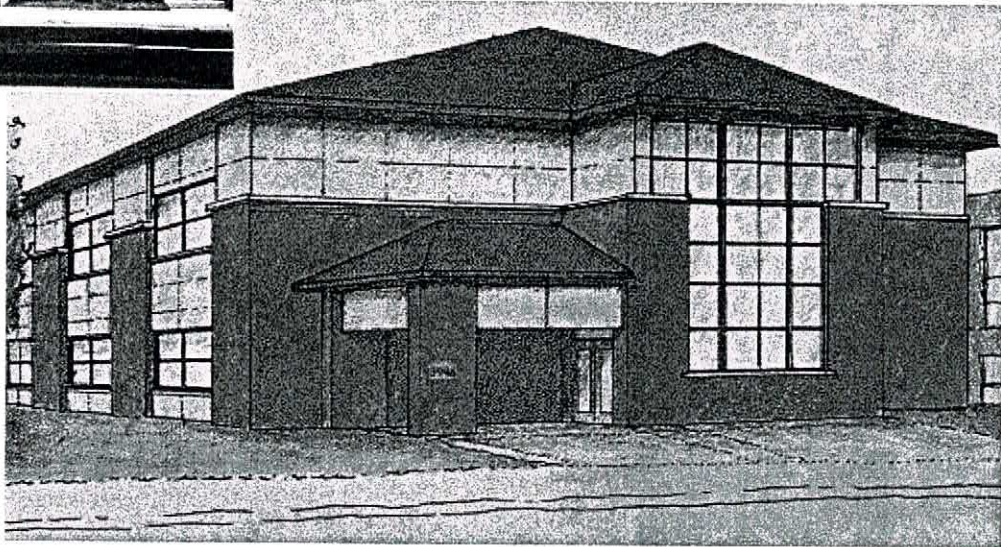


DRAFT  
TENATIVLY APPROVED



## 7 UTILITIES & COMMUNITY FACILITIES ELEMENT

### Statutory definition:

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

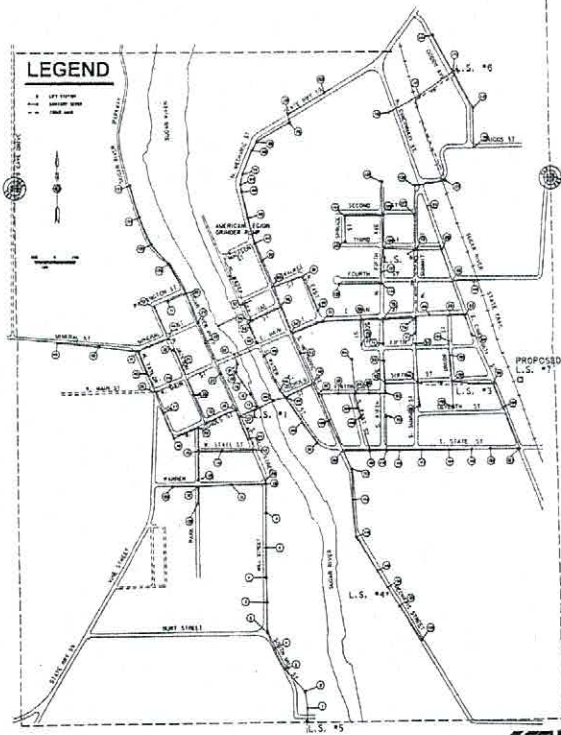
### Inventory & Status:

The Town of Albany is a typical rural Wisconsin township operating minimal public utilities and community facilities at this time.

