Town of Albany consists of a culturally and economically diverse population. Without violating any individual's rights, the town will preserve and protect its rural character, agricultural lands, scenic views, and wildlife areas. It will manage growth and development ensuring that proper placement, quality and safety are maintained while building on the town's economic opportunities and its quality of life.

Intergovernmental Cooperation Policies

- Encourage and assist with the planning for and wise management of the town's natural resource base.
- Advocate the need for the creation of a lake and river associations.
- Continue to value the town's ethnic diversity actively seeking to involve all groups in activities and governance.
- The Town of Albany will jointly plan with the village for the development of the village fringe area surrounding the village to within one-mile.
- The town will work cooperatively with its fire district partners to ensure adequate fire protection, equipment and facilities exist.

- The town will continue to work cooperatively with the Green County Sheriffs Department to ensure the safety and protection of its citizens.
- The town will work cooperatively with WiDNR in the management of their properties within the township.
- To promote corridor planning and preservation.
- Work with neighboring communities to solve mutual problems.
- Work with the Village of Albany for the provision of senior housing within close proximity of goods and services.

Implementation Policies

- The Town of Albany's Comprehensive Plan will be a living/working document. As new issues arise methods for incorporating them into the plan will be followed so that the plan remains current with changing community needs. At a minimum the Comprehensive Plan shall be up dated once every ten (10) years as required by law.
- When considering new development proposals, full consideration of farmable land and prime farmland soils should be undertaken in the decision making process.
- Fully consider the impacts of new development on all natural resources the land division and development review process including the potential impacts to:
 - Water quality
 - Habitat and reproduction
 - Ecosystems
 - Movement corridors
 - Endangered and threatened species
 - Aesthetic values
 - Etc.
- Encourage Green County to create and budget for an active countywide conservation easement acquisition program.
- Ensure that operations are sited properly through the land divisions review process and the driveway permitting process.
- Encourage the wise use of development lands by advocating the use of development concepts such as cluster development techniques and Conservation design.
- Aggressively pursue payment of delinquent property taxes to pressure owners of abandon or under used property to sell.

- New development lot sizes and location shall be consistent with town development regulation policies and the town's future land use map.
- The town will preserve and supplement its natural resource lands/preserve/open lands – special use by steering development away from these designated areas as defined on the town's future land use map.
- Ensure that development standards and ordinances are consistent with land use policies contained within the Comprehensive Plan.
- Allow new development types to occur only within the character descriptions as described within the seven zones and as illustrated in the future land use map.
- Review and incorporate the findings of the “developable land” analysis when making decisions on new development proposals.
- Review and incorporate the findings of the “traditional rural acreage” mapping analysis when making decisions on new development proposals.
- Avoid flag lots on arterial streets and collectors to ensure appropriate spacing between driveways.
- Provide residential properties access within developments, not on arterials.
- Take into consideration the budgetary and operational issues and capacities of the public school system when considering the allowance of new development within the town.

PORPOSED REGULATION & REGULATION AMENDMENTS

Local Town Ordinance Recommendations

Land division/subdivision: Create a local land division/subdivision ordinance to call for formal town review and approval of all new land divisions.

Land division/subdivision: Create subdivision regulations and site plan review standards.

Land division/subdivision: Create and implement these regulations so that proper street layout in relation to existing or planned roadways occurs; adequate space for emergency access and utilities is provided; adequate water, drainage, and sanitary sewer facilities are provided; and appropriate site design is created. The administrative review and evaluation procedure for processing conceptual, preliminary and final plats shall include on the plat; design principals and standards for lots, blocks, streets, public places, pedestrian ways, and utilities; required improvements, including streets, sidewalks, water sewer and curbs and gutter; and financing and maintenance responsibilities. These regulations will help justify decisions made and help developers have a clear idea of what is expected in the community.

Land division/subdivision: Establish a land division and development review process which incorporates consideration of the following components for granting approval:

- Existence of prime farmland
- Soil types and suitability
- Existence of wetlands and other hydrographic conditions
- Topography and slope
- Proximity to adjacent large tracts of agricultural lands
- Environmental conditions and resources
- Farmability of the parcel

Land division/subdivision: Fully consider the impacts of new development on all natural resources the land division and development review process including the potential impacts to:

- Water quality
- Habitat and reproduction
- Ecosystems
- Movement corridors
- Endangered and threatened species
- Aesthetic values
- Etc.

Land division/subdivision: When considering new development proposals, full consideration of farmable land and prime farmland soils should be undertaken in the decision making process.

Land division/subdivision: Create and adopt a no development buffer zone around the Albany Wildlife Area and the Liberty Creek Wildlife Area to protect these valuable resources.

