

Town of Ashford Comprehensive Plan

Town of Ashford, Fond du Lac County, Wisconsin

Adopted June 2, 2008



Schreiber/Anderson Associates, Inc.

Project #2225

Town of Ashford Comprehensive Plan

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Element 1

ISSUES AND OPPORTUNITIES

1.1 Introduction

1.1.1 About this Plan

The Town of Ashford Comprehensive Plan has been developed to provide background and direction for a variety of land use decisions. Included in this plan are a variety of chapters, or elements, that provide baseline information and specific goals, objectives, and recommendations specific to each element. This plan should be used by the Plan Commission to make decisions about growth and development over the next 20-year period. Periodic updates are required to ensure this plan remains current over time. Specific requirements and procedures for use and maintenance of this plan are provided in the Implementation Element.

Elements of this plan include:

1. Issues and Opportunities
2. Housing
3. Transportation
4. Utilities and Community Facilities
5. Agricultural, Natural, and Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

This element of the plan (1. Issues and Opportunities) contains baseline demographic information used for comparing Ashford to other communities, or other periods in the town's history. The section begins with the 20-Year Vision Statement and concludes with the town's Goals and Objectives.

1.1.2 20-Year Vision Statement

Preserve the agricultural and natural heritage of the area for future generations. Maintain the natural heritage and unique topographic and geologic features throughout the town while allowing a minimal amount of planned growth to occur.

1.2 Public Process

1.2.1 Planning Committee Meetings

A series of Planning Committee Meetings were held to determine implementation strategies, review draft plans and provide guidance on plan recommendations. All meetings were adequately noticed and open to the public.

1.2.2 Community Visioning Exercise

On March 27, 2007 there was held a Community Visioning exercise with the general public to focus the direction of the planning effort. The meeting was attended by 26 people and was presided over by the Plan Commission. Attendees were given a general breakdown of the Wisconsin Planning Law and the local process for development of a local comprehensive plan. Afterward, the attendees were divided into two groups to discuss their future vision of Ashford.

Meeting participants were asked to forecast what the Town will look like in 20-years. Most participants agreed that they would like to concentrate growth closer to incorporated communities to preserve active agricultural operations, hilltops and drumlins, and maintain community character. They also discussed known limitations like loss of town lands through annexation, development limitations along state highways, maintaining landowner rights to sell or develop land, and the likelihood that farm operations will probably become fewer in number but larger in scale. Most participants agreed Ashford could sustain a “touch of growth” but that it should not interfere with maintaining the rural character of the town.

Participants were also asked what their goals were for the comprehensive planning process. Responses included development of an actionable plan that provides recommendations on farmland preservation programs, conservation or scenic easements, and a site development process. There was also a discussion about the current codes and ordinances used to regulate development within the town, and the need to identify clear strategies to update these tools if necessary.

1.2.3 Community Survey

An existing community survey was used to help develop goals and objectives for this planning effort. The survey was performed in 2004 and had a 62% return rate. Results show a fairly even split between respondents who did and those who did not want to see Ashford grow. Most agreed that if growth were to occur it should be concentrated near the village, or in “designated areas”. A majority of respondents (82%) identified farmland preservation as important with 71% (179) agreeing the town government should establish preservation as a priority goal. An additional 60% (150) of respondents said “no” to the division or subdivision of agricultural land for development purposes. Almost all (98%) of respondents were satisfied or very satisfied with Ashford as a place to live, and most felt the town services were sufficient.

In terms of dislikes, the survey identified a few key areas where improvement is sought. Namely, the condition of roads, overgrown brush, hill top development, perceived lack of enforcement, and presence of some junk cars. Survey participants offered the following solutions to some of these ills: develop a land use plan; lower speed limits; disallow subdivisions; and, reduce junk cars on personal property. The survey also identified some concern over the quality of drinking water (60% of respondents) and many felt there should be more greater availability of town information and there should be a town newsletter or website developed.

1.2.4 Open House

An open house was held on March 31, 2008 to provide an informal opportunity for community residents to view plan maps and other illustrations and talk with consultants and plan commission members about the recommended plan. There were approximately ten people in attendance. The main discussion point was determining the extent of soil classifications for

consideration in the proposed building site regulations. Participants discussed Class I, II, and III soils and the possibility of Class IV soils. This plan proposes development of regulations to control where structural development can occur based on soil classification.

1.2.5 Public Hearings

A public hearing was held on June 2, 2008, in accordance with State law, before the Ashford Town Board for adoption of the comprehensive plan. The purpose of the hearing was to discuss elements of the comprehensive plan and to adopt the plan. Encouraged by public comment, the Town Board decided to increase the “Farmland Preservation” district on the Future Land Use Map to include Class I, II, and III soils (and increase from Class I and II soils). The plan was adopted, with changes, by unanimous approval.

1.2.6 Other Opportunities for Public Input

All residents, local business owners, and individuals concerned about the future of Ashford have the opportunity to submit comments on the comprehensive plan at any point in time. A Public Participation Plan was adopted on February 5, 2007 to describe the public process.

1.3 Population Trends

1.3.1 Age Distribution

The following table provides an overview of the Town of Ashford’s population change by age from 1990 – 2000. The overall population within the Town increased by 175 (11%) from 1990 – 2000 to 1,773 people. While decreases in some age cohorts were recorded, the middle brackets showed a population increase (ages 35-54 years).

Table 1.3.1: Age Distribution, 2000

	1990		2000		Percent Change 1990-2000
	Number	Percent	Number	Percent	
Under 5 years	114	7.1	82	4.6	-2.5
5 to 9 years	137	8.6	111	6.3	-2.3
10 to 14 years	173	10.8	156	8.8	-2.0
15 to 19 years	122	7.6	147	8.3	0.7
20 to 24 years	105	6.6	84	4.7	-1.9
25 to 34 years	239	15.0	203	11.4	-3.6
35 to 44 years	245	15.3	356	20.1	4.8
45 to 54 years	158	9.9	289	16.3	6.4
55 to 59 years	82	5.1	89	5.0	-0.1
60 to 64 years	77	4.8	61	3.4	-1.4
65 to 74 years	92	5.8	132	7.4	1.6
75 to 84 years	45	2.8	53	3.0	0.2
85 years and over	9	0.5	10	0.6	0.1
Total Population	1,598	100	1,773	100	11%

1990,2000 Census, SF-1

1.3.2 Population Projections

The following population projections are from “Population Projections for Wisconsin Municipalities: 2000–2025” through the Wisconsin Department of Administration. Shown are projections for the Town of Ashford and surrounding communities. Table 1.3.2 indicates that the Town of Ashford is projected to continue to gain population over the next 20 years if current trends from the decennial censuses continue. Projected growth for Ashford is higher than for the Village of Campbellsport and Fond du Lac County overall, but lower than projected population growth in the nearby towns of Auburn and Wayne. Ashford officials feel Ashford will grow more slowly than these results indicate.

Table 1.3.2: Population Projections

Name of Municipality	Census 1980	Census 1990	Census 2000	Projection 2005	Projection 2010	Projection 2015	Projection 2020	Projection 2025	Percentage Change
									2005 - 2025
T ASHFORD	1,596	1,598	1,773	1,839	1,904	1,967	2,030	2,084	13.3
T AUBURN	1,816	1,791	2,075	2,182	2,289	2,393	2,496	2,588	18.7
T WAYNE*	1,471	1,374	1,727	1,820	1,905	1,985	2,061	2,154	18.3
V CAMPBELLSPORT	1,740	1,732	1,913	1,965	2,016	2,066	2,115	2,155	9.7
FOND DU LAC COUNTY	88,964	90,083	97,296	100,163	103,031	105,777	108,494	110,748	10.6

*Located in Washington County

Source: Wisconsin Department of Administration

1.4 Education

As shown in Table 1.4.1, over 81 percent of Ashford residents over the age of 25 have an educational attainment of a high school degree or higher. Almost 10 percent have a bachelor’s degree or higher.

Table 1.4.1: Educational Attainment, 2000

	Number	Percent
<i>Population 25 years and over</i>	1,175	100
Less than 9th grade	91	7.7
9th to 12th grade, no diploma	127	10.8
High school graduate (includes equivalency)	505	43.0
Some college, no degree	228	19.4
Associate degree	110	9.4
Bachelor's degree	95	8.1
Graduate or professional degree	19	1.6
Percent high school graduate or higher	81.4	-
Percent bachelor's degree or higher	9.7	-

2000 Census, SF-3

1.5 Housing Forecasts

The following housing projections are from “Household Projections for Wisconsin Municipalities: 2000–2025” through the Wisconsin Department of Administration. The methodology relies on a set of independently derived county population projections, which are then used as the basis to calculate county household projections, municipal population projections and municipal household population, households and group quarters.

Table 1.5.1 indicates a steady increase in the number of households by the year 2025. The DOA projects an increase of 170 households (26%) over the 25-year period since the 2000 Census was enumerated. This projected growth is lower than the towns of Auburn and Wayne, but higher than the expected household growth in the Village of Campbellsport (21%). The overall expected household growth in Fond du Lac County is 23% overall between 2000 and 2025.

Ashford would prefer to keep the overall amount of growth lower than the amount forecast (26%) over the next twenty years. The DOA estimates do not account for local actions that may slow the overall amount of housing growth.

Table 1.5.1: Housing Needs Projections 2000-2025

Name of Municipality	Census 2000	Projection 2005	Projection 2010	Projection 2015	Projection 2020	Projection 2025
T ASHFORD	641	679	718	751	783	811
T AUBURN	732	786	841	891	939	982
T WAYNE*	582	623	665	707	745	789
V CAMPBELLSPORT	710	744	780	810	839	861
FOND DU LAC COUNTY	36,931	38,787	40,776	42,444	44,019	45,285

**Located in Washington County*

Source: Wisconsin Department of Administration

1.6 Employment and Income

Table 1.6.1 lists employed residents over age 16 by industry. Most residents (36%) are employed in the manufacturing industry. An additional 10 percent of residents are employed in the construction industry (104) and the educational, health and social services industry (112).

Table 1.6.1: Workers by Industry, 2000

	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	91	8.9
Construction	104	10.1
Manufacturing	365	35.5
Wholesale trade	33	3.2
Retail trade	90	8.8
Transportation and warehousing, and utilities	42	4.1
Information	12	1.2
Finance, insurance, real estate, and rental and leasing	29	2.8
Professional, scientific, management, administrative, and waste management services	43	4.2
Educational, health, and social services	112	10.9
Arts, entertainment, recreation, accommodation and food services	41	4.0
Other services (except public administration)	45	4.4
Public administration	21	2.0
Employed civilian population 16 years and over	1,028	100

2000 Census, SF-3

Table 1.6.2 lists employed residents over the age of 16 by occupation. Most residents (31%) are employed in the production, transportation, and material moving occupation. Management, professional, and related is the next most common occupation with 245 workers (24%).

Table 1.6.2: Workers by Occupation, 2000

	Number	Percent
Management, professional, and related	245	23.8
Services	110	10.7
Sales and office	188	18.3
Farming, fishing, and forestry	18	1.8
Construction, extraction, and maintenance	151	14.7
Production, transportation, and material moving	315	30.7
Employed civilian population 16 years and over	1,028	100

2000 Census, SF-3

Table 1.6.3 below lists median household income for the Town of Ashford, Fond du Lac County, and the State of Wisconsin. In 1999, the Town of Ashford had a higher median household income than either the county or the state overall.

Table 1.6.3

	Town of Ashford	Town of Ashford	Fond du Lac County	Fond du Lac County	Wisconsin	Wisconsin
Income Range	Households	%	Households	%	Households	%
Less than \$10,000	11	1.8	2,175	5.9	148,964	7.1
\$10,000 to \$14,999	25	4.0	2,210	6.0	121,366	5.8
\$15,000 to \$24,999	71	11.4	4,495	12.2	264,897	12.7
\$25,000 to \$34,999	77	12.4	4,479	12.1	276,033	13.2
\$35,000 to \$49,999	118	19.0	7,344	19.9	377,749	18.1
\$50,000 to \$74,999	165	26.6	9,757	26.4	474,299	22.7
\$75,000 to \$99,999	87	14.0	3,882	10.5	226,374	10.9
\$100,000 to \$149,999	50	8.1	1,784	4.8	133,719	6.4
\$150,000 to \$199,999	10	1.6	371	1.0	30,598	1.5
\$200,000 or more	7	1.1	397	1.1	32,305	1.5
TOTAL	621		36,894		2,086,304	
Median household income (dollars)	50,708	(N/A)	45,578	(N/A)	43,791	(N/A)

Employment forecasts are not available for local towns, municipalities, or counties. However, the Wisconsin Department of Workforce Development prepares employment projections for 11 geographic regions within the State. The Town of Ashford falls within the Fox Valley Region which includes Calumet, Fond du Lac, Green Lake, Outagamie, Waupaca, Waushara, and Winnebago counties.

As shown in Table 1.6.4a, most of the fastest growing jobs in the region are related to health services and personal care. The technical aspects of these fields pay experienced workers high above state minimums and averages. However, other, less skilled positions have very little growth in pay over the course of a career. Construction is one example of an occupation that is expected to see large growth. The wage growth potential in this occupation starts relatively high and continues to see improvements at the experienced level.

