

Town of New Denmark



Comprehensive Plan

Adopted December 17, 2007

Town of New Denmark Comprehensive Plan

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Prepared for the Town of New Denmark by the Brown County Planning Commission

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CHAPTER 1

Issues and Opportunities

Introduction

The Town of New Denmark is located in southeastern Brown County, Wisconsin. The Town is primarily rural in nature with agricultural uses dominating the landscape. Residential uses are scattered throughout the Town along the town roads, with the unincorporated community of Langes Corners located in the northwestern portion of the Town. The Town of New Denmark is bordered on the north by the Town of Eaton, on the west by the Town of Glenmore, on the south by Manitowoc County, and on the east by Kewaunee County. The Town of New Denmark encircles the Village of Denmark.

Purpose and Intent

A comprehensive plan is an official public document, which is adopted by ordinance by the local government that sets forth its major policies concerning the future physical development of the community. The primary purposes of this plan are to generate goals for attaining a desirable development pattern, devise strategies and recommendations the Town can follow to achieve its desired development pattern, and meet the requirements of the State of Wisconsin Comprehensive Planning (Smart Growth) Law. It is intended that the recommendations reflect the following 14 local comprehensive planning goals prescribed in state statute:

1. Promotion of the redevelopment of lands with existing infrastructures and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial areas.
2. Encouragement of neighborhood designs that support a range of transportation choices.
3. Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
4. Protection of economically productive areas, including farmland and forests.
5. Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state governmental, and utility costs.
6. Preservation of cultural, historic, and archeological sites.
7. Encouragement of coordination and cooperation among nearby units of government.
8. Building of community identity by revitalizing main streets and enforcing design standards.
9. Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
10. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.

11. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local levels.
12. Balancing individual property rights with community interests and goals.
13. Planning and development of land uses that create or preserve varied and unique urban and rural communities.
14. Providing an integrated, efficient, and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

The Town of New Denmark Comprehensive Plan should be used by Town officials when revising and administering its zoning and other ordinances. The plan should be the basis for siting future developments and extending public services if they become available. It is designed to be a guiding vision so that there is a consistent policy to follow and a clear goal for the future for the residents of the Town of New Denmark.

Comprehensive Planning Process

The most recent comprehensive plan for the Town of New Denmark was adopted in 1974. Because of the age of the existing plan, Town leaders decided to take advantage of the State of Wisconsin Department of Administration - Office of Land Information Services Comprehensive Planning Grant program to develop a new plan that would conform to the requirements of the Comprehensive Planning Law and better reflect Town residents' vision of how New Denmark should develop over the next 20 years. The Town appointed a smart growth advisory committee comprised of Town officials and interested citizens to steer the planning process.

After receiving the grant, the Brown County Planning Commission (BCPC) was contracted to provide professional planning assistance. Staff from BCPC prepared the background information and the recommendations of this plan based upon the consensus opinions of the citizens advisory committee, Town-wide visioning session, and the Comprehensive Planning Law. The planning process involved approximately one year of work and a number of public meetings of the New Denmark Smart Growth Committee.

This document is comprised of nine parts, which reflect the requirements in the Comprehensive Planning Law: Issues and Opportunities; Housing; Transportation; Utilities and Community Facilities; Natural, Cultural, and Agricultural Resources; Economic Development; Intergovernmental Cooperation; Land Use; and Implementation. Although all of these chapters have their own goals, objectives, and recommendations, the elements are all interrelated and, therefore, the goals, objectives, and recommendations are also. This plan was developed with the interrelationships of the elements in mind.

The future land use plan contained within the Land Use Chapter of the comprehensive plan provides the vision of how the Town of New Denmark could look 20 years from now. The plan contains recommendations regarding the location, density, and design of future development within the Town, which are the cornerstones of the overall plan. The

future land use plan is the composite of the goals, objectives, and recommendations contained in all of the chapters.

The final part of the plan involves implementing the recommendations contained within the plan. A comprehensive plan is only effective when it is actually used. This includes both using the plan on a routine basis when making policy and administrative decisions and when creating or revising municipal ordinances (such as the zoning ordinance) to control and guide development consistent with the plan.

It is important to note that this document is not the end of the planning process. For the Town of New Denmark to succeed in achieving its vision for the future, planning must be a continual, ongoing exercise to reflect new trends and concepts.

Community Goals and Objectives

A major element of the comprehensive planning process is the development of goals and objectives. This identification is often difficult because values held by citizens are highly elusive and complex. People vary widely in their choice of values and the degree to which they will accept or tolerate differing attitudes.

In order to identify the Town's priorities for community development, as well to address issues and concerns, the Town of New Denmark and the Brown County Planning Commission held a public visioning session, on June 27, 2006, at the Denmark High School, utilizing the nominal group method. In a subsequent mailing, the attendees of the visioning session selected the top ten issues for the Town. In order of importance, they are:

Rank

1. Protect the natural environment of the Town.
2. Maintain the 35 acre requirement for a new home to preserve open space.
3. Make it a Town requirement that people who live near properties where a rezoning is proposed must be notified of the rezoning request.
4. Keep the Town from becoming too crowded so as to maintain the rural/agricultural character and atmosphere of the Town.
5. Establish a five person Town Board.
6. Keep subdivisions near the Village of Denmark to help reduce annexation potential and provide for varying lot sizes within developments.
7. Widen conservancy areas along the Neshota River corridor and tributaries.
8. Enforce rules regarding junk cars and junk in yards.
9. Allow family members to build a house on their farmland.
10. Maintain the rural setting of family farms while allowing some residential development.

The nominal group session, input from the New Denmark Smart Growth Committee, the State of Wisconsin Comprehensive Planning Law, and sound planning principles formed the basis for the development of the goals and objectives.

Goals and objectives each have a distinct and different purpose within the planning process. Goals describe desired situations toward which planning efforts should be directed. They are broad and long-range. They represent an end to be sought; although, they may never actually be fully attained. Objectives describe more specific purposes, which should be sought in order to advance toward the achievement of the overall goals. The third part of the planning process – policies and programs – is discussed in each chapter specific to that comprehensive plan element.

The comprehensive plan and future development of the Town is based on the following goals and objectives.

Housing

Goal: Provide for a variety of quality housing opportunities for all segments of the Town's population in such a way that preserves the Town's rural nature and scenic environment.

Objectives:

1. Promote the enhancement and reinvestment of the existing housing stock within the Town.
2. Promote an adequate supply and mix of housing types for individuals of all income levels.
3. Identify and utilize governmental programs, such as the Wisconsin Housing and Economic Development Authority (WHEDA), to improve aging residential stock.
4. Consider developing and implementing a property maintenance code for nuisance issues like junk cars and building dilapidation.
5. Develop and implement zoning techniques that allow limited controlled development while preserving the Town's rural nature.
6. Promote development techniques that help preserve the rural nature of the community.
7. Implement residential lot standards to preserve the Town's rural nature.
8. Provide for a consistent application of the Town zoning regulations.

Economic Development

Goal: Broaden the tax base and strengthen the Town's economy and employment base through appropriate agricultural, commercial, and industrial development activity.

Objectives:

1. Ensure that Town ordinances and policies are applied in a manner that does not harm, but rather enhances the farm economy of the Town.
2. Identify locations for future environmentally-friendly businesses and industries to locate within the Town.
3. Encourage development and redevelopment opportunities in Langes Corners to help foster community identity and serve as a focal point for commercial development.

4. Add to the Town's tax base through expansion of existing businesses and industries and attraction of new businesses and industries to locate in the Town when it has been determined that the businesses or industries will provide desirable benefits to the Town.
5. Encourage the utilization of government programs to aid in the retention of existing and attraction or promotion of new industrial or commercial activities.
6. Develop economic development partnerships with agencies, such as Advance, Brown County Planning, and the Wisconsin Department of Commerce.

Transportation

Goal: Provide a safe, efficient, and cost-effective transportation system for the movement of people and goods throughout the Town of New Denmark.

Objectives:

1. Plan for the future construction of roadway improvements where needs have been identified.
2. Monitor the residential, commercial, and industrial growth of the Town to allow for the timely identification of future roadway needs, speed limits, and traffic calming opportunities.
3. Continue to periodically measure the various characteristics of vehicular travel within the Town so trends can be identified, analyzed, and interpreted.
4. Periodically re-evaluate the road classification system.
5. Use Wisconsin's Pavement Surface Evaluation and Rating (PASER) system to evaluate the condition of the Town's roads.
6. Consider developing an ordinance to specify speed limits on town roads if necessary.
7. Maintain and foster communication with the Wisconsin Department of Transportation (WisDOT), Brown County Planning Commission, Brown County Highway Department, and neighboring communities in order to coordinate future improvements.
8. Provide for adequate signage in order to increase safety on the existing road network within the Town.
9. Enhance and maintain the traffic-carrying capability of the Town's roadway system through appropriate subdivision, zoning, land use, and access controls.
10. Require developers to bear all the costs for improvements to and extensions of the transportation network.
11. Where applicable, require developers to connect new subdivision roads to existing roads to allow for safe and efficient traffic movement.
12. Plan for the location of future roads to ensure a connecting road system within the Town.
13. Consider the impacts on the existing road network when reviewing zoning requests.
14. Encourage the development of a multi-modal transportation system.
15. Encourage the development of alternative transportation facilities, such as foot trails and bikeways, along environmental corridors and rail corridors that have been abandoned.

16. Seek federal and state grants to aid in the creation of the Town's multi-modal transportation system.
17. If the rail line located in the Town north of the Village of Denmark should ever be abandoned, support use of the line as a recreation trail.

Utilities and Community Facilities

Goal: Promote a quality living environment through the timely provision of adequate and efficient utility, emergency, recreation, and other public facilities and services affecting the health, safety, and well-being of residents and businesses.

Objectives:

1. Review the existing emergency service protection providers to ensure that adequate emergency services are provided.
2. Continue to maintain an adequate level of fire protection service within the Town.
3. Provide support to the Denmark School District to continue to maintain a quality school system.
4. Consider developing a stormwater management plan that addresses both water quantity impacts, such as flooding, and water quality impacts, such as protection of wetlands and stream habitats.
5. Provide an adequate police presence within the Town.
6. Provide for adequate community and recreational opportunities for all ages of Town residents within the Town.
7. The Town should seek state and federal grants for park acquisition and improvements if it has been determined that the Town should acquire acreage for a site or if it needs to make park improvements.
8. Maintain the quality groundwater within the Town.
9. Look into developing a Town ordinance requiring the capping of abandoned wells.

Intergovernmental Cooperation

Goal: Work with the surrounding communities, school districts, Brown County, and State of Wisconsin to cooperatively plan, develop, and provide services to the Town and region.

Objectives:

1. Work cooperatively with other municipalities and governmental agencies.
2. Work with the surrounding communities to resolve boundary issues, coordinate municipal services, and address other issues of mutual concern.
3. Work with the Denmark School District to evaluate the future needs of the school district.
4. Identify existing conflicts with the surrounding communities and work with the communities to resolve these conflicts.
5. Work with the surrounding communities to ensure that development immediately outside the Town limits is compatible with development within the Town.

6. Investigate reasons for prior annexations in the Town and use results to help formulate Town policies to curb such annexations from occurring in the future.
7. Work cooperatively with the Village of Denmark to curb or limit annexations.
8. Begin boundary discussions with the Village of Denmark.
9. Provide outreach to Town residents to keep them informed of what is happening in the Town.

Natural, Cultural, and Agricultural Resources

Goal: Capitalize on the amenities offered by the Town's natural, cultural, and agricultural resources and integrate these features into planning for future development to enhance the character of New Denmark and protect the quality of life of its residents.

Objectives:

1. Protect the natural environment of the Town.
2. Preserve the farmland within the Town.
3. Protect the farmers' right to farm.
4. Provide for the right for existing farms to expand their operations.
5. Make new residents aware that New Denmark is an agricultural community.
6. Ensure that Town ordinances and policies are applied in a manner that does not harm, but rather enhance the farming in the Town.
7. Maintain the quality of the groundwater within the Town.
8. Work to cap abandoned wells in the Town.
9. Provide conservancy zoning protections for lands adjacent to the Neshota River and its tributaries.
10. Protect the environment from objectionable and potentially unsafe land use practices.
11. Ensure that the environment is protected during the course of new development.
12. Restrict new development near environmentally sensitive areas.
13. Assist, where possible in the preservation of historic buildings within the Town.
14. Work closely with Brown County in improving and maintaining Neshota Park facilities.
15. Work closely with Brown County in planning for and maintaining the Devils River Trail.

Land Use

Goal: Manage the future growth within the Town so as to retain the rural, small town feeling while ensuring an orderly, compatible, balanced development that maintains or improves quality of life, maximizes the efficient provisions of services, and promotes integrated development.

Objectives:

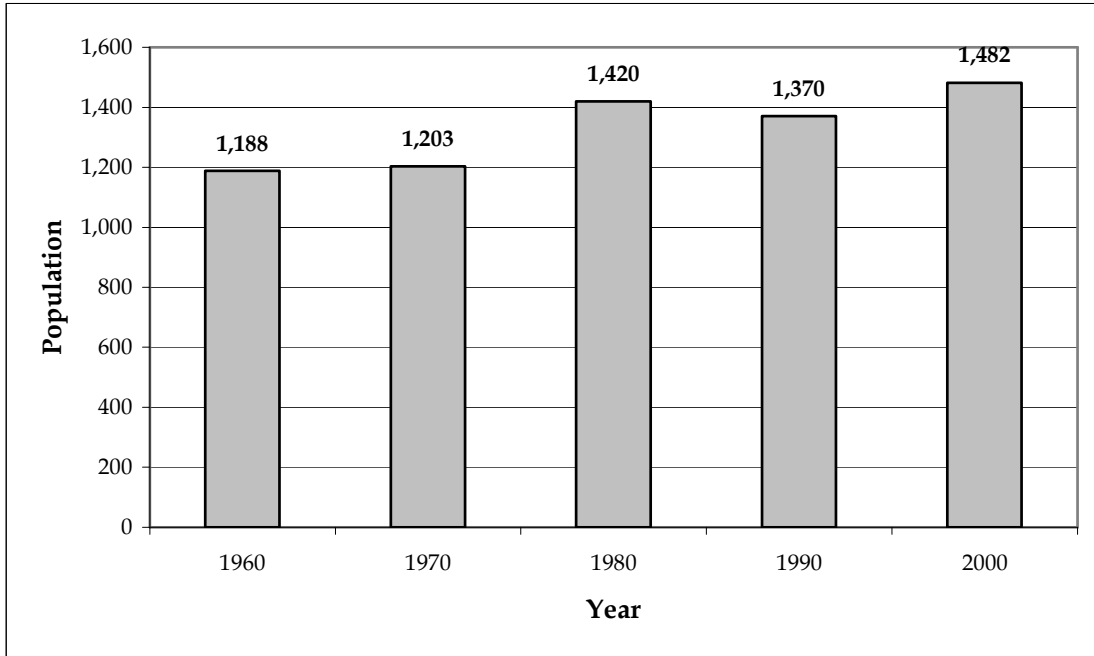
1. Protect the natural environment of the Town.
2. Provide proper locations for future land uses so as to avoid land use conflicts.
3. Identify and reserve appropriate areas for future industrial and commercial expansion and seek ways to integrate these uses with nearby land uses.

4. Locate new businesses wanting to develop in nodes along highways and highway intersections rather than in strips.
5. Promote an adequate supply and mix of housing types for individuals.
6. Explore the possibilities for the enhancement and reinvestment of the existing housing units within the Town.
7. Consider developing a property maintenance code for nuisance issues like junk cars and building dilapidation.
8. Ensure that future development does not adversely impact the rural/agricultural character and atmosphere of the Town.
9. Provide limited controlled development in the Town while ensuring that such development does not detract from the rural character and the natural beauty of the Town.
10. Maintain the 35 acre minimum lot requirement for new houses within the agriculturally zoned areas of the Town.
11. Ensure adequate regulations for large-scale farms.
12. Preserve farmland within the Town.
13. Review the existing conservancy zoned areas of the Town to ensure their adequacy and accuracy.
14. Preserve the Neshota River valley.
15. Incorporate in the Town Zoning Ordinance development techniques that help preserve the rural nature of the community.
16. Provide for a consistent application of the Town zoning regulations.
17. Develop and implement residential lot standards to preserve the Town's rural nature.
18. Provide for a consistent application of the Town zoning regulations to protect residential land uses.
19. Ensure that new and existing development does not have adverse impacts on the groundwater quality.
20. Require that people who live near properties where a rezoning is proposed must be notified of the rezoning request.
21. Locate any future subdivisions near the Village of Denmark.
22. Provide for the consistent application of the Town Zoning Ordinance.

Demographic Trends

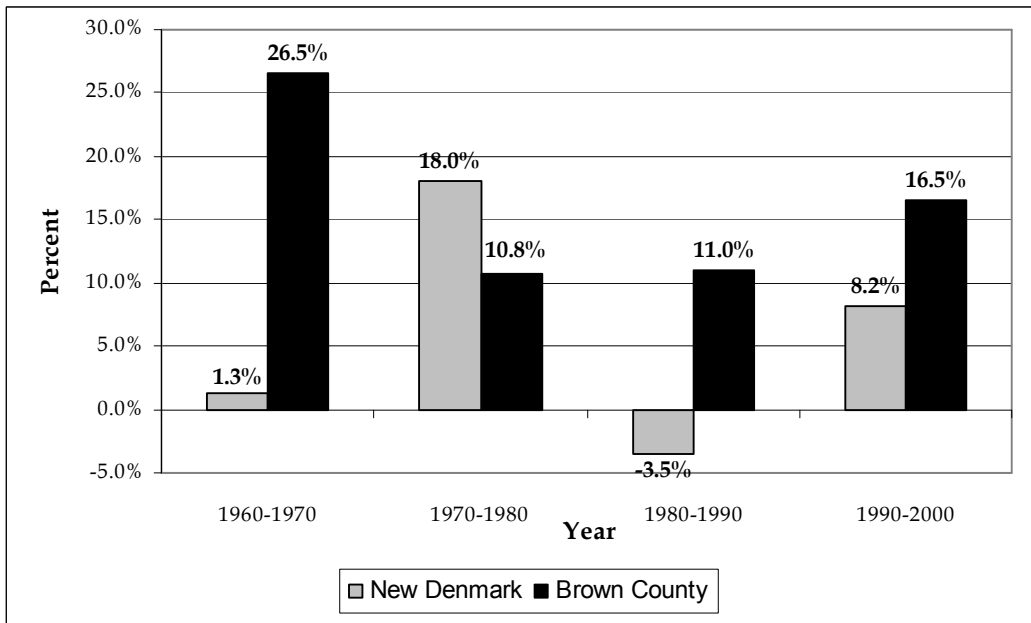
Over the past 40 years, the Town of New Denmark has seen its population grow from 1,188 people in 1960 to 1,482 people in 2000. The two periods of 1970-1980 and 1990-2000 experienced the majority of the population growth. Population within the Town declined between 1980 and 1990. The growth rate for the Town for the period of 1960 to 2000 was 24.7 per cent, which compares to 83.4 per cent for Brown County as a whole during the same time-period. During the period of 1990-2000, the Town of New Denmark increased by 112 people, or 8.2 percent, to a population of 1,482, which is lower than the 16.5 percent increase for the County during the same time-period. In terms of population, in the year 2000, the Town of New Denmark ranked 20th among the 24 municipalities within Brown County. The most recent Wisconsin Department of Administration 2006 estimate for the Town of New Denmark indicates that the Town population has grown to 1,543 people.

Figure 1-1: Town of New Denmark Historic Growth Trend



Source: U.S. Census of Population; Wisconsin Dept. of Administration

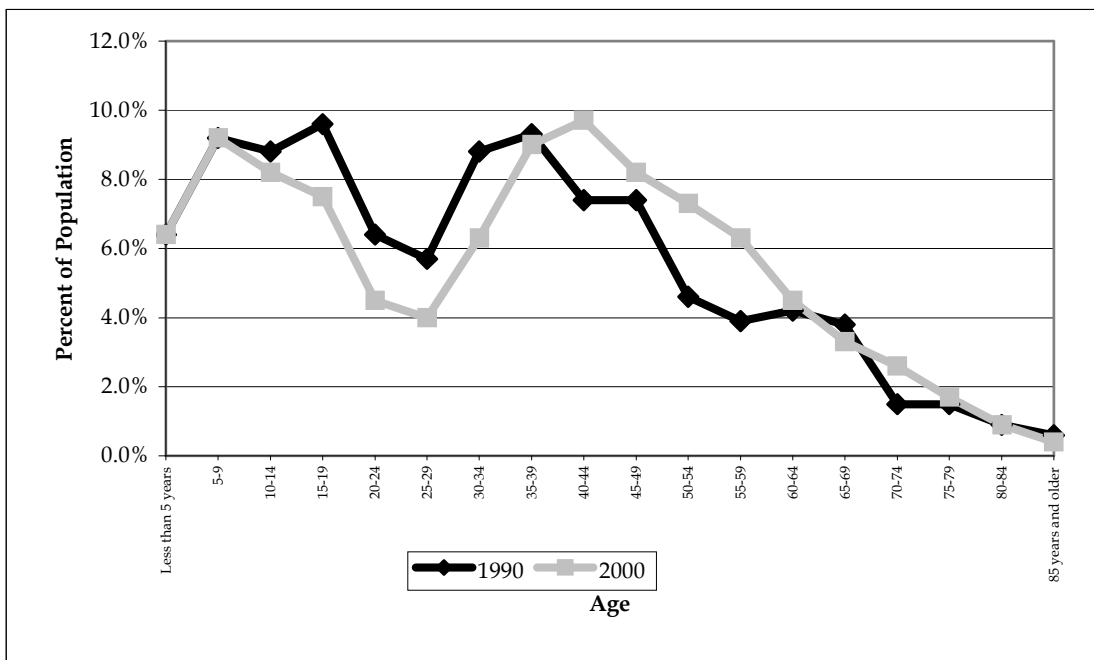
Figure 1-2: Town of New Denmark and Brown County Percent Population Change, 1960-2000



Source: U.S. Census of Population; Wisconsin Dept. of Administration

The 2000 U.S. Census indicates that the population of Town residents aged slightly since 1990. The median age of Town residents is 37.2 years as compared to 32.2 years in 1990. The number of school-aged children decreased by 9 children between 1990 and 2000, while residents between the ages of 20 and 34 decreased by 68 or 23.6 percent, and those residents aged 40 and older increased by 177 or 36.2 percent. As indicated by the population graph, there is a decrease in population above the age of 40. Figure 1-3 displays how the Town of New Denmark has changed over the past ten years with the age ranges as a percentage of the overall population of the Town of New Denmark.

Figure 1-3: Town of New Denmark Age as a Percentage of Population, 1990 and 2000

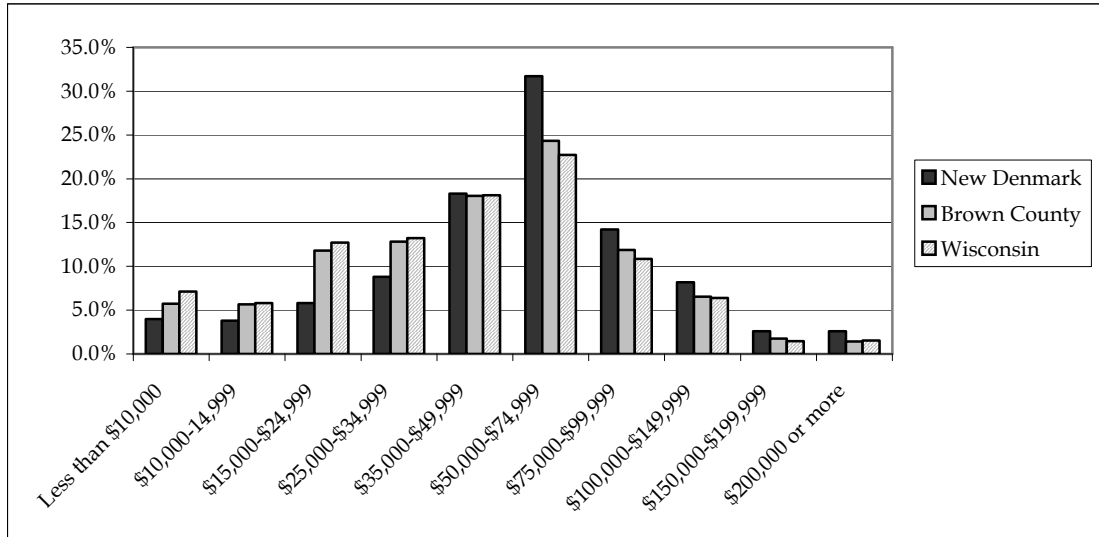


Source: U.S. Census of Population; Wisconsin Dept. of Administration

Income Levels

The 2000 census also provides ranges for income levels. The median household income for the Town of New Denmark was \$57,891, while Brown County was \$46,447 and the State of Wisconsin was \$43,791. Income levels for the Town of New Denmark, Brown County, and the State of Wisconsin are compared and displayed in Figure 1-4. As evident in the graph, the Town of New Denmark has a much larger percentage of households earning \$50,000-\$74,999 than Brown County and the State of Wisconsin.

Figure 1-4: Town of New Denmark, Brown County, and State of Wisconsin 1999 Household Income

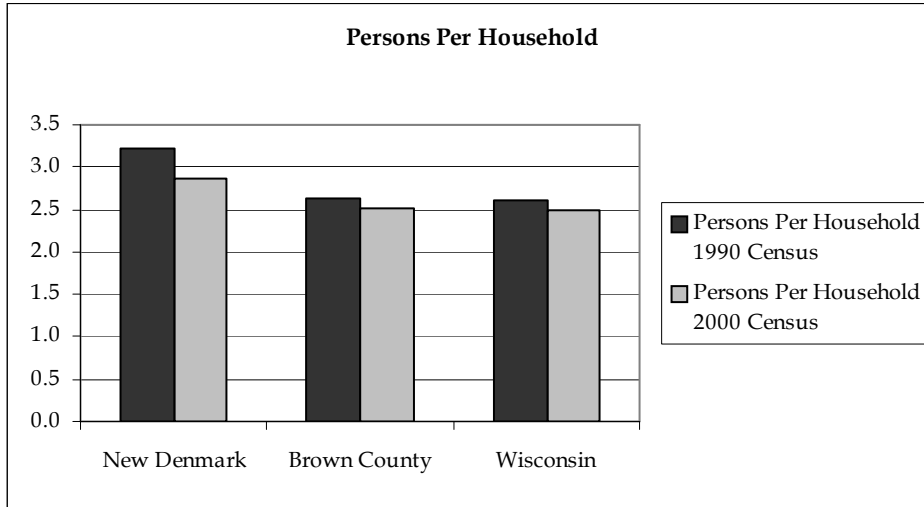


Source: U.S. Bureau of the Census, Table DP-3, Profile of Selected Economic Characteristics: 2000

Housing Characteristics

Similar to the nationwide trend, the average household size for the Town of New Denmark has declined from 3.22 people per household in 1990 to 2.87 people per household in 2000. This calculates to a 10.8 percent decrease in people per household between 1990 and 2000. The 2.87 people per household figure is still higher, however, than the people per household figure for Brown County or the State of Wisconsin. This likely indicates that there are larger families and more families with children living at home in the Town than the County or State. The lack of multi-family housing units within the Town also contributes to higher average persons per household than other more urban municipalities. Figure 1-5 identifies the 1990 and 2000 trend in people per household for the Town of New Denmark, Brown County, and the State of Wisconsin.

Figure 1-5: Town of New Denmark, Brown County, and State of Wisconsin Average People Per Household

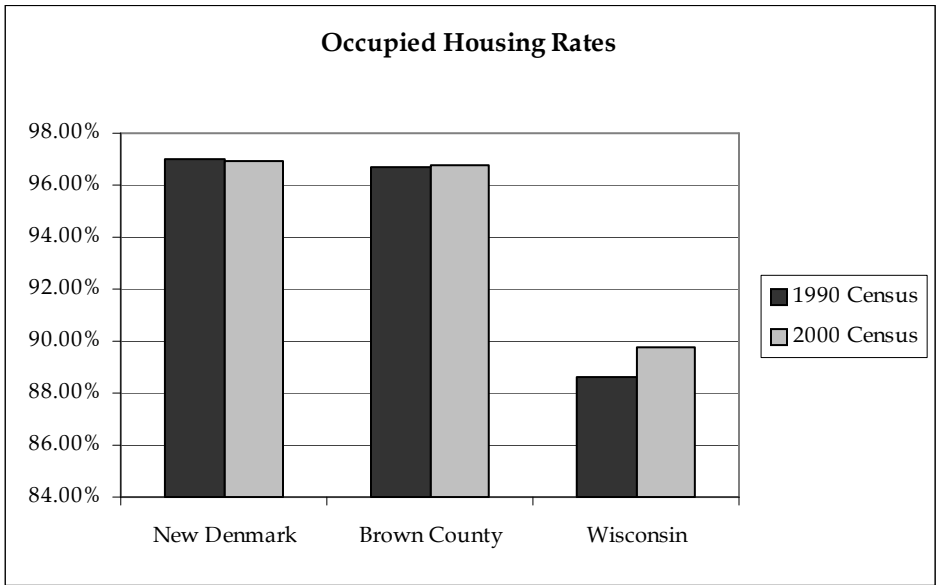


Source: U.S. Census of Population; Wisconsin Dept. of Administration

There were 438 housing units with 425 in use in 1990, which increased by 90 units or about 19.8 percent in 2000 to 528 units with 515 units in use. According to the 2000 census, approximately 96.9 percent of the housing stock in the Town was occupied which was about the same as in 1990 (see Figure 1-6). Approximately 3.1 per cent of the housing stock was vacant in 2000.

About 89.4 percent of residents in the Town of New Denmark owned their own homes in 2000, as compared to the 90.8 percent of Town residents who owned their own homes in 1990. Rural areas in Brown County, such as the Town of New Denmark, typically have a high percentage of owner-occupied housing units due to the lack of multi-family buildings or other rental developments.

Figure 1-6: Town of New Denmark, Brown County, State of Wisconsin Occupied Housing Rates - 1990 and 2000

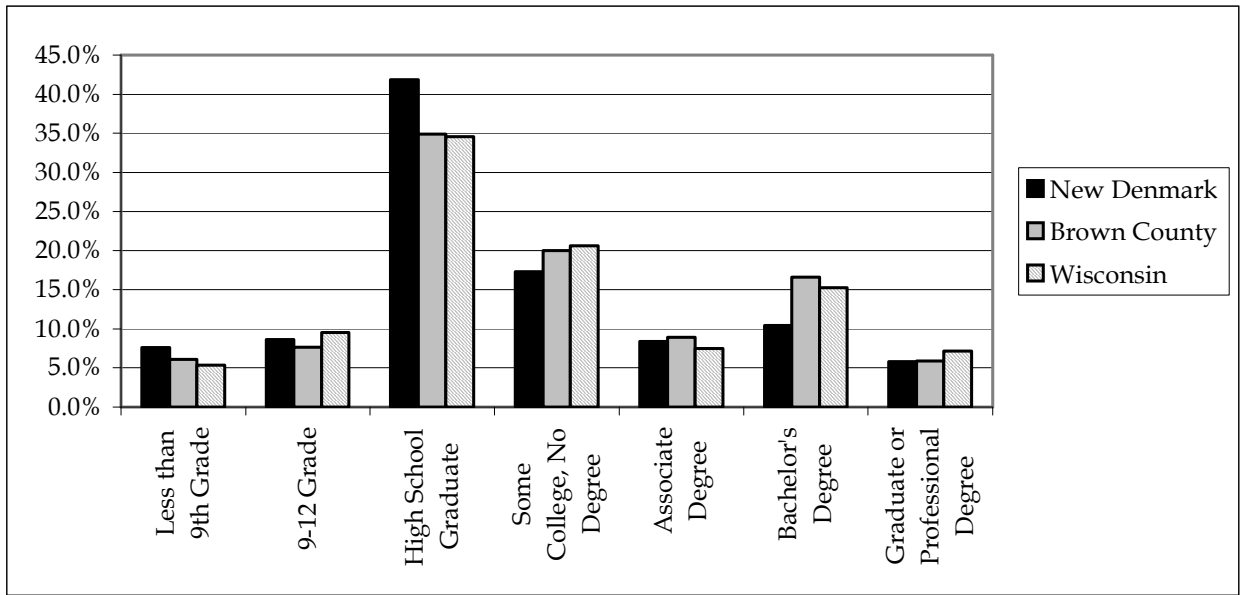


Source: U.S. Census of Population; Wisconsin Dept. of Administration

Education Levels

The Town of New Denmark has a significantly larger percentage of its population with the highest level of education attainment being a high school diploma than does Brown County and the State of Wisconsin. The percentage for this category in the Town is higher than the percentage for the same education level of the State of Wisconsin and of Brown County. In terms of advanced education beyond high school, the Town has a slightly lower percentage of residents in this category than does the State of Wisconsin and Brown County.

Figure 1-7: Town of New Denmark, Brown County, and State of Wisconsin Educational Attainment of People 25 Years and Older



Source: U.S. Bureau of the Census, Census 2000 Table DP-2 Profile of Selected Social Characteristics: 2000

Employment Characteristics

Although the Town of New Denmark is perceived as primarily an agricultural community, according to the 2000 census, only 67 people (8.3 percent of the employed population over the age of 16) are employed in the farming, fishing, and forestry occupations. This is in contrast to the 173 people (21.4 percent) who work in the largest occupation of manufacturing and 137 people employed in the educational, health and social services category. Figure 1-8 displays the occupation breakdown of the residents of the Town of New Denmark.

Figure 1-8: Town of New Denmark Occupations

Occupation	Number	Percent
Manufacturing	173	21.4
Educational, Health, and Social Services	137	16.9
Finance, Insurance, Real Estate, and Rental and Leasing	49	6.1
Retail Trade	57	7.0
Construction	58	7.2
Professional, Scientific, Management, Administrative, and Waste Management Services	46	5.7
Transportation and Warehousing and Utilities	70	8.7
Wholesale Trade	41	5.1
Other Services (except Public Administration)	41	5.1
Arts, Entertainment, Recreation, Accommodation and Food	36	4.5
Public Administration	13	1.6
Agriculture, Forestry, and Mining	67	8.3
Information	20	2.5

Source: U.S. Census Bureau, Table DP-3 Profile of Selected Economic Characteristics: 2000

Employment Forecast

The Wisconsin Department of Workforce Development produced a profile in April 2005 for the Bay Area Workforce Development Area, which includes Brown, Door, Florence, Kewaunee, Manitowoc, Menominee, Oconto, Shawano and Sheboygan Counties within its boundaries. The profile identifies projected job increases or decreases by industry for the ten year period between the 2002 estimate and 2012.

According to the profile, the total number of non-farm jobs is projected to increase a total of 11.9 percent (35,980 jobs) by the year 2012. Although goods-producing jobs will still represent 29 percent of the total employment in the region, this is down from just under 31 percent in 2002. This contrasts with the services and information-providing industry sectors, which will increase from 69 percent of all employment to about 71 percent.

The education and health services sector is projected to add 12,620 jobs in the ten-year period, with ambulatory care providing nearly 4,000 of these jobs. This is the fastest rate for all industry sectors in the Bay Area, which is likely due to the general aging of the population generating increased demand for these services.

Manufacturing will continue to have the largest number of jobs through 2012, however, growth in this sector will be very slow with about 490 new jobs expected to be added in ten years. There will still be a demand for highly-skilled persons to enter the manufacturing sector as “baby-boom” workers begin to retire.

Job growth and economic development strategies are discussed in much more detail in the Economic Development Chapter of this document. Figure 1-9 displays total non-farm industry employment projections for the Bay Area Workforce Development Area.

Figure 1-9: Industry Projections for Bay Area Workforce Development Area, 2002-2012

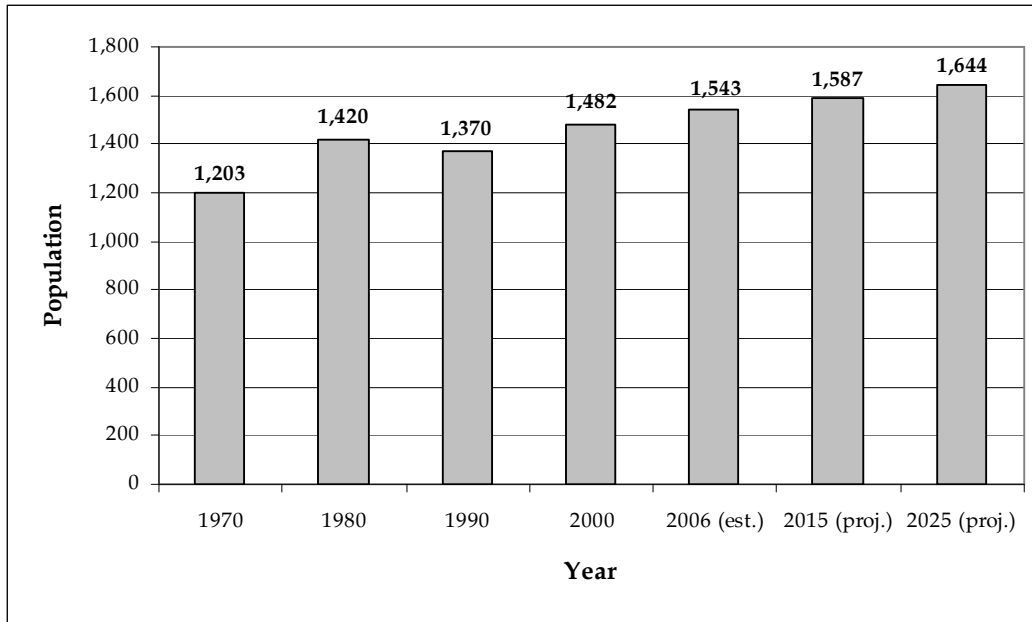
Industry Title	Employment		Ten-Year Change	
	2002 Estimate	2012 Projection	Numeric	Percent
Total Non-Farm Employment	302,090	338,070	35,980	11.9%
Construction/Mining/Natural Resources	15,820	19,170	3,350	21.2%
Manufacturing	77,690	78,180	490	0.6%
Paper Manufacturing	9,900	8,520	-1,380	-13.9%
Plastics and Rubber Manufacturing	5,450	6,640	1,190	21.8%
Transportation Equipment Manufacturing	5,470	5,860	390	7.1%
Trade	42,270	46,840	4,570	10.8%
Building Material, Garden Equipment and Supplies Dealers	3,000	3,550	550	18.3%
Transportation and Utilities (Including U.S. Postal Service)	15,760	17,900	2,140	13.6%
Financial Activities	15,120	16,990	1,870	12.4%
Education and Health Services (Including state and local government education and hospitals)	50,170	62,790	12,620	25.2%
Ambulatory Health Care Services	9,890	13,860	3,970	40.1%
Hospitals (Including state and local government)	11,150	13,590	2,440	21.9%
Leisure and Hospitality	27,360	30,950	3,590	13.1%
Information/Professional Services/Other Services	38,510	45,150	6,640	17.2%
Government (Excluding USPS, state and local gov't education and hospitals)	19,390	20,100	710	3.7%

Source: Wisconsin Dept. of Workforce Development, Office of Economic Advisors, September 2004 and Bay Area Workforce Development Area Profile, April 2005

Population and Housing Forecasts

In January of 2004, the Wisconsin Department of Administration (WDOA) provided Brown County with updated population projections through the year 2025. According to these projections, the Town of New Denmark is forecasted to grow to 1,587 people by 2015 and 1,664 by 2025. This results in a population growth rate from 2000 to 2015 and 2025 for the Town of New Denmark of 6.9 percent and 12.3 percent respectively. If this projection is correct Town of New Denmark can expect to add approximately 182 people during the 2000 to 2025 period. The historic and projected population for the Town of New Denmark is displayed in Figure 1-10.

Figure 1-10: Town of New Denmark Historic and Projected Population



Source: U.S. Census Bureau 2001; Wisconsin Dept. of Administration, 2002, 2006

The most recent (January 1, 2006) Department of Administration estimate of population for the Town estimates that 1,543 people resided in the Town as of January 1, 2006, an increase of 61 people since the 2000 U.S. Census. Using the 2000 census average household size of 2.87 people for the Town and applying it to the DOA projection for the Town, New Denmark will need approximately 42 additional units to house the 2025 population projection for the Town.

The 2006 DOA estimate for the Town surpasses the DOA 2005 projection for the Town by 27 persons and is only 9 persons less than the 2010 projection for the Town. While population increases or decreases do not occur in a straight line manner, but rather in spurts, it is not unrealistic to assume that the 2025 year population of the Town may trend toward 1,700 to 1,750 people. If this should happen, the Town would need to add between 55 and 72 housing units over the course of the next 20 years to meet the expected population change. If the future Town population increases faster than projected, additional housing units will also be needed. In addition, the average number of persons per household within the Town has historically declined every ten years due to a trend towards smaller families. If this trend should continue, additional housing units would be required.

Summary

The goals and objectives for the Town of New Denmark Comprehensive Plan reflect the results of the town-wide visioning session and, accordingly, Town residents' visions for the next 20 years. "Protecting the natural environment" and trying to "keep the Town from becoming too crowded so as to maintain the rural/agricultural character and atmosphere of the Town" were two of the highest rated issues that came out of the Town visioning session.

One of the main issues facing the Town is how to deal with development pressures and the desire to keep the rural nature of the Town intact. Dealing with the increasing population and weighing the demands of increased development pressures with the desire of the Town residents to maintain the Town's rural atmosphere and its natural environment will require much thought and foresight by the Town's elected officials.

CHAPTER 2

Land Use

The purpose of the plan's Land Use Chapter is to compile an inventory of the existing land use patterns and to recommend a direction for future development that is consistent with the desired character of the community. This chapter contains data about existing land use within the Town, as well as numerous recommendations pertaining to future land use and land use policy.

Existing Land Use

In order to plan for future land use and development in New Denmark, it is necessary to consider existing land uses and development trends. A land use inventory, which classifies different types of land use activities, is an important means of identifying current conditions. Comparing land use inventories of previous years can identify various trends that are helpful in establishing a plan for future land use.

The Brown County Planning Commission conducts a countywide land use inventory every decade. Fieldwork for the most recent inventory for the Town of New Denmark was completed in June 2000 and updated in the spring of 2006. Using this data, the various land use categories were broken down by acreage. Figure 2-1 describes the land use composition of the Town, and Figure 2-2 shows the location of the various land uses within the Town.

New Denmark is a fairly rural farming community with single-family homes scattered throughout the Town. There have been no subdivisions developed in the Town. The residential development has occurred on existing lots of record and by individual lot splits. Langes Corners, an unincorporated community located in the northwest portion of the Town, has the densest development including both residential and commercial development.

Residential Land Uses

Over the past 16 years, the amount of residential land has increased from 818 acres in 1990 to 1,076 acres in 2006. This is an increase in developed residential land of 258 acres in 16 years. The presence of reasonably affordable developable land, desire for larger country lots, and proximity to the Green Bay Metropolitan Area has helped contribute to this trend.

The Langes Corners area and portions of the Town located just south of the Village of Denmark have the densest concentration of residential development. The Town added 71 single-family homes in the past six years. Most of the new homes have been scattered throughout the Town. No subdivision plats have been recorded in the Town. All development has occurred on existing lots of record or by certified survey maps.

The residential uses in the Town are almost exclusively single-family residences. In 2006, more than 99 percent of the acres devoted to residential use were for single-family

residences. Two-family residences and multifamily units make up less than one percent of the developed residential acreage in the Town. These percentages have not changed since the 1990 land use inventory, largely because of the rural nature of the Town and the lack of multifamily development that has occurred in the Town. According to the 2000 U.S. Census, out of the 525 total housing units located in the Town, 514 were single-family units.

Figure 2-1: Town of New Denmark Year 2006 Land Use Acreage

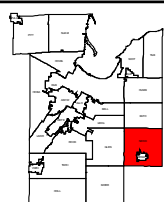
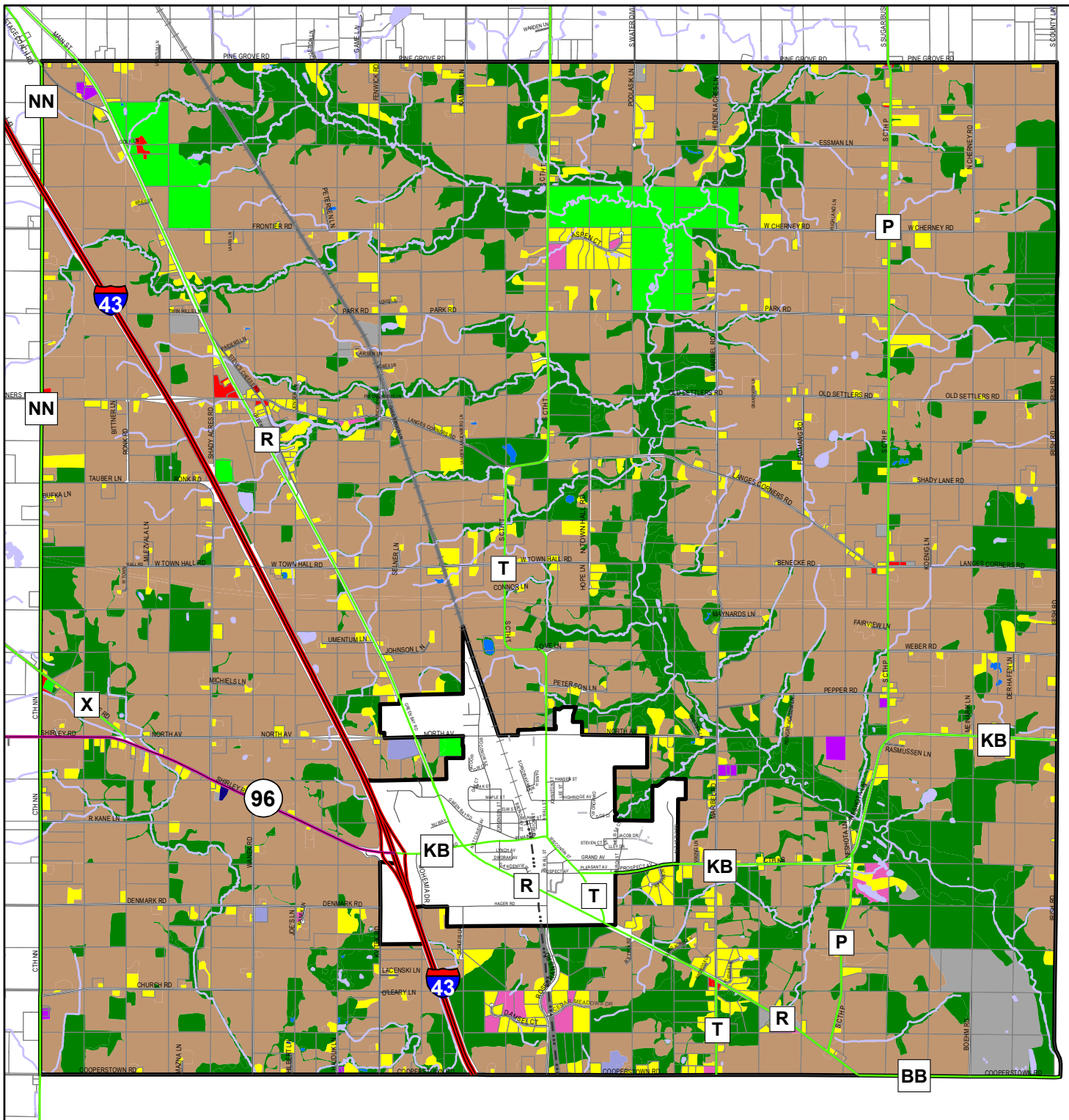
LAND USE	TOTAL ACRES
<i>TOTAL RESIDENTIAL</i>	1,075.935
TOTAL COMMERCIAL	23.122
TOTAL INDUSTRIAL	295.68
TOTAL TRANSPORTATION	1,070.452
TOTAL COMMUNICATION/UTILITIES	4.658
TOTAL INSTITUTIONAL/GOVERNMENTAL	26.1
TOTAL OUTDOOR RECREATION	457.364
TOTAL AGRICULTURE	14,199.572
TOTAL NATURAL AREAS	5,058.354
<i>GRAND TOTAL</i>	22,211.237

Source: Brown County Planning Commission 2006 Land Use Update

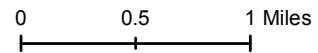
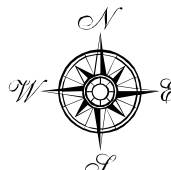
The Town has three zoning classifications in its zoning ordinance that allow residential development. Residential development is allowed within the Agricultural District, the Residential District and the Agricultural District. The minimum lot size requirements for these zoning classifications are described and discussed later within the Future Land Use Recommendations portion of this chapter under the Residential heading.



