

Chapter 1 - Issues and Opportunities

1.1 Overview of Issues and Opportunities

This *Comprehensive Plan* is formulated with the general purpose of guiding development to best promote the Town of Harmony's general welfare and quality of life. To achieve this end, a planning context has been established that centers on the questions: "What are we planning for?" and "What will help us get there?" Each Chapter contained within this *Plan* will have a section on Issues and Opportunities to identify general conditions, problems or ideas to help provide answer to these questions. This Chapter, however, is intended to provide general background information that can be used throughout the planning process as a basis for making recommendations for appropriate future action. As defined in Wisconsin State Statutes 66.1001, the Issues and Opportunities Element of a community's comprehensive plan is designed to provide:

"Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit".

This Chapter will address age and population trends and forecasts. Background information such as education, income and employment characteristics will be found in the Chapter where that information is referred to because it is related to the subject matter (i.e.: income and employment are found in the Economic Development Chapter).

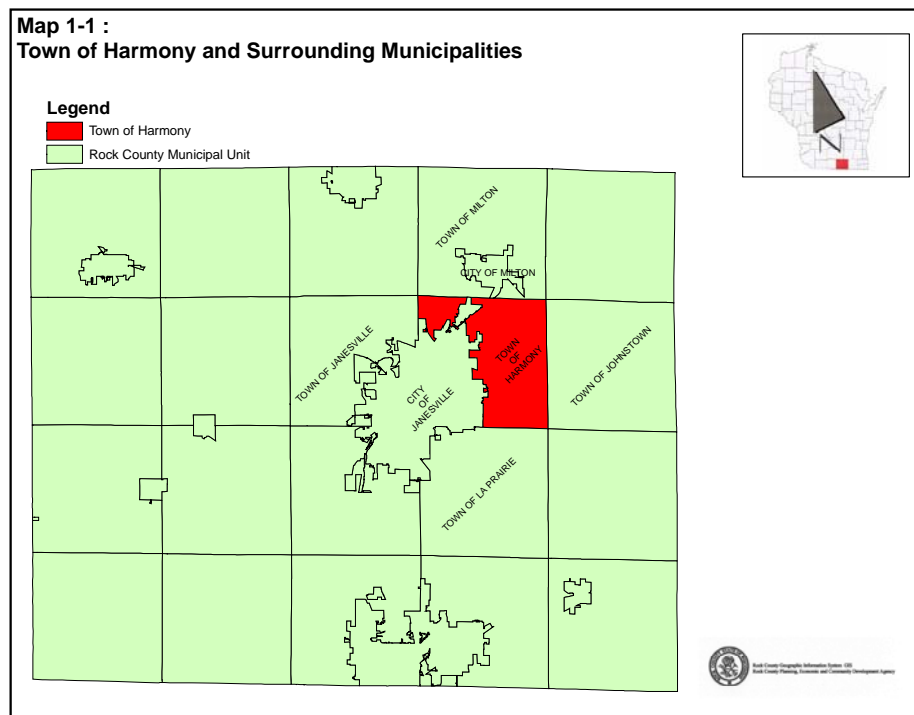
The Town, similar to any community, has various planning issues that will present challenges as it develops over the next 25 years. However, the Town also possesses unique planning opportunities that, if utilized in a thoughtful manner, offer a path to continued community vibrancy and an exceptional quality of life.

1.2 Existing Conditions and Past Trends

A community's geography, history, existing population and demographics, historic population and demographic trends, and future population projections have vast implications for its planning and development. Analysis of these factors provides for a more accurate assessment of a community's future resource and service needs. The Issues and Opportunities Element of the *Town of Harmony Comprehensive Plan* addresses background information and supplies projections that will be used throughout the planning process to determine the needs of the Town.

Geographic Setting

The Town of Harmony is located in east central Rock County, Wisconsin (Map 1.1). The 22.6 square-mile Town is one of two municipalities in the 36 square-mile Harmony Township, the other being a portion of the City of Janesville, which occupies most of the western portion of the Township. Most of the western boundary of the Town, as such, is shared with the City of Janesville, while only a small portion of the Town borders the Town of Janesville. To the north, the Town of Milton and a small portion of the City of Milton border the Town of Harmony. The Towns of Johnstown and La Prairie share boundaries with the Town to the east and south respectively.



While the Town of Harmony is predominately rural in character, there exists in the Town a high level of urban influence that comes from sharing a boarder with the City of Janesville. The US Census shows that the City of Janesville had a population of over 60,000 residents in the year 2000. The City also serves as the County Seat. Also nearby is the City of Madison, which is the rapidly growing state capitol (thirty-three miles northwest), Illinois' third largest city, Rockford (forty miles south), and Wisconsin's largest city, Milwaukee (sixty-three miles east).

The Town of Harmony is fed by several major roadways including Interstate 90, which goes through the northwestern portion of the Town and has an access point near by. Highway 26 connects the City of Janesville to Milton then continues on to Oshkosh. Forthcoming physical changes to the location and size of Highway 26 and its' interchanges will have significant impact on the Town of Harmony and will be taken into account for planning purposes in the Transportation Element of this *Plan*.

There are several defining natural characteristics in the Town. One of the most important landforms is the Harmony/Milton Depressional Area, which is a natural site for groundwater recharge and a site for natural open space between urban areas. The area contains high quality agricultural soils that are considered one of the most fertile areas in Rock County but the area is also in prime position for development as a logical continuation of existing development between the City of Janesville and the City of Milton. Topography and drainage patterns, uneven hills and ridges, and poorly drained low-lying areas mark other portions of the Town with its kettle-moraine landscape. Consideration of each of these geographic factors is vital to a responsible and thorough comprehensive planning process for the Town of Harmony.

Demographic Characteristics

At the core of any effective effort to track a community's development is the study of that community's population growth. Not only does this effort illustrate past growth, it can also shed light on what the future holds. A thorough understanding of population trends for a community makes for more effective needs assessment regarding housing, education, utilities, and recreation, as well as its future land use and economic development.

Figure 1.1
Population: County and Municipalities 1980 - 2005

Community	1980	1990	2000	2005	Change: 1980-2005	
					Number	Percent
Town of Avon	555	570	586	589	34	6.1%
Town of Beloit	8,382	6,778	7,038	7,319	-1,063	-12.7%
Town of Bradford	1,100	1,030	1,007	1,027	-73	-6.6%
Town of Center	908	861	1,005	1,040	132	14.5%
Town of Clinton	925	899	893	909	-16	-1.7%
Town of Fulton	2,866	2,867	3,158	3,230	364	12.7%
Town of Harmony	2,090	2,138	2,351	2,448	358	17.1%
Town of Janesville	3,068	3,121	3,048	3,343	275	9.0%
Town of Johnstown	844	850	802	797	-47	-5.6%
Town of La Prairie	1,099	943	929	905	-194	-17.7%
Town of Lima	1,179	1,285	1,312	1,314	135	11.5%
Town of Magnolia	746	717	854	855	109	14.6%
Town of Milton	2,306	2,353	2,844	2,974	668	29.0%
Town of Newark	1,574	1,514	1,571	1,593	19	1.2%
Town of Plymouth	1,267	1,189	1,270	1,299	32	2.5%
Town of Porter	940	953	925	969	-29	-3.1%
Town of Rock	3,399	3,172	3,338	3,363	-36	-1.1%
Town of Spring Valley	912	790	813	813	-99	-10.9%
Town of Turtle	2,703	2,458	2,444	2,430	-273	-10.1%
Town of Union	1,329	1,537	1,860	1,981	652	49.1%
Village of Clinton	1,751	1,849	2,162	2,237	486	27.8%
Village of Footville	794	764	788	769	-6	-0.8%
Village of Orfordville	1,143	1,219	1,272	1,357	214	18.7%
City of Beloit	35,207	35,571	35,775	36,106	899	2.6%
City of Edgerton	4,335	4,254	4,891	5,096	761	17.6%
City of Evansville	2,835	3,174	4,039	4,660	1,825	64.4%
City of Janesville	51,071	52,210	60,200	62,130	11,059	21.7%
City of Milton	4,092	4,444	5,132	5,437	1,040	32.9%
Rock County	142,116	141,915	155,355	160,332	18,216	12.8%
State of Wisconsin	4,705,642	4,891,769	5,363,715	5,580,000	874,358	18.6%

Source: Wisconsin Department of Administration, 2005. U.S. Bureau of the Census, 1970, 1980, 1990, & 2000.

Figure 1.2
Historic Population Change (1970-2005)

Governmental Unit Name	1970 - 1980		1980 - 1990		1990 - 2000		2000 - 2005*	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Town of Avon	-59	-9.6%	15	2.7%	16	2.8%	3	0.5%
Town of Beloit	-800	-8.7%	-1,604	-19.1%	260	3.8%	281	4.0%
Town of Bradford	29	2.7%	-70	-6.4%	-23	-2.2%	20	2.0%
Town of Center	-34	-3.6%	-47	-5.2%	144	16.7%	35	3.4%
Town of Clinton	-165	-15.1%	-26	-2.8%	-6	-0.7%	16	1.8%
Town of Fulton	740	34.8%	1	0.03%	291	10.2%	72	2.3%
Town of Harmony	726	53.2%	48	2.3%	213	10.0%	97	4.1%
Town of Janesville	368	13.6%	53	1.7%	-73	-2.3%	295	9.7%
Town of Johnstown	-70	-7.7%	6	0.7%	-48	-5.7%	-5	-0.6%
Town of La Prairie	13	1.2%	-156	-14.2%	-14	-1.5%	-24	-2.6%
Town of Lima	116	10.9%	106	9.0%	27	2.1%	2	0.2%
Town of Magnolia	10	1.4%	-29	-3.9%	137	19.1%	1	0.1%
Town of Milton	329	16.6%	47	2.0%	491	20.9%	130	4.8%
Town of Newark	118	8.1%	-60	-3.8%	57	3.8%	22	1.4%
Town of Plymouth	21	1.7%	-78	-6.2%	81	6.8%	29	2.3%
Town of Porter	56	6.3%	13	1.4%	-28	2.9%	44	4.8%
Town of Rock	349	11.4%	-227	-6.7%	166	5.2%	24	0.7%
Town of Spring Valley	60	7.0%	-122	-13.4%	43	5.4%	-	0.0%
Town of Turtle	171	6.8%	-245	-9.1%	-14	-0.6%	-14	-0.6%
Town of Union	127	10.6%	208	15.7%	323	21.0%	121	6.5%
Village of Clinton	418	31.4%	98	5.6%	313	16.9%	75	3.5%
Village of Footville	96	13.8%	-30	-3.8%	24	3.1%	-19	-2.4%
Village of Orfordville	255	28.7%	76	6.7%	53	4.3%	85	6.7%
City of Beloit	-522	-1.5%	364	1.0%	204	0.6%	331	0.9%
City of Edgerton	217	5.3%	-81	-1.9%	637	15.0%	205	4.2%
City of Evansville	-157	-5.3%	339	12.0%	865	27.3%	621	15.4%
City of Janesville	4,645	10%	1,139	2.2%	7,990	15.3%	1,930	3.2%
City of Milton	393	10.6%	352	8.6%	688	15.5%	305	5.9%
Rock County Total	7,450	5.7%	90	0.06%	12,797	9.2%	4,682	3.1%
State of Wisconsin	287,911	6.5%	186,127	4.0%	471,946	9.7%	216,285	4.0%

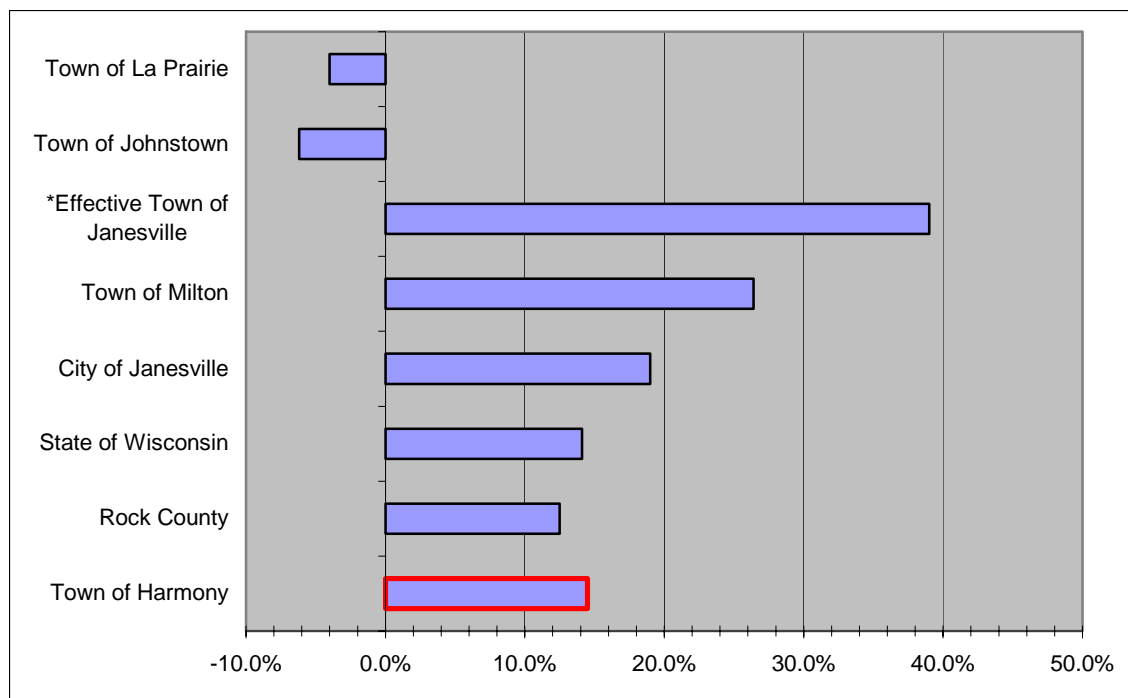
*Source: Wisconsin Department of Administration, 2005. U.S. Bureau of the Census, 1970, 1980, 1990, & 2000. **
Data from 2005 figures represent Wisconsin DOA estimates, not actual census figures.

Figures 1.1 and 1.2 below illustrate historical population trends that have taken place in the Town of Harmony and other municipalities within Rock County since the 1980 or 1970 Census. Most glaring of these figures is the very rapid growth experienced in the Town of Harmony during the period from 1970-1980 (Figure 1.2). During that decade, the Town experienced the fastest growth of all municipalities during that and all other time periods shown. Fortunately, growth slowed to a more moderate pace in the following decades. According to data released as of October 2006, the Town of Harmony and Rock County experienced less growth than expected in 2005. This data confirms the continuing trend in slower growth patterns. Growth in the Town of Harmony has been about equal to the County and the State population growth rate since 2000. Figure 1.3 (next page) analyzes the Town of Harmony's growth from a slightly more local perspective by illustrating the Town's population change from 1990 to 2005 relative to its neighboring municipalities.

Comparative Population Change

Studying the Town of Harmony's population change in this more specific context allows for more accurate planning. It is important to recognize that external entities, in this case the Town's neighboring municipalities, can potentially impact the magnitude and scope of development in the Town of Harmony in the short term as well as the long term. As Figure 1.3 below indicates, the Town's growth since 1990 is comparable to growth rates in Rock County and the State of Wisconsin. The Town of Harmony has grown quickly compared to the neighboring Towns of LaPrairie and Johnstown, which lost population but has grown slower than the Town of Janesville, which has experienced significantly faster growth than any of the other Towns. Also significant is the City of Janesville, which has grown by nearly 19% since 1990, a growth rate that easily outpaced the Town of Harmony. This fact compounds the magnitude of growth pressures on the Town of Harmony. As more residents move in to nearby municipalities, additional pressure may be applied to grow geographically into areas that are presently part of the Town.

Figure 1.3
Population Change (1990 - 2005)
Town of Harmony and Neighboring Communities



**Effective Town of Janesville population change reflects compensation for the change in location of an institutional complex from the Town of Janesville into the City of Janesville.*

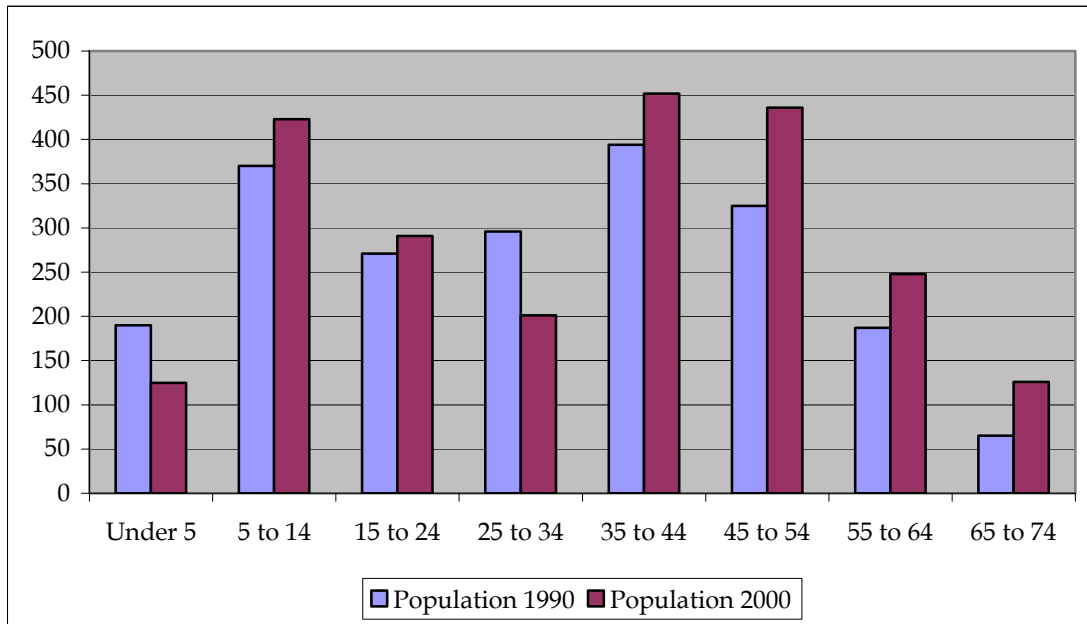
Source: Rock County Planning and Development Agency, 2006, Wisconsin Department of Administration Estimate, 2005, U.S. Bureau of the Census, 1990.

Age Distribution

Besides simply studying population trends, the Issues and Opportunities Element is made more effective by a detailed study of the character of the Town of Harmony's population. Vitrally important for the planning of facilities and services, as well as development patterns, is a study of age characteristics. The following Figures 1.4 and 1.5 detail the age distribution of the Town's population for the census years of 1990 and 2000. Analysis of these data provides clues not only to how the Town changed demographically in one decade, but also how it can be expected to change in the future.

Some very significant changes occurred between 1990 and 2000, largely due to the aging "baby boom" population (those individuals born between the years of 1946 and 1964). One area of interest is the nearly doubling of the size of the cohort between the ages of 65 and 74 (see Figure 1.4). Those individuals and younger cohorts continue to age and retire during the planning period, indicating a need to address the needs of aging individuals in the Town.

Figure 1.4
Population by Age Group
Town of Harmony (1990 - 2000)



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

As evidenced by Figure 1.5, next page, a significant proportion (37.7%) of the Town of Harmony's population in the year 2000 was between the ages of 35 and 54. Furthermore, those age groups over 44 were the fastest growing in the Town. The under 35 population, however, generally experienced slower or negative growth. Like the rest of Rock County (and the nation), these data reflect the result of the "baby boomer" generation continuing to age and approach retirement. One of the largest cohorts, the 5-14 year olds are working their way through their school years and are being replaced by a smaller cohorts.

Also notable is the marked decrease in the 25 to 34 age group, evidence of an out-migration of "young professionals" from the Town. This observation coupled with the fact that now most individuals are over the age of 40, shows that the population is largely beyond child bearing years, and the number of young school age children in the Town can probably be expected to

continue to decrease, given the current level of housing development. These data allow the Town to plan for the economic and social implications of a shrinking segment of its working population in both the short term and the long term. Although almost all age cohorts grew between 1990 and 2000 because of increase in overall population, it is interesting to note that in most cases, there were often fewer of the same *individuals* that remained living in the Town in 2000 than in 1990 (ie: compare those individuals who were 45-54 in 1990 (325) to the same individuals ten years later (only 248 of the 325 remain in the Town.)

Figure 1.5
Population by Age Group
Town of Harmony (1990 - 2000)

Age Cohort	Population 1990	Pct. Of Total Population	Population 2000	Pct. Of Total	Number Change 1990 - 2000	Percent Change 1990 - 2000
Under 5	190	8.9%	125	5.3%	-65	-34.2%
5 to 14	370	17.3%	423	18.0%	53	+14.3%
15 to 24	271	12.7%	291	12.4%	20	+7.5%
25 to 34	296	13.8%	201	8.5%	-95	-32.1%
35 to 44	394	18.4%	452	19.2%	58	+14.7%
45 to 54	325	15.2%	436	18.5%	111	+34.2%
55 to 64	184	8.7%	248	10.5%	61	+33.2%
65-74	65	3.0%	126	5.4%	61	+93.8%
75+	43	2.0%	49	2.1%	6	+14.0%
Total	2138	100%	2351	100.0%	213 (+10%)	

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

1.3 Population Projection

In January 2004, the Wisconsin Department of Administration released updated population projections for Wisconsin municipalities through the year 2025. Using the same population forecast methodology employed by the WDOA, the Rock County Planning, Economic, and Community Development Agency calculated the Town of Harmony's population to the year 2035. While this broad picture of the Town's population is insightful, it is by dissection of these population figures that thorough planning is possible. Figure 1.6 on the next page does just that, comparing the projected population of the Town with the other municipalities in Rock County. As these data indicate, Harmony is expected to experience the greatest amount of growth of any of the 28 local governmental units.

The Town of Harmony is expected to experience steady population growth by adding 544 residents between 2010 and 2035 for a total population of 3,105 by 2035 (however new data indicate that growth is occurring more slowly than expected as of January 1, 2006). Also of interest, the City of Milton is forecast to witness significant population growth (38.5%) thanks the growing influence and swelling populations of the cities of Madison and Janesville. In short, all of these developments in and around the Town's borders will inevitably influence each of the Elements of this *Comprehensive Plan*. It is important to think of the Town not only in local terms, but also as it is affected (and as it affects) its neighboring communities.

Figure 1.6
Population Forecast
Towns, Cities and Villages and Rock County
2010 - 2035*

Municipality	2010	2015	2020	2025	2030	2035	Change: 2010-2035	
							Number	Percent
Town of Avon	593	597	601	605	609	612	19	3.2%
Town of Beloit	7,406	7,597	7,781	7,968	8,125	8,314	908	12.3%
Town of Bradford	999	996	992	989	984	980	-19	-1.9%
Town of Center	1,101	1,150	1,198	1,247	1,295	1,343	242	22.0%
Town of Clinton	900	905	909	913	916	921	21	2.3%
Town of Fulton	3,375	3,486	3,594	3,704	3,812	3,922	547	16.2%
Town of Harmony	2,561	2,672	2,781	2,891	2,996	3,105	544	21.2%
Town of Janesville	3,540	3,789	4,034	4,280	4,523	4,769	1,229	34.7%
Town of Johnstown	765	748	729	712	701	687	-78	-10.2%
Town of La Prairie	886	865	844	823	803	782	-104	-11.7%
Town of Lima	1,359	1,383	1,407	1,431	1,455	1,478	119	8.8%
Town of Magnolia	918	951	982	1,015	1,047	1,076	158	17.2%
Town of Milton	3,200	3,380	3,557	3,735	3,913	4,085	885	27.7%
Town of Newark	1,616	1,640	1,663	1,686	1,708	1,732	116	7.2%
Town of Plymouth	1,324	1,352	1,379	1,406	1,428	1,454	130	9.8%
Town of Porter	942	951	960	969	978	986	44	4.7%
Town of Rock	3,377	3,399	3,419	3,440	3,460	3,483	106	3.1%
Town of Spring Valley	823	828	833	838	845	850	27	3.3%
Town of Turtle	2,395	2,383	2,369	2,357	2,344	2,332	-63	-2.6%
Town of Union	2,149	2,295	2,439	2,584	2,729	2,874	725	33.7%
Village of Clinton	2,480	2,640	2,798	2,957	3,116	3,175	695	28.0%
Village of Footville	784	783	781	780	775	777	-7	-0.9%
Village of Orfordville	1,335	1,367	1,399	1,431	1,455	1,486	151	11.3%
City of Beloit	35,927	36,029	36,100	36,190	36,268	36,317	390	1.1%
City of Edgerton	5,243	5,423	5,599	5,776	5,936	6,103	860	16.4%
City of Evansville	4,692	5,021	5,346	5,672	5,997	6,214	1,522	32.4%
City of Janesville	64,535	66,756	68,910	71,096	73,309	75,680	11,145	17.3%
City of Milton	5,686	5,968	6,244	6,523	6,815	7,107	1,421	25.0%
COUNTY TOTAL	160,911	165,354	169,648	174,018	177,855	182,644	21,733	13.5%

Source: Wisconsin Department of Administration, 2004 & U.S. Bureau of the Census, 2000.

**Population figures for 2005-2025 are WDOA projections. Unofficial 2035 data are projected using DOA projection methodology.*

As insightful as all of these population forecasts may be, reality is not always predictable. A dramatic downturn in the national economy and the closing of a major manufacturing employer in Rock County in 2008 indicates that these projected population numbers based on past trends are likely to be inaccurate because of newly occurring conditions.

1.4 Issues and Opportunities

Planning issues and opportunities provide a context for the comprehensive planning process, addressing the fundamental questions of “What are we planning for?” and “What will help us get there?” This section presents the Town’s overall planning issues and opportunities, derived from analysis of the Town’s vital information as presented in this Chapter.

- The Town is a growth community.
 - The Town’s geography has and will contribute to growth given its proximity to Interstate 90/39, the City of Janesville and the City of Milton.
 - The Town’s population trends and projections indicate steady growth through 2035. Population trends and projections for neighboring communities such as the Cities of Milton and Janesville exhibit high growth rates.
 - Continued growth in population in the Town of Harmony will create a need for additional employment opportunities and housing.
- The dynamic of the Town’s population is changing.
 - The Town’s age distribution trends and projections indicate an aging population.
- Growth and a changing population dynamic will have various implications for the Town.
 - Productive agricultural land in the Town is likely to be converted to other uses to accommodate additional residential, and associated commercial, industrial, and transportation infrastructure development.
 - The Town’s land base will be eroded by future annexations by the City of Milton and City of Janesville.
 - An aging Town population has specific service needs that will need to be considered.
 - Increased efforts, including multi-jurisdictional cooperation and planning, will need to be pursued by the Town government to maintain and expand current levels of service to Town residents
 - Marketing the Town’s high quality of life to encourage growth and attract investment must be countered against the Town’s desire to maintain its rural character.
 - While development pressure is likely to continue, it is the duty of the citizens and government of the Town to use this document responsibly, maintaining those features of the community that make it a desirable place to live and do business.

Planning Priorities

At the Vision Workshops that were held for the Town of Harmony, participating residents indicated that the preservation of agricultural land and natural resources is a priority in their vision for the future of the Town. This priority was further acknowledged in the 2004 survey done by the Town of Harmony prior to the beginning of the planning process. Below is a list of statements derived from the 2004 survey that has served to guide the planning process. The list is not intended to be exhaustive, nor representative of the entire Town population, but rather to reflect input and a general consensus as put forth by participating citizens, elected officials, and other interested parties.

- Most Town residents think Harmony is a good or great place to live.
- The Town feature most liked is the rural and open space environment.
- Most residents support the same or slower population growth over the next 20 years.
- Most would support traditional farm housing or housing on less than five acre lots.
- Most would encourage economic development in the form of light industrial/business or recreational uses.
- Most believe the Town should work to preserve wetland, woodlands and farmland.

The Town has established many goals and objectives that will support these statements and will encourage slower, orderly, well-planned growth within the Town. These issues have been continually discussed at public workshops for each Element of the *Plan*, as well as being a driving force behind the goals established throughout the *Plan*.

1.5 Town of Harmony Vision Statement

During the Visioning process, a *Plan* Vision Statement was derived. Although it is short, it is an essential component of this *Plan* and is the foundation upon which this *Plan* is based. All goals, objectives, and policies contained in the following Chapters of this *Plan* were formulated to aid in achieving this Vision Statement:

The Town of Harmony will strive to preserve its farmland, natural features, rural identity and high quality of life through carefully planned and implemented development decisions and a commitment to intergovernmental cooperation.

1.6 Goals, Objectives and Policies

The Goals, Objectives and Policies listed below are meant to provide an overall philosophy by which all of the policies of this *Comprehensive Plan* are derived. They are also meant to provide a guide as to how this Plan should be used and updated. Policies provided throughout the document become the tools that the community should use to aid in making land use decisions. Policies that state specific, direct action are expected to be mandatory regulatory aspects of the implementation of the *Comprehensive Plan*.

Goal 1:

Utilize the *Comprehensive Plan* to guide the decisions affecting the Town of Harmony community and the greater region.

Objective 1.1:

Refer to the *Comprehensive Plan* when making policy and land use decisions.

Supporting Policies:

- 1.1.1 The Town of Harmony shall use the *Comprehensive Plan* as a guide to identify and prioritize a list of ordinances and/or regulations that need to be created or modified.
- 1.1.2 The Town of Harmony shall use the *Comprehensive Plan* as a tool to guide and implement local decision-making.
- 1.1.3 The Town of Harmony shall use the *Comprehensive Plan* as a tool to provide fair and equitable services and amenities to people of all ages, races, income levels and abilities residing in the Town of Harmony.
- 1.1.4 The Town of Harmony shall refer to the Issues and Opportunities section of each Element of this *Comprehensive Plan* for ideas and recommendations on various topics of concern.

Goal 2:

Keep the *Comprehensive Plan* updated with the needs of the community.

Objective 2.1:

Consider the changing needs of the Town with each update of the *Comprehensive Plan*.

Supporting Policies:

- 2.1.1 The Town of Harmony shall continually invite the public to comment on and make suggestions for the improvement of this *Comprehensive Plan*.
- 2.1.2 The Town of Harmony shall invite the public to participate in every aspect of the *Comprehensive Plan* update.
- 2.1.3 The Town of Harmony shall reassess the ability of the *Comprehensive Plan* goals, objectives and policies to accomplish the goals of the Town of Harmony
- 2.1.4 The Town of Harmony shall investigate new programs and innovations that may help to support the goals of the Town of Harmony.
- 2.1.5 The Town of Harmony shall continue to monitor and provide an analysis of population growth and demographics and will consider changes in these factors as well as the needs and wants of the people of the Town of Harmony when updating the *Comprehensive Plan*.
- 2.1.6 The Town of Harmony shall continue to update the *Comprehensive Plan* within five years of the date of adoption and within 10 years of succeeding updates thereafter.

Chapter 2: Agricultural, Natural and Cultural Resources

2.1 Overview

According to Statute, after January 1, 2010 all ordinances and decisions (including zoning) must be consistent with the goals, objectives, and policies contained in an adopted comprehensive plan. This Chapter contains data, goals, objectives, policies and recommendations for consistent decision making with the intent to preserve and protect natural resources to the fullest extent deemed appropriate by the Town of Harmony and its residents using a 25-year planning horizon.

State Statute 66.1001(2)(e) states that the Agricultural and Natural Resources element of a comprehensive plan is defined as:

A compilation of objectives, policies, goals, maps and programs for the conservation and promotion of the effective management of natural resources such as: groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources, parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

The quantity and quality of agricultural, natural, and cultural resources in a community directly affects and influences the quality of life of its residents. The Town of Harmony is fortunate to be comprised of many places that have unique and valuable features that are vital to retaining the high quality of life and rural atmosphere that is valued by its citizens. These special features require promotion, protection, and conservation to remain intact in a quickly changing and developing atmosphere.