Table 1.6.4a: Occupation Projections, 2014

Major Occupational Group Summary						
Occupational Title	Estimated Employment			Estimated Salary and Wages (2005)		
	2004	2014	% Change	Average Annual Salary	Entry Level Hourly Wage	Experienced Hourly Wage
Total, All Occupations	283,330	312,660	10.4%	\$34,523	\$8.29	\$20.75
Management	10,050	11,320	12.6%	\$80,239	\$20.20	\$47.76
Business and Financial Operations	10,130	11,770	16.2%	\$48,302	\$13.36	\$28.15
Computer and Mathematical	3,760	4,640	23.4%	\$55,337	\$16.96	\$31.43
Architecture and Engineering	5,260	5,740	9.1%	\$53,070	\$16.53	\$30.01
Life, Physical, and Social Science	2,180	2,500	14.7%	\$53,870	\$15.54	\$31.08
Community and Social Services	4,820	5,620	16.6%	\$38,231	\$10.87	\$22.14
Legal	960	1,120	16.7%	\$61,578	\$14.69	\$37.06
Education, Training, and Library	13,380	15,570	16.4%	\$41,251	\$11.66	\$23.92
Arts, Design, Entertainment, Sports, and Media	3,680	4,160	13.0%	\$35,664	\$9.01	\$21.21
Healthcare Practitioners and Technical	11,590	14,750	27.3%	\$54,345	\$13.15	\$32.62
Healthcare Support	7,260	9,200	26.7%	\$24,170	\$9.02	\$12.92
Protective Service	4,220	4,530	7.3%	\$33,028	\$8.97	\$19.33
Food Preparation and Serving Related	23,590	26,980	14.4%	\$16,706	\$5.90	\$9.10
Building and Grounds Cleaning and Maintenance	9,320	10,850	16.4%	\$22,152	\$7.24	\$12.35
Personal Care and Service	6,920	8,330	20.4%	\$19,757	\$6.71	\$10.89
Sales and Related	26,870	29,020	8.0%	\$31,788	\$7.01	\$19.42
Office and Administrative Support	46,100	47,780	3.6%	\$27,888	\$8.95	\$15.64
Farming, Fishing, and Forestry	350	380	8.6%	\$28,158	\$8.43	\$16.09
Construction and Extraction	14,230	16,690	17.3%	\$41,032	\$12.96	\$23.11
Installation, Maintenance, and Repair	12,520	13,740	9.7%	\$38,425	\$12.15	\$21.64
Production	42,970	42,800	-0.4%	\$32,248	\$10.07	\$18.22
Transportation and Material Moving	23,160	25,180	8.7%	\$29,072	\$8.30	\$16.81

Table 1.6.4b shows ten occupations with the largest number of annual openings due to growth and separations located in the Fox Valley Region. As shown, service-type jobs such as cashiers and retail salespersons offer the greatest number of annual openings. In terms of professional jobs, nursing offers the greatest number of job openings within the region.

Table 1.6.4b: Occupation with the Largest Number of Jobs Available 2014

Most Jobs Available in 2014						
Occupational Title	Estimated Employment			Estimated Salary and Wages (2005)		
	2004	2014	% Change	Average Annual Salary	Entry Level Hourly Wage	Experienced Hourly Wage
Retail Salespersons	8,650	9,840	13.8%	\$24,274	\$6.89	\$14.06
Cashiers	6,550	6,500	-0.8%	\$16,360	\$6.12	\$8.74
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	5,050	5,880	16.4%	\$22,290	\$7.51	\$12.32
Combined Food Preparation and Serving Workers, Including Fast Food	5,020	5,800	15.5%	\$15,345	\$5.94	\$8.10
Laborers and Freight, Stock, and Material Movers, Hand	5,550	5,780	4.1%	\$23,729	\$7.66	\$13.28
Waiters and Waitresses	5,000	5,770	15.4%	\$14,337	\$5.89	\$7.40
Truck Drivers, Heavy and Tractor-Trailer	4,920	5,560	13.0%	\$37,536	\$13.08	\$20.53
Customer Service Representatives	4,670	5,490	17.6%	\$29,010	\$9.59	\$16.12
Registered Nurses	3,870	5,120	32.3%	\$53,212	\$20.38	\$28.18
Office Clerks, General	4,670	4,920	5.4%	\$23,089	\$8.05	\$12.63

Element 2

HOUSING ELEMENT

This element provides a baseline assessment of Ashford’s current housing stock. The housing characteristics of a community are an important element of a comprehensive plan. First, the physical location of housing often determines where municipal service provisions need to be concentrated. Second, the condition of housing stock is often a good indicator of social and economic conditions present within a community. Finally, identifying housing clusters of new development will often indicate where future housing is likely to locate, and what capital improvements might be necessary to accommodate new populations. The information presented in this element of the Town of Ashford’s Comprehensive Plan will provide officials with information about the current housing stock and detail occupancy characteristics. It will also list housing issues and recommendations to help guide future housing development.

2.1 Existing Housing Conditions

A majority of the information listed in the following section was taken directly from US Census 2000 sample data collected on April 1, 2000. Where possible current information is also incorporated.

2.1.1 Housing Stock Characteristics

Table 2.1.1 shows the age of local housing stock by the year the structure was built. As of March 2000, there were 654 residential structures within the Town. Many of these residences, almost 40 percent (248) were built prior to 1939. Nearly 80 percent of the housing stock was constructed before 1980. The significant age of most residential structures may indicate a need for housing repair programming or increased maintenance.

Table 2.1.1: Year Structure Built, 2000

	Number	Percent
1999 to March 2000	17	2.6
1995 to 1998	74	11.3
1990 to 1994	54	8.3
1980 to 1989	56	8.6
1970 to 1979	104	15.9
1960 to 1969	58	8.9
1940 to 1959	43	6.6
1939 or earlier	248	37.9

2000 Census, SF-3

As indicated in Table 2.1.1a, most residential structures (83%) are single-unit detached homes. There are also single-unit attached, two-unit, multi-unit, and mobile home residences located within the jurisdiction, but all are limited in predominance accounting for 17 percent of the total housing stock.

Table 2.1.1a: Units in Structure, 2000

	Number	Percent
1-unit, detached	540	82.6
1-unit, attached	4	0.6
2 units	17	2.6
3 or 4 units	7	1.1
5 to 9 units	2	0.3
10 to 19 units	-	-
20 or more units	-	-
Mobile home	84	12.8
Total housing units	654	100

2000 Census, SF-3

Housing values for the Town generally fall below \$150,000. In 2000, the median value for a home in the Town was \$132,300. By category, most homes range in value between \$100,000 and \$149,999 with over 35 percent falling into this range. Over 24 percent of homes were valued between both \$ 50,000 and \$99,999 and \$100,000 and \$149,000 during this same period. See Table 2.1.1b below. The Wisconsin Realtors Association reports a median selling price of \$95,300 for single-family homes in Fond du Lac County in 2000 (by 2005 median selling price was \$125,500).

Table 2.1.1b: Housing Values, 2000

	Number	Percent
Less than \$50,000	10	3.6
\$50,000 to \$99,999	67	24.0
\$100,000 to \$149,000	98	35.1
\$150,000 to \$199,999	68	24.4
\$200,000 to \$299,999	31	11.1
\$300,000 to \$499,999	5	1.8
\$500,000 to \$999,999	-	-
\$1,000,000 or more	-	-
Median (dollars)	132,300	-

2000 Census, SF-3

2.1.2 Occupancy Characteristics

According to the 2000 Census, the Town of Ashford had 668 total housing units. Of these, 96 percent (641) were occupied at the time of the Census. There were 27 vacant housing units, and there were 6 units reported as used for seasonal, recreational, or occasional use. See Table 2.1.2.

Table 2.1.2: Housing Occupancy, 2000

	Number	Percent
Total Housing Units	668	100
Occupied Housing Units	641	96
Vacant Housing Units	27	4
For seasonal, recreational, or occasional use	6	0.9
Homeowner Vacancy rate (percent)	1.1	-
Rental Vacancy rate (percent)	3.3	-

2000 Census, SF-1

2.1.3 Housing Tenure

The Town had 641 occupied housing units in 2000. Owner-occupied units accounted for 86 percent (554) and renter-occupied units for 14 percent (87). The average household size for owner-occupied units was 2.79 and 2.59 for renter-occupied units. See Table 2.1.3.

Table 2.1.3: Housing Tenure, 2000

	Number	Percent
Occupied Housing Units	641	100
Owner-occupied housing units	554	86.4
Renter-occupied housing units	87	13.6
Average household size (owner-occupied)	2.79	-
Average household size (renter-occupied)	2.59	-

2000 Census, SF-1

2.1.4 Senior Housing

There is no local senior housing available within the township. Nearby, the Village of Campbellsport contains a senior living facility. There are also a number of other senior-specific facilities located in nearby jurisdictions like Fond du Lac, Lomira, West Bend, and Kewaskum.

2.1.5 Special Needs Housing

There are a multitude of special needs housing options located in Fond du Lac and Washington counties. There are adult day care facilities, adult family homes, residential care apartments, and community based residential facilities (CBRFs) located in the cities of Fond du Lac, Waupun, Ripon, West Bend, and Kewaskum. The Town of Ashford does not have sufficient population to warrant specific housing for special needs populations, especially with an adequate supply located within the region.

2.1.6 Affordable Housing

The Town of Ashford, like most rural communities, does not contain any public housing. However, there is a great diversity in housing options available within nearby incorporated

communities at a variety of prices. In addition, some cities offer housing programming at the local level through CDBG, HOME, and HCRI funding for recipients who have incomes at 80% or less of the County Median Income to help provide safe and affordable housing.

2.2 Housing Issues Raised During Planning Process

Housing Condition: with a majority of the homes (nearly 53%) built prior to 1970, there is a slight need for minor exterior repairs on many homes. Unsightly appearance of homes can lessen the attractiveness of the community, and may play a role in property values for homes located next to deteriorating properties.

Residential Property Maintenance: properties in rural communities are often working properties, that is they are used to store machinery and supplies to further agricultural endeavors. As such, there can be a great amount of debris that gets collected over the years and without regular upkeep properties can start to look unattractive. Some properties within the Town contain junk cars, or other machinery in disrepair that may be objectionable.

2.3 Housing Goals and Objectives

2.3.1 Goal: Identify home repair programming monies to address aging housing stock.

Objectives:

- To maintain rural character by preserving historic farm homes.

2.3.2 Goal: Determine appropriate locations where new residential lots should be developed.

Objective:

- To restrict new residential development to lands unsuitable for farming.
- To maintain and preserve viewsheds and drumlins.
- To determine preferred setback requirements and possible revisions to the existing zoning code.

2.3.3 Goal: Maintain rural housing aesthetic.

Objective:

- To explore the development of guidelines to control massing and structural characteristics of new housing.
- To ensure compatibility with established housing and farming operations.

2.4 Housing Recommendations

- 2.4.1 Promote the preservation of historic properties (including farm homes) in the Town, and consider creating or participating in local historic preservation programs.
- 2.4.2 Encourage neighborhood (subdivision) designs and locations that protect residential and agricultural areas from infringement by incompatible land uses, promote connectivity of road and environmental systems, and preserve rural character.
- 2.4.3 Work with developers for appropriate structure siting to maintain natural features.
- 2.4.4 Control housing development through site investigations focused on slopes, soil classifications, and other metrics important for rural character preservation. These may include prohibiting residential development on Natural Resources Conservation Service (NRCS) Agricultural Survey & Classification Class I, II, and III soils ideal for agricultural production.
- 2.4.5 Rewrite zoning code to expand zoning district classifications to distinguish between residential districts to establish density and intensity of use standards.
- 2.4.6 Maintain single-family as the primary housing option within the town by improving current housing stock and identifying opportunities for infill development on existing residential lots.

Element 3

TRANSPORTATION

This element includes a compilation of background information, visions, goals, objectives, policies, maps, and recommendations to guide the future development and maintenance of various modes of transportation in the Town of Ashford.

3.1 Existing Transportation Facilities

3.1.1 Street Network

Ashford's transportation system includes town roads, county highways, and State Highway 49. According to the inventory listing of town roads on the Wisconsin Information System for Local Roads (WISLR), Ashford contains 62.25 miles of town roads and several segments of county highways. State Highway 67 runs east/west through the Town to the Village of Campbellsport. The Town maintains and plows town roads and receives state road aid to assist in their maintenance. See Map 3-1.

The local street network by National Functional Classification (NFC) includes one minor arterial (STH 67), and three major collectors (CTH V, W, and BB). The remainder of the street network is local town roads.

Rustic Road 82 is located in the Town of Ashford situated between STH 67 to the north, and CTH W on the south. It is 9.4 miles in length and comprises five roads: River Drive, Spring Drive, Rolling Drive, Cloverland Drive, and Katzenburg Drive.

Principal arterials are at the top of the NFC hierarchical system. Principal arterials generally carry long distance, through-travel movements. They also provide access to important traffic generators, such as major airports or regional shopping centers. **EXAMPLES:** Interstate and other freeways; other state routes between large cities; important surface streets in large cities.