Figure 2-2
Existing Land Use
 Town of New Denmark, Brown County, WI



Single-Family Residential	Rail Related
Other Residential	Communications/Utilities
Two - Family Residential	Governmental/Institutional
Mobile Homes	Parks and Recreation
Land Under Development	Open Space/Fallow Fields
Commercial	Agricultural
Industrial	Water Features
Transportation Related	Natural Areas, Woodlands, Undeveloped Open Space



This is a compilation of records and data located in the Brown County office and is to be used for reference purposes only. The map is controlled by the field measurements between the corners of the Public Land Survey System and the parcels are mapped from available records which may not precisely fit field conditions. Brown County is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.

Map prepared by PALS, Brown County Planning Department, 2007.
 Source: PALS, Brown County Planning Commission

Commercial and Industrial Land Uses

Commercial land uses occupied 23.122 acres in 2006, or only 0.1 percent of the Town. This is very similar to the amount of acres utilized for commercial use in 1990. Industrial land uses occupied 295.68 acres in 2006, or 1.33 percent of the Town. The majority of industrial acres are occupied by a quarry located in the extreme southeastern corner of the Town. The biggest concentration of businesses and industries is in the Langes Corners area of the Town, including Belgioioso Cheese. Other businesses are scattered throughout the Town, generally along the county highways.

Institutional Uses

Institutional land uses include churches, schools, cemeteries, and government buildings. Institutional lands account for 26.1 acres of the Town, which is only 0.11 percent of the total Town land area. The institutional uses are scattered throughout the Town and include five cemeteries, two churches, and the town hall.

Outdoor Recreation Uses

The Brown County land use inventory indicates that New Denmark contained 457.364 acres of outdoor recreation uses in 2006, which comprised approximately 2.06 percent of the Town. While the Town of New Denmark does not own or operate any public outdoor recreation facilities, Neshota Park, owned and operated by Brown County is located in the northern half of the Town adjacent to Park Road. The Town of Denmark does contribute funds to the Veterans Memorial Park Association for use towards Veterans Memorial Park, located in the Village of Denmark. A portion of the Devil's River Trail is located in the southern portion of the Town. The trail starts in the Village of Denmark and extends into Manitowoc County. There are also a number of privately-owned facilities located in the Town that can be used by the public. Twin Oaks Golf Course is located in the central portion of the Town adjacent to CTH R. Circle Tap Bar, located in the western portion of the Town adjacent to CTH N has a lighted ball diamond that is used by softball leagues. Basil's II Tavern, located on CTH P, has volleyball courts for volleyball leagues and has horseshoe pits. 20th Century Bar, located at the intersection of CTH's T and R, operates a bowling alley and volleyball courts which are used by local residents. Shady Acres Campsites, located near I-43 in the western portion of the Town, offers camping opportunities. Other recreation opportunities are located in the Village of Denmark including Veterans Memorial Park, a shooting range, a bowling alley and recreation facilities associated with the Denmark schools. Parks and other outdoor recreational uses are discussed further in the Community Facilities Chapter of the plan.

Agricultural Land Uses

Agricultural use remains the predominant land use within the Town. The recent land use update indicates that there are 14,199 acres of land devoted to agricultural use, a decrease of 1,274 acres of agricultural land in the Town since 1990. The 1990 Brown County land use update indicated that the Town had 15,473 acres of land devoted to agricultural use. The reduction in available agricultural land is largely a result of the number of parcels being developed into rural residential use and farm fields not being actively cultivated.

Natural Areas

The largest wooded area in the Town is located in the northeast portion of the Town. Most of the valleys of the Neshota River are forested. The scattered woodlots of the Town are generally located on flat terrain and are usually composed of a combination of green and white ash, sugar maple, birch, white and red oak, beech, elm and some white pine. Many of the wooded areas are also considered wetlands. The wetlands are scattered throughout the Town. The largest blocks of wetlands are located adjacent to the Neshota River, in the northeast portion of the Town, in the south central portion of the Town, and in the west central portion of the Town. Most of the wetlands of the Town are wooded wetlands. The major surface water resource of the Town is the Neshota River, which cuts across the eastern portion of the Town. There are also small tributaries of Kings Creek, Buck Creek, and Devils River.

Natural areas within the Town accounted for 5,058.354 acres in 2006. These natural areas include woodlands, wetlands, and brush lands. Woodlands total 1,519 acres of the natural areas in the Town. Some of the woodlands also include wooded wetlands.

Land Use Trend Analysis

Supply and Demand

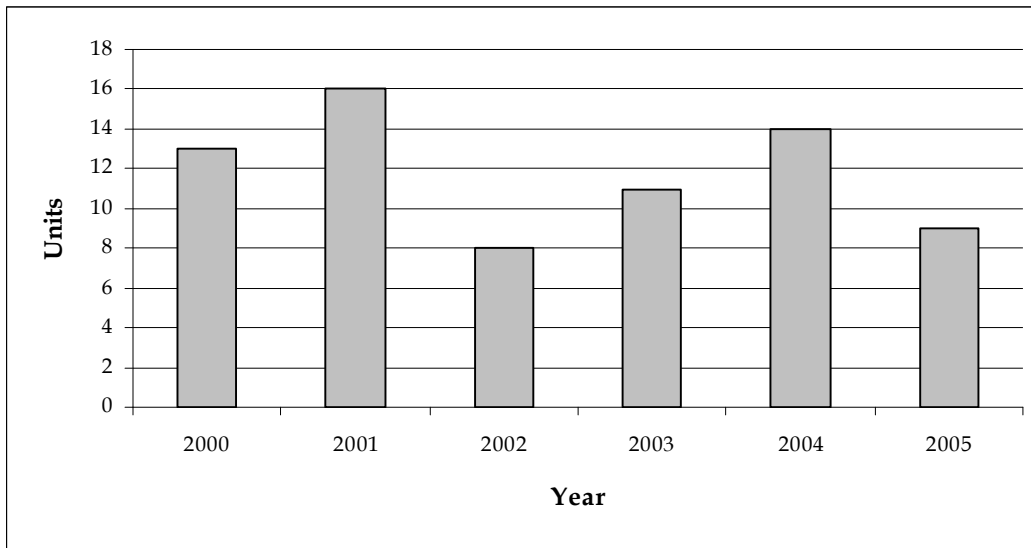
Due to the rural nature of the Town, there is an abundance of land that has the physical capability of being developed. Town zoning policies have kept a curb on rezoning land out of Exclusive Agricultural zoning. There are only a limited number of acres in the Town that are zoned Agriculture-Residential where rural residential development on small lots is allowed. There is some demand for residential land in the Town, but Town development policies have been to keep the Town as a rural agricultural community.

According to the Town of New Denmark building permit files, 71 single-family homes were built during the period of 2000-2005. The permit data for the past six years is displayed in Figure 2-3.

Land Prices

The average value of farmland in the Town ranges from about \$2,100 to \$4,000 per acre, which is fairly similar to other areas of Brown County. This compares to the assessed value of farmland in the Town of about \$150 per acre. Prices per acre for land, including farmland that is parceled out for residential use, is much higher than the cost of buying farmland for farm use. A three acre parcel for residential use could easily cost in the range of \$18,000 to \$25,000 or more. The average selling price for a vacant parcel in the Town has remained fairly steady. Most of the recent residential development in the Town has occurred in scattered areas throughout the Town. Average housing values and prices for existing homes in New Denmark are discussed further in Chapter 5 of the plan.

Figure 2-3: Town of New Denmark Building Permits for Single-Family Houses, 2000-2005



Source: Town of New Denmark records

Opportunities For Redevelopment

Due to the rural nature and the lack of concentrated development within the Town, there are very limited opportunities for redevelopment. There are some older buildings in Langes Corners that could be candidates for redevelopment because of their age and condition.

Existing and Potential Land Use Conflicts

As the Town of New Denmark continues to grow, new residents will encounter active farming operations. It is important that new residents in these areas are made aware of the active farms, as well as the sights, smells, and other activities that characterize farming operations. Every effort should be made to ensure that the existing farming operations are not negatively impacted by development. Potential future industrial and commercial development, as well as potential expansion of existing industrial and commercial development, in New Denmark should be done so as to not adversely affect adjoining lands and uses. Building and landscaping techniques should be used to negate any potential negative impact.

20-Year Projections In 5-Year Increments

The State of Wisconsin Comprehensive Planning Law requires communities to project their future land use needs for residential, commercial, industrial, and agricultural lands for a 20-year period in 5-year increments. In order to get a better idea of how much available land the Town of New Denmark might need to continue to grow at its current rate, the land use inventories for 1990 and 2000 were compared. Research was also conducted on land divisions occurring within the Town within the last five years.

The 2025 Wisconsin Department of Administration (WDOA) population projection indicates that the Town is projected to grow to 1,664 people. This is an increase of 122 people over the course of the planning period (2006-2025). Based on an average of 2.87 people per household in the Town (2000 U.S. Census figure for the Town), there will be a need for approximately 42 additional units during this time period to house the increase in population for the 2005-2025 year period. The most recent (January 1, 2006) Department of Administration estimate of population for the Town indicates that 1,543 people reside in the Town as of January 1, 2006. This surpasses the DOA 2005 projection for the Town by 27 persons and is only nine persons less than the 2010 projection for the Town. While population increases or decreases do not occur in a straight line manner, but rather in spurts, it is not unrealistic to assume that the 2025 year population of the Town may trend toward 1,700 to 1,750 people. If this should happen, the Town would need to add between 55 and 73 additional housing units over the course of the 20 years to meet the expected population change. If the future Town population increases faster than projected, additional housing units will also be needed. In addition, the persons per household average within the Town have historically declined every 10 years due to a trend towards smaller families. If this trend should continue, additional housing units would be required.

Figure 2-4 identifies the land use acreage changes that occurred in the Town during the period of 1990 and 2006. During this time period, there was an increase of 258 acres in developed residential land in the Town and a decrease of 1,274 acres devoted to agricultural use.

Figure 2-4: New Denmark Land Use Changes, 1990-2006

Land Use	1990 (Total Acres)	2006 (Total Acres)	Difference 1990-2006
Residential	818 acres	1,076 acres	+258 acres
Commercial	25 acres	23 acres	-2 acres
Industrial	262 acres	296 acres	+34 acres
Agricultural	15,474 acres	14,200 acres	-1,274 acres

A review of records of lot splits occurring in the Town by certified survey maps since 2000 indicates that the average size of the lots that were created during that period was four acres. Assuming that there will be from 55 to 73 new housing units created in the Town in the next 20 years based on the future population projections and assuming that the average lot size will be four acres yields a need for 220 to 292 acres of additional residential land. This does not necessarily mean that the Town will need to rezone that amount of projected acres to residential zones. There are existing lots in the Town that have not yet been built upon. In addition, the Town zoning ordinance allows residences to be built in the agricultural-zoned areas of the Town without the need to rezone. Town development policies also have an impact on future acreage needs for residential development. Should future Town policies require smaller lot sizes than what have occurred under recent market conditions, the amount of land needed for future population growth will be smaller than the 220 to 292 acres previously indicated. A smaller population increase than projected would also decrease the need for additional acres.

The land use inventory found that the existing ratio of land uses within the Town is approximately one acre of commercial development for every 47 acres of residential development and one acre of industrial development for every 13 acres of residential development (determined after subtracting out of the calculations 216 acres of existing industrial development utilized by the quarry within the Town). Applying these ratios to the 220 to 292 projected acres needed for residential development yields the need for five to six additional acres of commercial land and 17 to 22 additional acres of industrial land during the 20-year planning period. When talking about such a small amount of land for future additional commercial and industrial growth, it should be understood that under real world conditions such acreage figures could increase substantially and not be out of line with the needs or wants of a community. Future agricultural acre projections were based on the average amount of acres (1,274) taken out of agricultural production in New Denmark during the period of 1990 to 2006.

Figure 2-5 identifies the 5-year growth projections for the Town. The figure identifies a range of projected acres within the 5-year increments. Because it is unrealistic to predict specific acreage needs for each period due to the unsteadiness of growth, a straight-line projection has been used to determine the 5-year increments.

Figure 2-5: New Denmark 20-Year Current Trend Land Use Projections in 5-Year Increments

Land Use	2006	2010	2015	2020	2025
Residential	1,076 acres	1,122-1,139 acres	1,180-1,214 acres	1,238-1,291 acres	1,296-1,368 acres
Commercial	23 acres	24-25 acres	25-26 acres	27-28 acres	28-29 acres
Industrial	80 acres	84-85 acres	89-92 acres	93-97 acres	97-102 acres
Agricultural	14,200 acres	13,882 acres	13,484 acres	13,086 acres	12,688 acres

Future Land Use Recommendations

The proposed land use for the Town of New Denmark is shown on Figure 2-6 and includes various categories for a number of different land uses. It is important to understand that the Future Land Use map is not a zoning map and the recommended uses as shown on the map do not necessarily identify exact dimensions of such potential future uses. These are general locations. Actual future use of such properties may expand or contract from the location that has been shown on the map. While the map indicates specific locations, as well as potential general locations for future land uses, in some cases future use of a property may be limited because of limitations posed on the property by environmental regulations and requirements. While a property may be shown for commercial use, for example, or may even be zoned for commercial use, if the property has wetlands contained onsite, actual use of the property will be limited to the area that is outside of the wetlands due to environmental regulations.

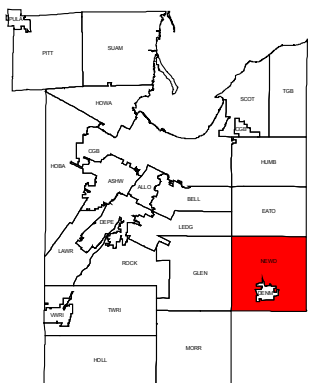
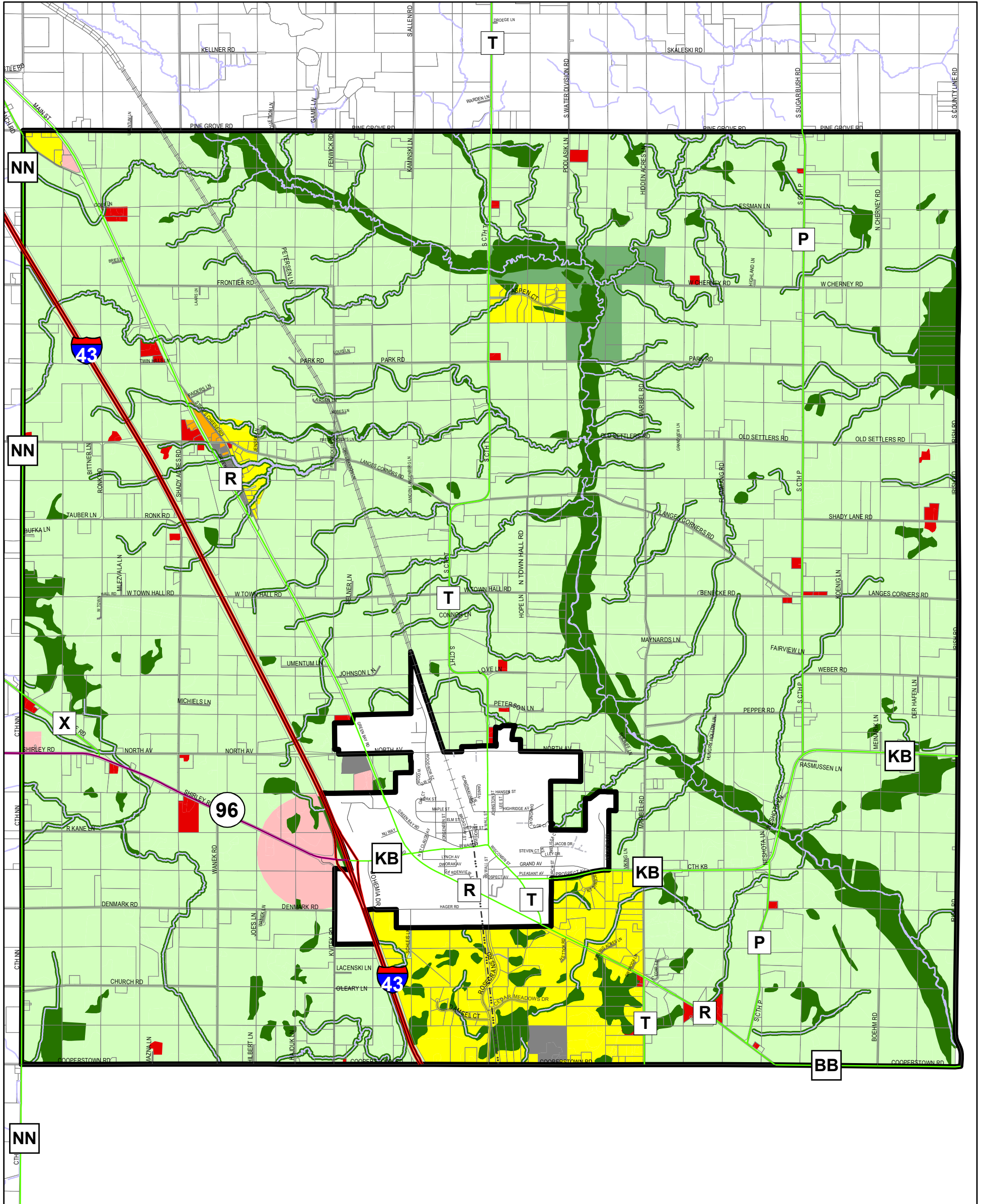
In reviewing the future land use map, it is important to understand that while some areas have a proposed future land use that is different from the existing land use or from the existing zoning, it does not mean that existing use of the property cannot continue. The

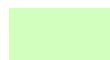










Figure 2-6

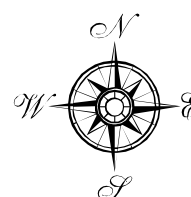
Future Land Use

Town of New Denmark, Brown County, WI



- | | | | |
|---|----------------------------|---|-------------------------------------|
|  | Agriculture |  | Future Industrial |
|  | Conservancy |  | Future Residential Development Area |
|  | Existing Business |  | Neshota Park |
|  | Existing Industry | | |
|  | Future Business | | |
|  | Future Business/Industrial | | |

0 0.5 1 Miles



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Map prepared by PALS, Brown County Planning Department, June 2007.

Source: PALS, Brown County Planning Commission

property can continue to be used for any use allowed under the present zoning classification that the property is zoned as. If the existing use was a legal use when it was established, it can continue as long as the landowner or subsequent landowner wants to continue the use. With the possible exception of the areas recommended for future conservancy use, it also does not mean that the Town will be rezoning the land to a zoning category that is consistent with the proposed future use shown on the Future Land Use map. That would only occur if requested by the property owner. It simply means that if the owner of a property ever wants to change zoning from the existing zoning on the property to another zoning classification, the land use map should be used to determine what zoning classification the land should be rezoned to. If a property owner wishes to rezone property to a use other than what the Future Land Use map recommends and the Town is satisfied with the proposed rezoning, the Town should first change the comprehensive plan to make the proposed use consistent with the comprehensive plan and then change the zoning on the property. The Future Land Use map does not and cannot change the existing use of a property. It is a tool to be used by the Town for making future land use decisions.

Agriculture

Most of the land acreage within the Town is zoned Agricultural. This zoning category allows landowners to receive tax credits from the State of Wisconsin under the Farmland Preservation Program if the landowner wants to partake in the program and if the landowner meets the eligibility requirements of the program. Agriculture has been and will likely continue to be the dominant land use within New Denmark over the 20-year timeline of this plan. A number of the top issues that came out of the Town visioning session involved preserving the rural/agricultural character of the Town and maintaining the open areas of the Town. There are a number of active farms located within the Town. The Town should continue to work with these landowners to ensure that the Town's development policies do not interfere with the continuing operation of the farms. Development activities should be limited within the agricultural areas of the Town to the activities and recommendations within this chapter. All Town policies should be periodically reviewed to ensure that, practically speaking, such policies do not negatively affect agriculture activity so that agriculture is retained as the dominant land use in the Town throughout the life of this plan and farmers are allowed to do what they do best, which is to farm.

Some existing farmed areas of the Town are identified on the Future Land Use map for uses other than agriculture. These existing agricultural areas will likely remain in agriculture for the foreseeable future and will continue to be used for agricultural use as long as the property owner wants the use to continue. The map simply recommends potential future use of the properties other than agriculture in the event that the landowner would ever want to change the use of the property.

Residential

The Town of New Denmark has historically tried to maintain the rural and agricultural nature of the Town and control the amount of non-farm residential development that occurs in the rural portions of the Town. There has historically never been a subdivision plat approved in the Town. As mentioned in the previous paragraphs about agriculture,

a number of the top issues that came out of the Town visioning session involved preserving the rural/agricultural character of the Town, maintaining the open areas of the Town, maintaining the 35 acre minimum lot size requirement to build a house in the Agricultural zone, and keeping the Town from becoming too crowded. The Smart Growth Citizens Committee that worked on this plan contemplated various options about how to handle future residential development within the Town.

The Town has three zoning classifications within its zoning ordinance where residential uses are permitted uses. The R-1 Residential zoning classification was developed for residential development that is served by public sanitary sewer service. That service is presently not available in the Town and so there are no lands in the Town that are zoned R-1 Residential on the Town zoning map. The A-R Agriculture-Residential zoning classification allows residential development with a minimum lot size requirement of 1.5 acres and also requires that the residential lot have a minimum of 200 feet of frontage on a public road. There is only a small amount of property in the Town with this zoning classification. The A-1 Agricultural zoning classification occupies the majority of the lands within the Town. The Agricultural zone was set up to meet the requirements of the Wisconsin Farmland Preservation Program and, therefore, includes zoning requirements necessitated by that program. Landowners with properties located within this zoning classification can get tax credits from the State of Wisconsin if they qualify for the Farmland Preservation Program. Property owners within this zone must have 35 acres minimum lot size in order to build a house, with some exceptions. Future single family dwellings associated with the farm operation can be located on a lot containing a minimum of 1.5 acres. For existing lots of record with no house on them within the Agricultural District that were less than 35 acres and established prior to August 12, 1974 or between August 12, 1974 and September 9, 1985, residential development is allowed on a smaller lot size than 35 acres depending on the date that the lot of record was created. Lots of record established between August 12, 1974 and September 9, 1985 must be a minimum of 20 acres in size in order for a new house to be built on the property. Lots of record established prior to August 12, 1974 must comply with the setback requirements of the Agricultural Zone but no minimum lot size is required. Lots established September 9, 1985 or later must be 35 acres in size for a home to be built on the property.

Future residential development areas have been identified on the Future Land Use map as Residential, the locations of which identify where future residential development is recommended to occur should the property owners choose to develop their property. These areas are located adjacent to the Village of Denmark, in the Aspen Court area, in Langes Corners, and in the northwestern corner of the Town by Stagecoach Road. There are already some pockets of dense existing residential and commercial development in these areas. In addition, the terrain and the soils in much of the future development areas identified adjacent to the Village of Denmark are not as conducive to agricultural use as most other areas of the Town. Because these areas have been established as development areas, rezoning requests in these areas to the appropriate residential zone should occur if requested for by the landowners following proper rezoning procedures.

A number of the top issues that came out of the Town visioning session involved preserving the rural/agricultural character of the Town and controlling the amount of development that occurs within the Town. It is a recommendation of this plan that the

Town continues the policy of controlling the density of new residential development in the Town occurring outside of the residential development areas. This will help ensure that agriculture continues to be the main land use in the rural portions of the Town and will help to control the potential adverse impacts that could occur between agricultural and residential land use. The Town should continue to maintain the minimum lot size requirement of 35 acres for a new house in the Agricultural zoning district of the Town. The Town may want to consider utilizing zoning techniques that would allow some rezonings to occur but would insure that residential development in these areas of the Town be kept at a low density.

It is important that the Town makes sure that future development in any area of the Town be done in a fashion that ensures that locations for future roads are maintained in the areas and that frontages along existing roads are not all utilized for development without preserving adequate space for future road access. The use of official mapping powers and area development plans by the Town can ensure that space is reserved for future road intersections so that future roads can access lands located beyond the existing road frontages. There may be certain areas in the Town, that because of the terrain, do not require the conserving of frontage for future roads because the areas beyond the roads cannot be developed due to the terrain or land type.

As previously mentioned, rural subdivision activity in the Town has been nonexistent. Any future activity of this nature should only occur within the identified Residential development areas. The Town should try to encourage any subdivision activity to be done by conservation by design subdivisions for situations where the terrain and environmental features of a site lend itself to such a subdivision type development. The conservation subdivision generally preserves the rural atmosphere and environmental features of an area better than a conventional subdivision plat does. Additional discussion about conservation by design subdivisions occurs later in this chapter.

While duplex and multifamily development would be a positive addition to the Town because it would add other residential options available to Town residents, the lack of public sanitary sewer service makes these types of residential uses less likely to be constructed in the Town. These uses are however, located in the Village of Denmark and area residents wanting to utilize these type uses will likely need to move to the Village because of the lack of availability in the Town. The only multifamily building in the Town is located on Langes Corners Road occupying an old schoolhouse. Should additional multifamily buildings ever be located within the Town, the buildings should reflect, as much as possible, the characteristics and features generally associated with single-family homes. These include front doors facing the streets and sidewalks, garage space, and private outdoor areas or greenspace on the grounds. This type of use should blend in with other residential land use types in the area and should have an adequate amount of greenspace onsite and should be orientated with the parking in the rear of the lot.

Commercial and Industrial

Future commercial uses should be allowed near existing business and industrial uses or at major intersections in nodes, rather than in strips along the entire length of a road, county trunk, or highway in order to better handle the increased truck and automobile

traffic associated with business use, as well as to not interfere with existing agricultural or residential uses. These uses should serve the local residents, as well as those commuting through the Town. Existing commercial uses in the Town should be encouraged to remain in business by the Town allowing for the expansion of these operations if they do not negatively impact existing residents or farming operations.

Figure 2-6, the Future Land Use Map, identifies locations for future commercial and industrial use in addition to the locations of existing business and industrial uses already established in the Town. The locations of existing businesses and industries as shown on Figure 2-6 does not imply that the properties on which these uses are located have been rezoned for such uses but only indicates the existing land use type on the property. In addition, the locations recommended on Figure 2-6 for future business and industrial uses only indicate potential locations for such uses. Most of these sites have not been rezoned to accommodate these uses. That would need to be done in conjunction with actions by the Town and the property owner. Some of the potential future business locations that have been identified on the Future Land Use map include the interchange at the intersection of I-43 and STH 96, the Langes Corners area adjacent to CTH R, a potential location adjacent to CTH R by Stagecoach Road that was previously used for a church, and an area of land along CTH R next to the Village of Denmark and adjacent to an auto salvage dealership. All the locations are situated adjacent to or in proximity to CTH R, which is a heavily traveled vehicular route. Extension of public sewer and water service to the locations adjacent to the Village of Denmark, especially next to the I-43 interchange, would be invaluable in helping to attract business or industrial use to these sites. Because the Town does not have this service available to it, this would mean trying to work something out with the Village. The I-43 interchange is one of the few interchanges along this highway that has not yet been developed and the Town should take care as to what kind of commercial or light industrial type uses occupy this area when it gets developed.

There are other locations in the Town aside from what have been shown on the Future Land Use map that could be utilized for future business use depending on the site and in some cases, the potential business. The determination of the Town to rezone these locations should be on a case by case basis. All future locations for commercial uses, irrespective of the type of zoning classification requested, should be located so that little to no adverse impact will occur to adjacent properties and land uses.

In specific situations, the setup of the existing B-1 Community Business District classification within the Town Zoning Ordinance is not flexible enough for the Town to selectively review specific sites for selective business uses and also to be able to attach conditions to the use of the proposed sites for the proposed business. For certain situations, the Town may be reluctant to rezone a specific parcel for B-1 Business because of the variety of business uses that could operate on the site according to the existing zoning classification but might consider a business zoning if it could control the specific use of the proposed site and attach conditions on the use and on the site. To help with this type of situation, the Town should consider creating another business zoning classification that gives the Town more flexibility than the existing B-1 Community Business District classification in order for the Town to be able to be more selective in the type of business uses allowed in this new zoning classification. This zoning classification should be used for future locations within the Town that are not identified on the Future

Land Use map and should be set up so that the Town could attach specific conditions for the use of a particular site for a business. Site selective conditions could include such things as landscaping, site design, architectural controls, and additional setbacks. Business conditions could include such things as hours of operation and the size of the structure.

Existing industrial businesses are scattered throughout the Town with the majority located along CTH R. These businesses provide a benefit to the Town by adding to the Town tax base, as well as providing jobs for area residents. The Town should do whatever is necessary to retain these industrial businesses in the Town. Over the course of the plan, there may be a need for additional industrial businesses to add to the Town tax base and to provide job opportunities for local residents.

The Future Land Use map identifies an area in Langes Corners adjacent to CTH R that is identified for industrial or commercial use. A farm implement dealership had been located in this area for a number of years and is no longer in business, which has created an opportunity for new businesses or industries to locate on the parcels of property. There is open land available for development on the east side of CTH R and existing buildings available for use on the west side of the highway. The properties are accessed by heavily utilized CTH R. These are the largest parcels of existing industrial zoned vacant land available in the Town. These parcels can also be utilized for business use.

Any future industrial development in the Town must take into consideration any existing residences. Buffering of the residences from industrial or commercial use through plantings, shrubbery, or berms to lessen any adverse impact on adjacent properties could be considered depending on the situation. Specific and detailed planning should be undertaken prior to any industrial development occurring adjacent to the residential properties so that a development plan can be determined for the area that would work with the existing land uses.

Future industrial use should be encouraged to locate near existing industrial uses or adjacent to highways in nodes rather than in strips along the highway to better handle the increased truck and automobile traffic associated with industrial use, as well as to not interfere with existing agricultural or residential uses. Other potential future industrial sites are identified on the Future Land Use map.

As previously indicated, there are many instances of existing industries scattered throughout the Town. Because such uses can impact adjacent uses, the Town should amend its zoning ordinance to require landscaping requirements, as well as additional side yard and rear yard setback requirements, when building on industrial-zoned property when such zoned property is located adjacent to residentially-zoned properties. Future locations for industrial uses should be located in areas so that little to no adverse impact will occur to adjacent properties and land uses.

Many of the locations identified in the Future Land Use map for future commercial or industrial use are interchangeable as far as the type use that could occupy the locations.

Town Center

The unincorporated community of Langes Corners, located in the northwestern portion of the Town, is the closest thing to being considered the social and cultural hub of the community. The Langes Corners area includes a scattering of single-family homes and a few businesses.

Langes Corners is expected to continue to serve some of the existing needs of the community through the businesses and services that are already there. New businesses, as well as residential development, looking to develop in New Denmark should be strongly encouraged to locate in Langes Corners. It is important for the Town to make sure that additional development in the area is designed and developed in conjunction with other land uses in the area in such a manner that will provide the existing and future residents of the area with a quality living environment.

The recommendations for future land use within areas of the Town containing concentrated development emphasize characteristics that can help make any neighborhood walkable, livable, and varied. In addition to the concepts discussed in this chapter, the review of future development proposals should consider these broad characteristics:

Walkable, meaning that pedestrians can easily reach everyday destinations.

Livable, meaning that a neighborhood is safe with easy access by various means of travel to schools, shopping, and services that meet many of the needs of its residents.

Before approving subdivision plats, the Town should review the proposed plats to ensure that, when applicable, adequate access to frequented destinations in the community have been adequately addressed in the design of the plats and are part of an overall plan for the area. Based on the existing development within the Town, this could potentially apply to Langes Corners or to areas of the Town that might be developed adjacent to the Village of Denmark. Non-vehicular travel should not have to take a wide circular route to get to destinations located nearby.

Street Networks

The design of the street network has an impact on the character and form of development, particularly residential areas. It is critical that streets are laid out and designed to be compatible with the residential neighborhood concept while fulfilling their inherent transportation function.

Blocks should vary in size and shape to avoid a monotonous repetition of a basic grid pattern or to follow topography. To be conducive to walking, block layouts within residential areas should generally be designed with frequent street connections with individual block lengths being a maximum of about 600 feet. The street network should connect to the adjacent neighborhood commercial businesses and extend out into the surrounding neighborhoods. Selected streets should extend into and through any adjacent commercial area to provide convenient access from all sides of the center.

Traffic Calming

For a road network to provide a desirable residential environment, it must be designed to discourage excessive speeding and cut-through traffic. Street widths and corner curb radii should be as narrow as possible while still providing safe access for emergency and service vehicles. If required, traffic calming techniques, such as curb extensions and other specialized measures, can be used to slow and channel traffic without hampering convenience, direct access, and mobility.

Pedestrian Network

Pedestrian connections are a definite benefit to neighborhoods and should be given consideration in new developments. This and other multi-modal transportation concepts are addressed in greater detail in Chapter 3 of the plan. Utilization of the Devils River Trail in the southern portion of the Town provides an avenue of travel and acts as a link to development along the route.

Subdivision, Street and Neighborhood Connectivity

Since there is not a lot of dense residential development within the Town, there is not a pressing need to connect developments through internal street patterns. The use of the existing road network for driving, biking or walking to adjacent development is available to Town residents. In the event that more dense residential development is contemplated within New Denmark, the Town should require a well-connected street pattern as discussed in the Transportation Chapter. The use of area development plans and the official map to locate future roads, as discussed in the Transportation Chapter, should be utilized to help insure connectivity between developments.

Design Issues

It is recommended that the Town concern itself with the design of the main corridors to the Town which are the county highways. Land use along these corridors helps to establish the overall character of New Denmark so the Town should make it as attractive as possible.

Establishing design criteria for new businesses is an effective way of ensuring high quality development. Standards may vary depending on the location of such businesses. Parking lot landscaping standards can be adopted, including using landscaped "islands" within large parking lots and placing parking behind buildings instead of in front of the buildings.

Street trees have a tremendous positive visual impact on the streetscape. As trees planted along the edge of streets mature, they can often become the defining element of a neighborhood. Existing trees should be incorporated into the design of conservation by design subdivisions and new trees planted within new subdivisions in the Town.

Natural Areas and Recreation

The Town of New Denmark currently does not provide any public park sites. The Town does contribute funds to the Veterans Memorial Park Association for use towards Veterans Memorial Park, located in the Village of Denmark. Residents use some of the other public and private recreation facilities located in and around the Town. Neshota Park, owned and operated by Brown County is located in the northern portion of the Town off of Park Road. The park includes a playground, a sledding hill, a shelter, a picnic area, restrooms, parking, six miles of hiking/ski trails, and two miles of horseback riding trails. It is also a popular hunting area. There are also privately-owned facilities located in the Town that can be used by the general public. Twin Oaks Golf Course, an 18 hole golf course with an adjoining driving range is located in the western portion of the Town adjacent to CTH R. Circle Tap, a tavern located adjacent to CTH N in the western portion of the Town has a lighted softball diamond that is used extensively for softball leagues and tournaments. Basil's II Tavern, located on CTH P, has volleyball courts for volleyball leagues and has horseshoe pits. 20th Century Bar operates a bowling alley which is used by local residents. There are also a number of other recreation facilities associated with the Denmark School facilities located in the Village of Denmark that are utilized by Town residents. See Figure 6-1 for the location of the facilities located within the Town.

The Devils River Trail is located in the southern portion of the Town on abandoned railroad tracks. The trail starts in the Village of Denmark and extends south into Manitowoc County. Approximately one mile of the trail is located in the Town. The portion of the railroad line located north of the Village of Denmark is still in operation. The Canadian National Railroad line tracks that bisects the Town has limited use. Should the tracks ever be abandoned, the Wisconsin Department of Natural Resources will likely acquire the tracks for use as a recreational trail and extend the existing trail north out of the Village. Town officials would need to work with the DNR and Brown County in planning for the development of this portion of the trail if this does come to fruition. It would also be advised that the Town work with the Brown County Planning Commission to identify a possible trailhead location to provide parking that would encourage people to use the trail while discouraging parking on the shoulders of intersecting roads. Development of a feeder trail system by the Town connecting to the railway trail would provide additional opportunities for residents of the Town. A feeder trail system could include the addition of paved shoulders along roadways, as well as trails, sidewalks, or walkways.

Park and recreation standards typically indicate that 12 acres of recreational land should be provided per 1,000 people. Based on a 2020 population projection of 1,664 to 1,750 people, the Town would need 20 to 21 acres of land to meet the recreation standard. The acreage standard is met by the amount of acreage within Neshota Park. If Town residents express the need for public recreational sites for their own use, with facilities planned for and developed based on needs of the Town residents, the Town could consider developing a community park for Town residents. The best option, if possible, might be for the Town to work with Brown County at Neshota Park to add additional facilities rather than for the Town to buy parkland for its own use.

Should the Town of New Denmark determine that there is a need for a park facility or local publicly-owned conservancy areas in the future, it should consider preparing an outdoor recreation plan to quantify local needs and prioritize acquisition and development activities. The plan should review inventory in the Brown County Open Space and Outdoor Recreation Plan, in addition to analyzing appropriate locations and activities for outdoor recreation in New Denmark. Once completed, the plan should be submitted to the Wisconsin Department of Natural Resources to ensure eligibility for Stewardship program grants. The Town may also want to consider the appropriateness of establishing a park impact fee to ensure that new residential development pays its fair share of the cost of new parks, outdoor recreation facilities, and open space sites.

The natural areas in the Town, in conjunction with the agricultural lands, provide the Town with the rural character that Town residents enjoy and want to preserve. In order to further the goal of preserving the rural character of the Town, environmentally sensitive areas such as wetlands, floodplains, stream corridors and steep slopes adjacent to streams should be protected from development. Various layers of government protect some of these areas by enforcement of existing wetlands laws and shoreland floodplain zoning. The Wisconsin Department of Natural Resources, the U.S. Army Corps of Engineers, and the Brown County Zoning Department enforce and administer regulations giving protection to some of the natural areas within the Town. The Town also has a Conservancy zoning classification within its zoning ordinance.

It is recommended that the Town implement the recommendations contained within Chapter 7 under the Conservancy Zoning heading regarding updating the Conservancy zoned lands that are identified on the existing Town Zoning Map. It is unclear as to what type of criteria was used to locate the Conservancy-zoned areas on the original Town Zoning Map that was adopted by the Town in 1974. The recommended changes will give better protection to the natural resources of the Town which was the highest rated issue to come out of the Town visioning session. The changes include replicating state and county shoreland zoning protection and adding existing wetlands that have been delineated on the Wisconsin Department of Resources Wetlands Inventory map as Conservancy zoned areas. In addition, implementing the suggested conservancy recommendations will correct some of the Conservancy zoned inaccuracies that presently exist in the existing Town Zoning Map.

Besides regulatory activity by the Wisconsin Department of Natural Resources, the U.S. Army Corps of Engineers, the Brown County Zoning Department, and the Town, other options to help preserve natural areas include land donations by property owners and acquisition of key areas and integrating natural areas into the subdivisions if subdivisions are developed near these areas. Any effort the Town can make to address and preserve the water quality of the creek will be a positive benefit to this natural resource and to Town and area residents.

Conservation By Design Subdivisions

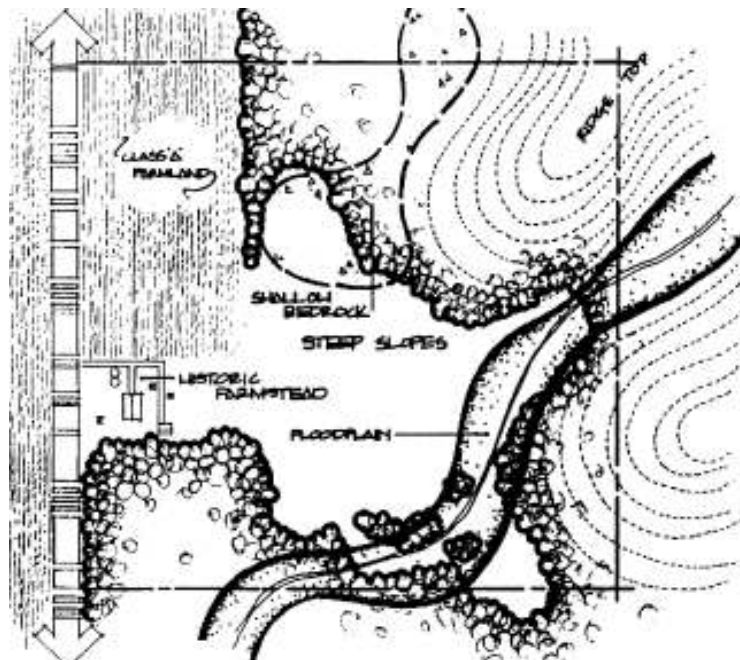
Conservation by design subdivision development, or conservation by design, is a subdividing method that focuses on maintaining open space and conserving significant natural and cultural features. This is accomplished by preserving a significant portion of a development site as undivided open space with the remaining land uses for the house

lots and necessary roads. The open space is permanently preserved through conservation easements. A conservation by design subdivision provides the landowner with the same number of lots as could be accomplished through a conventional subdivision.

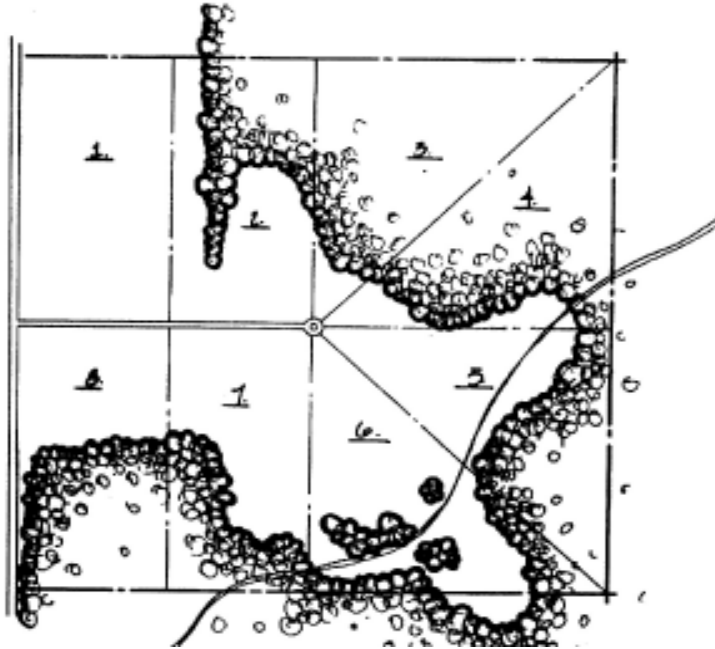
The conservation by design development concept for subdivisions can usually do a better job of helping to maintain a community's rural character than can conventional subdivision design. This method of development is not new to Brown County, as it has been successfully implemented in some Brown County communities. This technique can help preserve natural and agricultural features that attracted new residents to the area by improving the design of future residential developments and maintaining a rural quality to the development.

The following conservation by design example uses the same number of house lots as the conventional layout but completely alters the design by simply reducing the lot size and being sensitive to the environmental features in order to preserve natural and open areas. The following sketches are from "A Model Ordinance for a Conservation Subdivision" prepared by the University of Wisconsin Extension. These sketches (steps 1-3) are hypothetical situations and the lot sizes utilized in the sketches do not reflect the existing Town zoning requirements.

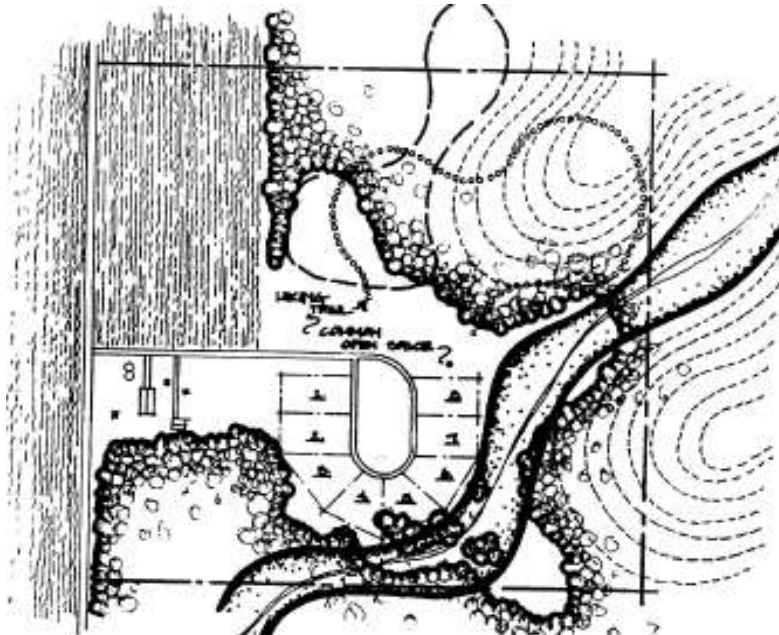
Step 1: Inventory and mapping of existing resources for a hypothetical 40-acre site.