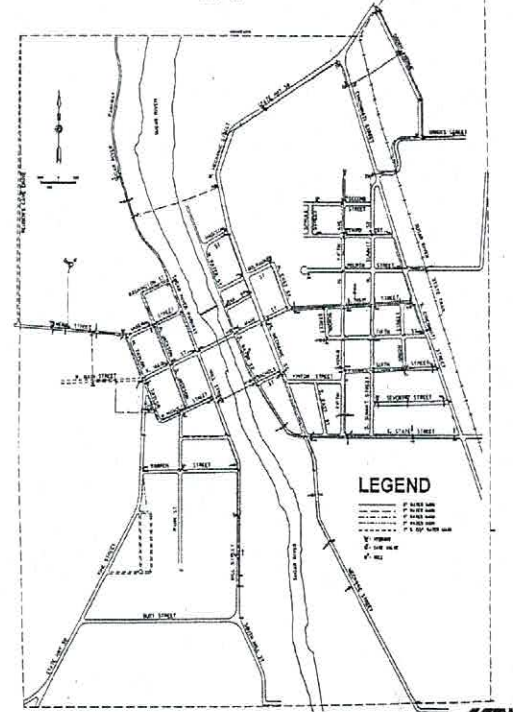
### Sewer & Water;

Currently no sewer or water public utility systems are under town or utility district operation within the township. Businesses and residences operate solely on private onsite systems at this time. Unique to the Town of Albany is that the township surrounds the incorporated Village of Albany. The village operates a sewer and water system as part of their municipal function.

## VILLAGE OF ALBANY SANITARY SEWERAGE SYSTEM MAP



## VILLAGE OF ALBANY WATER SUPPLY MAP



While the maintenance, operation and potential for expansion of these systems are village decisions, the town recognizes that how it plans for potential growth within the fringe areas of these service areas can and will have an impact on potential demand. The town is further sensitive to the expressed issue of some current limited capacity in the village's wastewater treatment facility to accommodate additional growth and development if not taken on in a planned fashion.

From the town's perspective, an opportunity to protect its natural resource base and its rural character exists by focusing new development in and around areas with existing municipal services. By doing so, scattered individual developments throughout the township might be minimized limiting the visual impacts of sprawl and hence protecting the visual aesthetics that constitute town residents sense of place. By affording new development the opportunity to be connected to municipal services the town protects its resource base by minimizing new demand on groundwater resources, avoids any potential for contamination by onsite septic systems and protects its productive soil resources for potential agricultural purposes.

In recognition of the need for sensitivity, and the opportunity to grow and strengthen intergovernmental relations, the town has entered into an active dialog with the village to jointly plan for development within a one-mile distance

of the villages incorporated boundaries. This process is anticipated to result in an agreement between the Town and Village as to how development will occur within this boundary over the next ten to twenty years. Once this agreement has been reached it shall be deferred to as the guiding language for any decisions on new land use or development within the boundary by the town and village.

### Schools:

The Albany School District is part of the Six Rivers Conference. Unique to Albany's school is that it is a PK-12 district, which is housed in one building. PK-12 enrollment is approximately 450. The district encompasses all of the Village of Albany and all of the Town of Albany.

Many of Albany's students participate in sports and other activities. Sports include: cross country, volleyball, basketball, wrestling, softball, baseball, and track. Football and wrestling are shared with the nearby towns of Belleville and Juda. Other popular activities are pep band, FFA, forensics, and student council.

The Albany School District has been educating students for over a century and is changing to better suit the needs of today's students. This is shown by the recent renovation and addition of the school. Updates in technology and curriculum continue to be implemented within the district.

Discussions with Albany's School Superintendent during this planning process have revealed that the school district currently has about the same level of enrollment that it had about ten years ago. Issues with the state budgeting formula project that state aids will continue to go down. Because of this the district is anticipating the potential need to go to referendum in about three years in order to raise the needed financial support to maintain operations at the same level as they are today. It is important to note that the districts level of services are currently at and above those of districts of similar size.

Currently the districts facilities can accommodate between 450 to 875 students which would average 25 to 35 students per class room as the facility has 25 classrooms. Existing staffing for the district includes 44 staff or FTE's. Annual expenses are rising at a rate of about \$100,000 - \$150,000 per year.

In order to maintain the current level of enrollment the district anticipates a need for approximately ten new homes a year to be constructed within the district. Between these new homes and the turnover of existing homes, students and families, the district feels that it can accommodate 10 to 20 new students per year to maintain and stay within its current staffing and operational levels.