Minor arterials are similar in function to principal arterials, except they carry trips of shorter distance and to lesser traffic generators. **EXAMPLES:** State routes between smaller cities; surface streets of medium importance in large cities; important surface streets in smaller cities.

Collectors tend to provide more access to property than do arterials. Collectors also funnel traffic from residential or rural areas to arterials. **EXAMPLES:** County, farm-to-market roads; various connecting streets in large and small cities.

Local roads primarily provide access to property. **EXAMPLES:** Residential streets; lightly-traveled county roads.

3.1.2 Transit Service

Most communities in Fond du Lac County are small enough that the provision of a transit system is not financially justified. As such, the Town does not provide transit service.

3.1.3 Rail Road Service

The Canadian National rail service used to operate a rail line through the northeastern corner of the Town. The former freight line is now managed by the Wisconsin Department of Natural Resources (WI DNR). WI DNR has future plans to convert the tracks into a Rails to Trails recreational path.

3.1.4 Aviation Service

The Town of Ashford does not have aviation service within the jurisdiction. Nearby, the City of Waupun has a private airport with 3,200 ft. of paved two-runway system. Small aircraft can also use the nearby Dodge County Airport in Juneau. Charters and freight service are available at the Fond du Lac County Airport. West Bend also contains a municipal airport. Commercial airport service is available at the Wittman Regional Airport in Oshkosh, General Mitchell International Airport in Milwaukee, and the Dane County Regional Airport near Madison.

3.1.5 Pedestrian and Bicycle Transportation

There are limited pedestrian and bicycle facilities within the Town of Ashford. The Eisenbahn State Trail is a county-operated 25-mile trail that passes through the communities of Eden, Campbellsport, Kewaskumm and West Bend. The trail extends through the northeast corner of the town.

3.1.6 Highways

There is one state highway within Ashford, STH 67, which runs east/west through the central portion of the Town. The highway provides primary access between the Village of Campbellsport and the Village of Lomira. USH 45 is located immediately east of Campbellsport.

3.1.7 Transportation Facilities for the Disabled

There are limited public transportation facilities for the disabled in the area. Fond du Lac County's Department of Creative Care Options, and Department of Senior Services provide some transportation options for the disabled. Informal transportation options include family and friends, or limited aid through local churches or other benevolent institutions.

3.1.8 Trucking

A local business search for trucking firms within Ashford revealed three trucking outfits within close proximity of the town. These firms utilize access to STH 67 and local county highways for transport of materials.

3.1.9 Water Transportation

There are no local water transportation or port services. The nearest port service is located in Milwaukee, 55 miles to the southeast.

3.1.10 Commute to Work

Table 3.4.10 shows commuting choices for resident workers over age 16. Over 90 percent of local workers use automobiles to commute to work, of these over 13 percent report carpooling. Another 5 percent of residents worked at home and did not commute to work. There were 29 people who reported walking to work in 2000. Most residents can travel to work in about 25 minutes, this is higher than the State of Wisconsin overall with a mean travel time to work of 21 minutes.

Table 3.1.10: Commuting to Work

	Number	Percent
Workers 16 years and over	1,020	100.0
Car, truck, or van--drove alone	789	77.4%
Car, truck, or van--carpooled	139	13.6%
Public transportation (including taxicab)	2	0.1%
Walked	29	2.8%
Other means	9	0.9%
Worked at home	52	5.1%
Mean travel time to work (minutes)	24.9	

2000 Census, SF-3

3.1.11 Street Evaluation System

Ashford does have a completed PASER analysis of roadway condition. The analysis is used to prioritize roadway improvement scheduling by rating pavement condition on a scale of 1-10 with "1" being a "failed" system, and "10" a new roadway in excellent condition. The most recent pavement rating (2007) indicates the reconditioning of a few streets rated "fair" ("4") or lower should be budgeted for as soon as possible to ensure the facilities remain active. These include portions of the following roadways: Arrow Ln, Canary Ln, Contour Ln, Ridge Ln, Rolling Dr, Rustic Dr, Skyline Dr, and Terrace Ln.

3.2 Local, State, and Regional Transportation Plans

3.2.1 STH 67 (Local)

The Wisconsin Department of Transportation does not have any plans on record for reconditioning, rebuilding, or reconstructing STH 67 which passes through the Town of Ashford.

3.2.2 State Trunk Highway 23 Corridor (Fond du Lac to Plymouth)

The Wisconsin Department of Transportation is preparing plans to expand State Trunk Highway (STH) 23 from 2-lanes to a 4-lane divided highway from about the City of Fond du Lac in Fond du Lac County, to the City of Plymouth in Sheboygan County.

The East Central Wisconsin Regional Planning Commission and Bay-Lake Regional Planning Commission are working with the Wisconsin Department of Transportation and the Highway 23 Local Advisory Committee, representing Fond du Lac and Sheboygan Counties, and all jurisdictions adjacent to STH 23, to develop a long-range vision for the

corridor. The Highway 23 Committee and the public are considering what the land use and local road system adjacent to the highway might look like over the next 20 or 30 years. This plan is not expected to have a great impact on Ashford, although careful attention to transportation corridor growth should occur in coming years.

3.2.3 Wisconsin State Highway Plan (2000)

The Plan pertains to State Roads in Wisconsin (STH). There are no specific projects identified within the Plan, though it does recommend strategies and actions to improve the State's highway system. The Plan emphasizes preservation of pavement and bridges, traffic movement, and improved safety. The local policy on this plan is to encourage continued development of the State Highway system, and to be active in planning for, and ensuring access to local highways (STH 67).

3.2.4 Wisconsin Bicycle Transportation Plan 2020

WisDOT encourages planning for bicyclists at the local level, and is responsible for developing long-range, statewide bicycle plans. Guidelines for accommodating travel by bicycles when roadways are reconstructed, or new roads are built, are available and their use is encouraged.

The development of WisDOT's statewide long-range bicycle plan, Wisconsin Bicycle Transportation Plan 2020, involved many people, including an advisory committee. This bicycle planning document is intended to help both communities and individuals in developing bicycle-friendly facilities throughout Wisconsin. Although specific projects in the Ashford area are not specified, the recommendations within the Plan are worth considering locally if development of a regional bicycle plan occurs.

3.2.5 Wisconsin Pedestrian Policy Plan 2020

The Wisconsin Pedestrian Policy Plan 2020, created by the Wisconsin Department of Transportation (WisDOT), was established to make pedestrian travel a viable, convenient and safe transportation choice throughout Wisconsin. While the Policy Plan primarily aims to minimize the barrier to pedestrian traffic flow from State Trunk Highway expansions and improvements, it provides guidance to local communities on how to encourage pedestrian travel through the creation of pedestrian plans, increasing enforcement of pedestrian laws, adopting and implementing sidewalk ordinances, and addressing pedestrian issues through the public participation component of Comprehensive Smart Growth Planning.

3.3 Transportation Issues Raised During Planning Process

Speeding: as in most communities, there are issues with motorists speeding on local roadways. With the lack of local enforcement personnel, this problem goes largely unchecked.

Maintain condition of local roads: maintaining appropriate access to, and condition of the county highway system, state highways, and local roadways is a top priority since most residents commute to other communities for employment and services.

3.4 Transportation Goals and Objectives

3.4.1 Goal: Maintain the local street network.

Objectives:

- To continue upgrading the most in-need roadways first.
- To work with state and county entities to maintain safe operating conditions on highways.

3.4.2 Goal: Maintain access to the state highway system.

Objectives:

- To work with the Wisconsin Department of Transportation to accommodate local needs when changes are proposed to STH 67.

3.4.3 Goal: Provide walking/biking trail access to local residents.

Objectives:

- To enhance the capability and feasibility of pedestrian and bicycling transportation throughout the town.
- To identify opportunities to expand the local transportation network and connections to regional trails, i.e. the Eisenbahn Trail.

3.4.4 Goal: Enable sufficient traffic flow, economic opportunity, and access.

Objectives:

- To work with state and county officials to provide safe and controlled access opportunities.

3.5 Transportation Recommendations

- 3.5.1 Continue to utilize an annual roadway evaluation system, such as PASER, to determine a ranking for street upgrades.
- 3.5.2 Develop an annual system of funding allocation, such as a Capital Improvement Plan, to ensure adequate funding for needed upgrades and repair.
- 3.5.3 Communicate with the Wisconsin Department of Transportation concerning future redevelopment of STH 67.
- 3.5.4 Integrate and connect new streets to be created as part of any development proposal with the existing street network. For example, new subdivisions shall be designed to connect to existing subdivisions where possible.
- 3.5.5 The use of cul de sacs and other roadways with a single point of access shall be minimized because they force traffic onto a limited number of through streets. However, the use of cul de sacs will be permitted to preserve environmentally sensitive areas or significant open spaces.
- 3.5.6 Coordinate the provision and improvement of transportation infrastructure along STH 67 and frontage roads with land use and development along STH 67.

Element 4

UTILITIES AND

COMMUNITY FACILITIES

This element includes background information, visions, goals, objectives, policies, and recommendations to guide the future development of utilities and community facilities in the Town of Ashford. As required by Section 66.1001 of the Wisconsin Statutes, the element describes location, use and capacity of existing public utilities and community facilities that serve the Town and includes recommendations for future utilities needs and upgrades.

4.1 Existing Utilities and Community Facilities Conditions

4.1.1 Sanitary Sewer System

There is no municipal sewer service provided for residents of the Town. All sanitary sewer is contained by private on-site wastewater treatment systems. Landowners seeking to develop must obtain a sewer permit from the county.

4.1.2 Water Supply

All residential water is by private well. Anecdotal evidence suggests overall water quality is good in the town. Many residents use water softeners to control hardness. Nearby, Brownsville is required to drill much deeper to attain good quality drinking water. The UW-Extension performed a countywide private well audit in Fond du Lac County in 2004. The results of their testing are available through Fond du Lac County.

4.1.3 Storm Sewer System

There is a limited local storm sewer system in unincorporated Ashford where curb and gutter exists. These facilities consist of streets with curb and gutter collecting storm water via storm inlets. They were installed with improvements made by the state to STH 67. Stormwater drains to the Milwaukee River and its tributaries.

4.1.4 Solid Waste Disposal/Recycling Facilities

Ashford has a recycling center and solid waste drop-off site located at N836 CTH "W". There is solid waste pickup available on a private contract basis.

4.1.5 Community Facilities

The Ashford Town Hall contains facilities for Town Board meetings and recreational activities. The facility includes some kitchen facilities, restrooms and some storage room. It is connected to the town garages which contain two snow plows, two loaders, two salters, a brush cutter, and a mower.

4.1.6 Post Office

As in most rural townships, there is no local post office. The nearest facilities are located in the Village of Campbellsport (342 N. Helena St.).

4.1.7 Fire Protection

The Town currently has a service agreement with the Village of Campbellsport to provide Fire protection to 28 sections of the Town. The fire station is located at 548 E. Main Street in Campbellsport. The department has eight fire trucks of various sizes, an aerial ladder(s), commander center, brush truck, pumper and other equipment for inspection and fire fighting activities. The department is staffed by 53 employees who are on call for fires, meetings, training and maintenance of facilities.

There are eight sections of the town that receive fire protection through the Village of Lomira Fire Department, a volunteer fire department with 30 members.

4.1.8 Law Enforcement

The Fond du Lac County Sheriff's Department provides police protection to Ashford. The Department is located at 180 S. Macy Street in the City of Fond du Lac.

4.1.9 Ambulance/First Responder

The Campbellsport Ambulance Department provides emergency services to a majority of Ashford (28 sections). Several members of the Campbellsport Fire Department are trained to provide medical aid. The ambulance department has two ambulances located at the fire station in Campbellsport. The remainder of the town (8 sections) is served by First Responders through the Village of Lomira Fire Department.

4.1.10 Health Care Facilities

There are health care facilities located nearby at the Campbellsport Medical Center (328 N. Helena). This facility is a satellite office of the Agnesian Health Care System (420 E. Division Street in Fond du Lac, WI). St. Joseph's Hospital is also nearby in West Bend. St. Joseph's is a 121-bed, non-profit, acute care hospital. Aurora Health Care centers are also available in Lomira and throughout the region. West Bend Synergy provides health care in West Bend and Kewaskum.

4.1.11 Library

Ashford does not have a local library. Residents use the Campbellsport Public Library, 220 N. Helena Street, for educational materials including books, videos, DVDs, CD-ROM software, books on tape, books on CD, magazines, newspapers, vertical file materials and some genealogical materials. Some residents also utilize library facilities in Lomira and Kewaskum.

4.1.12 Schools

The majority of Ashford students are enrolled in the Campbellsport School District. Students that live on the western boundary of the Town attend school within the Lomira School District. Residents in the southeastern most corner of the Town send their children to the Kewaskum School District.

Campbellsport has nearly 1,500 students enrolled in two elementary schools, one junior high, and one senior high school. All of the schools, except for one of the elementary schools are located in the Village of Campbellsport. Eden Elementary School is located in the Village of Eden, just north of Ashford.

The 2,000 student district of Kewaskum has three elementary schools, one middle school, and one high school. Again, all of the schools are located within Kewaskum, with the exception of Wayne Elementary School, which is located in the Town of Wayne.