Step 2: Development yield as permitted under existing ordinances (zoning, etc.) for the 40-acre site and assuming a 5-acre minimum lot size zoning standard. Eight lots would be permitted under this scenario.



Step 3: Concept map of the conservation subdivision showing the eight lots that would be permitted, plus the historic farmhouse, which would be preserved, for a total of nine dwelling units.



The following are some observations from comparing the conventional subdivision to the conservation by design subdivision:

- Conventional layout – all parts of the tract are either house lots or roads.
- Conservation layout – close to half of the site is undivided open space or agricultural land that can be permanently preserved.
- Conventional layout – view from across the road to the trees and creek is disrupted, and houses can be seen in all parts of the development.
- Conservation layout – view from across the road to trees and creek is almost entirely preserved.
- Conventional layout – only four property owners have access to parts of the creek.
- Conservation layout – all property owners have access to the length of the creek.
- Conventional layout – no common space; each lot owner only has use of his own five-acre parcel.
- Conservation layout – creates a number of common open space areas with a large area remaining for active agricultural use.
- Conventional layout – no pedestrian-ways unless sidewalks are included in the construction of the roads.
- Conservation layout – trail network can be completed and can link with neighboring subdivisions.
- Conventional layout – no area for neighborhood facilities.
- Conservation layout – central green area can include children’s play area, shelter, or other amenities.

The conservation by design subdivision offers a preferable alternative to typical subdivisions with large house lots blanketing entire tracts of land. This subdivision technique provides another option for the landowner, the developer, and the municipality. These subdivisions, as well as conventional subdivisions, are only recommended to be located in the areas of the Town identified as Residential development areas as shown on Figure 2-6 (the Future Land Use map) and only in situations where the zoning allows such use.

Recommendations relating to conservation by design developments include:

- Require a minimum of 30 percent of the acreage of the conservation by design subdivision to be dedicated to open space, natural areas, or agricultural uses. The 30 percent requirement can include undevelopable land in the calculation, such as wetlands, creeks, and other water features.
- To ensure that conservation by design subdivisions meet the density requirements set by the Town, yield plans should be required to determine the maximum number of home sites allowed. Each yield plan would show how many lots could be created if the tract were subdivided conventionally using a standard minimum lot area and

- width. The total number of lots under the yield plan then becomes the maximum number of home sites allowed within the conservation by design subdivision.
- Changes to the Town of New Denmark Zoning Ordinance should be made to allow flexibility for the required lot sizes, while still ensuring that the overall maximum density of a conventional subdivision yield plan for the same property could not be exceeded.
 - Natural resource features that add to the rural character of the Town, such as woodlands, stream corridors, wetlands, steep slopes, and floodplains, should be included within the preserved open space to the greatest extent possible. Prime agricultural land can also be included.
 - The open space within the conservation by design subdivisions should be owned by any of the following four entities: homeowners association, individual landowner, land trust, or the Town and should be spelled out and agreed upon in writing before the subdivision is approved. The Town should only take ownership of the conservation area if it wants to use the areas for public use. Generally, a homeowners association would be the preferred entity.
 - If a homeowners association is to be formed as part of plat approval, it is vitally important that the formation of the homeowners association and the by-laws of the homeowners association be reviewed by the Town prior to subdivision approval to ensure that all concerns of the Town are met and identified as part of the by-laws. The formation of the homeowners association and its by-laws are the most important aspects of the conservation by design set-up and should be reviewed thoroughly by the Town to ensure that the homeowners association will be a viable entity capable of handling any future problems that could come up in regards to the subdivision.
 - The uses allowed in the open space areas can run the gamut from agricultural uses, conservation practices, and recreation uses, such as trails, play areas, and ballfields.

Summary of Land Use Recommendations

The proposed land uses for the Town of New Denmark are shown on Figure 2-6 and includes categories for a number of different land uses. While the map indicates specific, as well as general potential locations for future land uses, in some cases future use of a property may be limited because of limitations posed on the property by environmental concerns or terrain. Expected development activity will include residential activity, as well as some mixing in of local commercial and industrial uses. The majority of the Town should continue to be zoned Agricultural to retain farmland and the rural atmosphere of the Town. The detailed programs and policies dealing with the future development of the Town of New Denmark are located under the Future Land Use Recommendations heading. The following is a summary of some of the recommendations in this chapter of the plan:

- Consider developing design standards for commercial and industrial buildings and sites.
- Add landscaping requirements and additional side yard setback requirements to the business and industrial classifications within the Town zoning ordinance to apply when such zoned parcels are located adjacent to residentially-zoned parcels.

- Work with owners of commercial and industrial businesses in the Town if they require rezoning for expansion of their businesses as long as no negative impact occurs on adjacent properties.
- Amend the Town zoning ordinance to update both the I-1 Limited Industrial Zoning classification and the B-1 Community Business Zoning classification.
- Create another business zoning classification that gives the Town more flexibility than the existing Community Business zoning classification in order for the Town to be able to be more selective in the type of business uses allowed in the zone and to be able to attach specific conditions on the site and the proposed business.
- Continue to maintain the minimum 35 acre lot size requirement for a new home in the Agricultural zoning district.
- Consider utilizing zoning techniques that would allow some rezonings to occur in the areas of the Town that are located outside of the Residential Development areas but would insure that residential development in these areas of the Town be kept at a low density.
- Any future multifamily buildings should reflect, as much as possible, the characteristics and amenities associated with single-family residences.
- The Town should consider adopting development criteria for multifamily development or adding a multifamily zoning classification to the zoning ordinance to address building criteria requirements for this type of land use.
- Amend the Town Zoning Map to replace the areas that are shown as Conservancy on the existing zoning map with the areas recommended for Conservancy Zoning as identified in Chapter 7 under the Conservancy Zoning heading.
- The Town should make use of official mapping powers and area development plans to ensure that space is reserved for future road intersections in the identified development areas within the Town so that future roads can access lands lying beyond the existing road frontages.
- Adopt a Town subdivision ordinance in order to give the Town the authority it needs to make specific requirements of the developer for future developments proposed in the Town.
- Amend the Town zoning ordinance to allow conservation by design subdivisions.
- Update the Town zoning map to reflect existing conditions and change it over to a digital format to increase the accuracy of the map and make it into a product that can be updated quickly and more accurately than the present zoning map.
- Keep abreast of any development in adjoining municipalities adjacent to the Town of New Denmark borders to determine if such development should precipitate any changes to the Town Future Land Use map.

CHAPTER 3

Transportation

This section of the plan discusses the existing transportation system and recommends methods of creating a multi-modal transportation system in the Town.

Existing Transportation System

Streets and Highways

The Town of New Denmark currently contains an interstate highway, one state highway, six county trunk highways, and several local roads (see Figure 3-1 for a map of the Town's roads and highways). These roads and highways are currently the primary means of reaching the Town's destinations.

Functional Classification System

A component of street and highway systems is the functional classification network. This network is typically based on traffic volumes, land uses, road spacing, and system continuity.

The four general functional classifications are freeways, arterials, collectors, and local streets. These classifications are summarized below.

Freeways: Freeways are controlled-access highways that have no at-grade intersections or driveway connections. I-43 is an example of a freeway in the Town.

Arterials: Principal and minor arterials carry long-distance vehicle trips between activity centers. These facilities are designed to provide a very high amount of mobility and very little access. STH 96 is an example of an arterial in the Town.

Collectors: Collectors link local streets with the arterial street system. These facilities collect traffic in local areas, serve as local through routes, and directly serve abutting land uses. CTH T is an example of a collector in the Town.

Locals: Local roads and streets are used for short trips. Their primary function is to provide access to abutting land uses, and traffic volumes and speeds are relatively low.

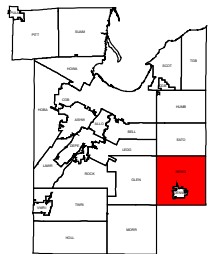
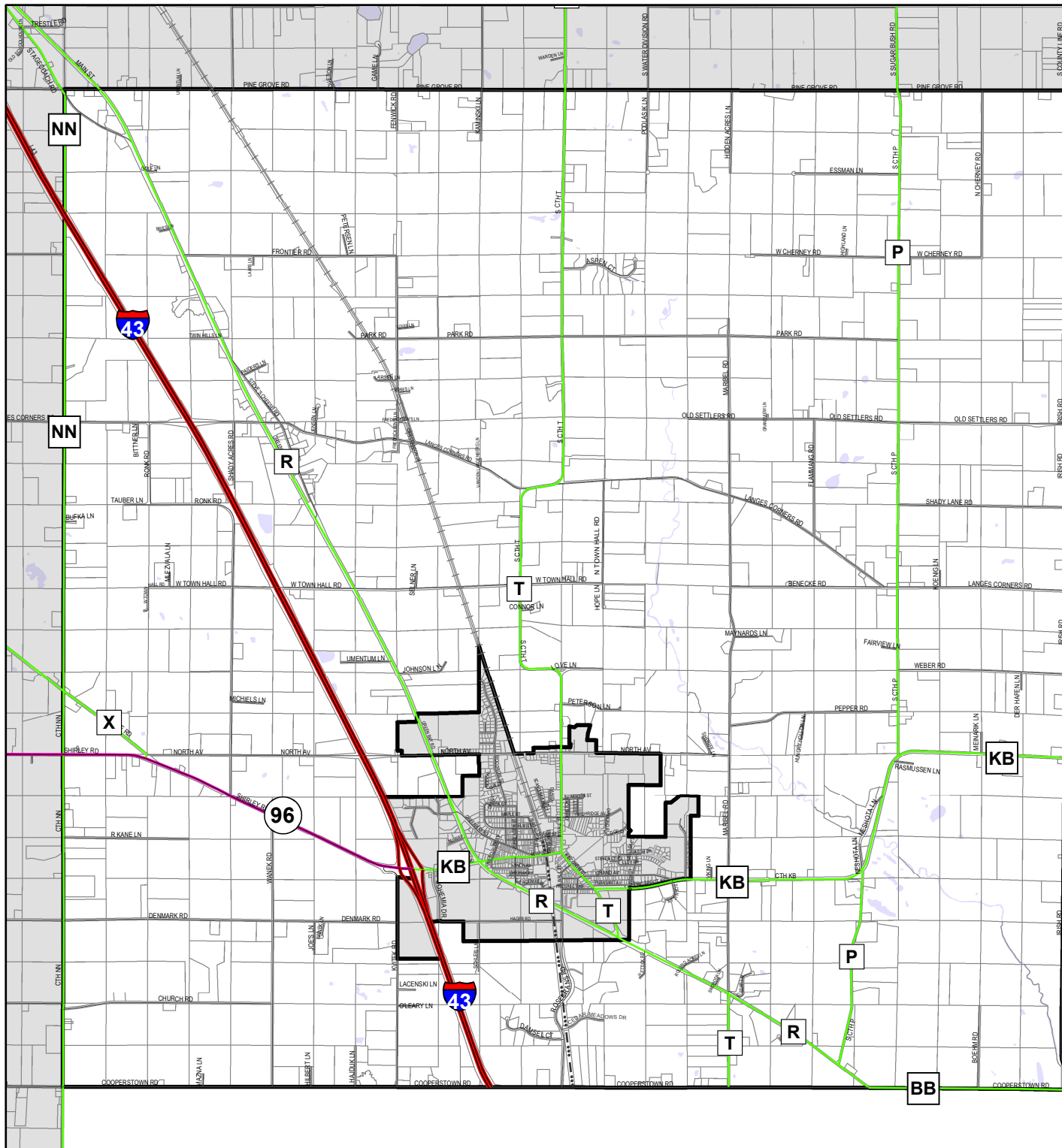
Traffic congestion is not currently a problem in the Town of New Denmark. Figure 3-2 shows the Town's existing functional classification system.

Pedestrian and Bicycle Facilities

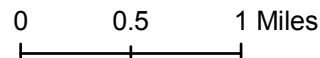
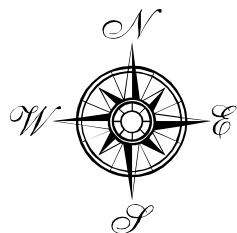
The Town of New Denmark's existing transportation system is largely comprised of town roads, county trunk highways, a state highway, and an interstate highway. CTH R has recently been resurfaced to include the paving of the shoulders of the highway



Figure 3-1 Street Network / Rail Lines Town of New Denmark, Brown County, WI



- Interstate
- US Highway
- US Highway / State Highway
- State Highway
- County Highway
- Local Road
- Private
- Vacated / Proposed Street
- Railroad



This is a compilation of records and data located in the Brown County office and is to be used for reference purposes only. The map is controlled by the field measurements between the corners of the Public Land Survey System and the parcels are mapped from available records which may not precisely fit field conditions. Brown County is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.

Map prepared by PALS, Brown County Planning Department, May 2006.

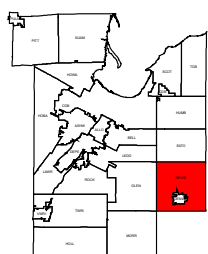
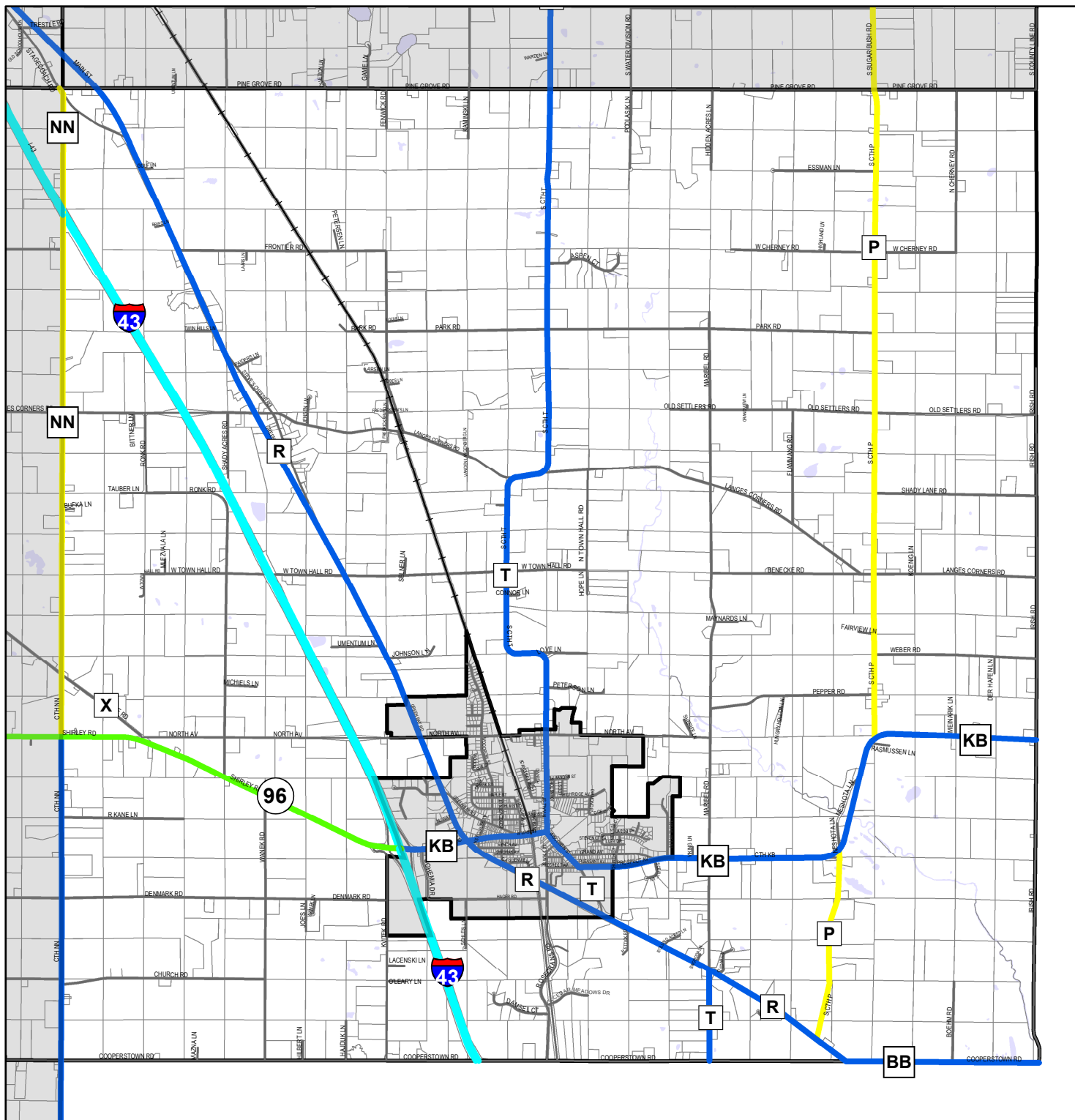
Source: PALS, Brown County Planning Commission



Figure 3-2

Functional Classification

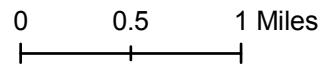
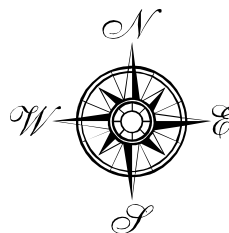
Town of New Denmark, Brown County, WI



Functional Classification

- Interstate
- Minor Arterial
- Rural Major Collector
- Rural Minor Collector

- Municipal Boundary
- Railroad



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Map prepared by PALS, Brown County Planning Department, May 2006.

Source: PALS, Brown County Planning Commission

south of the Village of Denmark. This will allow bicyclists and pedestrians to more safely utilize the highway. None of the other highways and roads within the Town currently have pedestrian or bicycle facilities.

Devils River State Recreational Trail

Recently, the Devils River Trail was opened in Brown County. The trail exists on a former rail bed and runs in a north-south direction from the Village of Denmark to the Village of Rockwood in Manitowoc County. Approximately 1.5 miles of the 14.5 mile trail is located in Brown County. A portion of the trail in Manitowoc County still needs to be completed. The Devils River Trail is part of the state recreational trail system.

Transit

Green Bay Metro Fixed Route Service

The Town of New Denmark is not currently included in the Green Bay Metro service area, and it is unlikely that fixed route transit service will be extended to the Town within the 20-year planning period.

Specialized Transportation Services for the Elderly and People with Disabilities

Green Bay Metro

Green Bay Metro's elderly and people with disabilities transportation provider does not currently serve the Town of New Denmark because the Town is not included in Metro's fixed route transit service area.

American Red Cross Transportation Service

The Lakeland Chapter of the American Red Cross provides transportation services in portions of Brown and Door Counties to people with disabilities and to those who are 60 years of age or older. The service is available to qualifying individuals for employment, nutrition, and medical purposes. A \$2.00 per one-way trip donation is requested.

Currently, Red Cross does not provide service to the Town, but it is possible that service will be extended to the Town in the future.

Rail Transportation

New Denmark currently has only one active rail line, and this line is located in the western portion of the Town. Traffic on this line is relatively low at this time, and the line does not serve any destinations in New Denmark.

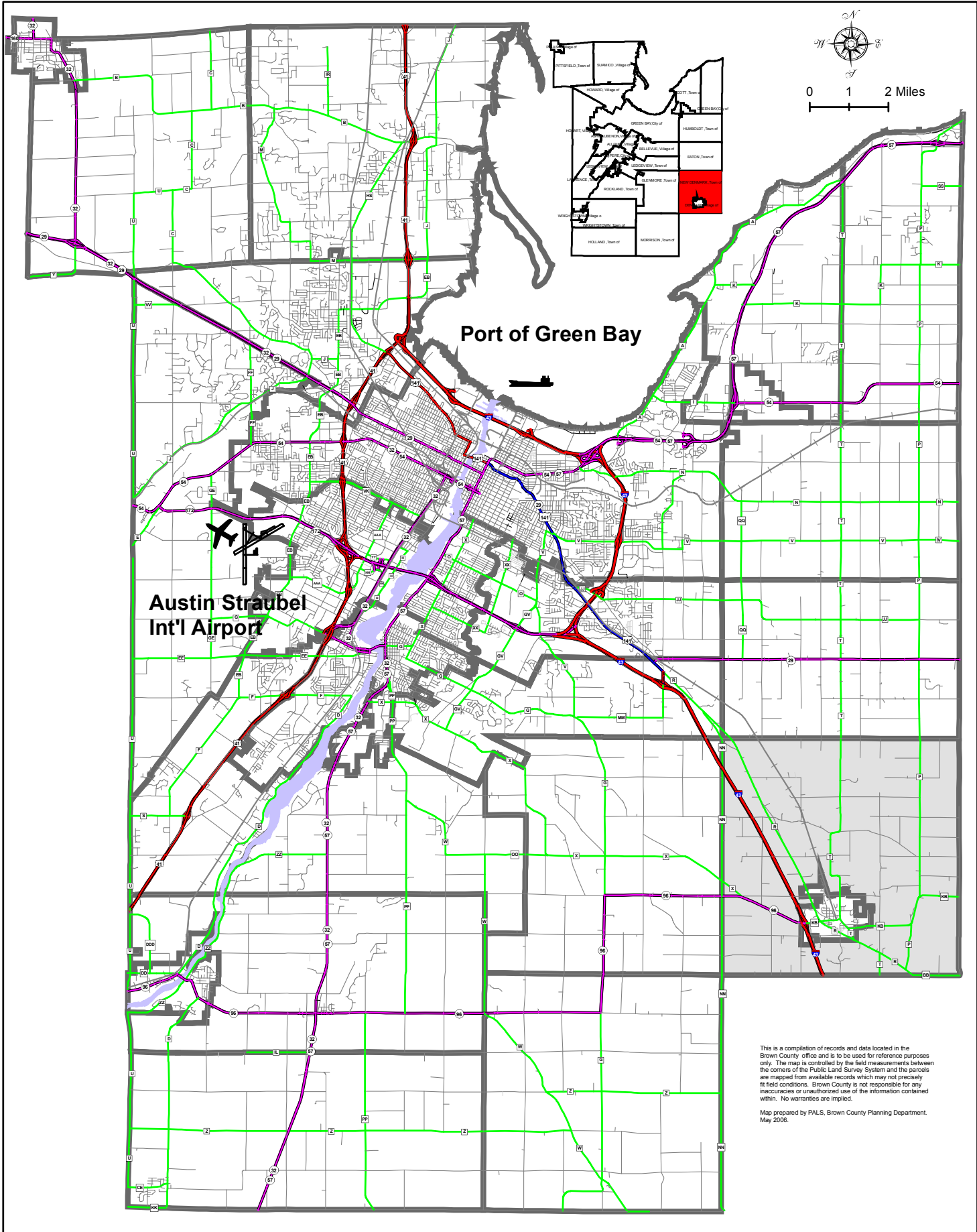
Air Transportation

Austin Straubel International Airport is approximately 17 miles northwest of the Town (see Figure 3-3 for the airport's location). Northwest Airlines, American Airlines, United



Figure 3-3 Port and Airport Facilities

Town of New Denmark, Brown County, WI



Airlines, Skyway Airlines, and ComAir Delta currently provide commercial service, while Executive Air and Titledown Jet Center provide charter service and Northwest Cargo provides air cargo service. The Town's economy is not significantly affected by the airport at this time.

Truck Transportation

Various businesses, industries, and farms within the Town rely on truck routes to import and export goods. These truck trips typically occur on county or state highways, but trucks occasionally need to travel on town roads to reach their destinations.

Water Transportation

The Port of Green Bay is approximately 15 miles northwest of the Town of New Denmark, but the Town does not currently rely on the Port of Green Bay to receive or distribute goods (see Figure 3-3 for the port's location).

Future Transportation System

The Town of New Denmark's land use pattern and transportation system are currently heavily oriented toward motorized vehicles. This section of the transportation plan identifies the major aspects of the Town's transportation system and recommends methods of developing them over the next 20 years to create a safe and efficient transportation system. This section also discusses the land use patterns that will need to be developed during this period to create this system.

Transportation Recommendations, Programs, and Policies

Streets and Highways

To enable people to safely and efficiently navigate the Town's streets and highways with and without personal vehicles, the Town needs to:

- Minimize barriers to pedestrian and bicycle travel.
- Encourage people to drive at appropriate speeds.
- Increase street connectivity and intersection frequency when possible.
- Improve accessibility and safety at intersections and other potential conflict points.

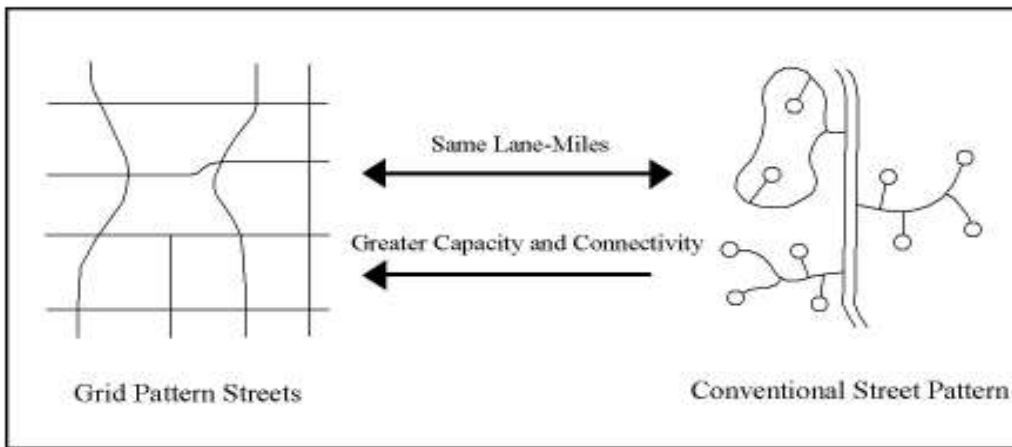
Methods of achieving these aims are addressed in this section.

Develop Well-Connected Street Patterns

If the Town of New Denmark approves new subdivisions within the next 20 years, the Town should require developers to design subdivisions that include well-connected street patterns that offer motorists several route options and avoid concentrating traffic on relatively few streets (see the example in Figure 3-4). The connectivity provided by these street patterns will also enable and encourage people to walk and bicycle to and

from various destinations within the Town. Well-connected street patterns enable traffic to be distributed evenly, are very accessible to a variety of transportation system users, are easy for public works departments to plow, maintain, and provide efficient access for emergency responders. However, there are situations where streets will not be able to be connected due to the presence of physical or environmental constraints. In these situations, the construction of cul-de-sacs should be allowed. To maximize connectivity in developing areas, the cul-de-sacs should have public rights-of-way or easements reserved at the bulbs to enable pedestrians and bicyclists to travel easily throughout the area. This connectivity concept is discussed in more detail later in this chapter.

Figure 3-4: Comparison of Well-Connected and Conventional Street Patterns



Official Mapping and Area Development Plans

Official Mapping

If development in the Town increases from present levels, it is important for the Town to review future vehicular needs to ensure that the existing street network can adequately address these future vehicular access needs throughout the Town. One of the tools available to communities to help them create efficient road systems is the state’s official mapping statute (62.23(6)). This statute grants communities the power to identify the locations of their future roads.

It is the responsibility of the Town of New Denmark Plan Commission to identify the need for future roads and to require the identification of roads prior to approving development proposals. This road planning may be done by the Town or required of developers as part of their developmental responsibility. To add roads to an Official Map, the process identified in the state statutes must be followed and the modifications to the Official Map must be approved by the town board.

The Town should identify existing “T” intersections where road extensions could occur in the future and show the potential extensions on its Official Map. This will enable the Town to preserve the land in case the extensions are necessary in the future.

Area Development Plans

Area Development Plans (ADPs) are small versions of Official Maps. ADPs are done for specific areas of a community and are often used to ensure adequate access to land next to proposed subdivisions. ADPs are also often required to show how planned roads in a proposed subdivision will connect to a community's existing roads.

Allow the Construction of Narrow Streets

At the present time there is no public sewer and water service available in the Town. Should this service become available to the Town and urban subdivisions be developed, the Town should allow the construction of narrower roads within the subdivisions. The Town should also establish right-of-way width standards that do not require the acquisition of more right-of-way than necessary. A summary of street and right-of-way standards that should be considered for the Town's urban subdivisions is included in Figure 3-5. These standards are based on recommendations in *Residential Streets* (third edition), which was developed by the Urban Land Institute in conjunction with the Institute of Transportation Engineers, National Association of Homebuilders, and American Society of Civil Engineers.

Figure 3-5: Street and Right-of-Way Widths for New Subdivisions

Street Type	Right-Of-Way Width	Pavement Width (Curb Face to Curb Face)	Driving Lane Width	On-Street Parking	Parking Areas Defined by Curbs?
Collectors	70 feet	34 feet	9-10 feet	both sides	yes
Local Streets					
Parking on One Side	46-48 feet	22-24 feet	14-16 ft. travel lane	one side	if needed
Parking on Both Sides	50-52 feet	26-28 feet	10-12 ft. travel lane	both sides	if needed

The implementation of these standards will enable the Town to reserve only the land it needs to accommodate its streets, pedestrian walkways, and terraces and to construct streets that conform to other development concepts addressed in the comprehensive plan.

Design Intersections to Maximize Safety

The Town should utilize street design techniques that reduce vehicle speeds, minimize the possibility of conflicts, and enhance traveler awareness to maximize pedestrian, bicyclist, and motorist safety at the Town's intersections. Techniques that should be considered include roundabouts and other street design features. The narrower street widths recommended in this section will also help make intersections safer by controlling the speed of vehicles as they approach the intersections.



Lineville/Cardinal roundabout in Howard



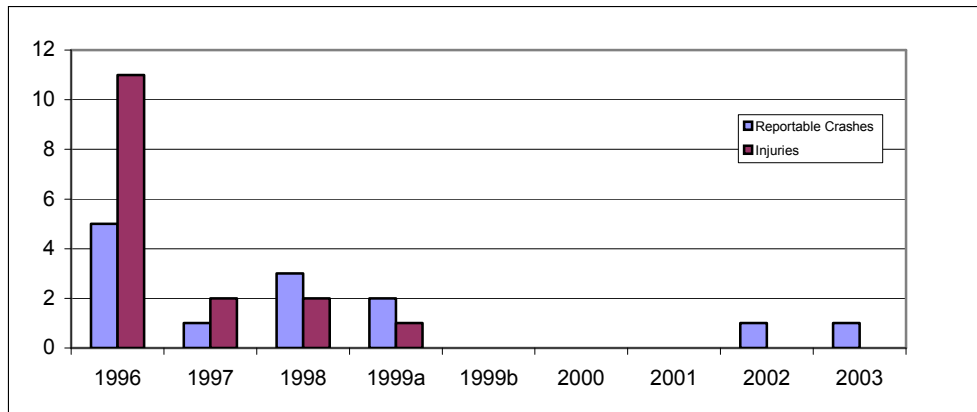
Lineville/Rockwell roundabout in Howard

Roundabout Effectiveness

The two roundabouts that were built along Lineville Road in the Village of Howard in 1999 were featured in a Brown County Planning Commission study that examined their safety, efficiency, and other impacts between 1999 and 2001. This study found that the Lineville roundabouts have made the intersections more efficient, accessible to pedestrians and bicyclists, and safer for everyone. An example of this safety improvement is shown in Figure 3-6, which identifies the number of reportable crashes and injuries at the Lineville/Cardinal intersection before and after the roundabout.

The Howard roundabouts and the three roundabouts that were built in De Pere and Ledgeview in 2001 have made these intersections safer, more accessible, and more efficient. The roundabouts also serve as attractive gateways into these communities.

Figure 3-6: Reportable Crashes and Injuries at the Lineville Road/Cardinal Lane Intersection (1996-2003)



Source: Brown County Sheriff's Department crash records: 1996-2001

Source: Wisconsin Department of Transportation intersection crash summaries: 2002-2003

1999a: January 1, 1999 - July 31, 1999 (before roundabout - still a two-way stop)

1999b: August 1, 1999 - December 31, 1999 (during and after roundabout construction)

Potential Roundabout Locations in the Town of New Denmark

As the Town continues to develop, the Town should work with the Brown County Highway Department and WisDOT to study the possibility of installing roundabouts at various intersections in the Town, where there may be heavy vehicle and pedestrian traffic, and if crash problems exist at various intersections in the Town.

Develop a Speed Limit Ordinance

According to Chapter 349.11(1) of the Wisconsin Statutes, local authorities are allowed to establish speed limits for any road under their jurisdiction if they determine that the speed of vehicles on any part of a road is inappropriate. However, Chapter 349.11(3) of the statutes restricts this power in the following ways:

- Local authorities may not declare a speed limit that exceeds 55 miles per hour, which is the limit identified in Chapter 346.57(4)(h) of the Wisconsin Statutes.
- Local authorities may not modify the limits that are stated in Chapter 346.57(4)(c) or Chapter 346.58(1), which are 15 mph designations for:
 - Safety zones occupied by pedestrians.
 - Areas where people are being picked up or dropped off by a public passenger vehicle.
 - Any vehicle equipped with metal or solid rubber tires.
- Local authorities may not modify existing speed limits without the consent of the Wisconsin Department of Transportation except in the following situations:
 - To reduce the speed limit during road projects (Chapter 349.11(10)).
 - To increase the speed limit within the corporate limits of a city or village (Chapter 346.57(4)(e) and (f)).
 - To increase the speed limit above 35 mph in a semi-urban district outside the corporate limits of a city or village (Chapter 346.57(4)(g)).
 - To reduce by 10 mph or less the 15 mph speed limits designated for school zones where children are present, properly marked school crossings where children are present, and alleys (Chapter 346.57(4)(a), (b), and (d)).
 - To reduce by 10 mph or less the 35 mph speed limit that is imposed on town roads under Chapter 346.57(4)(j), which states that the speed limit is:

Thirty-five miles per hour on any town road where on either side of the highway within any 1,000 feet along such highway the buildings in use for business, industrial, or residential purposes fronting thereon average less than 150 feet apart, provided the town board has adopted an ordinance determining such speed limit and has posted signs at such points as the town board deems necessary to give adequate warning to users of the town road.

It is possible that the Town can establish and modify speed limits on its roads under Chapter 346.57(4)(g) and (j). Assuming this is the case, the Town could establish speed limits as low as 25 miles per hour on roads that qualify under Chapter 346.57(4)(j) and as low as 5 miles per hour in school zones, school crossings, and alleys. However, roads

that do not have the development densities identified in Subsections (g) and (j) of Chapter 346.57(4) will likely have to be assigned speed limits of 55 or 45 miles per hour.

Establishment of Speed Limits

The Town of New Denmark should study its roads to determine the appropriate speed limit for each road based on the standards in Chapters 346.57(4) and 349.11(3) of the Wisconsin Statutes. Once this study is completed, the Town should establish the speed limits by adopting an ordinance for each town road and posting signs at appropriate locations. The Town could also consider roundabouts and other design techniques to encourage people to drive at the posted speeds.

Provide For Adequate Signage in Order to Increase Safety on the Existing and Future Road Network Within the Town

The Town of New Denmark should study its roads for possible locations in need of road signage (e.g., stop signs, early warning signs, pedestrian and bicycle crossing signs, etc). Having adequate traffic signage can enhance the safety and awareness of motorists and pedestrians.

Maintain and Foster Communication with WisDOT, Brown County, and Neighboring Communities in Order to Coordinate Future Transportation Projects and Policies

For the Town of New Denmark to plan effectively and successfully in the future, the Town should communicate and coordinate transportation projects and policies with WisDOT, Brown, Kewaunee, and Manitowoc Counties, the Towns of Glenmore and Eaton, and other governmental entities.

Monitor Land Use Growth in the Town to Allow for the Timely Identification of Existing and Future Roadway Needs

The Town should continue to periodically measure the various characteristics of vehicular travel within the Town in order to identify, analyze, and interpret trends. Analyzing the vehicular travel throughout the Town can provide insight for future improvements or enhancements to New Denmark's transportation network system.

New Denmark should minimize traffic congestion and developments that require heavy traffic access points along a busy corridor. When reviewing future zoning requests, the Town should analyze the potential impact of the rezoning application on the Town roadways from the standpoint of safety and traffic congestion concerns.

Wisconsin's Pavement Surface Evaluation and Rating (PASER) System

An accurate assessment of the Town of New Denmark's pavement maintenance and improvement needs is dependent on a good understanding of the condition of the Town's streets and highways. The Wisconsin Department of Transportation maintains the pavement ratings for state trunk highways, and Brown County is responsible for assessing county trunk highways.

Communities throughout Wisconsin use a standard pavement condition rating system known as PASER (Pavement Surface Evaluation and Rating). PASER is a simple way of evaluating the current conditions of asphalt and concrete roads on a scale of 1 to 10 and gravel roads on a scale of 1 to 5. This evaluation involves training in visual identification and rating determination. A video that explains the PASER system and training can be obtained from the University of Wisconsin's Transportation Information Center.

The PASER data can be inputted into a PASERWARE software package that can help with pavement management needs. PASERWARE keeps track of the PASER ratings and maintains historical data. The software can also help prioritize road maintenance, calculate project costs, and assist with budgeting and project selection. The PASERWARE software can also be obtained from the University of Wisconsin's Transportation Information Center.

Pedestrian and Bicycle Facilities

The Town of New Denmark's current land use pattern and lack of pedestrian and bicycle facilities make walking and bicycling difficult in the Town. This is not uncommon in rural areas because of the sparse amounts of development.

Developing a Pedestrian Walkway System

In the Streets and Highways section, the plan recommends methods of making the Town's streets and intersections safer and more accessible for motorists, pedestrians, and bicyclists. These improvements should be accompanied by a pedestrian walkway system that can be created through the following process:

Step 1: Require sidewalks within new subdivisions. In the event the Town approves a subdivision with curb and gutter streets, the Town should consider requiring developers to install sidewalks on both sides of the streets. The only situation where sidewalks should not be required on both sides of a street within these areas is when physical or environmental constraints exist. In these situations, sidewalks should be required on at least one side of the street. When cul-de-sacs must be built and development and physical barriers are not present, the Town should consider requiring the designation of public rights-of-way at or near the end of the cul-de-sacs for multi-use paths that connect to neighboring subdivisions, schools, parks, and other destinations. These paths should be between 10 and 12 feet wide and paved to accommodate pedestrians, bicyclists, skaters, and other non-motorized uses.

Step 2: Develop a pedestrian and bicycle trail system in the Town. The Devils River Trail in the southern portion of the Town provides opportunities for walkers and hikers. In addition, snowmobiles are allowed on the portion of the trail located south of the Village of Denmark. There is a possibility that additional lengths could be added in the future if the Canadian National Railroad would abandon its tracks in the Town. If a recreational trail is developed along the rail line, the trails within and near developments should connect to the multi-use trail. In addition to serving destinations within New Denmark, these efforts would enhance the Town's connections to the surrounding communities and improve intercommunity mobility.

Working with the Brown County Highway Department and WisDOT to Pave the County and State Highway Shoulders

The 1998 Brown County Bicycle and Pedestrian Plan Update recommends that the shoulders along CTH T, CTH R, and STH 96 in the Town of New Denmark be paved when the Brown County Highway Department and WisDOT reconstruct or perform maintenance on the highways. This has occurred on the portion of CTH R south of the Village of Denmark. Although the plan does not recommend paving the other county highways in the Town of New Denmark, the Town should consider asking the Brown County Highway Department to pave the rest of the county highway shoulders in the Town over the next 20 years. In addition to providing a place for residents to bicycle, the paved shoulders will offer a place for motorists to park and swerve during emergencies and will minimize shoulder maintenance costs (see Figure 3-7).

Encourage Residents to Utilize the Devils River Trail as an Alternative to Driving to Work or Other Activities

The Devils River Trail currently stretches from the Village of Denmark to the county line. Almost a mile of the trail is located within the Town.

To avoid pedestrian and traffic conflicts at intersections where the Devils River Trail will cross the Town's roads, the roads should have early warning signs and noticeable pedestrian/bicycle crossings to warn passing motorists.

Parking could be an issue along the Devils River Trail. It is recommended that the Town of New Denmark work with the Brown County Planning Commission to identify a possible trailhead location with parking that would encourage people to use the trail while discouraging parking on the shoulders of intersecting roads.

A feeder trail system could also be developed to encourage pedestrians and bicyclists to use the Devils River Trail. A complete feeder trail system could be created using the methods mentioned in previous paragraphs, such as the addition of paved shoulders and the establishment of various public trail rights-of-way within and between developments that would connect to the Devils River Trail.

Areas where subdivision cul-de-sacs abut the multi-use trail should have public rights-of-way connecting from the bulb ends to the trail right-of-way.

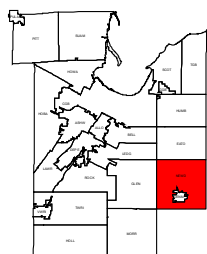
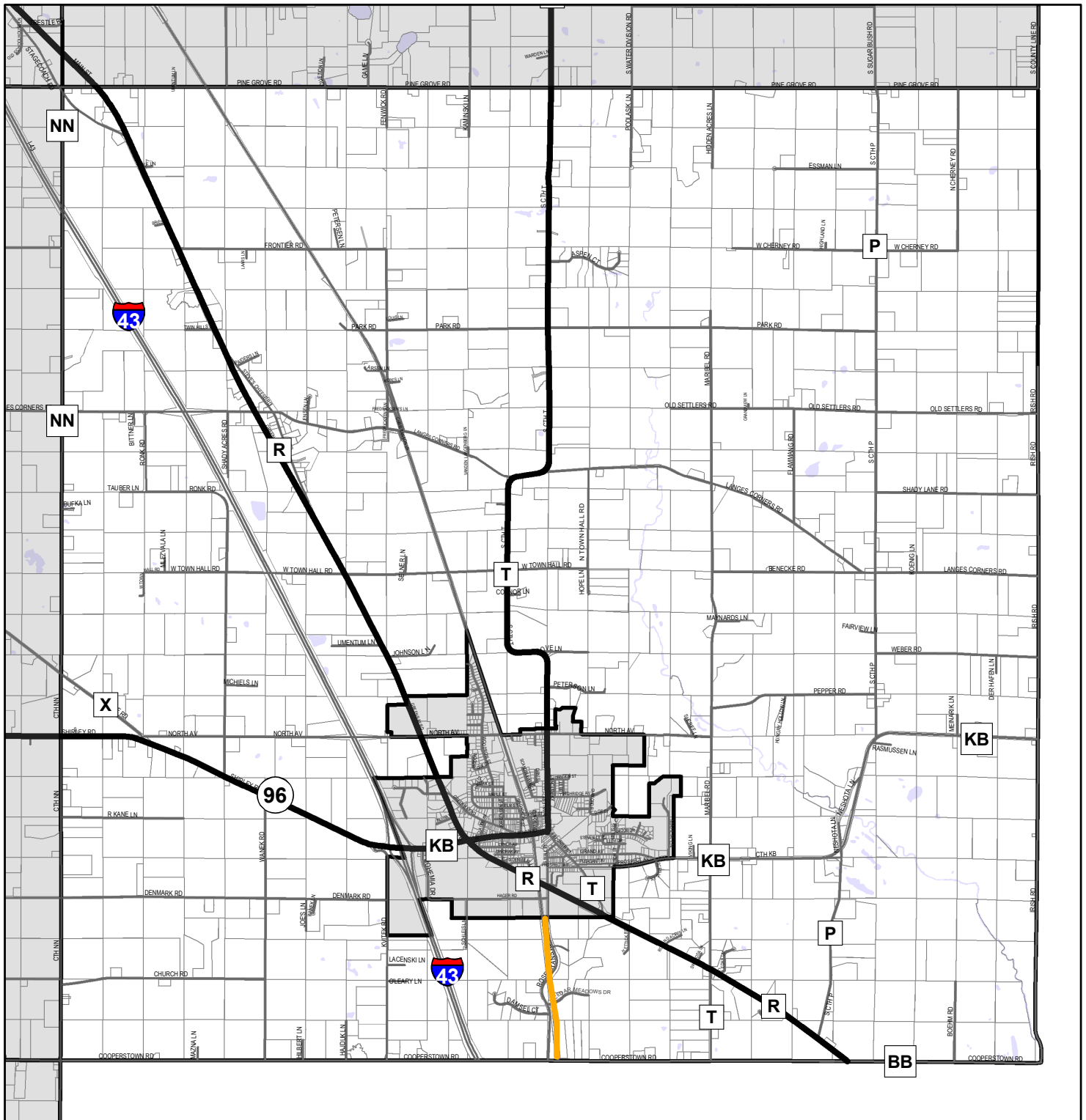
Recommendations for Possible Multi-Use Trail System if the Canadian National Rail Line is Proposed for Abandonment




The rail line that runs through the Town of New Denmark to the Village of Denmark currently carries few trains, and none of these trains serve any Town of New Denmark destinations. The Town should monitor activity on the rail line and contact the Wisconsin Department of Natural Resources if the line is proposed for abandonment in the future. If abandonment is proposed by the railroad, the Town should urge the DNR to purchase the right-of-way to enable the rail bed to be converted to a multi-use trail.

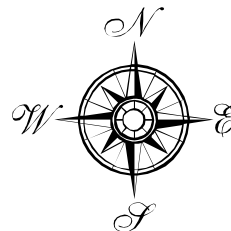


Figure 3-7

Recommended Bicycle Facilities Town of New Denmark, Brown County, WI



-  Facilities recommended in Brown County Bicycle and Pedestrian Plan Update
-  Suggested additional paved shoulder locations
-  Devils River Trail



0 0.5 1 Miles

This is a compilation of records and data located in the Brown County office and is to be used for reference purposes only. The map is controlled by the field measurements between the corners of the Public Land Survey System and the parcels are mapped from available records which may not precisely fit field conditions. Brown County is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.

Map prepared by PALS, Brown County Planning Department, May 2006.

Source: PALS, Brown County Planning Commission

As mentioned previously, a feeder trail system should also be developed to encourage pedestrians and bicyclists to use the multi-use trail. A complete feeder trail system would encompass methods mentioned in previous paragraphs, such as warning signs, noticeable pedestrian/bicycle crossings, trailhead parking areas, addition of paved shoulders and establishment of public trail.

Highways

Although several highway projects of various sizes will occur in and around the Town of New Denmark during the long-range planning period, the following projects currently appear in the *2007-2012 Brown County Highway Department – 6-Year Highway Improvement Plan*:

- CTH R between CTH BB and Langes Corners Road. Asphalt recondition in 2008.
- CTH KB between CTH P and County Line. Recondition road surface in 2008.
- CTH R between Langes Corners Road and USH 141/STH 29. Asphalt recondition in 2009.
- CTH NN between Pine Grove Road and STH 96. Asphalt recondition in 2009.
- CTH P between Pine Grove Road and CTH KB. Asphalt recondition in 2012.

