

10.0 Purpose

In order to achieve the overall vision in the Town of Excelsior, including the protection of natural and cultural resources, agricultural operations, and the overall quality of life, the Town must interact with many agencies and governmental units. The Town of Excelsior should evaluate how the plans of Sauk County as well as neighboring units of government will affect it.

10.1 Adjacent Town Plans and Planning Efforts

Town of Winfield (Sauk County)

The Town of Winfield adopted a Comprehensive Plan in accordance with Wis. Stats. 66.1001 in April 2007. Prior to the development of this Comprehensive Plan, the Town had no development plan or land use plan. The Town of Winfield is under the Sauk County Zoning Ordinance.

Town of Westfield (Sauk County)

The Town of Westfield adopted a Comprehensive Plan in accordance with Wis. Stats. 66.1001 in June 2006. Prior to the development of this Comprehensive Plan, the Town operated under a 1997 Land Use Plan that included policies for housing, transportation, natural resource protection, agriculture and land use. The Town of Westfield's 1987 Development Plan that called for the adoption of Sauk County's Exclusive Agriculture-35 Zoning District Town-wide. Land Use in the Town of Westfield is regulated under the Sauk County Zoning Ordinance.

Town of Freedom (Sauk County)

The Town of Freedom adopted a Comprehensive Plan in accordance with Wis. Stats. 66.1001 in April 2007. Prior to the development of this Comprehensive Plan, the Town operated under its 1998 Land Use plan, which included policies covering housing, transportation, natural resource protection, agriculture, and land use, and which called for the adoption of the Sauk County Resource Conservancy-35 zoning district Town-wide. The Town of Freedom is under the Sauk County Zoning Ordinance.

Town of Reedsburg (Sauk County)

The Town of Reedsburg adopted a Comprehensive Plan in accordance with Wis. Stats. 66.1001 in September 2004. The Town of Reedsburg Comprehensive Plan has identified areas within the City of Reedsburg's extraterritorial jurisdiction as residential and commercial development areas. The Town has also identified a commitment to preserving agricultural operations, and all areas outside of the City's ET have been identified as agriculture preservation/rural residential areas. The Town of Reedsburg adopted a density-based cluster development program that applies to areas outside of the City's ET and which sets a density of 1 house per 35 acres of ownership with a maximum lot creation per parcel of not more than three in any 10-year period. Land Use in the Town of Reedsburg is regulated under the Sauk County Zoning Ordinance.

Town of Baraboo (Sauk County)

The Town of Baraboo adopted a Comprehensive Plan in accordance with Wis. Stats. 66.1001 in August 2005. Prior to the development of this Comprehensive Plan, the Town operated under its 1998 Land Use Plan, which included policies covering housing, transportation, natural resource protection, agriculture and land use. The Plan called for adoption of Sauk County's Resource Conservancy-35 zoning district in the western half of the town, with General Ag remaining in effect throughout most of the eastern half. Land Use in the Town of Baraboo is regulated under the Sauk County Zoning Ordinance.

Town of Delton (Sauk County)

The Town of Delton has completed their comprehensive planning process and is expected to adopt their Comprehensive Plan by mid-2009. Land Use in the Town of Delton is regulated under the Town's own zoning ordinance, with subdivisions regulated by Sauk County.

Town of Dellona (Sauk County)

The Town of Dellona is currently undergoing their comprehensive planning process and is expected to be finished by the end of 2009. Land Use in the Town of Dellona is regulated under the Sauk County Zoning Ordinance.

Village of Rock Springs

The Village of Rock Springs has not begun work on a Comprehensive Plan, as of the winter of 2009.

10.2 Current Intergovernmental Programs, Plans, Agreements and Opportunities

Sauk County 20/20 Development Plan (1998)

In 1999, the Sauk County Board of Supervisors adopted the *Sauk County 20/20 Development Plan*. The Development Plan is a policy document that presents a vision statement, goals, and policies on six major planning issues: community change, economic development, farmland preservation, housing, natural resources and transportation. By design, this plan does not contain a county future land use plan map. Individual town plans and other land use plan maps will comprise the various implementation chapters of the Development Plan. The 20/20 Plan also recommends that the County prepare comprehensive rewrites of its Zoning Ordinance and Land Division and Subdivision Regulations Ordinance to reflect the values of the Plan. It also recommends that the County study innovative land use approaches such as purchase of development rights (PDR), transfer of development rights (TDR), and conservation subdivision design as ways to preserve farmland and natural resource areas while respecting private property rights. Finally, the Plan recommends that the County adopt an erosion control/storm water management program, a groundwater protection program, and a highway access control ordinance.

Memorandum of Agreement concerning US Highway 12 between Middleton and Lake Delton, Wisconsin (March, 1999)

The Memorandum of Agreement (MOA) is an agreement between Sauk County, Dane County, the State of Wisconsin, WisDOT, the Wisconsin Department of Natural Resources (DNR), the Federal Highway Administration (FHWA), the U.S. Environmental Protection Agency USEPA), the U.S. Fish and Wildlife Service (USFWS), the National Park Service (NPS), and The Nature Conservancy (TNC). The agreement includes commitments and timeframes for Highway 12 improvements in Dane and Sauk Counties, protection of the Baraboo Range National Natural Landmark, farmland preservation and other natural resource protection. Specifically, the parties agreed to the following transportation system improvements:

1. "WisDOT and FHWA may proceed with a phased construction of a modified four-lane USH 12 in Dane County (between Middleton and Sauk City]..."
2. "WisDOT will exercise its authority to control and reduce access points along USH 12..."