The Lomira School District has over 1,000 students enrolled in two elementary schools, one middle school, and one high school. All school facilities are located within the Village of Lomira.

4.1.13 Child Care Facilities

There are no local daycare/childcare facilities within the Town beyond informal networks of family or friends. There are formal daycare facilities available in Campbellsport, Lomira, and Kewaskum.

4.1.14 Parks and Recreation Facilities

There are no local parks located within the Town. However, Campbellsport Drumlin State Park is located within the north central section of the town. This park is part of the Ice Age National Scientific Reserve – Campbellsport Drumlin Unit. The DNR and NPS encourage local units of government to establish rural zoning at the Campbellsport Drumlins Unit for the purpose of ensuring the continuation of the existing agricultural use of those areas not proposed for preservation by public acquisition.

4.1.15 Electricity and Natural Gas

Electricity within the town comes from WE Energies which maintains the distribution system and all transmission lines. Natural gas is available along the STH 67 corridor through Wisconsin Power.

4.1.16 Telephone and Television Services

Telephone services are provided through Verizon North which provides local and long distance services through a number of carriers. Charter communications also offers services through VOIP with limited availability in Ashford. There are no cable television services available.

4.1.17 Cemeteries

There are ten cemeteries located within the township. These include:

Gudex Cemetery	St. Killian's Cemetery
St. Matthew's Cemetery	Evangelist Cemetery
St. Martin's Cemetery	Union Cemetery
German Evangelical Reform Cemetery	Rauch Cemetery
Deutsche Bische Cemetery	Elmore Cemetery

4.2 Utilities and Community Facilities Goals and Objectives

4.2.1 Goal: Maintain sufficient availability of local public and semi-public facilities and equipment.

Objective:

- To continue to update Town Hall facilities and equipment on an as-needed basis.

4.2.2 Goal: Maintain sufficient emergency services.

Objective:

- To continue to utilize and support appropriate levels of funding and equipment to ensure proper operation of the Campbellsport and Lomira fire departments.
- To continue securing emergency services and First Responder contracts through Campbellsport and Lomira.
- To support the Fond du Lac County Sheriff's Department for local police support.

4.2.4 Goal: Maintain quality and quantity of groundwater.

Objective:

- To encourage capping of abandoned wellheads.
- To promote safe agricultural practices to reduce the possibility of groundwater contamination.
- To encourage private monitoring of water levels and quality.
- To encourage continued periodic countywide groundwater monitoring through the UW-Extension.

4.2.5 Goal: Maintain sufficient power service and utility access.

Objective:

- To continue cooperative efforts with WE Energies to provide sufficient service.
- To continue to recommend appropriate easements to ensure appropriate delivery of electric service.
- To encourage major energy consumers (such as businesses in the hamlet of Ashford) to participate in Focus on Energy through the State of Wisconsin to better integrate renewable energy practices.

4.3 Utilities and Community Facilities Recommendations

4.3.1 Perform regular maintenance on existing utilities and facilities in a timely and efficient manner. Update Town facilities as needed.

4.3.2 Consider Campbellsport and Lomira fire department and first responder service boundaries during the evaluation of proposed development.

4.3.3 Continue to review contracts for First Responders and emergency services on a periodic basis.

- 4.3.4 Encourage residents to properly maintain private, on-site waste disposal systems to prolong the useful life of those systems and avoid groundwater contamination.
- 4.3.5 Encourage landowners to identify and cap abandoned well heads.
- 4.3.6 Work with the DNR and UW Extension to monitor ground water quality especially in areas of the Town with increased residential densities.
- 4.3.7 Observe appropriate siting and public meeting requirements to guide future development of power plants/ transmission lines.
- 4.3.8 Work with WE Energies to inform major energy consumers of the benefits and requirements for participation in the Focus on Energy program.

4.4 Forecasted Utilities and Community Facilities Needs

This section does not contain an approximate timetable that forecasts the need to expand or rehabilitate existing utilities and facilities largely because the town contains so few public facilities. The utilities in the town are provided via private utility providers (WE Energies, Wisconsin Power, Verizon North, Charter), and the only community facility is the town hall which is currently, and into the near future, sufficient for local needs. There are no formalized plans to expand the town hall. Other services, such as garbage pick-up, are provided on a local contract basis or through agreement with other communities (services such as EMS are provided through the Campbellsport Ambulance Department or through the Village of Lomira Fire Department). There are no schools located within the town. The nearest school is located in the Village of Campbellsport and upgrades to this facility are subject to public referendum.

Element 5

AGRICULTURAL, NATURAL & CULTURAL RESOURCES

This element includes an analysis of existing agricultural, natural and cultural resources in and around the Town of Ashford. The chapter presents existing conditions, visions, goals, objectives, policies and programs for the conservation and promotion of effective management of agricultural, natural and cultural resources in the Town.

5.1 Agricultural Resource Inventory

5.1.1 Active Agriculture

The majority of the Town of Ashford is dedicated to active agriculture. Eighty-nine percent of the land within the Town is classified as agriculture. With the exceptions of the Milwaukee River Western Branch running across the central portion of the Town and the residential activity in the southwestern corner, the majority of the remaining land within the Town is in active agricultural production or remains undeveloped.

5.1.2 Productive Farmland Soils

Prime farmland soils are plentiful throughout the town. The prime farmland designation indicates Class I or II soils. These class designations refer to the quality of soils for growing crops and are based on United States Department of Agriculture (USDA) classifications. Class 1 soils are the best soils in Fond du Lac County for growing all crops. Class 2 soils are also very good agricultural soils, however, they may be prone to wetness and are therefore less desirable than Class 1 soils. It should be noted that not all prime farm soils are used for farming; some have been developed with residential or other uses. The “prime farmland” designation simply indicates that these soils are good for productive farming. See Map 5-2.

5.2 Natural Resource Inventory

5.2.1 Topography

Ashford maintains a relatively diverse topography. Areas of decreased topographical significance have been largely cultivated for agricultural purposes. Drumlins and other areas of extreme topography occur sporadically throughout the town and region.

5.2.2 Watershed/ River Basins

Ashford belongs to both the Rock River Basin and the Milwaukee River Basin. The eastern majority of the Town is within the northernmost portion of the Milwaukee River Basin. The western side of Ashford is located within the East Branch Rock River Watershed.

5.2.3 Groundwater

All residential water is by private well. As mentioned in Element 4, water quality overall is good. It is believed a majority of the groundwater is available 50-100 feet below the surface of the ground. There are no local wellhead protection ordinances in the town. Ashford relies on Fond du Lac County for permitting and enforcement services.

5.2.4 Stream Corridors

Ashford Tributary is a small stream that feeds into the South Branch of the Rock River. It is a shallow, narrow stream with average depth less than 3 feet.

5.2.5 Surface Water

There are two lakes located within the Township; Lake Bernice and Senn Lake. Both are located within the southeastern corner of the Town. In addition to the lakes, the Milwaukee River West Branch and its tributaries run through the center of the Town. The river connects to and runs through Lake Bernice.

5.2.6 Floodplains

Floodplain areas are designated by the Federal Emergency Management Agency (FEMA). Designated areas are those that are prone to flooding during a 100-year storm event adjacent to navigable waters. Floodplains within the Town are located along riverways (especially the Milwaukee River West Branch) throughout the jurisdiction. Fond du Lac County has a Floodplain Zoning Ordinance. See Map 5-1.

5.2.7 Wetlands

Wetlands are areas where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions. Wetlands are located throughout Ashford along riverways and in low-lying areas.

5.2.8 Woodlands

Forest areas are most prevalent where steep terrain has impeded the advance of agricultural production or development. Drumlins and hillsides are commonly wooded throughout the town.

5.2.9 Steep Slopes

Map 5-1 divides terrain into several categories of slope. There are very few locations with extreme slope issues (>15%). Periodic occurrences of steep slopes dot the countryside, but no regions are more prone to steep slopes than any other. The landscape within Ashford can best be described as “rolling”.

5.2.10 Rare Species Occurrences/Wildlife Habitat

The following table lists sensitive elements that may be located in the Town of Ashford. Information presented is from the Wisconsin Natural Heritage Inventory database available through the Department of Natural Resources and is described at the township level.

Group	Scientific Name	Common Name
Community		Shrub-carr
Community		Southern Mesic Forest
Fish	Moxostoma valenciennesi	Greater Redhorse
Mussel	Venustaconcha ellipsiformis	Ellipse
Fish	Lepomis megalotis	Longear Sunfish

Specific areas where aquatic occurrences of endangered or threatened species may exist within the town include sections 25 and 36.

Both aquatic and terrestrial occurrences of endangered or threatened species may exist within the town include section 4.

5.2.11 Open Space/Environmental Corridors

As in most agricultural communities, open spaces are plentiful since there is not a great deal of built environment overall. Aside from the vast agricultural areas, the riverways also provide open space areas.

5.2.12 Nonmetallic Mineral Resources

There are a number of small gravel pits, sand, or fill operations within the town. Michels Corporation (Brownsville) operates some of these facilities and retains permits through the Wisconsin Department of Natural Resources for operation. The town is informed when permits are renewed and reclamation plans are submitted.

5.3 Cultural Resources Inventory

5.3.1 Historic Resources

According to the *Fond du Lac County Local History Web*, the Town of Ashford was founded on 1846. Henry Barnett, Josiah L. Perry, and Charles Crownhart were the original founders of the Town in the summer of 1846. Upon arriving, the original European settlers found very little open prairie land, as the majority of the Town was covered in timber. Originally settled as the Town of Chili, the State Legislature changed the name of the community to Ashford in 1854, based on the large amount of Ash trees within the area.

For more local history on the Town of Ashford, visit:

http://www.wlhn.org/fond_du_lac/towns/Ashford.htm

The Wisconsin Historical Society's Architecture & History inventory database lists 62 buildings that may have historic significance located within the Town of Ashford. A full listing can be located at www.wisconsinhistory.org.

5.3.2 Community Design

The Town is rural in character with large lots and active agriculture throughout. Subdivisions within the town are infrequent, but are developed with suburban densities and large homes set back from the street.

5.3.3 Recreational Resources

There are no local parks located within the Town. However, Campbellsport Drumlin State Park is located within the north central section of the Township.

5.4 Agricultural, Natural, and Cultural Resources Goals and Objectives

5.4.1 Goal: Protect water quality and quantity throughout the Town.

Objective:

- To work with the WDNR and Fond du Lac County to identify critical zones, such as groundwater recharge areas.
- To work with county and UW-Extension to address fertilizer runoff issues.
- Follow Fond du Lac County ordinances that protect groundwater recharge areas.
- Preserve wetland areas that serve a vital role in replenishing groundwater resources.

5.4.2 Goal: Preserve natural areas throughout Ashford.

Objective:

- To work with property owners to encourage preservation of drumlins and hilltops.
- To work with developers and private property owners to maintain primary viewsheds visible from major roadways (STH 67).
- To work with the WDNR to identify incentives for private landowners to preserve natural areas.

5.4.3 Goal: Preserve historically significant buildings, sites, and events.

Objective:

- To work with the Fond du Lac County Historical Society to identify historic resources so they may be considered in future planning.
- To ensure that any known cemeteries, human burials or archaeological sites are protected from encroachment by roads or any development activities.
- To continue working with local churches to ensure the longevity of these unique and historic structures.

5.4.4 Goal: Preserve prime agricultural land.

Objective:

- To discourage conversion of active farmland to rural residential lots.
- Continue programs, such as the Conservation Reserve Program, that seek to maintain prime soils and cropland.
- To maintain exclusive agricultural zoning.
- To encourage specialty or niche crop production such as co-ops or community supported agriculture (CSA).
- To enable smaller farm operations (less than 40 acres) to continue to operate under agricultural zoning designations.

5.4.5 Goal: Encourage preservation of the rural landscape.

Objective:

- To discourage conversion of active farmland to rural residential lots.
- To maintain low rural density throughout the town.
- To encourage best management practices (BMPs) concerning manure management.
- To encourage the development of scenic and conservation easement programs, and encourage voluntary participation.
- To encourage additional programming for new or beginning farmers.