Residents of the Town of Harmony represent a wide variety of needs and opinions about how the land should be used, regulated and managed. Those who are choosing to live in the “country” and work elsewhere may have opposing viewpoints from those who are making their livelihood from farming the land. They, in turn, may have a very different idea of what it means to conserve or preserve agricultural and natural resources than those who track the health and sustainability of the environment.

Responses from a Town wide survey done in November of 2004 as well as comments by Vision Workshop participants (summer, 2006) indicated that preservation of the rural environment, open space, agricultural land and natural resources was a priority and that residents value the aesthetic features and rural way of life available to them in the Town of Harmony. A survey done for all of Rock County, of which the Town of Harmony was a part, also confirms these values. Although there may be widely differing opinions about how protection of these values can best be accomplished, this element will present the best information available from a variety of professional sources and experiences and from Rock County Planning, Economic and Community Development Agency (in the form of research and maps) that lead to the formation of the following strategies, policies and recommendations.

Although it may be difficult or impossible to represent all viewpoints in this document, this element will aim to describe the agricultural, natural, and cultural resources currently present in the Town, explain the current level of protection (or lack of it) and provide recommendations for how these resources should be managed in order to reach the goals established by the Town of Harmony. The goals established by the Town are intended to assure that quality agricultural, natural and cultural resources will continue to be available to future generations.

This Chapter will be divided into four sub-chapters, or “Parts”, the first three of which have their own goals, objectives and policies. Part IV at the end of the Chapter will present implementation tools that can be applied to the regulation, preservation or management of agricultural, natural and historic/cultural resources as appropriate/necessary. This Chapter is divided into four Parts as follows:

- Part I: Agricultural Resources;
- Part II: Natural Resources;
- Part III: Historical and Cultural Resources; and,
- Part IV: Implementation Tools and Strategies.

2.2 Existing Plans and Policies

It is the intention of this *Comprehensive Plan* is to reflect the values and desired direction for action that has been determined through public participation and discussion specifically for the Town of Harmony. However, it is important to acknowledge that both agricultural and natural resource policies have been addressed in previous plans. Policy concerning agricultural resources was addressed via the Rock County Agricultural Preservation Plan 2005 Update published October 31, 2005 and adopted by the Rock County Board December 15, 2005 (see Appendix F). Policies guiding the consumption and use of natural resources and the development and management of parks and other outdoor recreation facilities has been addressed in detail via the Rock County Park, Outdoor Recreation, and Open Space Plan 2003-2008 (POROS) published and adopted by the Rock County Board October 23, 2003.

Both of these Plans were established for use at the County level and apply to all of Rock County. In general, those Plans represent the best and most up to date sources of information regarding what agricultural and natural resources exist in the Town of Harmony. Additionally, both Plans contain suggested standards for preservation. Some of those standards are the minimum required by State or Federal law and some represent the County goal for a minimum level of preservation.

Although the POROS and Agricultural Preservation Plans effectively regulate some agricultural and natural resources in the Town of Harmony, they fall short of effective preservation of others. The best way to assure adequate and permanent protection of these resources within the Town of Harmony is through Town review and regulation through Town codes. The goals, objectives, and policies of each respective Plan and their future updates are expected to remain in effect during the life of this *Plan*, however, because of the variability in the ability of the County to preserve these highly valued resources and the variability in the amount of preservation needed or wanted in the Town of Harmony, where those resources fall within Town jurisdiction, responsibility for creating permanent, upholdable and quantifiable laws protecting them ultimately lies in the hands of the Town.

Chapter 2, Part I: Agricultural Resources

2.3 Overview of Agricultural Resources

The Town of Harmony is largely characterized by large tracts of contiguous agricultural land with limited residential uses scattered throughout the Town. Near the border with the City of Janesville there are also residential subdivisions and limited commercial and industrial developments. The agricultural land serves as the livelihood for many Town residents and simply as an outstanding setting in which to live for many others. Either way, it is the one most important resource existing in the Town and is one that should be carefully managed. Agricultural land is also a threatened resource in the Town of Harmony. Each year many acres of agricultural land are removed from production and removed from their roll as open space in order to make room for development. Once agricultural land is developed, it is very unlikely that it will ever become agricultural land again. For this reason, this topic is probably the most important issue for the Town of Harmony to consider for planning purposes. This section proposes a professional assessment on what should be done to preserve this valuable resource for future generations and various methods and policies to make it possible. It is, however, up to the Town of Harmony to prioritize and implement those methods and policies in order to reach the level of protection that the Town has chosen for its agricultural land.

2.4 Inventory of Agricultural Resources

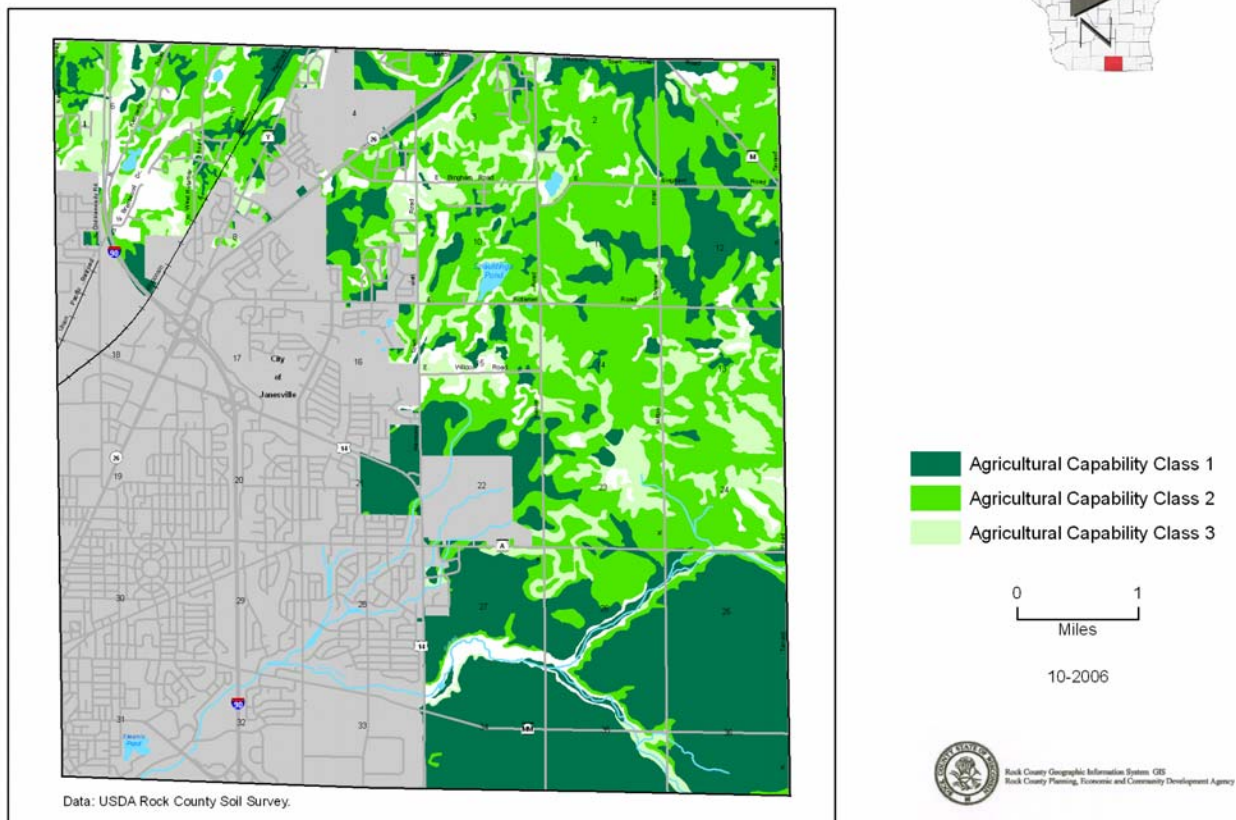
One way to inventory agricultural resources is by consulting a soil capability classification map produced by the United States Department of Administration (USDA) derived from the Rock County Soil Survey. Map 2.1 on the next page shows the location and type of soils present in the Town of Harmony at the time of the Soil Survey.

Soils are classified into eight capability classes. Classes 1, 2 and 3 are the most ideal for agriculture. Class 1 soils have few limitations that restrict their use. Class 2 soils have moderate limitations that reduce the choice of plants, or require moderate conservation practices and Class 3 soils have more severe limitations. The Town of Harmony contains large contiguous areas of agricultural land with soil capability classifications of Class 1, 2 or 3, meaning there is an abundance of high quality soil that is highly productive. The southern one-third of the Town is characterized by a large area of Class 1 soils. This area, referred to as the “Rock Prairie” contains some of the finest productive soil in the world making it particularly valuable for preservation purposes. Fairly large contiguous areas of Class 2 soils interspersed with Class 3 soils appear in the northern two-thirds of the Town.

Most of the agricultural land bordering the City of Janesville has been designated as “Urban Agricultural Transition Area” according to the Rock County Agricultural Preservation Plan. This area has historically experienced high development pressure and is likely to continue to develop, at least partially, over the planning period. Most of the remaining agricultural land in the Town is in the “Agricultural Preservation Area” and is zoned Agricultural District One (A-1). A much smaller proportion of agricultural land is zoned General Agricultural Two (A-2) and Small Scale Agricultural District Three (A-3). Soils that are well suited for agriculture are frequently also well suited for private septic systems and development. It is recommended that those areas in the A-1 zone remain as such throughout the planning period.

Map 2.1

Town of Harmony Soil Capability Classifications



2.5 Issues and Opportunities for Agriculture

Land Conversion

Although most of the land in the Town of Harmony is in the Agricultural District One (A-1) zoning district, agricultural land is still easily converted to residential (or other non-farm uses) through rezoning. Figure 2.1 on the next page, shows that over 516 acres of land zoned A-1 was proposed for rezoning to other districts between 1986 and 2004. This figure does not include land that was rezoned for the purpose of annexation into any other jurisdiction and only represents land that stayed within the Town of Harmony. Most significant of all of these figures is the proposed rezoning of nearly 347 acres from A-1 into a Residential zoning district. These figures show that A-1 zoning alone is not enough to slow the rate at which agricultural land is being converted to other uses. In order for the Town of Harmony to slow the rate of development on prime agricultural land, it should adopt policy at the Town level that addresses rezonings.

Figure 2.1
Proposed Zoning Changes
Out of the Exclusive Agricultural Zoning District (Acreage and Number)
Town of Harmony, 1986-2004

Proposed Exclusive Agricultural zoning district changes to these zoning districts: Acres (number)				
A-2 or A-3 Agricultural	Residential	Commercial	Industrial	Total
143.04 (24)	346.96 (26)	16.67 (2)	9.50(1)	516.17 (53)

Source: Rock County Agricultural Preservation Plan, Rock County Planning and Development Agency, 2005

Urban Sprawl

Urban sprawl is characterized by developments that are not connected to existing public infrastructure, and often take agricultural land out of production. Sprawl development is often far removed from schools, parks and recreation, workplaces and shopping destinations. Often, the rural atmosphere that attracted homeowners in the first place is the very thing that disappears as more housing is allowed to occur. In short, urban sprawl is poorly planned development.

In addition to affecting rural character, urban sprawl creates more reliance on automobiles, thus increasing congestion, pollution, oil consumption and costs to the Town. The costs for extending utilities, improving roadways, constructing new schools, expanding emergency 911 operations and so forth, causes the need for more tax revenue. Sprawling residential development often costs more to service than the property taxes it generates. The notion that it can be less expensive for a town to invest in preservation of agricultural and natural resources than it is to support residential development on the same amount of land should be explored at the Town level. For instance, it may be less expensive for a town to implement a small tax increase that is meant to supplement (along with matching grant programs) purchase of development rights from farmers who are willing to sell, than to invest in extension of utilities, road improvements, eventual additional school taxation, etc. that would be generated from the same geographical area, if developed.

As residential development encroaches on ongoing agricultural operations, conflicts arise between farmers and these new residents. These conflicts include the generation of noise, lights and odor from farm operations and traffic conflicts resulting from increased automobile traffic on narrow country roads. Orderly growth and well-planned developments are imperative to reduce costs and preserve the quality of life by reducing the negative impacts of development for farmland owners, rural residents, taxpayers and wildlife alike.

Agriculture and Nature

Here in southern Wisconsin, agriculture is often interspersed with or in close proximity to other natural resources. The special interconnectedness of these resources makes it necessary to analyze and manage them as a whole, rather than as separate planning issues. It makes sense to analyze agriculture as it affects and is affected by wildlife and other natural resources.

Agriculture has long been valued not only for its productive and economic qualities, but also for its ability to provide visual open space. Land that is zoned agriculturally often includes natural areas that are valuable for their ability to provide continuous areas of cover and passage for wildlife. Agricultural land should also be considered for its ability to buffer important natural resources from areas of development where alteration of landscape, water drainage and human activity itself can threaten some natural resources. With these assets in mind, contiguous areas of open agricultural land should be encouraged and preserved.

Agriculture should also be considered for its role as a source of non-point water pollution. Agricultural run-off is one of the biggest contributors to surface and groundwater contamination primarily in the form of nitrates and phosphorus from fertilizers. It is important to be sure that agriculture does not harm other important natural resources. This issue can be addressed through careful agricultural management and conservation practices. There are opportunities available for educational and monetary assistance to farmers who are operating near water sources and wish to reduce the negative affects of their operation on the environment. Surface and groundwater issues will be explored further in the Natural Resources portion of this Chapter.

Agriculture, Economic Development, Housing, and Transportation

Issues surrounding production, local economies, housing and transportation networks that help to sustain farming are all essential topics for planning for agriculture in the Town of Harmony. It is often an uphill battle to keep farmland in active agricultural uses unless farming can remain a viable economic activity. Proactive economic development policies can help improve the economic well being of local farmers. Housing and transportation can affect the economic viability of farming operations and therefore need to be analyzed from this point of view.

As development pressures increase, property values of agricultural land near developing areas have steadily increased. In many areas, the value of agricultural land for development is far greater than the value of the land for agriculture. Land values, combined with the general uncertainties of the agricultural economy, create disincentives for farmers to stay in agriculture. Growth pressures have led to development in agricultural areas outside of urban areas. This Plan aims to point out strategies and policies that are available to Towns and farmers to help alleviate the financial incentives to convert large portions of agricultural land to other uses.

The issue of housing can be considered two ways. First, as the issue of new residential housing being developed farther from the urban area, causing increased need for roads and road improvements as well as consuming agricultural land. Second, as the notion that the agricultural industry creates housing needs for farm families and laborers who live on or work the land either permanently or temporarily.

Transportation issues such as access for agricultural suppliers, processors, service providers, etc., transportation of farm produce to local, regional, national and international markets, and safety of agricultural transportation for the general public (i.e.: slow moving farm machinery on public roads) are pertinent for future planning. Discussion and policies on how to grow and sustain local agricultural business and how to meet future agriculture-related housing and transportation needs will be addressed in the Economic Development, Housing and Transportation Chapters of this Plan respectively.

Preservation Tools

Various tools exist to promote preservation including use value assessment, zoning, conservation easements and Purchase or Transfer of Development Rights programs. Other strategies such as cluster and conservation developments ensure that less land will be used when subdivisions are developed. Zoning and density regulations, as well as policy guiding the rate of growth can have a powerful effect on how development occurs within the Town. These tools and others will be examined further at the end of this element because of their applicability not only to agricultural resources, but also to natural and cultural resources. Descriptions and discussion of these tools are presented in Section 2.18 entitled “Strategies for Agricultural, Natural and Cultural Resource Protection” on page 54 of this Chapter.

Annexation

It would be remiss to make recommendations for agricultural preservation in the Town of Harmony without acknowledging the issue of annexation by neighboring cities. Much of the consumption of farm and in the Town does not occur because of Town policy, but because of annexation beyond the control of the Town. It is the right of landowners living in areas contiguous to a neighboring city to request

annexation and then to develop their land. This process is usually imminent for the farmers because surrounding uses make it difficult or impossible to farm, and because of the overwhelming economic incentive to allow the land to be developed. It is with these issues in mind, that constant and continuous discussion, cooperation and identification of common values and possible solutions be sought between cities and the Town.

Future Agricultural Preservation

The best practice is to preserve farmland whenever possible. It is important to be knowledgeable about, and carefully consider all possible alternatives to development of agricultural land. In the process of pinpointing what the values and priorities for the Town should be, the only way to truly affect change is to write standards that uphold those values and priorities into a zoning, subdivision or land division ordinance, and follow them consistently. New and innovative ways to preserve farmland, not only for landowners and people within the Town, but for the well being of all residents of the region, should be carefully researched, analyzed and marketed. The Town of Harmony should take the lead in changing the view of how agricultural and natural resources affect the region and work toward changing the way that governmental units work together for the betterment of all. Changing the way that land has been managed is often controversial and emotional, however, with careful research, development and implementation of new ideas and policies, the Town of Harmony can improve the economic viability for farming and quality of life for all citizens.

2.6 Agricultural Resources Goals, Objectives and Policies

Goal 1:

Preserve, protect and responsibly manage all agricultural resources identified in this and other plans that pertain to the Town of Harmony.

Objective 1.1:

Develop Town of Harmony policies and mechanisms for effective preservation and management of agricultural land.

Supporting Policies:

- 1.1.1 The Town of Harmony shall promote conservation and preservation of farmland through consistent, well thought-out development practices.
- 1.1.2 The Town of Harmony shall accommodate limited, well-planned, coordinated growth that will not interfere with agriculture or environmentally significant areas.
- 1.1.3 The Town of Harmony shall consider creating development policy that will establish clear, concise rules about how, when and where development (especially residential) will occur.
- 1.1.4 The Town of Harmony shall consider creating development policy that identifies suitable areas for development based upon, for instance, soil quality, productivity, presence of natural features, proximity to urban services and other appropriate objective measures.
- 1.1.5 The Town of Harmony shall consider developing a Land Evaluation and Site assessment program to evaluate those features in Policy 1.1.4 and/or other features.
- 1.1.6 The Town of Harmony shall be knowledgeable about, and carefully consider all possible alternatives to development of agricultural land.
- 1.1.7 The Town of Harmony shall consider researching, analyzing and marketing new and innovative ways to preserve farmland, not only for landowners and people within the Town, but for the well being of all residents of the region.

- 1.1.8 The Town of Harmony shall analyze and consider the effects of development on all agricultural resources present at the development site and any off-site areas that might be affected by that development.
- 1.1.9 The Town of Harmony shall consider amending the **Zoning Ordinance** to establish clear, defensible standards for division and/or rezoning of land currently planned for agricultural use on the *Future Land Use Map* (see Map 5.3), which consideration may include to:
 - a. Establish maximum residential densities in all agricultural districts.
 - b. Lower maximum lot sizes for residential districts.
 - c. Lower the maximum allowable lot size for residential uses on separated lots in exclusive and general agricultural zoning districts.
 - d. Require proposed housing to be clustered in such a way as to conserve agriculture and natural resources.
 - e. Raise the 35-acre minimum lot size for agricultural uses.
 - f. Eliminate A-2 and A-3 zoning to minimize farm fragmentation.
 - g. Require subdivisions to be located near urban services and adequate transportation facilities.
 - h. Slow the rate of development within the Town by enacting policy on maximum number of building permits allowable per year.
 - i. Reduce farmland fragmentation with driveway regulations.
 - j. Require all current and proposed agricultural, natural and open space features to be depicted on all development proposals.
- 1.1.10 The Town of Harmony shall consider adopting a Land Division Ordinance and/or adopting **“Cluster Development” and “Conservation Subdivision” Ordinances** for the purpose of preserving agricultural and open space land.
- 1.1.11 The Town of Harmony shall consider adopting and implementing a **Landscape Ordinance**.
- 1.1.12 The Town of Harmony shall consider amending the **Sign Regulations** of its zoning ordinance as needed to preserve the “rural character” of the landscape.
- 1.1.13 The Town of Harmony shall consider amending the **Telecommunications Towers and Antennas Regulations** of its zoning ordinance as needed to preserve the “rural character” of the landscape.
- 1.1.14 The Town of Harmony shall support and encourage voluntary preservation of agricultural land through involvement in the Agricultural Preservation Program.
- 1.1.15 The Town of Harmony shall consider adhering to the goals, objectives and policies of the Rock County Agricultural Preservation Plan 2005 Update dated December 15, 2005 (see Appendix F) in making land use decisions.

Objective 1.2:

Communicate and plan with neighboring communities to the greatest extent possible to ensure the protection of the Town’s agricultural resources through cooperative efforts.

Supporting Policies:

- 1.2.1 The Town of Harmony shall attempt to meet with neighboring cities and towns to promote and decide upon the viability of regional preservation programs such as Purchase of Development Rights and/or Transfer of Development Rights programs, groundwater protection criteria and areas, etc.
- 1.2.2 The Town of Harmony shall consider working with Rock County to hold education workshops and to aide in the distribution of written material for farmers, developers, landowners and the general public on options and alternatives to development (including, but not limited to PDR/TDR).

Goal 2:

Maintain agriculture as an important economic activity and open space resource in the Town of Harmony.

Objective 2.1:

Encourage and promote innovative and value-added farming practices.

Supporting Policies:

- 2.1.1 The Town of Harmony shall provide information on innovative farming ideas or direct interested individuals to helpful organizations and resources.
- 2.1.2 The Town of Harmony shall consider investigating the need, desire and acceptable location for a community farmer's market (i.e. Town Hall Saturday mornings).
- 2.1.3 The Town of Harmony shall consider developing policies and procedures under which value-added agricultural ventures can be encouraged and allowed.
- 2.1.4 The Town of Harmony shall provide or direct farmers to information regarding assistance programs, conservation practices, niche farming, organic farming, alternatives to development, etc.

Objective 2.2:

Research and determine the usefulness and potential implementation of Purchase of Development Rights and Transfer of Development Rights programs in the Town of Harmony.

Supporting Policies:

- 2.2.1 The Town of Harmony shall consider participating in and/or giving support for researching a design, presenting scenarios and conducting a survey, if necessary, of Town and/or Rock County residents to determine the desire for a Land Evaluation and Site Assessment system (LESA) to specifically evaluate and identify areas for preservation, PDR and/or TDR programs.
- 2.2.2 The Town of Harmony shall consider encouraging, supporting and participating in the creation and implementation of PDR and/or TDR programs in the Town of Harmony and/or other jurisdictions where such programs are desired.

Chapter 2, Part II: Natural Resources

2.7 Overview of Natural Resources

State Statute 66.1001(2)(e) states that the Agricultural and Natural Resources Element of a Comprehensive Plan is defined as:

A compilation of objectives, policies, goals, maps and programs for the conservation and promotion of the effective management of natural resources such as: groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources, parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

Why plan for natural resources? A simple answer is that environmental health, measured by the quality and quantity of natural resources, is a cornerstone to human health and quality of life.

Understanding exactly what natural resources exist in the Town of Harmony, why they are important, and the measures needed to insure their quality helps to set the stage for future development decisions. Providing for methods of analysis and preservation of natural resources that ultimately impact the health and welfare of current and future Town of Harmony residents that share and will inherit the use of the land is of vital importance. Having thorough, documented knowledge of what currently exists on the land suggests advantages and disadvantages for particular land uses and leads to more conscientious use of land. The following inventory of natural resources can be used as a guide to prevention of environmental destruction that if ignored, could present high cost in loss of quality of life to Town of Harmony residents.

2.8 Inventory of Natural Resources

Many components of the natural environment can be identified as “environmentally sensitive” such as stream corridors, floodplains, wetlands, high slope or areas susceptible to erosion, shallow depth to groundwater, kettles, and areas containing wet (hydric) soils. Once an environmentally sensitive area is developed, it can very rarely revert back to its “natural” state. Alternatively, the conservation of these environmentally sensitive or significant areas preserves and can even improve surface and groundwater quality, can reduce risks from flooding, protect wildlife and maintain the scenic landscape and rural character of the Town. Development within these areas is essentially irreversible and is accelerating in the Town of Harmony, Rock County and nationally. This means that the landowners, citizens, and politicians are the last line of defense to protect these areas of environmental sensitivity and significance.

Rock County has analyzed and defined fourteen environmentally sensitive natural components that are identified for protection in its *Rock County, Wisconsin 2009-2014 Parks, Outdoor Recreation and Open Space Plan* (POROS). These areas are termed “Environmentally Significant Open Space Areas” (ESOSAs). Included in the ESOSAs are components that must be protected and monitored according to State or Federal mandate. Those regulations are administered by Rock County to the minimum standards currently required by law. Only those ESOSA features (indicated in bold lettering) that pertain to the Town will be described in the following pages in the order they are numbered below. Environmental features present in the Town that will be discussed in this Chapter but that are *not* elements of ESOSAs, are indicated by plain text.

State or Federally protected natural features:

1. **Surface Water**
2. **Shoreland setback areas**
3. **Floodplains**
4. **Wetlands**

**Additional Rock County Environmentally Significant Open Space (ESOSA) features
(Bolded items are components of ESOSA, plain text items are addressed as Town concerns):**

5. Drainage Basin and Watersheds
6. **Potential Groundwater Protection Areas** (areas where there is less than three feet to groundwater or bedrock)
7. **Hydric soils** (wet soils that probably were wetlands at some time)
8. **Kettles and depressional areas** (low surface drainage, unique plant and animal communities, pollutants in storm water may threaten groundwater in these areas)
9. **Steep slopes** (slopes greater than 12%)
10. Hilltops and Viewsheds
11. **Natural areas** (pre-settlement vegetation and native ecology)
12. Threatened and Endangered Species
13. Fish and Wildlife Habitat
14. Forests, Woodlands and Valued Trees
15. Non-Metallic Mine Reclamation
16. **Parks and Open Space** (Town and County)
17. Ice Age Scenic Trail

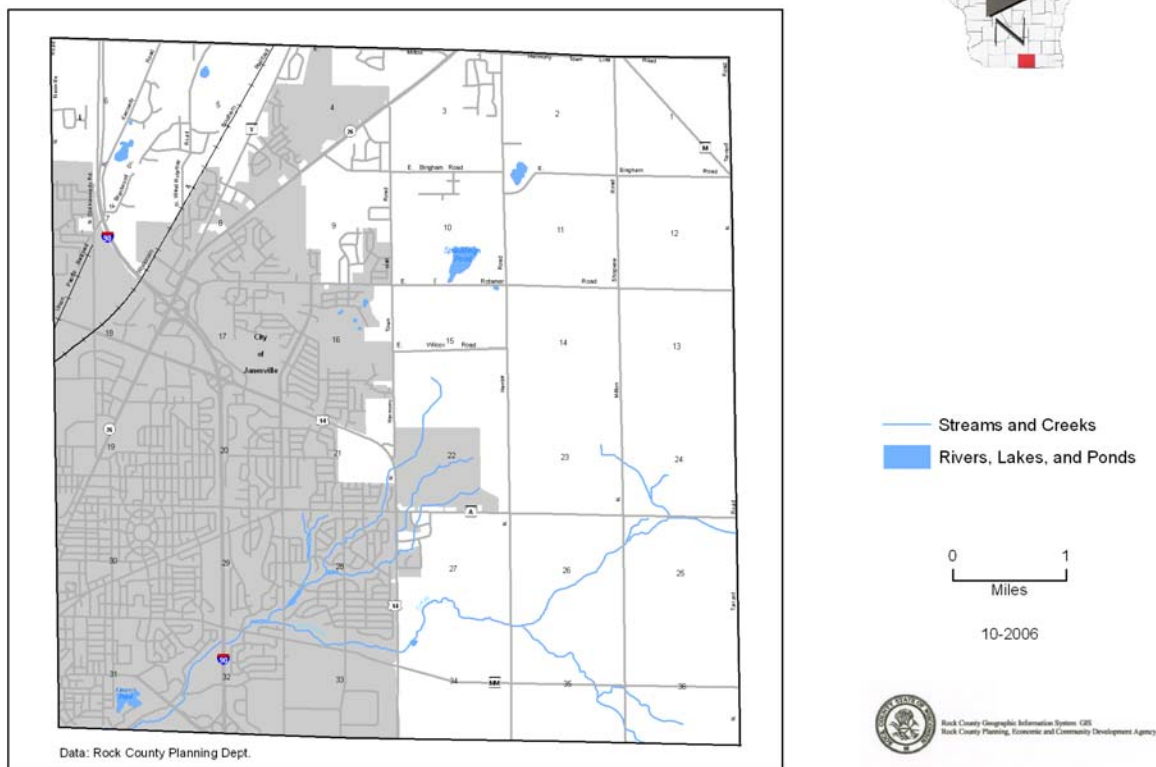
Although policies affecting ESOSAs are currently in effect in the Rock County POROS Plan (see Appendix G) if the Town of Harmony sees fit to put more restrictive standards into effect to assure the level and longevity of protection desired for those resources, it may do so. The Town may wish to create its own environmentally sensitive areas to confirm or tighten the ESOSA standards and add any additional features that are in need of protection in the Town.

1. Surface Water

Rock County surface water mapping includes delineation of all lakes, ponds, detention and retention basins, rivers, and streams. Surface water accounts for a small proportion of the total land area in the Town of Harmony. Blackhawk Creek is an intermittent stream that helps to define the landscape in the southern portion of the Town, which eventually drains to the Rock River. There are also other very small, intermittent and unnamed streams in the southern portion of the Town (see Map 2.2). For these, agricultural runoff and large fluctuations in high and low flow periods are likely precluding any recreational use.

Map 2.2

Town of Harmony Surface Water



Wisconsin's Outstanding and Exceptional Resource Waters Program (ORW/ERW) is designed to help maintain the water quality in Wisconsin's cleanest waters. A water feature designated as an "outstanding resource" is defined as a lake or stream that has excellent water quality, high recreational and aesthetic value, high quality fishing and is free from point source or non-point source pollution. A water feature designated as an "exceptional resource" is defined as a stream that exhibits the same high quality resource values as an "outstanding resource" water feature, but which may be impacted by point source pollution or has the potential for future discharge from a small sewer community.

Although not directly in the Town of Harmony, Lake Koshkonong is a regional water feature located at the Rock, Dane and Jefferson county line that provides recreational opportunities for people from all over Rock County. Currently, Lake Koshkonong and the Rock River are on the Federal EPA list (303d) of impaired waters. Just as it is important for those up-stream to consider the effects of farming and

development on surface water quality in the Town of Harmony, it is equally important for the Town to consider those down-stream when making farming and development decisions. There are no outstanding or exceptional water resources currently existing in the Town of Harmony.

2. Shoreland Areas

Under Wisconsin State Statute 59.692, Rock County administers a Shoreland Overlay District. The uses and standards established under the district apply to land within 1,000 feet of the ordinary high water mark of navigable lakes, ponds or flowages and within 300 feet of the ordinary high water mark of rivers or streams or to the landward side of the floodplain, whichever distance is greater. The Overlay District prohibits any construction within 75 feet of the ordinary high water mark and these areas are included as ESOSA features. This regulation applies to the Town of Harmony along all navigable streams located within the Town (see Map 2.2). According to Wis. Statute 281.31, this district limits certain development activities in order to “further the maintenance of safe and healthful conditions and prevent and control water pollution; protect spawning grounds, fish and aquatic life; control building sites, placement of structures and land uses; and preserve shore cover and natural beauty.” Although the Town does not have the ability to reduce the 75-foot buffer zone restrictions on development in these areas, it may increase the size of the buffer zone through code changes, if desired.