Library Services**Albany Public Library**

203 Oak Street

Albany, Wisconsin 53502

(608) 862-3491

E-Mail: [albpl@tds.net](mailto:albpl@tds.net)*A member of the South Central Library System*

The Town of Albany and the Village of Albany share in the operation of the independent Albany Public Library. This intergovernmental operational arrangement is unique within the State of Wisconsin. Offering a full compliment of services and programs, the Albany Public Library is a wonderful asset to both communities. Full support of the continued operation of this facility by the Town of Albany is a stated goal of this Comprehensive Plan. A sample of the Libraries offerings can be noted below.

**BOOK SALE SEPTEMBER 1-15**

The library will hold its semi-annual book sale in the lobby from September 1-15. In addition to books, the library will sell videos and CDs. Prices range from 25 cents to \$1, so don't miss the deals!

**SLIMY FUN AT THE LIBRARY**

The After School Book Club is back, and the Club's first book is Thomas Rockwell's "How to Eat Fried Worms." Kids in grades 4-8, join us for some fun and wormy discussion, activities and snacks on Thursday, September 20, from 3:30 to 5:00 p.m. Copies of the book are available at the library. Space is limited, so call now to reserve your hole in the dirt -- oops, I mean spot.

**HOME FROM THE ROAD**

Well, the kids are tired from their days on the road, but they sure read a lot while they were gone! For details and photos of this year's Reading Road Trip summer program, [click here](#).

**SNOW...ALREADY?**

Of course not! *Snow Falling On Cedars* is the next title we'll be reading in our book discussion groups. Groups will meet on Tuesday, September 11 at 7:15 p.m., and Wednesday, September 12 at 1:30 p.m. Both groups will meet at the library. New members are always welcome, and copies of the book (regular type and large print) and the book on cassette are available at the library.



**HEARD OF A BOOK, VIDEO OR CD, BUT OUR LIBRARY DOESN'T HAVE IT?**

Not a problem. We can get it for you. Simply access the LINKCAT catalog at LINKCAT, find the material you're looking for, and have us order it for you. You can pick it up right at our convenient library, usually within a few days to a week. Don't waste gas and time travelling from library to bookstore when you have access to thousands of materials right here in Albany. *Videos, CDs and books on cassette are also available through inter-library loan.*

**DID YOU KNOW...**

That the library has over 60 magazine titles to choose from? And magazines may be checked out for two weeks, just like a book. Grab *Parenting* for some back to school tips, or perhaps *Quick Cooking* for some cool and easy late summer recipes.

**LIBRARY HOURS**

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Hours	3-7	3-7	3-7	3-7	1-7	9-12

Parks, Recreation & Open Space

In the Town of Albany a significant amount of acreage is in public ownership.

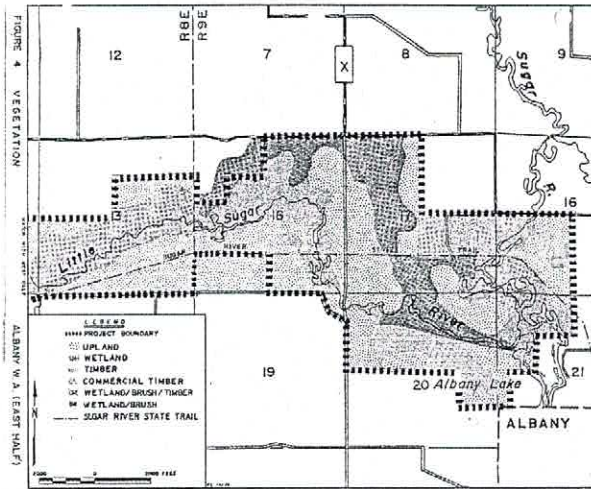
UW Regents	39.17
WIDNR	1,086.07
<hr/>	
Total	1,900.24

Spread amongst two principal owners, this land base consumes 1,900.24 acres within the town or 8.5% of the Towns total acreage. While this acreage benefits local residents in what it provides, it also limits the ability of new growth to occur. There are three specific properties which comprise this acreage. They

are the WIDNR Albany Wildlife Area with 1,428.11 acres, the WIDNR Liberty Creek Wildlife Area with 433.77 acres, and the UW Regents Forrest Station with 39.17 acres. In addition to these properties the Town of Albany is also home to a 4.95-mile segment of the State owned Sugar River Trail. 3.35-miles of this trail run from the west-central western edge of the township southeast to the Village and 1.6-miles of the segment runs from south of the village to the south-central southern boundary of the township.