5.5 Agricultural, Natural, and Cultural Resources Recommendations

- 5.5.1 Encourage land use patterns and practices that are environmentally sensitive and that do not disrupt the natural hydrologic system, including the balance between ground and surface waters.
- 5.5.2 Encourage landowners to ensure proper stormwater management practices, such as rain gardens, detention, infiltration and wetland restoration, to maintain or increase groundwater recharge and reduce excess runoff.
- 5.5.3 Work with Fond du Lac County, the DNR, and other relevant agencies to identify and protect floodplain areas and natural drainageways from being filled or altered in any way that reduces their function.
- 5.5.4 Promote existing best management practices (BMPs) along the Milwaukee River West branch and its tributaries to preserve riverbanks and enhance viewsheds along the resource.
- 5.5.5 Work with UW Extension to educate land owners and address the hazards of fertilizer run-off.
- 5.5.6 Consider the creation of a groundwater overlay protection district to preserve the existing groundwater resources. The overlay district may be expanded to include other environmentally sensitive areas.
- 5.5.7 Discourage disruptive development on and surrounding drumlins, as development is visible for many miles and damages the scenic character of the region. Where development does occur near ridgelines, the development should take place on the lowest portion of the parcel and in the area with the least slope.
- 5.5.8 Work with the County to amend its subdivision regulations as necessary to incorporate low-impact development and conservation design techniques that:
- Limit total impervious area;

- Minimize site disturbance and soil compaction to preserve natural topography and minimize erosion;
 - Ensure sound water quality and run-off controls while minimizing the use of storm drain pipes (this includes allowing, where applicable, the use of rain gardens, permeable pavements, etc.);
 - Require adequate buffer areas and setbacks to minimize encroachment and preserve the natural character and scenic quality of sensitive resources, including drumlins.
 - Utilize native vegetation in new plantings
- 5.5.9 Encourage Fond du Lac County to enforce its wetland and shoreland regulatory requirements.
- 5.5.10 Consider forming a local chapter (or join forces with the Fond du Lac County Historic Society) of the National Historic Preservation Society to perform a historic resources inventory for the Town of Ashford area.
- 5.5.11 Work with local building inspector and Fond du Lac County to enforce property maintenance codes to help maintain rural residential quality and architecturally significant structures.
- 5.5.12 Contact and coordinate with local churches to maintain and preserve these unique structures.
- 5.5.13 Encourage the County or State to develop a Purchase of Development Rights (PDR) program to provide monetary incentive for maintaining adequate acreage necessary to retain active farming.
- 5.5.14 Promote awareness of agricultural preservation programs and invite agricultural experts from agencies including the UW-Extension to identify methods to help keep local farming operations viable.
- 5.5.15 Support private landowners who wish to protect their land by using conservation easements and other land protection tools—including the Conservation Reserve Program.
- 5.5.16 Discourage placement of a residence in the middle of a productive agricultural field to preserve agricultural land and avoid potential conflicts between agricultural and residential uses. The Zoning Ordinance should be amended or redrafted to include such restrictions.
- 5.5.17 Expand zoning district classifications to include small farm operations (less than 40 acres) and specialty or niche crop production, like co-ops or community supported agriculture (CSA).
- 5.5.18 Market Ashford as a town friendly to new or beginning farmers. Highlight the merits of farming in Ashford in the 21st Century.

Element 6

ECONOMIC DEVELOPMENT

The Economic Development element includes visions, goals, objectives, policies and recommendations to help guide development of economic resources within Ashford. This element also includes an assessment of local strengths and weaknesses with respect to attracting and retaining businesses, and identifies possible environmentally contaminated sites.

6.1 Economic Development Existing Conditions

6.1.1 Labor Market

Table 6.1.1a details employment status for the Town of Ashford as compared to Fond du Lac County and the State. The Town has a very high percentage of workers in the labor force, 78 percent, which compares higher than both the county and state with 71 percent, and 70 percent respectively. There is also a higher percentage of self-employed workers in the Town, probably a result of the agricultural economy and locally-owned farms.

Table 6.1.1a: Employment Status, 2000

	Town of Ashford		Fond du Lac County	State of Wisconsin
	Number	Percent	Percent	Percent
<i>Population 16 years and over</i>	1,371	100.0		
In labor force	1,070	78.0	70.7	69.1
Civilian labor force	1,070	78.8	70.6	69.0
Employed	1,028	75.0	67.6	65.8
Unemployed	42	3.1	3.0	3.2
Percent of civilian labor force	3.9	(X)	x	4.7
Armed Forces	-	-	0.0	0.1
Not in labor force	301	22.0	29.3	30.9
 <i>Females 16 years and over</i>	 659	 100.0		
In labor force	500	75.9	64.3	64.1
Civilian labor force	500	75.9	64.3	64.1
Employed	479	72.7	61.5	61.4
 <i>Own children under 6 years</i>	 86	 100.0		
All parents in family in labor force	71	82.6	74.5	68.4

Table 6.1.1a: Employment Status, 2000

Private wage and salary workers	483	74.9	83.2	81.1
Government workers	49	4.8	10.7	12.5
Self-employed workers in own not incorporated business	103	10.0	5.7	6.1
Unpaid family workers	9	0.9	0.4	0.3

2000 Census, SF-3

Table 6.1.1b details workforce by industry in the Town as compared to Fond du Lac County and the State. The greatest portion of local workers (365, 36%) are employed in the Manufacturing industry. The educational, health, and social services industry employs the second largest group of residents (112, 11%). The construction industry is third (104, 10%), but is nearly double the percentage found in both the county (6.5%) and the state (5.9%).

Table 6.1.1b: Workforce by Industry, 2000

	Town of Ashford		Fond du Lac County	State of Wisconsin
	Number	Percent	Percent	Percent
Agriculture, forestry, fishing and hunting, and mining	91	8.9	4.2	2.8
Construction	104	10.1	6.5	5.9
Manufacturing	365	35.5	27.1	22.2
Wholesale trade	33	3.2	2.7	3.2
Retail trade	90	8.8	11.4	11.6
Transportation and warehousing, and utilities	42	4.1	4.9	4.5
Information	12	1.2	1.5	2.2
Finance, insurance, real estate, and rental and leasing	29	2.8	4.1	6.1
Professional, scientific, management, administrative, and waste management services	43	4.2	4.9	6.6
Educational, health, and social services	112	10.9	17.4	20.0
Arts, entertainment, recreation, accommodation and food services	41	4.0	6.3	7.3
Other services (except public administration)	45	4.4	4.5	4.1
Public administration	21	2.0	4.5	3.5
Employed civilian population 16 years and over	1,028	100.0	100.0	100.0

2000 Census, SF-3

6.1.2 Economic Vitality: Income and Unemployment

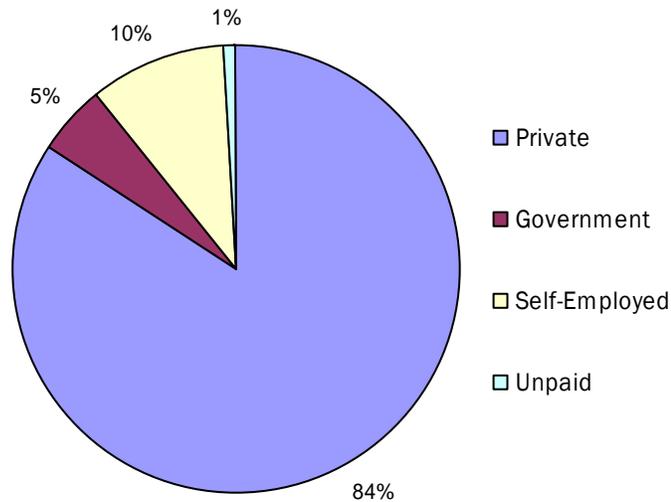
Table 6.1.2 shows income characteristics of Town residents as compared to both Fond du Lac County and the State. The Town shows higher income levels than the County and the State in 1999. Per capita income in the Town of Ashford increased 91% between 1989 and 1999, significantly higher than what was recorded during this same period in either the county or state. Figure 6.1.1 lists labor force participation for Fond du Lac County residents in 2000.

Table 6.1.2: Income Characteristics, 1989-1999

	1989			1999			Percentage Change 1989-1999		
	Town of Ashford	Fond du Lac County	Wisconsin	Town of Ashford	Fond du Lac County	Wisconsin	Town of Ashford	Fond du Lac County	Wisconsin
Median Household Income	31,927	\$29,441	\$29,442	50,708	\$45,578	\$43,791	59%	55%	49%
Median Family Income	36,833	\$34,257	\$35,082	55,950	\$53,325	\$52,911	52%	56%	51%
Per Capita Income	11,403	\$12,574	\$13,276	21,777	\$20,022	\$21,271	91%	59%	60%

1990, 2000 Census, SF-3

Figure 6.1.1: Labor Force Participation, Town of Ashford



Historical unemployment rates for political subdivisions like the Town of Ashford are not available. County unemployment rates are the best data available and for Fond du Lac County show steady increases between 2000 and 2003, see Table 6.1.2b. Estimates indicate unemployment in Fond du Lac County was 5.4% in 2003.

Table 6.1.2b: Fond du Lac County Civilian Labor Force Data

	2000	2001	2002	2003
Labor force	54,993	56,605	56,519	57,219
Employed	53,230	54,214	53,591	54,109
Unemployed	1,763	2,391	2,928	3,110
Unemployment rate	3.20%	4.20%	5.20%	5.40%

WI Department of Workforce Development, Local Area Unemployment Statistics, revised July 28, 2004

6.1.2 Major Local Employers

There are a number of local businesses that operate in the unincorporated hamlet of Ashford including Tom's Quality Millwork, Inc., C.E. Doyle, Inc.; Urban's Store; Serwe Inc., a motorcycle shop, tavern, and some other various businesses around town such as a machine shop and saw service (Armstrong Saw & Tool). There are also some hunting clubs within the area. With the exception of Tom's Quality Millwork and C.E. Doyle, Inc. most are small businesses with few employees.

6.2 New Businesses Desired by Ashford Residents

There have been no new businesses or business types identified as part of this planning process. The Town of Ashford is particularly interested in maintaining active agriculture and to do so, is more interested in preserving large, uninterrupted tracts of land for the purposes of agriculture than in developing land for business or industry. The community would also like to encourage home occupations or other farm-based businesses that are transparent within the existing rural/agricultural landscape. While Ashford does contain a few sporadic commercial and industrial sites, most retail, service, and manufacturing needs are met by localities outside Ashford's boundaries. Additionally, Ashford's close proximity to the Village of Campbellsport and other regional centers enable it to utilize the resources of these communities relatively easily.

6.3 Strengths and Weaknesses for Economic Development

Strengths: Highway access and the availability of undeveloped building sites, as well as the rustic charm of Ashford all add to its economic appeal. The presence of successful industries (like Tom's Quality Millwork, Inc) also adds to the economic capability of the place, and could be attractive for businesses seeking to capitalize on the potential for agglomerative economies or cost-sharing between similar industries.

Weaknesses: While the proximity to larger communities (cities of Fond du Lac, West Bend) is a benefit in terms of service provision, it hinders economic development in rural communities like Ashford that cannot provide the services needed to sustain large industry. Moreover, Ashford has no interest in this type of development if it means reduction in land available for farming and other agricultural pursuits.

6.4 Commercial Sites

Since there is no desire by the community to grow economic development outside of agriculture, no new commercial sites have been identified for development. However, if such development is going to occur, it would make sense to cluster uses in already developed areas of the town, especially within the unincorporated hamlet of Ashford.

6.5 Environmentally Contaminated Sites

The Wisconsin Department of Natural Resources has identified four (4) sites within the immediate Ashford area that may contain contamination. The sites within the Town have either been closed or are in the process of remediation. See Table 6.5.1. Additional details can be found online at the following link:

<http://botw.dnr.state.wi.us/botw/BasicSearchAction.do>

Table 6.5.1: Possible Brownfield Sites, Ashford

DNR Activity Number	Activity Type	Site Name	Address	Notes
02-20-256258	ERP	Old Ironsides Inc.	W3415 HWY 67	There are 2 remediation and no waste activities at this location.
07-20-530067	GP	Old Ironsides Inc.	W3415 HWY 67	SAG information filed with closed BRRTS #02-20-256258. There are 2 remediation and no waste activities at this location.
02-20-315742	ERP	Serwe Property	N1610 Drumlin Dr.	Transferred to Commerce Department. There is 1 remediation and no waste activities at this location.
02-20-396540	ERP	Zielieke Well Drilling Inc.	N944 Elmore Dr.	There are 2 remediation and no waste activities at this location.
03-20-274373	LUST	Zielieke Well Drilling Inc.	N944 Elmore Dr.	Transferred to Commerce Department. There are 2 remediation and no waste activities at this location.

Wisconsin DNR, BRRTS

*site may no longer contain contamination

There are several grant programs available through state and federal agencies to help ameliorate environmental contamination issues. One of these, the Blight Elimination and Brownfields Redevelopment (BEBR) program, provides up to \$100,000 for environmental assessments, and \$500,000 for environmental remediation projects to eligible communities. Grant communities are required to provide at least 25 percent of the project funding. Additional details can be found online at the following link:

<http://www.commerce.state.wi.us/CD/CD-bfi-programs.html>.

6.6 Economic Development Goals and Objectives

6.6.1 Goal: To ensure the long-term viability of the local agricultural economy.

Objective:

- To encourage the development of niche markets for agricultural products (e.g. organic/hydroponic).
- To encourage secondary business development, such as outdoor markets, around the agricultural economy.
- To promote working with Fond du Lac County and other agencies such as the UW-Extension, to explore regional approaches to aiding the agricultural economy.

6.6.2 Goal: Limit sporadic development of commercial sites.

Objective:

- Identify preferred areas where commercial development is acceptable (hamlet of Ashford, near municipalities, etc.)
- To maintain uninterrupted expanses of agricultural land and discourage the splitting of active agricultural parcels that would divide working lands, or place barriers between active lands.

6.6.3 Goal: Maintain access to local goods and services.

Objective:

- To support local commercial corridors within neighboring municipalities.
- To attempt to work with neighboring municipalities to develop a long term area-wide strategy to promote local goods and services.
- To provide necessary support for active Ashford businesses.