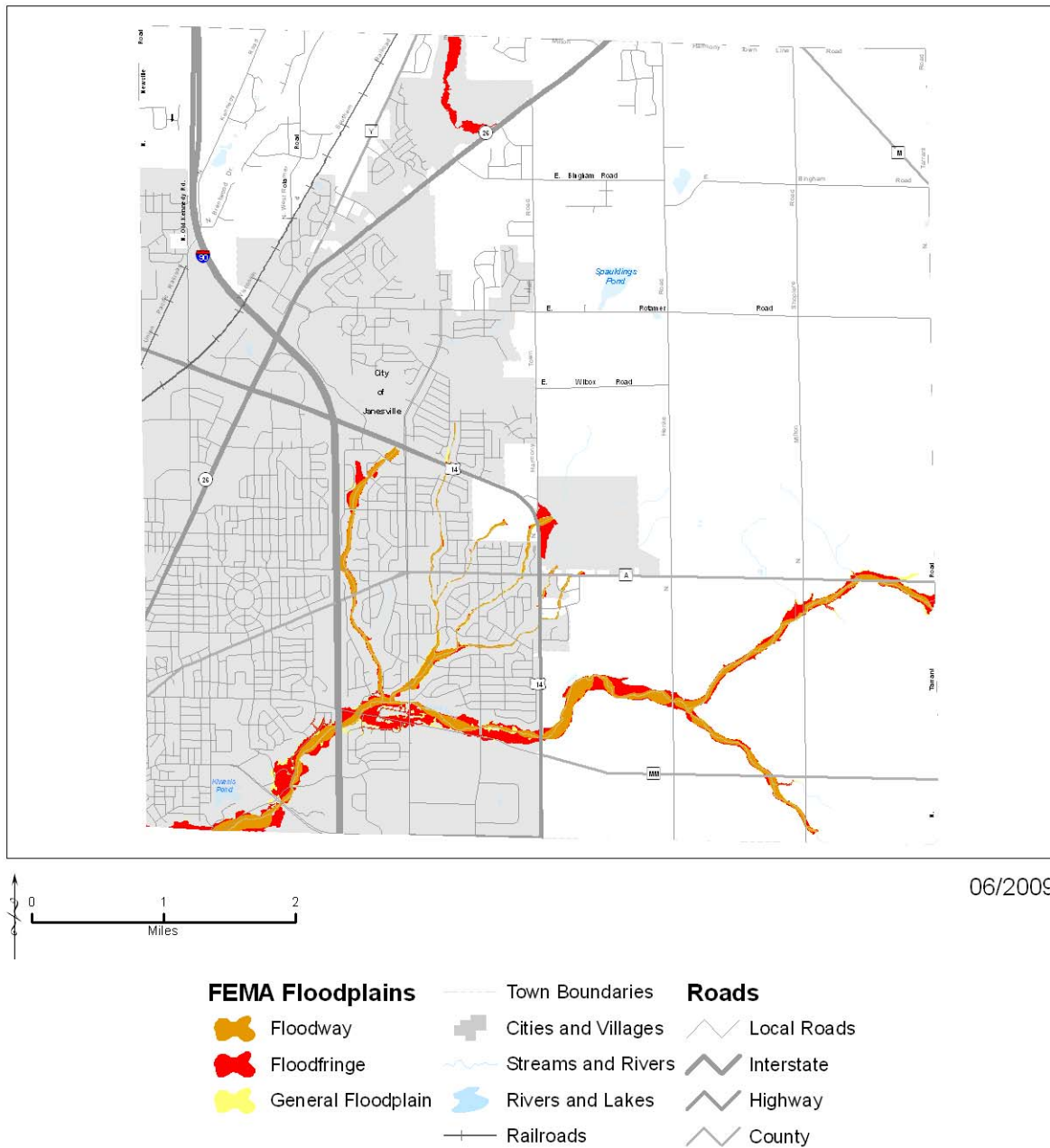
3. Floodplains

A regional flood, sometimes called a 100-year flood, is based on historical data and describes a flood that is expected to have a 1% chance of occurring in a given year. A “floodway” is the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge. The “floodfringe” is that portion of the floodplain outside of the floodway which is covered by flood waters during the regional flood and associated with standing water rather than flowing water.

Floodplains are lands that have been, or may be, inundated with water during a regional flood. It includes the floodway and the floodfringe and may include other designated floodplain areas for regulatory purposes (Map 2.3, next page). Floodplains also serve as important natural functions, serving as buffers, wildlife corridors, and recreational areas. The concept that development should avoid floodplains seems almost self-evident, yet these areas, even when accurately identified, continue to attract homeowners and developers because of their proximity to a water resource.

Chapter 32, Rock County Code of Ordinances establishes Floodplain Zoning administered by Rock County. Required by 87.30 (1) Wisconsin State Statutes, this ordinance provides for the identification of floodplains within the County and establishes development limits. Additional information regarding floodplains and their management can be obtained within the Rock County Natural Hazard Mitigation Planning Manual and Plan published in September 2004 by the Rock County Planning, Economic and Community Development Agency in cooperation with the Rock County Department of Emergency Management.

Map 2.3
Floodplains

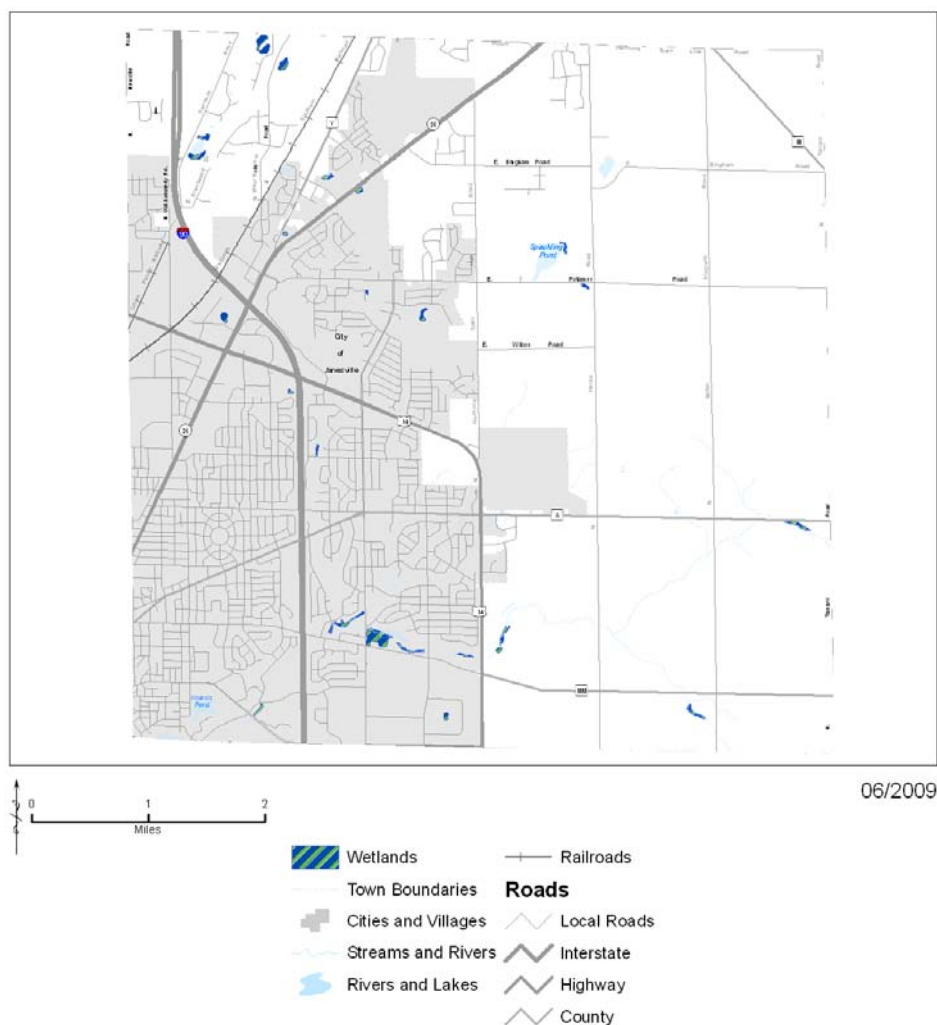


Data Sources: Rock County Planning and Development Agency, Wisconsin Dept. of Natural Resources, Federal Emergency Management Agency.

4. Wetlands

Wetlands are those areas where water is at, near, or above the land surface long enough to support aquatic or hydrophilic vegetation or which have soils indicative of wet conditions. They are currently protected under state administrative code NR115. Wetlands support unique flora and fauna and are of limited direct human use. The Town of Harmony has approximately 15 acres in designated wetlands (see Map 2.4).

Map 2.4



Data Sources: Rock County Planning and Development Agency and Wisconsin Department of Natural Resources.

Once viewed as wasteland, useful only when drained for agriculture or filled for development, wetlands are now understood to provide substantial and irreplaceable benefits for people and the environment. By filtering pollutants, nutrients, and sediments, wetlands help protect water quality in our lakes, rivers, streams and wells. Storing runoff from heavy rains and snowmelts, wetlands reduce flood damage. Wetlands provide for recreational opportunities by providing essential habitat for fish, waterfowl and a variety of other animals. Acre for acre, wetlands usually support a greater variety and number of animals than any other biotic community. Acting as a shoreline buffer, wetlands protect against erosion from waves and currents. By providing beautiful, natural open spaces, wetlands enhance quality of life, property values and tourism.

5. Drainage Basin and Watersheds (Not an element of ESOSA)

The Wisconsin Department of Natural Resources delineates water quality management units known as basins, which are further divided into watersheds. The Town of Harmony lies within the Lower Rock River Basin. The Town is then split into three distinctive watersheds. All of the southern portion and the north-central portion of the Town lies within the Blackhawk Creek Watershed. The northeastern corner of the Town is in the Lower Koshkonong Creek Watershed and the remaining northwestern corner of the Town that lies between the City of Janesville and the City of Milton is in the Rock River/Milton Watershed. These watersheds have differing characteristics that may suggest different management practices for the protection of ground and surface water. The Blackhawk Creek watershed, which covers most of the Town, has high susceptibility to groundwater contamination. The Rock River/Milton and the Lower Koshkonong Creek have medium susceptibility to groundwater contamination. These areas should be taken into account when considering protection of groundwater at the Town level. Various management and conservation programs and assistance may be available to landowners within these watershed areas (contact the Rock County Land Conservation Department for more information).

6. Groundwater Protection Areas

Each of the watersheds discussed above has unique issues associated with surface and groundwater quality. According to the Land and Water Resource Management Plan (Rock County Land Conservation Department, 2009), groundwater quality is reduced by excessive use of nitrogen for crop production, improper lawn fertilization and improperly functioning septic systems.

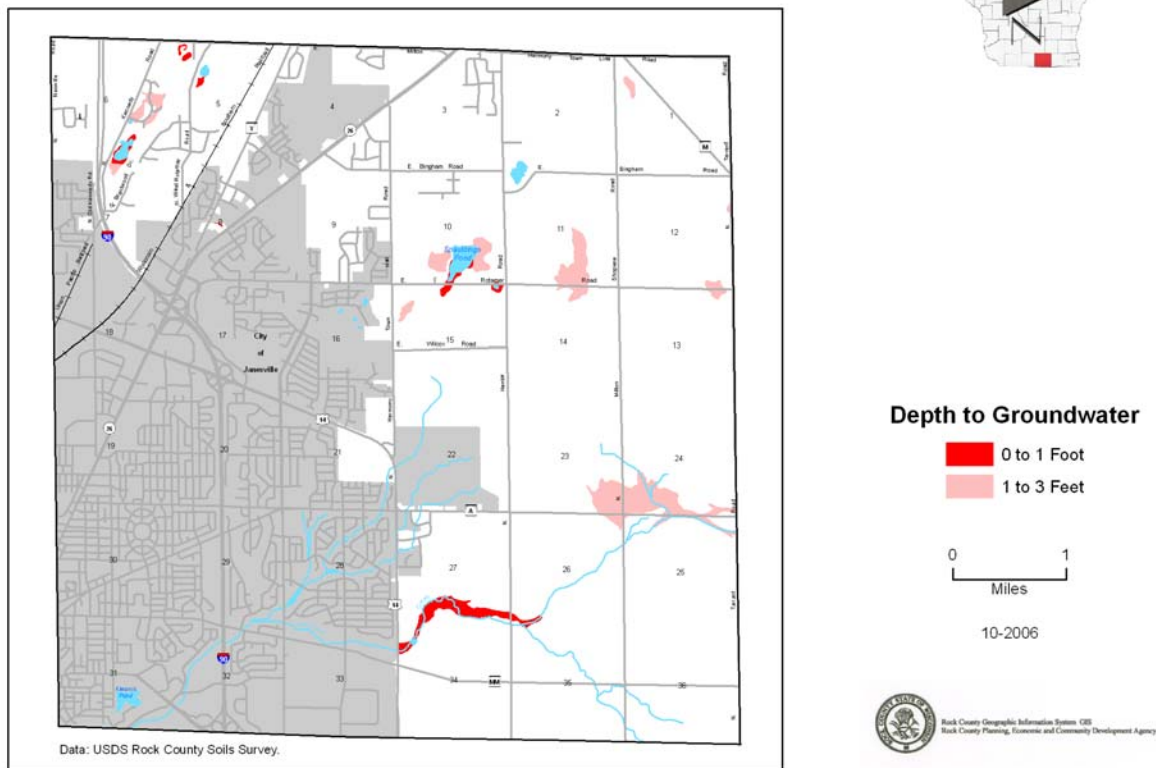
Private wells provide all of the drinking water for the Town of Harmony. The water in these wells comes entirely from sub-terrainian aquifers that are primarily recharged from locally occurring precipitation. This fact gives the Town of Harmony control over, and responsibility for, their groundwater and ultimately, drinking water. Contamination of groundwater in any one town can possibly affect the quality of water for a great many people beyond the governmental boundaries. High levels of nitrites, primarily from agricultural sources have been measured in County public water supplies.

As noted in the report, “Groundwater Protection Principles and Alternatives for Rock County, Wisconsin” the County’s (including the Town of Harmony’s) “...aquifers are close to the land surface, and their limited natural protection make them vulnerable to pollution (see Map 2.5 next page). Pollution can come from a wide variety of sources, including agriculture, chemical storage on or below the land surface, and discharges of wastewater from septic systems.” Localized examples of groundwater pollution have occurred, some costing millions of dollars to stabilize. Recognizing that it is much easier, healthier and less expensive to protect water supplies than to remove pollutants, land use controls provide an opportunity to protect this valuable resource.

Map 2.5 (next page) shows several areas in the Town of Harmony that have very shallow (less than three feet) depth to groundwater. Two of the shallowest areas are along Blackhawk Creek and at the southern tip of Spaulding Pond. Both the red and pink areas on the map are at greater than usual risk for contamination by outside pollutants, and are therefore worthy of protection. Managing these areas to pose the least threat to the water supply would require limiting development and the associated run-off as well as monitoring and directing agricultural run-off. Following is a description of some of the issues concerning groundwater throughout Rock County.

Map 2.5

Town of Harmony Depth to Groundwater



Water Supply:

Although Rock County is fortunate to have an abundant supply of groundwater, long-term planning is needed to assure that increasing demands do not deplete the groundwater. It is estimated Rock County consumes 20 million gallons of groundwater a day. This rate of groundwater use is the third largest in the state (Dane County uses 48 million, and Waukesha County uses 27 million gallons a day, *USGS statistics estimates*). Evidence in neighboring counties of Dane and Walworth have identified considerable drawdown of the water table in some locations. Rock County may be susceptible to some of these same influences as water demands increase, especially in areas with large numbers of high capacity wells, and areas with increased demand on the sandstone aquifer. Monitoring of potential depletion should be conducted to evaluate possible adverse impacts.

Nitrate Contamination:

Over $\frac{1}{4}$ of private wells tested in Rock County exceed the health enforcement level of 10 mg/liter for nitrate-nitrogen. Nitrates are present naturally in groundwater at low levels, but can be elevated due to leaching of agricultural fertilizers, livestock manure, lawn fertilizers or septic system. High nitrate levels have a significant economic impact on the residents of Rock County. Well owners with high nitrates often need to install costly treatment systems or potentially install new deeper wells costing thousands of dollars each. Municipalities faced with high nitrates have had to replace high capacity sand and gravel wells with multiple low producing sandstone wells at costs in the millions of dollars. Options available to reduce nitrate impacts include nutrient management plans for agricultural lands, septic system design and maintenance programs, locating new developments in areas with sewer service, and

land preservation. In cases of already identified as high nitrate areas, the designation of “special well casement recommendation area” could assist in ensuring that new wells will be constructed in a manner to avoid high levels of nitrates.

Bacteria Contamination:

The second leading cause of unsafe wells in Rock County is bacterial contamination. Every year 15% to 30% of private wells in Rock County test positive for bacteria. In most cases, the contamination is related to poor well construction issues, especially the existence of well caps that are not vermin proof. In most cases, bacteria problems are localized to an individual well, however in some cases, local geology and land use can have a broader impact on bacteria contamination of wells. Annual testing can identify this problem and in areas of chronic problems, “special well casement recommendations” can promote the safe construction of new wells in impacted areas.

Other contaminants:

Other known or potential sources of groundwater contamination include underground storage tanks, pesticide applications, salvage yards, solid waste disposal sites, pharmaceutical wastes, and spills of hazardous substances. Programs such as residential and agricultural clean sweeps and pharmaceutical drug collection programs assist the community in removing chemicals from potentially ending up in the waters of Rock County.

Well Abandonment:

It is estimated that there may be over 500 wells in Rock County that are no longer in use but have not been properly abandoned. These wells pose as a potential risk as direct conduits for contamination to enter the groundwater. A county well abandonment ordinance along with cost sharing for proper abandonment should be utilized to eliminate these wells.

Groundwater Education:

Educating the public about groundwater concerns is an essential tool in reducing negative impacts to the groundwater in the Town of Harmony and throughout Rock County. Well testing programs and interagency coordination of community awareness are needed as tools to prevent further degradation of the groundwater.

Policy at the Town level can have an affect on the quality and quantity of groundwater. Avoiding one or more of the following aspects related to naturally occurring groundwater can help minimize its contamination and maximize recharge: avoid planning new buildings, driveways, roads, and parking lots in areas that will significantly increase the amount of runoff water diverted toward streams, rivers, and, lakes that would otherwise become groundwater. Such development tends to increase the amounts of petroleum, heavy metals, street salt and other pollutants that reach the water table. New homes that depend on septic tanks increase the organic wastes reaching the shallow aquifer. This has happened in places where the bedrock is only feet beneath the surface. The Town should review each new development for possible effects on groundwater by noting depth to groundwater, rechargability of soils on the site, direction of run-off flow and proximity to surface water and kettles.

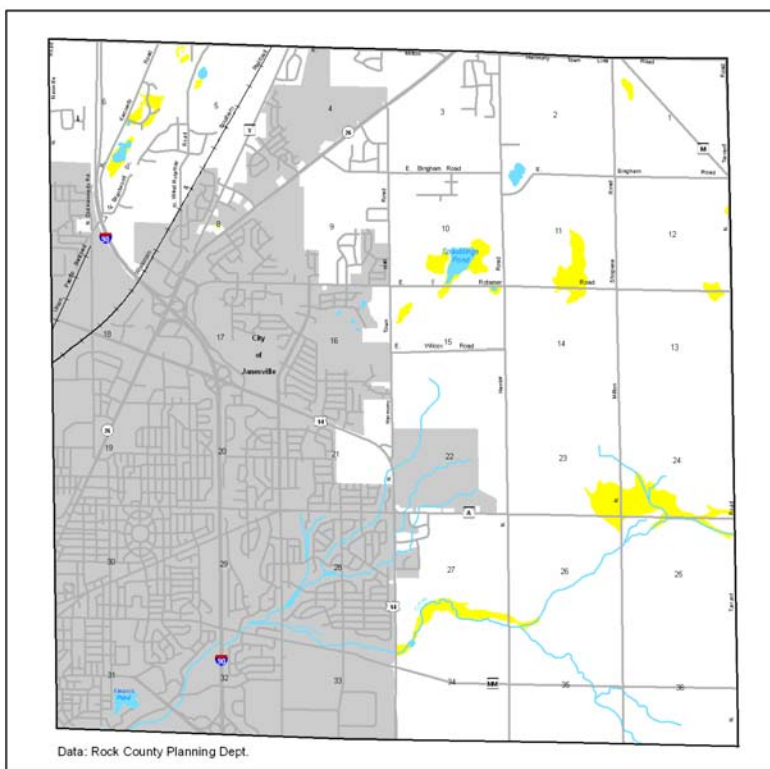
Although groundwater protection is described as a feature in the Rock County POROS plan, there are no measurable policies currently available to ensure the protection of groundwater at the County or Town level (i.e.: the use of monitoring wells for measuring depth of groundwater). In order for the Town of Harmony to ensure protection, it is recommended that it incorporate standards into its ordinance.

7. Hydric Soils

Hydric soils are formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions. The presence of hydric soils are one of the criteria, along with hydrophilic vegetation and wetland hydrology, which are required to exist before an area can be classified as a wetland. Although human activities, such as ditching, tiling, and grading, can remove enough moisture in many places to permit farming, true hydric soils are not conducive to development activities. Development on hydric soils is currently regulated as an element of ESOSA as they have been defined and identified in the “Soil Survey for Rock County, Wisconsin.” In the Town of Harmony, hydric soils mainly appear near Blackhawk Creek, Spaulding Pond and low-lying areas of Sections 11, 23 and 24 (see Map 2.6). The presence of hydric soil often indicates shallow depth to groundwater causing the maps look similar.

Map 2.6

Town of Harmony Hydric Soils



Hydric Soils

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Miles

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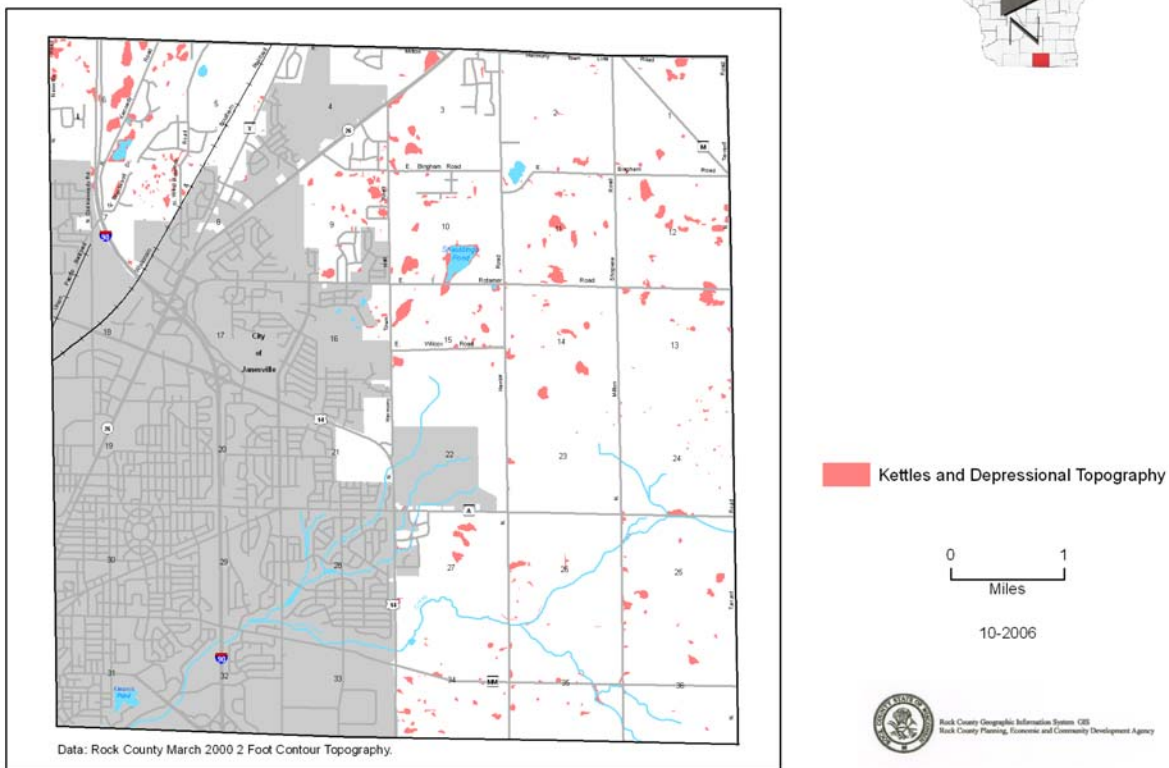
Rock County Geographic Information Systems
Rock County Planning, Economic &...

8. Kettles and Depressional Topography

A kettle is a bowl-shaped basin or depression. They are formed by the melting of a large detached block of stagnant ice left behind by a retreating glacier that had been wholly or partly buried in the glacial drift. The Town of Harmony has many small and medium sized kettles and depressions scattered throughout the Town (see Map 2.7). If the kettle bottom is composed primarily of sands and gravels, it can act as an important groundwater recharge feature.

Map 2.7

Town of Harmony Kettles and Depressional Topography



Over time, depending on the amount of runoff and/or melt water that enters a kettle, the soil composition lining the kettle bottom can change its properties. Groundwater recharge kettles lined with sand and gravel often become “filled” when runoff water carries smaller soil particles and fine sediments into them clogging their natural voids. This happens when the surrounding vegetation and soils become “disturbed” exposing the underlying sediment. Reshaping land contours that redirect existing surface runoff travel paths often create this condition.

Glaciers are responsible for other similar “kettle” type depressions. One is where the groundwater table intersects the bottom of the kettle, and another is where the kettle sits on a thick layer of impervious clay deposited by the glacier. These conditions and the clogged kettles described above may cause the kettle to have standing water in it. This is known as a “kettle lake” or a “kettle pond”. These depressions do not possess the same groundwater recharge properties as sand and gravel kettles. They are not spring or

stream fed. Instead, the densely packed clay particles or sediments prevent rainwater from percolating down to a deep water table far below, thus creating a pond.

Due to the lack of any flowing water source, these ponds typically fill and dry with snowmelt and rainfall cycles holding that precipitation and runoff “perched” above the normal water table. The perching mechanism generally consists of the impermeable layer, such as clay (discussed above), underlying the pond basin. The typical water cycle for this type of pond consists of filling during the late autumn and winter and dry, due to evaporation and transpiration, during the mid to late summer.

Such “perched ponds” as they are commonly known, are relatively common in areas where true kettles exist. This type of kettle is valued for its role in providing habitat for vegetation and species that do not thrive elsewhere. In order to differentiate between the two types of depressions it is necessary to conduct a soil boring at the low point to determine the soil make-up.

In general, kettles are subject to periodic flooding and often contain soils that do not offer sufficient foundation support. They also frequently contain unique plant and animal communities not found in the surrounding area. Kettles sometimes act as storm water collection basins, which in turn act as natural recharge areas (areas where water is filtered down into groundwater aquifers). This can cause threats to groundwater quality when development within or adjacent to kettles concentrates pollutants into storm water that runs into the kettle. For these reasons, development in and around kettles should be limited.

The Town should consider standards to avoid disturbing kettles and the surrounding terrain that is composed of soils that sustain groundwater recharge as well as re-directing additional runoff water to these areas. If nearby soils and vegetation are allowed to remain in tact, fewer types of sediment can reach the kettle bottom and groundwater recharge remains relatively constant. It is critical that naturally occurring recharge takes place. Introducing excessive amounts of runoff water into existing recharge areas has a tendency to change the rate of groundwater recharge and replenishment by altering the filtration processes.

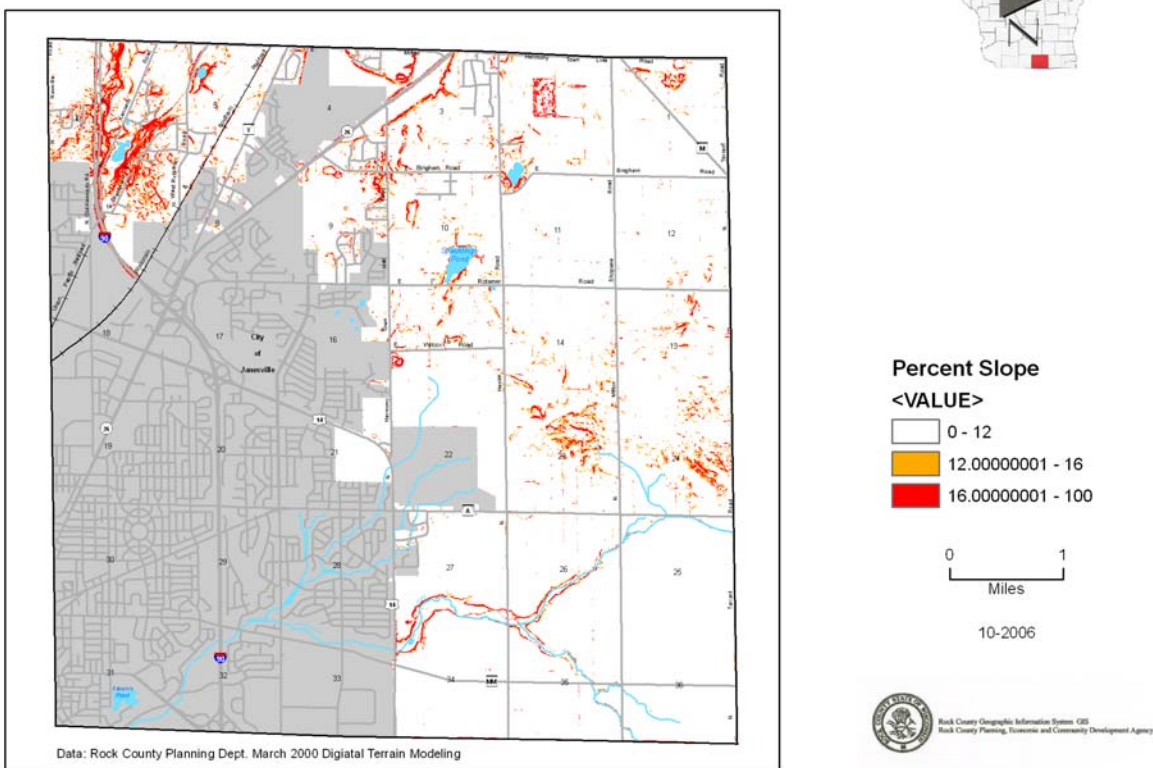
9. Steep Slopes

Steep slopes have been defined in the Rock County POROS Plan as those slopes with greater than or equal to a 16% slope. Twelve percent is the generally accepted division between lands that are topographically suitable and those that are not suitable for most human uses. As slope increases, farming or construction projects encounter more restraints, costs and likelihood of associated environmental degradation. Additionally, construction on steep slopes typically requires more site preparation, increased building cost and too often results in erosion and sedimentation problems that can have an affect on groundwater.

Policy that addresses avoiding disturbance of sloped topography that can be shown to convey groundwater or that has nearby surroundings that consist of soils that readily percolate, can help to protect groundwater. Establishing a definite slope percentage at the Town level at which to prohibit development is one way to avoid problematic development of these sensitive areas while directing it toward areas that are less threatening to the environment (see Map 2.8).

Map 2.8

Town of Harmony Terrain Slope



10. Hill Tops, Ridge Lines and Viewsheds (Not an element of ESOSA)

Although hilltops and ridges are often not addressed as areas for preservation, decision makers should consider the possible negative effects of development (both in terms of visual obstruction and likelihood of erosion on slopes affecting groundwater) along these highly visible natural features as well as along roads or pathways that provide for expansive views of the landscape. Undoubtedly, these quality views and viewsheds are features that add to the quality of life for Town residents and contribute to the perception of the quality rural character of the Town. According to the Rock County POROS plan, there is one viewshed (privately owned “Mount Zion”) that provides at least 1000 feet of viewing distance. There are currently no “scenic drives” in the Town of Harmony, however the Town may wish to consider giving this designation to one or more of its roads, possibly in conjunction with a “rustic road” designation (explained below). There are currently no controls on developing hilltops, ridgelines or places that currently provide for a view in the Town of Harmony or Rock County.