The Albany Wildlife Area is located in northeastern Green County. In general, the wildlife area runs parallel with the Little Sugar River between the villages of Albany and Monticello. The property also runs parallel with and adjacent to parts of the central portion of the Sugar River State Trail. The trail itself runs from the Villages of Brodhead to New Glarus and is 23 miles long. The region is rural in nature with small to moderately sized dairy farms being the dominant social and economic unit.

History of Property & Creation – The Wildlife Area was activated in September of 1956 as a Federal Aid Fish and Wildlife Restoration Project. At that time, the area delineated for future acquisition encompassed 840 acres. This acreage was adjacent to the leased public hunting grounds containing approximately 2,000 acres. Since that time, the property has been enlarged by expansion and consolidation with other wildlife acquisition projects to its present size and location.



The establishment of the wildlife area was originally intended to curtail and prevent the drainage and other alteration of important wetland types as well as to provide public hunting opportunity. The prevention of drainage and habitat development and restoration were aimed at primarily upland game, water fowl and fur-bearing species. In the 20+ years that have elapsed since the establishment of the property, this same need and justification is still valid.

Current management activities are aimed primarily at pheasants and ducks. These include the establishment of dense nesting cover (switch grass) and corn food patches planted by sharecroppers and Department personnel. Controlled burns are used to a limited degree to control woody vegetation. In the past, trees and shrubs were planted to provide cover for pheasants, rabbits and bobwhite quail. Approximately 650 rooster pheasants are released annually to supplement the natural population.

The primary uses of the wildlife area are hunting and trapping although some fishing occurs. Six parking areas (160 car capacity) and one developed boat launch provide access to the property.

A reasonable best estimate of hunter use is 1,775 participant days annually. This includes 900 participant days by pheasant hunters, 250 by duck hunters and 125 by small game hunters. Use of the wildlife area by deer hunters, both gun and bow and arrow is substantial. While no accurate figures on deer hunter use are available, a reasonable estimate is about 500 hunter days per year.

It is estimated that there are 100 trapper participant days occurring annually. These estimates include all Department owned land. Estimates of use on the adjacent public hunting ground acreage (847 acres) is about 25% of that taking place on state owned property.

An estimated 2,000 participant days of other recreation activity occurs annually. This includes bikers from the Sugar River Trail and other entering the wildlife area to observe wildlife, for fishing, hiking and related activities. This figure is undoubtedly conservative in light of the 35,000 to 40,000 annual visitors to the Sugar River Trail.<sup>i</sup>

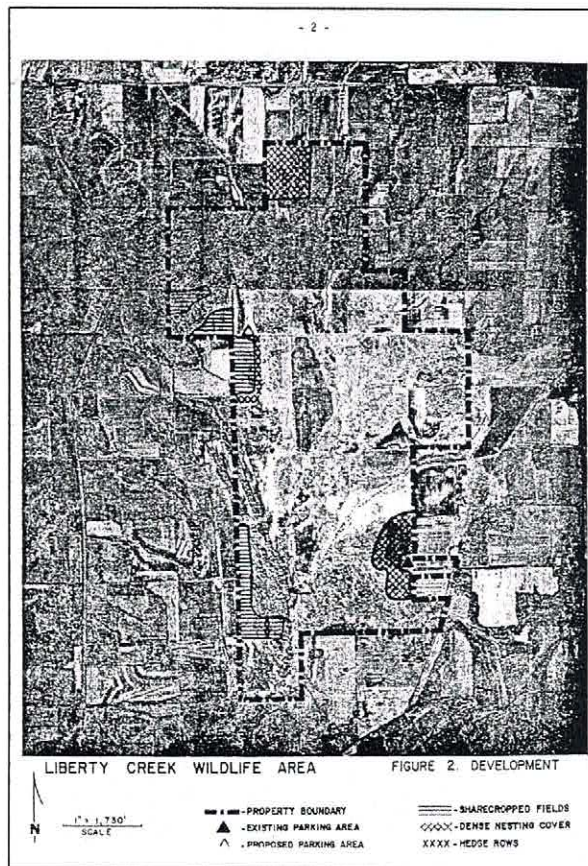
Liberty Creek Wildlife Area

Liberty Creek Wildlife Area was established in 1959. The property is located in Brooklyn and Albany townships, Green County, Wisconsin. Madison lies 20 miles north of the wildlife area and Evansville and Albany are within 10 miles of the property. Janesville and Beloit are within one hour drive and Milwaukee is within a two hour drive.