Land division/subdivision: Building envelopes should be planned to minimize disruption of groves of existing mature vegetation, and environmentally sensitive areas such as steep slopes, wetlands and shorelines.

Land division/subdivision: Developments should be designed to minimize the disruption of distant vistas.

Land division/subdivision: New developments should be designed to accommodate or utilize park space, schools or other existing infrastructure.

Land division/subdivision: New development shall be subject to a development and engineering review process.

Land division/subdivision: Developer agreements shall be required of all new significant developments.

Land division/subdivision: The town will protect and ensure additional future open space by adopting a land division/subdivision ordinance, implementing a site plan review program as part of its land division/subdivision ordinance and requiring mandatory open space dedication of 50% within all new lots and subdivision developments.

Land division/subdivision: Adopt policies to ensure the development of a good network of pedestrian routes between new neighborhoods and the existing Town corridors, particularly next to existing parks and future recreational areas.

Land division/subdivision: Consider engineering review of new CSM's and Subdivisions in order to maintain development standards and functional storm water drainage systems.

Land division/subdivision: Develop and implement design standards to encourage efficient development patterns incorporating interconnected street patterns and limited use of cul-de-sac streets.

Land division/subdivision: The site design of new developments should be compatible with efficient movement of traffic, on to and off of public roadways and, at the same time are conducive to pedestrian movements, bicycle traffic and transit use. All new developments should be required to go through a site design/development review process.

Land division/subdivision: Minimum lot frontages along arterials and collectors should be increased to allow for greater spacing between driveways.

Land division/subdivision: Ask developers and individuals to dedicate a portion of their land for necessary transportation improvements.

Land division/subdivision: Require pedestrian and bicycle paths at end of cul de sacs which connect to activity centers.

Land division/subdivision: Ask developers and individuals to dedicate a portion of their land for necessary transportation improvements.

Land division/subdivision: Developers shall bare the cost of infrastructure within their developments.

Land division/subdivision: Require developers to comply with erosion control ordinance and return lands to a near normal setting after completion of construction.

Land division/subdivision: The developer shall be required to fund any public services or infrastructure required by the proposed development

Land division/subdivision: All new commercial development shall be subject to a site plan review process. This “process” is intended to be a pre-construction review and negotiation between the Town of Albany and the developer. Because this is an up front process, hand drawn documents of the proposed development will be all that is required from the developer in order for this process to occur. The site review process will incorporate the following criteria for consideration in order to determine proposal feasibility:

- Road Access – Determination of a new commercial developments need for road or state highway access shall be made. Those businesses that will serve primarily local residents and will not be using large trucks for delivery or shipping purposes will not need direct access to the state highway network. However, other types of businesses may need to be located in close proximity to the state highway system.
- An evaluation of safety concerns at the proposed site of ingress and egress shall be conducted. Specifically, field of vision, view corridor and view obstruction shall be considered. Slope of access point and existence of pedestrian crossings shall also be considered.
- Conflict with existing adjacent land use shall be considered in this process.
- Hours of operation and the potential for disturbance (noise) to adjacent property’s shall be considered.
- A minimum of 20% of the developed site shall be put into landscaping (grass, shrubs, trees or other suitable materials). The area shall be kept free of refuse and debris.
- Building appearance, size and architectural integrity shall be considered in accordance to the proposed developments ability to mix aesthetically with surrounding existing development, proposed square footage of the development in relation to the buildable envelope of the property, and the soundness of building materials being proposed to be used.

- Refuse and other outdoor storage must be planned for in advance of construction. These areas shall be within side yard and set back requirements of the property and shall be screened from view by either fencing or vegetative means.

Land division: Require review of all minor replats. Ensure that arterials and collectors are not lined with driveways from small lots by reviewing all minor splits.

Right to farm: Draft and adopt a local right to farm ordinance confirming the towns commitment to agricultural activities.

Storm Water & Erosion: Draft and adopt a storm water and erosion control ordinance to preserve and protect soils and water quality.

Nuisance: Draft and adopt a local nuisance control ordinance. The ordinance should address issues of health safety and welfare with respect to noise, air pollution, soils contamination, ground and surface water protection, etc.

Cluster & Conservation Development: Review and consider the adoption of the state model ordinance for cluster design neighborhoods.

UDC: Continue the enforcement of the State Uniform Dwelling Code.

Driveway: Wisconsin statutes give all levels of government the authority to require a permit for the construction of a private driveway onto a public road. The Town of Albany shall update its ordinance with appropriate standards to initiate this permitting process within the township in line with the goals objectives and policies of this Comprehensive Plan.

Driveway: Continue to regulate the location, spacing and design of driveways.

Driveway: Establish maximum driveway length limitations to limit the creation of flag lots.