A quote from the “Combination Atlas Map” written in 1873 describes the view from Mount Zion: “Mount Zion, in the east portion of the town, is a beautiful elevation of prairie, commanding a view of the country for many miles around. No spot in the State probably presents a more enchanting view to the stranger than does this. To the west, south and east a broad expanse of prairie lies spread to the eye of the beholder, that for expanse and beauty is surpassed nowhere.” With this in mind, applicable governmental units should consider acquiring Mount Zion for park space and/or public access, if it ever becomes available.

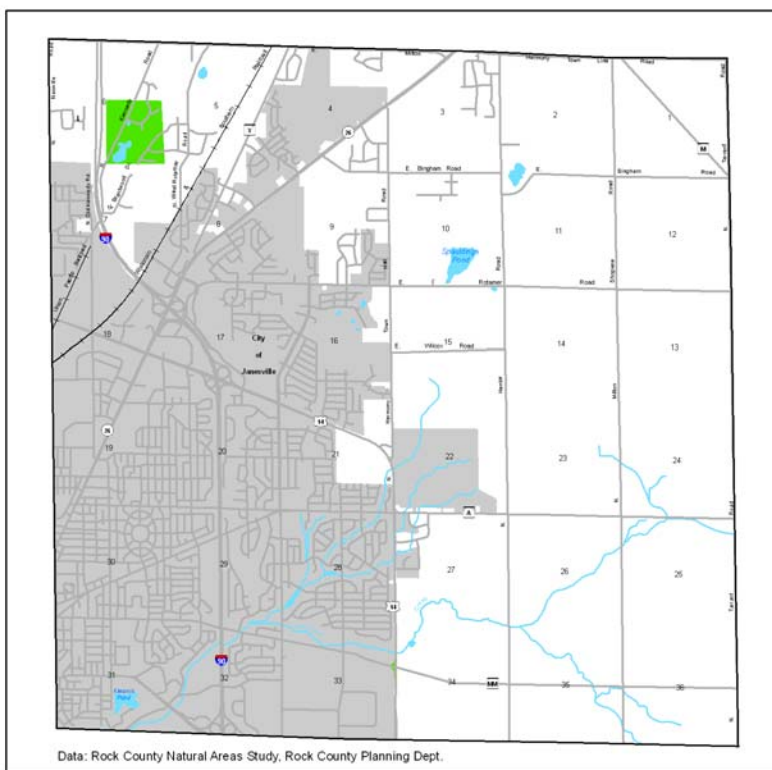
11. Natural Areas Ranked 5 and Above

In 2001, ecologist Robert Baller evaluated natural areas in Rock County on behalf of the Rock County Planning, Economic, & Community Development Agency. Sites were derived from the WDNR *Natural Area Inventories* for Rock County from 1969 and 1986. Baller and others added additional sites. Primary habitats included prairie, savanna, woodland, wetland, and cliff communities. Site evaluations involved mostly floristic assessments. All sites were ranked on a scale of one to ten (1-10) for their quality and condition, size, and context. These constituent rankings were combined into an overall rank of 1-10 for each site. A rank of 5 or above denoted an ecologically significant site for Rock County. All sites ranked 5 and above were recommended for conservation. The 2001 *Survey* involved 114 private and 55 public sites (169 total). Individual site acreages varied from 0.1 to 142 acres. One hundred thirty-eight (138) sites were given an overall rank of 5 or greater. Of these, 39 were recommended for immediate, pro-active landowner contact leading to conservation and 9 were selected as the highest priorities for conservation.

Natural areas are lands that contain significant remnants of pre-settlement vegetation and are considered demonstrative of native ecology. There is one area in the Town of Harmony that had examples of species that may have formed the basis of European settlement but that are now quite rare or scattered throughout the County (see Map 2.9). The area is quickly developing and it is uncertain if the pre-settlement vegetation still exists. By preserving portions of our pre-settlement environment, we help maintain bio-diversity and strengthen the natural processes underlying a healthy eco-system.

Map 2.9

**Town of Harmony
Natural Areas Ranked 5 and Above**



 Natural Areas

0 1
Miles

10-2006



Rock County Geographic Information
Rock County Planning, Economic and Community Development Agency

12. Threatened and Endangered Species (Not an element of ESOSA)

The Wisconsin Endangered Species Law was enacted to afford protection for certain wild animals and plants that the Legislature recognized as endangered or threatened and in need of protection as a matter of general State concern. The Federal Endangered Species Act also protects animals and plants that are considered endangered or threatened at a national level. These laws prohibit the direct killing, taking, or other activities that may be detrimental to the species.

Both the state and federal governments 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 WDNR's Endangered Resources Program monitors endangered, threatened, and special concern species and maintains the state's Natural Heritage Inventory (NHI) database. This program maintains data on the locations and status of rare species in Wisconsin. These data are exempt from the open records law due to their sensitive nature.

While the conservation of plants, animals and their habitat should be considered prior to development for all species, this is particularly important for threatened, endangered, or special concern species. A threatened species is one that is likely, within the foreseeable future, to become endangered. An endangered species is one whose continued existence is in jeopardy and may become extinct. A "special concern species" is one about 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. Remaining examples of Wisconsin's intact native communities are also tracked but not protected by the law.

According to the Natural Heritage Inventory (NHI) of the State of Wisconsin Department of Natural Resources (WDNR), there are 24 plant, 6 bird, 6 fish, 3 reptile/amphibian, 3 insect/invertebrate, and 2 mammal species listed on the federal or state threatened or endangered species list for Rock County. In the Town of Harmony there are 11 imperiled (rare) plants and one imperiled plant community (the Dry-Mesic Prairie). These are species are not endangered at this time, but have low enough populations that they could become endangered if their numbers continue to decline. Implementation of the Endangered Species laws is usually accomplished during the state permit review process, but is ultimately the responsibility of those at a project site and property owners to ensure that they are not in violation of these laws. See the State WDNR website for the Endangered Resources (ER) Program for more information.

13. Fish and Wildlife Resources and Habitat (Not an element of ESOSA)

Fish and wildlife are an important resource in the Town. A diverse range of water resources in Rock County and the Town of Harmony is reflected in the diversity of the fishery resource. Blackhawk Creek in the Town of Harmony is a tributary to Spring Creek, which is successfully stocked with brook trout.

The large size of the Rock River Basin combined with high levels of natural fertility, intensive agriculture and municipal development has put a strain on the waters. High levels of phosphorus and sediment combined with algae blooms result in low dissolved oxygen. Periodic testing of fish for contamination has found low levels of PCBs.

A loss of wildlife habitat due to human encroachment and city growth has impacted several wild game species in the Town and Rock County as a whole. Quail, woodcock, and several waterfowl species, which were once common, are now less stable. It should be noted however that past County and WDNR stocking programs have dramatically improved pheasant hunting in the area. Historically, wildlife populations such as pheasants, quail, and cottontail rabbits rise and fall based

on several factors, but there is a direct connection existing between populations and the number of acres of rural land actively enrolled in conservation reserve programs such as (CRP and CREP). These lands now number in the thousands of acres within Rock County.

Other wildlife such as squirrels and raccoon are abundant and deer are common. Rock County, as well as the rest of the state has an increasing deer population due to the recent mild winters and selective hunting practices and improving habitat. During 2005, hunters registered approximately 2,784 (540 archery, and 2244 gun) deer in Rock County. Although factors and population do fluctuate, deer and turkey populations and harvests are now at an all time high.

Since fish and wildlife habitat is not directly regulated by State or County government, it is the responsibility of the Town to create policy on how to consider this issue when new development is proposed.

14. Forests, Woodlands and Valued Trees (Not an element of ESOSA)

According to the WDNR, in 2004, Rock County forested area comprised 58,551 acres or 12.56% of the total County land area. Of this acreage 55,198 are privately owned with the remainder being public lands. Approximately two-thirds of the total acreage is in tracts of less than forty acres.

One of the problems facing forested lands nationwide is fragmentation. Although the Town of Harmony is not a heavily forested Town, fragmentation of this resource should be of concern. Forest fragmentation is the conversion of contiguous areas of forest into relatively small patches of forest and non-forest in ways that reduce or eliminate its ability to provide ecological, economic, and social benefits. Historically, farming and suburbanization have been the main causes of fragmentation, creating openings and altering the landscape in ways that can have long-term ecological impacts.

The number of private owners of forested land for the purpose of housing development is increasing. Forested land is now highly valued for home sites and recreational areas, not just forest products. Associated with this increase is the threat of greater fragmentation through the establishment of roads, utilities, houses, etc. The demand for forestland for recreation, housing, and investment purposes has resulted in dramatic increases in the value of wooded land.

There may be as yet, un-mapped wooded areas or occurrences of desirable trees that would be considered worthy of preservation by the Town. Occurrences or groupings of specific species such as oak, are valued by many for their historic, aesthetic and positive environmental qualities. By requiring the mapping of wooded areas and all mature trees on a site, the Town can insure the best siting for new construction and minimize the need for replacement landscaping. This practice should be required on site plans or subdivision plats before new development is permitted. The use of conservation subdivisions (see “Conservation Subdivisions” p. 59) is an effective way for the Town to ensure the preservation of forests, woodlands and valued trees. Additionally, landscaping requirement for all new developments will assure the sustainability of these highly aesthetic features.

15. Nonmetallic Mine Reclamation (Not an element of ESOSA)

Non-metallic mining sites provide an ample local supply of sand, gravel, limestone and dolomite used for construction and building supplies, road building and maintenance as well as for agricultural use as lime. While these sites provide a valuable resource to the community, many exhausted or abandoned nonmetallic mining sites have been left in a condition that prevents them from being of further use or, at a minimum, a safe landscape. Rock County now has regulations in place (pursuant to Wisconsin administrative code NR135) requiring a Reclamation Plan for mine sites operating after August 2001. The Reclamation Plan must specify how mines are to be restored

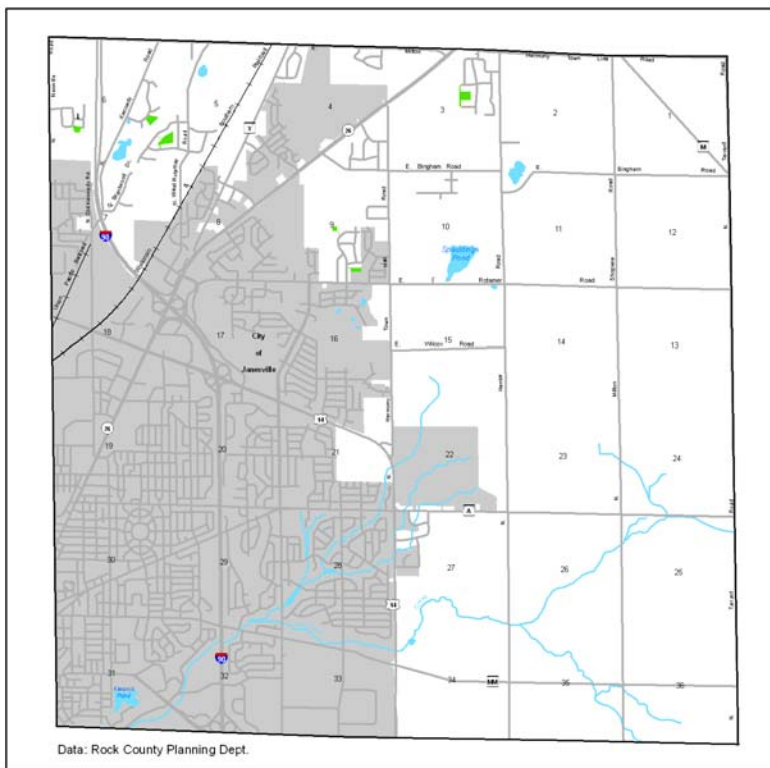
following the completion of mining including regrading, re-vegetating, and conversion to the best “post mining” land use.

As of 2009, Rock County administers reclamation permits for four active sites in the Town of Harmony. It is appropriate for the Town to plan for the best uses for these sites in the future. The Town should also investigate the condition of older mining sites not covered by the 2001 legislation for safety as well as open space reclamation.

16. Parks and Open Space

With increasing pressure for residential, commercial, and industrial development, outdoor recreation and open space have become very important ingredients to the quality of life for Town residents. The Rock County Park, Outdoor Recreation, and Open Space (POROS) Plan expresses the County's objectives, needs, and priorities for park and outdoor recreation facilities. It should be used to guide public policy related to the quality and location of open space opportunities in order to meet the needs of the citizens of the Town of Harmony as well as the surrounding region.

At the time of writing, the Town of Harmony owns six small parcels designated as parkland, each less than five acres, and each associated with a housing development (see Map 2.10). Town owned public lands can serve multiple uses, including recreation, natural resource protection, and community development. Managing these lands to preserve environmental values is both possible and desirable.

Map 2.10**Town of Harmony
Parks and Open Space**

Park and Open Space

10-2006

Rock County Geographic Information
Rock County Planning, Economic and Community Development Agency

Ice Age Park, owned by Rock County, was dedicated in 1990 as a part of Rolling Hills Subdivision in the Town of Harmony. This 3.4-acre park is adjacent, and provides access to the 4.2-mile multi-use trail that follows the old Chicago and Northwestern rail line between Harmony and Milton. The trail is unimproved and has no parking, shelters nor conveniences located along the trail. Possible improvements may be for equestrian, bicycle and pedestrian use. It is unknown at this time if this trail will become part of the official Ice Age National Scenic Trail system.

17. The Ice Age National Scenic Trail

The Ice Age National Scenic Trail is a trail located entirely in Wisconsin. It is projected to be over 1000 miles long when completed. The trail system offers a varied and scenic hiking experience while attempting to follow, or stay adjacent to, the glacial geology of the Green Bay and Lake Michigan lobes of the Wisconsin glaciation that occurred approximately 10,000 years ago. This trail is expected to be an important recreational feature that should be considered in future recreational plans for the Town.

As of the writing of this Chapter, there is a short segment of the trail completed at Storrs Lake Recreation Area east of Milton. In addition, the Ice Age National Scenic Trail, in association with the National Parks Service, has begun a trail corridor scoping study in hopes of completing the Rock County segment of the trail. Future segments will connect Rock County with neighboring

county's trail systems. The lands needed to complete this system will come from a combination of existing public land, land grants or gifts, and landowner agreements. Part of this trail may logically be headed into the Town of Harmony and is therefore an important recreational feature that should be considered in future recreational plans for the Town.

2.9 Issues and Opportunities for Natural Resources

There are many programs, resources and policy mechanisms that make it possible for towns, farmers and other landowners to preserve natural resources. Part IV of this Chapter will present many alternatives for the Town of Harmony to consider for natural resource protection. Additionally, funding from State and Federal sources, as well as increasing availability of non-profit funding makes preservation a viable alternative to development. Now is the time for the Town of Harmony to make the decision to make a difference in how development occurs and land is consumed. This "Smart Growth" document can be the first step in providing education and policy that can have a permanent, long and far reaching affect of the future of the landscape and natural resources in the Town of Harmony.

2.10 Natural Resources Goals, Objectives and Policies

Natural Resources Goal 1:

Preserve and protect the Town of Harmony's natural resources.

Natural Resources Objective 1.1:

Uphold or exceed existing preservation standards for existing surface waters, shoreland areas, floodplains, groundwater, wetlands, hydric soils, kettles and depressional areas, hilltops and viewsheds, steep slopes, threatened and endangered species, natural areas, fish and wildlife habitat, non-metallic mining sites, forests, woodlands and valued trees within the Town of Harmony.

Natural Resources Policies:

- 1.1.1 The Town of Harmony shall consider preventing activities that directly or indirectly pollute, threaten, or degrade the quality of **groundwater**.
- 1.1.2 The Town of Harmony shall consider adopting policy consistent with County or regional groundwater protection goals.
- 1.1.3 The Town of Harmony shall consider preventing activities that directly or indirectly pollute or threaten the quality of **surface water** within the Town of Harmony.
- 1.1.4 The Town of Harmony shall consider prohibiting development activities within designated **floodplains** within the Town of Harmony.
- 1.1.5 The Town of Harmony shall consider helping to educate or inform residents of the Town with structures located within floodplains on where to get information, in an effort to mitigate future hazards associated with flood prone areas.
- 1.1.6 The Town of Harmony shall consider preventing activities that directly or indirectly pollute or threaten the quality of **wetlands** in the Town of Harmony.
- 1.1.7 The Town of Harmony shall consider preventing development on **hydric soils**.
- 1.1.8 The Town of Harmony shall consider preventing development activities that directly or indirectly affect **kettles and depressions**, the unique habitat they provide and their ability to act as natural recharge areas.
- 1.1.9 The Town of Harmony shall consider preserving **hilltops and vistas** by not allowing development that detracts from their visual quality within the Town of Harmony.
- 1.1.10 The Town of Harmony may prevent development on **16 % slopes** or greater.
- 1.1.11 The Town of Harmony shall consider preventing activities that directly or indirectly affect **rare species, native natural communities, fish and wildlife and their habitat** within the Town of Harmony.
- 1.1.12 The Town of Harmony shall consider preventing activities that directly or indirectly disturb or threaten any and all species identified, either at the local, state, or federal level as **"threatened" or "endangered"**.
- 1.1.13 The Town of Harmony shall consider defining, identifying and developing policy that protects **forests, woodlands and valued trees** in the Town of Harmony.
- 1.1.14 The Town of Harmony shall consider preventing and/or opposing activities that directly or indirectly alter, disturb, or threaten **parks and open space**.
- 1.1.15 The Town of Harmony shall document and plan for the reclamation of **non-metallic mining sites** in operation within the Town of Harmony both before and after August 1, 2001.
- 1.1.16 The Town of Harmony shall consider adopting and implementing Ordinance language supporting policies that are consistent with or more restrictive than the Rock County Environmentally Significant Open Space Areas (see the POROS Plan, 2009-2014).

Natural Resources Objective 1.2:

Establish specific policies and mechanisms for preservation of natural resources and open space.

Natural Resources Policies:

- 1.2.1 The Town of Harmony shall consider creating policy that identifies areas for development based upon soil quality, presence of natural features, proximity to urban services and other appropriate objective measures.
- 1.2.2 The Town of Harmony shall consider allowing compact, mixed-use development in areas designated for Mixed-Use on the *Future Land Use Map* (Map 5.3) to help sustain the rural character of the Town of Harmony.
- 1.2.3 The Town of Harmony shall consider reviewing, analyzing, and identifying environmental hazards affecting the design and safety of new development before development occurs.
- 1.2.4 The Town of Harmony shall consider adopting and implementing a **Landscape Ordinance** for preservation of view sheds and restoration of trees and other natural resources for all new development.
- 1.2.5 The Town of Harmony shall consider adopting policies that addresses the issue of future expansion of non-metallic mining sites especially in areas of future incompatible adjoining land use.
- 1.2.6 The Town of Harmony shall consider adopting “**Cluster Development**” and “**Conservation Subdivision**” **Ordinances** to help preserve natural resources.
- 1.2.7 The Town of Harmony shall consider adopting or amending and implementing **ordinance language addressing outdoor lighting, noise** (except that associated with farming) and wireless telecommunication towers.
- 1.2.8 The Town of Harmony shall consider adopting and implementing an **ordinance or guidelines for protecting valued viewsheds including:**
 - a. Standards and criteria for assessing visual impact of new developments
 - b. Design guidelines for new structures.
- 1.2.9 The Town of Harmony shall consider amending or adopting and implementing a **Zoning or Subdivision Ordinance** that:
 - a. Requires analysis and prevents development that may have negative impacts on on-site and off-site natural resources, open space or agricultural land.
 - b. Requires consideration of the effect of development on all natural features and open space present at the site as well as off-site.
 - c. Requires all agricultural, natural and open space features (including ESOSAs) to be depicted on all development proposals.
 - d. Includes standards for driveway length and terrain.
 - e. Includes standards for cluster housing, lot size and density and open space requirements.
 - f. Includes standards for compact, mixed-use subdivisions close to urban services, adequate transportation facilities and employment centers.
- 1.2.10 The Town of Harmony shall attempt to investigate the availability of funds from State and Federal sources, as well as non-profit funding for the preservation of natural resources.

Natural Resources Objective 1.3:

Communicate and plan with neighboring communities to the greatest extent possible to ensure the protection of natural resources and open space through cooperative efforts.

Natural Resources Policies:

- 1.3.1 The Town of Harmony shall attempt to help to establish and/or participate in a Responsible Growth Management Coalition composed of interested parties and officials from metropolitan areas and neighboring Towns.
- 1.3.2 The Town of Harmony shall attempt to participate in the establishment of regional groundwater protection criteria and areas for protection.
- 1.3.3 The Town of Harmony shall participate in efforts to research and propose options for a Purchase and/or Transfer of Development Rights programs as a method to preserve natural features and open space.
- 1.3.4 The Town of Harmony shall attempt to work cooperatively with the Ice Age Park and Trail Foundation to determine possible locations for the Ice Age Trail within the Town, if applicable.

Chapter 2, Part III: Historical and Cultural Resources

2.11 Overview of Historical Resources

Identification, preservation and increased knowledge of architectural, historic and archeological resources helps to foster a feeling of pride and “identity” in a place. The Town of Harmony has many quality places and resources for the pleasure and enrichment of Town residents. Towns have been given authority to pass historical preservation ordinances through the following legislation (s. 60.64):

The town board, in the exercise of its zoning and police powers for the purpose of promoting the health, safety and general welfare of the community and of the state, may regulate any place, structure or object with a special character, historic interest, aesthetic interest or other significant value for the purpose of preserving the place, structure or object and its significant characteristics. The town board may create a landmarks commission to designate historic landmarks and establish historic districts. The board may regulate all historic landmarks and all property within each historic district to preserve the historic landmarks and property within the district and the character of the district.

Interest in historic preservation has experienced a nationwide resurgence in recent years as the population grows and the baby boom generation ages. This large demographic group has helped to fuel an interest in such issues as history, genealogy, and preservation. Consequently, an awareness of the importance of historic preservation/restoration may be at an all time high. Unfortunately, rural development, urban sprawl and population growth is also at an all time high. These factors create an increased pressure to demolish and/or develop areas that may contain historically significant landscapes, sites and/or buildings.

2.12 Existing Plans and Documents

The Rock County Historical Society in conjunction with the Rock County Planning, Economic and Community Development Department did a comprehensive study entitled “Rock County Historic Sites and Buildings”, which maps 24 historic sites in the Town of Harmony as well as providing renderings and substantial text detailing the history of Town settlement. This document, dated May 15th, 1976, is to date, the most complete study of historic sites and buildings available for Rock County and the Town of Harmony. A copy of this historic study, researched and written by Nancy Belle S. Douglas and Richard P. Hartung may be viewed at the Rock County Planning, Economic and Community Development Agency, or at the Janesville Hedberg Public Library. Additional information regarding Rock County history and historic sites, buildings, and memorabilia can be obtained from the Rock County Historical Society located in Janesville, Wisconsin. Unfortunately however, historical sites are often in poor repair or on land deemed necessary for other purposes and are sometimes demolished, making it unclear how many of these sites are still standing in the Town of Harmony.

Another historical document that comes from the time of the settlement of the Town of Harmony is the “Combination Atlas Map” of 1873. According to the Atlas, the Town of Harmony was “first settled in 1836 by the Messrs, Spaulding, Joseph and William, G. H. Williston, John Turner, Harvey Holmes, and Ansel Dickinson. “ The first log cabin residence of one early settler, Joseph Spaulding was built in Section 17 of the Town of Harmony in 1837. A rendering of that cabin appears on page 9 of “Rock County Historical Sites and Buildings” (1976). Other important structures pictured in Rock County Historic Sites and Buildings include, a frame Greek Revival outbuilding (1845) on Hwy. 26, and a Greek Revival house

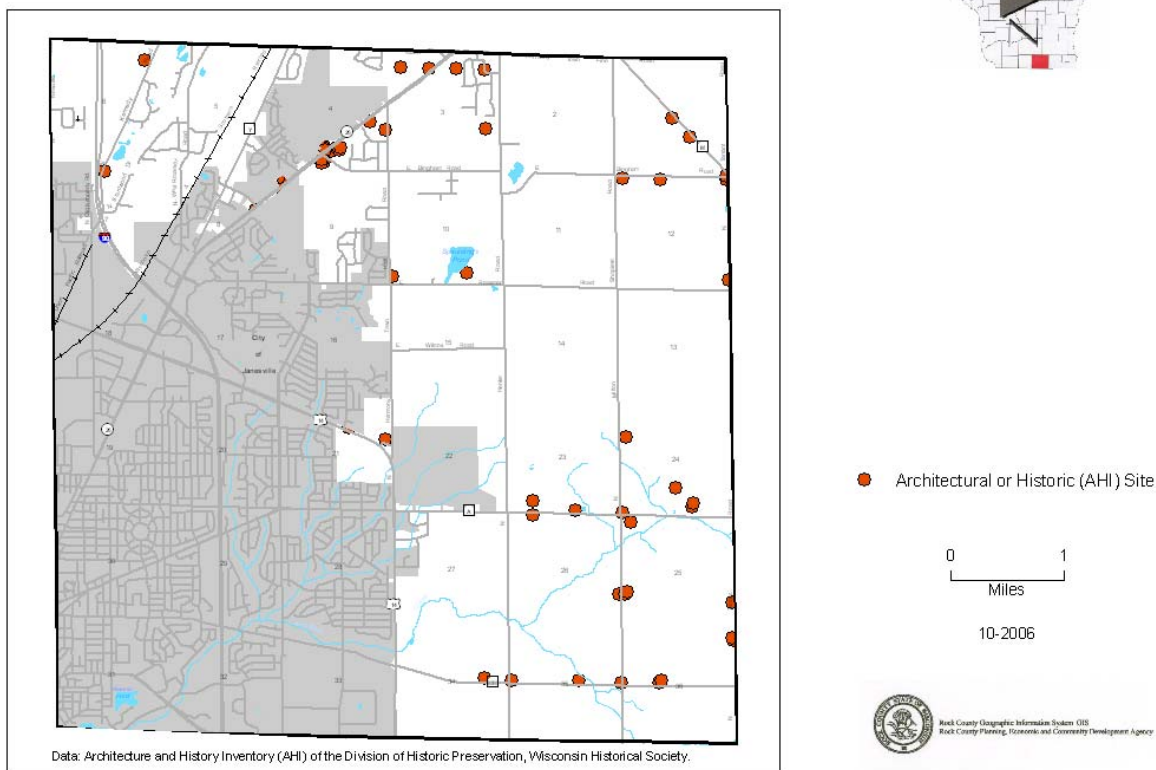
owned by John Clark on Bingham Road, the Barlass barn (1861) on Tarrant Road and the Elwood Hughes barn on State Highway 14, all in the Town of Harmony. These and other historical structures provide rich examples of the settlement of Town of Harmony. Policies that provide for the preservation of these important resources for future generations should be considered.

2.13 Inventory of Historic Resources

In addition to this documentation, the State of Wisconsin Historical Society, Division of Historic Preservation has identified, listed and mapped key historic sites and settlements in its Architecture and History Inventory (AHI). Ninety-two sites are listed within Harmony Township; however, it is probable that some of those sites are no longer standing (see Map 2.11). These historic structures help to document the settlement locations and patterns of early Rock County. For more information on these sites and sites throughout Rock County visit the Historical Society website at www.wisconsinhistory.org.

Map 2.11

Town of Harmony
Architecture and Historic Inventory (AHI) Sites



The Wisconsin State Historical Society Division of Historical Preservation (DHP) sponsors several programs designed to help owners of historic sites and buildings, as well as income producing historic sites and buildings receive tax credits. In most cases, the building or site must be registered on the State or Federal Register of Historic Places or a contributor and/or member of a historic district. The tax credits associated with these programs are designed to help fund preservation and

restoration efforts. Currently, there are no structures in the Town of Harmony in the Registry; however, this is a very effective mechanism for providing tax credits for preservation of important historical sites. It is recommended that the Town investigate potential sites for possible inclusion to the State or Federal Register of Historic Places and that the Town consider forming a landmarks commission to designate historic landmarks within the Town.

Historical Markers

One way that the Town of Harmony can acknowledge the many historic sites and structures existing there is through the use of historical markers. There are currently no Historical Markers in the Town however there are markers located at key historical sites and buildings throughout the county. Although these markers do not offer a comprehensive history of the area, they do provide historical insight as to major activities and events important to communities and local areas.

Private individuals as well as cities, towns, and villages may purchase historical markers. The marker program is designed to document a significant historical event, person, or place. The upkeep of the marker is the responsibility of the purchaser. There are firms located in the state that will refurbish deteriorated or damage markers for a fee. It is recommended that the use of historical markers in the Town of Harmony be expanded to help further the goal of maintaining the “identity” of the Town.

Rustic Roads

The 1973 State Legislature created the Rustic Roads Systems in Wisconsin in an effort to aid citizens and local units of government in the designation of Wisconsin's scenic, lightly traveled country roads. These roads are used for vehicular, bicycle and pedestrian travel in unhurried, quiet and leisurely enjoyment. There are currently two designated rustic roads in Rock County. Serns road running from the City of Milton north to County Road "N" (Town of Milton) and Riley road running from U.S. 14 north to the county line (Town of Porter.)

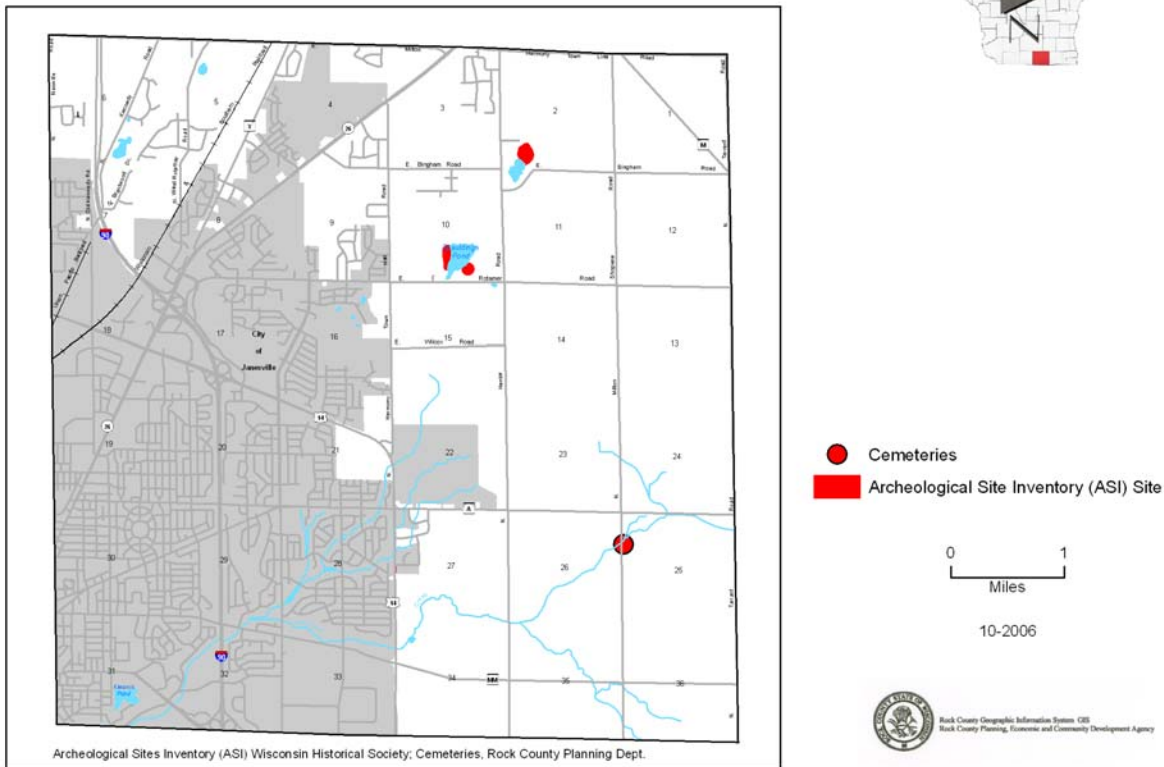
A rustic road not only serves as an aesthetic feature for a community or region, they can actually attract economic development due to increased interest from homebuyers, tourists, and recreationalists. A well maintained, properly signed, and promoted rustic road system is a feature that adds value to a City, Town, Village, or County.