6.6.4 Goal: Provide a welcoming environment for small business development.

Objective:

- To work with local, regional, and state programming to grow small business development and retention.
- To support local initiative and entrepreneurial spirit by allowing home-based business development.

6.7 Economic Development Recommendations

6.7.1 Support and market all forms of agriculture, including those less common in Fond du Lac county like: organic agriculture; vineyards; orchards; research farming; community agriculture; or, the production of other niche agricultural products.

6.7.2 Where development occurs, establish guidelines for appropriate site design to mitigate potentially negative environmental impacts.

- 6.7.3 Collaborate with adjoining municipalities in the planning, timing, location, and form of all commercial and/or industrial development proposed in the Town or surrounding area.
- 6.7.4 Encourage establishment of proposed businesses that are compatible with the Town's status as a rural, agricultural and residential community.
- 6.7.5 Work with the County and UW-Extension to identify local and state programming to help aid in business development and recruitment. This includes identifying start-up funding or incentive programming.
- 6.7.6 Ensure that the zoning ordinance provides opportunities for home-based businesses and support local entrepreneurial initiatives.
- 6.7.7 Encourage expansion and development of existing Ashford businesses. Work with these entities to enhance their productivity and longevity within the community.

Element 7

INTERGOVERNMENTAL COOPERATION

This element of the comprehensive plan analyzes the relationship of the Town of Ashford in terms of planning and decision making to adjacent local governmental units and quasi-public, regional, state, and federal governmental entities. It looks at these governmental entities' planning and land use control/growth management documents, agreements, and programs and how they relate to the Town.

7.1 Ashford's Intergovernmental Relationships

7.1.1 Wisconsin Department of Natural Resources (DNR)

The Wisconsin DNR is currently working in the region on a number of priority programs including the Glacial Habitat Restoration Area, and continuing efforts to preserve and protect the Horicon Marsh and the Theresa Marsh. The DNR also works to preserve local waterways including the Milwaukee River tributaries, and coordination of the Rails to Trails conversion of the Canadian National freight line.

7.1.2 USDA – Natural Resources Conservation Service (NRCS) and Farm Services Agency (FSA)

Many farmers and landowners in the town participate in the conservation programs offered by NRCS and FSA. There are lands in Ashford that have been established as grass, trees, or wetland cover through programs such as the Conservation Reserve Program (CRP), Wetland Reserve Program (WRP) and Wildlife Habitat Incentive Program (WHIP). Conservation practices are maintained on active farmland through the Conservation Compliance Program.

7.1.3 Wisconsin Department of Transportation (DOT)

The actions of the Wisconsin DOT have little local impact within the township save for maintenance and access limitations concerning STH 67, the only state highway within the jurisdiction. The DOT will review comprehensive plans for applicability to long-term transportation plans, otherwise communication is somewhat limited due to the dearth of DOT facilities in the town.

7.1.4 Fond du Lac County

The Fond du Lac Planning and Parks Department provides shore land and wetland zoning controls within the town. The Department also enforces a countywide subdivision ordinance for unincorporated communities. Communication between the Department and

the town is limited due to Ashford's administration of their local planning and zoning functions.

The town does receive service provision from the Fond du Lac County Highway Department. Interaction with this department has been good. The condition of the county highway system is a priority concern for the town since these roadways provide important linkages to service centers, and regional highways within the region.

7.1.5 Local School Districts

The majority of Ashford students are enrolled in the Campbellsport School District. Students that live on the western boundary of the Town attend school within the Lomira School District. The southeastern most corner of the Town sends their students to the Kewaskum School District. Cooperation between the Town and these districts is limited.

7.1.6 Surrounding Municipalities

Towns: Ashford has very little interaction with the surrounding towns of Auburn, Eden, Lomira, and Wayne. Each of these governments relies on agreements forged independently to provide municipal services. There might be an opportunity to identify cost-sharing agreements, consolidation of facilities, or other capital assets in coming years, but communication is currently limited due to lack of interest or need.

Village of Campbellsport: Ashford shares a boundary with the Village, and many residents utilize services and amenities located within the municipality including post office facilities, library, and other shopping and service facilities. The Town has also had good cooperation with the Village's Fire and Ambulance Department that provides emergency response aid. There is no boundary agreement with the village, and annexations occur with limited town notification.

Village of Lomira: A portion of Ashford is served by the Lomira Fire Department which provides fire and first responder service to a portion of town residents. Communication with this governmental entity is infrequent.

7.1.7 Local Area Organizations

There are a number of recreation organizations in the Ashford area. Most cater to needs of sportsman, including the Ashford Sportsman's Club which raises wild game birds. Other private hunting clubs allow hunting, skeet shooting, and other sportsman activities.

7.1.8 Existing or Potential Conflicts

As with most unincorporated communities located adjacent to, or within the extraterritorial area of an incorporated community, Ashford loses land annually to the Village of Campbellsport through annexation. Although currently this has not been a contentious issue, there may be a need to draft boundary agreements if the rate of annexation exceeds Ashford's ability to cope with the decreased tax revenues that result or interferes with the town's ability to plan for infrastructure improvements or impedes sufficient delivery of public services.

7.2 Intergovernmental Cooperation Goals and Objectives

7.2.1 Goal: Work with state agencies to keep apprised of current and future planning efforts.

Objective:

- To acquire notice of DNR acquisitions within the Campbellsport Area.
- To communicate land use development desires to the DOT along STH 67.
- To obtain regular updates from DOT concerning expansion and development plans near the Village of Campbellsport.
- To become familiar with agricultural programming available through the Natural Resources Conservation Service.

7.2.2 Goal: Continue working relationships with regional entities.

Objective:

- To coordinate with the Fond du Lac Highway Department for repair and upgrade of local highways.
- To utilize existing ordinances, including the Fond du Lac County Subdivision Ordinance, to help control development.
- To encourage periodic groundwater monitoring from organizations such as UW-Extension.

7.2.3 Goal: Work with adjacent communities to achieve local initiatives.

Objective:

- To maintain mutual aid agreements for emergency services with the villages of Campbellsport and Lomira.
- To work proactively with interested participants to identify cost sharing measures such as capital improvements projects or equipment sharing.

7.2.4 Goal: Work with the Village of Campbellsport to better forecast annexation and development within the extraterritorial area.

Objective:

- To develop boundary agreements to better forecast service provision needs to areas located inside the extraterritorial area surrounding Campbellsport.
- To determine the future land use pattern between adjacent areas and major transportation corridors.
- To enhance the working relationship between the town and village.

7.3 Intergovernmental Cooperation Recommendations

7.3.1 Meet regularly with the DOT regarding DOT development plans near the Town of Ashford.

- 7.3.2 Provide a copy of this Comprehensive Plan and any proposed updates or amendments to all governmental units, including the Wisconsin DOT and Fond du Lac Highway Department, required by State Statutes 66.1001.
- 7.3.3 Refer development applications that will impact other governmental entities to the appropriate government, agency or staff in a timely manner, and consider their comments during the Town's decision making process. Request these entities respond in kind with their local development.
- 7.3.4 Work collectively with local governments and agencies to protect drumlins, water quality and prime farmland.
- 7.3.5 Maintain, improve or expand existing intergovernmental cooperation efforts such as with fire services.
- 7.3.6 Attend local sportsman clubs' meeting to identify areas of mutual concern and develop strategies for environmental preservation.
- 7.3.7 Contact the Village of Campbellsport to begin discussions about development expectations within Ashford's extraterritorial planning area.
- 7.3.8 Create criteria/standards on which to base annexation decisions with the Village of Campbellsport. Formalizing these decisions should include development of a boundary agreement.

Element 8

LAND USE

This element contains objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element also contains types and densities of existing land uses within the Town and analyzes trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land use conflicts. The chapter also includes maps and land use projections.

8.1 Existing Land Use

8.1.1 Land Cover

Table 8.1.1 shows the breakdown of town land by use. This table was generated using land use data interpreted from existing zoning and environmental features.

In Ashford, a majority of the acreage is classified as agricultural or undeveloped (89%). Residential uses are the second most dominant with 2,331 acres (10%). There were approximately 136 acres of non-residential land at the time of enumeration. These include any other use not deemed residential or agricultural in nature (such as commercial or industrial parcels).

Table 8.1.1: Town Land Use

	Acres	Percent
Residential	2,331	10%
Non-Residential	136	1%
Agricultural/Undeveloped	20,342	89%
Town Total	22,809	100%

8.1.2 Net Residential Density

The residential density for the Town of Ashford is 3.56 acres of residential land for each housing unit. Using existing data, that amounts to 1.28 persons per residential acre town wide.

8.2 Land Use Trends

8.2.1 Land Supply

The Town's land supply is based on several factors including physical suitability, local and county regulations, and community goals. Intergovernmental agreements and annexations are also considerations when looking at the available land supply at the community level. Based on physical suitability within Ashford, there is a large supply of land that could be

used to support development in the Town. Local policy will more closely determine how this supply is defined and how it is used.

8.2.2 Land Demand

Changes in Housing Units

The Town gained approximately 111 housing units between 1990-2000. As shown in Table 8.2.2, most residential units are single-unit detached structures. Single-family units remained the dominant housing type over the decade with 83 percent of the total housing units. Single-family housing (attached or detached) increased by over 3 percent between decades providing for the greatest increase in units (112). All other housing unit types had a negative percentage change, due in part to this increase in single-family homes. The category of “other” decreased by 100 percent between the decades although it may be a result of Census reclassification.

Table 8.2.2: Changes in Housing Units, 1990-2000

	1990		2000		Percent Change 1990-2000
	Number	Percent	Number	Percent	
total units	543		654		20%
1-unit detached	431	79.4%	540	82.6%	3.2%
1-unit attached	1	0.2%	4	0.6%	0.4%
2 units	15	2.8%	17	2.8%	0%
3 or 4 units	9	1.7%	7	1.1%	-0.6%
5 to 9 units	4	0.7%	2	0.3%	-0.4%
10 to 19 units	-	-	-	-	-
20 or more units	-	-	-	-	-
Mobile home	73	13.4%	84	12.8%	-0.6%
Other	10	1.8%	-	-	-1.8%

1990,2000 Census STF-3

Building Permits

The building inspector for the Town of Ashford issues all permits for new structures constructed within the jurisdiction. Building permits recorded from 2004-2006 are shown below in Table 8.2.2a. Categories for residential dwelling units show single-family dwelling units with garages are the most commonly built residency in Ashford with 23 construction permits granted. A majority of permits are issued for additions to existing structures or for accessory buildings such as fences or storage sheds.

Table 8.2.2a: Town of Ashford Permits Issued (2004-06)

Type of Permit	Total Number		
	2004	2005	2006
SF Dwelling w/Garage Construction	7	7	9
SF Dwelling Construction	0	3	4
Mobile Homes	3	0	0
MF Dwelling Construction	0	0	0
All Others (additions, accessory, etc.)	45	38	48

Source: Town of Ashford Building Inspector

Land Divisions

Ashford utilizes the Fond du Lac County subdivision ordinance. As such, all divisions of land resulting in parcels of less than 35 acres require submittal and approval of certified survey maps (CSM) to the County.

Rezoning

The Town of Ashford received 42 requests for rezones from January 2002 to May 2007. Of these, 38 were approved.

8.2.3 Land Prices

Equalized Values

According to the Wisconsin Department of Revenue, in 2006 the assessed value for real estate in the town was \$130,484,900. This represents a 14.6% increase in real estate value from 2004 (\$113,799,800).

Agricultural Land Sales

The USDA maintains a database of land sales for counties within Wisconsin. These land sales show the disparity between land valued at agricultural prices and land diverted to other uses. In Fond du Lac County, there is quite a gap between these two numbers illustrating the struggle many farmers may have when trying to purchase land and demonstrates the financial incentive that drives many agricultural land sales out of agricultural use. In 2005, agricultural land continuing in agricultural use was about \$3,025 per acre; agricultural land being diverted to other uses was \$5,346 per acre. The difference between the two values is \$2,321, or a 76% increase over agricultural value.

8.3 Redevelopment Opportunities

There is a Ready Mix plant located near Lake Bernice that is in the process of being vacated. This site is a likely parcel for some form of reuse, but neighborhood opposition to heavy or industrial uses limits the appeal of the site and existing structures for redevelopment. If the site is going to be reused, a detailed neighborhood plan developed in conjunction with neighborhood residents would ease tensions about development in this location.

8.4 Land Use Conflicts

The only land use conflict identified in this process was the Ready Mix plant discussed in 8.3 above. This industrial facility existed in an area that also includes homes. The incompatibility of industrial uses and neighborhood uses should be avoided in future land use planning and building permit review. A formal approval process that goes through the Plan Commission and Town Board might also allow for increased deliberation and alteration of development plans before structures are built. Changes to local ordinances may need to occur to enable formal review and reduce potential land use conflicts.