Transit

Since mass transit requires a dense commercial and residential development pattern and streets that frequently interconnect for the service to be attractive and efficient, the current land use and street patterns in the Town of New Denmark make providing effective transit service very difficult. To make mass transit an attractive and economically-feasible transportation option, the Town would need to establish the population densities, pedestrian system, street network, and land use pattern that are necessary to efficiently support mass transit. Since this will not likely happen during the next 20 years and the Town is several miles from the existing Green Bay Metro service area, it is safe to assume that mass transit will not be extended to New Denmark in the next 20 years.

Rail Transportation

Freight Rail

The rail line that runs through the Town currently carries few trains, and none of these trains serve any Town of New Denmark destinations. The Town should monitor activity on the rail line and contact the Wisconsin Department of Natural Resources if the line is proposed for abandonment in the future. If abandonment is proposed by the railroad, the Town should urge the DNR to purchase the right-of-way to enable the rail bed to be converted to a multi-use trail.

Passenger Rail

The Green Bay Metropolitan Area does not currently have access to passenger rail service, but the Midwest Regional Rail Initiative (MRRI) report includes discussion of a high speed passenger rail line to be extended to Brown County from Milwaukee. Although this service is unlikely to be implemented soon, it could provide another means for Town of New Denmark residents to travel throughout the Midwest without using their personal vehicles.

Air Transportation

Austin Straubel International Airport will continue to provide air service to New Denmark residents over the life of the plan.

Truck Transportation

The Town does not currently have a formal system of local truck routes because nearly all of the existing heavy truck trips occur on the county and state highways.

The Town of New Denmark should consider identifying any town roads where heavy trucks are allowed to travel. The Town should consider designating these (if any) as truck routes. These truck routes should be designed to minimize impacts on residential areas and inform truck drivers of the most efficient routes into and out of the Town.

Once this system is identified, the Town should mark the truck routes with street signs that distinguish them from the other Town roads. One method of doing this would be to paint the truck route street signs a unique color so truck drivers can easily identify them. This approach has been used by the Village of Ashwaubenon for several years to enable truckers to determine if they can drive on certain streets before they unknowingly enter them illegally, and it has proven to be successful.

Water Transportation

The Town should contact port representatives to discuss any Town intention to utilize the port over the next 20 years to ensure that the Town of New Denmark's current and future interests are considered by port representatives.

Funding to Help Develop the Town's Transportation System

To help the Town fund the development of its multi-modal transportation system, it should apply for transportation grants from various sources over the next several years. Some examples of these programs are identified in this section, and a more comprehensive listing is included in the plan's Implementation Chapter.

SMIP and Stewardship Programs

The Town should consider applying for Statewide Multi-Modal Improvement Program (SMIP) or Stewardship Program funds for the development of bicycle/pedestrian facility projects. Information about the SMIP can be obtained from the Brown County Planning

Commission or WisDOT, and the Town can contact the Wisconsin Department of Natural Resources for information about the Stewardship Program.

Hazard Elimination and Safety (HES) Program

The Town should apply for grants from the Hazard Elimination and Safety (HES) Program administered by WisDOT to correct existing or potential transportation safety problems. Other grant programs through WisDOT's Bureau of Transportation Safety should also be investigated by the Town to address safety issues.

CMAQ Program

If Brown County is designated as an air quality non-attainment area in the future, the Town should seek funds from the Congestion Mitigation and Air Quality (CMAQ) Program administered by WisDOT to implement projects that will improve the area's air quality.

The Town should also investigate other grant opportunities as they arise in the future.

Consistency with State and Regional Transportation Plans

State and Regional Bicycle and Pedestrian Plans

The bicycle and pedestrian system recommendations in the Town plan are consistent with the goals of the Wisconsin and Brown County bicycle and pedestrian plans. Like the state and regional bicycle and pedestrian plans, many of the recommendations in the Town of New Denmark's plan are designed to increase the number of people using these transportation modes and to ensure that walkers and bikers are able to travel safely throughout the area.

State and Regional Highway Plans

Several aspects of the state and regional highway systems in this area are addressed throughout the chapter.

State and Regional Rail Plans

The Town of New Denmark plan acknowledges the Midwest Regional Rail Initiative (MRRI) and recommends that Town residents consider using the passenger rail service as an alternative to their personal vehicles if service is provided.

State Airport Plan

The Wisconsin State Airport System Plan 2020 recognizes Austin Straubel International Airport as an important component of the state's airport system, and the Town of New Denmark's plan recommends that the Town work with representatives of the airport over the next 20 years to support the retention and, if possible, expansion of air carriers that offer passenger and freight service.

Regional Waterway Plans

The importance of the Town of New Denmark's participation in the implementation of Brown County's port plan is addressed in this chapter.

Summary of Recommendations

This chapter recommends the following policies:

Streets and Highways

1. If the Town of New Denmark approves new subdivisions within the next planning period, the Town should require developers to design subdivisions that include well-connected street patterns that offer motorists several route options and avoid concentrating traffic on relatively few streets. The connectivity provided by these street patterns will also enable and encourage people to walk and bicycle to and from various destinations within the Town.
2. The Town should adopt an Official Map by following the process identified in Wisconsin Statute 62.23(6).
3. The Town should require that area development plans be prepared when future roads are proposed to inform the community of where the new roads will connect to existing roads.
4. The Town should identify existing "T" intersections where road extensions could occur in the future and show the potential extensions on its Official Map. This will enable the Town to deny development proposals in the extension areas and preserve the land in case the extensions are necessary in the future.
5. The Town should utilize street design techniques that reduce vehicle speeds, minimize the possibility of conflicts, and enhance traveler awareness to maximize pedestrian, bicyclist, and motorist safety and accessibility at the Town's intersections. Techniques that should be used include roundabouts at intersections and other street design features.
6. The Town of New Denmark should study its roads to determine the appropriate speed limit for each road based on the standards in Chapters 346.57(4) and 349.11(3) of the Wisconsin Statutes. Once this study is completed, the Town should establish the speed limits by adopting an ordinance for each town road and posting signs at appropriate locations. The Town should also consider roundabouts and other design techniques to encourage people to drive at the posted speeds.
7. The Town should study its roads for possible locations in need of road signage (e.g., stop signs, early warning signs, pedestrian and bicycle crossing signs, etc). Having adequate traffic signage can enhance the safety and awareness of the motorists and pedestrians.
8. The Town should communicate and coordinate transportation projects and policies with WisDOT, Brown, Kewaunee, and Manitowoc Counties, the Towns of Glenmore and Eaton, and other governmental entities.
9. The Town should continue to periodically measure the various characteristics of vehicular travel within the Town in order to identify, analyze, and interpret trends. Analyzing the vehicular travel throughout the Town can provide insight for future improvements or enhancements to New Denmark's transportation network system.

10. The Town should minimize traffic congestions and developments that require heavy traffic access points along a busy corridor. When reviewing future zoning requests, the Town should analyze the potential impact of the rezoning application on the Town roadways from the standpoint of safety and traffic congestion concerns.
11. The Town should use the Wisconsin's Pavement Surface Evaluation and Rating (PASER) system to evaluate the condition of the Town's roads and prioritize them for maintenance.
12. The Town should consider a policy of requiring temporary cul-de-sacs in situations where it is believed that a road may be temporarily dead-ended and may not be extended for a period of years. The Town should also consider posting signs at the end of the temporary cul-de-sacs that inform people that the roads will eventually be extended.

Pedestrian and Bicycle Facilities

1. In the event the Town approves a subdivision with curb and gutter streets, the Town should consider requiring developers to install sidewalks on both sides of the streets. The only situation where sidewalks should not be required on both sides of a street within these areas is when physical or environmental constraints exist. In these situations, sidewalks should be required on at least one side of the street.
2. If the existing the rail line is ever abandoned and a recreational trail is developed along the rail bed, trails linking up developed and developing areas with the multi-use trail should be considered. In addition to serving destinations within New Denmark (especially the Town's subdivisions), these efforts would enhance the Town's connections to the surrounding communities and improve intercommunity mobility.
3. The Town should work with the Brown County Highway Department to pave the rest of the county highway shoulders in the Town over the next 20 years. In addition to providing a place for residents to bicycle, the paved shoulders will offer a place for motorists to park and swerve during emergencies and will minimize shoulder maintenance costs.
4. To avoid pedestrian and traffic conflicts at intersections where the Devils River Trail will cross the Town's roads, the roads should have early warning signs and noticeable pedestrian/bicycle crossings to warn passing motorists.
5. The Town should work with the Brown County Planning Commission to identify a possible trailhead location with parking that would encourage people to use the trail while discouraging parking on the shoulders of intersecting roads.
6. The Town should consider developing a feeder trail system to encourage pedestrians and bicyclists to use the Devils River Trail. A complete feeder trail system would encompass methods mentioned in previous paragraphs that would connect to the Devils River Trail, such as the addition of paved shoulders and the establishment of various public trail rights-of-way within and between developments.
7. The Town should monitor activity on the Canadian National rail line. The Town should contact the Wisconsin Department of Natural Resources if the line is proposed for abandonment in the future. If abandonment is proposed by the railroad, the Town should urge the DNR to purchase the right-of-way to enable the rail bed to be converted to a multi-use trail.
8. In developing areas, when cul-de-sacs are built and development and physical barriers are not present, the Town should require the designation of public rights-of-

way at or near the end of the cul-de-sacs for multi-use paths that connect to neighboring subdivisions, schools, parks, and other destinations. These paths should be between 10 and 12 feet wide and paved to accommodate pedestrians, bicyclists, skaters, and other non-motorized uses.

Transit

1. Since the population densities and other factors necessary to support mass transit will not likely be present and the Town is several miles from the existing Green Bay Metro service area, it is safe to assume that mass transit will not be extended to New Denmark in the next 20 years.

Rail Transportation

Freight Rail

1. Freight rail service is not expected to be developed in New Denmark in the future.

Passenger Rail

1. The Town should monitor the progress of the Midwest Regional Rail Initiative (MRRRI).

Air Transportation

1. The Town should work with representatives of the airport over the next 20 years to support the retention and, if possible, expansion of air carriers that offer passenger and freight service.

Truck Transportation

1. The Town should consider identifying streets where heavy trucks are allowed to travel. These truck routes should be designed to minimize impacts on residential areas and inform truck drivers of the most efficient routes into and out of the Town. Once this system is identified, the Town should mark the truck routes with street signs that distinguish them from the other Town roads.

Water Transportation

1. To ensure that the Town of New Denmark's current and future interests are considered by Port of Green Bay representatives, the Town should participate in the port's plan implementation process.

Funding to Help Develop the Town's Transportation System

1. The Town should consider applying for transportation grants from various sources and help the Town fund the development of a multi-modal transportation system.

CHAPTER 4

Economic Development

Local governments play an increasingly critical role in promoting private sector economic development because economic strength is critical to the vitality of a community. Economic development is the process by which a community organizes and applies its energies to the task of creating the type of business climate that will foster the retention and expansion of existing businesses, attract new businesses, and develop new business ventures.

Success in economic development today may require a change in how economic development is done. It is important to think more broadly than was done in the past. It is more than providing cheap land. It is also about providing a climate conducive to operating a business and providing a climate where the employees of a company, as well as the owner of a company, may want to live. It is now understood that physical and cultural amenities are critical to attracting and retaining people to fill business positions. A successful economy involves partnerships among government, businesses, and nonprofit organizations.

Because of the rural nature of the Town of New Denmark, much of the economic development in the Town centers on agriculture. There are also a number of small businesses and industries scattered throughout the Town that are used by residents of the Town.

Labor Force Analysis

Figure 4-1 shows that the percentage of Town residents 16 years of age and older who are in the labor force is higher than the percentage of people in the labor force in Brown County and Wisconsin, indicating that a larger percentage of the households in New Denmark likely have two incomes. New Denmark's 2000 unemployment rate of 3.3 percent was slightly higher than Brown County's 2.7 percent and the State of Wisconsin's 3.2 percent.

Figure 4-1: Employment Status by Percentage of Population 16 Years and Older

Status	Town of New Denmark	Brown County	Wisconsin
In the labor force	77.9%	72.0%	69.1%
Civilian labor force	77.9%	71.9%	69.0%
Employed	74.6%	69.1%	65.8%
Unemployed	3.3%	2.7%	3.2%
Armed Forces	0.0%	0.1%	0.1%
Not in the labor force	22.1%	28.0%	30.9%

Source: U.S. Bureau of the Census: Table DP-3 Profile of Selected Economic Characteristics: 2000

Figure 4-2: Employed Civilian Population as a Percentage of People 16 Years and Above

	Wisconsin	Brown County	Town of New Denmark
OCCUPATION			
Management, professional, and related occupations	31.3	30.6	32.4
Sales and office occupations	25.2	28.5	22.5
Production, transportation, and material moving occupations	19.8	18.7	19.4
Construction, extraction, and maintenance occupations	8.7	9.2	13.7
Service occupations	14.0	12.6	9.2
Farming, fishing, and forestry occupations	0.9	0.5	2.7
INDUSTRY			
Manufacturing	22.2	21.1	21.4
Agriculture, forestry, fishing and hunting, and mining	2.8	1.2	8.3
Educational, health, and social services	20.0	17.6	17.0
Construction	5.9	6.2	7.2
Retail trade	11.6	12.6	7.1
Professional, scientific, management, administrative, and waste management services	6.6	6.3	5.7
Transportation and warehousing, and utilities	4.5	6.2	8.7
Other services (except public administration)	4.1	4.5	5.1
Finance, insurance, real estate, and rental and leasing	6.1	8.1	6.1
Wholesale trade	3.2	4.0	5.1
Arts, entertainment, recreation, accommodation, and food services	7.3	7.3	4.5
Information	2.2	2.0	2.5
Public administration	3.5	2.9	1.6

Source: U.S. Bureau of the Census: Table DP-3 Profile of Selected Economic Characteristics: 2000

According to the most recent U.S. Census, a higher percentage of Town residents listed their occupation as being in the construction, extraction, and maintenance category when compared to the workers in the state or county (see Figure 4-2). The Town has a far lesser percentage of people employed in the service occupation category in comparison to the county or the state.

Economic Base Analysis

The economic base of the Town of New Denmark, although largely independent in terms of agricultural production, is intricately tied to the Village of Denmark as well as the

Green Bay Metropolitan Area because of its location. Most of the residents of New Denmark work outside of the Town. In order to properly assess the economic base of the Town, it is typically necessary to analyze Brown County in order to provide a better indication of the economic base of the Town of New Denmark.

Basic sector employment typically produces goods or services that are exported out of the local economy and into the larger national economy. These goods and services and, therefore, employment are thus less likely to be affected by a downturn in the local economy. Non-basic sector employment includes those industries that produce goods or services that are consumed at the local level or are not produced at a sufficient level to be exported out of the local market.

The Location Quotient Analysis compares the local economy (in this case Brown County) to the United States. This allows for identifying basic and non-basic sectors of the local economy. If the location quotient (LQ) is less than 1.0, all employment is considered non-basic, meaning that local industry is not meeting local demand for certain goods or services, may be more subject to downturns in the local economy, and there may be room for additional growth in the industry to serve the local market. An LQ equal to 1.0 suggests that the local economy is exactly sufficient to meet the local demand for given goods or services. An LQ of greater than 1.0 suggests that the local employment industry produces more goods and services than the local economy can consume, and therefore, these goods and services are exported to non-local areas and considered to be basic sector employment. The Location Quotient Analysis for Brown County is displayed in Figure 4-3.

According to the LQ analysis, there are five industries in Brown County that can be considered to be basic employment sectors: manufacturing; wholesale trade; retail trade; transportation, warehousing, utilities; and finance, insurance, and real estate. Therefore, these industries are most likely exporting goods and services to other parts of the country and contributing to a more stable local economy. Those private industry sectors that are below 1.0, such as information and professional fields, indicate that there may be demand within the Brown County local economy to support increases in these industry sectors.

Brown County's strongest employment sector is the manufacturing industry. Three of the region's weakest sectors, information; public administration; and professional, scientific, and management, are those that are considered key to success in the "new economy" consisting primarily of knowledge-based industries. The transportation, warehousing and utilities industry is the second strongest rated sector in the region. The finance, insurance, and real estate industry is the third strongest sector in the region, indicating that there is some basic employment in the knowledge-based industries within the region.

Figure 4-3: Employment by Industry Group, 2000, Brown County and the United States Location Quotient Analysis

Employment by Industry	Brown County	United States	Location Quotient
Agriculture, Forestry, Fishing	1,503	2,426,053	0.67
Construction and Mining	7,436	8,801,507	0.91
Manufacturing	25,449	18,286,005	1.50
Wholesale Trade	4,808	4,666,757	1.11
Retail Trade	15,245	15,221,716	1.08
Transportation, Warehousing, Utilities	7,455	6,740,102	1.19
Information	2,425	3,996,564	0.65
Finance, Insurance, and Real Estate	9,805	8,934,972	1.18
Professional, Scientific, Management, etc.	7,546	12,061,865	0.67
Educational, Health, and Social Services	21,228	25,843,029	0.88
Arts, Entertainment, Recreation, etc.	8,789	10,210,295	0.93
Other Services	5,377	6,320,632	0.92
Public Administration	3,464	6,212,015	0.60
Total Employees	120,530	129,721,512	

Source: U.S. Bureau of the Census, 2000; Brown County Planning Commission, 2003

Businesses that contribute to existing industrial “clusters” or geographic grouping within Brown County should be encouraged to locate in the Town. The State of Wisconsin Department of Commerce defines clusters as “...geographic concentrations of interconnected companies, specialized suppliers, service providers, and associated institutions in a particular field that are present in a nation or region.” While a large cluster or grouping of similar business and industries is less likely to occur in Towns such as New Denmark in comparison to highly developed cities and villages, the grouping of business and industries in the same area can provide benefit to the Town. Clusters greatly enhance a particular industry’s competitiveness in several ways. First, clusters help improve productivity by providing ready access to specialized suppliers, skills, information, training, and technology. Second, clusters help to foster innovation by increasing opportunities for new products, new processes, and meeting new needs with a full range of local suppliers and research institutions. Clusters can also facilitate the commercialization of innovation through the creation of new firms via startups, spin-offs, and new business lines with needed inputs, such as banks and venture capital. The grouping or clustering of businesses or industries in the Town also makes sense from a land use perspective.

Within Brown County, business clusters include the paper, food processing, transportation, and insurance industries. New businesses within the aforementioned clusters that take advantage of advanced technologies in the processing of their products should be encouraged as a means to continue to bridge the gap toward the new economy.

Economic Development Assessment and Recommendations

Agricultural activity in the Town is expected to continue to be one of the primary economic activities in New Denmark. The Town is well-suited in terms of quality soils, large contiguous areas of farmland, quality local, county, and state road access to markets, and a desire by the residents to continue farming. The Town of New Denmark should do as much as possible to continue to encourage agricultural production when reviewing development proposals.

While the amount of existing commercial activity in the Town is limited, many of the businesses provide goods and services to people residing in and around the Town. As the population of the Town increases, additional opportunities will become available for business owners to provide goods and services to residents of the Town.

A farm implement dealership that had been located in Langes Corners for a number of years is no longer in business. This has created an opportunity for new businesses or industries to locate on the parcels of property previously utilized by the implement dealership. There is open land available for development on the east side of CTH R and existing buildings available for use on the west side of the highway. The properties are accessed by heavily utilized CTH R. These are the largest parcels of existing industrial zoned vacant land available in the Town. Other discussions about locations for future businesses and industries within the Town are discussed in the Land Use Chapter. Figure 2-6 within the Land Use Chapter identifies future locations for businesses and industries.

A recent trend in rural communities has been toward the development of cottage-type industries and at-home businesses that can operate within an owner's home. With advances in telecommunications, at-home businesses may become increasingly common. At-home businesses serve as a business incubator until the business expands to a point where the owner either has to obtain the appropriate zoning for the business or, more likely, relocate the business to an area that is zoned for that particular use.

Strengths and Weaknesses for Attracting/Retaining Business and Industry

It is necessary to look at the factors that influence the economic climate in the Town of New Denmark. From a quality of life perspective, the Town has a good quality housing stock that has maintained its property values and is located within a good school system. The Town has a number of natural features across its landscape, including blocks of wooded areas, large uninterrupted views of farm fields, and numerous streams and wetlands that help to create the "rural feel" that residents of the Town cherish. In addition, New Denmark is located within a quick commuting distance to quality education facilities, entertainment centers, medical facilities, and other urban amenities available in the Green Bay area. It also offers open land for the construction of new business and industry.

Residents of New Denmark have access to a good quality road network, including County Highways KB, NN, P, R, and T and I-43. The Town also has fairly easy access to

STH 29 via CTH T and CTH P. Besides providing a quality road network to get to various destinations both in and out of the Town, these roads provide a means for businesses and merchants located on these roads to be noticed by passing motorists.

The biggest impediment to commercial or industrial economic development activity in the Town of New Denmark is the competition from other municipalities in the Green Bay Metropolitan Area and the Village of Denmark for the same types of businesses and industries. Other impediments may be the lack of local demand for such services and businesses due to the small population of the Town and the lack of public sanitary sewer and water service within the Town. Many businesses and industries want or need this type of service to operate their business efficiently.

Economic development services to assist businesses with location or relocation are provided throughout Brown County by Advance, which is the economic development section of the Green Bay Area Chamber of Commerce. Training services for business are provided by UW-Green Bay, St. Norbert College, the UW-Extension services, and Northeastern Wisconsin Technical College (NWTC). While none of these educational institutions are located in the Town of New Denmark, all are within a 30-minute drive.

Economic Development Recommendations, Programs, and Policies

Agriculture

Farming is Wisconsin's number one industry, by some estimates adding \$40 billion to the state's economy each year, \$20 billion from dairy farming and processing alone. Continued support of agricultural activities is one key to the state's and county's continued prosperity. Agricultural production should continue to be a primary economic development focus in the Town of New Denmark. For this to happen, it is



necessary for New Denmark to consistently apply its zoning ordinance and other Town ordinances and policies in a manner that at a minimum does not harm, but preferably enhances, the agricultural economy.

As a means to determine an approximate value of agricultural activity within the Town of New Denmark, a rough analysis was completed utilizing the number of New Denmark participants in the State of Wisconsin Farmland Preservation Program and the average total market value of agricultural products sold per farm in Brown County. In order to participate and receive the Farmland Preservation Tax Credit, a participant must have over \$6,000 in gross farm receipts and 35 acres of land zoned for exclusive agricultural use. There is no requirement that farms must participate in the program. In 2004, the Town of New Denmark had 48 participants in the Farmland Preservation Program covering 6,232 acres of land.

According to the 2002 Census of Agriculture, Brown County's total market value of agricultural products sold was over \$149 million, with an average per farm of \$134,000. Utilizing the county average and applying it to the 50 Farmland Preservation Program participants in New Denmark in 2002 yields a total market value of agricultural products sold of over \$6.7 million in 2002. This number is likely low because a number of the active farms in the Town did not participate in the program. Besides the economic benefit that the agricultural economy brings to the community, it is important to understand that agricultural production does not require the public services that are typically required by an industry with \$6.7 million in sales or by other land use practices.

The importance of sustaining agriculture cannot be over emphasized. Governor Doyle, in his "Grow Wisconsin" initiative, states that "Wisconsin's economic base, including manufacturing, agriculture, and tourism, needs to be strengthened, not abandoned." In regard to agriculture, this includes proposed creation of a dairy modernization and competitiveness program, promotion of the Agricultural Stewardship initiative, expansion of agriculture's role in energy production, continuation of efforts to establish Wisconsin as a leader in the nation in organic food production, enhancement of investment and capital formation in producer-owned businesses, encouragement of consumers and businesses to buy Wisconsin products, protection of a safe and secure food supply, the reforming of payment security for agricultural producers, and promotion of new business models for Wisconsin agriculture.

Entrepreneurial Agriculture

In addition to traditional agricultural activities, numerous untapped and underutilized opportunities exist in agriculture. Entrepreneurial agriculture, for instance, is a new way of thinking of farms as innovative small businesses. The Michigan Land Use Institute states that entrepreneurial agriculture does not seek to replace current large scale mass market agriculture but to complement it to find new opportunities, new markets, and to recognize the importance of local agriculture not only to the local economy but also to local lives and landscapes. Entrepreneurial agriculture is about adding value to products by providing local friendly service, by special processing, or by finding niches and new ways to market goods to consumers. It can be as simple as new ways of selling, labeling, processing, packaging, or creating a new perspective about raising crops.

Examples of entrepreneurial agriculture include:

- Direct marketing of agricultural products to consumers, such as local schools, farmers markets, and custom production for local restaurants.
- Niche marketing, such as ethnic foods, organic foods, and specialty farm products.
- Value added approaches to farming, such as fruit drying, jellies and jams, wine making, and agri-tourism.
- New grazing systems.



- Cooperatives marketing local free-range poultry, beef, or pork.
- Community supported agricultural operations where local consumers pay local farmers for a share of the following year's crops.
- Local marketing and/or direct delivery of all-natural products, such as grass-fed all-natural milk to local grocers and health food stores.

Potential benefits associated with entrepreneurial agriculture and the flexibility behind the idea include:

- Opportunities to create net returns greater than what occurs in conventional agriculture.
- Thinking and acting as a small business can keep small farms viable and provide another option to competing with the large-scale mass-market approach more typical of conventional agriculture.
- Small viable farms on the outskirts of communities can contribute more greenspace, fresh food, and local commerce to the community and the region.
- Creating a viable mix of large and small agricultural operations can contribute to the local community and region's farmland protection strategies.

Entrepreneurial agriculture is more appropriate now than ever before because of continuing shifts in consumer awareness and demands. Farmers markets have increased nationwide by 63 percent from 1994 to 2000. Organic products have increased nationwide by 38 percent between 1999 and 2000 alone, as compared to a 4 percent increase for conventional groceries. The fastest growing categories of organic food products from 1999 to 2000 include meat and dairy alternatives at 215 percent; meat, poultry, and eggs at 64 percent; canned and jarred products at 51 percent; and dairy products at 40 percent.

Consumers spend a significant amount of money on groceries and at restaurants, and most of this food comes from distant locations. A study by the University of Iowa noted that the typical tomato, can of corn, and loaf of bread travels 1,500 miles from field to plate. Coupled with changes in consumer awareness and demands, opportunities abound for local farmers to provide greater amounts of produce to local consumers. Additionally, the middleman processing, packaging, advertising, and distribution often account for 80 percent of the cost of food.

According to the Michigan Land Use Institute, for entrepreneurial agriculture to work, it requires close relationships between economic development professionals and the agricultural sector. It requires the involvement of local leaders to connect the small and mid-sized farms to the local economy and to bring business expertise and market knowledge to those farmers. It also requires state and federal cooperation in terms of working with and helping farmers understand regulations, particularly those pertaining to food inspection. Additionally, it requires the community to understand farmers and vice-versa so that communities can take advantage of the locations of local farms and for farmers to know local consumers' needs.

Future Business and Industrial Development

Businesses and industries that wish to locate in New Denmark should be of a nature that are environmentally friendly, provide service or goods to the local residents, enhance the overall economy of the Town, and add to the tax base of the Town. Businesses that should specifically be encouraged in New Denmark are those that contribute to the success of the farming economy and those that provide retail services to Town residents.

Rather than be located as strip development along entire lengths of major roads, new businesses should be located in clusters (nodes) near the major intersections in the Town separated from other nodes of businesses by residential, agricultural, or other low-intensity uses. Traffic congestion, driveway access points, and a loss of rural character all become problematic when concentrations of retail sales or service establishments are located in strips.

New retail or service businesses compatible with the character of the Town should be encouraged to locate in Langes Corners. A vacant existing zoned business parcel that had previously been utilized by an implement dealer is located on CTH R in Langes Corners. Other potential locations for future business and industrial use are discussed in the Land Use Chapter. Providing locations for new business development should be accomplished through the Town's zoning ordinance by rezoning lands in areas of the Town that are appropriate for small-scale commercial-type uses compatible with adjoining properties.

While no plans are in order to obtain public sewer and water service, the addition of these services would provide additional attractions to potential business and industry. Additions of environmentally friendly business and industry to the Town adds to the Town tax base, and provides employment opportunities to Town residents living within easy commuting distance of the businesses.

Industrial and Commercial Design Standards

The Town can promote higher quality development and minimize potential negative visual impact of commercial and industrial development on New Denmark's rural landscape through the use of zoning requirements and design standards. Business site plans should be required for new businesses and industries and should include parking (preferably behind the building) and parking lot landscaping standards, including landscaped islands within large parking lots that break up the expanse of asphalt and building standards.

New Denmark could consider investigating a separate site design standard ordinance for new commercial and industrial development. This would spell out exactly what the Town is looking for in terms of building and site designs and create a process in which the developer, Town, and neighbors will know what to expect as building and site designs are brought forward. The design standard ordinance should focus on those building and site design characteristics that enhance the Town's rural identity, such as natural siding materials, neutral colors, minimal signage, and landscaped parking areas.

Sensitivity to Natural and Active Agricultural Areas

Agricultural lands, topography, waterways, woodlands, and wetlands all combine to help create the rural character that the Town of New Denmark residents enjoy and appreciate. Business development should be designed with consideration of the natural features of the Town so as to integrate the businesses and industries into the community while retaining the rural small town atmosphere. Business and industrial development, when properly integrated into parcels that contain natural areas, can help to retain wildlife corridors, and allow the natural areas to help facilitate stormwater management. Trail linkages utilizing the natural areas within the developed areas can also be created.

Special care should be taken to ensure that commercial and industrial activities are not located within environmentally sensitive areas (ESAs). Natural areas and features should be preserved when located in a developing area and included in the design of business developments as integral amenities.

Brownfield Redevelopment

For commercial and industrial uses, the Town should maintain an inventory of any existing vacant buildings and land identified as potentially contaminated (brownfield) with industrial or petroleum-based pollutants. According to information obtained from the Wisconsin Department of Natural Resources, there are no brownfield locations existing within the Town. There had been some brownfield sites in the Town that were cleaned up. These locations can be accessed via the DNR website. If any brownfields are identified, they should be cleaned and promoted for redevelopment through the use of state and federal brownfield cleansing funds. Locations in the Town that had or still do contain businesses or industries dealing with petroleum products include the Brown County Highway Shop, a bulk station between CTH R and Steve's Cheese Road, Skaletski Store and Rubik Store all in the Langes Corners Road area off of CTH R, a location at the northwest corner of CTH R and Langes Corners Road, Benecke's Store at Langes Corners Road and Benecke Road, a bulk station south of Steve's Cheese Road, Larsen Implement on CTH P, a store at the corner of CTH P and Pine Grove Road, the two salvage businesses in the Town, and Hendricks Drive-in on CTH R across from 20th Century Bar.

Home Occupations

Advances in telecommunications have allowed for many people to develop home offices or occupations. Home occupations can fill a number of roles for economic development in the Town and should be encouraged, so long as they remain consistent with the zoning ordinance requirements. If/when home occupations wish to expand beyond what would be permitted in a residential or agricultural area, they should either request a zoning change to an appropriate zone or move to a site that is properly zoned for more intensive commercial or industrial uses.

Town, County, Regional, and State Economic Development Programs

This section contains a brief explanation of local economic development actions and a description of various agencies and programs that could potentially help the Town and Town's businesses achieve their stated economic development goals and objectives. The Implementation Chapter contains a comprehensive listing and description of programs the Town may wish to utilize in achieving its economic development objectives.

Town

Residents of the Town of New Denmark rely heavily on the Green Bay Metropolitan Area and the Village of Denmark for many of their commercial needs. While commercial activity in the Town is minimal, it is critically important that residents patronize the existing and future Town businesses. Failure to do so will result in a reduction of available commercial services, reduced retail options, and vacant buildings.

Although the Town has no established incentive programs for economic development, it can continue to make positive planning and financial management decisions that can result in the community being an attractive place for people and businesses. One of the most important economic activities that New Denmark can continue is to promote an environment that encourages entrepreneurs to engage in business activities.

As previously mentioned, agricultural activity is estimated to account for a minimum of \$6.7 million in products sold from farms located within the Town in 2002. Because agriculture is such a large component of New Denmark's economy, it should be encouraged to continue through Town policies that do not impede its continued viability. For the small-scale farms, entrepreneurial agricultural activities, such as truck farming, direct farm-to-market sales, and farm-based value-added manufacturing, should be actively encouraged as a means to maintain farming and the rural character in New Denmark.

One economic development tool now available to Towns in the State of Wisconsin is the utilization of Tax Incremental Financing, commonly called TIF. Until recently, this redevelopment tool was only available to cities and villages. The law allows a town to expend money or incur debt for projects related to agriculture, forestry, manufacturing, or tourism. The law also allows TIFs to be used for retail development that is limited to retail sale of products produced due to agriculture, forestry, or manufacturing project. The State Department of Revenue must approve any proposed TIF project.

Generally, the type of uses that commonly occur within a TIF district include acquisition and demolition of blighted properties in commercial areas or industrial areas and extension of sewer, storm sewer, and water mains to serve expected new industrial or commercial development expected to locate in the TIF area.

Once the TIF district is established, the aggregate equalized value of taxable property within the district is established. This is called the tax incremental base. All the taxing entities of the area (Town, school districts, county, technical school) continue to receive their share of the annual taxes generated by the tax incremental base of the district throughout the life of the TIF project. The municipality then installs the improvements to

the TIF district. As development occurs, the property values within the district grow. Taxes paid on the increased value or the growth are called tax increments and are used to pay for the public improvements made to the district by the municipality. These moneys are put in a separate TIF fund to finance the public improvements made to the district. Expenditures for the project costs to the district must be made no later than five years after the district is started. The maximum life of a TIF district is 16 years. If the value increases to the district are not enough to pay off the costs of the project within the life of the district, the municipality must incur the costs that still need to be paid. Taxing jurisdictions do not benefit from value added increase in the district until the district project costs have been paid off and/or the life of the district is over. Once the life of the district has expired, the added value of the district is then apportioned out to all taxing districts similar to anywhere else in the Town.

Municipalities thinking about utilizing this economic development technique must carefully consider the benefits to the community, the potential pitfalls, and the likelihood of success of the district.

County

Businesses can use economic development loan programs, such as the Brown County Economic Development Revolving Loan Fund administered through the Brown County Planning Commission, to obtain low interest loans that will generate new employment opportunities and encourage expansion of the tax base. Through Brown County's partnership with Advance, the Town of New Denmark also has access to development and grant information, as well as to economic development marketing services.

Regional

Comprehensive Economic Development Strategy

The Bay-Lake Regional Planning Commission annually creates a Comprehensive Economic Development Strategy (CEDS) report, which evaluates local and regional population and economic activity. Economic development trends, opportunities, and needs are identified within the CEDS report. All communities served by the Commission, including the Town of New Denmark, are invited to identify future projects for economic development that the community would like to undertake. Those projects are included within the CEDS and may become eligible for federal funding through the Economic Development Administration (EDA) Public Works grant program.

Northeast Wisconsin Regional Economic Partnership

The combined Bay-Lake and East Central Wisconsin Regional Planning Commission areas were recently named as a technology zone by the Wisconsin Department of Commerce. The Northeast Wisconsin Regional Economic Partnership (NEWREP) Technology Zone provides \$5 million in tax credits to businesses certified by Commerce based on a company's ability to create jobs, to make capital investments, and to attract related businesses. The technology zone program focuses primarily on businesses engaged in research, development, or manufacture of advanced products or those that are part of an economic cluster and knowledge-based businesses that utilize advanced

technology production processes in more traditional manufacturing operations. More information can be found at <http://www.eastcentralrpc.org/planning/economic.htm>.

Wisconsin Public Service

Wisconsin Public Service Corporation (WPS) also contributes a number of economic development services that the Town should be aware of for its businesses. WPS maintains an online searchable available industrial buildings database that the Town or Community Development Authority should ensure stays up-to-date through contact with WPS. The WPS economic development page can be a useful resource for the Town and is located at <http://www.wisconsinpublicservice.com/business/bcd.asp>.

State

Although the Implementation Chapter provides a comprehensive list of state programs that the Town can consider utilizing to meet its stated goals and objectives, there are a few programs that the Town should strongly consider, and they are discussed in this section. The Department of Commerce District 3 Area Development Manager would be a good contact for these programs.

Community Based Economic Development (CBED) Program

The Community Based Economic Development (CBED) Program provides financing assistance to local governments and community-based organizations that undertake planning or development projects or that provide technical assistance services that are in support of businesses (including technology-based businesses) and community development. The program provides grants for planning, development, and assistance projects; business incubator/technology-based incubator; a venture capital fair; and regional economic development grants. Additional information regarding the CBED program can be found at <http://commerce.state.wi.us/CD/CD-bcf-cbed.html>.

Community Development Block Grant for Economic Development (CDBG-ED)

The CDBG-ED program is designed to assist businesses that will invest private funds and create jobs as they expand or relocate to Wisconsin. The Wisconsin Department of Commerce awards the funds to the Town, which then loans the funds to a business. When the business repays the loan, the Town may retain the funds to capitalize a local revolving loan fund. This fund can then be utilized to finance additional economic development projects within the Town. The businesses within the Town may also utilize the existing Brown County Economic Revolving Loan Fund, administered by the Brown County Planning Commission, to provide loans to Town businesses. Additional information regarding the CDBG-ED program can be found at the following website: <http://commerce.state.wi.us/MT/MT-FAX-0806.html>.

Milk Volume Production Program

The Milk Volume Production (MVP) program is designed to assist dairy producers who are undertaking capital improvement projects that will result in a significant increase in Wisconsin's milk production. This program was created to aggressively support

Wisconsin's \$20 billion dairy industry. The goal of the MVP program is to provide qualifying dairy producers with the type of financing necessary to fill the "equity gap" and to partner with local communities to increase dairy production in Wisconsin. The MVP application process is competitive, and not all applications will be funded. Only those projects that have a comprehensive business plan and can demonstrate that they will have a long-term sustainable impact upon Wisconsin's milk production will be successful in their application. Information regarding the Milk Volume Production (MVP) program can be found at <http://www.commerce.wi.gov/BD/BD-AG-MilkVolumeProduction.html>.

University of Wisconsin Extension

The University of Wisconsin Extension provides a number of resources and information related to agriculture and rural living. Information ranges from locations of nearest farmers markets to tips on saving for retirement. Additional information regarding the University of Wisconsin-Extension can be found at the following website: <http://www.uwex.edu/topics/Agriculture.cfm>.

Federal

The Town of New Denmark, by nature of it having less than 10,000 residents and being located outside of the Green Bay Metropolitan Area, meets the requirements of some of the U.S. Department of Agriculture-Rural Development Programs and may be eligible for Rural Development Economic Assistance Programs. Typically, strict income limits are associated with the programs, so the Wisconsin Division of USDA-Rural Development should be contacted regarding eligibility for certain programs. Additional information and a complete listing of USDA-Rural Development programs can be found at <http://www.rurdev.usda.gov/wi/programs/index.htm>.

Recommendations

The following is a summary of economic development recommendations for the Town of New Denmark:

General Recommendations

- Encourage farming as an economic activity by discouraging new residential development near active farms.
- Support efforts by local farmers in entrepreneurial agricultural through direct farm-to-market sales and farm-based value-added business activities, among others.
- Continue to permit home occupations as small business incubators as long as they are clearly secondary to the residential use and meet the Town zoning ordinance requirements and restrictions.
- Consider implementing a commercial and industrial site and building design standards ordinance.
- Identify future areas for new business and industrial development.

- Locate new small-scale local businesses in nodes near intersections rather than in long strips along main roads. New businesses should be encouraged to locate adjacent to existing businesses when the conditions are conducive and appropriate for this to happen.
- Coordinate with nearby communities in siting businesses that are part of a Green Bay region business cluster or that fulfill employment needs in the area.
- Complete and maintain an inventory of existing vacant buildings and land identified as potentially contaminated (brownfield) with industrial or petroleum-based pollutants. Brownfields should be cleaned and promoted for redevelopment through the use of state and federal brownfield cleansing funds.
- Business development should be designed with consideration of the sensitivity of the agricultural lands and environmental features that this plan identifies.
- Business site plans should include parking (preferably behind the building), and parking lot landscaping standards, consistent with the rural character of New Denmark.
- Contact the various economic development agencies for technical support and grant resources listed in this chapter when evaluating specific economic development projects.
- Keep an updated comprehensive list of potential economic development funding mechanisms through the state and federal governments.

CHAPTER 5

Housing

The range of housing in New Denmark generally consists of older homes associated with active farming operations and newer single-family homes scattered throughout the Town.

The Issues and Opportunities Chapter of the plan contains the forecasts for new housing units within the Town of New Denmark over the next 20 years. This chapter will build on these forecasts by identifying existing trends and characteristics of the housing market and providing recommendations on how to improve the existing housing stock and provide for the development of new and innovative housing practices.

Housing Characteristics

Age

Figure 5-1 shows that 56 percent (294) of the housing units in the Town were built prior to 1970, while 44 percent or 231 units were built after 1970. This indicates that there is a fairly good dispersal of different aged homes in the Town. As the housing stock ages, it will be necessary for the Town to ensure that the housing units remain in good condition through current building code enforcement. The housing units constructed prior to 1960 should especially be monitored for maintenance concerns due to the age of the structures. The Town should consider the adoption of a building and property maintenance code to address dilapidated buildings and yards with unscreened inoperable vehicles or machinery.

Figure 5-1: Age of Housing Units in the Town of New Denmark

Year Structure Was Built	Town of New Denmark	%	Brown County	%	Wisconsin	%
1990-2000	107	20.4%	19,322	21.4%	389,792	16.8%
1980-1989	38	7.2%	13,292	14.7%	249,789	10.8%
1970-1979	86	16.4%	17,449	19.3%	391,349	16.9%
1960-1969	55	10.5%	11,400	12.6%	276,188	11.9%
1940-1959	71	13.5%	16,686	18.5%	470,862	20.3%
1939 or Earlier	168	32.0%	12,050	13.4%	543,164	23.4%
Total	525	100.0%	90,199	100.0%	2,321,144	100.0%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Table DP-4 Profile of Selected Housing Characteristics: New Denmark Town, Wisconsin

Structures

Similar to most rural communities in Brown County, the Town of New Denmark has a significantly higher percentage of 1-unit detached structures (typically single-family

homes) at 93.9 percent than either Brown County or the State of Wisconsin at 63.2 and 66.0 percent, respectively. There are very few duplexes or multifamily units located within the Town, which is not uncommon due to the rural nature of the Town, as well as because of the lack of public sanitary sewerage service. New Denmark should begin to monitor the demands of a changing population to ensure that the Town's housing will meet its needs. As the Town changes, there may be a need for rental units to house the elderly and younger inhabitants of the Town. Figure 5-2 identifies the total number of structures in the Town of New Denmark and the number of units they contain, as compared to Brown County and the State of Wisconsin. This information is based on the 2000 U.S. Census.

Figure 5-2: Units in Structure for New Denmark, Brown County, and Wisconsin

Units in Structure	Town of New Denmark	%	Brown County	%	Wisconsin	%
1-Unit Detached	493	93.9%	57,000	63.2%	1,531,612	66.0%
1-Unit Attached	3	0.6%	4,428	4.9%	77,795	3.4%
2 Units	7	1.4%	8,143	9.0%	190,889	8.2%
3 or 4 Units	4	0.7%	3,554	3.9%	91,047	3.9%
5 to 9 Units	0	0.0%	6,214	6.9%	106,680	4.6%
10 to 19 Units	0	0.0%	4,032	4.5%	75,456	3.3%
20 or More Units	0	0.0%	5,172	5.7%	143,497	6.2%
Mobile Home	18	3.4%	1,649	1.8%	101,465	4.4%
Boat, RV, Van, Etc.	0	0.0%	7	0.0%	2,703	0.1%
Total	525	100.0%	90,199	100.0%	2,321,144	100.0%

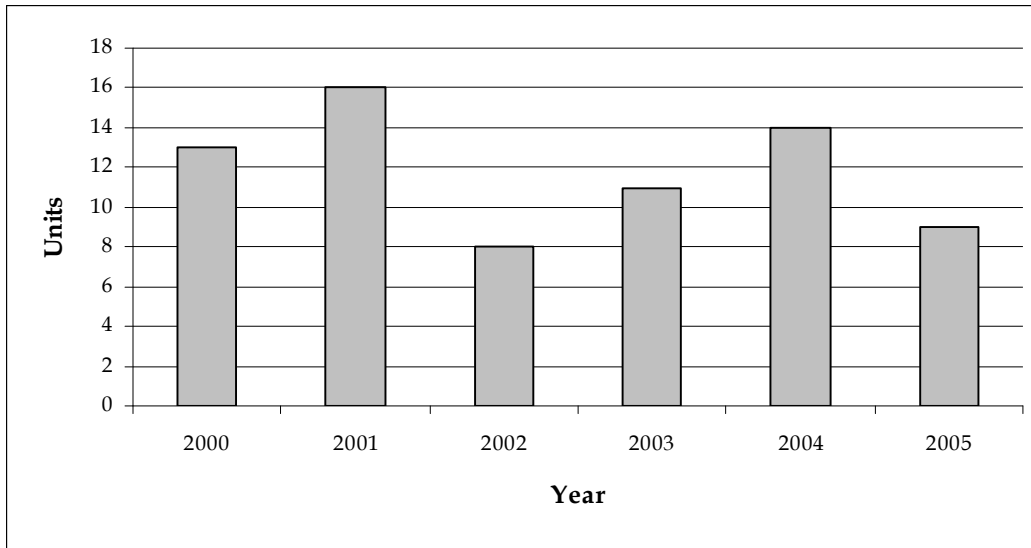
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Table DP-4 Profile of Selected Housing Characteristics: New Denmark Town, Wisconsin

The last five years has seen a fairly consistent level of new residential building occurring within the Town. The level of new housing starts has varied from a low of 8 single-family houses built in a year to a high of 16 single-family houses built in a year. Figure 5-3 displays the number of single-family units constructed during the period of 2001 to 2005. With the exception of a monastery, all of the housing units that were constructed in the period of 2000 to 2005 were single-family houses.

Occupancy

According to the 2000 U.S. Census, there were a total of 525 housing units within the Town of New Denmark. This compares with 438 units in 1990, which is an increase of 87 units (19.8 percent) over the 10-year period. The breakdown of housing units into owner-occupied and renter-occupied shows that owner-occupied units accounted for 90.8 percent of the Town's occupied dwelling units in 1990, with a slightly lower percentage in 2000 of 89.4 percent. Figure 5-4 summarizes the changes that occurred between 1990 and 2000.