Cemeteries, Burial and Archeological Sites

Recent interest in Rock County's history and cultural heritage has produced resurgence in the identification, locational mapping, and preservation of cemeteries in the Town of Harmony (see map) Forefathers, prominent citizens, and “everyday important people” are buried within the old cemeteries located on Milton-Shopier Road and on Rotamer Road in the Town of Harmony (see Archeological Site Inventory and Cemeteries Map 2.12). An education, and a historical connection to surnames present in local road names, historical sites, businesses, and architecture awaits anyone who has the interest to explore these sites. Another often- overlooked aspect of cemeteries is the cultural value of the stone artwork, design, and engraving. The historic cemeteries in the Town of Harmony are worthy of attention and preservation.

Map 2.12

Town of Harmony Archeological Site Inventory (ASI) Sites and Cemeteries



The Town of Harmony also contains two archeological sites of historical significance that are on the Wisconsin Historical Society's Archeological Site Inventory (ASI). The Town of Harmony's archeological sites are located near Spaulding's Pond (Section 10) and on an unnamed pond in Section 2 (see Map 2.12). The Logan Museum of Anthropology located at Beloit College can offer more information on Native American archeological sites located throughout Rock County.

2.14 Overview of Cultural Resources

Rock County has a wide array of cultural activities, events and performances that offer entertainment as well as an opportunity for cultural awareness to residents of the Town of Harmony. From theatre to musicals the Rock County area is home to many facilities and groups dedicated to the performing arts and entertainment. Even though none of the following entertainment venues are in the Town of Harmony, having them in close proximity provides a valuable dimension to the quality of life for Town residents.

2.15 Inventory of Cultural Resources

There are many venues within close traveling distance to the Town of Harmony that offer cultural opportunities. Figure 2.2 lists some of the popular cultural events and venues in Rock County.

Figure 2.2
Cultural sites, Organizations, Activities, and
Events Available within Rock County

American Industrial Art Gallery	655 3 rd St. Suite 302 Beloit, Wisconsin
The Angel Museum	656 Pleasant St. Beloit, Wisconsin
Beloit Fine Arts Incubator	620 Grand Ave. Beloit, Wisconsin
Beloit Snappers Baseball	Pohlman Field, Telfer Park, Beloit Wisconsin
Harmony Art League	108 S. Jackson St. Janesville, Wisconsin
Poetry Gardens, Wright Museum of Art	700 College St. Beloit, Wisconsin
Rock Aqua Jays Water Ski Show	Traxler Park, Janesville, Wisconsin
Rotary Gardens	1455 Palmer Dr. Janesville, WI
Welty Environmental Center	8606 County Rd. H Beloit, Wisconsin
Rock County Thresheree	Thresherman's Park North Hwy 51, Edgerton WI
The Merrill Community Center	1428 Wisconsin Ave. Beloit, Wisconsin
El Centro Hispanic Community	1982 Cranston Rd. Beloit, Wisconsin
The Milton House	Hwy 26 Milton, Wisconsin

Figure 2.3
Music and Theatre Venues

Venue	Location	Contact
The Armory	Janesville, Wisconsin	
Beloit Civic Center	Beloit, Wisconsin	www.inwave.com/theater/bct
Beloit College International Performing Arts Series	Beloit College, Beloit, Wisconsin	www.beloit.edu
Beloit/Janesville Symphony Orchestra	Beloit/Janesville, Wisconsin	www.beloit.edu/~bjso
Edgerton Performing Arts Center	Edgerton, Wisconsin	www.edgerton.k12.wi.us/epachomepage.htm
Janesville Presents	Janesville, Wisconsin	www.Janesvillepresents.org
Janesville Little Theatre	Janesville, Wisconsin	www.inwave.com/theater/jlt/
Janesville Performing Arts Center	Janesville, Wisconsin	www.Janesvillepac.org
Laura Aldrich Neese Theatre	Beloit College, Beloit, Wisconsin	www.beloit.edu
New Court Theatre	Beloit, Wisconsin	www.newcourtbeloit.com
Kirk Denmark Theatre	University of Wisconsin Rock County	www.rock.uwc.edu
Rock County 4H Fair	Rock County Fairgrounds	www.co.rock.wi.us
Riverfest	Beloit's Riverfront, Riverside Drive	

The preceding listings are by no means a complete inventory of all the available sites, organizations, activities, or events that represent the cultural resources of Rock County. For more information contact the Rock County Planning, Economic, and Community Development Department at 608-757-5587 or go to www.co.rock.wi.us or contact Visit Beloit, 1003 Pleasant St. Beloit, Wisconsin 53511 or Janesville Area Convention and Visitors Bureau www.Janesvillecvb.com

2.16 Cultural Events and Opportunities

With the populations and diversity of ethnic groups increasing nationwide, cultural organizations, activities, and related infrastructures will certainly grow and expand. To date, as compared to just a few years ago, there has been an increasing presence of art exhibits, festivals, publications, and community activities associated with many minority ethnic groups.

In the African American community “Juneteenth” (June 19th) has been an important nationally recognized celebration. The local celebration of Juneteenth has been historically held in Beloit. For more information on this event see www.juneteenth.com/history. Rock County is also home to other cultural ethnic publications, organizations, and events that contribute to the diversity of area. The Chronicle is an African-American weekly newspaper established in 1981, and based in Beloit that has a weekly publication of 6000. Gospel in the Park is a musical celebration of gospel music that is quickly becoming a mainstay event in Beloit. The Merrill Center, a Stateline Area United Way Agency, contributes to youth mentoring through programs such as “Golfing with the Boys” as well as family support services and senior programs. These all are shining examples of important cultural components of Rock County.

Two important organizations in the Hispanic community are “El Centro” Hispanic Community located in Beloit Wisconsin and the YWCA. El Centro sponsors youth activities, tutoring and mentoring, and outreach events such as youth leadership summits and keynote speakers. One of El Centro’s missions is to be a non-partisan central location for information and referrals within the Stateline area regarding Hispanic services and opportunities. In addition, the Janesville YWCA Hispanic outreach program sponsors Hispanic Heritage Month (Sept- October) as well as various community support services and events including the Hispanic celebration of Cinco de Mayo (5th of May). The Cinco de Mayo celebration takes place annually at various locations in Janesville, Beloit, and around Rock County. All of the above mentioned events and services are designed to educate, inform, and enlighten the Hispanic sector of Rock County.

2.17 Historic and Cultural Resources Goals, Objectives and Policies

Goal 1:

Preserve and maintain cemeteries and other important architectural, historical, archeological or aesthetically interesting sites in the Town of Harmony.

Objective 1.1:

Support, encourage and educate about efforts to identify, document, designate, maintain and preserve architectural and historical sites and buildings within the Town of Harmony.

Supporting Policies:

- 1.1.1 The Town of Harmony shall consider working with Rock County to identify existing historical structures, sites and landscapes within the Town.
- 1.1.2 The Town of Harmony shall consider working with Rock County to identify structures of architectural significance or interest.
- 1.1.3 The Town of Harmony shall consider, when appropriate, preventing activities that directly or indirectly alter, disturb, or destroy significant historical sites and buildings within the Town of Harmony by designating historic sites for preservation.
- 1.1.4 The Town of Harmony shall consider requiring developers to identify and document architecturally significant and historic sites as part of the review and approval process.
- 1.1.5 The Town of Harmony shall consider requiring developers to incorporate and preserve architectural and historic sites or structures within the designs and scope of their projects.
- 1.1.6 The Town of Harmony shall consider developing a method to review, analyze, and identify historic issues affecting the design and safety of new development before development occurs.

Objective 1.2:

Support, encourage and educate about efforts to document, restore and preserve cemeteries, burial and archeological sites within the Town of Harmony.

Supporting Policies:

- 1.2.1 The Town of Harmony shall attempt to work with Rock County and/or other entities to identify existing and potential cemeteries, archeological and burial sites within the Town.
- 1.2.2 The Town of Harmony shall consider when appropriate, requiring developers to identify and document cemeteries, burial and archeological sites as part of the review and approval process.
- 1.2.3 The Town of Harmony shall consider when appropriate, requiring designs that alleviate the disruption and degradation of cemeteries, burial and archeological sites.
- 1.2.4 The Town of Harmony shall consider requiring developers, when appropriate, to analyze the potential effects of development on all archeological and historic resources present at the development site and in other off-site areas that might be affected by that development.
- 1.2.5 The Town of Harmony shall consider where appropriate, preventing activities that directly or indirectly alter, disturb, degrade, or destroy any cemeteries, burial, or archeological sites within the Town of Harmony by referencing and supporting the State of Wisconsin Burial Site Laws.

- 1.2.6 The Town of Harmony shall consider creating language and/or resolutions at the Town level to utilize service groups such as church youth groups, boys and girls clubs, Boy Scouts of America, Girl Scouts of America, 4-H, FFA, or any other service/youth group to participate in the maintenance and/or restoration of cemeteries and burial sites within the Town of Harmony.

Objective 1.3:

Provide methods and opportunities that will contribute to the knowledge and appreciation of cemeteries and architectural, historical, archeological sites within the Town of Harmony.

Supporting Policy:

- 1.3.1 The Town of Harmony shall attempt to provide or direct interested parties to websites, materials and publications regarding locations of cemeteries and historic, architectural or archeological resources existing in the Town of Harmony.

Objective 1.4:

Support the establishment of potential Rustic Roads, Historical Markers and the Ice Age Trail within the Town of Harmony.

Supporting Policies:

- 1.4.1 The Town of Harmony shall consider establishing a landmarks commission that will analyze and recommend potential Rustic Roads within the Town of Harmony.
- 1.4.2 The Town of Harmony shall consider establishing a landmarks commission for the purpose of designating historic landmarks or districts within the Town of Harmony.
- 1.4.3 The Town of Harmony shall recognize and support the development of the Ice Age Trail as a historic and cultural feature within the Town of Harmony (if applicable).

Goal 2:

Promote existing Cultural Resources (music and theater venues, cultural and minority organizations and events, etc.) identified in this, and other plans and inventories within the Town of Harmony, Rock County and the surrounding area.

Objective 2.1:

Promote and encourage the efficient use of existing and potential resources and facilities to aid in the attraction and presentation of cultural events and activities.

Supporting Policy:

- 2.1.1 The Town of Harmony shall attempt to provide or direct interested parties to educational materials on available cultural resources and events in the Town of Harmony and the surrounding area.

Objective 2.2:

Provide a welcoming environment for people of all cultures and races.

Supporting Policies:

- 2.2.1 The Town of Harmony shall encourage the potential for new cultural opportunities within the Town of Harmony, Rock County and the surrounding area.
- 2.2.2 The Town of Harmony shall consider opportunities for suggesting cultural activities and providing meeting places for such activities within the Town of Harmony
- 2.2.3 The Town of Harmony shall identify other ways to encourage cultural diversity within the Town of Harmony.

- 2.2.4 The Town of Harmony shall consider providing or assisting in locating meeting places for diverse groups and cultural activities within the Town of Harmony.
- 2.2.5 The Town of Harmony shall consider adopting housing policy that encourages cultural diversity.

Chapter 2, Part IV: Strategies for Agricultural, Natural and Cultural Resource Protection

2.18 Basic Strategies

Many of the strategies described here are effective for the protection and preservation of agricultural land, natural resources and historical resources. There are new and innovative methods being used every day to balance the delicate need for preservation of valued resources with the need to preserve and protect every landowner's rights to their land. The following list provides recommended strategies and tools for reaching long term preservation goals.

Community Design

As land becomes more scarce and development pressures increase, it is important that the development that does happen is planned and designed with the needs of the future residents, public, and environment in mind.

Community design issues such as housing types, lot sizes, building placement on lots, street and road configuration, trails, transportation design, and accessibility issues will take place within other elements of this Plan. Because the Agricultural, Natural, and Cultural Resources element is associated with the identification, preservation, and protection of the environmental resources within the Town of Harmony, it is necessary to discuss the logical and efficient design of subdivisions and home sites.

For years, in general, subdivisions and home sites have been designed and planned on the drawing board first and then sited with limited analysis done of the actual physical conditions of the proposed site. Conditions such as terrain slope, soil types, drainage patterns or hydrologic systems, viewsheds, and overall compatibility with the surrounding character of the land are often times overlooked, under studied, or simply not taken into consideration. This practice adds a substantial inefficiency and cost to the development process due to the fact that both parties must make numerous requests, adjustments, and re-submittals to react to issues that would have been recognized earlier in the process had pre-design analysis been done.

With the opportunity of Comprehensive Planning to introduce new "Smart Growth" oriented ways of doing business, a fundamental change in site planning is appropriate. Currently, new technology makes computer-generated analysis of the environmental features and physical characteristics of the land possible. Site evaluations and analysis enables development sites to be assessed prior to design, taking into account both the positive amenities and the environmental limitations of the building site. This pre-design analysis can streamline the application/approval process and alleviate frustrations for county and local approving agencies as well as the developer when managing federal, state, and local code enforcement, environmental issues, public safety issues, etc.

It is suggested that the process of design become a collaborative effort, at the very beginning of the development process, between the developer or home owner and the Town. In addition, it is recommended that the design process take place only after the physical conditions of building and development sites have been evaluated and analyzed. This site evaluation process would maximize the potential of the building site to the developer or homeowner while minimizing the impact of the development on the environment. In practice, pre-design site evaluations would undoubtedly

expedite the approval process thereby saving money for the county government, town government, and the developer or homeowner.

Growth Management Coalition

Towns in the State of Wisconsin are given the right to zone their own land and to manage rezonings (which ultimately control development) with relatively few directives from other governmental agencies, except when the property in question is within the extraterritorial jurisdiction (ETJ) of a neighboring city or village and/or the property is within a metropolitan sewer service area. Property owners then have the right to, and often succeed in requesting annexation of their property into the neighboring municipality for the purpose of development. It often makes sense to reserve land that is already close to, or contiguous to other development and municipal sewer for future development. However, with historically rapid growth in Rock County, it has become apparent that valuable agricultural and natural resources are being threatened, and the very existence of rural Towns surrounding the City of Janesville is in question because of the rapid consumption of land.

Because of this trend, there is a growing need to collaborate on planning and growth issues. By forming a “Growth Management Coalition” of county and local planners and officials that boarder each other in growth areas, there is an opportunity for open discussion, debate and consensus on important planning and growth decisions. In an effort to slow growth, provide clear priorities for the location of growth, and find ways to best preserve agricultural and natural resources, there must be a “meeting of the minds” between urban and rural, city and country, to come up with the best way to manage growth in the best interest of everyone. To that end, it is recommended that the towns, villages and cities come together to form a responsible Growth Management Coalition so that all parties and considerations for growth can be heard and understood.

Implementation Tools

With creative planning, zoning and site design it is possible to permit residential development and still preserve the agricultural, natural and historical quality of the Town, which is so valued by current residents. Many techniques have been used by governmental units across the country to preserve open space (which can be characterized by agricultural land or other natural features). The most successful open space preservation programs use a combination of these techniques and do not rely upon just one. In Wisconsin, some techniques are already in use, most notably, agricultural zoning, conservancy zoning, planned unit development zoning, deed restrictions, purchase of development rights, fee-simple purchase of land, public land dedication and ownership by private land trusts. The following sections will explore ways to preserve resources with regulatory tools and with land acquisition.

2.19 Regulatory Tools

There are several regulatory tools for controlling the consumption of and promoting preservation of agricultural land and natural and cultural resources. The following is a description of some of the tools that are available and may already be in use. There may be other appropriate tools in addition to those discussed here. It is important to recognize that all laws, codes and regulations (or the lack thereof) that affect land use, also affect the natural and/or agricultural environment in some way. For this reason, careful examination of any policies or laws affecting land use is highly recommended.

- **Exclusive Agricultural Zoning (A-1):**

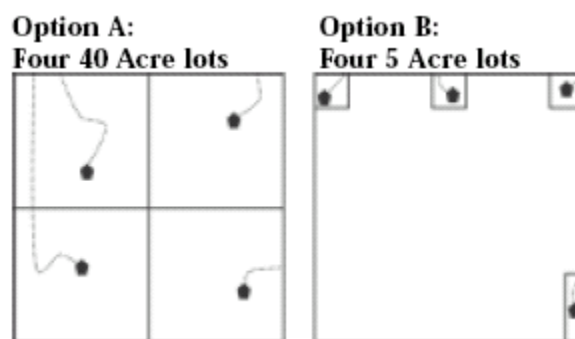
The Town of Harmony has an Exclusive Agricultural (A-1) zoning district that allows for minimum lot sizes of 35 acres. This zoning district restricts non-farm uses and structures and is effective at limiting development that would remove land from agricultural use. The problem with A-1 zoning, however, is that it is fairly ineffective at regulating zoning changes and subsequent land divisions that do result in the consumption of agricultural land. Under the conditional uses in the A-1 district, it is allowable to separate parcels with farm family dwellings or structures existing prior to November 7, 1983 on them into much smaller parcels. Over time, these land divisions can cause fragmentation of agricultural land, especially when the separated land is re-sold as a non-farm dwelling. Lowering the size of parcels that may be separated and limiting the number of parcels that may be separated from A-1 parcels would help to preserve agricultural land in the long run.

Additionally, current regulations require that any proposed land divisions of under 15 acres must be submitted as a certified survey and be reviewed by both the Town and County, however, land divisions of over 15 acres need no such review. For purposes of preserving contiguous areas of agricultural land, the Town of Harmony should consider requiring a certified survey and review of all land divisions regardless of size.

- **Lot size and Density**

Zoning codes can place limits on overall density in agricultural areas to encourage non-farm housing to locate on relatively small lots. The way this would work best is to replace minimum lot sizes with smaller maximum lot sizes for residential properties located in agricultural zoning districts. Lowering lot sizes might seem to allow more housing on agricultural land at first, but when used in conjunction with density limits, this is an effective way to keep “estate” homes from cropping up in the middle of 10 or 35 acres (see Figure 2.4). Also, because fragmentation and consumption of agricultural land often happens one land division at a time, by only allowing additional “farm family” housing units on much smaller lots, agricultural land is preserved. In order for this to work effectively, density restrictions would need to be placed on the deeds of all new parcels based on the density allowed on the original acreage. This would prevent the change in zoning from allowing any more housing than was allowed on the original parcel. (Planning for Agriculture in Wisconsin-A Guide for Communities, Nov. 2002).

Figure 2.4
Comparative lot sizes with similar density



Source: Planning for Agriculture Guide, Nov. 2002.

- **Land Division Ordinance Provisions**

State statute 236.45(2)(a) states that local governments are allowed to control “divisions of land into parcels larger than 1 ½ acres or divisions of land into less than 5 parcels, and may prohibit the division of land where such prohibition will carry out the purposes of this section.” The Town of Harmony may enact a land divisions ordinance that will be effective as long as it is either more restrictive or covers issues that are not covered in the Rock County Land Divisions Ordinance. One example of what the Town could do to help protect agricultural land is to create conditions, such as one stating that specific steps toward agricultural and natural resource protection must be taken, in order for a land division to gain approval. The more specific the conditions of approval are, the more consistent and effective they will be. There are many other types of provisions and land controls that may be put into a land divisions ordinance. It is recommended that governmental units developing a land divisions ordinance seek the assistance of qualified professionals.

- **Performance Zoning**

Performance zoning is a method that permits controlled development while also being sensitive to the landscape. It tries to regulate the impacts of land uses rather than the uses themselves, by outlining general goals for developers that they can meet in different ways. Land owners are permitted a wide variety of uses, so long as they meet certain numeric standards such as a certain ratio of impervious surfaces, a certain density, a certain amount of open space, or certain noise level standards. Note: performance zoning can be complex and would likely require a professional planner on staff to administer the ordinance.

- **Overlay Zoning**

Overlay zones allow special regulations within all or a portion of a zoning district or several districts. This type of zoning can be helpful if there is one particular resource that needs to be protected a consistent way regardless of what district it is in. Overlay zones are common for wellhead protection areas and groundwater recharge areas. Rock County’s Environmentally Significant Open Space Areas are in an overlay district.

- **Incentive Zoning**

Incentive zoning allows developers to provide additional amenities such as open space in exchange for higher densities, additional floor area, or other property enhancements. Incentive zoning strategies may be used in the context of other ordinances like a Conservation Subdivisions ordinance (see page 59) that may give higher densities for housing in exchange for developing around natural resources present at the site.

- **Planned Unit Developments (PUDs)**

A PUD is an overlay district that allows developers and towns the flexibility to vary some of the standards in local zoning codes to provide for innovative approaches that may allow for better design and arrangement of open space to protect natural resources. Using PUD methodology for the siting and layout of new subdivisions gives the Town the ability to work with the developer up front to come up with a plan that is consistent with the values and needs of the Town. Some of the values and goals expressed by the Town can be accomplished through PUDs if there are clear requirements and guidelines (for both the Town decision makers and the developer) for what is to be accomplished. Shortcomings of the PUD include that it is geared toward larger, mixed-use developments and does not specify guidelines and requirements for density, screening and preservation and is therefore not as likely as some other methods to produce the desired outcome.

- **Official Maps**

Official maps show existing and planned public facilities such as streets and parks. They can also be used to restrict the issuance of building permits within the limits of the mapped areas. The maps are an especially effective means to reserve land for future public use (such as parks and open space.)

- **Sign Ordinance**

Signs, especially billboards can drastically affect the perceived “rural character” of a town as viewed from roadways. For this reason, it is important to have an up-to-date sign ordinance that regulates such things as location and size of billboards, light emitting diodes (LEDs), changing message and pictures on signs. New legislation in Wisconsin now allows a changing message every six seconds on billboards. This can cause a noticeable change to the rural landscape unless addressed in local ordinances. It is recommended that the Town address how existing signs may be modified as well as specific requirements for new signs.

- **Landscaping Requirements**

One of the most critical regulatory strategies for retaining rural character as well as for addressing issues of erosion control and replacement of disrupted natural features is a Landscaping Ordinance. Most cities and villages in Southern Wisconsin have stringent requirements for natural screening and replacement of vegetation when a subdivision is developed. Used as part of or in conjunction with Planned Unit Developments and/or subdivision requirements, landscaping can have a significant effect on the shaping of the rural environment for current and future residents of the Town. Landscaping requirements are one way to sustain the rural character of the Town even as development continues to occur. It is highly recommended that the Town enact a Landscaping Ordinance to assure the quality of future developments.

- **Cluster Development**

The concept of cluster development (including “conservation subdivisions” to be discussed next) is one of the most important strategies (along with landscaping regulations) available to towns for the preservation of agriculture and natural resources. In a “cluster development” up to four dwellings can be allowed on the smallest allowable lots (in the Town of Harmony the minimum lot size for residential development is 1 acre) with the additional requirement that they are clustered together in such a way as to avoid important agricultural and natural resources. In the agricultural districts that allow residential development on “rural” size lots (A-3 zoning allows 3 acre lots and A-2 zoning allows 10 acre lots in the Town of Harmony) the result can be widely spaced homes that cause fragmentation of farmland, woodlands, or degradation of other natural resources (see Figure 2.5 next page). Requiring smaller lots and specifying building envelopes for dwellings that are clustered together on the portion of the land least likely to degrade or fragment existing resources, preserves larger contiguous tracts for agricultural use and natural resources.

Through developing a new overlay district specifically for cluster housing, the Town can encourage cluster developments by allowing a higher density of housing (i.e.: more lots) than would be allowed under the underlying zoning district if the developer agrees to cluster homes on the minimum allowable sized lots (this is an example of incentive zoning). This type of regulation can be also accomplished through a Town level Land Divisions ordinance and as part of a “Conservation Subdivision” for developments of over five land divisions (see next section).

Figure 2.5 Large Lot Rural Development

“As urban development pressures have increased ..., public concern has grown over the loss of open space and rural character that seems to inevitably accompany what may be otherwise perceived as desirable growth. The disappearance of the qualities that make [the country] an attractive place to live is caused by the very development that allows new residents to move into the county. Rolling topography, wetlands, woodlands, hedgerows, streams and lakes, farm fields, and scenic views are distinct features that define the rural qualities which make this area so appealing. But when housing is scattered throughout the landscape in ways that do not respect its special qualities, those qualities can be lost, and, indeed, have been in many areas. Low-density, one- to three-acre suburban housing seeks a rural environment and, in the process of giving each new homeowner a “piece of the country,” destroys the very character of the land that was sought out.... Often the only reminder of the pre-construction rural character existing on a site, is the name of the subdivision, such as “Walnut Woods” or “Pleasant View”. By the time the new residents have moved in, the “woods” and the “view” have long been destroyed and cannot be enjoyed by either the residents or passers-by from the community at large.”



Source: Southeastern Wisconsin Regional Plan Commission
“Rural Cluster Development Guide” Dec. 1996

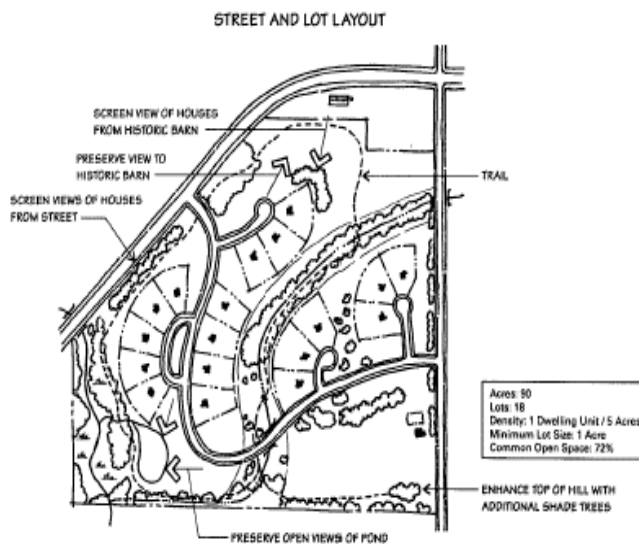
- **Conservation Subdivisions**

Conservation subdivisions are an excellent way to preserve agriculture, open space and natural resources in zoning districts where subdivisions (five or more lots created through land division) are permitted. The most appropriate way to regulate conservation subdivisions would be through a specific “Conservation Subdivision Ordinance. In the Town of Harmony where most of the buildable areas are characterized by flat, open spaces, landscaping requirements would be a necessary regulatory element to achieve the desired effect of a conservation subdivision.

The clustering of homes into conservation subdivisions can direct development to areas more suitable for development and away from areas that are more environmentally sensitive, such as wetlands or woodlands. Clustering can also provide for the preservation of archeological sites, scenic views and natural vegetation often found near surface water. By allowing for open space that is owned publicly or by a homeowners association, these natural amenities can be preserved for the community or neighborhood as a whole, instead of for a limited number of private homeowners. Finally, conservation subdivisions can help protect water and groundwater quality

for everyone through the maintenance of surface water buffers and better management of run-off (see Figure 2.6).

Figure 2.6
Conservation Subdivisions Strengths and Weaknesses



Strengths:

- Encourages smaller rural lot sizes for houses
- Protects larger blocks of open space
- Reduces the amount of land that is converted from agriculture or open space uses

Weaknesses:

- Dense clusters of rural homes may not be compatible with some kinds of commercial agriculture
- Many people moving to the country don't want to live on small lots or in clustered housing developments
- Existing conservation subdivisions have tended to cater to the high end of the housing market, which can make housing less affordable to some rural residents
- If the overall permitted density of homes is not increased, the total value of lots sold for development may be lower compared to conventional subdivisions

*Sources: Map from Southeast Wisconsin Regional Planning Commission, Rural Cluster Development Guide", Dec. 1996.
Text from "Planning for Agriculture in Wisconsin, A Guide for Communities"
Nov. 2002.*

In order to sustain an agricultural community and ensure farming as a viable lifestyle, large blocks of contiguous farmland should be protected. Conservation subdivisions are appropriate for protecting blocks of agricultural land and promoting areas where agricultural and residential activities can co-exist especially if used along with other conservation practices intended to prevent fragmentation of agricultural land. This is significant for particular types of agricultural practices that have some economic and aesthetic benefits for residential homeowners. This might include pick-your-own operations, community supported agricultural programs, organic vegetable production, hay and straw production and other specialty products and activities that use low chemical and low intensity production.

- **Building Permits**

The Town of Harmony currently has the ability to issue building permits. Establishing criteria for the issuance of building permits gives the Town influence over the precise siting or location of new construction within a parcel of land. Issuance of building permits can be subject to conformance with language in an ordinance or plan that states specific rules about placement of structures i.e.: that new homes are situated in such a way as to avoid agricultural land and/or to be shielded from views of neighbors. The Town may also specify a limit on the number of building permits that will be issued each year based on the rate of growth deemed appropriate. In this way, the consumption

of land and the strain on the environment caused by development can be more carefully monitored and controlled.

- **Land Use Code and Other Regulatory Strategies**

The siting of driveways, septic systems and wells as well as other land use controls such as specific requirements for siting of structures relevant to agricultural and natural resources helps to regulate the effect of housing developments on the rural environment. Currently, County government is administering these regulations, however, if the Town sees fit to establish additional or more restrictive regulations, those regulations will prevail as long as they do not conflict with any other statutes, ordinances, plans, etc already established under larger jurisdictions.

- **Conservation Easements**

Conservation easements can be regulatory or voluntary. Voluntary conservation easements will be discussed below as they relate to Transfer of Development Rights or Purchase of Development Rights. In the case of regulatory easements, the local unit of government may designate (through approved policy and/or through code) land or environmental conditions that are not acceptable for building. The government entity may prevent these areas of concern from being built upon by placing a permanent conservation easement on the portion of the land where those conditions exist. Because these easements are reserved through regulation, rather than through purchase, they may be subject to change and cannot be relied upon to preserve valued agricultural, natural or other features into perpetuity.

2.20 Land Acquisition Tools

There can be little question that the best way for a local government to preserve agricultural and natural resources is for those resources to be owned by an entity that is obligated to preserve it. There are several viable economic options for this to occur.

- **Non-Profit Conservation Organizations**

Non-profit conservation organizations such as land trusts are private organizations established to protect land and water resources for the public benefit. Land trusts often protect natural resources by owning the land or by holding a conservation easement which limits the use of the land to the terms specified in the easement. Land trusts and other non-profit conservation organizations are eligible to participate in state grant programs that fund land or conservation easement acquisitions

- **Public or Private Purchase**

Towns and non-profit conservation organizations can acquire land for conservation purposes by purchasing it outright. This is recommended when full public access to the property is required.

- **Public Land Dedication**

Towns may require through ordinance, that a specified percentage of land is dedicated to the public whenever a subdivision is developed. This requirement assures that there will be public open space within each development. If the town wishes, it may require a fee in lieu of a land dedication thereby creating a fund for maintenance of public lands.