8.5 Land Use Projections

The following land use calculations assume static boundaries for the Town. The Wisconsin Department of Administration projects household growth in the Town of Ashford to increase over the next 20 years. The residential land use requirements through year 2025 are shown in Table 8.5.1 below. The calculations utilize an estimated residential acreage consumption of 3.63 acres/unit as estimated in 2005. Non-residential development is expected to react proportionally to residential increases. As such, if the current ratio of commercial to residential land use holds constant, there will be demand for 28 additional acres of commercial/industrial (non-residential) land developed by 2025 and an additional 479 acres of residential. Agricultural land will decrease with conversion to other land uses.

Table 8.5.1: Land Use Projections

Land Use	2005	2010	2015	2020	2025
Residential	2,331	2,472	2,592	2,708	2,810
Non-Residential	136	144	151	158	164
Agricultural/Undeveloped	20,342	20,192	20,066	19,943	19,835
Total	22,809	22,809	22,809	22,809	22,809

Source: Adapted from Wisconsin Department of Administration Household Projections 2000-2025

8.6 Future Land Use Plan

8.6.1 Future Land Use Map

Future Land Use Map 8.3 shows the location of desired future land use patterns for the Town of Ashford and the area immediately outside corporate limits. These future land use patterns should be considered in conjunction with the content and goals of the previous seven chapters in order to fully implement the Town’s Comprehensive Plan.

In recognition of the Town’s desire to conserve prime agricultural land, unique environmental features including drumlins, and maintain a rural aesthetic, the future land use map identifies exclusive agriculture, general agriculture and environmental land use categories. Agricultural and Environmental Land Use categories account for approximately 89% of the area in the Future Land Use Map, similar to the existing ratio of developed to undeveloped land. Residential districts are confined to areas within the town of Ashford and along STH 6, CR W, and Midland Drive. Commercial Land Use categories are contained in their current location along STH 67 in the Town of Ashford.

8.6.2 Future Land Use Categories

These Future Land Use Categories are used to describe the intent of each district depicted on the Future Land Use Map. Often, they forecast a zoning district or other implementation tool (such as overlay district) to implement the Future Land Use Map.

Environmental

The environmental district includes areas where special protection is encouraged because of unique landscape, topographical features, wildlife, or historical value. They often contain the best remaining woodlands and wetlands, wildlife habitats, undeveloped shorelands and floodlands, groundwater recharge and discharge areas, and steeply sloped lands in the town.

Agricultural

Agricultural districts are established for areas in which agricultural and certain compatible low intensity uses are encouraged as the principal uses. Agricultural development in Ashford may include:

- Exclusive Agriculture: The purpose of this district is to maintain highly productive agricultural lands in food and fiber production by effectively limiting encroachment of non-agricultural development, minimizing land use conflicts among incompatible uses and minimizing public service and facility costs normally associated with non-agricultural development. There is a 35-acre minimum lot size.
- General Agriculture: The purpose of this district is to allow farming on parcels smaller than 35-acres while maintaining the ability to develop non-agricultural structures, such as housing, on a density not to exceed 1 home per 20 acres. This district does not require a 20-acre minimum lot size.

Farmland Preservation

Farmland preservation areas include agricultural districts where agricultural and certain compatible low intensity uses are encouraged as the principal uses. The delineation on Map 8.3 includes lands containing prime farm soils (Class I, II, and III under the NRCS soil classification). Control of development on these lands still occurs through zoning classification, however, this plan recommends developing a Building Site Regulations ordinance to limit the structural development of residences on these prime soils. Other farm-related structural development would still be allowed per zoning.

Non-Residential

This district includes all uses not specifically reserved for housing, natural resource preservation, or agricultural production. In Ashford, these will include the following:

- Public/Institutional: This district encompasses a range of public, social, and institutional uses. These uses are public or semi-public, and generally tax exempt. Specific uses include schools, libraries, parks, municipal buildings, emergency response and public safety buildings, places of worship, or other government-owned lands.
- Commercial: A commercial district includes uses that are business related including retail or light industrial. Commercial districts may also include areas of intense commercial development along major routes of transportation access,

such as interchange areas off highways or interstates. Commercial development in Ashford may include the following types:

- *Commercial A*: Development in a Commercial A district includes structures dedicated to the sale of goods or merchandise for personal or household consumption. Structures include neighborhood stores, or designated shopping districts such as a downtown area.
- *Commercial B*: This district includes manufacturing of goods for consumer sale. In many cases these uses may be considered “light industrial” in that products are produced for end users rather than for use by other industries. Commercial B uses may include feed mills, carpentry shops, or farm implement dealers, among others.

Residential

A residential district includes land uses where the predominant use is housing. In areas that are zoned residential, building may include single family housing, two- family housing (duplexes, townhomes) or mobile homes. Zoning for residential use may permit some services or work opportunities or may totally exclude business and industry. Residential development in Ashford may include the following types:

- Residential A: This district is generally intended to preserve agricultural lands and provide for very low-density rural development. Development in this district includes single-family homes that are detached, free-standing residential structures. The approximate density should be at least 1 dwelling unit per 5 acres or more.
- Residential B: This district includes a variety of housing types including single-family attached, single-family detached, duplex housing configurations, and mobile homes. The preferred density is 1 dwelling unit per 2 acres.

8.7 Land Use Goals and Objectives

8.7.1 Goal: Preserve, protect and keep productive agricultural lands.

Objective:

- To preserve for continued agricultural use, land containing the best agricultural soils (Class I, II and III) as identified on Map 5.2.
- To protect existing farms to the extent possible from the encroachment of non-agricultural development.
- To prevent land use conflicts between rural and urban uses.
- To encourage large, contiguous tracts of agricultural land uninterrupted by conflicting, non-agricultural land uses.
- To maintain the rural character of the Town.
- To refine and redevelop land use controls to ensure preservation of designated agricultural lands.

8.7.2 Goal: Conserve and protect the significant environmental, scenic, cultural and historical resources of the Town.

Objective:

- To ensure that rural and urban land uses are located, developed and managed to minimize harmful impacts on the Town’s natural resources.
- To encourage the preservation of open spaces and scenic areas, which contribute to the rural character and quality of life in the Town.
- To encourage the conservation of areas that are of natural resource, open space, scenic, historical and archeological significance.
- To encourage buffer areas adjacent to designated critical and significant areas to be preserved.

8.7.3 Goal: Promote a land use pattern for the efficient and cost effective provision of public facilities.

Objective:

- Direct urban development toward existing development areas that have adequate public facilities, services or soils suitable for urban development. As much as possible, preserve Class I, II and III soils from urban development.
- Encourage patterns of urban development which minimize the cost of providing public facilities and services.
- Discourage the premature development of rural lands to urban uses.
- Encourage residential development to be located near existing service centers such as the hamlet of Ashford and Village of Campbellsport.

8.7.4 Goal: Rewrite the Town of Ashford Zoning Code.

Objective:

- To better provide zoning districts to control for preferred development types.
- To expand the number of zoning districts to include more districts for agricultural, conservation, commercial, and residential use.
- To implement the Future Land Use Plan.

8.8 Land Use Recommendations

- 8.8.1 Direct new development to areas that will not prevent active agriculture or limit viewshed potential of the site.
- 8.8.2 Curtail placement of buildings in the middle of open fields by establishing structural development standards in a Building Site Regulations ordinance.
- 8.8.3 Prohibit residential development of Class I, II and III soils as classified by the Natural Resources Conservation Service. Articulate exceptions and standards in a Building Site Regulations ordinance.
- 8.8.4 Participate in local, regional, state and federal land protection programs.

- 8.8.5 Encourage Plan Commission members to attend training workshops when available.
- 8.8.6 Work to develop land use patterns and site designs that preserve drumlins, scenic vistas, woodlands, farmland, and wildlife habitat.
- 8.8.7 Prohibit development on slopes greater than 20%.
- 8.8.8 Cluster developments in a manner to preserve water quality, working farms, un-fragmented wildlife corridors, and woodlands.
- 8.8.9 Attempt to “hide” development from roads to the extent possible through natural topography and vegetation (e.g. tree lines, wooded edges, and setbacks).
- 8.8.10 Limit residential development to those areas that can best be accommodated by public services (like near Ashford and Campbellsport), thereby minimizing cost.
- 8.8.11 Rewrite the Town of Ashford Zoning Ordinance to better identify and define zoning districts. Include multiple agricultural, public, residential, and business districts as described in this plan.
- 8.8.12 Encourage Fond du Lac County to adopt regulations that allow “Conservation/Cluster Subdivisions” within unincorporated communities. These standards should be added to Chapter 48: Subdivisions following an extensive public input process. In Ashford, determine whether all new subdivisions should be developed using conservation standards, or whether these requirements are optional.
- 8.8.13 Ensure land use decisions are consistent and follow the prescribed course as defined within this plan. Major changes in the pattern of development should include an update of this plan through official action.

Element 9

IMPLEMENTATION

The implementation of the Town of Ashford comprehensive plan involves decision-making by both public officials and the citizens of the community. These decisions will be measured by the concern for the welfare of the general community; the willingness to make substantial investments for improvement within the community, and the realization that certain procedures must be followed and adhered to for the continued high quality environment found within the Town. Suggested implementation measures include:

- The implementation and enforcement of regulatory ordinances and non-regulatory activities based on the goals and objectives identified in the comprehensive plan.
- The development of programs and support systems that further the goals and objectives set forth by the Town in this plan.
- The establishment and support of a continued planning process providing for periodic review and updates to the plan and land use control measures.
- The support of committees and local organizations to carry out specific community improvements as identified in the comprehensive plan.

9.1 Summary of Key Planning Issues and Opportunities

The following list summarizes some of the key issues identified through public involvement activities. Issues also reflect observed liabilities and comments made through the planning development process.

Development Controls

Several implementation tools, programs, and ordinances are available to help Ashford control for future development and preservation activities. The utilization of Building Site Regulations as identified in this element is a key component to implementing this plan.

Preserve Agricultural Lands and Economic Production

In order to maintain Ashford's rural integrity and sustain highly productive agricultural lands in food and fiber production, encroachment of non-agricultural development should be limited.

Environmental Protection

Preservation of local drumlins and other environmental features was a primary concern during the public participation process.

Better Intergovernmental Relationships and Planning

One of the key issues raised in each of the public meetings is improving cooperation between the communities, especially Cambellsport, Lomira and Ashford.

Balancing public interest and private property rights

The need to balance public interest and private property rights is a goal stated within the state's comprehensive planning legislation. Land use decisions should consider equitable and defensible growth management strategies.

9.2/9.3 Implementation Tools

Implementation Tools include the rules, policies, and ordinances used to facilitate or control for a desired outcome. Examples include zoning ordinances and official maps, or the availability of certain incentives. This section includes both regulatory and non-regulatory measures.

9.2 Regulatory Measures

The following regulatory measures can be used to guide development and implement the recommendations of a comprehensive plan. The Town Board officially adopts these regulatory and land use control measures as ordinances (or as revisions to the existing ordinances). For the purposes of this document, "regulatory measures" are those that must be adhered to by everyone if adopted.

9.2.1 Zoning Ordinance

Zoning is used to guide and control the use of land and structures on land. In addition, zoning establishes detailed regulations concerning the areas of lots that may be developed, including setbacks and separation for structures, the density of the development, and the height and bulk of building and other structures. The general purpose for zoning is to avoid undesirable side effects of development by segregating incompatible uses and by maintaining adequate standards for individual uses.

The establishment of zoning districts is generally conducted after careful consideration of the development patterns indicated in the comprehensive plan. Amending zoning district boundaries has the overall effect of changing the plan (unless amendments correspond to changes within the plan); therefore, it is reasonable to assume that indiscriminate changes may result in weakening of the plan.

Ashford has a zoning ordinance it has maintained for many years, updating it periodically. It includes only three zoning districts: Exclusive Agricultural District (farming district, maintains 35-acre lots); Rural District (allows housing, agriculture, and non-residential development on 2 or 5-acre lots); and, Rural Residential District (allows residential development on 2-acre lots).

Action: The existing ordinance should be improved to include more districts devoted to agricultural, conservation, commercial and residential uses. Additional residential districts should establish density and intensity of use standards. The

Town Board should expand agricultural zoning district classifications to accommodate small farm operations (less than 35 acres) and specialty or niche crop production, like co-ops or community supported agriculture (CSA) and to protect the integrity of Exclusive Agricultural (A-1) lands. There should also be distinct commercial areas that identify the intent and intensity of this district. The update should also include sign regulations and a list of conditional uses by district (may include discussions on kennels, skeet shooting, etc.). See the Land Use Plan (Section 8.6, Chapter 8).

9.2.2 Official Maps

An official map shows the location of areas which the municipality has identified as necessary for future public streets, recreation areas, and other public grounds. By showing the area on the Official Map, the municipality puts the property owner on notice that the property has been reserved for a future public facility or purpose. The municipality may refuse to issue a permit for any building or development on the designated parcel; however, the municipality has one year to purchase the property upon notice by the owner of the intended development.

There are no immediate plans for the Town to draft an official map. However, should local officials want to forecast future improvements by their location, an official map should be drafted. For areas within the extraterritorial area of the Village of Cambellsport, the official map must be developed jointly.

Action: Adopt an official map at which time changes in the rate of development require increased long-term infrastructure planning. Involve the Village of Campbellspport for locations within the extraterritorial area.