Figure 5-3: New Single-Family Housing Unit Development, 2001-2005



Source: Town of New Denmark Records

Figure 5-4: Change in Housing Occupancy Characteristics in New Denmark, 1990 and 2000

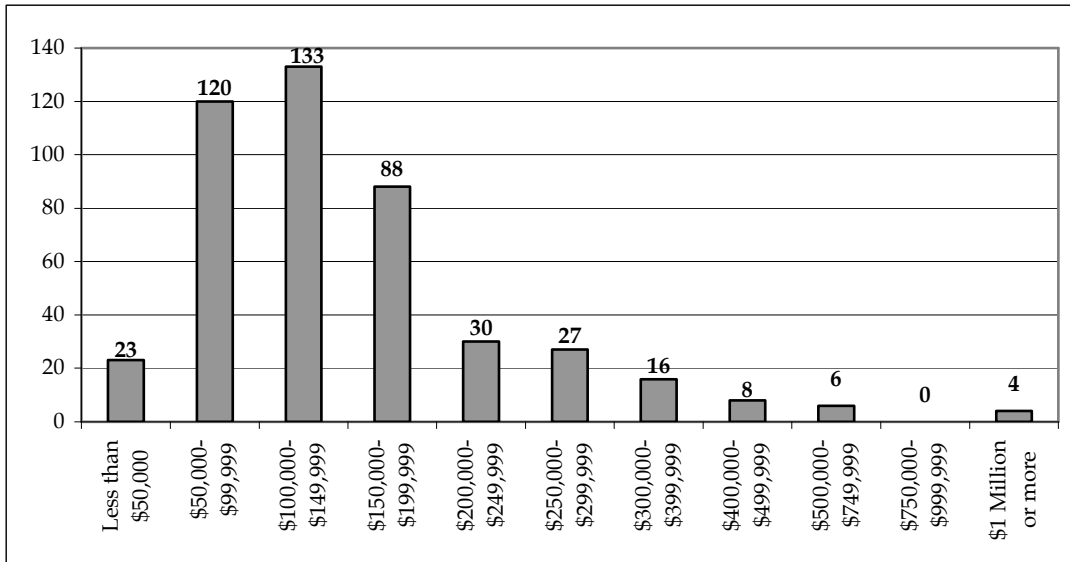
	1990 Census	% of Total	2000 Census	% of Total	Increase or Decrease	Percent Change 1990 - 2000
Total Housing Units	438	100.0%	525	100.0%	87	19.8%
Occupied Housing Units	425	98.5%	509	98.5%	84	19.7%
Owner-Occupied	386	90.8%	455	89.4%	70	20.5%
Renter- Occupied	39	9.2%	54	10.6%	7	14.6%

Source: U.S. Census Bureau, 1990 and 2000

Value

According to the 2000 U.S. Census, the largest segment of the owner-occupied homes in the Town is valued between \$100,000 and \$149,999 (29.2 percent), while 26.4 percent of the homes are valued between \$50,000 and \$99,999 (See Figure 5-5). The median owner-occupied home value for a home in New Denmark, \$128,600, is higher than that of Brown County at \$116,100 and the State of Wisconsin at \$112,200. The average cost of a house in the Town has appreciated considerably since 2000 due to supply and demand factors.

Figure 5-5: Town of New Denmark Housing Values in 2000



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Table H84 Value for All Owner-Occupied Housing Units: New Denmark Town, Wisconsin

Housing Expenses

In order to compare housing costs across a set time-period (in this case 1990-2000), inflation must be taken into account. The Consumer Price Index (CPI-U-RS), created by the U.S. Bureau of Labor Statistics (BLS) and revised annually, was used to determine the appropriate inflation factor. The revised CPI-U-RS series, released in April 2002 by the BLS, shows that the index value for 1990 was 196.3 and was 250.8 for 2000. Therefore, the factor to adjust to 2000 constant dollars is $250.8/196.3$ or 1.277636. In the following analyses of rent and mortgage expenses, the median values will be adjusted by the inflation factor of 1.277636.

Rent

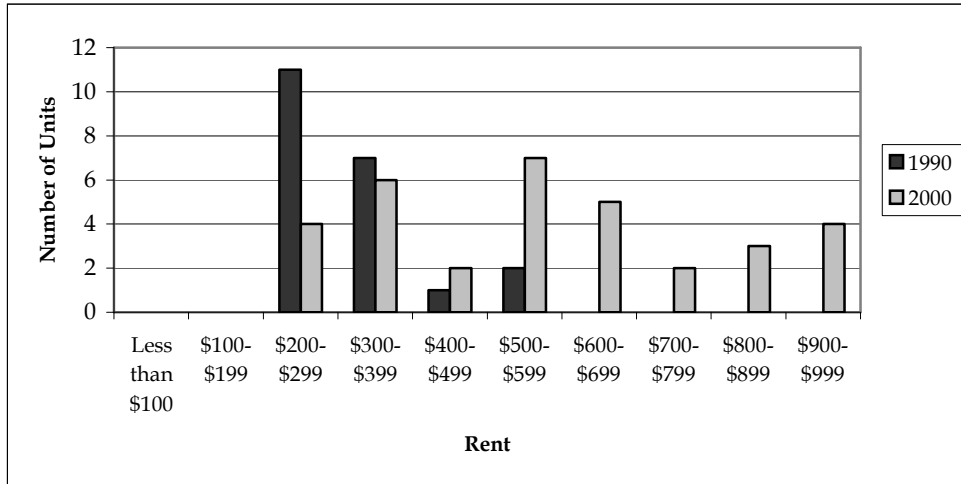
The reported gross rent varies widely. Between 1990 and 2000, the median gross rent for a rental unit in New Denmark increased from \$297 to \$556, which is an increase of 87 percent in ten years. When inflation is factored in and restated in terms of 2000 dollars, the 1990 rent is \$379. The median rent in New Denmark increased by 40 percent after factoring in the inflation factor. Figure 5-6 shows the ranges of gross rent costs in 2000.

Mortgage

The median monthly mortgage cost (includes principal, interest, property tax escrow, insurance, etc.) for residents within the Town increased significantly between 1990 and 2000. The increase in the size of mortgages is due to new homes being built during this time-period. In 1990, the median monthly mortgage cost for a home in New Denmark was \$602. When inflation is factored in, the 1990 median monthly mortgage expense equates to \$769 in constant year 2000 dollars. The 2000 median monthly mortgage cost

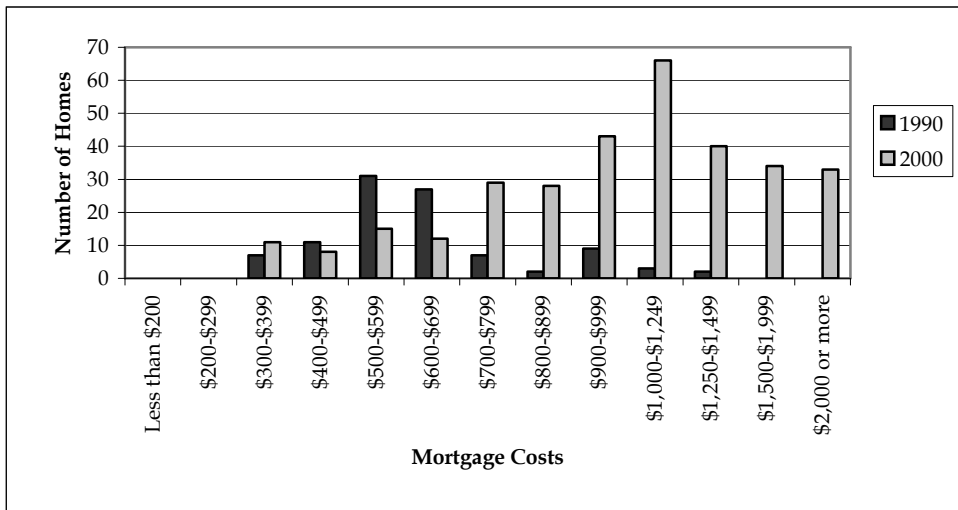
was \$960, which is \$191 (24.8 percent) more than the inflation-adjusted 1990 cost (see Figure 5-7).

Figure 5-6: Gross Rent in Town of New Denmark, 1990 and 2000



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing

Figure 5-7: Owner-Occupied Mortgage Costs in the Town of New Denmark, 1990 and 2000



Source: U.S. Bureau of the Census, 1990 and 2000 Census of Population and Housing

Housing Needs

Based on a future population projection for the year 2025 of 1,664 people (State DOA projection) and a projected average people per household size of 2.87, there will be a need for 42 additional housing units by the year 2025. If the average household size is lower, a higher number of housing units will be needed. In addition, if the 2025 population is higher than the projection of 1,664 people, additional housing units will also need to be added. The most recent (January 1, 2006) Department of Administration estimate of population for the Town indicates that 1,543 people reside in the Town as of January 1, 2006. This surpasses the DOA 2005 projection for the Town by 27 persons and is only 9 persons less than the 2010 projection for the Town. While population increases or decreases do not occur in a straight line manner, but rather in spurts, it is not unrealistic to assume that the 2025 year population of the Town may trend toward 1,700 to 1,750 people. If this should happen, the Town would need to add between 55 and 72 additional housing units over the course of the 20 years to meet the expected population change. It should be understood that projections are not always accurate especially when projections are done for a lengthy time period. Changes in Town development practices also have an effect on the amount of building and development that may occur in a municipality.

Housing Affordability Analysis

The Housing Affordability Analysis is based on the recommended process contained in *Housing Wisconsin: A Guide to Preparing the Housing Element of a Comprehensive Plan*, developed by the University of Wisconsin Extension. This process is being used to estimate if there is an adequate supply of affordable housing for New Denmark residents with limited means. The analysis for New Denmark is based on a median family income of \$61,700 per year, which was the median household income for the Town of New Denmark, according to the 2000 U.S. Census.

The approach required by the U.S. Department of Housing and Urban Development (HUD) for consolidated plans is to look at the median income for a community and determine how many units are available to various low- and moderate-income households. Extremely low-income households are those with incomes below 30 percent of the area median household income. Very low income is defined as an income between 30 percent and 50 percent of the area median household income. Low-income households are those with incomes between 50 percent and 80 percent of the area median household income. Moderate-income households have incomes between 80 percent and 95 percent of the area median household income. HUD defines affordability as paying no more than 30 percent of household income for housing. The affordability threshold is not an underwriting standard and does not mean that households are unable to pay more than that amount. Households may choose to pay more to get the housing they need or want. According to HUD recommendations and goals, people should have the choice of having decent and safe housing for no more than 30 percent of their household income.

An analysis for the Town of New Denmark found that a household within the 50th percentile bracket of median household income (\$30,850) looking for housing in the

Town could spend up to \$771 per month in rent or mortgage/interest/property tax escrow if they allocated up to 30 percent of their income to housing. According to the 2000 U.S. Census, of 319 homes with a mortgage, there were only 75 homes in New Denmark that had mortgage payments of less than \$800 and 28 rental units that rented for less than \$800. While 75 homes had mortgages of less than \$800, many of the mortgages were taken out at various times, and the mortgage rate is dependent on the sales price of the home after down payment. This means that the mortgage rate today would in all likelihood be substantially higher than the existing mortgages of the houses due to the increase in house values over time which will show up in the sales price of the house. The data indicates that in 2000, the Town contained 103 affordable housing units for a household within the 50th percentile bracket of median household income. This represented about 20.2 percent of New Denmark's 509 occupied housing units in the year 2000.

As a means for comparison, the Wisconsin Housing and Economic Development Authority (WHEDA) housing calculator estimates that a family with an income at the 50th percentile of \$30,850, minimum monthly debt payment of \$100 (car loan, student loan, etc.), a down payment of 5 percent of the purchase cost, and an interest rate of 5.875 percent could afford a home priced up to \$93,957.

The Brown County Comprehensive Plan Housing Chapter analyzed the amount of affordable housing each community in Brown County contained (based on year 2000 U.S. Census data and on the Brown County 50 percent of median family income of \$28,946 per year resulting in \$700 being available per month for rent or mortgage, interest, and property taxes) as a percentage of its total number of housing units. According to the County plan analysis, the Town of New Denmark contained 525 total housing units in 2000, accounting for 0.58 percent of the total number of Brown County housing units. Of the 525 total housing units in the Town, 30 owner-occupied units (0.55 percent of the total Brown County affordable owner-occupied housing) had mortgages under \$700 per month while 26 renter-occupied units (0.11 percent of the total Brown County affordable rental housing) were available for rent for under \$700 per month.

One of the recommendations of the Brown County Comprehensive Plan is to "Challenge the local communities to provide a percentage of affordable housing proportional to their percentage of total housing units in Brown County." An analysis of this recommendation as applied to New Denmark indicates that the Town is slightly lower than its proportional share of affordable owner-occupied housing units or its proportional share of affordable rental housing units. It should be understood that New Denmark is a rural municipality with very little rental units located in the Town. Rental units and multifamily housing are predominantly located in areas served by public sanitary sewer service which is not found in New Denmark. As these types of units become are built and become available in New Denmark, more opportunities will occur for affordable housing of all types. The cost to build a new house is beyond the means of some people. The Town should continue to monitor home prices in the Town and do what it can to ensure an adequate range of housing types.

Range of Housing Choices

The Town's residential development is very typical of most rural communities where housing is overwhelmingly single-family, owner-occupied on owner-occupied lots. As the Town grows, it should be open to more housing options being developed in the Town. Development of additional duplex units, multifamily units, and possibly small group homes for the elderly would provide Town residents a bigger mix of housing types. Since there are no areas within the Town that have public sewerage service, the likelihood of multifamily development occurring in the Town may be low. Extension of such service into the Town from the Village of Denmark would increase the likelihood of other housing types locating within the Town. Town residents can relocate to the Village of Denmark where the option of living in a multifamily development is more readily available.

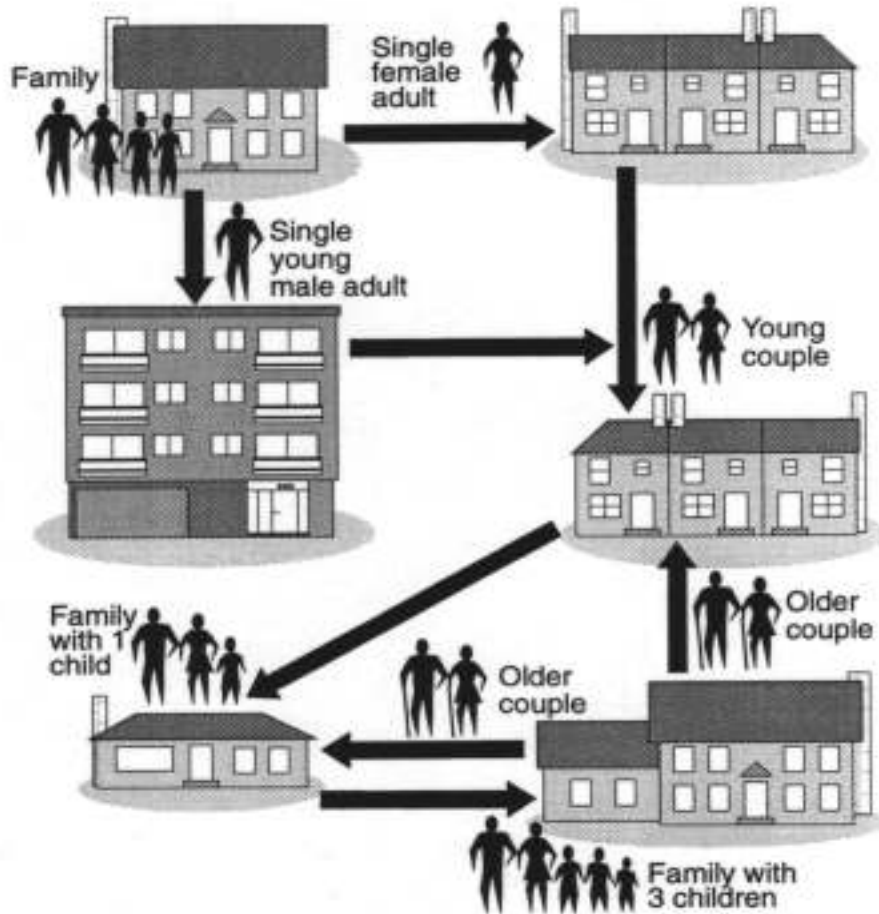
While understanding that the range of housing choices are generally limited in areas not served by public sewer and water service, it is important to recognize that as people go through various stages in their life, their preferred housing type may change, as well. Although the Town may currently depend on other neighboring communities to provide the complete range of housing for its residents, this section contains a series of recommendations the Town can implement to maintain its current housing stock and development pattern while somewhat increasing its range of housing choices. Figure 5-8 provides a representation of how a person's housing preferences might change over time.

Mixing of Residential Types

Historically, housing types were mixed. More recently, however, housing types other than single-family detached homes have been grouped together, thereby concentrating these uses. Mixing the housing types avoids the concentration of large tracts of rental properties and their perceived negative impacts and is a housing option that all communities should consider.

In order for uses other than single-family detached homes to be palatable to surrounding property owners, the other uses need to be of a scale and design that blend in with the residential character of the neighborhood. Strict developmental design standards will likely need to be employed to achieve the desired seamless integration of these uses into the neighborhoods. Design standards let the developer know ahead of time what standards the neighbors expect for the building, and the neighbors know that the development will meet their expectations, as well.

Figure 5-8: Change in Housing Preferences Over Time



Source: Local Government Commission, 2003

Educate Residents and Homebuilders Regarding “Visitability” Concepts

As people age, their ability to move around their own home can become increasingly difficult. For a number of elderly and mobility-impaired residents, the simple presence of a single stair to enter a home could cause a great deal of difficulty. According to Green Bay-based Options for Independent Living, “visitability” applies to the construction of new single-family homes to make them “visit-able” by people with physical or mobility disabilities. Typically, visitable homes have:

- One entrance with no steps.
- A minimum 32-inch clear passage through all the main floor doors and hallways.
- A useable bathroom on the main floor.

Although these improvements do not allow full accessibility, such as is promoted in universal design, they do allow (at a minimum) elderly and people with a mobility limitation the ability to visit a home or remain living in their home for a longer period of time.

Summary of Recommendations

It is very important for the Town to continue to monitor its progress in meeting the goals and objectives of the plan's Housing Chapter. To attain the goals and objectives, the following recommendations were developed based on the input received from the town-wide visioning session, survey, smart growth committee meetings, State of Wisconsin Comprehensive Planning Law, and sound planning principles:

- Keep informed of housing affordability issues and the possible need for more affordable homes in New Denmark as the population continues to grow, age, and diversify.
- Continue to ensure that the Town's housing stock remains in good condition through code enforcement and the adoption of a housing and property maintenance code.
- Support the development of different housing types in the Town besides single-family houses to satisfy the projected demand for an additional 55 to 72 additional housing units referenced in this chapter to meet the projected future Town population.
- Multifamily buildings should reflect (as much as possible) the characteristics and amenities associated with single-family residences.
- The Town should consider adopting development criteria for multifamily development or add a multifamily zone to the Town zoning ordinance to address building criteria requirements for this type of land use.
- Existing trees should be incorporated into the design of neighborhoods whenever possible.
- The Town should contact the Brown County Housing Authority and Wisconsin Housing and Economic Development Authority (WHEDA) for additional information and resources to continue to diversify the Town's housing stock.
- The Town should consider requiring by ordinance that a garage be constructed for each housing unit. This would include single-family units, duplexes, and multifamily units.

CHAPTER 6

Utilities and Community Facilities

Introduction

The presence and provision of public facilities and services within a community are closely intertwined with the growth and development patterns that the community experiences. The type and quality of services a community provides are among the most important reasons why people and businesses are attracted to and choose to remain within a community. Decisions about where and when community facilities and public utilities will be constructed or extended are important in influencing future land use patterns. A municipality should continuously monitor the services it provides to ensure the continued provision in the most cost-effective manner possible consistent with its long-term goals, trends, and projections. When necessary, it should upgrade and expand its existing services and facilities, as well as consider the provision of new services or facilities. The analyses and recommendations within this chapter of the Town of New Denmark Comprehensive Plan are steps in that process. This plan should be used to guide and direct, but not replace, detailed engineering studies, facility plans, and capital improvement programs.

Background

The Town of New Denmark is a rural community that provides a number of governmental services. A number of the utility and community facilities available within the Town of New Denmark are identified in the following paragraphs. The Town will periodically need to review the level of services that it provides, and if a need for additional services is determined, the Town should promptly and efficiently obtain those services.

Inventory and Analysis

Sanitary Sewer Service

The Town of New Denmark does not have sanitary sewer service provided within the Town. The Village of Denmark operates a sewage treatment plant that provides sanitary sewer treatment for properties located within the Village. While there are no plans to extend sanitary sewer service into the Town, it may make sense for the Town to broach the subject with the Village if it enters intergovernmental talks with the Village. Properties located adjacent to the Village would obviously be potential locations for the extension of this service. The attractiveness of the area around the I-43 interchange for business or industrial development would benefit and be enhanced by such service.

Onsite Sewage Disposal Systems

The method of sanitary sewage disposal in the Town consists of onsite sanitary sewage disposal systems. Onsite sewage disposal systems are those that store, treat, or dispose of wastewater (or perform a combination of these functions) on the site at which the wastewater is generated. Onsite sewage disposal systems are used in those areas that are not served by public sanitary sewer systems. Typical examples of onsite systems include holding tanks, conventional septic systems, or pressure systems used by individual homeowners and small businesses located in rural areas.

In 1969, Brown County created Chapter 11 (the Brown County Private Sewage System Ordinance) of the Brown County Code, pursuant to requirements of the Wisconsin State Statutes and the Wisconsin Administrative Code, which pertain to regulation of the construction, installation, and maintenance of plumbing in connection with all buildings in the state. Chapter 11 of the Brown County Code regulates the location, construction, installation, alteration, design, and use of all private onsite wastewater treatment systems (POWTS) within the County so as to protect the health of residents, to secure safety from disease and pestilence, to further the appropriate use and conservation of land and water resources, and to preserve and promote the beauty of Brown County and its communities.

In 2001, the Wisconsin Department of Commerce adopted revisions to Wisconsin Administrative Code COMM 83 (Private Onsite Wastewater Treatment System) to recognize new technologies, provide consistent application of the code, incorporate new standards, provide more options to owners, improve treatment, revise outdated rules, address legislative intent, and define agency roles. These changes have been reflected in Chapter 11 of the Brown County Code. The effect of these changes has been to increase the options and opportunities for use of private onsite systems within the communities of Brown County.

Soils in much of the Town have limitations for conventional disposal fields due to slow water permeability. There are pockets of good soils where there are few limitations. Mound systems often times overcome limitations for conventional disposal systems, and if not, holding tanks are used. A mound system only requires a minimum of six inches of good acceptable soil for installation besides the required amount of sand that would be brought into the site by the system installer and added to the native soil. A review of the permits issued by the Brown County Zoning Department for the various types of disposal systems in the Town confirms the fact about soil limitations for conventional disposal fields in the Town. The great majority of new systems that are installed in the Town are mound systems.

The Brown County Zoning Department has been collecting detailed information on all POWTS within Brown County since 1977. For the period of 2002 thru the end of 2005, the Brown County Zoning Department issued 13 sanitary permits for the installation of septic systems, 6 permits for the installation of holding tanks, and 76 permits for the installation of mound systems in the Town of New Denmark. The sanitary permits issued included permits for new systems and for replacement systems. The Brown County Zoning Office has collected detailed holding tank pumping information since

1990, and its records indicate that for the last ten years (1996-2005), an average of 1.296 million gallons per year were pumped within the Town.

The Town should ensure the long-term viability of private onsite sewage disposal systems in the Town through continued support of Brown County's private sewage system ordinance. The ordinance requires inspections of all existing onsite sanitary systems at the time of sale of associated residence or building. The sewage system ordinance also requires that all POWTS installed after January 17, 1990, be maintained and serviced and that a licensed plumber or septic inspector certify every three years that the POWTS is in proper working condition and that the tank was recently pumped or that it was recently inspected and is less than one-third full of sludge or scum. This will help ensure that the POWTS are working properly and are not an environmental hazard to the groundwater. The Town should encourage Brown County to require inspection and inclusion in the mandatory 3-year maintenance program of all private sewage disposal systems in Brown County. The Town should also think about providing periodic informational articles regarding proper care and maintenance of private sewage systems to Town residents.

Water Supply

Groundwater has always been the source of all drinking water and most other water uses within the Town of New Denmark. All residents and businesses have their own private wells for potable water use. Groundwater from private wells is generally of good quality. There is no municipal water supply system in the Town.

The federal Safe Drinking Water Act of 1974 charged the Environmental Protection Agency (EPA) with promulgating drinking water standards to protect public health. These standards, known as "maximum contaminant levels" (MCLs), now cover approximately 52 substances. Primary MCL standards are designed to protect public health and include standards for organic and inorganic chemicals, microorganisms and bacteria, and turbidity. Secondary MCL standards are designed to protect public welfare and include color, odor, and taste. The Wisconsin DNR has promulgated state MCLs based on the federal MCLs whether its source is groundwater or surface water. These standards apply to any public water supply system. Most water sources contain at least small amounts of some contaminants. Contaminants may include microbes, such as viruses and bacteria, inorganics, such as salts and metals, pesticides or herbicides, organic chemicals, such as petroleum byproducts, and radioactive substances. The presence of such contaminants does not necessarily indicate that the water poses a health risk.

In 1984, Wisconsin State Statutes 160 and Administrative Codes NR 809 and 811 were created to minimize the concentration of polluting substances in groundwater through the use of numerical standards to protect the public health and welfare. The numerical standards created under NR 809 and 811 consist of enforcement standards and preventive action limits.

Private wells do not require the monitoring and testing that is required of a public water supply, and reports and tests can be conducted on an individual basis for residents who request that their wells be tested. Brown County Health officials indicate that they have

not seen evidence of groundwater quality problems based on water samples from the Town that they have been asked to test. Reports and tests are conducted on an individual basis for bacterial contamination for residents who request their wells to be tested. A sampling kit should be obtained from the Brown County Health Department any time a person notices a distinct change in color, odor, or taste of their drinking water. It is recommended that well owners periodically have their wells tested for water quality.

As with all communities, it is very important that the groundwater, New Denmark's only source of drinking water, be protected. The greatest threats to groundwater are contamination and overuse. As with any rural and agricultural community, the most common sources of contamination include feedlots, manure storage and spreading, manure pits, irrigation, fertilizers, and pesticides. The contamination threat may increase with the proliferation of larger farms that contain large amounts of farm animals. Contamination also can occur from malfunctioning onsite sanitary systems. Overuse of the groundwater is not envisioned to be a problem within the foreseeable future.

Ensuring functioning onsite sanitary systems will help to protect groundwater from contamination from these systems and help protect the quality of water from the private wells in the area. The Town should support Brown County's "time of sale" program of inspecting private onsite wastewater treatment systems to guard against failing systems. Whenever there is a sale of a property that contains a house or business on the property with an onsite sanitary system, Brown County requires that the owner, prior to the sale occurring, obtain a system inspection of the onsite sanitary system to ensure that it is functioning correctly. If it is not functioning correctly, the system is required to be replaced.

The Town should also support Brown County's "3-year maintenance program" that requires onsite sanitary systems to be checked every three years by a licensed plumber, certified POWTS inspector or a certified pumper with a report sent to the County Zoning office for review. Onsite sanitary systems are added to the maintenance program whenever a property changes hands or whenever a new system is installed. This means, however, that there are many onsite sanitary systems throughout the County that are not part of the system. The Town should encourage Brown County to require inspection of and inclusion in the mandatory 3-year maintenance program all private sewage disposal systems in Brown County.

In order to ensure that Town residents understand the necessary maintenance and care associated with a private drinking water supply, the Town should provide educational materials, such as the WDNR publication "Answers to Your Questions About Groundwater," to Town residents and should provide informational articles and resources in a Town newsletter or website.

The Town should also recommend to its residents that they periodically have their well water tested. There is no requirement to do so but periodic testing can identify problems with water quality that may not be able to be detected by the homeowner. Health officials recommend that well water be tested at least every five years. The cost is not excessive, and the benefits can be many.

Abandoned or unused wells pose a great threat to the safety and quality of groundwater. An unused well provides a direct path for contaminants and pollutants to the underground aquifers that supply working wells. Water and effluent that gets into an abandoned well bypasses the purifying action that normally takes place in the upper layers of the soil and directly enters the aquifer used to supply drinking water to nearby residents. Ensuring that abandoned wells or unused wells are properly capped will help to protect groundwater from contamination from sources such as manure runoff and other surface contaminants. There are many abandoned wells within Brown County that have not been properly capped. It is very likely that there are abandoned and unused wells in the Town of New Denmark. The Town should recommend to property owners within the Town thru use of a Town website or a Town newsletter, that any abandoned or unused wells located on their property be properly capped for the landowners' own health and safety as well as for their neighbors' health and safety. The Town could also consider adopting an abandoned well ordinance to help protect the groundwater within the Town. This would require approval of the Wisconsin Department of Natural Resources.

In the future, if demand is warranted, the Town should consider contacting the Village of Denmark about the possibility of contracting with the Village to supply potable water to portions of the Town.

Solid Waste Disposal and Recycling

The Town contracts with Onyx for both solid waste and recycling pickup. Pickups are done weekly.

Stormwater Management

In 1987, the federal government passed an amendment to the Clean Water Act that included several regulations related to stormwater management and nonpoint source pollution control. The programs created by this legislation are administered by the U.S. Environmental Protection Agency and are targeted to control nonpoint source pollution from municipal, industrial, and construction site runoff.

Due to revisions to the federal programs in 1999 and corresponding changes to Wisconsin Administrative Codes, these federal programs apply to most communities and most construction sites one acre or larger. Within the Town of New Denmark, it is anticipated that these requirements will apply to all construction sites one acre or larger in size.

As stated in the Wisconsin Department of Natural Resources' model stormwater runoff ordinance, uncontrolled stormwater runoff from land development activity has a significant impact upon water resources and the health, safety, and general welfare of the community. Uncontrolled stormwater runoff can:

- Degrade physical stream habitat by increasing stream bank erosion, increasing streambed scour, diminishing groundwater recharge, and diminishing stream base flows.

- Diminish the capacity of lakes and streams to support fish, aquatic life, recreational, and water supply uses by increasing loadings of nutrients and other urban pollutants.
- Alter wetland communities by changing wetland hydrology and by increasing pollutant loads.
- Reduce the quality of groundwater by increasing pollutant loads.
- Threaten public health, safety, property, and general welfare by overtaxing storm sewers, drainageways, and other minor drainage facilities.
- Threaten public health, safety, property, and general welfare by increasing major flood peaks and volumes.
- Undermine floodplain management efforts by increasing the incidence and levels of flooding.

Research indicates that many of these concerns about stormwater runoff become evident when impervious surfaces (rooftops, roads, parking lots, etc.) within a watershed reach 10 percent. A typical medium-density residential subdivision can contain about 35 to 45 percent impervious surfaces.

Currently, stormwater management within the Town of New Denmark is undertaken on a case-by-case basis by property owners/developers. There are no regional detention ponds or publicly-owned detention ponds within the Town.

The Town should consider developing a comprehensive stormwater management assessment and plan to identify potential trouble spots with regard to existing culverts and grades that may be causing stormwater to back up into yards, fields, and wetlands and identify areas where a larger culvert size may be required.

Parks and Recreation

The presence of outdoor recreation and open space adds to a community's quality of life. It enhances the attractiveness of and fosters a sense of civic pride in the community. The provision of an adequate supply of areas, facilities, and activities to accommodate the public's open space and recreational needs has long been demonstrated to promote the general health, welfare, and safety of the community and its citizens.

While the Town of New Denmark currently does not provide any public park sites within the Town, it does provide funds to the Veterans Memorial Park Association for use for Veterans Memorial Park, which is located in the Village of Denmark. Residents use some of the other public and private recreation facilities located in and around the Town. Neshota Park, owned and operated by Brown County is located in the northern portion of the Town off of Park Road. The park includes a playground, a sledding hill, a shelter, a picnic area, restrooms, parking, six miles of hiking/ski trails and two miles of horseback riding trails. It is also a popular archery hunting area for deer. The Devils River Trail, a state recreational trail, exists in the southern portion of the Town on abandoned railroad tracks. The trail starts in the Village of Denmark and extends to Manitowoc County. Some portions of the trail within Manitowoc County still need to be completed. Approximately one mile of the trail is located in the Town. There are also

privately-owned facilities located in the Town that can be used by the general public. Twin Oaks Golf Course, an 18 hole golf course with an adjoining driving range is located in the western portion of the Town adjacent to CTH R. Circle Tap, a tavern located adjacent to CTH N in the western portion of the Town has a lighted softball diamond that is used extensively for softball leagues and tournaments. Located at the intersection of CTH's T and R, 20th Century Bar provides bowling opportunities and volleyball for local residents. Basil's II Tavern, located on CTH P, has volleyball courts that are used for volleyball leagues and has horseshoe pits. There also are a number of other recreation facilities associated with the Denmark School facilities located in the Village of Denmark that are utilized by Town residents. As mentioned previously, the Town of New Denmark provides financial assistance for the operation of Memorial Park, located in the Village of Denmark. See Figure 6-1 for the location of the recreational facilities located within the Town.

An increase in the population of the Town will result in an increase in the demand for park, open space, and outdoor recreation opportunities. Such a demand is often expressed as a desire by residents for additional open space for walking and picnicking, informal outdoor activities, such as catch and playgrounds, and formal activities, such as league softball and soccer.

Coordination of park and open space sites and opportunities with schools, conservancy zoning, stormwater management facilities, and sidewalks, trails, and parkways should also be of particular focus. Many similar recommendations are contained in the Natural, Cultural, and Agricultural Resources Chapter of the comprehensive plan. The Land Use Chapter of the plan also discusses recreational needs of the Town.

As discussed previously, the Devils River Trail exists in the southern portion of the Town on abandoned railroad tracks. The portion of the railroad line located north of the Village of Denmark is still in operation. The Canadian National Railroad tracks that bisect the Town has limited use. Should the tracks ever be abandoned, the Wisconsin Department of Natural Resources will likely acquire the tracks for use as a recreational trail and extend the existing trail north out of the Village. Town officials would need to work with the DNR and Brown County in planning for the development of this portion of the trail if this does come to fruition. It would also be advised that the Town work with the Brown County Planning Commission to identify a possible trailhead location to provide parking that would encourage people to use the trail while discouraging parking on the shoulders of intersecting roads. The Town could also consider developing a feeder trail system connecting to the main trail to encourage pedestrians and bicyclists of the Town to use the trail. A feeder trail system could include the addition of paved shoulders along roadways, as well as trails, or walkways.

The Brown County Bicycle and Pedestrian Plan Update recommends a bicycle corridor (comprised of a signed, striped, and marked bicycle lane) along CTH T (New Franken Road), CTH R and STH 96. These lanes connect up with other lanes located along other county highways. This would require paving the shoulder of the highways during resurfacing or reconstruction to create the bicycle lane.

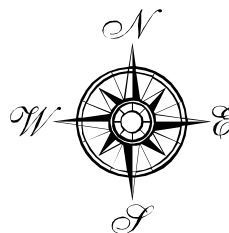
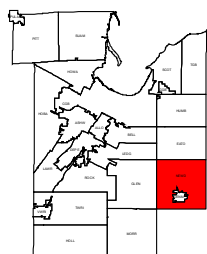
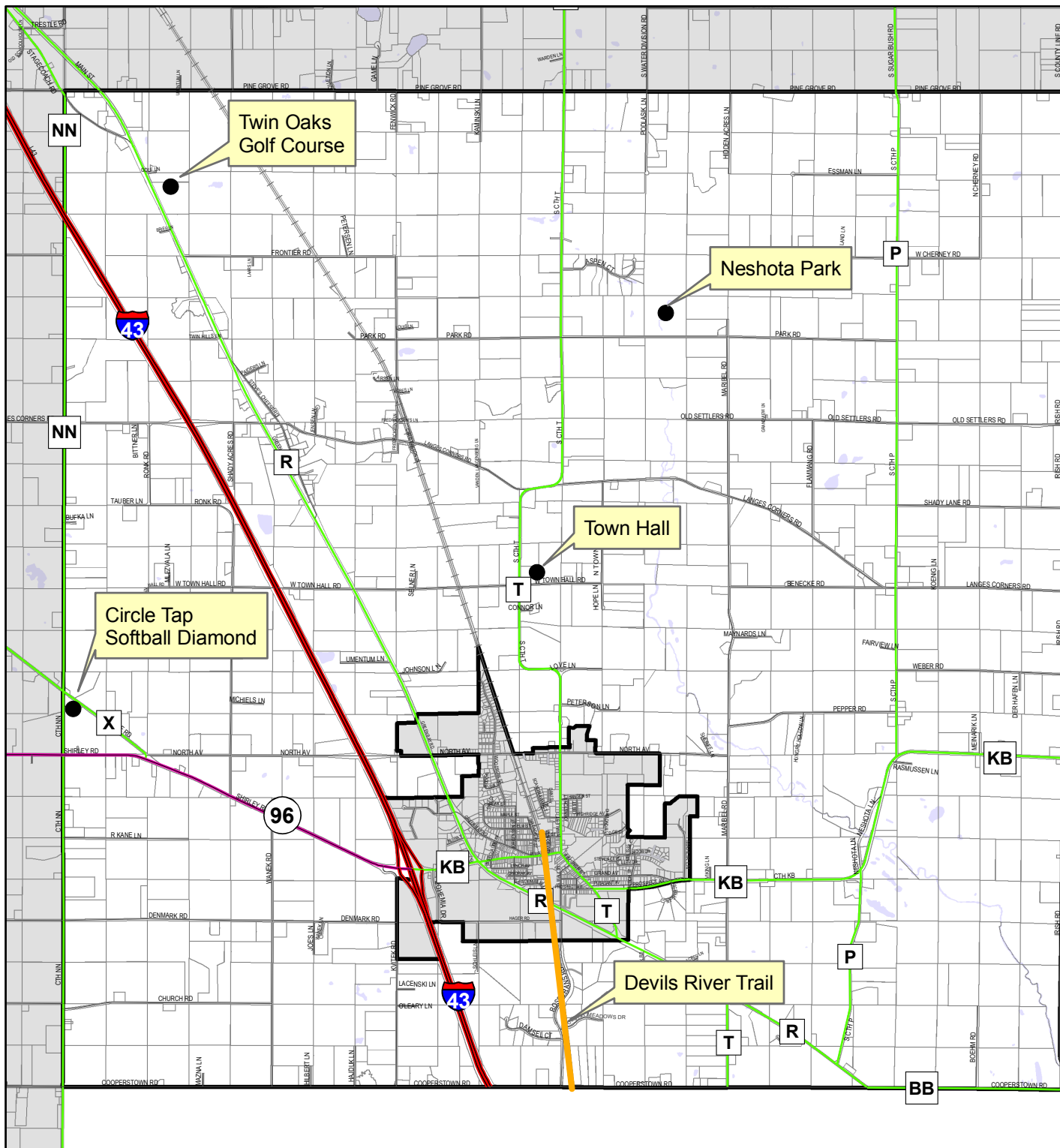
The Brown County Open Space and Outdoor Recreation Plan recommends a designation and establishment of a parkway along the Neshota River, which flows north to south



Figure 6-1

Park, Recreation, and Community Facilities

Town of New Denmark, Brown County, WI



0 0.5 1 Miles

This is a compilation of records and data located in the Brown County office and is to be used for reference purposes only. The map is controlled by the field measurements between the corners of the Public Land Survey System and the parcels are mapped from available records which may not precisely fit field conditions. Brown County is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.

Map prepared by PALS, Brown County Planning Department, May 2006.

Source: PALS, Brown County Planning Commission

through the Town. The purpose of parkways is for natural resource protection and for public recreation. A parkway can include land acquisitions, land dedication, easements, and utilization of adjacent rights-of-way. Land acquisition could occur by any municipal entity. Acquisition of parkways could occur any time that an opportunity arises. If public acquisition is not feasible, private ownership subject to conservation easements could be considered. This potential parkway is in fairly close proximity to the Canadian National Railroad tracks which could some day become a trail. It is also in fairly close proximity to county highways which could add bicycle lanes in the future. A trail along the railroad tracks could create a link between these potential recreation facilities would benefit Town and area residents.

In order to set forth a vision for future park and recreation facilities, communities often develop a comprehensive outdoor park and recreation plan. Such a plan reviews state, county, and local goals for the provision of outdoor recreation facilities and identifies those that are pertinent to the local community. Once adopted, a comprehensive outdoor park and recreation plan provides eligibility to a community for numerous state and federal grants for a period of five years. The municipality is required to update the plan every five years in order for the municipality to retain eligibility for grants.

Should the Town of New Denmark determine that there is a need for a park facility or local publicly-owned conservancy areas in the future, it should consider preparing an outdoor recreation plan to quantify local needs and prioritize acquisition and development activities. The plan should review the inventory contained within the Brown County Open Space and Outdoor Recreation Plan, in addition to analyzing appropriate locations and activities for outdoor recreation in New Denmark. Once completed, the plan should be submitted to the Wisconsin Department of Natural Resources to ensure eligibility for Stewardship program grants. The Town could also consider the appropriateness of establishing a park impact fee to ensure that new residential development pays its fair share of the cost of new parks, outdoor recreation facilities, and open space sites.

Telecommunication

CenturyTel provides landline phone service to the Town of New Denmark. No cable service is provided in the Town. Some areas of the Town do have high speed Internet access through CenturyTel. Current trends in the telecommunications industry point to a greater demand for high speed Internet access and cellular communications in the future, which may lead to more companies wanting to provide services to residents of the Town of New Denmark. Such future facilities should be made to collocate and to ensure that adequate easements or other necessary rights-of-way are available and adequate design standards are in place for the tower and associated buildings.

Power Generation

Electricity is provided to the Town by Wisconsin Public Service Corporation (WPS). WPS is adequately positioned to continue to serve the future needs of the Town.

The Town should adopt a wind ordinance to regulate any future windmills and wind energy devices within the Town.

Cemeteries

There are five cemeteries located within the Town. Lutheran Cemetery is located adjacent to Maribel Road in Section 26, East Side Cemetery is located adjacent to CTH P in Section 23, the Bohemian Association of Freethinkers Cemetery is located at the corner of Cooperstown Road and Hajduk Lane in Section 32, Holy Trinity Congregation Cemetery is located adjacent to CTH R in Section 6, and there is a cemetery associated with the Monastery of the Holy Name of Jesus located off Pepper Road in Section 23. In addition to providing burial sites to area residents, cemeteries also serve as a source of local history and open space. When properly located and maintained, cemeteries can be an important and attractive element of the community. Area residents also rely on cemeteries and mausoleums in adjoining municipalities.

Additional demands in the future should continue to be addressed by the private sector. The Town should ensure that such uses are properly designed and located.

Healthcare

The Town of New Denmark generally relies on healthcare providers located in the Village of Denmark and in the Green Bay Metropolitan Area. Healthcare services should be encouraged to locate in the Town to help serve the needs of local residents.

Elderly Care

The Town of New Denmark primarily relies on elderly care providers located in the Village of Denmark and in the Green Bay Metropolitan Area. Many services are also available to residents of the Town from the Brown County Aging Resources Center. This situation should continue to be adequate during the timeframe of this plan. Elderly care services wanting to locate in the Town should be encouraged to do so to help serve the needs of local residents.

Childcare

There are no licensed childcare facilities within the Town. Some residents likely provide childcare in their homes. Properly designed and located childcare facilities would be a benefit to Town residents. A future childcare facility would be a valuable addition to the Town to help serve the needs of Town residents, and such facilities should be encouraged to locate in the Town.

Emergency Services

The Denmark Volunteer Fire Department, located at North Wall Street in the Village of Denmark, provides fire protection services to the Towns of New Denmark, Eaton and Glenmore in Brown County, the Town of Franklin in Kewaunee County, and the Village of Denmark. Its service area is approximately 100 square miles. It is a 48-person volunteer department with mutual aid agreements with the various fire departments from Brown County and verbal agreements with fire departments in adjoining counties. The department owns and operates a number of trucks and fire equipment. It has three

pumper trucks, one recently purchased, four tanker trucks, one reserve truck, and a brush buggy used to fight grass fires.

The department is well positioned regarding equipment needed to serve its service area. The existing fire station location in the Village of Denmark provides a good service location to the Town of New Denmark. In the future, if large scale equipment needs come up, the department should consider working with adjoining fire departments through joint purchases of equipment, which may enable them to provide even better fire protection to its service area.

The Brown County Sheriff's Department provides police protection and patrol service to the Town. This is a similar service provided by the Sheriff's Department to all other towns within the County that do not have their own service or do not contract with the Sheriff's Department for additional service.

Ambulance service is provided by Viking Ambulance Service located in the Village of Denmark. The company provides ambulance to the Town of New Denmark, the Village of Denmark, and other Towns in the area. This service should be periodically reviewed to determine if it is adequate or if the Town should examine other available options.

As the population in New Denmark increases, the Town should monitor its need for additional emergency services and provide or contract with the appropriate provider for additional protection, if necessary.

Libraries

The Town of New Denmark relies upon the public Brown County Library system to meet its library needs. There is no public library located within the Town. There is a public library located in the Village of Denmark in the high school.

Schools

The Town is located in the Denmark School District. The school district serves the Town of New Denmark, the Village of Denmark, portions of other adjacent Towns in Brown County, as well as portions of Kewaunee County and Manitowoc County. The school district provides a comprehensive K-12 grade educational program. There are no schools located within the Town. The school system consists of the Denmark High School (grades 9 thru 12), The Denmark Middle School (grades 6 thru 8), the Denmark Elementary school (grades 1 thru 5), the Early Childhood Center (preschool thru kindergarten) and the Denmark Empowerment Charter School (an alternative education program generally serving high school age students with some middle school age students). All these school buildings are located in the Village of Denmark. All students from the Town are bused to and from school. There are no private schools located in the Town; although, some school children within the Town likely attend private schools outside the Town.

For the 2006-2007 school year, the high school has an enrollment of 552 students, the middle school 351 students and the elementary school 508 students. The enrollment for the charter school has not yet been determined. Overall school enrollment has slowed

from what was experienced in the past and are projected to slowly decline for the next few years.

The middle school is the facility that is closest to capacity, followed by the elementary school, and then the high school. The high school is in need of a gym addition due to the age of the facility. There is also some concern about space needs for a few of the specific classes at the high school. A school referendum is planned for building needs at the high school.

Future growth within the Town will have an effect on the school district, although the greatest impact of growth on the school districts will come from future development in other portions of the districts' service areas. It is recommended that the Town keep the school districts apprised about any future residential developments planned within the Town.

Information from the 2000 U. S. Census indicated that 24.8 percent (368) of the Town population was within the range of 5-19 years of age. The breakdown according to age classification was 9.2 percent (136 people) in the 5-9 age category, 8.2 percent (121) within the 10-14 age category, and 7.5 percent (111) within the 15-19 age category. Applying the same percentages for these age categories to the projected increase of 182 people in the Town for the Wisconsin Department of Administration (DOA) 2025 population projection for the Town yields an increase of 45 additional school age children. Using the same age percentage breakdown in 2025 as was experienced in 2000, yields a projected age category breakdown increase of 17 additional children in the 5-9 age category, 15 additional children in the 10-14 age category, and 13 additional children in the 15-19 age category. It is expected that the 2025 Town population may increase to the 1700 to 1750 range if recent gains in population (DOA 2005 estimate) are an indication of things to come. Using the same breakdown of age percentages, this increase in population will yield an increase of 66 school age children in the year 2025, an increase of 21 over the projected figure sited earlier in this paragraph. In any event, the projected increase in the school age population of students in the Town by itself will likely have a minimal impact on the school district but could make a difference when combined with other potential increase due to other areas served by the School District.