- **Conservation Easements**

Voluntary conservation easements are legally binding agreements between private landowners and qualified land trusts, conservation organizations or government agencies. The agreement transfers the right to develop a parcel of land from the land owner to the other entity for the purpose of limiting the use of the land to specific uses and thus protecting it from development into perpetuity (for ever). The purchaser of the easement may not ever develop the land. The purchaser has essentially made it possible to place a permanent restriction (called a conservation easement) on the deed to the property which stays with the property, even if it is sold. Conservation easements are usually sold, but are frequently donated by conservation-minded landowners. Grantors can receive federal tax benefits as a result of donating easements that may apply to parts of or entire parcels of property.

- **Purchase of Development Rights**

Purchase of Development Rights (PDR) programs are aimed at maintaining the economic viability of keeping land in agriculture and/or preserving natural resources, even in the face of development pressure. PDR programs provide for the purchase of the right to develop (ie: a conservation easement) on a piece of property that meets criteria for preservation of agricultural and/or natural resources. This process may include analyzing the quantity and quality of agricultural and natural resources and determining the extent to which the land is threatened by development. Through various fund raising efforts, including raising of taxes and partnerships with other governmental and non-profit agencies, there has been a high degree of success in the goal of purchasing the rights to develop agricultural land from farmers, thus leaving the land in agriculture into perpetuity (forever.)

PDR programs provide the farmer with the ability to place a conservation easement on the property in question, permanently, so that the deed to the land reflects the inability to develop no matter who owns the land or how many times it is sold. This system lowers the value of the land for taxing purposes and also provides for other monetary incentives to the farmer. At this writing, this is one of the most successful programs for preserving agricultural and natural resources nationwide. Part of what makes it so successful is the fact that it is completely voluntary on the part of the governing municipality (taxes can only be allocated through referendum) and on the part of the farmer. The highlights of such programs are summarized below:

- The value of a conservation easement is determined by calculating the difference between the market value of the land with development and the value of the land without development (in current dollars).
- The right to develop land is purchased from the landowner (farmer) from a local government or non-profit organization.
- Some landowners may choose to donate land in order to reduce tax burden while keeping their land in agriculture.
- Easements are recorded on the deed and remain with the land into perpetuity.
- Landowners may “sell the development rights” to all or just a portion of their land.
- Landowners retain the right to continue to use their land and sell it to others, but the right to develop the land is no longer available once development rights have been sold.
- This system puts cash in the hands of current farmers.
- It also keeps the price of farmland lower for future farmers.

- **Transfer of Development Rights (TDR)**

In a Transfer of Development Rights program, the Town designates “sending areas” (areas where development is discouraged) and “receiving areas” (areas where development is encouraged). The “sending” area would typically be farmland that the community wants to protect and the

“receiving” area would be an area planned for residential development. Landowners in sending areas are allocated development rights based on density policy and criteria identified in adopted plans, which specify the number of potential building sites or non-farm development available on their property. Landowners seeking to develop in a receiving area must first buy development rights from landowners in a sending area. Once a development right is purchased and transferred, the landowner in the sending area gives up the ability to develop all or a portion of their property. This method of transferring development rights provides incentive for a developer to participate in the preservation of agriculture and natural resources while eliminating the need for funding the purchase of development rights.

Chapter 3 - Transportation

3.1 Overview of Transportation

As defined in Wisconsin State Statutes 66.1001, the Transportation element of a community's comprehensive plan is to be:

“A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation.”

“The element shall compare the local governmental unit's objectives, policies, goals, and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the community.”

Planning for transportation is planning for land-use, which in turn, is planning for community character. One cannot be done without consideration for the others. A well-planned transportation system, composed of an adequate road network, appropriate land use controls *and* other transportation options and infrastructure, can provide various socio-economic and environmental benefits. A well-planned transportation system can impact fiscal resources, land use and conservation, air quality, health and safety of the citizenry, and overall quality of life. Alternatively, a poorly planned transportation network, heavily reliant on a single transportation mode can and does produce urban sprawl, pollution and safety hazards and can change the character of a community permanently.

An increasingly extensive transportation network that has fueled population growth and development in areas where roads have been improved, expanded or created has heavily influenced the low-density development pattern of the mid to late 20th century. This development pattern illustrates the relationship between transportation and the many elements discussed in this *Comprehensive Plan*. This is particularly true with respect to land use and housing, as much of the Town's population and household growth is being fueled by the regional connectivity provided by high-capacity highways such as I-90/39, increased capacity on highways and arterial streets such as State Highways 26 and 14, and the construction of new local and private roads. Conversely, as the community continues to grow, so does the demand for new or improved roads to service new developments.

National, regional, and local road networks, bike and pedestrian routes, and other recreational transportation (including water sports), airport service, public transit and freight rail are within close proximity to the Town of Harmony and are available for service to its citizens and industries. Although the Town of Harmony does not have jurisdiction over all of the roadways and other transportation modes that are present in the Town, the development decisions made by the Town will impact the amount and type of traffic using facilities that are controlled by other jurisdictions. Additionally, the extent to which the local street system can accommodate local travel will directly impact the amount of traffic that is diverted onto State and/or County facilities. For this reason, transportation planning at the Town level is crucial.

The inventory provided on the following pages is a comprehensive discussion of roadways, railways, pedestrian, bicycle, transit, and recreational systems within the Town of Harmony and the region. The following goals, objectives and policies will provide a framework by which to analyze and manage transportation needs to meet the goal of efficiently, equitably, and safely serving existing and planned land uses in the Town of Harmony and the region.

3.2 Inventory of Transportation Facilities

Similar to other rural communities with relatively low population densities, the Town's transportation system is dominated by singularly occupied automobiles utilizing an extensive road network. Historically, there has been little demand for other transportation options, though residents of Rock County have recently expressed interest in alternative transportation modes. Air and rail service, specialized transportation/transit, and extensive bicycle/pedestrian lanes and trails are available in or near the Town of Harmony.

This section inventories facilities that are available to residents and businesses in the Town of Harmony for travel by road, rail, air, water, transit and multi-use and snowmobile trails.

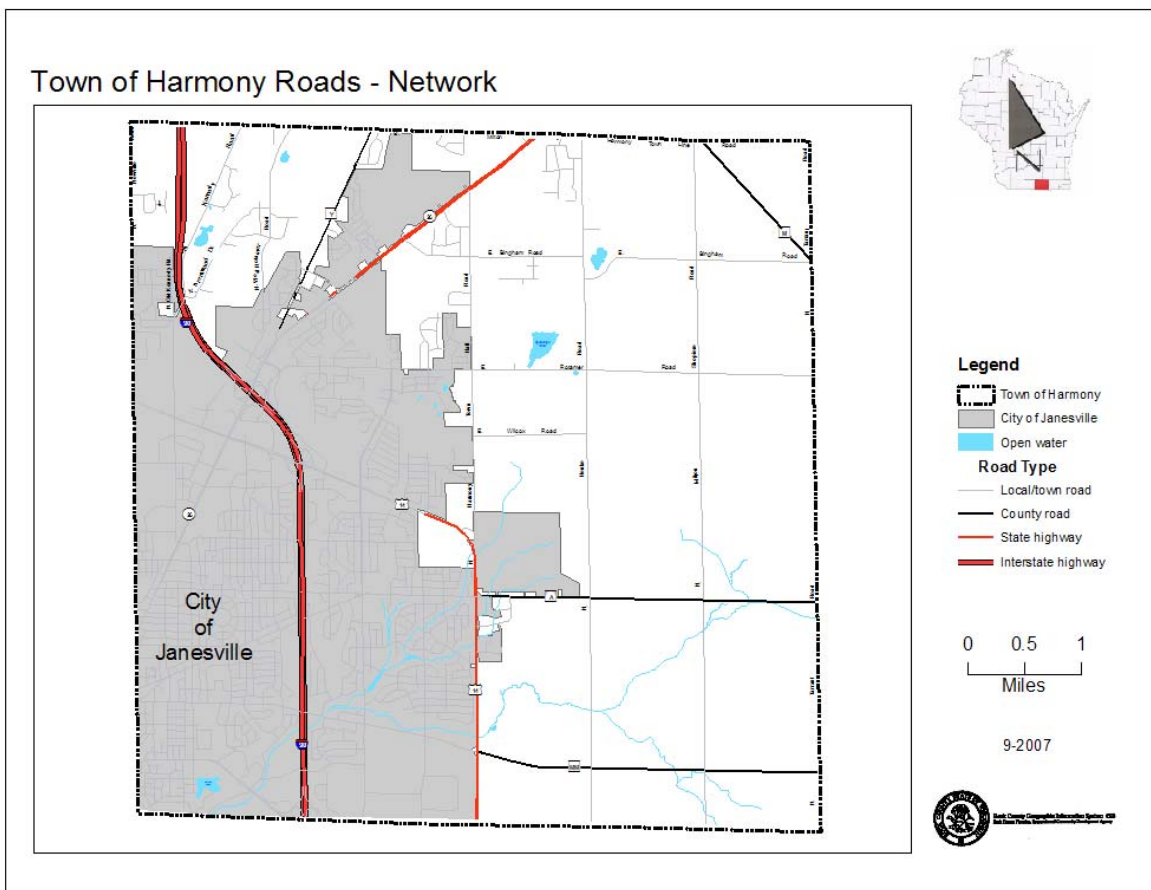
Roads and Bridges

The Town of Harmony is well connected to the surrounding region through an extensive roadway network. Well functioning roads are the Town's lifelines to its economy. Town roads accommodate agricultural, automobile and bicycle/pedestrian traffic. They also provide local and non-local users and their products and services access to local, regional, state, and national locations.

There are 210 centerline miles of County Trunk Highways in Rock County and 825 centerline miles of Town Roads. Some of these less-traveled roadways serve the Town of Harmony (see Map 3.1, next page) by forming a transportation network that connects all of the cities, villages and unincorporated portions of the County.

The Town of Harmony contracts with the Rock County Public Works Department to perform all road maintenance for all roads in the Town including asphalt paving for all the local roads. In general, the Town has the budgetary responsibility to provide maintenance and repair, snow removal and if necessary, replacement of all local roads and their associated bridges. This responsibility presents a significant cost expenditure to the Town. Funding is provided by the State based on miles of roadway however, the high cost of maintaining these roadways and bridges may cause the tendency for disrepair or inadequacy or unsafe driving conditions. Townships are often awarded aide by the State or Federal government based on roadway classification.

Map 3.1



Functional Classification

The State of Wisconsin's Department of Transportation (WDOT) (see: *State of Wisconsin, Department of Transportation, Facilities Development Manual, Procedure 4-1-15*) uses a *functional classification* system to identify roads according to the service they are intended to provide. The Town's functional road classifications reflect the capacity to provide land access and/or mobility to users (see Figure 3.1 on the next page and Map 3.2 on page 68). Functional classifications are defined as follows:

Arterials

Principal Arterials – serve corridor movements having trip length and travel density characteristics of an interstate or an interregional nature. These routes generally serve all urban areas with a population greater than 50,000 inhabitants. The rural principal arterials are further subdivided into “interstate highways” and “other” principal arterials.

Minor Arterials – in conjunction with other principal arterials, serve cities, large communities, and other major traffic generators providing interregional and inter-area traffic movements.

Collectors

Major Collectors – provide service to moderate sized communities, and other inter-area traffic generators, and link those generators to nearby larger population centers or higher functionally classified roadways.

Minor Collectors – provide service to all remaining smaller communities, link the locally important traffic generators with their rural hinterland, and are spaced consistent with population density so as to collect traffic from local roads and bring all developed areas within a reasonable distance to a collector road.

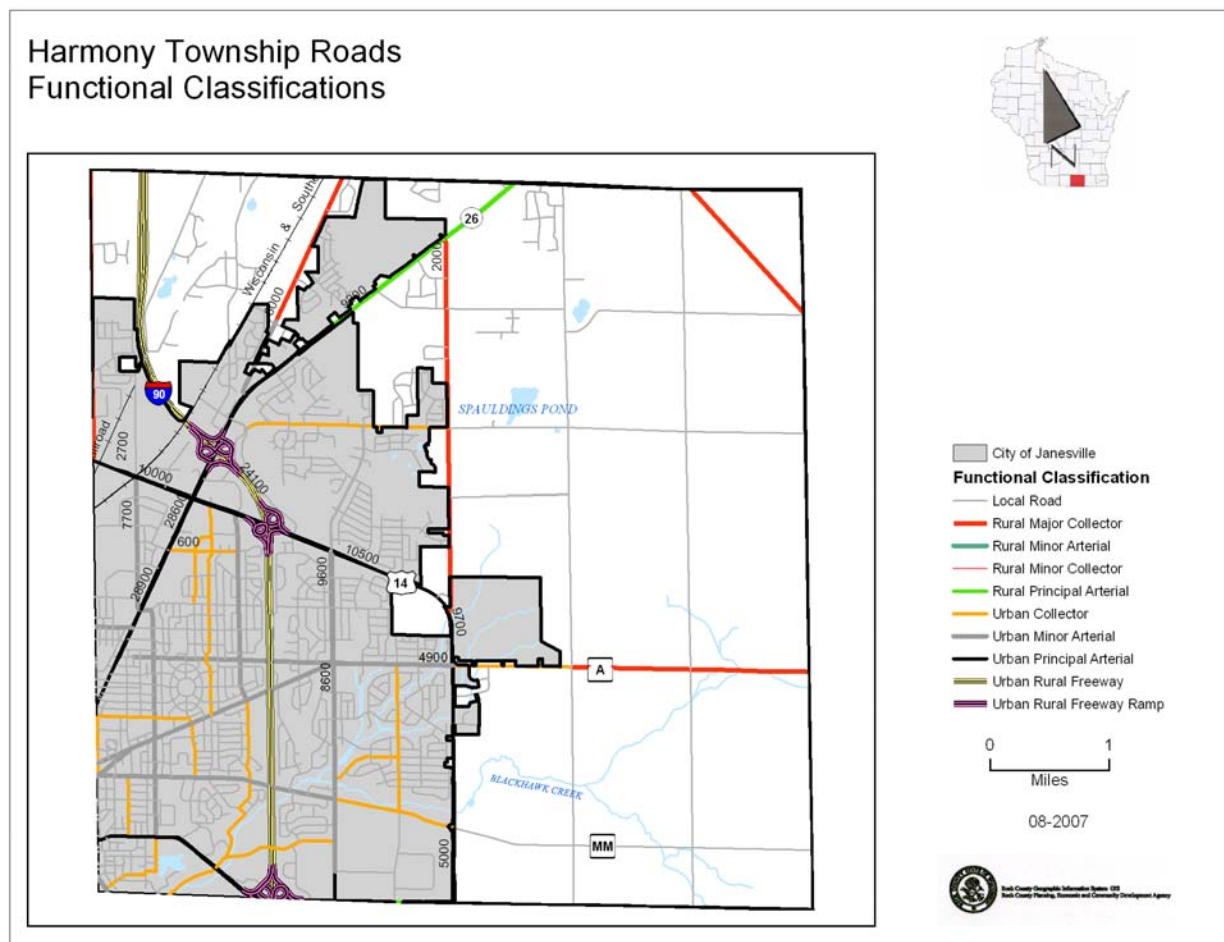
Local Roads

Local Roads – provide access to adjacent land and provide for travel over relatively short distances on an inter-township or intra-township basis. All roads not classified as arterials or collectors are local functional roads (not shown in Figure 3.1).

Figure 3.1
Roads within or of significance to the Town of Harmony:
Functional Classification

Principal Arterials (Urban/Rural Freeway)	Principal Arterials	Minor Arterials	Major Collectors	Minor Collectors
Interstate 90/39	State Highway 26	none	CTH Y	Newville Road
	US Highway 14 (urban)		Harmony Town Hall Rd	
			CTH A	
			CTH M	

Map 3.2



Major Roadways Affecting the Town

Interstate Highway 90/39 (I-90/39), running through the northwest corner of the Town of Harmony, serves as Rock County's principal limited access, north-south traffic artery and exerts a major influence on the Town's development patterns and pace. This facility connects the Town, as well as the rest of Rock County to major urban markets to the north and west such as Madison, Wausau, Minneapolis/Saint Paul and continuing as far west as Seattle, Washington. To the east, I-90 links Rock County to the Chicago metropolitan area and beyond through New York City, finally terminating in Boston, Massachusetts. I-39 traverses south from Rockford, Illinois to Normal, Illinois. Convenient access points to I-90/39 for Town of Harmony residents are located at Highways 26, 14 and 11.

US/STH Highway 14 is a multi-purpose principal arterial that borders the Town of Harmony. This highway goes from Chicago, Illinois to Yellowstone National Park in Wyoming. STH 14 begins in La Crosse and goes through the Madison area on its way to Janesville and then on through Darien and Walworth to the Illinois border. STH 14 connects to the I-43 interchange, which continues on into Illinois and the northwest suburbs of Chicago.

US Highway 51 is a multi-purpose principal arterial that goes from northern Wisconsin to New Orleans, Louisiana. US Highway 51 is commonly used for local travel to points between La Cross, Madison, and Rockford, Illinois.

Wisconsin State Trunk Highway 11 (STH 11) is a principal east/west arterial that traverses Rock County from border to border and traverses the State of Wisconsin from Racine almost to Dubuque, Iowa. On the east side of Rock County STH 11 is a dually designated route with US Highway 14. Near the City of Janesville, STH 11 and US Highway 14 diverge and STH 11 continues on to the west into Green County. STH 11 primarily serves rural oriented land uses.

Wisconsin State Trunk Highway 26 (STH 26)

STH 26 is perhaps the one road that is the most likely to affect land uses in the Town of Harmony in the future. STH 26 runs north and south between the City of Janesville and Oshkosh, Wisconsin. This highway is due for improvement and expansion beginning in 2008. A more thorough discussion of Highway 26 will appear later in this chapter.

Trucking

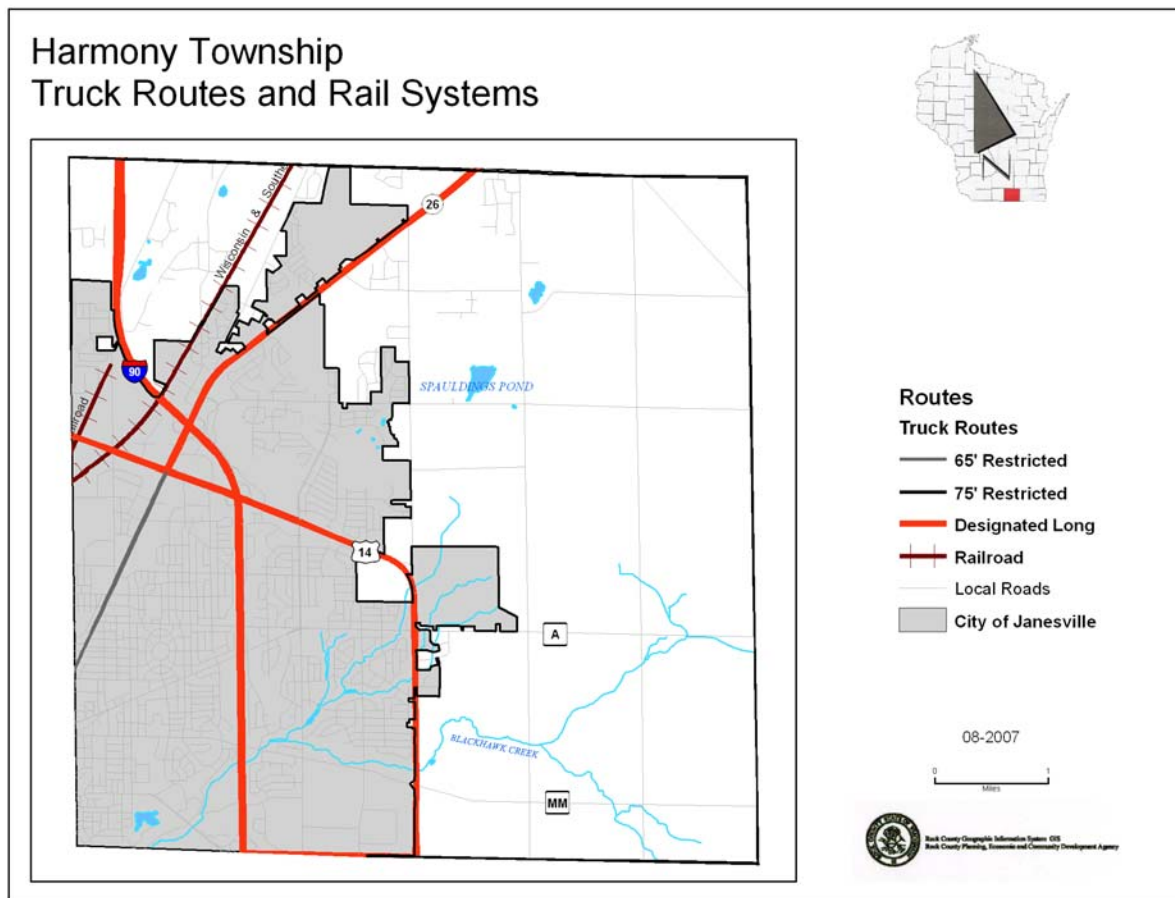
The Town of Harmony is close to four truck routes (I90/39, US HWY 14, STH 11 and STH 26). STH 26 is home to a private trucking company. The presence of heavy trucking on major collector highways serving the Town can impact land use and travel habits and is an important factor to consider when deciding where to encourage new growth (see Map 3.3, next page).

Rail

There is no passenger rail serving the Town of Harmony or Rock County at this time. The feasibility of commuter rail was investigated as an aspect of the South Central Wisconsin Commuter Study. Although it was found that commuter rail is not feasible in Rock County at this time, this subject may reemerge during the planning period. Three freight rail providers provide movement of 23% of the freight in Rock County. Two of them (Union Pacific and the Wisconsin and Southern) are readily accessible to the Town of Harmony.

The **Union Pacific Railroad** operates on tracks that run from northern City of Janesville, southeast to the county line, before crossing into Illinois in route to Chicago. This line primarily transported component truck parts to the Janesville General Motors plant and distributed newly manufactured vehicles. This line continues to transport grain and corn.

The **Wisconsin & Southern Railroad** runs through Orfordville, Hanover, Janesville, Milton, Edgerton and Avalon. A wide range of products are shipped on this line, including corn and grain, lumber, canned goods, paper, fertilizer, aggregate, ethanol, gasoline, sugar, pulp board, plastic, metal scrap, auto parts and military vehicles. The Wisconsin and Southern passes through Section 5, parallel to County Y in the Town of Harmony and provides issues and opportunities for land use in that area (see Map 3.3, next page).

Map 3.3**Air**

The closest airport to the Town of Harmony is Southern Wisconsin Regional Airport, located west of Highway 51, in the southern most portion of the City of Janesville. This airport is categorized as an Air Carrier/Cargo airport and as such there is no commercial passenger air service.

**Southern Wisconsin Regional Airport**

Dane County Regional Airport located in Madison, Wisconsin and Chicago Rockford International Airport located in Rockford, IL are the nearest commercial passenger facilities. Dane County Regional Airport provides daily service to Chicago O'Hare International Airport. Other private airports include the Beloit Airport and several private landing strips located throughout Rock County.

Water

A number of rivers, streams and lakes in Rock County are ideal for boating and other water sports. In the Rock County POROS plan, a detailed River Trails Plan identifies waterways that are favorable for canoeing and kayaking. Although none are directly within the Town of Harmony, several are easily accessible by Town residents. Lake Koshkonong, located on the northern border of Rock County, is also a popular destination for boating and water sports.

Bike, Pedestrian and Multi-Use Routes and Trails

An expansive network of bicycle and pedestrian routes span throughout Rock County. This system of routes connects urbanized areas with destinations that offer recreation and natural amenities. All County Parks can be accessed via bicycle/pedestrian routes and lanes.

Several additional routes were proposed by the Rock County POROS Plan within the Town of Harmony (see Map 3.4 next page) to further expand and connect bicycle and pedestrian transportation options for all areas of Rock County. The Town of Harmony has two County designated bike routes along existing roadways. One, in the southern one-fourth of the Town provides east/west travel all the way through the Town along Highway MM. The other, in the northwest corner of the Town is routed along North Kennedy Road. Neither route is equipped with a separate bike lane.

A third un-designated multi-use, off road trail exists on an abandoned rail corridor not far from Kennedy Road. It was originally hoped that this trail would form a connection (to the North) to the proposed statewide Ice Age Trail at some point in the future, however, landowner cooperation may prevent this from happening. To the south, the trail connects to a designated City of Janesville bike route that continues to where it terminates at STH. 14 in the City (see Map 3.4 next page).

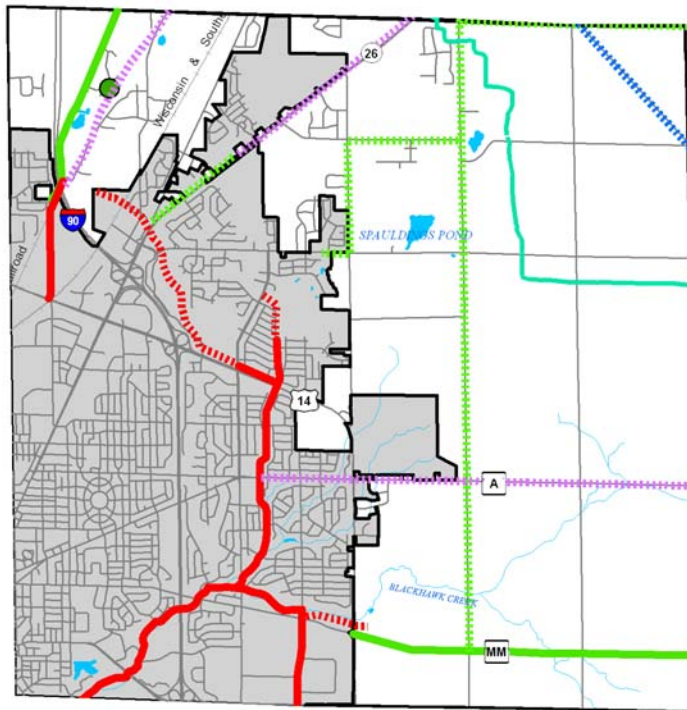
Funding limitations for snow removal and general maintenance is a major deterrent for the Town of Harmony to pedestrian and bicycle trail construction, however, creative methods for funding these amenities should be considered with each new subdivision that is approved by the Town.

Snowmobile Trails

Each year easements are obtained from various landowners, and together they comprise the Rock County Snowmobile Trail. There are approximately 226 miles of trail, about seven miles of which go through northeast portion of the Town of Harmony. The trail is made possible by the Wisconsin Snowmobile Trail Fund, which finances the easements in their entirety. Twenty-two bridges have also been paid for with the trail grant program. The trail now encircles the entire County, with numerous trail spurs connecting adjoining trails in adjacent counties.

Map 3.4

Harmony Township Bicycle, Snowmobile and Pedestrian Routes and Trails



Transit

It is not feasible for the Town of Harmony to provide a local transit system. The nearest public transit services are provided by the Janesville Transit System in the City of Janesville. There are currently no plans to expand this (or any other) municipal transit service into the Town of Harmony however, if the average age of persons living in the Town increases as expected, the need for such services may become apparent.

Buses

City bus systems operate within the City of Beloit and the City of Janesville however, neither system provides service to the Town of Harmony, making use of those systems impractical by Town residents. There are currently no known plans to expand this, or any other municipal transit service into the Town of Harmony.

An interstate bus line operated by **Van Galder** starts in Madison, makes stops at South Beloit, Rockford, and O'Hare Airport and terminates in downtown Chicago. Not all routes stop at all locations. Most routes stop on North Pontiac Drive in the City of Janesville, providing convenient access for Town of Harmony residents.

Greyhound buses are also available from the Beloit Greyhound terminal in the City of Beloit. These routes head north to Madison or south to Chicago where they link to nationwide routes. Tickets are **not** sold at the terminal, and must be purchased online or by telephone. Both Van Galder and Greyhound bus lines offer charter services, for group travel, tour packages, or other special events.

Para-Transit

The Rock County Council on Aging provides specialized transit services, which are designed for use by elderly or disabled persons. To be eligible for the service, an individual must be at least 55 years of age, or physically disabled. Rides using wheelchair lift-equipped vans are available, for a fee, Monday through Friday from 8:00 am to 5:00 pm for all areas within the Town of Harmony.

Users must arrange trips by calling the Specialized Transit Agency by 12:00 p.m. at least two (2) days in advance of the scheduled trip. Passengers are picked up at their scheduled time and taken to their destination. Once the rider's scheduled appointment has completed, he/she must place a call to the Specialized Transit Agency in order to notify the van driver that it is time to make a return trip.

The Rock County Council of Aging also offers a volunteer driver escort program called RIDES, where volunteers offer their time and their own vehicles to drive patrons to medical appointments. Transportation is available to Madison, Milwaukee, Monroe and Rockford, IL and riders are charged per mile.

In addition to these County services, the State of Wisconsin has a Vanpool and a Rideshare program that has a computerize system for providing rides to customers who live and work in the same area. Both operations are based in Madison, Wisconsin.

3.3 Existing Plans and Projects

This section reviews State, County and regional transportation plans and projects that are relevant to the Town of Harmony. The Town of Harmony's goals, objectives, and policies for transportation are consistent with these plans and projects, although this *Comprehensive Plan* may address concerns and recommend improvements that are not yet acknowledged by any other state or regional plan.

The Town of Harmony lies entirely within the Janesville Area Metropolitan Planning Organization boundaries. It also lies entirely within Rock County and the State of Wisconsin. Each of these entities has a transportation plan or plans that specify future action within the Town, or at the very least, plans that will connect to and/or affect the transportation system within the Town of Harmony.

Existing plans, programs and studies that may affect the Town of Harmony include the following:

State Plans

- Translinks 21: A Multimodal Transportation Plan for Wisconsin's 21st Century
- Connections 2030 Plan
- Wisconsin State Highway Plan 2020
- Wisconsin Rail Issues and Opportunities Report
- Wisconsin State Airport System Plan 2020
- Wisconsin Pedestrian Policy Plan 2020

State Corridor Plans and Studies:

- I90/39 Corridor
- STH 14/11 Study
- STH 26 Corridor expansion project/ Bike Route Planning Study
- STH 26 Janesville to Milton Segment

Rock County Plans and Projects

- Rock County Public Works Projects
- Southern Wisconsin Regional Airport Land Use Plan
- 2003 Rock County Bicycle and Pedestrian Routes and Trails Plan
- Parks, Outdoor Recreation and Open Space Plan (POROS)

Metropolitan Planning Area (MPO) Plans

- Janesville Area 2005-2035 Long Range Transportation Plan/Transportation Improvement Plan
- Stateline Area Transportation Study 2035 Long-Range Plan
- South Central Wisconsin Commuter Study

State Plans

Translinks 21: A Multi-Modal Transportation Plan for Wisconsin's 21st Century

Completed in 1995, Translinks 21: A Multimodal Transportation Plan for Wisconsin's 21st Century provides an overall vision, goals and recommendations for planning in the state through 2020. This plan calls for the creation of a state grant program to help local governments prepare transportation corridor management plans (no grant exists as of this writing), the provision of state funding to assist small communities in providing transportation services to elderly and disabled persons (this provision is being used for Rock County), and the development of a detailed method of assessment of local road investment needs. The overall goal of the planning process is to identify a series of policies to aid transportation decision-makers when evaluating programs and projects. This Plan is the predecessor for the Connections 2030 Plan currently in progress and described below.