9.2.3 Sign Regulations

Local governments may adopt regulations, such as sign ordinances, to limit the height and other dimensional characteristics of advertising and identification signs. The purpose of these regulations is to promote the well-being of the community by establishing standards that assure the provision of signs adequate to meet essential communication needs while safeguarding the rights of the people in the community to a safe, healthful and attractive environment.

Ashford does not currently have local sign regulations. The County controls signs in areas controlled through its Shoreland Zoning Ordinance (Chapter 44).

Action: Monitor community desire for signage standards as determined through complaints or requests. Consider including sign regulations in a zoning code update.

9.2.4 Erosion/Stormwater Control Ordinances

The purpose of stormwater or erosion control ordinances is to set forth stormwater requirements and criteria which will prevent and control water pollution, diminish the threats to public health, safety, welfare, and aquatic life due to runoff of stormwater from development or redevelopment. Adoption of local ordinances for stormwater do not pre-

empt more stringent stormwater management requirements that may be imposed by WPDES Stormwater Permits issued by the Department of Natural Resources under Section 147.021 Wis, Stats.

Ashford does not have a local erosion or stormwater control ordinance. However, the Fond du Lac County ordinance (Chapter 27: Erosion Control and Stormwater Management) is in effect countywide where local regulations do not exist.

Action: Continue to utilize the existing county ordinance until such time that more stringent requirements are preferred to control for increased stormwater pressures brought about by new development.

9.2.5 Overlay Districts

An overlay district is an additional zoning requirement that is placed on a geographic area but does not change the underlying zoning. Overlay districts have been used to impose development restrictions or special considerations on new development. For the Town, these may include special requirements for commercial buildings along highway corridors or regulations to preserve “viewsheds”. No current overlays exist within the town.

Action: Consider the creation of a groundwater overlay protection district to preserve the existing groundwater resources. The overlay district may be expanded to include other environmentally sensitive areas, or viewshed corridors could be identified along major transportation routes.

9.2.6 Building/Housing Codes

The Uniform Dwelling Code (UDC) is the statewide building code for one- and two-family dwellings built since June 1, 1980. As of January 1, 2005, there is enforcement of the UDC in all Wisconsin municipalities. The UDC is primarily enforced by municipal or county building inspectors who must be state-certified. In lieu of local enforcement, municipalities have the option to have the state provide enforcement through state-certified inspection agencies for new homes. Permit requirements for alterations and additions will vary by municipality. Regardless of permit requirements, state statutes require compliance with the UDC rules by owners and builders even if there is no enforcement.

Ashford enforces the states Uniform Dwelling Code.

Action: Continue to require that builders follow state building codes for all structures built within the jurisdiction.

9.2.7 Mechanical Codes

In the State of Wisconsin, the 2000 International Mechanical Code (IMC) and 2000 International Energy Conservation Code (IECC) have been adopted with Wisconsin amendments for application to commercial buildings.

Action: Ashford requires that builders follow state building and mechanical codes for all structures built within the jurisdiction.

9.2.8 Sanitary Codes

The Wisconsin Sanitary Code (WSC), which is usually enforced at the county-level, provides local regulation for communities that do not have municipal sanitary service. The WSC establishes rules for the proper siting, design, installation, inspection and management of private sewage systems and non-plumbing sanitation systems.

Developments utilizing private sewage systems are required to obtain a permit and abide by regulations set forth in the Fond du Lac County Utilities Ordinance (Chapter 58).

Action: Continue to work with Fond du Lac County for the issuance of permits and enforcement of established regulations.

9.2.9 Subdivision Ordinance

Subdivision regulations serve an important function by ensuring the orderly growth and development of unplatted and undeveloped land. These regulations are intended to protect the community and occupants of the proposed subdivision by setting forth reasonable regulations for public utilities, storm water drainage, lot sizes, street design, open space, and other improvements necessary to ensure that new development will be an asset to the Town.

Development in Ashford is required to follow the Fond du Lac County Subdivision Ordinance (Chapter 48). The ordinance contains separate certified survey map procedures, map submission requirements, and design standards for new development.

Actions: Continue to utilize the county ordinance until which time local officials would like to enforce increased local standards.

9.2.10 Shoreland Zoning

Fond du Lac County regulates shorelands within its jurisdiction. The zoning code (Chapter 44) controls for water pollution, protects spawning grounds for fish and aquatic life, controls building sites including placement of structures and land uses, and preserves natural shore cover. Ashford is governed by Fond du Lac County's Shoreland Zoning Ordinance.

Action: Continue to utilize county rules and regulations and encourage Fond du Lac County to enforce its wetland and shoreland regulatory requirements.

9.2.11 Building Site Ordinance

Building site ordinances detail minimum regulations, provisions and requirements for development. The purpose of building site ordinances is to ensure development occurs consistent with municipal values. Building site ordinances also protect public health, safety and welfare; help to preserve the rural character of the Town; and, sustain property values and the property tax base. Building Site Regulations in Ashford are necessary to enable adherence to the Town's Future Land Use Plan.

Action: Develop a Building Site Ordinance that prohibits non-farm structural development on Class I, II and III soils as identified on the Future Land Use Map

(8.3). Include standards for site development and site review (maps, survey reports, etc.). Consider adding features the community has demanded, such as structural development standards which curtail the placement of buildings in the middle of open fields.

9.3 Non-regulatory Measures

The following non-regulatory measures can be used to guide development and implement the recommendations of a comprehensive plan. These measures often exist as policies or as special incentives available to willing participants. For the purposes of this document, “non-regulatory measures” are meant to encourage a particular practice, but not legislate it.

9.3.1 Capital Improvement Plan

This is an ongoing financial planning program intended to help implement planning proposals. The program allows local communities to plan for capital expenditures and minimize unplanned expenses. Capital improvements or expenditures are those projects that require the expenditure of public funds for the acquisition or construction of a needed physical facility.

Capital improvement programming is a listing of proposed projects according to a schedule of priorities over a short time period. It identifies needed public improvements, estimates their costs, discusses means of financing them, and establishes priorities over a three-to-five year programming period. Improvements or acquisitions considered a capital improvement include:

- Public buildings (i.e. – fire and police stations)
- Park acquisition and development
- Roads and highways
- Utility construction and wastewater treatment plants
- Joint school and other community development projects
- Fire and police protection equipment

A capital improvement plan (CIP) or program is a method of financial planning for these types of improvements and scheduling the expenditures over a period of several years in order to maximize the use of public funds. Each year the capital improvement program should be extended one year to compensate for the previous year that was completed. This keeps the improvement program current and can be modified to the community’s changing needs.

Preparation of a Capital Improvement Program

The preparation of a Capital Improvement Program is normally the joint responsibility between the community administrator or plan commission, various staff, governing body, and citizen commissions. The preparation of a capital improvement program may vary from community to community depending on local preferences, the local form of government and available staff. In communities that have a community development plan

or comprehensive plan, a planning agency review of the proposed capital improvement program is desirable.

The Town has not implemented a Capital Improvement Plan.

Action: Utilize an annual system of funding allocation, such as capital improvement plan, to ensure adequate funding and programming for needed upgrades and repair of related capital improvements.

9.3.2 Cooperative Boundary Agreements

These agreements attempt to facilitate problem solving through citizen involvement, negotiation, mediation, and other cooperative methods. Generally, boundary agreements help both an incorporated community and an unincorporated community forecast future lands for annexation so that infrastructure needs can be forecast and funded. They can also ease contentious relationships.

A boundary agreement between the Town of Ashford and the Village of Campbellsport has not yet been created.

Action: Contact the Village of Campbellsport about establishing a Joint Committee to negotiate the boundary agreement process. Consider adding all other incorporated communities with overlapping extraterritorial jurisdictions in this process.

9.3.3 Purchase of Development Rights

Purchase of Development Rights (PDR) is a land conservation tool that pays landowners to reserve their land for agricultural or natural preservation. PDR is a voluntary program whereby a municipality, land trust, or other entity buys development rights (also known as a conservation easement) from landowners for the purpose of preventing development on that land. The primary purpose of a conservation easement is to protect agricultural land, timber resources, and/or other valuable natural resources such as wildlife habitat, clean water, clean air, or scenic open space by separating the right to subdivide and build on the property from the other rights of ownership. The landowner who sells these "development rights" continues to privately own and manage the land.

The Town does not currently participate in a purchase of development rights program.

Action: Follow the progress of any state or regional efforts to develop a Purchase of Development Rights program. These programs are often expensive to run locally, so if a countywide or statewide effort is developed, Ashford should discuss program parameters (and participation) at that time.

9.3.4 Tax Increment Financing District

Tax Increment Financing (TIF) is a development tool designed to help finance redevelopment and community improvement projects through new tax revenues generated by the project after completion. When a development project is carried out, the value of surrounding real estate usually increases and translates into higher tax revenues. Tax Increment Financing dedicates that increased tax revenue to finance debt issued to pay

for the project. TIF is designed to channel funding toward improvements where development would not otherwise occur and is increasingly being used by communities hoping to spur local economic development efforts.

The Town has not established a Tax Increment Financing District. Although generally a tool for cities and villages, towns can develop these districts for limited purposes including agriculture, tourism, forestry, manufacturing, and limited residential or retail development.

Action: Consider developing a TIF district or other economic development incentive if and when economic development in the town becomes a key issue. It is not anticipated that this will need to be explored over the next 10-year period.

9.4 Consistency Among Plan Elements / 20-Year Vision

The State of Wisconsin planning legislation requires that the implementation element describe how each of the nine-elements will be integrated and made consistent with the other elements of the plan. Since the Town of Ashford completed all planning elements simultaneously, no known inconsistencies exist.

This Comprehensive Plan references previous planning efforts, and details future planning needs. To keep consistency with the Comprehensive Plan, the Town should incorporate existing plans as components to the Comprehensive Plan, and adopt all future plans as detailed elements of this Plan.

Ashford will continue to make educated decisions based upon available information and public input. Planning will revolve around the **20-Year Planning Vision** (below) and decisions will incorporate a comprehensive look at all elements to determine appropriate cohesiveness of the decision against stated visions.

20-year Vision

Preserve the agricultural and natural heritage of the area for future generations. Maintain the natural heritage and unique topographic and geologic features throughout the town while allowing a minimal amount of planned growth to occur.

9.5 Plan Adoption, Monitoring, Amendments and Update

9.5.1 Plan Adoption

In order to implement this plan it must be adopted by the Town Plan Commission. After the Commission adopts the plan by resolution, the Town Board must adopt the plan by ordinance. This action formalizes the plan document as a frame of reference for general development decisions over the next 20 years. Once formally adopted, the plan becomes a tool for communicating the community's land use policy and for coordinating legislative decisions.

9.5.2 Plan Use and Evaluation

The Town of Ashford will base all of its land use decisions against this plan's goals, objectives, policies, and recommendations including decisions on private development proposals, public investments, regulations, incentives, and other actions.

Although this plan has described policies and actions for future implementation, it is impossible to predict the exact future condition of the Town. As such, the goals, objectives, and actions should be monitored on a regular basis to maintain concurrence with changing conditions.

The plan should be evaluated at least every 5 years, and updated at least every 10 years. Members of the Town Board, Plan Commission, and any other decision-making body should periodically review the plan and identify areas that might need to be updated. The evaluation should consist of reviewing actions taken to implement the plan's vision, its goals and objectives. The evaluation should also include an update of the 5-Year Action Plan located within this chapter.

9.5.3 Plan Amendments

The Town of Ashford Comprehensive Plan may be amended at any time by the Town Board following the same process to amend the plan as it originally followed when it was initially adopted regardless of how minor the amendment or change is.

Amendments may be appropriate throughout the lifecycle of the plan, particularly if new issues emerge or trends change. These amendments will typically be minor changes to the plan's maps or text. Large-scale changes or frequent amendments to meet individual development proposals should be avoided or the plan loses integrity. Any proposed amendments shall be submitted to the Plan Commission for their review and recommendations prior to consideration by the Town Board for final action.

9.5.4 Plan Update

According to the State comprehensive planning law the Comprehensive Plan must be updated at least once every ten years. As opposed to an amendment, the plan update is a major re-write of the plan document and supporting maps.

9.6 Five-Year Action Plan

This 5-Year Action Plan provides a summary list and work schedule of short-term actions that the Town should complete as part of the implementation of the Comprehensive Plan. It should be noted that many of the actions require considerable cooperation with others, including the citizens and committees of Ashford, and local/state governments. The completion of recommended actions in the timeframe presented may be affected and or impacted due to competing interests, other priorities, and financial limitations facing the Town. This table should be updated every five years.

<i>Action</i>	<i>Who</i>	<i>When</i>
Develop a Building Site Ordinance that prohibits non-farm related structural development on Class I, II and III soils.	Plan Commission/ Town Board	2008
Review and update existing Zoning Ordinance to develop additional zoning district classifications devoted to agricultural, conservation, commercial and residential districts as outlined in the plan.	Plan Commission/ Town Board	2009
Consolidate all short-term public improvements funding into a capital improvements plan.	Town Board	2009
Discuss intergovernmental boundary agreement with the Village of Campbellsport.	Town Board	2010
Consider enabling overlay districts to delineate groundwater protection districts, development zones or viewshed corridors.	Plan Commission	2012