The property was originally intended to provide public hunting and compatible recreational activities. Since the property was established, development has focused on pheasant habitat, especially hedgerows, and dense nesting cover. There is a ten car parking lot on the east edge of the property. The property provides trout fishermen with 4.5 miles of frontage access on Liberty Creek.

Current management is aimed at providing greater public hunting opportunity through enhanced pheasant production. Activities include prescribed burning, mowing and spraying brush, posting, fencing and litter pickup.

Liberty Creek Wildlife Area has an approved acquisition goal of 1,031 acres. To date, 505 acres have been purchased at a cost of \$48,168.<sup>ii</sup>



## SUGAR RIVER BIKE TRAIL

From the trail head at the old railroad depot in picturesque New Glarus to Brodhead in southern Wisconsin, the Sugar River Bike Trail traverses gentle rolling country with almost no grade to challenge the casual rider. This, plus its proximity to Madison, make it a perfect trail for families and newcomers to the sport of bike riding.



From New Glarus, the trail follows the Little Sugar River to Albany. The first part of the trail goes straight through farm land and a golf course (watch out for golf carts crossing the path near the 14th hole). Nearer to Monticello you will enter some woods with occasional rocky bluffs to explore.

My wife and I recently peddled this stretch in mid May. This is a great time of year to observe flora and fauna. This part of trail was a Packer fan's dream – yellow and green being the predominant colors. The newly leafed-out trees and forbs contrasted with the golden marsh marigolds and dandelions found along the path. Goldfinches flicked overhead and we saw several pair of brightly colored orioles. Spring is the best time of year to see spring warblers, and the male redwing blackbirds wing patches are at their brightest.

On this ride we even had a special treat. The shrill cries of two redtail hawk fledglings helped us locate their nest not far off the trail. A mile later we saw one of their parents hunting a ridge in the late afternoon sun.

Spring is also a great time to observe wildflowers, and bike trails usually abound with them. The Sugar river trail is no exception. We found garlic mustard, Jacobs ladder, rue anemone, and wild strawberries in bloom. Every few weeks a new set of wildflowers will bloom, so keep a sharp eye out for these delicate beauties.

As you ride along this trail, be sure to allocate some time to make a trip into the small towns that the trail skirts. We enjoy the architecture of small town Wisconsin as much as anything else. You will always find at least one home or building of interest, and this area, with its Swiss influence, has more than its share.

At New Glarus, you can take a side path up to New Glarus Woods State Park. Here you will find campsites, some of which are primitive biking campsites.

From Monticello to Albany you will ride through the Albany Wildlife area—keep a sharp eye out for critters. If you ride east out of Monticello on County "C" a few miles and take a left on "CC", you will find stone outcroppings along the road that are rich in fossils.



The Sugar River Trail is a scenic ride in a very pretty part of Wisconsin. The towns along the way offer the saddle-sore rider all sorts of amenities, and the residents of this area have gone to great lengths to make your visit interesting, but not too "touristy". New Glarus in particular is heavy on charm, but Brodhead, Albany, and Monticello all have something to offer.

This trail's easy grade of only 75 feet or so along its 23 mile length make it suitable for just about anyone, and for those wishing for a climb there's the spur going up to the New Glarus Woods. A pleasant combination of fields, river bottom, and woods lends variety and interest to the floral and fauna along the way.

Parks & Recreation Analysis and Guidelines

National Recreation and Park Association (NRPA) guideline classifications for local parks and recreation planning<sup>iii</sup> classify Albany’s park and open space amenities in the following fashion.