Connections 2030 Plan

When completed, this plan will be a long-range, need-based transportation plan that addresses highways, local roads, air, water, rail, bicycle, pedestrian, and transit facilities and services. The overall goal of this Plan will be to identify a series of policies to aid transportation decision-makers when evaluating programs and projects. Policy recommendations in the Plan will refer to specific corridors throughout the State. Major routes in only two of them (the Rock River and the Cheese Country Corridors) go through the Town of Harmony (see maps at Wis. Department of Transportation website), however, changes to roadways in any of these corridors may affect traffic patterns in the Town of Harmony

The five corridors identified in Rock County are as follows:

Alpine Valley Corridor – Janesville/Beloit to Milwaukee (via Hwy. 14/11 through the Towns of LaPrairie and Bradford and via Hwy. 43 through the Towns of Turtle and Clinton and on into Walworth County).

Blackhawk Corridor – Madison to Chicago via Beloit (via Hwy. 51 through the Towns of Janesville and Fulton and via Hwy 213 through the Towns of Beloit, Newark, Plymouth, Spring Valley, Magnolia and Union where it goes to Hwy. 14 and on into Dane County).

Cheese Country Corridor – Dubuque to Janesville/Beloit (via Hwy. 11 through the Towns of Janesville, Plymouth and Spring Valley and via Hwy. 81 through the Towns of Beloit, Newark and Avon and on into Green County).

Rock River Corridor – Janesville/Beloit to Oshkosh (via Hwy. 26 through the Towns of Harmony and Milton and on into Dane County).

Southern Tier Corridor – Janesville/Beloit to Racine/Kenosha (via Hwy. 14/11 through the Towns of LaPrairie and Bradford and via Hwy. 43 through the Towns of Turtle and Clinton and on into Walworth County).

Wisconsin State Highway Plan 2020

The Wisconsin State Highway Plan plans for the 11,800 miles of state-managed highways in Wisconsin, specifically focusing on pavement and bridge preservation, traffic movement and safety. This Plan identifies Interstate 90/39 as a "Corridors 2020 Backbone route," meaning the state treats this route as one which connects major population and economic centers and provides economic links to national and international markets.

The Highway Plan, revised every six years, also addresses projected congestion. In Rock County, Interstate 90/39 south of the City of Janesville to the state line is expected to be extremely congested, with severe congestion occurring north of Janesville. Moderate congestion is foreseen for Highway 14, and for Highway 51 north of the City of Janesville to the county line. These projections assume no capacity expansions to the roadways.

The State Highway Plan does not identify construction projects specifically, but rather it develops strategies and policies to improve the state highway system over the next 20 years.

The strategies and policies set forth in this Highway Plan are expansive and cover topics including preserving transportation infrastructure, improving traffic movement and safety, economic development, environmental protection, and financing. Special emphasis is given to the high investment needed to mitigate congestion in Southeastern Wisconsin. Given its focus, the Highway Plan does not identify improvement needs under local jurisdiction.

Wisconsin Rail Issues and Opportunities Report

This Report, completed in 2004, is the result of a public outreach effort to determine issues related to rail transportation. This plan is intended to direct the rail element of the *Connections 2030* plan currently in progress. Issues identified in the Report are categorized as rail network issues, intercity passenger rail issues, safety issues and legislative issues. Commuter rail, locomotive horns at roadway/railway crossings and a proposal to reduce mercury emissions are identified as emerging issues in the plan.

Wisconsin State Airport System Plan 2020

This plan is an inventory of airport facilities throughout the state, and what services they provide. Included are upgrade recommendations, along with information on funding and environmental consequences. The Rock County Airport is categorized as Air Carrier/Cargo meaning that it can accommodate all aircraft, up to and including wide body jets and large military transports. It is one of only 10 airports in the state with this classification. The Southern Wisconsin Regional Airport provides Rock County with adequate corporate access at this time.

Wisconsin Pedestrian Policy Plan 2020

This plan, completed in 2002, details how state and local jurisdictions can improve pedestrian safety and comfort, while increasing walking as a practical mode of transportation (see Figure 3.2, next page). Options for pedestrian facilities are explored, especially those that are user-friendly for the elderly, children and people with disabilities. The need for education efforts among law enforcement, motorists and pedestrians is discussed, as is WisDOT's leadership role, in promoting walkability.

Figure 3.2
Wisconsin Pedestrian Policy 2020 Excerpt

<p>The following are factors that should be considered in the determination of the need for pedestrian facilities along State Trunk Highways (STH):</p>	
<ul style="list-style-type: none"> development density (present and expected in the near future) of the area surrounding the STH segment; 	<ul style="list-style-type: none"> sidewalks may be built along some rural cross-sections (no curb and gutter) where a strong need to facilitate pedestrian traffic can be demonstrated such as a worn path in the grass leading to a school; and
<ul style="list-style-type: none"> the type (residential, commercial, industrial, mixed use) and pattern of land use or development adjacent to the STH segment; 	<ul style="list-style-type: none"> providing for the pedestrian-related needs of specific pedestrian groups such as pedestrian commuters, people who are disabled, children, and the elderly.
<ul style="list-style-type: none"> opportunities to connect pedestrian systems on local streets to those along STHs; 	<p>In all cases, the exercise of good planning and engineering judgment, as well as input from the local community, is necessary to ensure that roadway plans and designs consider the need for pedestrian facilities and how best to provide for them.</p>
<ul style="list-style-type: none"> the presence of pedestrian traffic generators, abutting schools, retirement housing facilities, parks, recreational areas and areas of commercial development; 	<p>Local Maintenance Required</p> <p>In all cases, signed agreements with local officials will be required so that sidewalk maintenance needs (including snow removal and repair of damaged and deteriorated sidewalk panels) will remain the responsibility of the local municipality.</p>
<ul style="list-style-type: none"> connecting transit stops and facilities along STHs to local pedestrian systems; 	

Source: Wisconsin Pedestrian Policy Plan 2020

Funding limitations for snow removal and general maintenance is a major deterrent for the Town of Harmony to sidewalk and bicycle path construction, however, creative methods for funding these amenities should be considered with each new subdivision that is approved by the Town.

State Corridor Plans and Studies

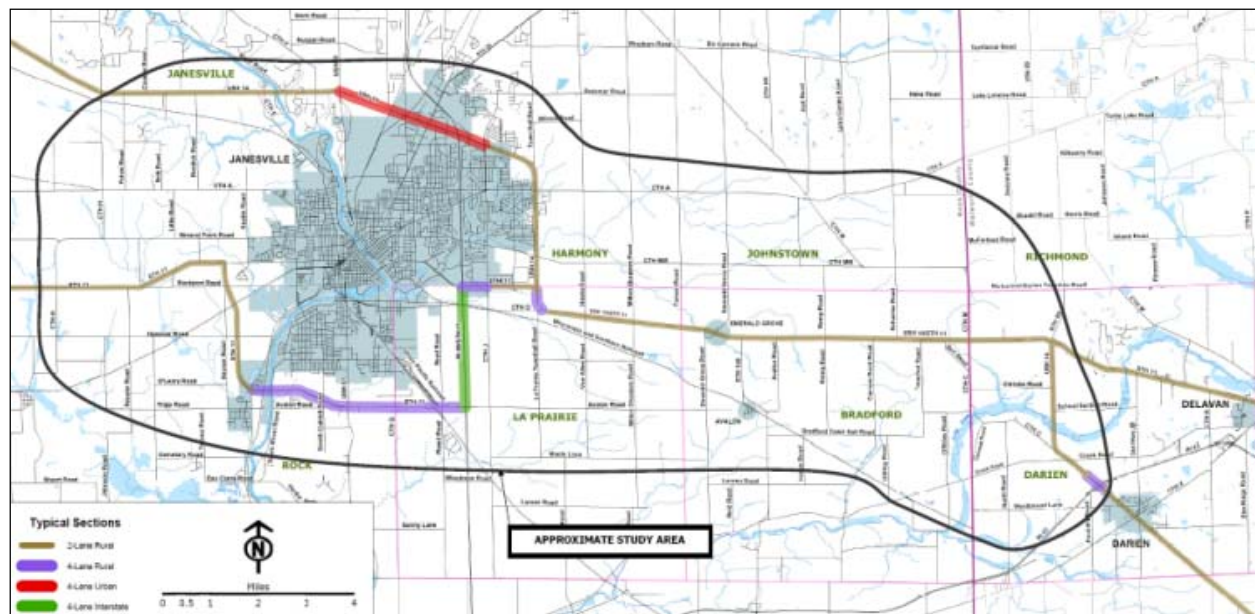
I 39/90

The widening of Interstate 39/90 is a major undertaking to increase capacity that is planned to begin in 2013 or 2014. Over 45 miles will be widened from 2-lanes to 3-lanes in each direction for the portion of the interstate spanning from Highway 12/18 (the “Beltline”) in Madison to the Illinois state line. All work is planned to take place within the existing right-of-way and will include rehabilitation of all bridges. Construction will begin at the state line, and work northward. Also, all bridges along the route will be rehabilitated. Improvements on I39/90 are likely to influence traffic patterns within the Town especially during construction phases, and may eventually inspire some travelers who are currently using State Highways that traverse through the Town of Harmony to use the Interstate instead.

USH 14/STH 11

The US Highway 14/Wisconsin Highway 11 corridor is a heavily traveled and crucial link from Janesville to Darien, through Walworth County. As traffic volume has increased, so have crash rates, therefore corridor improvements have been deemed necessary. The study of this corridor (began in 2003) analyzes system linkage, future travel demand, safety, capacity and socio-economic demands. The study area for the US 14/STH 11 Corridor Study includes much of the Town of Harmony and is shown in Map 3.5.

Map 3.5 – US 14/STH 11 CORRIDOR STUDY AREA



Source: Wisconsin Department of Transportation

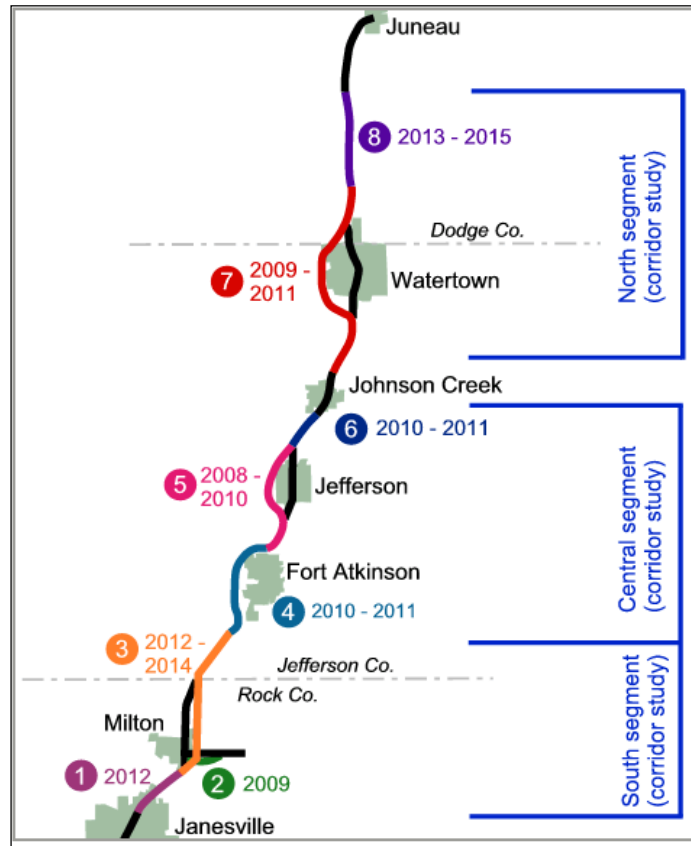
STH 26 Corridor Expansion Project

To ensure future safety and functionality of the State transportation system, the Wisconsin Department Of Transportation will be expanding 50 miles of Wisconsin State Highway (STH) 26 to four lanes from Janesville to STH 60 in Rock, Jefferson and Dodge counties. About half of the expansion will be constructed alongside the existing corridor. The other half, mainly the bypasses, will be constructed on new location. Bypasses will be constructed around Milton, Jefferson and Watertown with interchanges providing easy access to the cities. The planned improvements will increase capacity, improve safety, maximize economic development potential and allow the corridor to serve its intended function well into the future.

The STH 26 Corridor Study focuses on access management, local transportation systems, land use, interchange areas, and bike and pedestrian facilities along this 70-mile stretch of roadway. The planned realignment of STH 26 has resulted and is shown in Map 3.6. In addition, a STH 26 Bike Route Planning Study coincides with the Corridor Study, to provide potential bicycle accommodations along the corridor (see Figure 3.3 on page 80).

Map 3.6

Wisconsin State Highway 26 Corridor Map



Source: Wisconsin Department of Transportation

Figure 3.3
Highway 26, Milton Bypass

Janesville to Milton Routes				
Route Name	Route Status	Total Route Length	Route Description	Route Map
Janesville to Milton Route A <ul style="list-style-type: none"> Rotamer Road (2.6 miles) Henke Road (2.2 miles) 	This route is currently bikeable and is a recommended route.	4.8 miles	This route begins on urban streets on the northeast side of Janesville. Traveling east on Rotamer Road the street narrows and the traffic volume decreases. The final route segment is on Henke Road, which is a rural town road with low traffic volumes. Henke Road enters the southeast side of Milton.	
Janesville to Milton Route B <ul style="list-style-type: none"> Rotamer Road (1.6 miles) Town Hall Road (1.6 miles) Townline Road (0.5 mile) Parkview Drive (1.0 mile) 	A long-term route improvement is needed. WisDOT plans to construct an interchange at Town Hall Road and WIS 26. This would provide a north/south connection. The segment north of WIS 26 should be constructed with paved shoulders. If the segment of Town Hall Road south of WIS 26 is reconstructed as an urban cross section in the future, the addition of marked bike lanes would be appropriate.	4.7 miles	This route begins on urban streets on the northeast side of Janesville. The route travels east on Rotamer Road to Town Hall Road. The planned WIS 26/Town Hall Road interchange would provide a connection to Parkview Drive. This street enters the southwest side of Milton.	
Janesville to Milton Route C <ul style="list-style-type: none"> Ice Age Trail Connector Route (3.0 miles) 	A long-term route improvement is needed. Discussions are underway in Rock County about which uses will be permitted on the trail in the future.	3.0 miles	This trail is under development by Rock County. When it is completed, it could potentially serve walkers, bicyclists, and equestrian riders. The surface type for this facility has not been determined.	

Additional Notes: The long range transportation plan for the Janesville/Milton area calls for a separated path along the Milton bypass. This will be considered during the WIS 26 design process.
A bike overpass will be constructed just south of County Y.

STH 26 Janesville to Milton Segment

This segment of STH 26 consists of spot improvements from just south of the County Y intersection north to Town Line Road. The existing 4-lane divided roadway will remain. Private driveway accesses onto STH 26 will be relocated to either existing side roads, new frontage roads or new development streets. Purchase of real estate needed for improvements will start in 2009. Construction is scheduled for 2012 and is estimated to cost \$5.8 million (in 2006 dollars). This expansion project will have a significant affect on land uses within the Town of Harmony, not only adjacent to the project, but in other areas as well. This is an important issue for the Town and recommendations for policy on development in the STH 26 corridor will be explored in the Land Use Element of this Plan.

The following proposed improvements are circled and lettered on the Map 3.7 below:

- a) Construction of a bicycle/pedestrian bridge over STH 26 just south of County Y.
- b) Reconstruction of County Y intersection with traffic access restricted to right turns only onto and off of STH 26.
- c) Construction of new frontage roads on both sides of STH 26 between County Y and
- d) Woodcrest Drive.
- e) Reconstruction of the McCormick Drive intersection and repaving of McCormick Drive to accommodate County Y traffic.
- f) Construction of a bridge for the extension of Wright Road over STH 26.
- g) Elimination of the Bingham Road intersection (Bingham Road will become a cul de sac).
- h) Construction of an interchange at Town Hall Road including the extension of Town Hall Road to Town Line Road.

Map 3.7
Highway 26 Local Improvements



An Agricultural Impact Statement was also done for the STH 26 expansion project. The following is an excerpt from the Executive Summary:

Milton Bypass

The greatest outward vector of growth from Janesville is to the northeast, where the largest peripheral commercial area is already located. Outward development pressure can be expected to increase with the introduction of the Milton Bypass. Construction of a new bypass and interchanges, in conjunction with highway capacity increases and existing travel patterns, are likely to accelerate current high rates of housing and development in the area. The town of Harmony may be a preferred site for future commercial development, while the city of Milton may be a focus for future industrial development, aided by the proposed STH 26 project.

County Plans

County Public Works Projects

Each year the Rock County Department of Public Works lists future road and bridge projects, both for the current year, and for the future. The road projects for 2007 were: County Trunk Highway (CTH) B in the western portion of the County, a portion of CTH D in La Prairie Township, CTH S in Turtle Township, and State Highway 184 in Center and Janesville Townships. Future projects include CTH F, in the Townships of Fulton and Janesville and CTH A, in the Townships of Harmony and Johnstown.

Southern Wisconsin Regional Airport Land Use Plan

The firm Mead and Hunt is currently completing a Land Use Plan, and related Zoning Amendments for the 3-mile jurisdictional area surrounding the Southern Wisconsin Regional Airport. This plan will manage growth encircling the airport and provide tools for enforcing height regulations and other aspects of development that consider compatibility with aviation. This plan has applicability for any company wishing to fly out of Southern Wisconsin Regional Airport.

2003 Rock County Bicycle and Pedestrian Routes and Trails Plan

Completed by the Rock County Parks Department, with assistance from HNTB Corporation, this plan includes existing and proposed off road bike and pedestrian trails, bike lanes, abandoned rail corridors and local roads with low traffic volumes (see previous discussion in “Existing Conditions” “Bike, Pedestrian and Multi-Use Routes and Trails”). Criteria for the location of future routes include smooth terrain and low traffic volume. Loop routes are to be integrated into the system to allow the opportunity for shorter outings. This map plan was adopted as a component of Rock County’s Parks, Outdoor Recreation, and Open Space Plan (see below) and as a Sub Element of this Transportation Element.

Parks, Outdoor Recreation and Open Space Plan (POROS)

Completed by Rock County in 2003, the current Parks, Outdoor Recreation and Open Space Plan (POROS) includes plans and policies for several modes of recreational transportation, including bicycle/pedestrian, hiking, boating and snowmobiling. An updated version of the POROS plan is scheduled to be completed by the Rock County Parks Department, with assistance from Rock County Planning and Development, by December of 2008.

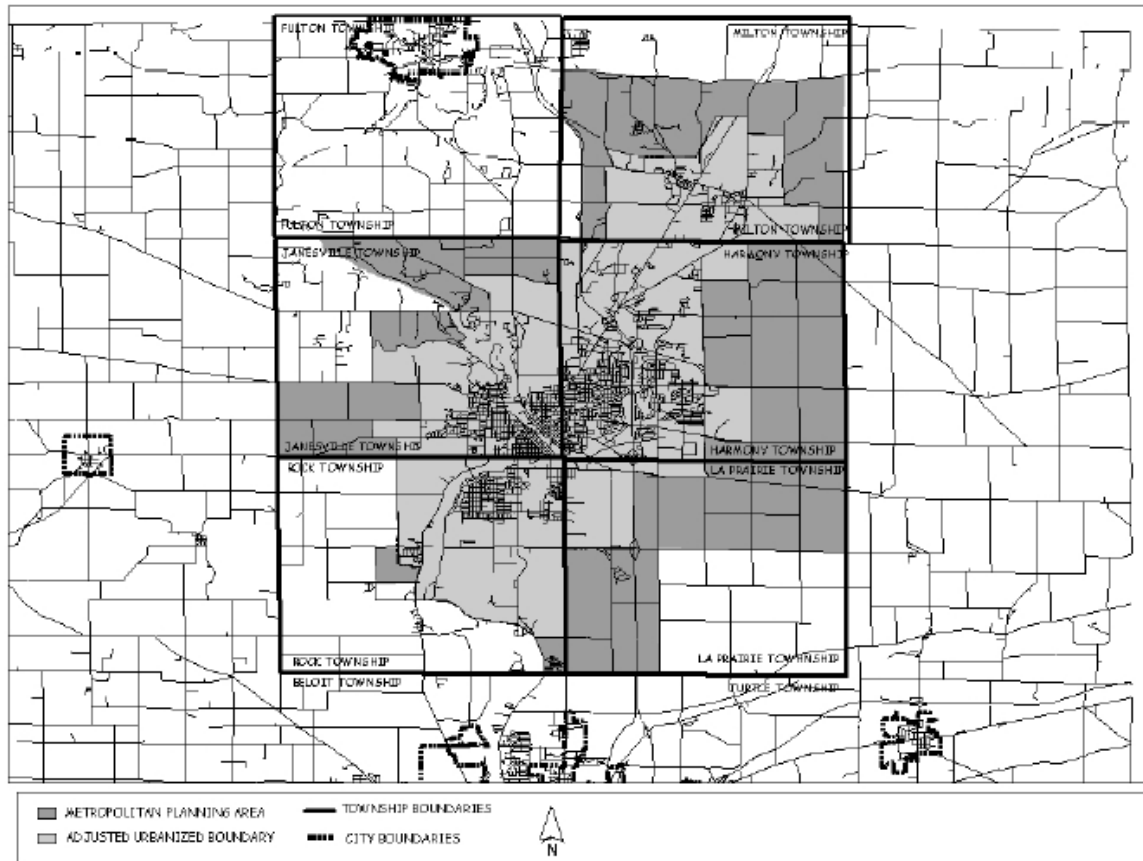
Metropolitan Planning Area (MPO) Plans

2005-2035 Janesville Area Long Range Transportation Plan

This Plan is federally mandated in order for the Metropolitan Planning Area surrounding the City of Janesville to qualify for federal and state transportation funding assistance. The MPO is known simply as the Janesville Area MPO. The MPO’s urbanized area includes a population of 78,544 people. All of the Town of Harmony is within the planning area of this MPO. The entire planning area is shown in Map 3.8.

The MPO Plan’s overall goal is to develop and maintain an increasingly energy efficient transportation system which includes and integrates all modes of travel and provides for the safe and effective movement of people and goods, while optimizing the financial resources of the communities. Specific recommendations are set forth in the plan to address transit, bicycle and pedestrian, streets and highways and freight movement.

Map 3.8
Janesville Area Metropolitan Planning Organization (MPO)
Planning Area



Source: Janesville Area MPO 2007 Work Program

The MPO also has a Transportation Improvement Program (TIP) that is part of their long-range transportation Plan. Those projects that will be affecting the Town of Harmony include those below.

1. East Rotamer Road reconstruction from N. Wright Road to Town Hall Road. 66Miles (borders Town in Section 9 and Rotamer continues into Town just at construction site end) (2007)
2. Ruger Ave. reconstruction from Wright Rd. to Hwy 14 (Ruger Ave. becomes Hwy. MM in Town at construction site end) (2011-2012)
3. STH 11/14 reconstruct to 4 lanes from Wright Rd. to CTH 0 (abuts SW corner of Town)
4. Hwy. 26 expansion to 4 lanes, limited access, frontage road? Interchange in Town section 3. (affects businesses along Hwy. 26 and Section 3 and 4 agricultural land and current residential developments in Town) (2007-2008)
5. Blackhawk Creek Bridge on CTH A replacement (In Town) (2007-2008)
6. CTH M reconstruction from Milton City Limits to CTH MM (Goes through Section 1, Town of Harmony) (2011-2012)

South Central Wisconsin Commuter Study

The State Line Area Transportation Study (SLATS) MPO based in Beloit, WI facilitated this corridor-planning study that aimed to improve transit links from the Janesville/Beloit area to points in the Chicago metropolitan area and to Dane County, WI. A stakeholder survey completed as part of this study found that there is not enough interest in rail service between Beloit and Chicago, but that there may be more interest in rail service in the corridor between Madison and Rockford. A market analysis has revealed that travel flows to and from South Central Wisconsin were highest to and from the Cities of Madison, WI and Rockford, IL in addition to a substantial amount of travel between the Cities of Janesville and Beloit. This traffic pattern is likely to continue to affect the Town of Harmony.

As of early April 2007, the final draft of the *Initial Transportation Inventory Report* was complete. This portion of the study inventories rail and bus service, and highways in the region. Regional transit initiatives proposed by others entities in the region are also examined. The Town of Harmony should become active participants if the Commuter Study progresses in the future.

3.4 Issues and Opportunities for Transportation

Road Conditions

According to public input, roadways in the Town of Harmony are viewed to be in good condition, and there are no immediate hazards, however there are always areas in need of repair. Roadway funds from the Town have been used primarily toward repairs, rather than preventative maintenance. A national push has been occurring to focus on preventative road maintenance because it saves money over time. The key to being proactive is to get to a point where there are no pressing road repairs. This is a lofty goal and is not likely to be met without additional funding. Many state and national aids are available for financing transportation improvements and repairs. The Town must actively seek funding assistance when available and appropriate.

One of the best means to organize road repair needs is by maintaining an up-to-date inventory. WisDOT offers an online database for local jurisdictions to utilize, called WISLR (Wisconsin Information System for Local Roads). The benefits of keeping the information updated, not only by entering initial data, but by continuing to keep the data up to date, must be understood by all jurisdictions, and effort should be put forth to do so.

Traffic Accidents

The quantity of traffic accidents in the Town of Harmony is a likely indicator of the overall traffic volumes and safety of the roadways. Available accident data for the years 2000, 2003 and 2006 indicate that there were 110 accidents, 106 accidents and 62 accidents in each of those respective years, showing 54% fewer accidents in 2006 than in 2000. Further investigation and analysis would need to be done to determine that reason for the drastic decline in this number in the year 2006.

The number of fatal accidents in the Town for all three years was only 1, in the year 2003. The accident data does not indicate any areas or intersections of special concern at this time however, periodic analysis of where accidents are occurring will keep the Town informed as dangerous issues arise.

Transportation for Agriculture

Several issues and opportunities present themselves in the Town of Harmony regarding the movement of vehicles and product to and from local agricultural operations. The Town should continually assess the ease of access for agricultural suppliers, processors, service providers, etc especially as it relates to the ability of farmers to efficiently transport farm produce to local, regional, national and international markets. The Town should also assess the conflicts that arise between agricultural transport and the general public (such as that between slow moving farm vehicles and motorists) and finally, how to meet future agricultural transportation needs. All of these issues can have a profound effect on the efficiency and profitability of the Town's agricultural economic base and should be carefully considered with each new development proposal in the Town.

Congestion

It is commonly believed that you cannot build your way out of congestion. If new routes are constructed to ease capacity, oftentimes development then is generated along the new route, only adding to the congestion. While the question use to be "Which comes first, transportation or land use?" it is now understood that the two must come together. Transportation and Land Use planning must be integrated in context-sensitive transportation investments to ease congestion. This *Comprehensive Plan* will attempt to address this issue in the Land Use Element.

The Town should consider how to manage what is likely to become greater interest in rural residential development. When STH 26 is improved it will certainly open the doors for more development both within the City of Janesville and within the Town. The Town must carefully consider the implications of transportation improvements when forming opinions about any roadway improvements or expansions.

One concept the Town should explore to ease congestion is by reducing the number of SOV (Single-Occupancy Vehicle) trips in the area. Over 94% of random survey respondents in Rock County drive alone to work and/or school each day. Carpooling is only slightly utilized, and busing, walking and biking are even less popular. While reducing SOV trips is more applicable and realistic in urbanized areas, rather than in an unincorporated county, there are changes that could be made. Possibilities include making new bicycling, walking and transit facilities and routes more available.

Neighborhood Electric Vehicles (NEV)

An alternative mode of transportation called the Neighborhood Electric Vehicle (NEV) is gaining popularity and is being regulated by some jurisdictions nationwide. These vehicles run on batteries, can only drive short distances at a time and are lightweight. For these reasons, they are being prohibited on some roadways, and restricted to roads with posted speed limits of 35 mph or lower. The National Highway Traffic Safety Administration has recognized NEVs as a form of transportation since 1998. The Town of Harmony should be proactive in developing and enforcing rules for the use of NEVs and other innovative means of transportation that may arise before they become commonplace and present possible driving safety hazards.

Safety

The inventorying of detailed accident data can be helpful in identifying problem intersections or roadways, and alleviating accident occurrences. Although the technology exists to record exact longitude and latitude points of an accident as soon as emergency personnel arrive at the scene, a system to do so has yet to be established in the Town of Harmony as well as the rest of Rock County. This technology is referred to as “geocoding”, and can be used along with the existing Geographic Information System in the County to create a uniform crash data analysis system, across jurisdictions. This data would be useful in determining where priority areas are for road/safety improvements.

Rock County requires easements for vision triangles at intersections when a land division takes place, however landowner cooperation and town level enforcement varies. Landowners sometimes wish to create new buildable lots in locations that are not conducive to safe driveway access. Locating driveways in unsafe locations that do not provide adequate sight clearance can prove dangerous for the property owner, and for innocent drivers and passengers alike. Currently, Rock County and the Town of Harmony have policies in place to regulate driveway placement, however the driveway ordinance at the Town level could increase regulation on such specifications as width, length and slope of driveways as well as driveway placement to ensure road access safety and adequate ingress and egress for emergency vehicles to all properties regardless of weather conditions.

Automobile crashes incidents are an indicator of overall road safety. WDOT utilizes a *Possible Contributing Circumstances* (PCC) system when determining crash causes. Three types of PCC's are identified, vehicle, driver, and highway. Highway PCC is the most relevant indicator when analyzing the safety of Town roads as it conveys information regarding existing road conditions that contribute to crashes. Although statistics are not available at the Town level, insight to the causes of crashes is found in Figure 3.4 on the next page where automobile crashes and highway PCC's for the State of Wisconsin are provided. These figures indicate that weather (i.e. snow/wet/ice) was the most common cause of rural automobile crashes in which road conditions were the contributing factor and “obscured visibility” was the second leading cause. These are factors that should be considered when analyzing the safety of Town roads.

Figure 3.4
Automobile Crashes, Location, and
Possible Contributing Circumstances (PCC)
State of Wisconsin 2005

Highway PCCs	Crash Severity									Total Highway PCCs		
	Fatal Crashes			Injury Crashes			Property Damage Crashes					
	Rural	Urban	Total	Rural	Urban	Total	Rural	Urban	Total	Rural	Urban	Total
Snow/ice/wet	123	28	151	4,754	4,205	8,959	12,131	10,778	22,909	17,008	15,011	32,019
Visibility obscured	11	3	14	366	739	1,105	582	1,021	1,603	959	1,763	2,722
Construction zone	6	8	14	183	312	495	346	600	946	535	920	1,455
Loose gravel	3	0	3	277	56	333	250	63	313	530	119	649
Other debris	0	0	0	85	54	139	237	126	363	322	180	502
Narrow shoulder	2	0	2	104	9	113	173	18	191	279	27	306
Low shoulder	1	0	1	81	2	83	89	4	93	171	6	177
Soft shoulder	0	1	1	55	8	63	85	9	94	140	18	158
Debris from prior crash	3	1	4	33	10	43	39	29	68	75	40	115
Rough pavement	0	0	0	25	18	43	26	14	40	51	32	83
Sign obscured or missing	0	0	0	13	23	36	11	21	32	24	44	68
Narrow bridge	2	0	2	5	0	5	12	4	16	19	4	23
Other	7	4	11	189	166	355	299	371	670	495	541	1,036
TOTAL	158	45	203	6,170	5,602	11,772	14,280	13,058	27,338	20,608	18,705	39,313

The numbers in this table represent the number of times a given highway PCC was cited as a possible contributing circumstance for a vehicle in a crash. These numbers do not represent numbers of crashes.