The parties also agreed to the following:

1. The creation of two funds "to provide long-term protection of the nationally significant natural resources in the Baraboo Range National Natural Landmark (BRNNL) which may be impacted from the USH 12 project." The BRNNL Protection Fund "will contain \$5 million paid by WisDOT from state/federal transportation monies. " The Special BRNNL Stewardship Fund "

will contain up to \$5 million of additional Stewardship Capital Fund dollars but will require a dollar-for-dollar federal/local/private non-transportation fund match...". Funding of \$250,000 each for Dane County and Sauk County for local planning assistance for "the towns, cities, and villages along the USH 12 corridor to use as they see appropriate to address growth-related issues." This is the funding source for this Highway 12 Corridor Growth Management Plan and future implementation projects to be determined.

2. The creation of the Sauk County Fund in which "WisDOT agrees to provide up to \$250,000 over a five year period in state/federal transportation monies to be used to establish and fund a program to purchase lands, scenic/conservation/agricultural easements and/or development rights from willing sellers in Sauk County outside of the BRNNL"

Highway 12 Corridor Growth Management Plan (October, 2003)

As part of the USH12 MOA, funding was provided to address growth-related issues resulting from the expansion of US Hwy 12 from Middleton to Lake Delton. In Sauk County, the Highway 12 Local Planning Assistance Advisory Committee formed, consisting of members of Sauk County, the Ho-Chunk Nation, and local governments along the Hwy 12 corridor. In March of 2002, the Committee hired a consulting firm to assist with the preparation of the *U.S. Highway 12 Corridor Growth Management Plan*. The *Growth Management Plan* focuses on issues such as complementary land use, preservation, access, economic development, and community image issues that arise as a result of the future Highway expansion. The planning process developed an overall vision and detailed recommendations for the entire 24-mile Highway 12 corridor in Sauk County as well as a vision and recommendation for rural areas that may be affected by the corridor. Overall, the Vision for the rural areas seeks to limit large-scale development to protect the economic viability of farming, and the natural beauty and rural character of the area. The Plan also suggests tools and recommendations to achieve this vision. Although the Town of Excelsior was not a part of the Highway 12 Local Planning Assistance Advisory Committee, it is included as part of the Plans General Planning Area. This area includes communities that are not directly located along Highway 12, but will probably experience some secondary or "spin-off" impacts from future Highway 12 expansions.

Sauk County Preservation Program

Although so far not adopted by the Sauk County Board of Supervisors, the *Sauk County Preservation Program* has been designed pursuant to the U.S. Highway 12 MOA and the Sauk County 20/20 Plan to protect important natural resources and agricultural land in Sauk County by the direct public acquisition of development rights from willing private landowners. The Purchase of Development Rights (PDR) is a concept employed in communities across the country in which a public agency (in this case, Sauk County) or a private nonprofit conservation organization compensates private landowners who voluntarily agree to permanently convey the right to develop their property for residential or commercial use. The rights are then "extinguished" by the acquiring agency, preventing any future development of the protected property. The purpose and terms of the agreement, including the respective rights of Sauk County to enforce the agreement and of the landowner to use the land, are detailed in a legal instrument called a Conservation Easement which is signed by the parties and recorded with the Register of Deeds as part of the permanent land record for that property. Agriculture, forestry, recreation and other traditional uses of the land are typically permitted, within the parameters of approved soil and water conservation plans and/or forestry stewardship plans.

10.3 Current and Future Cooperative Planning Efforts

Neighboring Town Planning

It is anticipated that the Town of Excelsior will be represented in the planning processes of adjacent Towns that have elected to develop a land use/comprehensive plan or are updating comprehensive plans.

Sauk County

The Town of Excelsior should continue to work with Sauk County, particularly with the development of options related to land use and land division, which can aid the Town with the implementation of their Comprehensive Plan policies. Furthermore, the Town should continue to work with Sauk County and adjacent communities to ensure that the integrity of Excelsior's Comprehensive Plan is not compromised by neighboring community decisions and vice versa.

With regard to everyday land division, land use and agriculture-related questions, residents and Town officials are encouraged to work with various county departments. The Sauk County Departments of Planning & Zoning and Land Conservation administer the majority of county ordinances and programs that affect the Town.

Village of Rock Springs

The Town of Excelsior should maintain a close working relationship with the Village of Rock Springs as they both plan for growth and economic development. Future subdivisions should occur near existing Village development, and commercial development should be restricted to the Town and Village primary commercial smart growth areas. The Town's residential Smart Growth areas are identified northeast of the Village of Rock Springs, east of the Village along State Road 136, and south of the Village on County Road DD. The Village of Rock Springs and the Town of Excelsior should seek mutual compatibility with regard to the respective communities' Comprehensive Plans as each seeks future growth and economic development opportunities.

10.4 Intergovernmental Cooperation Goal, Objectives, and Policies

Intergovernmental Cooperation Goal:

Provide essential services appropriate for the rural community through intergovernmental cooperation to minimize costs and maximize benefits.

Intergovernmental Cooperation Objectives and Policies:

ICO-1 Identify and work to eliminate existing or potential conflicts and maintain effective relationships between the Town and those units of government and other entities upon which the Town must depend.

ICP-1a Work with the agencies providing services to ensure the Town of Excelsior has an opportunity to give input to any issue related to providing those services.

ICO-2 Secure necessary services from other units of government (or private contractors) that are reliable and economically justified.

ICP-2a Develop and maintain agreements with municipalities, other government bodies, or private companies for services most appropriately provided by those organizations such as, but not limited to, fire service, ambulance services, snow plowing, etc.

ICO-3 Coordinate development options with neighboring towns, villages, and cities relative to development to maintain the rural nature of the Town.

ICP-3a Encourage the Town of Excelsior to work cooperatively with the City of Reedsburg, Village of North Freedom, Village of Rock Springs and adjacent towns regarding future land use proposals.