NRPA - Parks, Open Space, and Pathways Classification			
<i>Classifications</i>	<i>General Description</i>	<i>Location Criteria</i>	<i>Site Criteria</i>
Natural Resource Areas	Lands set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics/buffering.	Resource availability and opportunity	Variable
Special Use	Covers a broad range of parks and recreation facilities oriented towards single purpose use.	Variable – dependent on specific use	Variable
<i>Classifications</i>	<i>General Description</i>	<i>Description of Type</i>	<i>Site Criteria</i>
All-Terrain Bike Trail	Off road trail for all-terrain (mountain) bikes.	Single-purpose loop trails usually located in larger parks & natural resource areas	NA
Cross-Country Ski Trail	Trails developed for traditional & skate-style cross-country skiing	Loop trails usually located in larger parks & natural resource areas	NA
Equestrian Trail	Trails developed for horseback riding	Loop trails usually located in larger parks & natural resource areas. Sometimes developed as multipurpose with hiking and all-terrain biking where conflicts can be controlled	NA

*NATURAL RESOURCE AREAS/PRESERVE/OPEN LANDS - SPECIAL USE*

General Description: Natural resource areas are lands set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics/buffering. These lands consist of;

- Individual sites exhibiting natural resources.
- Lands that are unsuitable for development but offer natural resource potential.

Examples include parcels with steep slopes and natural vegetation, drainageways and ravines, surface water management areas (man-made ponding areas), and utility easements.

- Protected lands, such as wetlands/lowlands and shorelines along waterways, lakes, and ponds.

The objective with all these lands is to enhance the livability and character of a community by preserving as many of its natural amenities as possible. This can be accomplished in a number of ways:

- Setting aside specific natural resource areas for preservation purposes through the natural resource/preserve classification.
- Carefully and insightfully regulating development to preserve natural resources and open space.
- Working with other natural resource agencies, such as the Corps of Engineers, local watershed districts, forest preserve districts, floodplain and wetland districts, etc. to protect natural resources and the ecosystem.

Examples of resources include:

- Geologic features
- Functioning ecosystems
- Maintain biodiversity
- Aquifer recharge
- Watershed
- Protection of rare, threatened or endangered species
- Wildlife habitat

The intertwining of parks, greenways, trails, and natural resource areas is what legitimizes the concept of the city-park, the integration of the human element with that of the natural environment that surrounds them.

**Location Criteria:** Resource availability and opportunity are the primary factors determining location.

**Size Criteria:** As with location, resource availability and opportunity are the primary factors determining location. The practical limit of acreage set aside under this classification lies in resource quality, availability, community development considerations, and acquisition costs. Through an array of creative real estate strategies, many acres can be preserved as community open lands. Often blighted lands such as abandoned waterfront sites, industrial sites, quarries, and abandoned landfills, have potential to be converted from community liabilities to community open land resources. Reclaimed wetlands and wetland banks fall into this category.

**Site Selection:** Resource quality is the primary determinant when it comes to selecting a site for preservation. Sites that exhibit unique natural resources or remnant landscapes of the region should be of the highest priority. How they can be integrated into the park system is an important challenge and requires creative policy and design. Many of these areas serve as recreation connectors and habitat corridors.

Outlots and undeveloped/protected lands should be selected on a basis of enhancing the character of the community, buffering, and providing linkages with other park components protecting natural systems in the process.

#### *ALL-TERRAIN BIKE, CROSS-COUNTRY SKI, AND EQUESTRIAN TRAILS*

**General Description:** All-terrain bike, cross-country ski, and equestrian trails are similar to park trails in that they emphasize a strong relationship with the natural environment, although for somewhat different reasons. They are most often located in natural resource areas, greenways, community parks and special use facilities such as golf courses. Since regional and state parks often develop and maintain these types of trails, the need for them at the local level is often limited. The following defines some of the considerations with respect to each trail type.

**All-Terrain (Mountain) Bike Trails:** Although relatively new on the recreation scene, off-road mountain biking has become a very popular activity that appeals to a wide range of age groups with varying levels of skill. Given its relative infancy, trail standards to meet these needs continue to evolve. This evolution, unfortunately, has not been without conflict – most of which centers around the potentially negative impacts of mountain biking on the environment.