Government

The Town of New Denmark has a new town hall, located at 5531 W. Town Hall Road. The town hall is utilized for all Town governmental meetings. It was recently constructed in 2001.

Post Office

The Denmark Post Office is located in the Village of Denmark and serves the residents of the Town with postal service.

Policies and Programs

A summary of actions and programs that the Town can undertake to achieve the utilities and community facilities goal and objectives listed in this plan's Issues and Opportunities Chapter is provided in this section. Approaches range from specific one-time actions to broad ongoing programs.

Sanitary Sewer Service

- While the Town has no sanitary sewer service within the Town it should consider lobbying Brown County the next time the County sewage plan is updated to allow small municipalities and small sanitary districts to have more sewer service area acres than allowed under past calculations in the event it should ever obtain such service in the future. A change in this policy would give small municipalities more flexibility for growth for situations when individuals within the existing sewer service areas choose not to develop their properties.

Onsite Sewage Disposal Systems

- Disseminate information to all property owners in the Town regarding the importance of proper maintenance for private sewage systems and resources available to repair failing systems.
- Support Brown County's Private Sewage System Ordinance that requires inspections of all existing onsite sanitary systems at the time of sale of the associated property and the ordinance's mandatory 3-year maintenance program.
- Provide information to Town of New Denmark homeowners regarding the importance of having their sewage disposal systems inspected on a periodic basis.

Water Supply

- Provide information to Town of New Denmark homeowners regarding the importance of testing their wells for contaminants. This may include the use of various WDNR informational handouts and information relating to Brown County's voluntary well-testing program.
- The Town should support Brown County's "3 year maintenance program" that requires onsite sanitary systems to be checked every three years by a licensed plumber, certified POWTS inspector or a certified pumper with a report sent to the County Zoning office for review.
- The Town should support Brown County's "time of sale" program of inspecting private onsite wastewater treatment systems to guard against failing systems.
- The Town should recommend to property owners within the Town through use of a Town website or a Town newsletter, that any abandoned or unused wells located on their property be properly capped for the landowners' own health and safety as well as for their neighbors' health and safety.
- The Town should consider adopting a well abandonment ordinance if it determines that it is in the best interests of the Town to do so.

Recycling

- Continue to monitor and provide for the needs of the Town in regards to waste collection and recycling.

Stormwater Management

- As the Town develops, it should consider the need for preparing a stormwater management plan for areas in the Town not covered by stormwater plans or facilities. Based upon the recommendations of that plan, it may also be necessary to prepare and adopt a stormwater management ordinance to implement the plan.
- The Town should require developers to put together and implement stormwater plans for any new subdivisions occurring within the Town.
- The Town should monitor and identify potential trouble spots with regard to existing culverts and grades that may be causing stormwater to back into yards and fields and identify areas where larger culvert sizes may be required.

Parks and Recreation

- Consider preparing a Town park and open space plan to address future recreational needs of the Town. Based upon the existing population and future projected growth within the Town, as well as Town residents needs, acquisition and development of various parks, outdoor recreation and open space sites, and facilities may be necessary during the timeframe of this comprehensive plan.
- The Town should work with and support Brown County's countywide parkway and trail efforts.
- Support potential future efforts of the Wisconsin Department of Natural Resources and Brown County to develop a recreational trail along the railroad line of the Canadian National Railroad tracks located north of the Village of Denmark if the line ceases to be used as a rail line.
- If a trail along the Canadian National Railroad tracks does become a reality, the Town should consider developing a feeder trail system connecting the trail.
- The Town should investigate the appropriateness of implementing a park and recreation impact fee applicable to new development if it determines that the Town needs to provide additional recreational opportunities to Town residents.
- Work with local, state, and regional public and nonprofit groups to identify potential conservancy areas in the Town.

Telecommunications

- Investigate opportunities to recommend or require co-location and design standards for telecommunication facilities.
- Ensure that adequate easements and design standards for telecommunication facilities are utilized.

- Consider developing and adopting a telecommunication antenna ordinance to address potential siting and developing of future telecommunication towers and antennas in the Town.
- Work with the local telephone and cable companies to create more opportunities for residents of the Town to have access to high-speed Internet connections in the near future.

Healthcare

- Encourage and promote the location of healthcare providers, clinics, etc. within the Town.
- Work with private and nonprofit groups to ensure elderly residents have transportation to healthcare facilities.

Elderly Care

- Encourage and promote the location of elderly care providers within the Town of New Denmark.
- Work with private and nonprofit groups to ensure elderly residents have transportation to healthcare facilities.

Childcare

- Encourage and promote the location of childcare providers within the Town.

Emergency Services

- Maintain the Town's current standard of fire protection.
- Periodically review fire, rescue, and police services to ensure that they continue to meet the needs of the Town.
- If large equipment needs come up in the future for the fire department, the department should consider working with adjoining fire departments through joint purchases of equipment, which may enable them to provide even better service while keeping costs down.
- Maintain the Town's current standard of police protection through the Brown County Sheriff's Department and consider contracting for additional patrol service if it is determined that additional service is necessary in the future.

Libraries

- Continue to support the branch portion of the Brown County Library system in the Village of Denmark.

Schools

- The Town should keep the school districts informed of any large future developments proposed in the Town.

- The Town should keep the school districts informed about the needs and wishes of Town residents.

Government

- Investigate the possibility of a Town newsletter and website to inform citizens about issues affecting Town government.
- The Town should adopt a wind ordinance to regulate any future windmills and wind energy devices within the Town.
- Consider beginning discussions with the Village of Denmark on a boundary agreement.
- Consider reviewing the possibility of going to a five person Town Board.

CHAPTER 7

Natural, Cultural, and Agricultural Resources

Agricultural lands and natural areas help define a rural community's character, such as New Denmark, and impact every resident's quality of life. Agriculture has historically been and continues to be the dominant land use activity in New Denmark. Land devoted to agricultural use makes up about 64 percent of the Town. There has been a reduction in land devoted to agriculture within the last 30 years. The results of the public visioning session and other public input indicate that agriculture is an important resource of the Town of New Denmark and should be preserved as much as possible.

The highest rated issue to come out of the visioning session was to "protect the natural environment of the Town." Preserving open space, maintaining the rural/agricultural character and atmosphere of the Town, and preserving the Neshota River valley were also highly rated issues to come out of the visioning session.

This plan will examine ways to build upon these resources to establish and promote community identity, while at the same time preserving the land and the rural way of life that the residents enjoy.

Inventory and Analysis

Soils

Soil is one of the major building blocks of the environment. It is the interface between what lies above the ground and what lies underneath. The relationship between soil and agriculture is obvious. The relationships between soil and other land uses, while almost as important, are often less apparent. In Brown County, as elsewhere in North America, little attention is given to soils in regard to the location and type of future development. Among the reasons for this is the complacency by many that modern engineering technology can overcome any problems associated with soils. While this is true, the financial and environmental costs associated with overcoming soil limitations can often be prohibitive.

The soils in the Town are predominantly Kewaunee silt loams. Slopes with these soils are mostly 6 to 12 percent with some slopes reaching 30 percent along drainage ways and in the southeastern portion of the Town. The Kewaunee silt loam soils are found on glacial plains and are deep, well-drained soils with underlying clayey tills. These soils are characterized by slow permeability and medium run-off. Erosion is the main hazard when these soils are cultivated. Along with the Kewaunee soils are found Manawa silty clay loams, Carbondale muck and Alluvial wet soils in and along drainage ways. In the southern part of the Town, a large portion is occupied Kewaunee-Manawa complex soils, which are found on glacial till plains. Erosion and wetness are the main hazards with these soils. In the southeast corner of the Town, the Kewaunee and Manawa soils give way to Waymor silt loam and Casco loam soils. The Waymor soils are deep, well-drained found on glacial plains. The Casco loams are well-drained, found on outwash

plains and are generally shallow over sand and gravel. Permeability ranges from moderate to rapid and run-off is medium. Erosion is the main hazard when cultivating the Waymor and Casco soils.

Soils throughout most of the Town have limitations for conventional on-site sanitary systems. The limitations are due to slow permeability in the Kewaunee soils and slow permeability and seasonal high groundwater in the Manawa soils. The soils in the southeast corner of the Town have the best ratings for on-site conventional sanitary systems. The Waymor soils are rated as having slight limitations and the Casco soils are rated as having moderate limitations.

With the exception of the soil with steep slopes or within wetlands, most of New Denmark's soils are well suited to all the crops commonly grown in Brown County. Additionally, soil type should also be reviewed when identifying potential sites for residential development. Figure 7-1 identifies areas with soil limitations for dwellings with basements. These areas are typically located in very wet areas, along stream corridors, and where there are very steep slopes.

Prime Farmland

The Soil Survey of Brown County, Wisconsin, defines prime farmland as soils with capability classes of I and II. Class I soils have few limitations that restrict their use, while Class II soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices. Based upon the soil survey, much of the land in the Town is considered prime farmland.

Much of the areas of the Town not considered prime farmland are associated with wet soil conditions and with steep slopes. Much of the valleys of the Neshota River contain areas that are not considered prime farmland. The majority of the areas in the Town not considered prime farmland are in the eastern and northern portions of the Town. Much of these areas not considered prime farmland are also wooded. These conditions reduce the soil's potential to be classified as prime farmland.

Productive Agricultural Lands

Brown County's farmlands are irreplaceable resources that are invaluable to the continued well-being of the County's economy. Based on the year 2006 Brown County land use inventory, the Town of New Denmark has about 14,199 acres of land devoted to agriculture. This amounts to approximately 64 percent of the Town. There has been a consistent decrease in agricultural lands within the Town for the past 30 years due to the decline in the agricultural economy and the changing over of agricultural lands to rural residential use. Figure 7-2 identifies New Denmark's productive agricultural lands that are located throughout the Town.

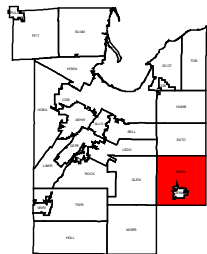
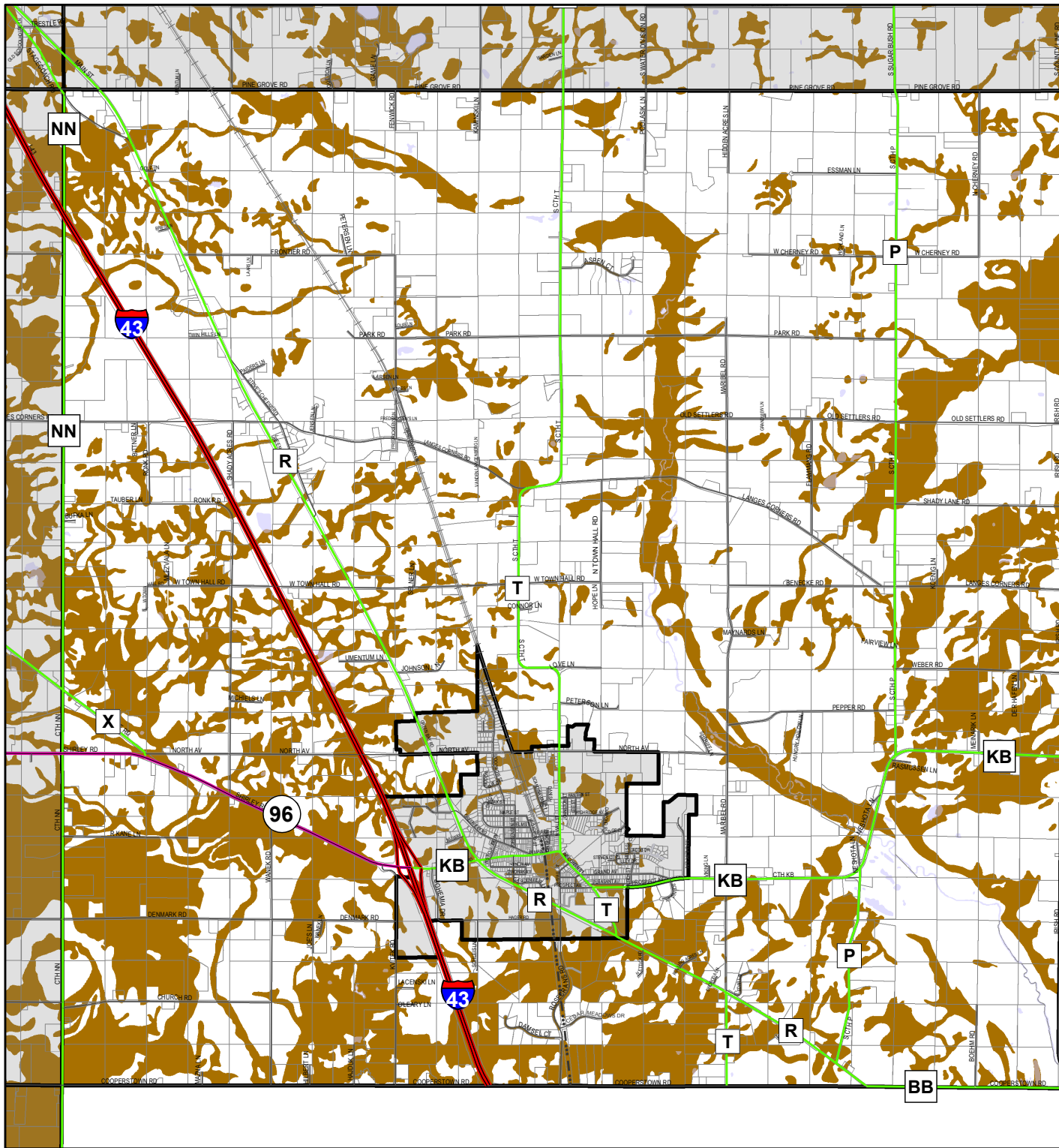
There are multiple factors that define productive agricultural lands. The type of soil is the most obvious and important factor because the type of soil determines in a large way the ability of an area to grow crops. Soils that have little limitations are included as prime farmland. Soils that are considered prime farmland but are in a developed state



Figure 7-1

Soil Limitations for Dwellings with Basements

Town of New Denmark, Brown County, WI



 Soil Limitations for Dwellings with Basements

Source: United States Department of Agriculture
Natural Resources Conservation Service
National Soil Survey Center

Soil Survey Geographic (SSURGO)
Database



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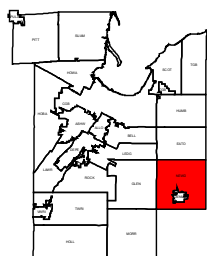
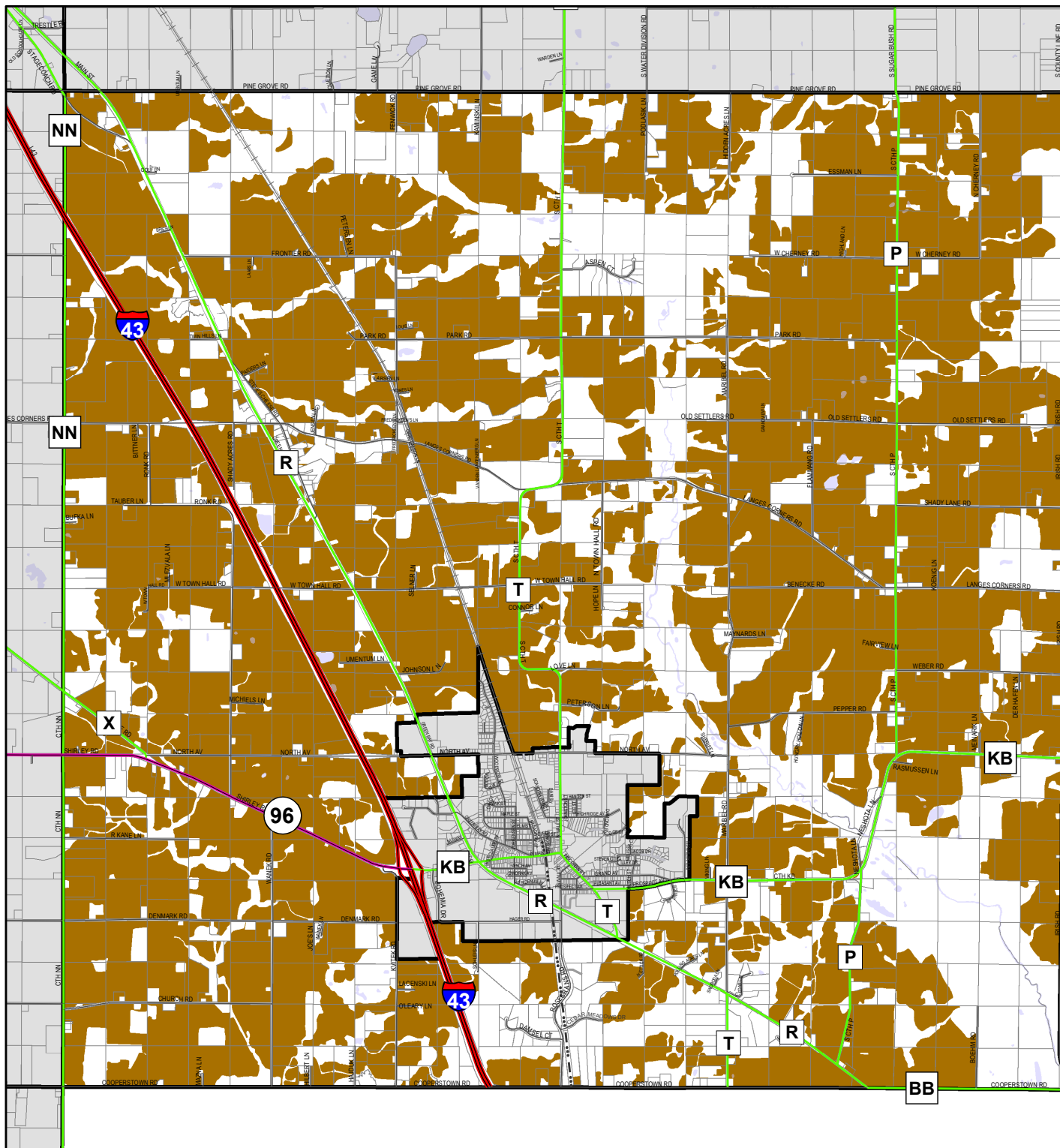
Map prepared by PALS, Brown County Planning Department, May 2006.



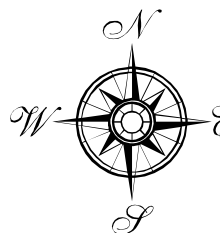
Figure 7-2

Productive Agricultural Land

Town of New Denmark, Brown County, WI



 Productive Agricultural Land



0 0.45 0.9 Miles

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Map prepared by PALS, Brown County Planning Department, May 2006.

are not included. Also included are those soils that are currently in a productive state, regardless of prime farmland classification.

The Brown County Farmland Preservation Plan identified most of the soils within the Town of New Denmark as prime agricultural soils. The classification of these soils was based on several soil characteristics and soil measurement guides. Generally, prime agricultural soils were those in a non-eroded condition that had a predicted crop yield of 85 bushels of corn for grain per acre, a slope less than six percent, and a soil capability of Class I or II.

The Town of New Denmark has experienced some development pressure because of its proximity to the Village of Denmark and the Green Bay Metropolitan Area and because of the picturesque nature of the Town. New lot splits for residences have occurred in the Town but at a slightly lower rate than have occurred in some of the other Brown County rural municipalities. Some of these new residences have been built on what had been agricultural land located along County trunk highways and local roads within the Town. There has been no subdivision activity within the Town. The development has occurred on lots of record or by Certified Survey Maps.

A comparison of the amount of land enrolled in the Farmland Preservation Program in 1998 to 2004 shows a significant decline. In the year 2004, there were 6,232 acres of land enrolled in the program. This is 43 percent fewer acres than in 1993 when there were 10,970 acres enrolled in the program. Some of the decline can be attributed to the change in the way farmland is now taxed. Use value taxation has decreased the taxes on farmland, which has meant that the average farmer enrolling in the Farmland Preservation Program has seen a decrease in the tax credits available, which is tied to the amount of taxes paid on the farmland. Some farmers had determined that the tax credits were not large enough to continue to enroll in the program.

Despite ongoing anticipated development pressures, the Town wishes to retain its rural lifestyle. This plan in general and the Land Use Chapter in particular will guide the Town in implementing policies that encourage the preservation of farming, as well as the rural atmosphere in the Town.

Existing Regulations and Laws Affecting Livestock Facilities

Due to the changing farm climate, municipalities in Brown County are seeing the creation of more large dairy farms. Because of this, many communities have considered enacting local requirements to regulate this type of farm operations. Before a community determines a need to enact local regulations to regulate large animal farms, it is important for a municipality to have knowledge of and understand the existing county and state regulations presently in place that regulate this type of farm.

Brown County administers an Animal Waste Management Ordinance. This ordinance regulates the installation and design of animal waste storage facilities and animal feedlots so as to protect the health and safety of residents and the environment. Permits must be received from the County for animal feedlots that exceed 500 animal units, for construction of any animal waste storage facility, or for any animal feedlot that has received a notice of discharge under Wisconsin Statutes. Animal waste facility and animal feedlot plans need to provide provisions for adequate drainage and control of

runoff to prevent pollution of surface water and groundwater. Permits for the above mentioned uses require separation and setbacks from adjacent properties, from lakes and streams, and vertical separation from groundwater. The ordinance prohibits overflow of manure storage facilities, unconfined manure stacking adjacent to water bodies, and direct runoff to water bodies and it prohibits unlimited livestock access to waters of the state where high concentrations of animals prevent adequate sod cover maintenance.

The State of Wisconsin through the Wisconsin Department of Natural Resources (DNR) regulates manure management for all farms that have 1000 or more animal units. A Concentrated Animal Feeding Operation Permit (CAFO) must be received from the DNR for farms exceeding 1000 animal units. Once the permit is issued, the farm operators must comply with the terms of the permit by following approved construction specifications and manure spreading plans, conducting a monitoring and inspection program, and providing annual reports. The purpose of the implementation of the permit requirements is to ensure that there is no discharge of pollutants to navigable waters or groundwater. Operators also must submit an application for permit renewal every five years and notify the DNR of any proposed construction or management changes.

The State of Wisconsin enacted Act 235 in 2004 to establish standards for the siting of livestock facilities. The Act required that the Wisconsin Department of Agriculture, Trade and Consumer Protection develop and adopt by rulemaking, best management practices and siting criteria standards for the siting of livestock facilities that exceed 500 animal units or exceed a conditional use permit level set by the local unit of government prior to July 19, 2003, within areas zoned agricultural. Local units of government that choose to regulate the siting of livestock operations are required to adopt and enforce these standards. Any application for a new livestock operation or expansion of an existing facility would be approved if the site meets the state standards. The local unit of government may deny a permit if the site is located in a zoning district that is not zoned agricultural or if the application does not meet the applicable standards. It may also adopt another agricultural zone that does not allow facilities that exceed 500 animal units so long as it is for health and safety reasons and so long as the municipality has another agricultural zone which allows facilities that exceed 500 animal units.

The Act and accompanying rules address soil and water conservation concerns, animal waste management, and nonpoint source water pollution control. It also considers such factors as setback requirements, air quality, and other conditions applicable to the situation. A local unit of government may only apply more stringent requirements than state standards only if it bases the requirements on scientific findings that show a more stringent requirement is needed to protect public health and safety.

Surface Water

Surface water is one of the most important natural resources available in a community. Lakes, rivers, and streams offer enjoyment, peace, and solitude. Besides providing recreational opportunities, surface waters provide an end source for drainage after heavy rains, provide habitat for countless plants, fish, and animals, are a source of drinking water for many communities, and are a source of process water for industry and agriculture. Sometimes lands immediately adjacent to such waters have an abundance of

cultural and archeological significance because they were often the location of Native American and early European settlements.

Because of their importance, numerous federal, state, and local laws and regulations have been created to protect surface waters. They range from the commerce clause of the United States Constitution to county floodland zoning regulations. The most heavily regulated waters are those that are determined to be natural and “navigable.”

As shown on Figure 7-3, the Town of New Denmark contains the Neshota River, which cuts across the eastern portion of the Town as well as numerous small tributaries of Neshota River, King Creek, and Devils River. Neshota River flows from the northern portion of the Town southward and exits the Town in the southeastern corner.

The Town of New Denmark is located in the West Twin River watershed which drains generally southeastward to Lake Michigan. A watershed is an area of land where all of the water on it and under it drains to the same place. Within this area of land, all living things are linked by the common waterway.

Some of the Towns within Brown County have adopted an agricultural shoreland management ordinance that regulates agricultural activities within an agricultural shoreland management area, which is defined to mean all lands within 300 feet of a navigable or intermittent stream. Landowners are required to maintain an adequate vegetative buffer or equally effective erosion control practice for all lands extending 20 feet from the top of the bank on each side of a perennial stream or the centerline of an intermittent stream. It also requires that erosion on cropland within the agricultural shoreland management area must not exceed the tolerable rate for the predominant soil in the field. The Town may want to consider adopting such an ordinance.

The protection and preservation of the Town’s surface waters should be one of its highest natural resources priorities. Doing so will help establish these waters as a benefit and attraction of the community and will address many of the objectives of this plan and many of the important issues raised by the public during the visioning process.

Floodplains

Floodplains are natural extensions of waterways. All surface waters possess them; although, the size of the floodplain can vary greatly. Floodplains store floodwaters, reduce flood peaks and velocities, and reduce sedimentation. They also provide habitat for wildlife and serve as filters for pollution.

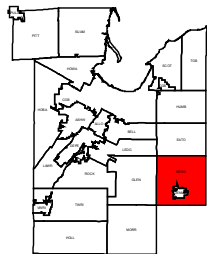
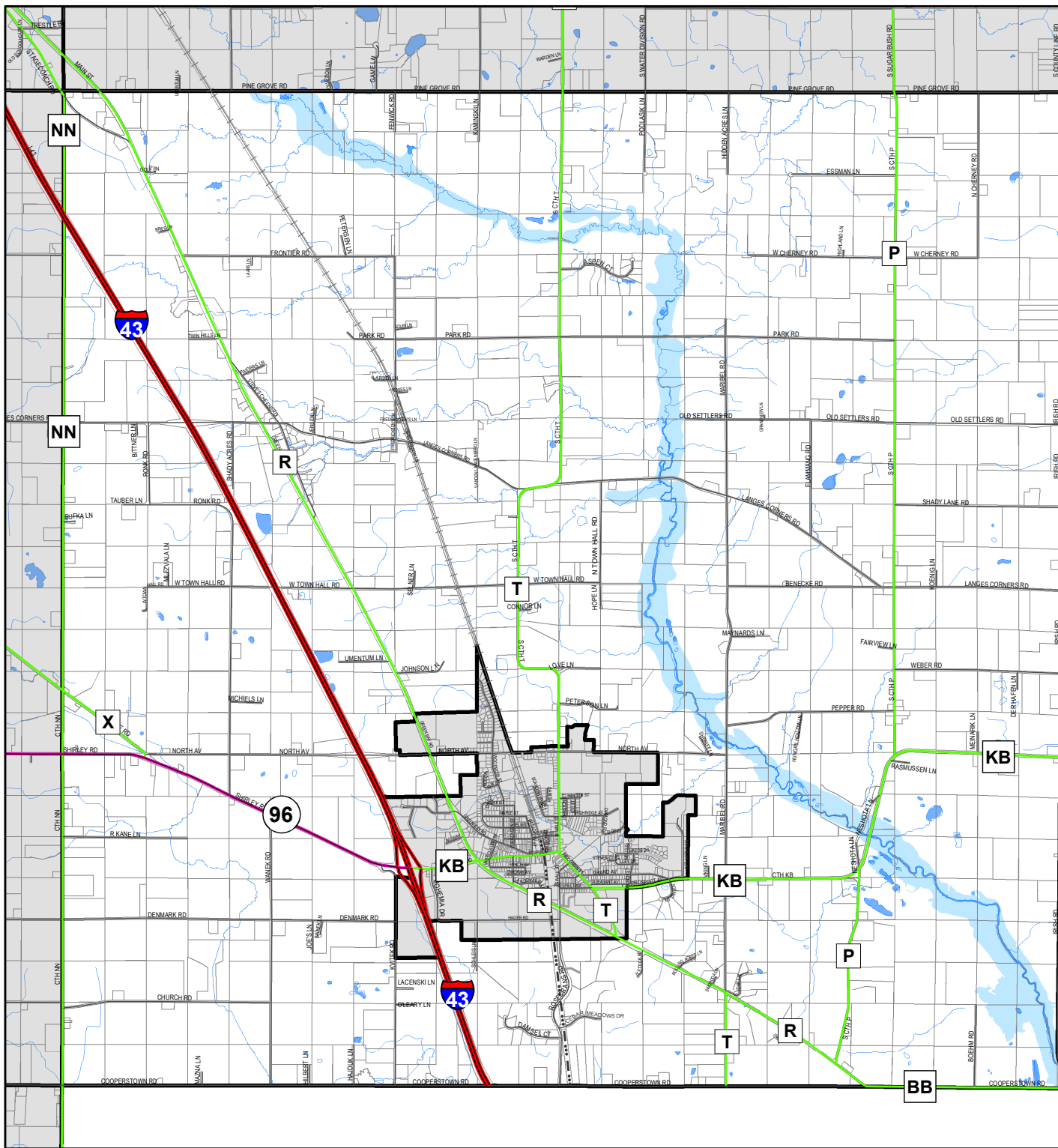
Like surface waters, the importance of floodplains is also recognized and is regulated by federal, state, county, and local government. The State of Wisconsin mandates floodplain zoning for all communities under Wisconsin Administrative Code NR 117. These minimum standards must be implemented in order to meet eligibility requirements for Federal flood insurance. For regulatory, insurance, and planning purposes, the 100-year recurrence interval flood hazard area (also referred to as the regional flood) is most often used. The Brown County Zoning Office administers floodplain zoning within all towns in Brown County. The Neshota River is the only water body in the Town that has a mapped floodplain (see Figure 7-3). The portion of the Neshota River located west and





Figure 7-3

Surface Water Features / 100 Year Floodplains

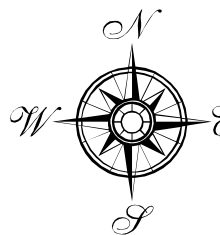
Town of New Denmark, Brown County, WI



-  Surface Water Feature
-  100 Year Floodplains

Source FEMA 2006 DFIRM and Brown County Land Conservation

Note: This map is for general reference and general planning purposes only. It is not intended for detailed site planning.



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Map prepared by PALS, Brown County Planning Department, May 2006.

north of Maribel Road has a generalized floodplain delineated while the portion of the river located east and south of Maribel Road has a floodplain/floodway delineated.

Flood studies are often undertaken by local engineering firms for waterways as part of development projects or road, bridge, or culvert crossings. Additional floodplain information may be available in the future if future development projects are proposed for areas in proximity to particular streams or small tributaries within the Town. Due to the importance of floodplains for environmental, regulatory, and insurance purposes, flood studies are recommended when development is proposed adjacent to rivers and streams.

Figure 7-4 presents a diagram of a floodplain and identifies its constituent parts, including both the floodway and flood fringe. Under current regulatory requirements, the floodways are off limits to development; although, development could occur within the flood fringe areas with receipt of appropriate permits and approvals. Agricultural activities could continue within the floodplain.

There are several threats to floodplains and the resource values that they represent:

- **Filling**, which might diminish the flood storage capacity of the floodplain. This could have the effect of raising the flood elevation or increasing flow velocities to the detriment of upstream or downstream properties.
- **Grading**, which can degrade the resource functions of floodplains, such as filtering pollutants or providing habitat.
- **Impediments**, which include encroachment of buildings or undersized culverts and bridge openings. These manmade and natural impediments affect the size and proper functioning of floodplains and pose potential hazards to adjacent residents and passersby.
- **Impervious surfaces**, which can increase the velocity of the flood flows, increase the number of pollutants, reduce the amount of natural wildlife habitat, and limit the amount of infiltration of stormwater into the ground.

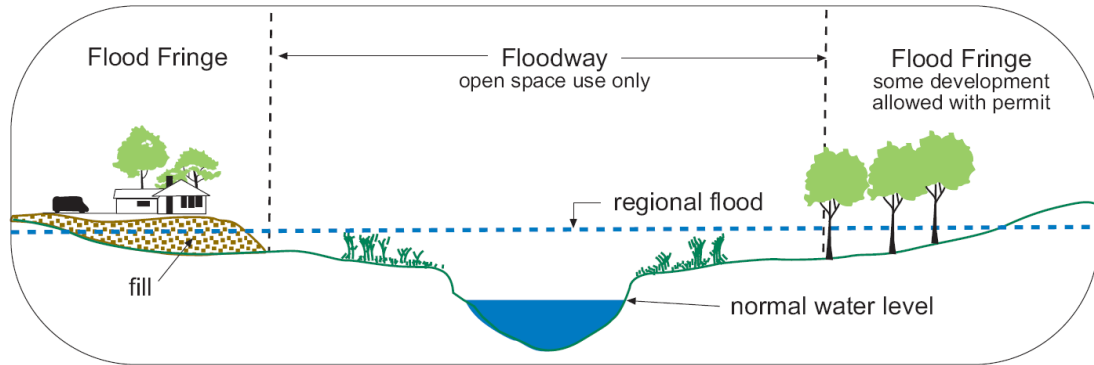
Shorelands and Stream Corridors

Shorelands are the interface between land and water. In its natural condition, shorelands are comprised of diverse vegetation that protects lakes, rivers, and streams. These areas provide wildlife habitat and help protect water quality and fish habitat.

Like floodlands, the importance of shorelands is recognized and is regulated by state and local government. Wisconsin mandates shoreland zoning for all unincorporated communities under Wisconsin Administrative Code NR 115. Figure 7-5 presents a diagram of the state mandated minimum shoreland zoning requirements. Shoreland zoning is primarily intended to control the intensity of development near and to create a buffer around lakes, rivers, and streams. The buffer is intended to remain an undeveloped strip of land that protects the water from the physical, chemical, hydrological, and visual impacts of nearby development. Within Brown County, the

Figure 7-4

Floodlands and Floodplain Zoning



Definitions

Floodplain - That land which has been or may be covered by floodwater during the regional flood. The floodplain includes the floodway and flood fringe areas.

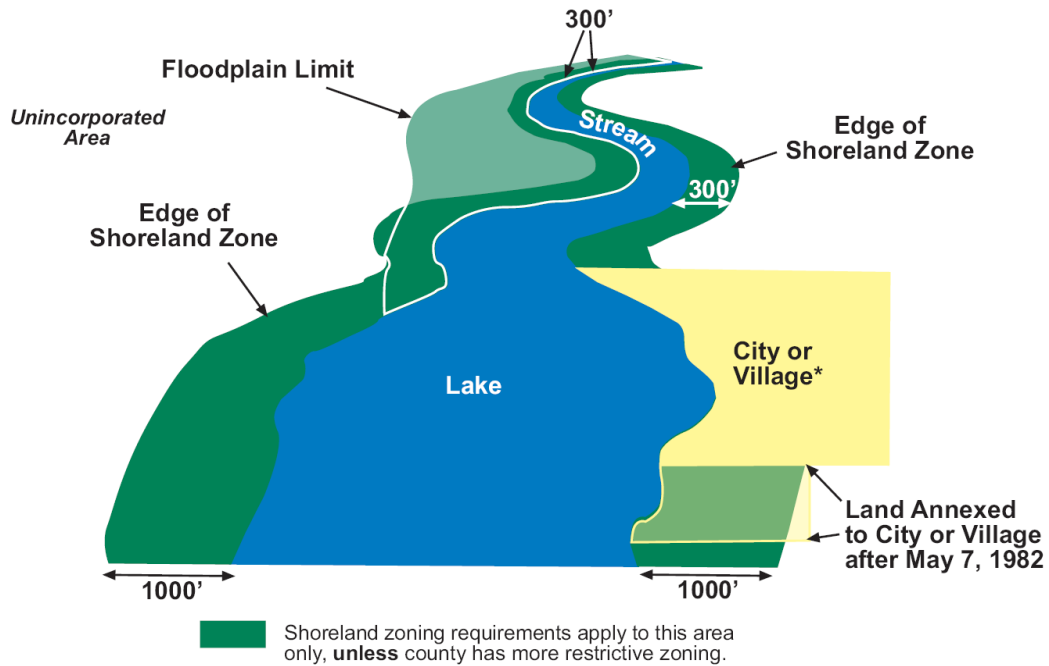
Floodway - The channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge. The floodway is the most dangerous of the floodplain. It is associated with moving water.

Flood Fringe - The portion of the floodplain outside of the floodway, which is covered by floodwater during the regional flood. It is associated with standing water rather than flowing water.

Regional Flood - That area where large floods are known to have occurred in Wisconsin, or which may be expected to occur, at a frequency of one percent during any given year. Also referred to as the 100-year floodplain or 100-year recurrence interval flood hazard area.

Figure 7-5

Shorelands and Shoreland Zoning



*Cities and villages are required to zone wetlands within the shoreland.

Definitions

Shoreland Zone - The shoreland zone is located within 1,000 feet of the ordinary high water mark (OHWM) of a "navigable" lake, pond, or flowage or within 300 feet of the OHWM of a "navigable" stream or river or to the landward side of the floodplain, whichever distance is greater.

Ordinary High Water Mark - The ordinary high water mark is the boundary between upland and lake or riverbed. It is the point on the bank or shore up to which the presence and action of the water is so continuous as to leave a distinct mark either by erosion, destruction of terrestrial vegetation, or other easily recognized characteristics.

Navigable - Generally, a waterway is navigable if it has a bed and banks and can float a canoe at some time each year - even if only during spring floods. Even small intermittent streams that are seasonally dry may meet the test of navigability. Navigable lakes and streams are public waterways protected by law for all citizens.

Unincorporated Areas - Lands lying outside of incorporated cities or villages.

Brown County Zoning Office enforces these standards with oversight provided by the Wisconsin Department of Natural Resources.

Regulatory standards and restrictions do not apply to non-navigable waters. However, all lakes, rivers, and streams, no matter how small, should be assumed to be navigable until determined otherwise by the DNR.

Under current regulatory requirements, the 75 feet closest to navigable waters are off limits to development; although, development could occur within the remainder of the shoreland area with receipt of appropriate permits and approval. Agricultural activities could continue within the shoreland area. Research being conducted by the DNR and others indicates that current state mandated shoreland zoning standards might not be adequate to properly protect water quality and shoreland ecosystems.

Riparian buffers are the single most effective protection for water resources. Buffers act as:

- Sediment filters, which help catch and filter out sediment and debris from surface runoff.
- Pollution filters, which traps pollutants that could otherwise wash into surface and groundwater.
- Stream flow regulators, by slowing the velocity of runoff, the riparian buffer allows water to infiltrate the soil and recharge the groundwater supply.
- Bank stabilizers, which helps to stabilize streambanks and reduce erosion.
- Bed stabilizers, which helps to reduce the amount of streambed scour by absorbing surface water runoff and slowing water velocity.
- Wildlife habitat areas that are home to a multitude of plant and animal species.
- Aquatic habit by improving the quality of nearby waters through shading, filtering and moderating streamflow and
- Recreation and aesthetic areas for hunting, fishing, wildlife viewing areas and for adding to the quality and beauty of adjoining areas.

Wetlands

Wetlands are characterized by water at or near the ground level, by soils exhibiting physical or chemical characteristics of waterlogging, or by the presence of wetland-adapted vegetation. Wetlands are significant natural resources that have several important functions. They enhance water quality by absorbing excess nutrients within the roots, stems, and leaves of plants and by slowing the flow of water to let suspended pollutants settle out. Wetlands help regulate storm runoff, which minimizes floods and periods of low flow. In addition, wetlands also provide essential habitat for many types

of wildlife and offer recreational, educational, and aesthetic opportunities to the community.

The Wisconsin Wetlands Inventory Map identifies numerous wetlands (see Figure 7-6) throughout the Town. The WDNR digital wetlands inventory identified approximately 1,380 acres of wetlands within the Town. The wetlands are scattered throughout the Town. The largest blocks of wetlands are located adjacent to the Neshota River, in the northeast border of the Town, in the south central portion of the Town and in the west central portion of the Town. Most of the wetlands in the Town are wooded wetlands.

The primary threat to wetlands is filling. Although an array of federal, state, and local regulations help protect them, wetlands (especially smaller ones) are still lost to road construction and other development activities. The draining of wetlands can also occur through tilling and rerouting of surface water. Even if wetlands are not directly filled, drained, or developed, they still can be impacted by adjacent uses. Siltation from erosion or pollutants entering via stormwater runoff can destroy the wetland. Previously healthy and diverse wetlands can be reduced to degraded “muck holes” where only the hardiest plants like cattails can survive. Invasive plant species, such as purple loosestrife, can also negatively affect wetlands.

Under current regulatory requirements, all wetlands are off limits to development unless appropriate permits and approvals are obtained. In addition, under certain situations, agricultural activities may be regulated within wetlands. In this regard, the Town should take full advantage of federal, state, and county funding and other assistance in the protection of existing wetlands. The Town should also consider giving Town conservancy zoning protection to all identified wetlands within the Town.

Environmentally Sensitive Areas

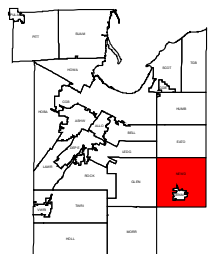
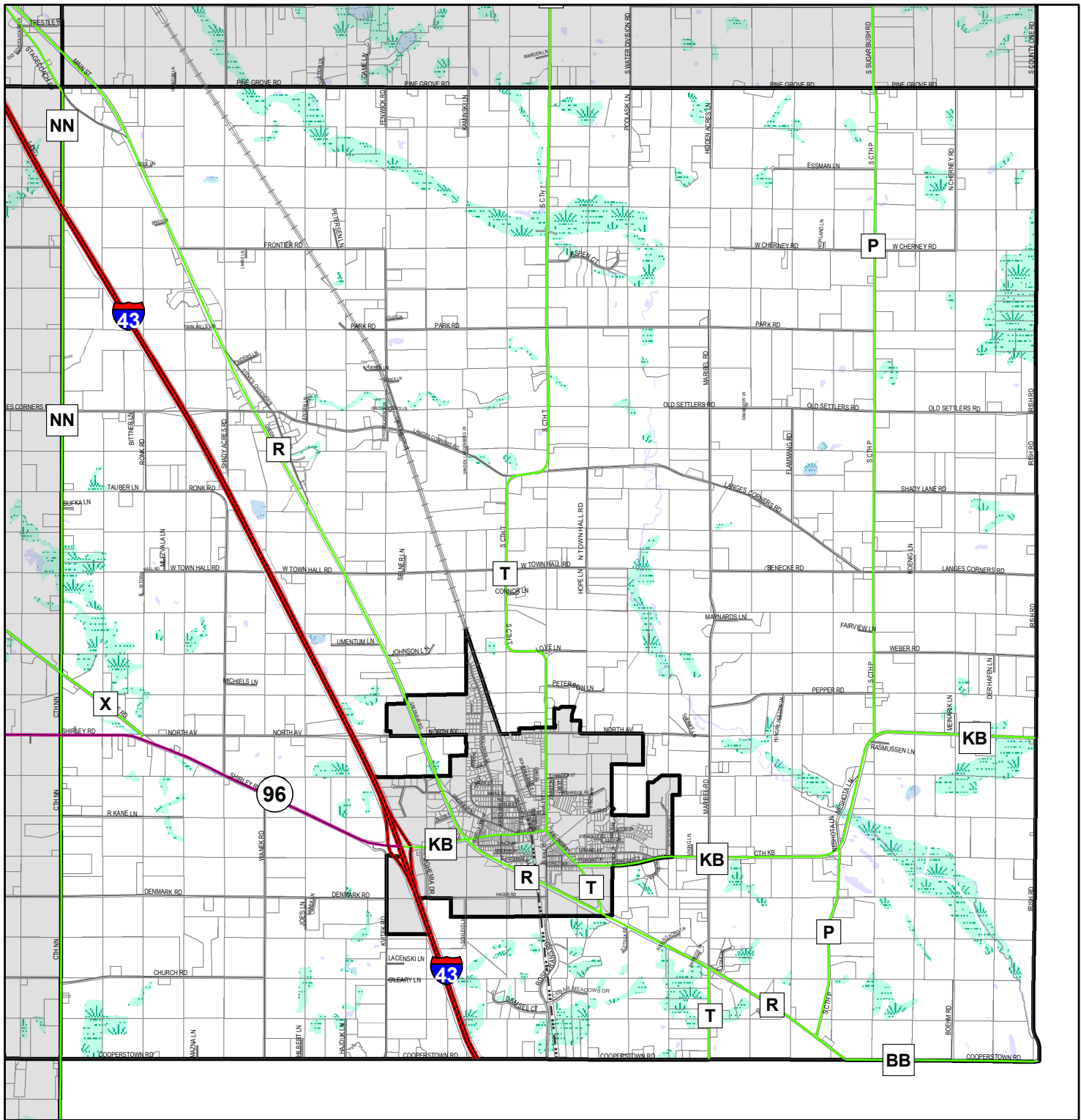
Environmentally sensitive areas (ESAs) are defined by the Brown County Planning Commission as “portions of the landscape consisting of valuable natural resource features that should be protected from intensive development.” Identification and protection of (ESAs) are required by both state and county regulations under Wisconsin Administrative Code NR 121 and the Brown County Sewage Plan, as well as the Brown County Subdivision Ordinance. ESAs include lakes, rivers, streams, wetlands, floodways, and other locally designated significant and unique natural resource features. ESAs also include a setback or buffer from the natural feature, as well as areas of steep slopes (slopes 12 percent or greater) when located within or adjacent to any of the features previously noted. Regulation of ESAs occurs during the review and approval of all land divisions that are regulated by the Brown County Subdivision Regulations and/or during review of requests for public sanitary sewer extensions. Landowners within the Town with water-related natural resource features on their property are encouraged to contact the Brown County Planning Commission for information about regulations involving the ESA when considering splitting off land for land sale. The Town zoning administrator should also contact the Brown County Planning Commission about enforcement and regulation of ESAs that appear on subdivision plats and certified survey maps.