Roadway: Preserve safety and mobility with access management tools.

Roadway: Require “stubs” in developments so that future developments may be connected to the roadway network.

Roadway: Limit the use, length and number of lots for cul de sacs and dead ends.

Roadway: The cost of all new Town roads proposed as part of development shall be borne by the developer.

Roadway: All public roads are required to meet Town, County and State Standards.

Shoreland & wetland zoning: Review the County shoreland and wetland zoning district ordinances and consider the need for greater restrictions and local adoption.

Recommended Green County Ordinance Considerations

Review Green County General Agricultural zoning district standards and advocate to the county the need for creation of an rural residential zoning district which would incorporate animal density standards on a unit per acre under ownership basis. Such a standard could be the following:

*Example Table
Number of Animal Types Equivalent to 1,000 Animal Units and
Animal Equivalency Factors*

<i>Number Equivalent to 1,000 Animal Units</i>	<i>Subcategory of Animal Types</i>	<i>Animal Equivalency Factor</i>
	DAIRY CATTLE:	
700	Milking and Dry Cows	1.4
910	Heifers (800 to 1,200 lbs)	1.1
1,670	Heifers (400 to 800 lbs)	0.6
5,000	Calves (under 400 lbs)	0.2
	BEEF CATTLE:	
1,000	Steers or Cows (1,000 lbs to Mkt)	1.0
1,250	Steers or Cows (600 to 1,000 lbs)	0.8
2,000	Calves (under 600 lbs)	0.5
700	Bulls	1.4
	SWINE:	
2,500	Pigs (55 lbs to Mkt)	0.4
10,000	Pigs (up to 55 lbs)	0.1
2,500	Sows	0.4
2,000	Boars	0.5
	SHEEP:	
10,000	Per Animal	0.1
	HORSES:	
500	Per Animal	2.0
	DUCKS:	
5,000	Per Bird (Wet Lot)	0.2
100,000	Per Bird (Dry Lot)	0.01
	CHICKENS:	
100,000	Layers	0.01
200,000	Broilers	0.005
	TURKEYS:	
55,000	Per Bird	0.018
	COMBINATION ANIMAL UNITS:	
1,000	Calculated Total	

Encourage the amendment of the county’s Zoning ordinance to create minimum safety standards for all housing units such as a minimum width, appropriate lot size standards, etc. Use these standards in the development review process in the granting of approvals.

Consider encouraging the county to amend the current residential zoning district regulations to permit smaller lots.

ADDITIONAL TASKS & PRIORITIES

Tasks	Priority Ranking
Continue to provide information and education on agricultural assistance and education provided through agency programs and services to the local agricultural community.	
Work in cooperation with the Green County Land & Water Conservation department to implement its water quality and conservation programs locally, encouraging their use by local residents and property owners.	
Meet with DNR land managers periodically to understand and assist with the management of the Albany Wildlife Area and the Liberty Creek Wildlife Area..	
Advocate the need for the creation of a Sugar River, river association.	
Fully inventory all cultural resources within the Town of Albany.	
Contact and meet with the local and/or State Historical Society representatives to better understand programs and opportunities.	
Work with local, regional and state tourism promotional groups such as the Green County Tourism Committee, The State Heritage Tourism Council and the Wisconsin Department of Tourism to promote and protect local cultural resources.	
Visually represent the location of acceptable areas for new housing development within the town for the next twenty years in this plans future land use map.	
Create a tourism marketing plan and develop and distribute promotional materials.	
Strengthen existing established neighborhoods by finding new uses for abandon or under used land.	
Aggressively pursue payment of delinquent property taxes to pressure owners of abandon or under used property to sell.	
Encourage Green County to create and budget for an active countywide conservation easement acquisition program.	
Encourage the active involvement of the Green County Land and Water Conservation Department in the development review process at both the county and local level.	
Work with the Green County Zoning Department to designate commercial uses within the town and to have them re-zoned into their appropriate use district.	
Inventory all tourism assets within the town.	
Monitor at home business operations to minimize land use conflicts and to ensure relocation if warranted.	
Utilize state grant programs and resources to assist with tourism efforts.	
Participate with local and regional groups and organizations in the promotion of tourism based amenities.	
Maintain an accurate and up to date Master Thoroughfare Road Plan.	
Official mapping of future rights of way can be used to inform the public and prevent development in locations of future facilities.	