Uncontrolled and undisciplined use of established trails poses the biggest impediment to mountain biking's acceptance. There can be serious conflicts and safety problems if equestrian riders, hikers, and bicyclists use these trails. It is through trial and error and sharing of information between agencies that standards will emerge. In the interim, trail design should coincide with the standards being developed by regional park agencies, which seem to be leading the way in addressing this issue.

**Cross-Country Skiing Trails:** These types of trails come in a variety of types and widths to accommodate two different styles; diagonal or traditional and skate-ski. Diagonal style requires a set track, while skate-ski style requires a wider packed and groomed surface. Trail lengths vary considerably, with loops ranging from a few to 10 or more kilometers. Since quality and safety are important to all skiers, a few well groomed trails are preferable to extensive but poorly maintained ones. Trail design should coincide with the standards developed by regional park agencies and state resource agencies.

**Equestrian Trails:** Equestrian trails are usually grass or woodchip surfaced. Trail length varies considerably, with loops extending 10 miles or more. In some instances, cross-country ski trails are used for horseback riding during the summer. There is no specific standard for how many miles of trail should be developed within a given community. Trail design should coincide with standards adopted by the regional park agencies and state resource agencies.

#### Future Parks, Recreation & Trails Facilities

The Town of Albany through its planning process has expressed an interest and desire to insightfully manage development so as to preserve open space and to call for the creation of trails under certain conditions. Through the town's land division/subdivision ordinance these desires will come to be reality. In implementing these desires the town shall defer to NRPA guidelines to assist with setting the needed standards for location, design and construction. In addition to dedicated parklands, the town values the wealth of open space that agricultural land uses afford. By maintaining large tracts of agricultural lands within designated natural resource corridors the Town of Albany will maintain its sense of place and rural character.

#### Town Government Facilities

The Town of Albany Town Hall resides just north of the Village of Albany. The building accommodates a meeting area, a clerk's office, restroom facilities and garage space for the town's trucks and plow equipment. The facility is somewhat dated but is still more than sufficient for the conducting of town business and affairs. No major future improvements are planned at this time.

GOALS, OBJECTIVES & POLICIESGoal #1

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.

*Objective:* Participate in a joint planning committee to plan for the village fringe development over the next twenty years.

*Objective:* 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.

*Objective:* Legally commit to the village fringe development plan by signing a 66.30 or similar agreement with the village.

Goal #2

The Town of Albany will ensure adequate parks, recreation and open spaces for its residents.

*Objective:* The town will work cooperatively with WiDNR in the management of their properties within the township.

*Objective:* The Town will seek input as appropriate from WiDNR on new proposed developments which abut WiDNR land Holdings within the township.

*Objective:* 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 subdivision developments.

*Objective:* The town will supplement its open space by preserving large tracts of agricultural lands when possible.

*Objective:* 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.

Goal #3

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.

*Objective:* The town will continue to manage its Town Hall facility to ensure that it meets the needs of local residents.

*Objective:* The town will work cooperatively with its fire district partners to ensure adequate fire protection, equipment and facilities exist.

*Objective:* The town will continue to work cooperatively with the Green County Sheriffs Department to ensure the safety and protection of its citizens.

**Goal #4**

The Town of Albany will continue to support the Albany Public Library.

*Objective:* Continue to jointly sponsor and assist in the functioning of the Albany Public Library with the Village of Albany.

*Objective:* When appropriate, assist in the promotion of library programs and services by communicating them to the residents of the Town of Albany.

**Goal #5**

Continue to support the Albany Public School System.

*Objective:* 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.

*Objective:* Bring school District issues to the attention of town residents. Assist in educating residents about these issues by sponsoring local public forums when appropriate.

*Objective:* Communicate and work cooperatively with the Albany Public School District on issues concerning facility needs and expansion planning.

---

<sup>i</sup> Albany Wildlife Area Master Plan. Wisconsin Department of Natural Resources. Adopted by the Natural Resources Board, June 24, 1982.

<sup>ii</sup> Liberty Creek Wildlife Area Management Plan. Wisconsin Department of Natural Resources.

<sup>iii</sup> © 1996, National Recreation and Park Association.