Figure 7-6

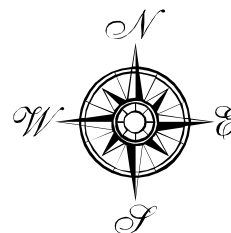
WDNR Wetlands

Town of New Denmark, Brown County, WI

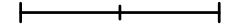


WDNR Wetlands

Source: Wisconsin Department of Natural Resources



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Map prepared by PALS, Brown County Planning Department, May 2006.

Development and associated filling, excavation, grading, and clearing are generally prohibited within ESAs. Farming and landscaping are allowed within ESAs and certain non-intensive uses, such as public utilities and public recreation, are often allowed within these areas. Research and experience indicate that the potential exists for significant adverse water quality impacts if these areas are developed. Threats to ESAs are similar to those of floodplains and shorelands. The quality and effectiveness of ESAs can be severely reduced, should adjacent development change drainage patterns or remove native vegetation from the lands within or immediately adjacent to the ESAs. Such disturbances can also introduce invasive plant species to the ESAs, which can result in loss of native vegetation, diversity, and habitat. In conjunction with proper erosion control and stormwater management practices, protection of the ESAs can provide:

- Recharge of groundwater.
- Maintenance of surface water and groundwater quality.
- Attenuation of flood flows and stages.
- Maintenance of base flows of streams and watercourses.
- Reduction of soil erosion.
- Abatement of air pollution.
- Abatement of noise pollution.
- Favorable modification of micro-climates.
- Facilitation of the movement of wildlife and provision of game and non-game wildlife habitat.
- Facilitation of the dispersal of plant seeds.
- Protection of plant and animal diversity.
- Protection of rare, threatened, and endangered species.

ESAs located outside of sewer service areas (areas in a municipality where the extension of public sanitary sewer can be provided) do not come under protection by the Brown County Planning Commission unless they become part of a proposed subdivision plat or Certified Survey Map. While some level of protection of ESAs occurs via various levels of county, state and federal government through enforcement of shoreline floodplain and wetland regulations, ultimate protection of these important areas is best accomplished by the local unit of government. Some local municipal protection is given to these natural areas through the Town Zoning ordinance via the Conservancy zoning classification. The Town should give Town conservancy zoning protection to the wetlands identified in the Wisconsin Department of Natural Resources Wetlands Inventory Map. Doing this would help maintain the rural atmosphere of the Town and preserve environmental features that are attractive to present and future generations of residents of the Town of New Denmark. Additional discussion and recommendations about Conservancy zoning protection of the natural features within the Town is described later in this chapter under the Conservancy Zoning heading. It is recommended that the Town of New Denmark work proactively to identify and educate the Town's residents of the importance of the ESAs.

Groundwater

Groundwater begins as precipitation that falls on the land (see Figure 7-7). Some of the precipitation (rain or snow) falls upon the land and some runs off into lakes, rivers, streams, or wetlands. Some evaporates back into the atmosphere, and plants take some up. Groundwater is that precipitation that soaks into the ground past plant roots and down into the subsurface soil and rock. A layer of soil or rock that is capable of storing groundwater and yielding it to wells is called an aquifer. There can be a number of aquifers within an area, one above another. The top of the aquifer closest to the ground's surface is called the water table. It is the area below which all the openings between soil and rock particles are saturated with water. Like surface water, groundwater moves from high areas to low areas. It discharges at those places where the water table intersects the land's surface, such as in lakes, streams, and wetlands. The distance such groundwater travels is generally not far.

Groundwater is the source of the Town of New Denmark's drinking water. Drinking water for the Town is drawn from the groundwater through private wells that vary in depth depending on location. In addition, the groundwater also sustains the streams within the Town.

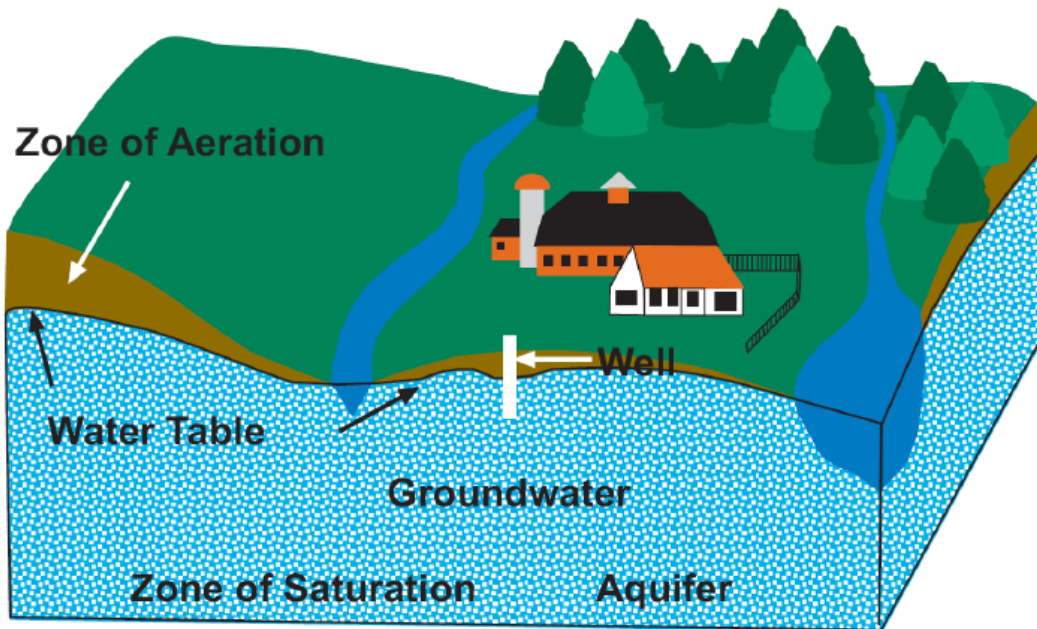
Overall, groundwater quality within the Town is good. There is no municipal water supply system in the Town. All residents and businesses have their own private wells for potable water use. Brown County Health officials indicate that they have not seen evidence of groundwater quality problems based on water samples from the Town that they have been asked to test.

As with all communities, it is very important that the groundwater, New Denmark's only source of drinking water, be protected. The greatest threats to groundwater are contamination and overuse. As with any rural and agricultural community, the most common sources of contamination include feedlots, manure storage and spreading, manure pits, irrigation, fertilizers, and pesticides. The contamination threat may increase with the proliferation of larger farms that contain large amounts of farm animals. Contamination also can occur from malfunctioning onsite sanitary systems or from contaminants infiltrating the groundwater via uncapped abandoned wells. It is recommended that all unused wells be capped. Overuse of the groundwater is not envisioned to be a problem within the foreseeable future.

The Town should support Brown County's "time of sale" program of inspecting private onsite wastewater treatment systems to guard against failing systems. Whenever a sale of a property occurs that contains a house or business on the property with an onsite sanitary system, the County requires that the owner, prior to the sale occurring, obtain a system inspection of the onsite sanitary system to ensure that it is functioning correctly. If it is not, it is required to be replaced.

The Town should also support Brown County's "3-year maintenance program" that requires onsite sanitary systems to be checked every three years by a licensed pumper with a report sent to the Brown County Zoning Office for review. Onsite sanitary systems are added to the maintenance program whenever a property changes hands or

Figure 7-7



Definitions

Groundwater - The water below the water table contained in void spaces (pore spaces between rock and soil particles or bedrock fractures).

Water Table - The water surface in an unconfined aquifer; the level below which the pore spaces in the soil or rock are saturated with water; the upper surface of the zone of saturation.

Aquifer - A saturated geologic formation (rock or sediment) capable of storing, transmitting, and yielding reasonable amounts of groundwater to wells and springs.

Zone of Saturation - The zone in which the pore spaces between soil and rock particles are completely filled with water. The water table is the top of the zone of saturation.

Zone of Aeration - The zone between the land surface and the water table in which the pore spaces between soil and rock particles contain water, air, and/or other gases.

whenever a new system is installed. This means however, that there are many onsite sanitary systems throughout the County that are not part of the system.

Ensuring functioning onsite sanitary systems will help to protect groundwater from contamination from these systems and help protect the quality of water from the private wells in the area.

The Town should also recommend to its residents that they periodically have their well water tested. There is no requirement to do so, but periodic testing can identify problems with water quality that may not be able to be detected by the homeowner. Health officials recommend that well water be tested at least every five years. The cost is not excessive and the benefits can be many.

Woodlands

The present vegetative cover of the Town has been altered considerably from its original state. Woodlands generally occupy lands within the Town that are not good for agriculture. The Town has a fairly wide diversity of vegetation. The majority of lowland areas, rivers, and tributary valleys are vegetated with Southern and Tension Wet Mesic plant communities. These species include American elm, white cedar, hemlock, and paper birch. The lowland areas of the Neshota River valley have some very good concentrations of white cedar. The upper slopes of the river and stream valleys have fairly well-drained soils and the plant community found on these slopes are Tension Dry Mesic communities which include white pine, white oak, white ash, red oak, sugar maple, beech, elm and aspen.

The largest wooded area in the Town is located in the northeast boundary of the Town. Several unique groves of white cedar are found along the Neshota River in the southeastern portion of the Town. Most of the valleys of the Neshota River are forested. The scattered woodlots of the Town are generally located on flat terrain and are usually composed of a combination of elm, birch, white oak and some white pine. A 2006 update of the Brown County Land Use Inventory indicates that there were 1,528 acres of woodlands in New Denmark. The locations of the Town's woodlands are shown in Figure 7-8. Natural areas in the Town account for approximately 5,056 acres. Natural areas include woodlands, wetlands, water bodies, and brush lands.

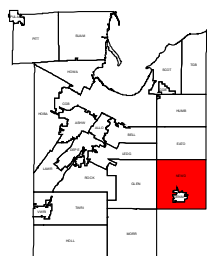
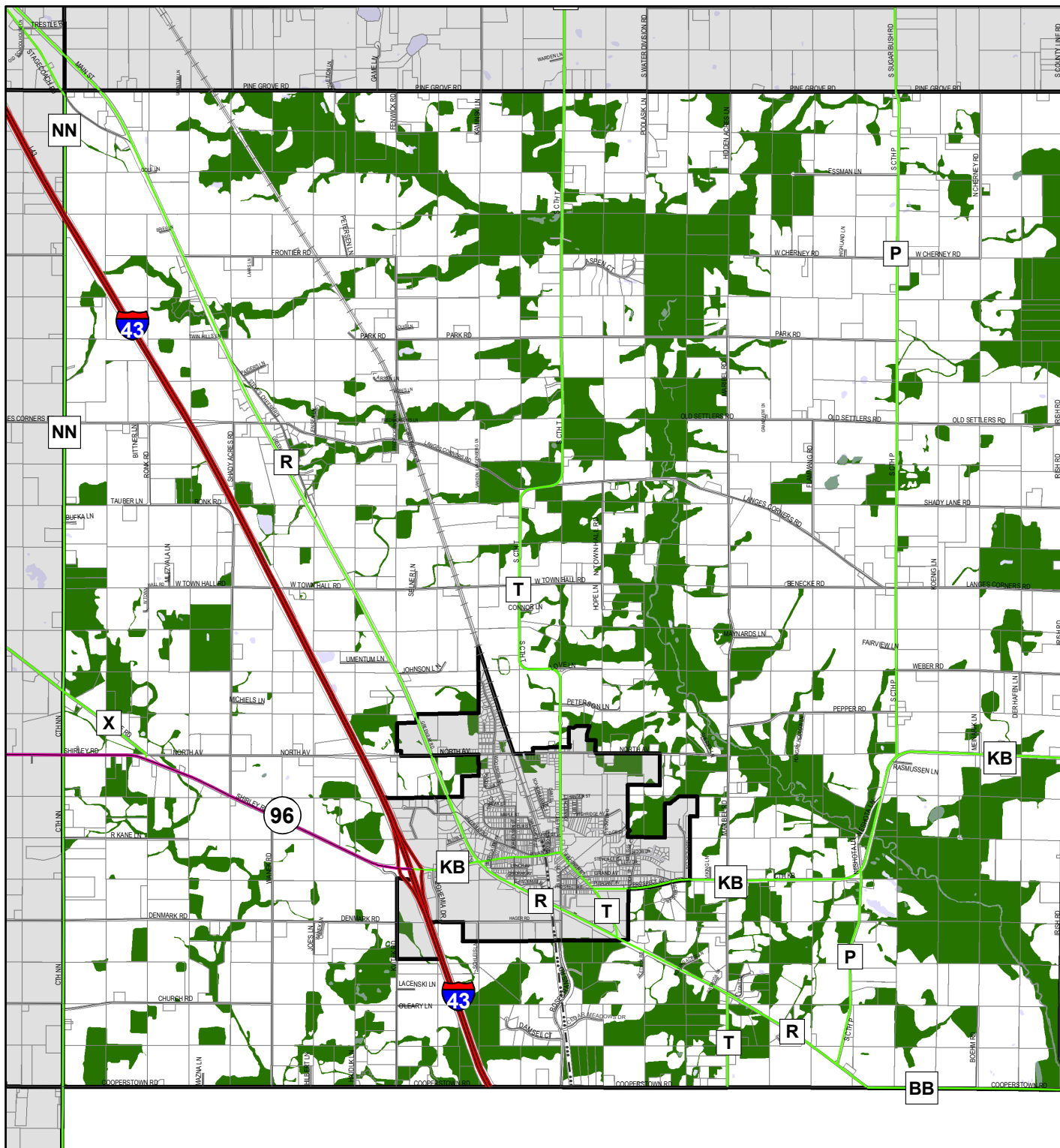
Development is the primary threat to New Denmark's remaining woodlands. Rural residential development often seeks out wooded areas. Intensive development, especially if improperly planned, can destroy the scenic and natural values of the woodland resource and can disrupt the blocks and corridors necessary to provide refuge and passage for wildlife. Loss of these woodlands may also degrade the perceived rural atmosphere of the Town.

Other threats to the woodlands of New Denmark include improper management (such as the over-harvesting or under-harvesting of trees), haphazard utility and road construction and maintenance, and the introduction of exotic species and disease. If a wooded area is going to be developed, care must be taken so the area is not cut up into numerous lots with the result being degradation of the woodlands. Development



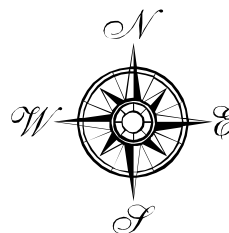
Figure 7-8 Woodlands

Town of New Denmark, Brown County, WI



 Woodlands

Source: Brown County Land Use Inventory, 2001
Updated: 2006



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Map prepared by PALS, Brown County Planning Department, May 2006.

options, such as conservation by design subdivisions, are much better for preserving a wooded environment than conventional subdivision development.

Wildlife Habitat

Preservation and protection of surface waters, floodplains, shorelands, wetlands, and woodlands preserves and protects wildlife habitat at the same time. The best wildlife habitat within the Town is contained in its woodlands, wetlands, and stream corridors. Large tracts of woodlands or wetland-type vegetation offer areas for wildlife movement. While the threat of the loss of wetland habitat has been greatly diminished due to applicable federal, state, and local regulations, wetland areas are still affected by development around its edges by regional issues, such as water quality, and by potential invasion of exotic species. Wildlife habitat not protected by wetland regulations is subject to deterioration or elimination by new development. Best protection of wildlife habitat is by careful planning and preserving the rural areas of a community. Wild game birds and mammals found in the Town include ducks, geese, woodcock, pheasant, ruffed grouse, turkeys, cottontail rabbit, fox and gray squirrel, muskrat, mink, raccoon, skunk, opossum, woodchuck, red fox, and whitetail deer.

Threatened and Endangered Species

An endangered species is one whose continued existence is in jeopardy and may become extinct. A threatened species is one that is likely, within the foreseeable future, to become endangered. A special concern species is one which some problem of abundance or distribution is suspected but not yet proven. The main purpose of the special concern category is to focus attention on certain species before they become endangered or threatened. Federal and state laws protect endangered and threatened species. Activities that impact state- or federally-listed animals on public or private lands and plants on public lands are prohibited under the respective state and federal laws. This protection is usually accomplished during the federal and state permit review process, but it is ultimately the responsibility of a project proponent and property owner to ensure they are not in violation of endangered species laws.

Protection of such species is a valuable and vital component of sustaining biodiversity. Both the state and federal government prepare their own separate lists of such plant and animal species but do so working in cooperation with one another, as well as with various other organizations and universities. The Wisconsin Department of Natural Resources Bureau of Endangered Resources monitors endangered, threatened, and special concern species and maintains the state's Natural Heritage Inventory (NHI). This program maintains data on the locations and status of rare species in Wisconsin. Because some species are very sensitive, their actual locations are kept vague in order to protect them. Data for these species are only available at the county level.

Rare species and natural communities are important components of the Town of New Denmark's natural resources, and protecting these resources is essential to ensure the long-term sustainability of the Town's environment. One of the primary threats to these species and other wildlife species are the loss of wetlands and other habitats due to development. Federal and state regulations discourage and sometimes prohibit development where such species are located.

Scenic Resources and Topography

The Town of New Denmark is situated on a hilly glacial moraine and is one of the most picturesque towns in Brown County because of the varying terrain. The terrain in the Town is generally rolling however there are abrupt topography changes in the eastern and northern portions of the Town. The Neshota River has cut a fairly deep valley in some areas of the Town resulting in differences in elevation from 700 feet amsl at the river's shoreline to 940 feet amsl at some of the upland hills. Areas in the western portion of the Town that were overlain by glaciers contain remnants of buried forest.

The Neshota River is the feature that causes some of the most scenic and spectacular landscape found in Brown County. The deep river valley with its wooded shorelines and wooded feeder tributaries cutting through the rugged topography is truly a unique and environmentally significant resource. The forested wetland areas in the northwestern portion of the Town offer good scenery, as well as providing habitat for a number of different species of wildlife that utilize the wetland habitats of the area. The higher elevated areas in the far eastern portions of the Town offer a panoramic view of the rest of the Town. Because of the contrast they provide from the surrounding landscape, all of the forested areas in the Town are also scenic resources. Protection of these areas of the Town adds to the attractiveness of the Town as a place to live.

Mineral Resources

The State of Wisconsin passed a nonmetallic mining law in 1994 that requires that all nonmetallic mining operations be registered. To be registered, the nonmetallic mineral deposit must be delineated by a professional geologist or registered engineer and certified to be economically viable. Additionally, if the land is zoned, the existing zoning at the time of registration must have allowed mining as a permitted use or as a conditional use. The state law further specifies that the registration lasts for ten years and could be renewed for an additional ten years. Full registration process must be undertaken once again after 20 years. The law states that local zoning officials can deny the mining only if they can prove that the mineral deposit is not marketable or that the zoning at the time of the registration prohibited mining.

Wisconsin passed a second nonmetallic mining law, Wisconsin State Statute Section 295.13(1) and Wisconsin Administrative Code NR 135, in 2000. The nonmetallic mining reclamation law requires that nonmetallic mining operators prepare a reclamation plan to state standards. These standards deal with topsoil salvage and storage, surface and groundwater protection, reclamation during mining to minimize the amount of land exposed to wind and water erosion, re-vegetation, site grading, erosion control, and a final land use consistent with local zoning requirements. The state statute and administrative code require that all counties in the state adopt an ordinance in 2001 (consistent with the model ordinance prepared by the Wisconsin Department of Natural Resources) to establish a reclamation program capable of ensuring compliance with uniform state reclamation standards. The administrative code also allows cities, villages, and towns to adopt such an ordinance and administer the program within their own jurisdiction at any time. The administrative code further states that the county ordinance will apply to every city, village, or town within the county until such time as the city, village, or town adopts and administers the ordinance itself.

Brown County adopted its Nonmetallic Mining Reclamation Ordinance in 2001. The Town of New Denmark, like most municipalities in Brown County opted not to adopt and enforce its own mining reclamation ordinance and instead have Brown County's ordinance have jurisdiction within New Denmark.

There are a number of active quarries that mine dolomite, sandstone, limestone, or crushed stone (sand or gravel) in Brown County. Glacial action formed some substantial sand and gravel deposits in the Town of New Denmark. Research indicates that there were numerous sand and gravel pits located in the Town in 1979. There is now one large operating sand and gravel pit in the Town of New Denmark that encompasses several forty acre parcels that has filed a reclamation plan with Brown County. It is located in Section 36 in the southeastern corner of the Town.

Because of the potential for both significant positive economic impacts, as well as significant negative environmental and land use impacts, the Town Planning Commission and Town Board should review the Town's Zoning Ordinance regarding nonmetallic mining operations and consider conditions, such as requiring nonmetallic mining operations to be a set number of feet away from environmentally sensitive areas and residential uses and identifying appropriate hours for operation that should be required prior to operation of such use in the Town.

Historic Buildings

The Wisconsin Architecture & History Inventory (AHI) is an official inventory maintained by the Wisconsin Historical Society (WHS) tracking historically significant structures, sites, or objects. These sites collectively display Wisconsin's unique culture and history and, therefore, should be noted and protected/preserved when feasible.

There are 45 records listed in the AHI for the Town of New Denmark. None are listed in the national or state registry of historic places. A large majority of the records (26) are residences. Also listed are four barns, two school buildings, two retail buildings, two old schools, two cheese factory buildings, two retail buildings, two out buildings, a bridge, a church and other sorted buildings.

The Town should consider consulting with the State Historical Society to consider appropriate designation and advice on possible preservation of potential historic sites as they are identified to maintain examples of the Town's culture and history.

Archaeological Resources

Archaeological sites are windows to the past. They provide information and insight as to the culture of the previous residents of the Town of New Denmark. Current state law gives protection to all human burial sites. There are also programs and restrictions relating to other archaeological sites. Developing these sites before they can be catalogued and studied is the threat to this resource.

Archaeological sites include places where people lived, where they worked, and where they worshiped. These sites are non-renewable resources and once a site is destroyed, either by natural or human related activities, it cannot be reclaimed. The Wisconsin

Historical Society maintains a list of archaeological sites and cemeteries referred to as the Archaeological Site Inventory, a component of the Wisconsin Archaeological and Historic Reverence Database. The site list is updated on a daily basis. There are presently five cemeteries and five campsite/village sites located in the Town that are on the site list. Only a small portion of the Town has been surveyed for the presence of archaeological sites and so there are likely other sites that are missing from the list.

A check of the files of the Brown County Museum indicated that nothing relating to the Town of New Denmark was contained in the Museum files.

Some areas of the Town have remnants of buried forests that have been unearthed during excavation. Deposits from the glaciers buried the forests and have retarded the vegetative decay process.

There are six cemeteries located within the Town. Lutheran Cemetery is located adjacent to Maribel Road in Section 26, East Side Cemetery is located adjacent to CTH P in Section 23, the Bohemian Association of Freethinkers Cemetery is located at the corner of Cooperstown Road and Hajduk Lane in Section 32, Holy Trinity Congregation Cemetery is located adjacent to CTH R in Section 6, a family burial site is located in Section 13 by Irish Road, and there is a cemetery associated with the Monastery of the Holy Name of Jesus located off Pepper Road in Section 23. It is important to note that under Wisconsin law, burial sites are protected from disturbance.

Because of the importance of archaeological sites to the preservation of the Town's culture and history, it is recommended that the affected property owners and the Town consider appropriate designation and preservation of these sites as they are discovered. Officials of the Neville Public Museum or the State Historical Society should be notified if area residents find artifacts within the Town. The State Historical Society recommends that archaeological investigations be completed at locations of known archaeological sites to assess the impacts of projects on these resources and archaeological investigations should be completed at high potential areas as identified through research.

Recommended Policies, Programs, and Actions

There are many avenues that the Town of New Denmark can take to achieve the natural, cultural, and agricultural resources goals and objectives listed in the plan's Issues and Opportunities Chapter. They range from specific one-time actions to broad ongoing programs. These recommendations are addressed in this section.

Farmland Preservation

While New Denmark has lost some agricultural land over the years, it is doing a fairly good job among municipalities in Brown County in the preservation of farmland within its borders. The Farmland Preservation Program is a State of Wisconsin program that provides tax credits for landowners who keep their land in agricultural use and utilize soil conservation techniques. Most of the land area within the Town is zoned Agricultural. The Town Zoning Ordinance and Zoning Map were certified by the State in 1985, this has enabled landowners in the Town to obtain yearly tax credits from the

State, if they qualify for such tax credits and if they decide to pursue the opportunity. Continuation of the 35-acre minimum lot size for residences in the Agricultural zone and limiting rezonings within the same zoning district will help to preserve the farmland in the Town, retain the Town's rural atmosphere, and allow qualified landowners to continue to receive tax credits from the State. Retention of the 35 acre minimum lot size for a new home in the Agricultural Zone was one of the highest rated issues to come out of the Town visioning session.

Purchase of Agricultural Conservation Easements

In trying to help preserve farmland, some communities have had success with the purchase of agricultural conservation easements, also known as the purchase of development rights. There are also conservation organizations or trust groups that also purchase development rights. This farmland preservation tool benefits the farmer, as well as the community. The farmer can benefit financially on the development potential of the land while still keeping it in production, maintaining all other rights to the land, including the right to live on the land and farm it, and excluding trespassers. The farmer may enjoy reduced income taxes and estate taxes. The monies received for the easement can be used for farm improvements, making the farm more productive and economically palatable to the community. The community will enjoy all the environmental, aesthetic, and economic benefits of farming while preserving a large area of productive farmland.

While this tool is an effective one at preserving farmland, it is expensive and communities should understand this fact before determining to go this route. There are various options available for funding this type of program; including an increase in property taxes and building permit fees. A community can explore potential state or federal grant programs that would assist in funding these efforts. One potential program is the Farmland Preservation Program sponsored by the USDA. This program helps state, tribal, or local government entities purchase development rights to keep productive farmland in agricultural use. If the land qualifies, the USDA has provided up to 50 percent of the cost of purchasing the easement. To qualify, farmland must:

- Be part of a pending offer from a state, tribe, or local farmland preservation program.
- Be privately owned.
- Have a conservation plan.
- Be large enough to sustain agricultural production.
- Be accessible to markets for what the land produces.
- Have adequate infrastructure and agricultural support services.
- Have surrounding parcels of land that can support long-term agricultural production.

The Town of Dunn in Dane County has been the most successful municipality in the State of Wisconsin in preserving its agricultural land using purchase of development rights. Dunn has used the town levy to fund its efforts, in addition to receiving multiple farmland preservation program grants, allowing them to preserve over 1,700 acres of valuable farmland.

Creation of Parks

Parks often include or are located adjacent to natural resource features, such as woodlands, wetlands, stream corridors, and scenic, historic, or archaeological sites of importance to a municipality. This allows greater public accessibility to natural and cultural resources and potentially enhances their protection through public ownership. It can also allow for connectivity of parks through natural resource corridors. Future parks and recreational facilities can be coordinated with adjoining communities and counties to allow for potential regional trails, avoid redundant or competing facilities, and foster cooperation and efficiency.

Natural Corridors (Parkways)

Stream and river corridors are often preserved by local units of government as natural corridors or parkways because of the benefits they bring to the community. Among the benefits derived by keeping intensive development out of stream corridors are improved water quality, preservation and maintenance of wildlife habitat, an increase in recreational opportunities, and preservation of scenic areas.

One candidate for a parkway within the Town is the drainage corridor of the Neshota River. The Brown County Open Space and Outdoor Recreation Plan recommends that a parkway be established along the Neshota River corridor that is proposed to link up with a proposed parkway along the Niagara Escarpment. Parkway generally include the floodway portion of the corridor and, ideally, the floodplain and adjacent wetlands and steep slopes. The corridors that are preserved should remain mostly undeveloped as wildlife corridors and preserve natural beauty, provide stormwater management areas and link parts of the Town together. Trails could be located within the parkways. Parkway also enhance public access and allow the Town to capitalize on the intrinsic value of its most notable natural features.

While the recommendation to create a proposed parkway along the Neshota River is contained within the Brown County Open Space and Outdoor Recreation Plan, any municipal entity, not just Brown County may want to consider acquiring ownership of the corridor if it determines that it is in its best interests to do so. Acquisition of parkways can occur anytime that an opportunity arises. Quite often, acquisition occurs at the time adjacent lands are developed and can be accomplished either through dedication or purchase. Once development occurs, however, it is often very difficult to purchase property for public use purposes. Sometimes land is acquired through dedication, which provides tax benefits to the landowner and means that taxes will not need to be paid on land that, if kept in private hands, may not be able to be used for development purposes anyway. The Town should consider studying the length of the Neshota River within the Town to determine the benefits that parkway designation and acquisition could bring to the Town. The Town would need to weigh the benefits to the general public if a cost is associated with acquisition of the land. If public acquisition is not feasible, private ownership subject to conservation easements could be considered, as well as conservancy zoning. Much of the length of the corridor of the river within the Town is already zoned Conservancy by the Town. A portion of the corridor is also part of Neshota Park, a Brown County owned facility.

Conservancy Zoning

The Town has a conservancy zoning classification within the Town Zoning Ordinance. Areas of the Town that are zoned Conservancy District and mainly consist of isolated low wet areas and areas adjacent to stream corridors. It is unclear however, what criteria was used to establish the Conservancy zoning locations as the Conservancy zoning was established and adopted as part of the Town Zoning Map in 1975. A review and comparison of the conservancy areas on the Town Zoning map with the Wisconsin DNR Wetlands Inventory Map indicates that not all of the wetlands on the DNR Wetlands Inventory Map are identified on the Town zoning map as Conservancy zoning. The Town should consider including all wetlands identified in the DNR Wetlands Inventory Map as conservancy zoning candidates to be added to the Town zoning map. It should also review the other Conservancy zoned areas to determine their appropriateness. Strict criteria should be used to delineate and designate any additions to the Town conservancy zoning boundaries so that the Town is consistent in its application. Conservancy zoning areas can include such natural features as wetlands, floodplains and drainageways. The zoning map review also identified some inaccuracies as to location of some of the existing Conservancy zoned areas relative to their proximity to streams and wet areas. Because of inaccuracies of the existing Conservancy zones areas shown on the Town Zoning Map, as well as the lack of historical knowledge concerning the criteria that was used to identify Conservancy zoned areas, it is recommended that the Town repeal the existing Conservancy zoned areas and replace them with areas based on specific known criteria and up to date information.

The conservancy zoned areas should include:

- All wetlands identified on the Wisconsin Department of Natural Resources Wetlands Inventory Map.
- All mapped floodplain areas.
- All lands located within 75 feet of a navigable stream.
- All steep slopes 12% or greater, including a 25 foot area beyond termination of the 12% or greater steep sloped areas that are located adjacent to a delineated floodplain or adjacent to an area that is located 75 feet from a navigable stream.

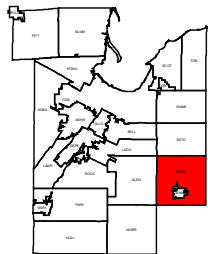
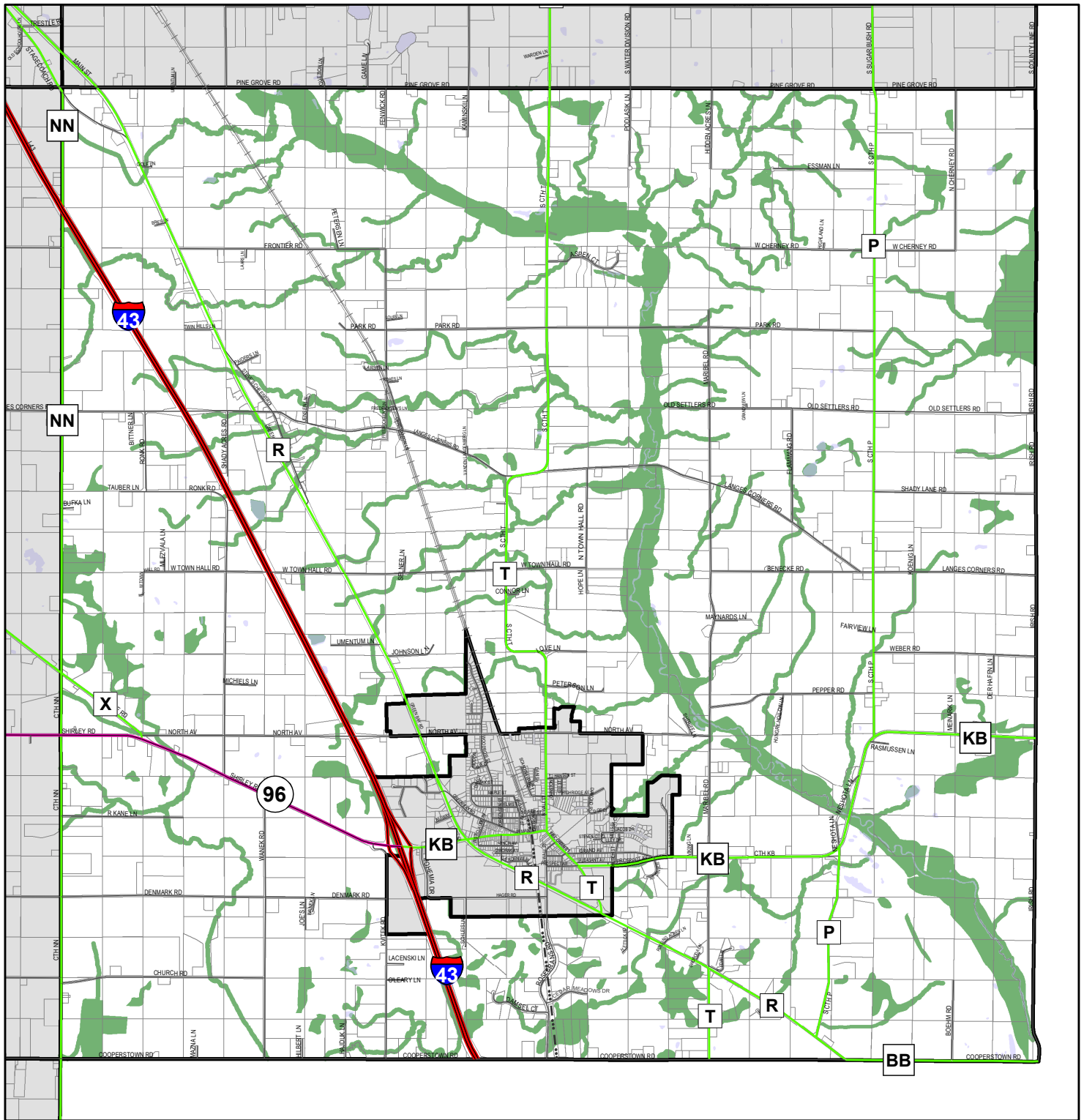
Implementation of this recommendation means that all navigable streams within the Town would have Conservancy zoned areas adjacent to the streams. Figure 7-9 shows the extent of the recommended conservancy areas that were established per the criteria identified above, with the exception of areas adjacent to the water courses that contain slopes that are 12% or greater. Steep sloped areas must be reviewed on a case by case field verification due to the lack of available topographical information. It is important to point out that the highest ranked issue to come out of the Town visioning session was to “protect the natural environment of the Town” and the to seventh highest rated issue was to “widen conservancy areas along the Neshota River corridor and tributaries.” Implementation of the conservancy zoning recommendations will help to implement these visioning goals.




Figure 7-9

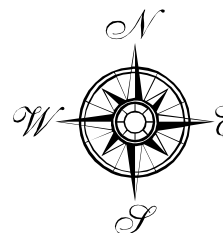
Conservancy Zonings Recommendations

Town of New Denmark, Brown County, WI



 Conservancy Zonings Recommendations

Source: Brown County
Planning Commission, 2007



0 0.5 1 Miles

This is a compilation of records and data located in the Brown County office and is to be used for reference purposes only. The map is controlled by the field measurements between the corners of the Public Land Survey System and the parcels are mapped from available records which may not precisely fit field conditions. Brown County is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.

Map prepared by PALS, Brown County Planning Department, May 2006.

Figure 7-10 graphically depicts examples of some hypothetical situations involving the application of the recommended conservancy zoning criteria to navigable streams. The first two examples identify watercourses that do not have any slope that is 12% or greater that is located either partially or totally within the conservancy areas. The first example portrays a situation where there is a mapped floodplain associated with the watercourse. In this case, the conservancy zoned area would be the extent of the 100 year floodplain. In the example, the conservancy area is shown as 350' on one side of the stream and 300' on the other side of the stream but will be however wide the floodplain is but never less than 75' from the ordinary high water mark of the stream. The extent of the floodplain almost always varies as the stream meanders. The ordinary high water mark is defined by the State of Wisconsin as "the point on the bank or shore up to which the presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristics". The second example portrays a situation that only requires a 75' wide conservancy area on either side of the ordinary high water mark of the stream because there is no mapped floodplain associated with the watercourse. In the third and fourth examples, a slope of 12% or greater figures into the picture. The extent of the conservancy zoning in these examples includes a 75' width if there is no mapped floodplain (third example) or the extent of the mapped floodplain in the event there is a mapped floodplain (fourth example), and in addition, the conservancy area will extend an additional amount from the stream based on the extent of the area that maintains a 12% or greater slope. When the slope modifies out to less than 12%, the conservancy area caps out after adding a 25' building setback. The base of the 12% or greater slope must be within the mapped floodplain or the 75' area for the area of the slope and the building setback area to be included as conservancy. While not shown on the examples, any Wisconsin DNR identified wetland areas are also recommended for Conservancy zoning.

The incorporation of the recommended conservancy areas as shown on Figure 7-9 into the Town Zoning map as Conservancy Zoning areas could include future changes based on documented determinations by the WDNR that a stream is not navigable or by wetland mapping changes approved by the WDNR.

The Conservancy zoning classification provides several benefits relating to protection of natural resources. It provides protection of these important features through the regulations contained within it. It can be used to advise the property owner of the areas where development can and cannot occur. Even though other governmental regulations exist to prevent destruction and development within a wetland, the location of a wetland may be unknown to the existing property owner or prospective developer who may think that the land is entirely usable for development. The conservancy district may also provide additional areas for storm water management, recreation and open space, and buffers between various land uses. Additional benefits include protection of significant wildlife habitat, as well as, threatened and endangered plant and animal species.

Promotion of Flexible Development Practices

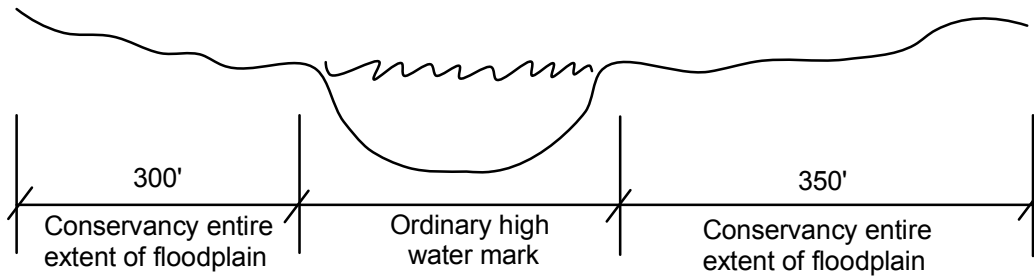
The promotion of flexible or alternative development approaches and zoning techniques can help preserve the agricultural and natural resources within the Town and help retain the rural feel to the Town. Too often municipal zoning ordinances lack the flexibility and

Figure 7-10

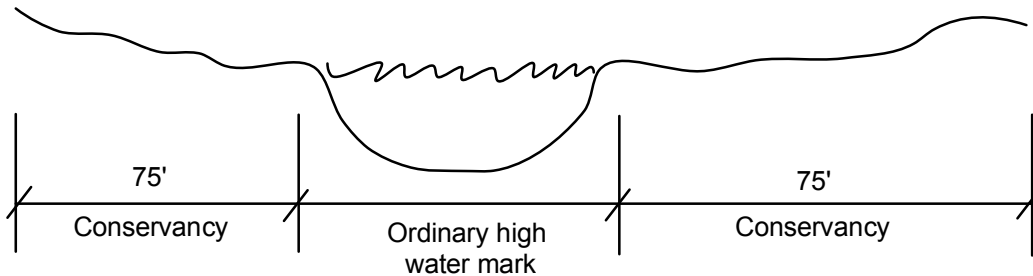
Examples of Conservancy Zoning Recommendations

Figures are not to scale

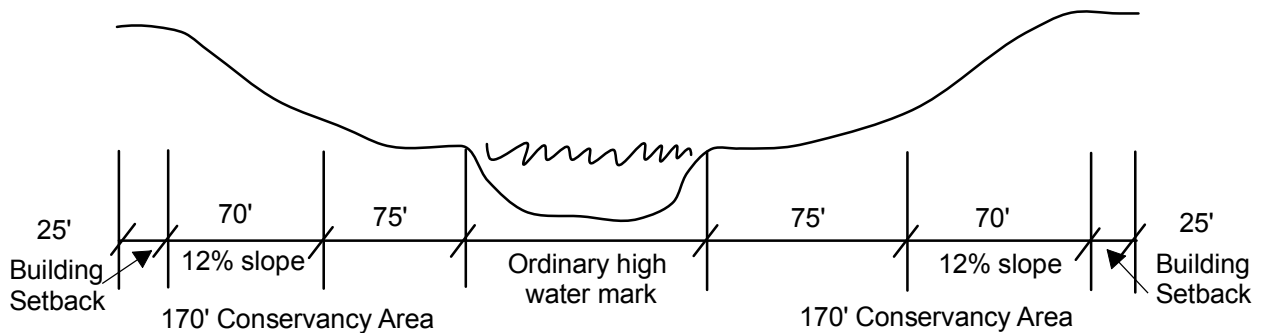
Navigable Stream (mapped floodplain slopes <12%)



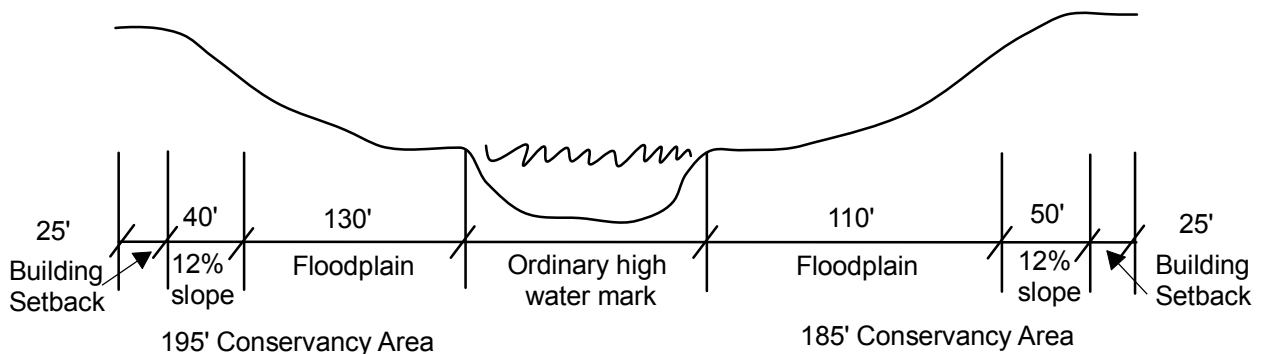
Navigable Stream (no mapped floodplain slopes <12%)



Navigable Stream (no mapped floodplain slope 12% or greater)



Navigable Stream (mapped floodplain slope 12% or greater)



the ability to approve different development techniques that may do a better job of preserving the natural resources of a community. A community must be willing to “think out of the box” if the end result will yield positive results for the community.

To promote such development practices that preserve more of the natural areas of the community compared to conventional development practices, greater flexibility and incentives should be inserted into New Denmark’s development codes. Developers and Town officials should promote a harmonious relationship between the natural landscape and the built environment and strive to encourage preservation of natural areas within newly developed areas. New subdivisions can be designed to preserve natural drainage patterns, reduce fragmentation of wildlife habitat, and limit the amount of impervious surfaces, such as roads. Clustering development on a site can preserve large blocks of environmentally sensitive areas that would normally be divided into lots under conventional development patterns.

Conservation subdivision development is a development technique that is an alternative to conventional subdivision development that is better suited in protecting the natural environment than conventional subdivision development, especially blocks of natural areas. Many municipal zoning ordinances do not allow for conservation subdivision development to take place. Conservation subdivisions with common open space and other alternative development methods to maintain natural resource features should be encouraged for developments that contain natural features that a community may want to preserve. Allowing reduced lot sizes, smaller setbacks, and/or narrower streets in exchange for preservation of natural resources should also be considered as an alternative to conventional subdivision development if a community allows such residential development activity to take place outside of the sanitary district.

Besides conservation subdivisions, there are a number of other alternative zoning techniques that can allow some development within the Town while still retaining the rural atmosphere that the Town residents want to retain. Alternatives, such as maximum lot sizes, sliding scale zoning, and allowing limited development only on non-productive agricultural lands are options available to the Town.

Education and Citizen Participation

Spreading knowledge of the importance of the Town’s natural resources, as well as ways to maintain them, is an essential implementation tool. Educating property owners along creeks about nonpoint source pollution and providing tips on landscaping and buffering to prevent this pollution can help to achieve improved water quality. Periodic pamphlets or newsletters could be mailed to New Denmark residents to provide information on such topics as tree trimming tips and other issues relating to natural resource protection. Water resource educational materials are available from the WDNR.

The Town should consider erecting signs that identify the names of creeks at road crossings. These signs are a good way to raise awareness of drainageways. Unnamed creeks could have names established, perhaps by honoring landowners along them or through school naming contests. The Town zoning administrator should also contact the Brown County Planning Commission about enforcement and regulation of ESAs that appear on subdivision plats and certified survey maps as another way of raising

awareness of the importance of these features and getting people to think about these same natural features.

Summary of Recommendations

- The Town of New Denmark should encourage and support the efforts of the Brown County Land Conservation Department and the Natural Resources Conservation Service to protect the soil resources of the Town. This would include support of agricultural best management practices as conservation tillage, crop rotation, and control of livestock access to streams.
- The Town should consider adoption of an agricultural shoreland management ordinance, which provides protection to surface waters of the Town through erosion and pollution control. This is likely the single most effective means to protect and even improve the water quality of the Town's rivers, streams, and drainage ways.
- Support Brown County's Private Sewage System Ordinance that requires inspections of all existing onsite sanitary systems at the time of sale of the associated property and the ordinance's mandatory 3-year maintenance program.
- The Town should recommend to its residents that they periodically have their well water tested.
- The Town should change the Conservancy zoned areas within the Town Zoning Map based on recommendations contained under Conservancy Zoning heading in this chapter.
- The Town should do what is necessary to protect the beauty of the Neshota River valley.
- The Town zoning administrator should contact the Brown County Planning Commission staff about enforcement and regulation of environmentally sensitive areas (ESAs) that often show up and are identified on subdivision plats and certified survey maps within the Town.
- The Town should review the existing state and county regulations regarding livestock facilities to determine whether these regulations adequately address any concerns the Town has about large-scale farming operations. The Town should modify its ordinances if it comes to the conclusion that the existing regulations fall short in some areas.
- The Town should consider adopting a construction site erosion control ordinance for the Town.
- The Town should continue to preserve the Town's productive agricultural lands through proper zoning and planning that includes continuation of the A-1 Agricultural District.
- The Town should be willing to adopt flexible zoning techniques for future development if the result will be better conservation of natural areas and less detrimental impacts on the environment.