Tasks	Priority Ranking
Participate in a joint planning committee to plan for the village fringe development over the next twenty years.	
Legally commit to the village fringe development plan by signing a 66.30 or similar agreement with the village.	
The town will protect and ensure additional future open space by considering the adoption of a conservation subdivision ordinance, implementing a site plan review program as part of its land division ordinance and considering mandatory open space percentages for all new subdivision developments.	
Study existing ordinance regulations and update as needed to ensure consistency with the policies of this Smart Growth Comprehensive Plan.	
Consult the policies contained within the Comprehensive Plan prior to making decisions regarding capital improvements	
Encourage Green County to update its zoning ordinance to incorporate implementation tools identified within the Comprehensive Plan, as appropriate.	
Develop and implement design standards to encourage efficient development patterns incorporating interconnected street patterns and limited use of cul-de-sac streets.	
The Town will seek input as appropriate from WiDNR on new proposed developments which abut WiDNR land Holdings within the township.	
When appropriate, assist in the promotion of library programs and services by communicating them to the residents of the Town of Albany.	
Bring school District issues to the attention of town residents. Assist in educating residents about these issues by sponsoring local public forums when appropriate.	
Communicate and work cooperatively with the Albany Public School District on issues concerning facility needs and expansion planning.	
Study current county zoning and land division/subdivision policies and regulations and update or encourage updating as needed to ensure consistency with the policies of the Smart Growth plan.	
Encourage the county to update its zoning map so that appropriate uses are placed in the corresponding appropriate zoning districts.	
Work with Green County to ensure that street transitions from the Town to the Town are compatible.	
Conduct site reviews on proposed developments and/or ask for sufficient documentation so as to ascertain potential impacts to the physical environment. Negotiate their protection.	
Work with neighboring communities to solve problems along major arterials so that the entire corridor may be addressed, not just up to the border.	
Monitor airstrip use within the township, taking action with appropriate regulation only if warranted.	

Tasks	Priority Ranking
Consider the need to map official snowmobile routes within the township and work with local clubs to ensure safety.	
Explore the potential for public/private investment in the development of homes for first-time buyers.	

OPEN SPACE

Open space is not the same as vacant or agricultural land. Open space is open area that, because it has value to the Town and its residents, is preserved and managed. In most cases, open spaces can offer multiple benefits, including; outdoor recreation, preservation animal and plant habitat, air and water quality improvement, flood and storm water management, visual and other sensory relief from the built and developed environment, nature education, physical definition of land areas, and economic well-being of the town.

Such resources such as the extensive network of wetlands in the township, should be viewed as infrastructure, just like roads and schools. There is an economy to provide open space in that it improves the attractiveness of the town for investment and a place to live and work. In short it adds to the perception of ones quality of life. It helps to avoid the hazards and costs that can occur when floodplains and wetlands are allowed to develop and when expensive structural measures are required in order to solve flood and storm water problems.

In some instances, private land functions as open space by providing open space benefits and by being protected and managed as open space. It becomes part of the "land use" balance of the town. As the demand for outdoor recreation increases, Town officials must find the most effective way of providing open space and using open space to its greatest benefit. The wetland network of the township, like undeveloped vacant and agricultural lands, is under constant pressure and need to be protected. Natural areas are often easily altered to accommodate development. As a result, many open space and agricultural resources are converted to urbanized landscapes. The preservation of open lands is often a major tool for defining the character and quality of the town.

Goal

- To recognize and respect the natural environment as an irreplaceable resource; and to preserve, protect, and enhance the natural resources of the town for the enjoyment of both present residents and future generations.

Objectives

- Preserve the natural landscape features such as woodlands, wetlands, flood plains, streams, steep slopes and prairies.
- Ensure an appropriate amount and distribution of land for open space throughout the town, placing special emphasis on preserving and enhancing the natural and scenic environment.

- Protect shorelines and wetlands, and upgrade the quality of the surface and groundwater in the town.
- Ensure that future development does not disrupt natural drainage ways.

Policies & Recommendations

- Require dedication of adequate open space by land developers to meet the demands of new residents of the development.
- Identify disturbed or degraded stream bank, slopes and wetland areas that are important to water quality and to support all level of government in efforts to restore such areas.
- Protect natural drainage areas, flood plains and wetlands to avoid costly man-made storm water correction projects (BMP's).
- Encourage the permanent protection of private land holdings through conservation easements, deed restrictions and other methods.

The Comprehensive Plan recognizes that open space in the Town of Albany is a valuable natural resource with significant practical value. It can be utilized for a variety of purposes such as conservation of fragile lands, active and passive recreation uses, multi-use or limited use trail systems, and protection of plant and wildlife habitat. It protects both the rural character of the town, and sensitive lands such as groundwater recharge areas and flood plains.

Private citizens can play an important role in the preservation of open spaces and scenic vistas through careful stewardship of their lands. The plan supports this process by encouraging the permanent protection of private land holdings through conservation easements or deed restrictions.