- The Town should require flood studies prior to land division or development adjacent to its rivers, streams, and drainageways when such studies do not exist and when benefits would result from a study.
- The Town should encourage and support the Brown County Zoning Office's floodplain and shoreland zoning efforts, particularly as they relate to protection of the Town's rivers, streams, drainageways, and wetlands.
- The Town should consider protection of its identified historic structures in order to preserve remnants of the Town's history and culture.
- The Town should review the Earth Excavation section of the Town Zoning Ordinance to see if any changes are necessary. Additional requirements could be added to include identifying locations where such use may be allowed and requiring setbacks from environmentally sensitive areas, as well as identifying other potential conditions deemed necessary by the Town.
- The Town should review the Artificial Lakes section of the Town Zoning Ordinance to see if any changes are necessary. The zoning districts where such lakes are allowed, the size of the lakes and required setbacks are potential items that should be reviewed.
- The Town should review the recommendations contained in the Brown County Open Space and Outdoor Recreation Plan involving acquisition of the potential Neshota River Parkway in the Town and take the necessary steps to identify the locations on the Town's Official Map if the Town sees it to be appropriate.

CHAPTER 8

Intergovernmental Cooperation

Cooperation between neighboring and overlapping units of government is one of the primary goals of the Wisconsin Comprehensive Planning Law, as well as the multi-jurisdictional planning effort, of which this plan is a component. In order for the Town of New Denmark to grow in an orderly and efficient manner, it is necessary for the Town to work with its neighbors, Brown County, the State of Wisconsin, and other units of government. Working cooperatively is especially important since many issues, such as stormwater management and traffic, do not recognize municipal boundaries. Actions of one municipality oftentimes can have significant impacts on adjacent municipalities.

The intent of the Intergovernmental Cooperation Chapter is to analyze the existing relationships between the Town and other units of government and to identify means of working cooperatively toward the goals and objectives identified in the Issues and Opportunities Chapter of the plan.

Analysis of Governmental Relationships

Denmark School District

The entire Town is located within the Denmark School District. The school district may have various student clubs, such as school environmental clubs and Future Farmers of America (FFA) that could be utilized as resources to provide services to the Town. Cooperative efforts can provide an educational opportunity and a valuable public service at the same time. Future growth in New Denmark does have an impact on the school district. The Town should maintain open lines of communication with the school district in order to address any future needs that may arise.

The Town should be involved in planning for future school expansions and other capital projects because New Denmark will help to fund the projects. The Town should also inform the school district if large residential developments are approved in the community to enable the district to plan for the additional students.

Adjacent Local Governments

Village of Denmark

The Village of Denmark is located in the south central portion of the Town and is bordered on all sides by the Town. The Town Board of the Town of New Denmark and the Village Board of the Village of Denmark met on October 18, 2006, to discuss intergovernmental issues important to both municipalities. Among the issues discussed were stormwater concerns, annexation concerns, road maintenance, and development of each of the municipality's comprehensive plans. Discussion about stormwater management occupied much of the meeting. The two municipalities also determined that they should meet on a semi-annual basis to discuss issues of mutual concern among the two governmental entities, as well as to inform each municipality about things going

on within the communities. Because the Village of Denmark is an incorporated municipality, the possibility exists for the Village to annex property from the Town of New Denmark. There have been some annexations that have taken place in the past 20 years. It is likely to assume that there may be future annexations of Town property into the Village based on past history. The Town will need to be proactive to take on this possibility.

Town of Eaton

The Town of Eaton is located adjacent to the northern boundary of the Town of New Denmark. The Town of New Denmark and the Town of Eaton should continue to contact each other to discuss road maintenance along and near their boundary, land use compatibility near their border, and other issues that could arise during the planning period. The communities should consider developing service agreements in the future if the arrangements will provide an equivalent or higher level of service at a reasonable cost. When contacted by the Town of New Denmark, Eaton did not indicate that there were any pressing issues of concern that it had with the Town.

Town of Glenmore

The Town of Glenmore is located adjacent to the western boundary of the Town of New Denmark. The Town of New Denmark and the Town of Glenmore should continue to contact each other to discuss road maintenance along and near their boundary, land use compatibility near their border, and other issues that could arise during the planning period. The communities should consider developing service agreements in the future if the arrangements will provide an equivalent or higher level of service at a reasonable cost. When contacted by the Town of New Denmark, Glenmore did not indicate that there were any pressing issues of concern that it had with the Town.

Town of Franklin

The Town of Franklin located in Kewaunee County is situated east of the Town of New Denmark and shares a common boundary with New Denmark. The Town of New Denmark and the Town of Franklin should continue to contact each other to discuss road maintenance along and near their boundary, land use compatibility near their border, and other issues that could arise during the planning period. The communities should consider developing service agreements in the future if the arrangements will provide an equivalent or higher level of service at a reasonable cost. When contacted by the Town of New Denmark, Franklin did not indicate that there were any pressing issues of concern that it had with the Town.

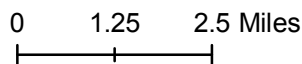
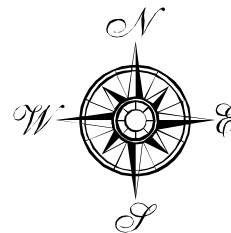
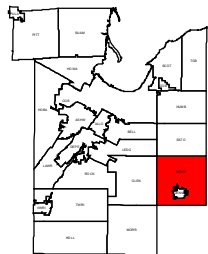
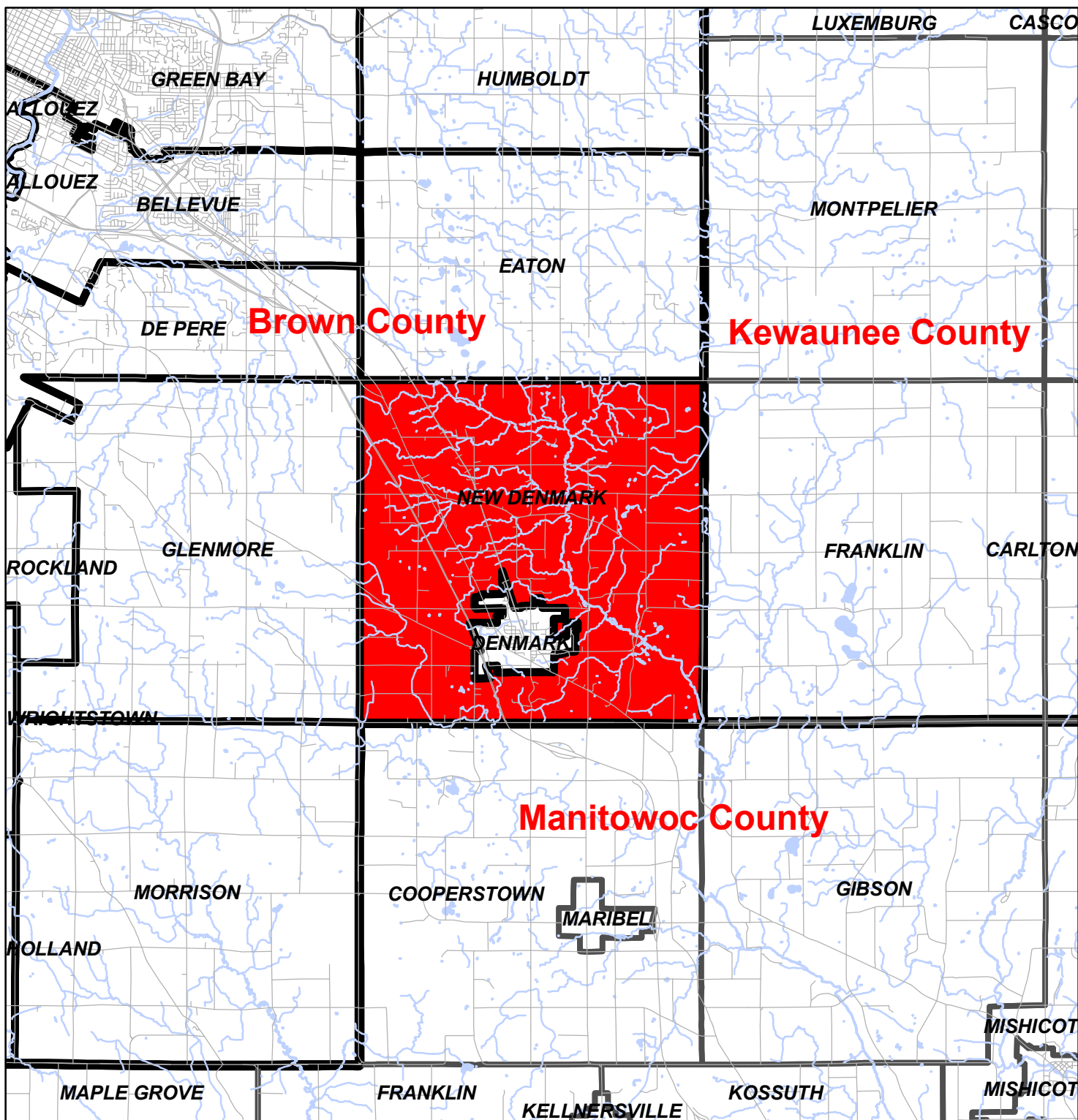
Town of Cooperstown

The Town of Cooperstown located in Manitowoc County is situated immediately south of the Town of New Denmark and shares a common boundary with New Denmark. The Town of New Denmark and the Town of Cooperstown should continue to contact each other to discuss road maintenance along and near their boundary, land use compatibility near their border, and other issues that could arise during the planning period. The



Figure 8-1

Adjacent Municipalities Town of New Denmark, Brown County, WI



This is a compilation of records and data located in the Brown County office and is to be used for reference purposes only. The map is controlled by the field measurements between the corners of the Public Land Survey System and the parcels are mapped from available records which may not precisely fit field conditions. Brown County is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.

Map prepared by PALS, Brown County Planning Department, July 2007.

communities should consider developing service agreements in the future if the arrangements will provide an equivalent or higher level of service at a reasonable cost. When contacted by the Town of New Denmark, Cooperstown did not indicate that there were any pressing issues of concern that it had with the Town.

Brown County

The Brown County Planning Commission staff, as part of a multi-jurisdictional planning effort, facilitated the development of the Town of New Denmark Comprehensive Plan. Brown County is, therefore, supportive of the recommendations contained within the Town of New Denmark Comprehensive Plan. As this is a multi-jurisdictional planning effort, the Town's comprehensive plan will be adopted as a component of the Brown County Comprehensive Plan.

There are a number of county highways that traverse through the Town of New Denmark. Since the Brown County Highway Department has jurisdiction over these highways, it will be very important to cooperate and work with the County Highway Department over the next 20 years to study and implement the street and intersection improvements recommended in the comprehensive plan. The Town of New Denmark and Brown County will need to work together when considering improvements to these transportation facilities.

The Brown County Sheriff's Department provides police and patrol service to New Denmark, and this service is expected to be adequate in the future. If the Town ever determines that additional service is required, it should consider contracting with the Brown County Sheriff's Department for additional coverage.

It is likely that some of the residents of the Town utilize the library of the Brown County Library system located in the Village of Denmark. A number of Town residents also utilize Neshota Park, which is a Brown County owned facility.

Kewaunee County

Kewaunee County and Bay-Lake Regional Planning Commission are assisting with the development of comprehensive plans for the Towns located within Kewaunee County. Kewaunee County is waiting for the completion of the town plans before starting its county plan. Their county plan will be based on the plans developed by the towns. During the Kewaunee County comprehensive plan phases, the Town of New Denmark should work with Kewaunee County, and they should periodically contact each other to discuss land use compatibility near their border and other issues that could arise during the planning period. The Town should keep Kewaunee County informed of its development trends and issues as they arise.

Manitowoc County

Manitowoc County and Bay-Lake Regional Planning Commission are assisting with the development of comprehensive plans for the Towns located within Manitowoc County. Manitowoc County is waiting for the completion of the town plans before starting its county plan. Their county plan will be based on the plans developed by the towns.

During the Manitowoc County comprehensive plan phases, the Town of New Denmark should work with Manitowoc County, and they should periodically contact each other to discuss land use compatibility near their border and other issues that could arise during the planning period. The Town should keep Manitowoc County informed of its development trends and issues as they arise.

Region

Bay-Lake Regional Planning Commission

The Town of New Denmark is located within the Bay-Lake Regional Planning Commission (Bay-Lake RPC) jurisdiction, which covers an 8-county region and includes Brown, Door, Florence, Kewaunee, Manitowoc, Marinette, Oconto, and Sheboygan Counties. Bay-Lake RPC provides planning, ordinance writing, economic development, mapping, environmental studies, and grant writing to member communities within its region. The Bay-Lake RPC is willing to work with the Town on future projects should a request be made. The Town should also consider having Bay-Lake staff perform pavement evaluations for the Town's Pavement Surface Evaluation and Rating (PASER) program.

State

The Town has a number of relationships with state agencies. The Department of Natural Resources and Department of Transportation were provided with copies of the draft chapters that are relevant to their areas of expertise for review and comment.

Wisconsin Department of Natural Resources

The WDNR staff provided additional background and technical information for this chapter. A member of the WDNR staff indicated that he was concerned about protecting the many stream corridors that exist in the Town. He indicated that much of the wildlife habitat in the Town consists of the stream corridors, and protection of these areas will benefit the amount and diversity of wildlife in the Town.

The Neshota River and King Creek, as well as numerous tributaries, traverse through the Town. The Town can work with the WDNR to find ways to improve the water quality of both of these major waterways, as well as their smaller tributaries.

WDNR staff should also be utilized to provide insight and technical expertise on how the Town could most efficiently use its existing community utilities without causing environmental damage to the Town's natural resources.

Wisconsin Department of Transportation

WisDOT staff provided comment on the draft Transportation Chapter and was provided a copy of the entire comprehensive plan for review and comment. The Transportation Chapter included many transportation concepts utilized and recommended by the WisDOT.

Wisconsin Department of Administration

Although the relationship between the Town of New Denmark and the Wisconsin Department of Administration was formed rather recently, it has proven to be a fruitful one for the Town. The Comprehensive Planning Grant program helped the Town fund the development of its first comprehensive plan to meet the requirements of ss.66.1001. The Town had a previous comprehensive plan that was adopted under the earlier state statutes relating to planning. The Town should continue to develop this relationship and rely on the Department of Administration for technical expertise for the implementation of this plan, as well as a potential funding source for future projects.

Wisconsin Department of Commerce

The Town has not yet utilized the resources available from the Wisconsin Department of Commerce (Commerce). Commerce provides technical expertise and financial aid in the areas of housing, public facilities, and economic development. The Implementation Chapter contains a more detailed description of the programs that Commerce offers.

Intergovernmental Plans or Agreements

The Town of New Denmark and the Village of Denmark should consider working out an intergovernmental agreement that would look at the shared border of the two communities. The Village of Denmark is the one border municipality adjacent to the Town that has annexation powers.

The Town of New Denmark has agreements with all adjacent municipalities regarding maintenance of shared border roads. Generally, each municipality takes care of a specific segment of a border road based on prior agreements between the municipalities. The municipalities keep in touch regarding the need for and timing of specific road maintenance needs.

Similar to many fire departments, the Denmark Volunteer Fire Department has agreements with adjacent municipalities to provide assistance when mutual aid is required. The Fire Department serves the Towns of New Denmark, Cooperstown, and Franklin and the Village of Denmark.

Existing and Potential Intergovernmental Conflicts

Potential Annexations

The most likely potential intergovernmental conflict would be Town of New Denmark property owners petitioning the Village of Denmark for annexation of land into the Village. Annexation to the Village of Denmark is a concern to the Town of New Denmark. Annexations have taken place in the past. This ongoing concern was recognized and acknowledged by Town residents at the visioning session. This will become more of an issue as the Village of Denmark grows and the demand for services (public water, sewer, etc.) and land to house their growing population continues to increase.

Processes and Options to Resolve Conflicts

There are a number of processes that the Town and the surrounding communities could utilize to resolve or prevent conflicts in the future outside of the legal system, which should be the last resort. These methods include cooperative planning, informal negotiation, facilitated negotiation, mediation, and binding arbitration.

A boundary agreement with the Village of Denmark could help to eliminate potential problems between the Town and the Village. For an effective boundary agreement to be reached, both parties must negotiate in good faith and understand that there must be give and take from both sides for a settlement to be agreeable to both parties.

The best way to resolve a conflict is to be proactive and try to eliminate the conflict from occurring in the first place. Since annexation could be a concern, the Town should consider and review actions it can take so that landowners will want to remain part of the Town and not want to annex their properties into the Village of Denmark. It may want to contact landowners bordering Denmark and ask them about their needs and what they can do for them so that they will not want to annex into the Village.

One of the main reasons annexation of property occurs from an unincorporated municipality (Town) to an incorporated municipality (City or Village) is because landowners make a determination that an unincorporated municipality cannot provide the type of services that they require or wish to have. The Town should work with landowners to see what it can do to try to keep property owners from annexing to the Village. The provision of public sanitary sewer and water service are two services commonly sought by landowners wanting to develop property. The Town should explore its avenues about obtaining public sanitary sewer and water service to areas of the Town located adjacent to the Village of Denmark.

Summary of Recommendations

To achieve the goal and objectives of this element of the plan, the Town should:

- Discuss with adjacent municipalities cooperative planning along the municipal borders.
- Consider beginning comprehensive boundary agreement discussions with the Village of Denmark.
- Should the portion of the Canadian National Railroad tracks located in the portion of the Town north of the Village of Denmark ever be abandoned and turned over to the Wisconsin Department of Natural Resources to develop into a trail, the Town should work with Brown County to help plan for the development of the trail.
- Establish an ongoing meeting schedule with representatives of the surrounding communities to discuss land use, transportation, stormwater, and other planning issues that transcend municipal boundaries.

- Share meeting agendas and minutes with the surrounding communities and the school district to increase intergovernmental cooperation and awareness of planning issues.
- Work together with adjoining municipalities on the future needs of the Denmark Volunteer Fire Department.
- Continue working together with adjoining municipalities concerning ambulance and rescue service.
- Maintain an open line of communication between the Town of New Denmark and the Denmark School District.
- Inform the school district of any large residential development plans contemplated in the Town.
- Continue to participate in intergovernmental agreements for fire and emergency rescue services and explore opportunities for other types of intergovernmental agreements for provision of public services.
- Consider and explore opportunities for cost savings through consolidation of government services with other municipal units of government.
- Try to work with service groups and local schools in assisting the Town in maintenance and work projects.
- When necessary, utilize the resources of the Bay-Lake Regional Planning Commission when dealing with issues that transcend local and county boundaries.
- Work with Advance (the economic development arm of the Green Bay Area Chamber of Commerce) and the Bay-Lake and East Central Wisconsin Regional Planning Commissions to promote cooperative intergovernmental economic development activities and strategies to strengthen the region's economic vitality.
- Continue to cooperatively work with Brown County on maintenance and safety considerations on all of the county highways located within the Town.
- Continue to work with the Brown County Planning Commission on review of proposed Certified Survey Maps and subdivision plats within the Town.

CHAPTER 9

Implementation

The completion of the Town's comprehensive plan should be celebrated as a significant milestone in providing guidance for the future development of the Town of New Denmark. The key to the success of a comprehensive plan, however, lies in its implementation. Without implementation of the recommendations within the plan, the plan is just another unused document. There are several land use regulatory tools, as well as administrative mechanisms and techniques, which can and should be utilized as implementation tools for the plan. While the Implementation Chapter does not include all of the recommendations of the comprehensive plan, it does summarize the various implementation tools and related action steps toward its implementation.

It is recommended that a committee of the Town make a yearly review of the recommendations contained with the comprehensive plan, prioritize the recommendations in order of importance, and give advice to the Town Board as to what recommendations should be implemented during the course of the year.

Zoning

Zoning is the most common regulatory device used by municipalities to implement plan recommendations. The major components of zoning include a zoning ordinance and a zoning district map. The zoning ordinance includes specific language for the administration of the regulations. Included in the text are definitions, district use requirements, administrative procedures, sign and parking regulations, and other elements. The companion zoning district map defines the legal boundaries of each specified zoning district of the zoning ordinance.

Action Steps:

- When the Town considers future rezoning, conditional use, or variance requests, it is important that the various comprehensive plan goals, objectives, and recommendations are considered and used as a guide in the rezoning determination process. Whenever a decision is reached either approving or disapproving rezoning requests, the specific goals, objectives, policies, or other comprehensive plan concepts that the decisions are based upon should be noted as part of the record.
- If a zoning map request is contrary to the recommendations of the comprehensive plan and the Town has made a determination that the zoning request is logical and should be made, the Town should first amend the comprehensive plan prior to making the zoning change in order to follow state law and to ensure that the zoning change is consistent with the comprehensive plan.
- The Town's Zoning Ordinance should be revised to promote concepts from the comprehensive plan, such as conservation by design subdivisions.
- The Town should consider updating the Town Zoning Ordinance to make it more current.

- The Town Zoning Ordinance should consider including design requirements for commercial and industrial development in the Town.
- Consider removing the Interchange Access Control Chapter from the Town Zoning Ordinance.
- Ensure that amendments to the Town Zoning Ordinance and changes to the Town Zoning Map follow the process identified in the zoning ordinance.
- Update the Town Zoning Map and change it to a digital format to increase the accuracy of the map and make it into a product that can be updated quickly and more accurately than the current Town zoning map.
- Consider developing and adopting a telecommunication antenna ordinance to address potential siting and developing of future telecommunication towers and antennas in the Town.

Subdivision Ordinance

Subdivision regulations govern the process by which lots are created out of larger tracts of land. These regulations seek to ensure that the subdivisions and lot splits appropriately relate to the geography of the site and existing and future public facilities. New subdivisions and lot splits should also be consistent with the community vision as outlined by the comprehensive plan.

Action Steps:

- The Town should consider adoption of a Town subdivision ordinance.
- The subdivision ordinance should ensure that new development is consistent with the comprehensive plan. The subdivision ordinance should contain design standards for street widths and connectivity, trails, stormwater management, and other components of the comprehensive plan.
- The subdivision ordinance should include standards for conservation by design subdivisions where the preservation of environmental features is desired.
- The Town should review the comprehensive plan components and recommendations and use them as a guide in the review process when considering land divisions. Whenever a decision is reached either approving or disapproving land division requests, the specific goals, objectives, policies, or other comprehensive plan concepts that the decisions are based upon should be noted as part of the record.
- The Town should put together a checklist to be used by the Town of New Denmark Plan Commission when reviewing proposed subdivision plats and certified survey maps.

Official Map

An Official Map is a regulatory tool utilized by a community to project and record future municipal improvements. It is commonly used to identify existing streets and planned

improvements. An Official Map can also be utilized to identify planned school sites, recreation areas, and municipal facilities. Once an area is identified on an Official Map, no building permit for a use other than the proposed use on the Official Map may be issued for that site unless the map is amended.

Action Steps:

- The Town should consider adopting an Official Map for the Town of New Denmark.
- The Official Map should reflect the recommendations of the Town comprehensive plan where applicable. Items that could be mapped include transportation improvements, future park sites, future parkways and trails, utility rights-of-way, schools, and other facilities.
- Any past area development plans previously adopted by the Town and all future area development plans should be reflected on the Official Map.
- Future amendments to the Official Map should be reviewed to determine if they are consistent with the recommendations of the comprehensive plan.

Capital Improvements Program

Another important device for comprehensive plan implementation is the development of a Capital Improvements Program (CIP). The program is designed to annually schedule public works projects within a specified period of time, which usually encompasses a period of five to 10 years. A CIP that is consistent with the comprehensive plan will provide a monitoring tool to ensure that public works projects are located and scheduled with thorough consideration of each of the plan's chapter recommendations.

Action Steps:

- Based on the comprehensive plan's recommendations, the Town should update and review the priorities and schedules for public works projects, such as road construction and maintenance and park development and acquisition.
- Annual updates to the Capital Improvements Program should occur, and these updates should be done with the recommendations of the comprehensive plan in mind.

Building, Housing Codes and Nuisance Ordinance

A building code is a set of regulations that describes standards for the construction of new buildings or the remodeling of existing buildings. The Town uses the State of Wisconsin Building Code to promote the safety of new buildings and alterations to existing buildings. The housing code defines standards for how a dwelling unit is to be used and maintained after it is built. The Town Nuisance Ordinance regulates such things as abandoned vehicles, noxious odors, dilapidated buildings, storage of junk, and water pollution.

Action Steps:

- The Town building inspector should use the enforcement of the building code as a mechanism to implement the goals and objectives of the comprehensive plan.
- The Town should consider developing a housing code and property maintenance code to address concerns regarding substandard buildings and dwellings and their impact on surrounding properties. These codes should address concerns regarding dangerous buildings, blighting influences, neighborhood nuisances, crowding, health issues, sanitation, yard maintenance, and building deterioration on surfaces, such as paint, siding, and broken windows.
- The Town zoning administrator should contact the Brown County Planning Commission staff to get an understanding of environmentally sensitive areas (ESAs) and their relationship to the issuance of building permits within the Town. ESAs often are identified on lots within certified survey maps and subdivision plats within the Town.

Outdoor Recreation Facilities

The Town does not yet own any park and recreation facilities. It does provide funds for maintaining Veterans Memorial Park in the Village of Denmark. There are numerous private recreation facilities within the Town that local residents make use of.

Action Steps:

- Should the Town decide to buy land and develop it as a Town park, it should consider developing a comprehensive outdoor recreation plan to provide an overall vision for recreational uses and provide eligibility to the Town for WDNR Stewardship funds for recreational activities and land purchases.
- The Town should explore state and federal recreation grant opportunities to add recreation options for its residents.
- Utilize the comprehensive plan as a guide for the potential locations of new parks either through active acquisition or parkland dedication.

Erosion and Stormwater Control Ordinances

Communities can adopt erosion and stormwater control ordinances to control the impact of development on runoff, groundwater recharge, and overall water quality. The ordinance should include standards for compliance and guidelines to assist developers in choosing appropriate stormwater management techniques. In order to provide a basis for the formulation of the ordinance, a stormwater management plan is typically developed first. The ordinance should also identify how smaller management practices can be designed to be compatible with the overall plan. The erosion control ordinance primarily addresses the reduction of sediment runoff associated with construction.

Action Steps:

- The Town should investigate the need to put together a stormwater management plan for the Town.
- If the Town does put together a stormwater management plan, it should be consistent with all other Town plans and ordinances.
- The Town should enforce erosion control ordinance requirements applicable to land disturbances of a particular size or larger.
- Work with school and conservation groups to enhance natural erosion control measures and remove invasive plant species along the Neshota River, King Creek, and the various tributaries located within the Town.

Historic Preservation Ordinance

Historical preservation ordinances are designed to help maintain the character of historically important buildings by preserving existing structures and facades, providing alternatives to demolition, and improving the compatibility of new adjacent buildings. A historical preservation ordinance can also be a catalyst for collecting and preserving the local history of the community.

Action Steps:

- Consider contacting the State Historical Society to see if any of the older buildings in the Town would qualify for historic status.
- Establish priorities for historic and cultural buildings and encourage rehabilitation and maintenance rather than the demolition of these structures.
- Seek sources of grant funding to assist property owners in the rehabilitation and maintenance of historic structures.
- Work with volunteers to capitalize on and help preserve the value of these historic resources.

Wind Ordinance

With the cost of energy rising, alternative forms of energy will become increasingly important. Harnessing the wind to produce electricity is an alternative form of energy that is likely to increase in popularity in the future. Communities should have ordinances in place in the event that such land uses are proposed for development in their communities.

Action Steps:

- The Town should consider adopting a version of a model wind ordinance that has been developed by the State of Wisconsin.

Local Decisions Consistent with Comprehensive Plan

The state comprehensive planning statute requires that beginning on January 1, 2010, specific actions by municipalities be in compliance with the adopted municipal comprehensive plan. This includes actions on establishing or amending the local Official Map, the local subdivision ordinance, and the local zoning ordinance, including the zoning map. Zoning changes should be consistent with the recommendations and the philosophy of the plan.

Comprehensive Plan Review, Monitor and Update

Planning is not static. It is a continuous, ongoing process that is subject to change. It is also at the mercy of many forces over which a municipality has very little or no control (economic conditions, weather, birth rates, etc.). Therefore, if the Town comprehensive plan is to remain a useful document, the plan should be reviewed on an annual basis to ensure that it reflects the conditions present at the time and any changes and developments that may have occurred over the previous year.

Action Steps:

- The public should be notified and provided an opportunity to comment on proposed amendments to the comprehensive plan. The Town must follow the procedures identified in state law to amend the comprehensive plan. The procedures include the Town Plan Commission making a recommendation on the proposed amendment to the plan by majority vote of the entire commission, the Town holding a public hearing on the proposed amendment request preceded by a Class 1 notice that is published 30 days prior to the public hearing on the proposed amendment request, and ultimate adoption of the amendment via an ordinance adopted by the Town Board. In evaluating how a proposed amendment would meet the amendment criteria, the Town should consider citizen opinion, while keeping in mind the goals of the Town as a whole. Options for soliciting additional public opinion could include direct mail survey forms, neighborhood meetings, and open house meetings. State law also requires that the Town send a copy of the adopted amendment to adjacent governmental units, the Wisconsin Land Council, the Wisconsin Department of Administration (if after September 1, 2005), the regional planning commission in which the municipality is located, and the public library that serves the area in which the local governmental unit is located.
- Criteria should be adhered to when considering amendments to the comprehensive plan. Amendments should be approved only if they are determined to be in the public's best interest. This determination should be based on a review of the following applicable principles:
 - How the proposal is more consistent with applicable policies of the comprehensive plan than the existing designation.
 - How the proposal is more consistent with each of the following objectives than the existing designation (consistency is not required where the objective is clearly not applicable to the type of proposal involved):

- Discourage sprawl.
 - Provide uses that are functionally integrated with surrounding areas in terms of land use.
 - Provide development that is compatible and integrated with surrounding uses in terms of scale, orientation, pedestrian enhancements, and landscaping.
 - Conserve or enhance significant natural and historical features.
 - Provide significant economic development opportunities and broadening of the Town's economy.
- Plan amendments or changes should only be made after a determination by the Town that a change in circumstances has occurred since the original designation and that change is in the best interests of the Town.
 - The review and evaluation of proposed comprehensive plan map changes should consider both the likely and possible future use of the site and associated impacts on adjacent properties.
 - The review of individual comprehensive plan map or policy amendments should consider the cumulative transportation, land supply, and environmental impacts of other plan amendments that have occurred.
- The Town of New Denmark Plan Commission or another Town body should prepare a brief annual report. This report should summarize how the comprehensive plan was used to direct major spending, regulatory, and construction decisions, how development has or has not coincided with the recommendations of the plan, and how community circumstances have changed and have necessitated recommendations for appropriate comprehensive plan amendments by the Town Board.
 - The Town of New Denmark Plan Commission should undertake a yearly review to determine which recommendations from the various plan chapters were implemented and which recommendations still need to be implemented.
 - If a zoning map request is contrary to the recommendations of the comprehensive plan and the Town has made a determination that the zoning request is logical and should be made, the Town should first amend the comprehensive plan prior to making the zoning change in order to follow state law and to ensure that the zoning change is consistent with the comprehensive plan.
 - The Town should consult annually with other governmental agencies and neighboring communities to obtain their input regarding how their community activities relate to the recommendations of the comprehensive plan.
 - The Town should complete a formal review of the entire comprehensive plan at least once every five years. Revisions should be made if the review determines that particular portions of the plan are out of date or if particular portions of the plan are not serving their intended purpose.
 - At least once every 10 years, the plan should be reviewed and rewritten using a formal process that includes a citizens advisory committee similar to the committee used to develop this plan.

Keeping Boards and Commissions Current

The makeup of the Town Board, the Town Plan Commission, the Town Zoning Board of Appeals, and other Town boards or commissions changes quite often due to a variety of factors. It is vitally important that the membership of the various Town boards and commissions has a thorough understanding and knowledge of the Town of New Denmark Comprehensive Plan and the Town of New Denmark Zoning Ordinance. Many of the decisions faced by the various boards and commissions must be based on information contained in the comprehensive plan. Most land use decisions made by the Town Board and Town Plan Commission must be based on the comprehensive plan. Without an understanding of what the comprehensive plan says, decisions made by Town officials could be overturned by legal challenges.

Action Steps:

- All new members of the Town Board, the Town Plan Commission, and the Town Zoning Board of Appeals should receive a copy of the Town of New Denmark Comprehensive Plan and have a thorough understanding of the plan and the relationship of the plan to any future land use decisions that the Town is required to make.
- The Town Plan Commission and the Town Board should have an annual meeting to discuss Town issues and implementation of the comprehensive plan.
- The Town Plan Commission and the Town Board should meet whenever they think that changes should be made to the comprehensive plan or zoning ordinance.

Keeping Public Informed

One of the best ways to keep residents involved in Town government and to make residents aware of what issues are affecting the Town is to provide adequate communication about such things. With the use of such tools as newsletters, fliers, and a Town website, awareness of Town issues and Town government operations can be communicated to Town residents.

Action Steps:

- Consider the feasibility of starting a Town newsletter and a Town website to keep people informed of Town government actions. The website could contain such things as Town meeting agendas and minutes, Town ordinances and plans, building permit requirements, and other information pertinent to Town residents.

Potential Funding Sources

Some of the recommendations in the plan may be implemented with the help of various sources of funds besides local property taxes. There are a number of grant programs administered by state and federal agencies, including the Wisconsin Department of Administration, Wisconsin Department of Commerce, Wisconsin Department of Natural Resources, and Wisconsin Department of Transportation. At the federal level, the

Environmental Protection Agency, Department of Agriculture–Rural Development, and the U.S. Department of Commerce–Economic Development Agency all provide sources of funding.

While grant programs generally require a local match, the match can usually include a combination of local tax dollars, in-kind services, and/or private donations. Each grant program has its own set of guidelines regarding eligible projects, as well as financing mechanisms, and should be reviewed before applying.

In addition to the following sampling of programs, the State of Wisconsin maintains the Wisconsin Catalog of Community Assistance (WCCA) which provides a comprehensive list of state aid programs. The WCCA can be found at <http://www.doa.state.wi.us/dhir/wcca.asp>. If the Town decides to pursue any of the grant programs listed in this section, the Town should first contact the appropriate state or federal agency for details.

Wisconsin Department of Administration

Many of the programs administered by the Wisconsin Department of Administration would not apply particularly well to the Town of New Denmark. The Town will, however, be eligible for a comprehensive planning grant from the WDOA 10 years after adoption of the current plan. Detailed information regarding other programs offered through the Department of Administration can be found at www.doa.state.wi.us/dhir.

Wisconsin Department of Commerce

The Wisconsin Department of Commerce (Commerce) has a broad range of financial assistance programs to help communities undertake economic development. Commerce maintains a network of area development managers to offer customized services to each region of Wisconsin (Brown County is located in Region 3).

Programs administered through Commerce include:

- **Brownfields Initiative** - Provides grants to individuals, businesses, local development organizations, and municipalities for environmental remediation activities for brownfield sites where the owner is unknown, cannot be located, or cannot meet the cleanup costs.
- **Community-Based Economic Development Program (CBED)** - Designed to promote local business development in economically distressed areas. The program awards grants to community-based organizations for development and business assistance projects and to municipalities for economic development planning. The program helps the community or community-based organizations plan, build, and create business and technology-based incubators, and can also capitalize an incubator tenant revolving loan program.
- **CDBG-Blight Elimination and Brownfield Redevelopment Program** - Can help small communities obtain money for environmental assessments and remediate brownfields.

- **CDBG-Emergency Grant Program** - Can help small communities repair or replace infrastructure that has suffered damages as a result of catastrophic events.
- **Dairy 2020 Early Planning Grant Program** - The goal of the Dairy 2020 Early Planning Grant program is to encourage and stimulate the startup, modernization, and expansion of Wisconsin dairy farms. Up to a \$3,000 grant may be used to cover the cost of an independent third party study to assist the applicant in the startup, modernization, or expansion of a dairy farm. Eligible applicants include existing and startup Wisconsin dairy producers.
- **Milk Volume Program (MVP)** - Provides qualifying dairy producers with the financing necessary to bridge the “equity gap” and to partner with local communities to increase dairy production in the state. The Milk Volume Program assists dairy producers that are undertaking capital improvement projects that will result in a significant increase in Wisconsin’s milk production. Applicants must have a comprehensive business plan and demonstrate that they will have a long-term sustainable impact on Wisconsin’s milk production.
- **Rural Economic Development Program (RED)** - Designed to provide working capital or fixed asset financing for businesses with fewer than 50 employees that are located in cities, towns, or villages with a population of less than or equal to 6,000. Applicants may include for-profit businesses or cooperatives.
- **CDBG- Public Facilities (CDBG-PF)** - Helps eligible local governments upgrade community facilities, infrastructure, and utilities for the benefit of low- to moderate-income residents.
- **CDBG-Public Facilities for Economic Development (CDBG-PFED)** - Offers grants to communities to provide infrastructure for a particular economic development project.
- **CDBG-Economic Development (CDBG-ED)** - Provides grants to communities to loan to businesses for startup, retention, and expansion projects based on the number of jobs created or retained.
- **Community Development Zone Program** - A tax benefit initiative designed to encourage private investment and job creation in economically distressed areas. The program offers tax credits for creating new full-time jobs, hiring disadvantaged workers, and undertaking environmental remediation. Tax credits can be taken only on income generated by business activity in the zone.
- **HOME Investment Partnership Program (HOME)** - HOME was created to help produce housing opportunities for households that earn not more than 80 percent of County Median Income (CMI). The State of Wisconsin provides HOME funds through the Division of Housing & Intergovernmental Relations to local governments, housing authorities, and nonprofit organizations through several different subprograms. The state distributes these funds through a variety of decentralized approaches using formula and competitive application processes. Former grant recipients also accumulate funds through receipt of program income. Local sponsors have considerable flexibility in developing the affordable housing opportunities that are most needed in their respective communities.

- **Wisconsin Main Street Program** - A comprehensive revitalization program designed to promote the historic and economic redevelopment of traditional business districts in Wisconsin. Communities are selected to participate on an annual basis and are judged on a submitted application. These communities receive technical support and training needed to restore their main streets to centers of community activity and commerce.

Additional information regarding the brownfields or CDBG programs can be found at <http://www.commerce.wi.gov/CD/CD-bfi-programs.html>. Information regarding the Wisconsin Main Street Program can be found at <http://commerce.state.wi.us/CD/CD-bdd-overview.html>. The Wisconsin Department of Commerce Area Development Manager (Region 3 in Brown County) or Bay-Lake Regional Planning Commission can also answer questions about these programs.

Wisconsin Department of Natural Resources

The Wisconsin Department of Natural Resources offers a number of grant programs that can be used to provide additional recreational opportunities to residents of the Town of New Denmark. The Town should contact the Northeast Region office of the WDNR to determine eligibility and availability if the Town decides to pursue any of the following grant programs:

Stewardship – Aid for the Acquisition and Development of Local Parks (ADLP)

The ADLP program funds are available to acquire land, rights in land, and develop public outdoor recreation areas for nature-based outdoor recreation purposes. Funds are allocated on a DNR regional basis so applicants compete only against other applicants located in their region.

Land and Water Conservation Fund (LAWCON)

LAWCON is a federal program administered through the WDNR. Unlike the Stewardship program, projects funded under LAWCON are not restricted to nature-based outdoor recreation projects. Eligible projects include:

- Land acquisition.
- Development of recreational facilities.

Recreational Trails Act (RTA)

RTA is also a federal program administered through the WDNR. RTA funds may only be used on trails which have been identified in or which further a specific goal of a local, county, or state trail plan included or referenced in a statewide comprehensive outdoor recreation plan required by the federal LAWCON program. Eligible projects, in order of priority, are maintenance and restoration of existing trails, development and rehabilitation of trailside and trailhead facilities and trail linkages, construction of new trails (with certain restrictions on federal lands), and acquisition of easements or property for trails.

The WDNR Bureau of Community Financial Assistance (CFA) website, <http://www.dnr.state.wi.us/org/caer/cfa/cfindex.html>, provides more information regarding community assistance programs.

Wisconsin Department of Transportation

In addition to the Local Road Aids Program, which the Town already participates in, the Wisconsin Department of Transportation has additional programs to help fund transportation activities in the Town.

- **Local Roads Improvement Program (LRIP)** - Assists local governments in improving seriously deteriorating county highways, town roads, and city and village streets. As a reimbursement program, LRIP pays up to 50 percent of total eligible costs, with local governments providing the balance.
- **Surface Transportation Program-Rural (STP-R)** - Allocates federal funds to complete a variety of improvements to rural highways eligible for federal aid (primarily county highways classified higher than rural minor collector).
- **Flood Damage Aids** - Assist local governments with improving or replacing roads and roadway structures that have sustained major damage from flooding. The program helps defray the costs of repairing major flood damage to any public highway, street, alley, or bridge not located on the State Trunk Highway System.
- **Wisconsin Information System for Local Roads (WISLR)** - Ongoing effort that provides WisDOT and local governments convenient and secure access to comprehensive geographic information system data on Wisconsin's road network. Local units of government and counties are required to submit pavement ratings to WisDOT on a biennial basis.

Additional information regarding grant programs and other resources administered by the Wisconsin Department of Transportation can be found at the Programs for Local Governments web page: <http://www.dot.state.wi.us/localgov/index.htm>.

U.S. Department of Agriculture-Rural Development (USDA-RD)

The USDA-RD has a number of programs available to aid rural communities located outside of urbanized areas. Information regarding USDA-RD programs is available from the USDA-RD Wisconsin office at the following web page: <http://www.rurdev.usda.gov/wi/>.

U. S. Department of Interior and Treasury

Federal historic preservation tax credits are available to any project that the Secretary of the Interior designates as a certified rehabilitation of a certified historic structure. A certified historic structure is a building that is listed individually in the National Register of Historic Places. The program is administered by the National Park Service in partnership with the Internal Revenue Service and with State Historic Preservation officers.

**APPENDIX A: Public Participation Process for the Town of
New Denmark Comprehensive Plan**

PUBLIC PARTICIPATION PROCESS FOR THE TOWN OF NEW DENMARK COMPREHENSIVE PLAN

The Town of New Denmark Comprehensive Plan will include several public participation components. These components are summarized below:

Citizens Advisory Committee

At the beginning of the plan development process, the Town will appoint representatives to a citizens advisory committee. The advisory committee will advise staff during the plan development process, review plan recommendations, discuss the plan elements with public meeting participants, and recommend a final draft of the comprehensive plan to the Town's planning commission and board. All meetings will be open to the public, and the public is encouraged to attend.

Flier

To officially start the planning process, a flier will be mailed to each Town of New Denmark household that summarizes the process and provides survey questions for people to answer to get them thinking about planning issues. The flier will also invite residents to a community visioning session that will occur at the beginning of the planning process.

Community Visioning Session

Once the project is underway, a community visioning session will be held during an evening to establish many of the goals and objectives that will serve as the foundation of the comprehensive plan. All Town of New Denmark residents will be invited to attend the session to offer and discuss their ideas of how the Town should grow over the next several years.

Public Open House Meeting

Once the draft plan has taken shape, at least one public open house meeting will be held to present various sections of the plan. Meeting participants will also have the opportunity to discuss the recommendations with planning staff and committee members and to suggest modifications.

Brown County Planning Commission Website

All draft chapters will be placed on the Brown County Planning Commission website located at <http://www.co.brown.wi.us/Planning>.

Other Locations for Draft Chapters

Additional draft chapters may be requested from the Brown County Planning Commission at 448-6480.

Public Hearing

Following the open house meeting and the approval of the draft document by the citizens advisory committee, a public hearing will be held to receive additional input from the public.

Adjacent Governmental Jurisdictions

Neighboring governmental jurisdictions will receive via mail or email, all agendas and minutes of the citizens advisory committee meetings. Neighboring governmental jurisdictions include adjacent local units of government, sanitary district, school district, counties, and regional planning commission.

Planning Committee and Town Board Meetings

Following the public hearing, the draft plan and feedback from the public hearing will be presented to the Town's planning commission and board for recommendation and action. These meetings will be open to the public and will be intended to discuss and adopt the plan.

**APPENDIX B: Resolution #2007-1 - Town of New Denmark
Planning Commission**

RESOLUTION # 2007-1

TOWN OF NEW DENMARK COMMISSION

WHEREAS, the Town of New Denmark Smart Growth Committee has developed the Town of New Denmark Comprehensive Plan to guide and coordinate decisions and development within the Town in accordance with Wis. Stat. 66.1001; and

WHEREAS, the comprehensive plan was prepared by the Brown County Planning Commission in accordance with the contract with the Town of New Denmark and State of Wisconsin; and

WHEREAS, several public meetings were held to obtain public input during the development of the comprehensive plan, and these meetings included a public visioning session on June 27, 2006, monthly smart growth committee meetings, an open house meeting on September 11, 2007, and a public hearing on September 18, 2007.

NOW, THEREFORE, BE IT RESOLVED, that the Town of New Denmark Planning Commission recommends to the Town Board of the Town of New Denmark the adoption of the Town of New Denmark Comprehensive Plan including changes and additions approved by the Town of New Denmark Planning Commission.

Approved this 2nd day of October, 2007



Gary Moore, Town of New Denmark Planning Commission Chair

**APPENDIX C: Ordinance #2007-1 - Ordinance to Adopt the
Town of New Denmark Comprehensive
Plan**

ORDINANCE 2007-1

ORDINANCE TO ADOPT THE TOWN OF NEW DENMARK COMPREHENSIVE PLAN

The Town Board of the Town of New Denmark, Wisconsin, does ordain as follows:

Section 1. Pursuant to Section 62.23(2)(3) of the Wisconsin Statutes, the Town of New Denmark is authorized to prepare and adopt a comprehensive plan as defined in Section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. The Town Board of the Town of New Denmark, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

Section 3. The New Denmark Plan Commission, by vote of the committee as recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled "Town of New Denmark Comprehensive Plan," which contains all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

Section 4. The Town of New Denmark has held at least one public hearing on this ordinance in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

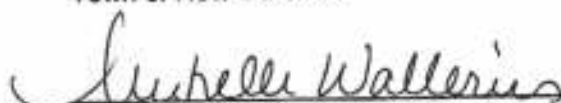
Section 5. The Town Board of the Town of New Denmark, Wisconsin, does by enactment of this ordinance formally adopt the document entitled "Town of New Denmark Comprehensive Plan" pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes.

Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and upon publication required by law.

Adopted this 17th day of December, 2007



Gary Moore, Chairperson
Town of New Denmark



Michelle Wallerius, Clerk
Town of New Denmark

Date of publication: December 18, 2007