Source: State of Wisconsin Department of Transportation - 2005 Crash Facts

There are various ways to reduce the incidence of accidents in the Town of Harmony including using measures to reduce traffic congestion, the installation of traffic calming devices where appropriate, and consistent regulation of driveway access points based on measures for adequate vision clearance. Safety is also an important issue to consider for other modes of transportation, including railroads, air, and recreational transportation. State programs may be available to help fund needed and appropriate safety improvements within the Town of Harmony.

Accessibility

While Rock County offers para-transit service to residents of the Town of Harmony, there may be opportunity and need for additional services. Additionally, improvements should be made in marketing to spread awareness of existing programs. One option that should be explored in order to better serve the citizens of the Town of Harmony is the possible addition of fixed bus routes serving the rural areas.

Singularly occupied automobiles are the dominant transportation mode in the Town. Historically, there has been little demand for other transportation options, however, the Town should keep abreast of opportunities and interest in alternative transportation modes. Developing transportation mode alternatives may prove critical to preserving the Town's character and accommodating new businesses and residents. Accordingly, providing additional transportation alternatives to those who commute out of the Town to another county is another aspect of accessibility that warrants exploration.

The South Central Wisconsin Commuter Study is sure to provide some answers, particularly addressing those who commute to the south and the Chicago area. To serve those who commute to

the north and to the Madison area, a Park and Ride facility may be feasible. Unofficial parking lots in the Newville area are common parking points for people carpooling to destinations northward. The K-Mart parking lot in Janesville also serves as an unofficial parking facility. At this time, the City of Madison Metro Transit is considering the practicability of establishing a Park and Ride in the Evansville area.

Another issue that should be explored at the Town level is the accessibility of alternative routes to schools that are generally only accessible by automobile or school bus. It may be possible to provide alternative safe routes to school if additional facilities and services for biking, walking, and other non-auto modes of transportation are maintained, expanded and/or created.

Connectivity Standards

Oftentimes the way land is developed and divided in the unincorporated county does not lend itself well to future development surrounding the area. For instance, flag lots prohibit the installation of through streets at suitable intervals, and an abundance of cul-de-sacs impede accessibility from one neighborhood to another. Though most homeowners enjoy this type of isolation, it could prove dangerous in an emergency. The construction of stub streets rather than cul-de-sacs and design layouts that provide for future connectivity should be encouraged in future developments.

Enhancements and Beautification

Recreational trails, such as those for bicycles and pedestrians, are the most abundant type of transportation enhancement in the Town of Harmony but to make the Town bike and pedestrian friendly, more needs to be done. One possibility that warrants investigation is to require new developments to provide accommodations and/or connections to existing facilities for bikes and pedestrians.

Roadside beautification is another form of transportation enhancements, and the Town should consider endorsing. Requiring the use of native plantings, rather than the more typical non-native materials that are often used when right-of-way areas are reseeded after construction and improvements would help to stop the spread of invasive plant species in the Town.

3.5 Transportation Goals and Objectives and Policies

The following goals, objectives and policies should be used as rules or courses of action to be followed to guide future transportation projects, plans and improvements in order to help assure that the overall goals of this *Comprehensive Plan* are accomplished.

Goal 1

Provide a safe, efficient and equitable regional transportation system while minimizing impacts on farming, landowners and the environment.

Objective 1.1

Improve the safety of key roads in the community.

- 1.1.1 The Town of Harmony shall consider exploring alternative funding opportunities for road improvements.
- 1.1.2 The Town of Harmony shall attempt to inform potential new residents of the existence and necessity of agricultural traffic within and around the Town as well as the potential for high volume traffic in and around the Town.
- 1.1.3 The Town of Harmony shall work with the State Office of the Commissioner of Railroads, when appropriate, to work toward the replacement and/or enhancement of warning devices where needed.
- 1.1.4 The Town of Harmony shall consider methods to regulate driveway placement, width, length, and slope and to limit access on local roadways.
- 1.1.5 The Town of Harmony shall ensure that each new buildable lot has a safe driveway access point and meets sight distance standards.

Objective 1.2

Promote and improve awareness and utilization of existing transit services, especially those that serve the elderly and disabled.

Supporting Policies:

- 1.2.1 The Town of Harmony shall provide information to generate increased awareness of the transit services offered by the Rock County Council on Aging and other pertinent transit services.

Objective 1.3

Coordinate transportation and land use planning to minimize sprawl and traffic congestion.

Supporting Policies:

- 1.3.1 The Town of Harmony shall only allowing development in appropriate locations and in efficient development patterns so as to best utilize existing transportation networks without contributing to sprawl or traffic congestion.
- 1.3.2 The Town of Harmony shall require consideration of future roadway additions and enhancements in the context of long-term land use planning.

Objective 1.4

Promote right-of-way plantings and beautification that incorporates native plantings and maintains the scenic value and rural character.

Supporting Policy:

- 1.4.1 The Town of Harmony shall explore the feasibility and opportunity to regulate roadside plantings to promote the use of native plant materials in the Town, both during construction and for post-construction beautification.

Goal 2:

Support the development of a regional transportation network.

Objective 2.1

Cooperate with county and state entities to provide a safe interconnected road network.

Supporting Policies:

- 2.1.1 The Town of Harmony shall participate in multi-jurisdictional transportation system improvements and maintenance projects in and around the Town.
- 2.1.2 The Town of Harmony shall require and maintain an interconnected network of local roads.
- 2.1.3 The Town of Harmony shall ensure that improvements or expansion of existing transportation systems are coordinated with local and regional land use desires

Objective 2.2

Support the findings of the South Central Wisconsin Commuter Study, to provide transportation alternatives to commuters in the Southern Wisconsin/Northern Illinois region.

Supporting Policies:

- 2.2.1 The Town of Harmony shall consider supporting regional efforts to develop high-speed rail service to and/or through Rock County.
- 2.2.2 The Town of Harmony shall consider supporting the safe and efficient siting of facilities (such as park-and-rides) in the Town of Harmony or other appropriate locations for commuter traffic.

Objective 2.3

Support economically sound transportation-related improvements in and around the Town of Harmony.

Supporting Policy:

- 2.3.1 The Town of Harmony shall attempt to update and accurately maintain the Wisconsin Information System for Local Roads (WISLR) to manage and inventory road attributes, administration, condition and maintenance requirements.
- 2.3.2 The Town of Harmony shall attempt to involve Town of Harmony representatives in transportation-related committees and planning efforts throughout Rock County and the region
- 2.3.3 The Town of Harmony shall attempt to help preserve, maintain and support transportation corridors that connect Rock County's companies to regional markets.
- 2.3.4 The Town of Harmony shall support and encourage the use of the Southern Wisconsin Regional Airport.
- 2.3.5 The Town of Harmony shall develop policy to support economically sound transportation-related improvements in and around the Town of Harmony.

Goal 3:

Offer alternate mode options to help minimize Single Occupancy Vehicle (SOV) trips including the provision of recreational opportunities within the Town of Harmony and the region.

Objective 3.1

Consider the use of Neighborhood Electric Vehicles (NEVs) in the Town as appropriate to ensure safety of all citizens, while recognizing the benefit of low-emission, low-fuel consumption vehicles.

Supporting Policies:

- 3.1.1 The Town shall consider adopting ordinance language to regulate the use of NEV's within the Town.

Objective 3.2

Ensure that the Town of Harmony is and remains a safe and enjoyable location for recreational transportation, such as snowmobiling, bicycling and walking.

Supporting Policies:

- 3.2.1 The Town of Harmony shall consider incorporating bicycle and pedestrian routes into new development areas.
- 3.2.2 The Town of Harmony shall consider using guidelines set forth in the Manual for Uniform Traffic Control Devices for bicycle facility signage.
- 3.2.3 The Town of Harmony shall attempt to connect bike and pedestrian trails and routes in the Town to nearby trails and routes in adjacent towns and cities.
- 3.2.4 The Town of Harmony shall continue to encourage properly designated and maintain snowmobile routes.

Objective 3.3

Expand, create and/or maintain local and regional facilities and services for biking, walking, and other non-auto modes of transportation.

Supporting Policies:

- 3.3.1 The Town of Harmony shall attempt to develop policy on incorporating biking and walking facilities in subdivisions.
- 3.3.2 The Town of Harmony shall attempt to work cooperatively with other units of government to establish regional facilities for biking, walking and other non-auto modes of transportation.

Objective 3.4

Aim to acquire more Rustic Road designations on appropriate roadways in the Town of Harmony.

Supporting Policy:

- 3.4.1 The Town of Harmony shall research and consider possible roads for Rustic Road designation.

Chapter 4 – Utilities and Community Facilities

4.1 Overview of Utilities and Community Facilities

State of Wisconsin Statute, Comprehensive Planning, 66.1001 (2) (d), states the Utilities and Community Facilities Element of a community's comprehensive plan is intended to be:

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

The primary goal for planning for utilities and community facilities is to provide not only for basic needs but also for a high level of service to all Town of Harmony residents. Quality health care and emergency services, a reliable supply of energy, sufficient police and fire protection, quality educational opportunities, together with ample recreational and civic public facilities help shape the quality of life within the Town of Harmony. Decisions about improvement and siting of utilities and community facilities however, is often not within the jurisdiction of the Town, but are made by utilities or corporations in conjunction with urban municipalities that provide the full array of urban services to support new developments. Accordingly, all decisions are subject to market demand.

The location and type of existing and future utilities and facilities has vast implications for the location and type of other future development within the Town of Harmony however, a more likely scenario is that population and housing trends in the Town will drive the market for new or improved utilities and facilities in and around the Town. Understanding utility and community facility needs and carefully planning for the phasing and siting of those needs, will aid in achieving a desirable community development pace and pattern.

This chapter describes the existing and planned utilities and facilities that are and/or will be available in or near the Town of Harmony. Included are private septic systems and water facilities, storm water management, solid waste disposal, recycling facilities and programs, cemeteries and parks, telecommunications, utilities, health services, police, fire and rescue, libraries, schools and higher education, child care, worship, libraries, and Town and County government. A table describing each facility's present condition and future issues and opportunities for maintenance and upgrade appears near the end of this Chapter (see Figure 4.2, p.110).

4.2 Inventory of Utilities and Community Facilities

The following inventory and analysis of the Town of Harmony's existing utilities and community facilities will provide information that is critical to the development of goals, objectives, policies, and strategies for future needs.

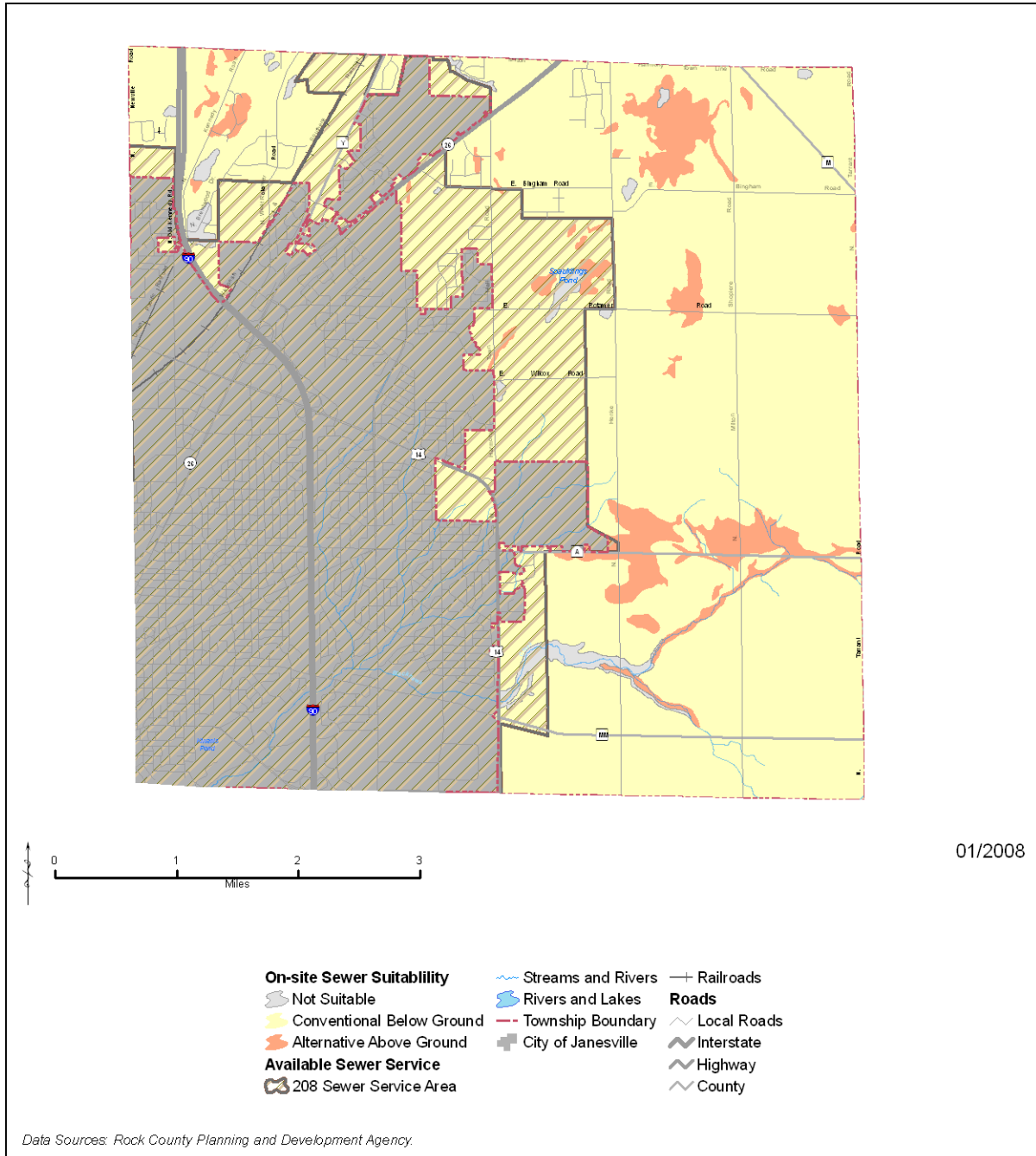
Sewage Disposal and Water

On -Site Septic Systems

All properties within the Town of Harmony are on private septic systems that are subject to permitting and standards set forth by the Rock County Health Department. It is the responsibility of landowners to maintain and upgrade their septic systems as necessary. Part of the Town of Harmony currently lies within the expansion boundary of the City of Janesville sewer service area. Whenever the sewer service area boundary is expanded, the City acquires the ability to plan for extending its sewer service into that area and may approve or disapprove of private sewage systems for any new construction or replacement system within that boundary. Properties that are required to hook up to city sewer are required to annex into the City prior to hook up. Extension of the sewer service area is the first indication that the properties within that area are likely to be annexed into the City at some point in the future.

As of this writing, the sewer service area boundaries for the City of Janesville extends as far east as Henke Road in Sections 2,11 and 22, north to the Town line in sections 4 and 5, and south through sections 27 and 34 to CTH MM (see Map 4.1). The City of Milton sewer service area boundary currently does not enter the Town of Harmony, however, the Town should be aware of amendments to Milton's boundary in the future.

Map 4.1
Town of Harmony Septic Suitability and
City of Janesville Sanitary Sewer Service Areas



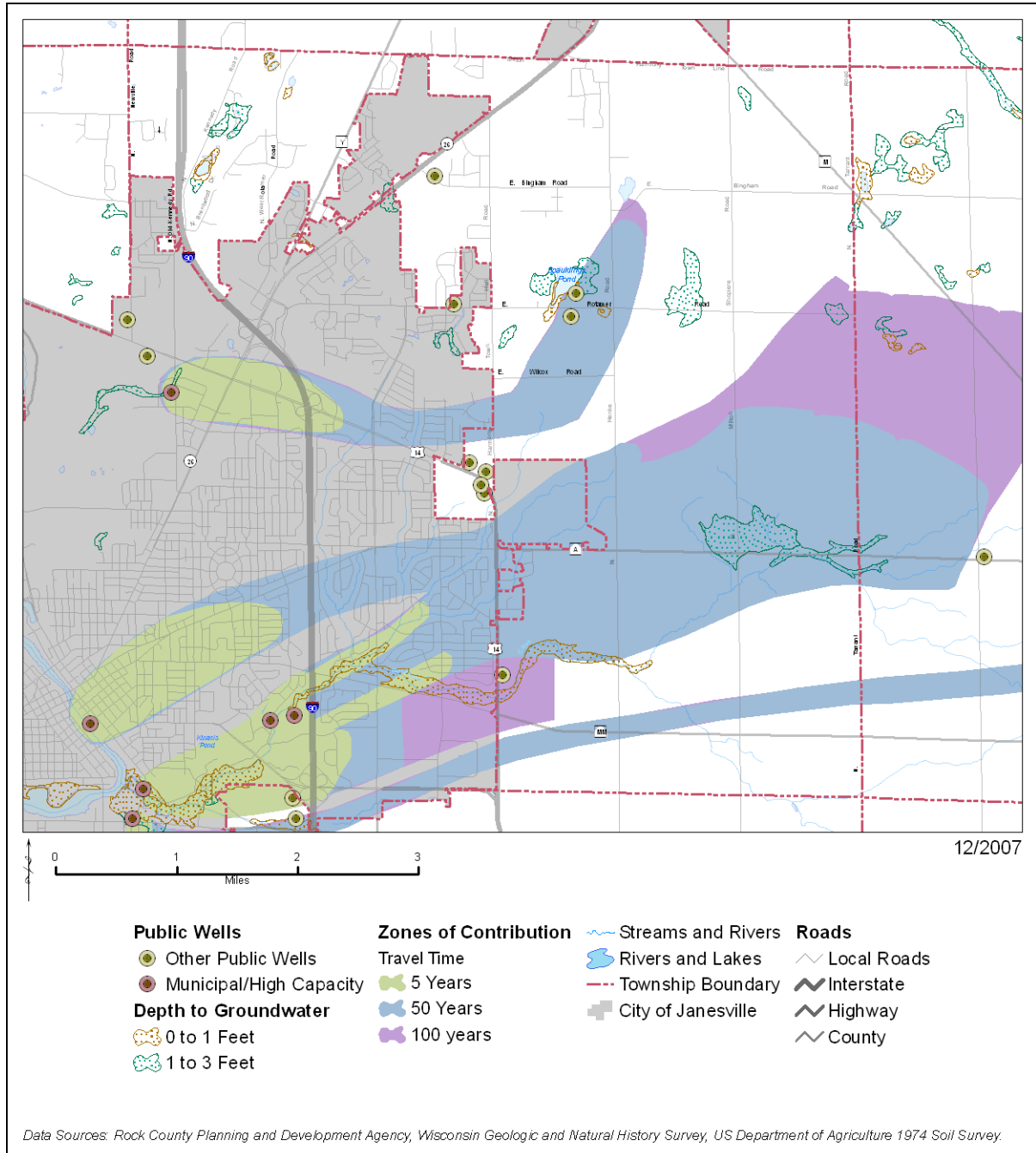
Wells

Residential properties in the Town of Harmony get potable (drinkable) water from private wells. These wells are generally owned and operated by residential property owners. No permits are needed from the Wisconsin Department of Natural Resources (DNR) to construct these wells. Currently, the Rock County Health Department has permitting authority in rural areas and estimates that there are approximately 16,000 to 17,000 private wells within the County. The only requirement for water quality testing of private wells is that they are tested for bacteria upon installation. The Rock County Department of Health recommends, however, that private wells are tested annually to assure a healthy water supply. Private wells in the Town that are within the City of Janesville sewer service area are subject to City review.

There are also "Transient/Non-Community" wells that service businesses, parks, restaurants and churches. The number of Transient/Non Community wells stays fairly stable whereas the number and location of private wells changes on a regular basis. Additionally, public wells have specific testing requirements. For this reason, it is easy to analyze trends in water quality for wells throughout the County by looking at the reports for Transient/Non-Community wells.

All wells draw water from a particular area that is at a higher elevation than the well. These areas are called the "zone of contribution". These zones are areas of particular concern since large numbers of people can be affected by well contamination resulting from contaminated groundwater. Map 4.2 shows zones of contribution for some high capacity municipal wells in the City of Janesville. There are several zones of contribution for high capacity wells that extend into the Town of Harmony suggesting that special consideration is needed for land uses that may cause groundwater contamination in these areas.

Map 4.2
Public Use and High Capacity Wells
And Factors Contributing to Water Quality



Storm Water Management

There are no storm sewers in the Town of Harmony, however Rock County adopted the *Rock County Storm Water Management Ordinance* in 2004 (Chapter 28 of the *Rock County Municipal Code*) to manage storm water in unincorporated areas. Properties in the Town of Harmony are subject to these regulations. The purpose of this Ordinance is to promote the health, safety, and general welfare of the people of the County, preserve natural resources, and protect the quality of the State's waters. The intent of this Ordinance is to establish long-term, post-construction runoff management requirements to reduce the amount of post-construction storm and associated pollutants reaching the State's waters or adjacent properties. The Rock County Land Conservation Department is responsible for enforcement, monitoring, and updating of this Ordinance. The Town of Harmony should continue to apply and utilize the most current Best Management Practices as set forth by the State of Wisconsin.

For more information regarding the Rock County Storm Water Management Ordinance please see: <http://www.rockcounty.org/agency/stormwater.pdf> and <http://www.co.rock.wi.us/Dept/Planning/documents/Stormwater%20Management%20Ordinance.pdf>

Energy and Communications**Natural Gas and Electricity**

Wisconsin Power and Light, a subsidiary of Alliant Energy Corporation supplies both electric and gas service to the Town of Harmony and the Rock Energy Corporation (REA) provides only electric service in some locations (see Maps 4.3 and 4.4, next two pages). Alliant, headquartered in Madison, Wisconsin, was formed 1998 through the merger of WPL Holdings, Inc. (Madison, Wisconsin), IES Industries (Cedar Rapids, Iowa) and Interstate Power Company (Dubuque, Iowa).

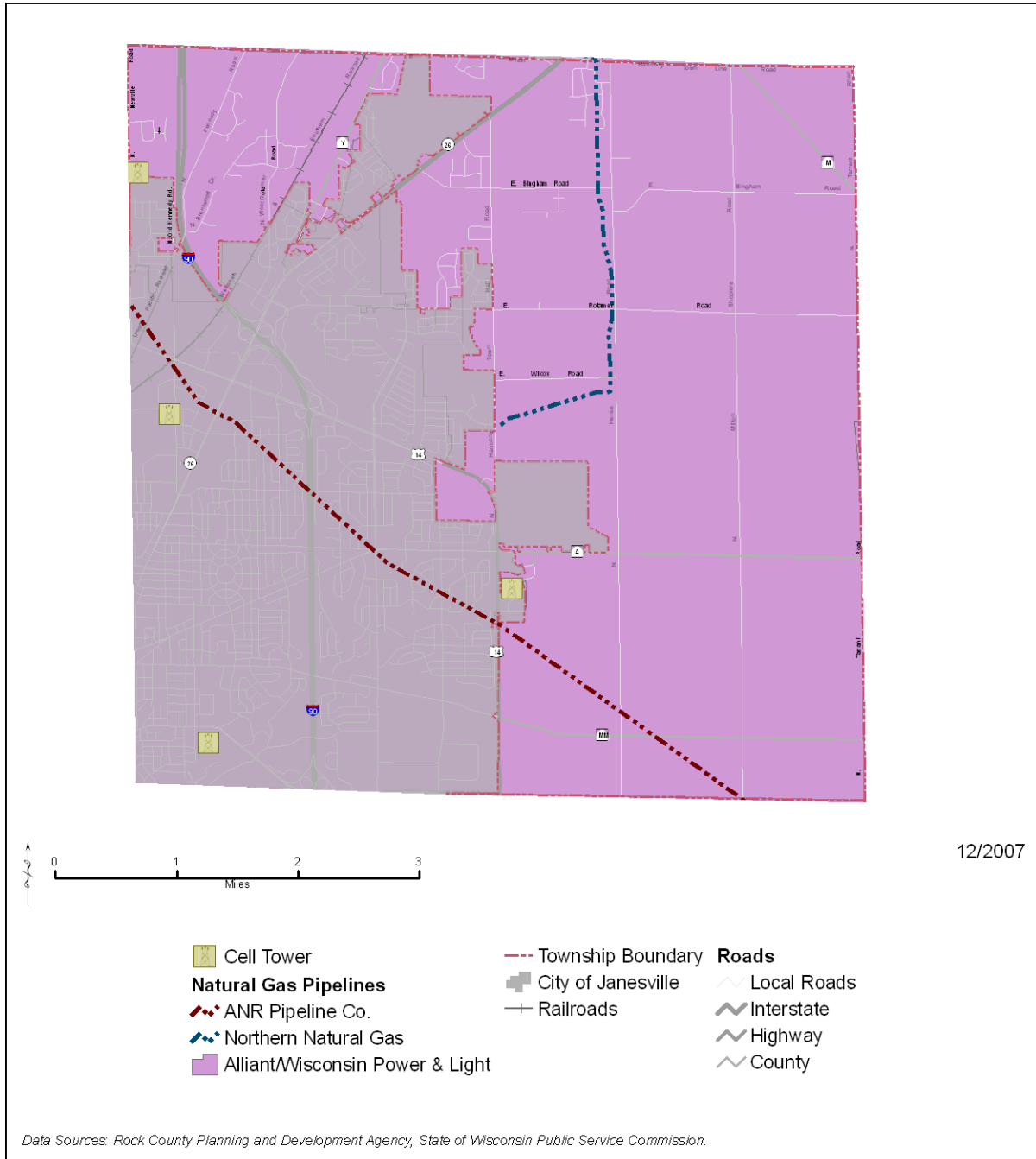
Cable Television/ Internet, Telephone and Cell Phone Services

Land telephone service in the Town of Harmony is provided by Charter Network (for cable service), CenturyTel and AT&T. The Town requires that telephone transmission lines in subdivisions are buried underground.

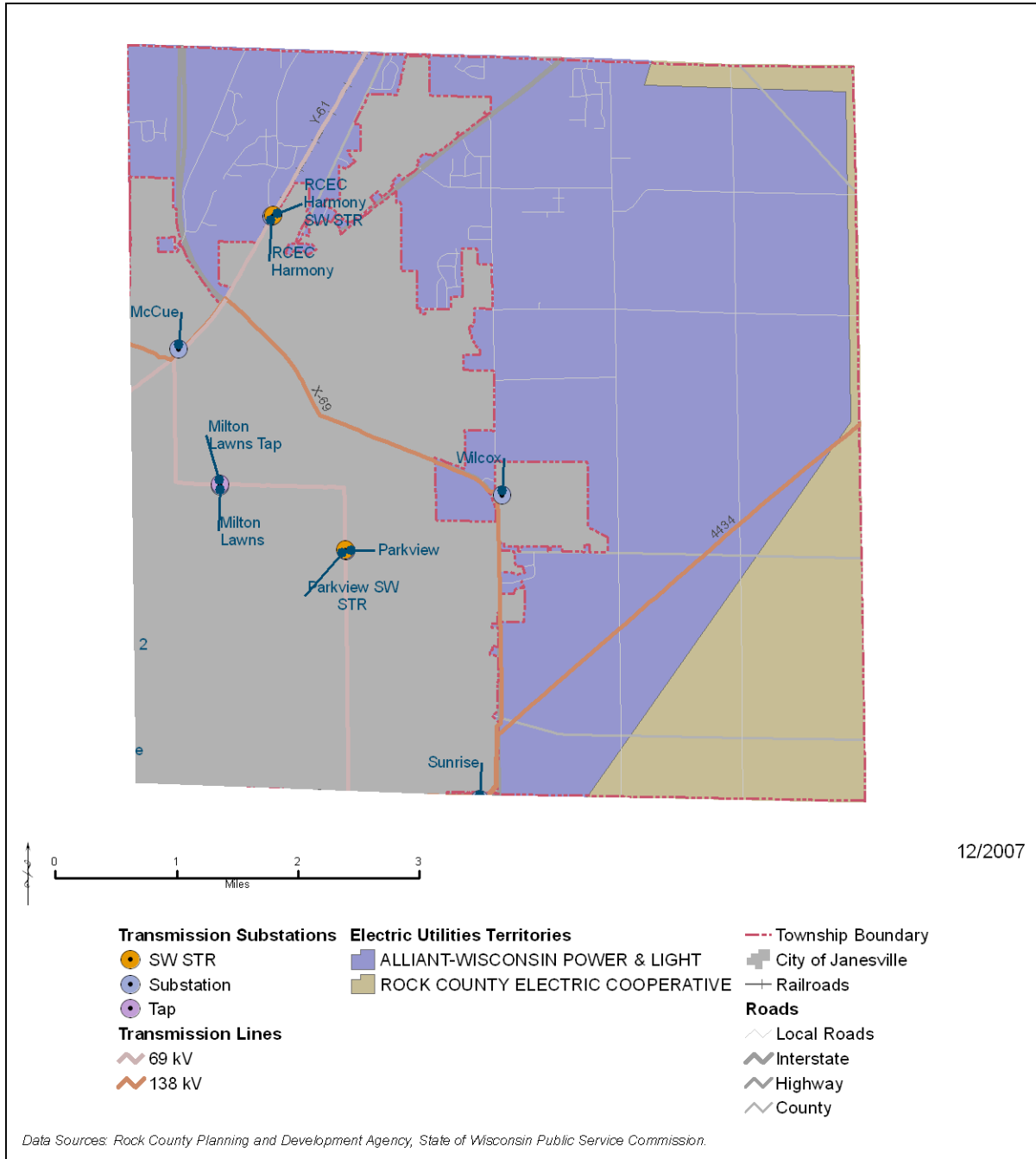
Charter Network and CenturyTel are two providers for Internet service in the Town. Internet users in the Town of Harmony may access the Internet either through dial-up service, DSL, cable or satellite (see Map 4.3, next page, for cell phone tower locations).

Cell phone providers include Sprint, Verizon, AT&T and others. Several cell phone towers providing adequate cell phone services to Town residents are located near the Town of Harmony

Map 4.3
Natural Gas and Cell Phone Towers



Map 4.4
Electricity Substations, Transmission Lines,
Power Plants and Service Areas



Health and Care Services

Hospitals and Other Health Care Facilities

There are several health care facilities located within easy travel distance in City of Janesville that are available to Town residents. These include the Mercy Health System, Dean Riverview Clinic, and Janesville Occupational Health and Medical Center. Emergency health care can be conveniently obtained at Mercy Hospital.

County Health Services

The Rock County Health Department began operations in 1919 and was expanded to a full-service health department in 1979. The Department's mission is to promote, protect and enhance the health of the community and environment thorough quality service. The Department has a North Office in the City of Janesville and a South Office in the City of Beloit. The Department is designated a level III agency, the highest level awarded by the State.

The Department provides the following services:

- **Adult and child immunizations** - available at worksites, senior citizen centers, group homes, clinics, churches, town halls, and other community settings)
- **Special health care for children** - informs, supports and assists families and providers of children with special health care needs.
- **Communicable disease investigation and prevention** – investigates and inspects reported cases of communicable diseases
- **Food protection** – investigates and inspects of public food and lodging facilities
- **General sanitation** - protects citizens from human health hazards and unhealthy conditions such as radon and asbestos
- **Health education** - provides education activities to help improve the health of all Rock County residents
- **HIV testing and sexually transmitted disease clinic** – provides testing and consultation services
- **Lead poisoning education and testing** – provides information to parents and testing for children between the ages of 1 - 6
- **Private sewage disposal** - ensures all private sewage systems are properly installed, repaired and maintained
- **School nursing services** - provides consultation services to all County schools, including contracting with five County school systems for a broader service
- **Groundwater contamination prevention** - conducts programs that protect ground water for drinking and other uses
- **Well water education and testing** – provides lab services/materials for testing of private well water for contaminants and water specialists for education and interpretation

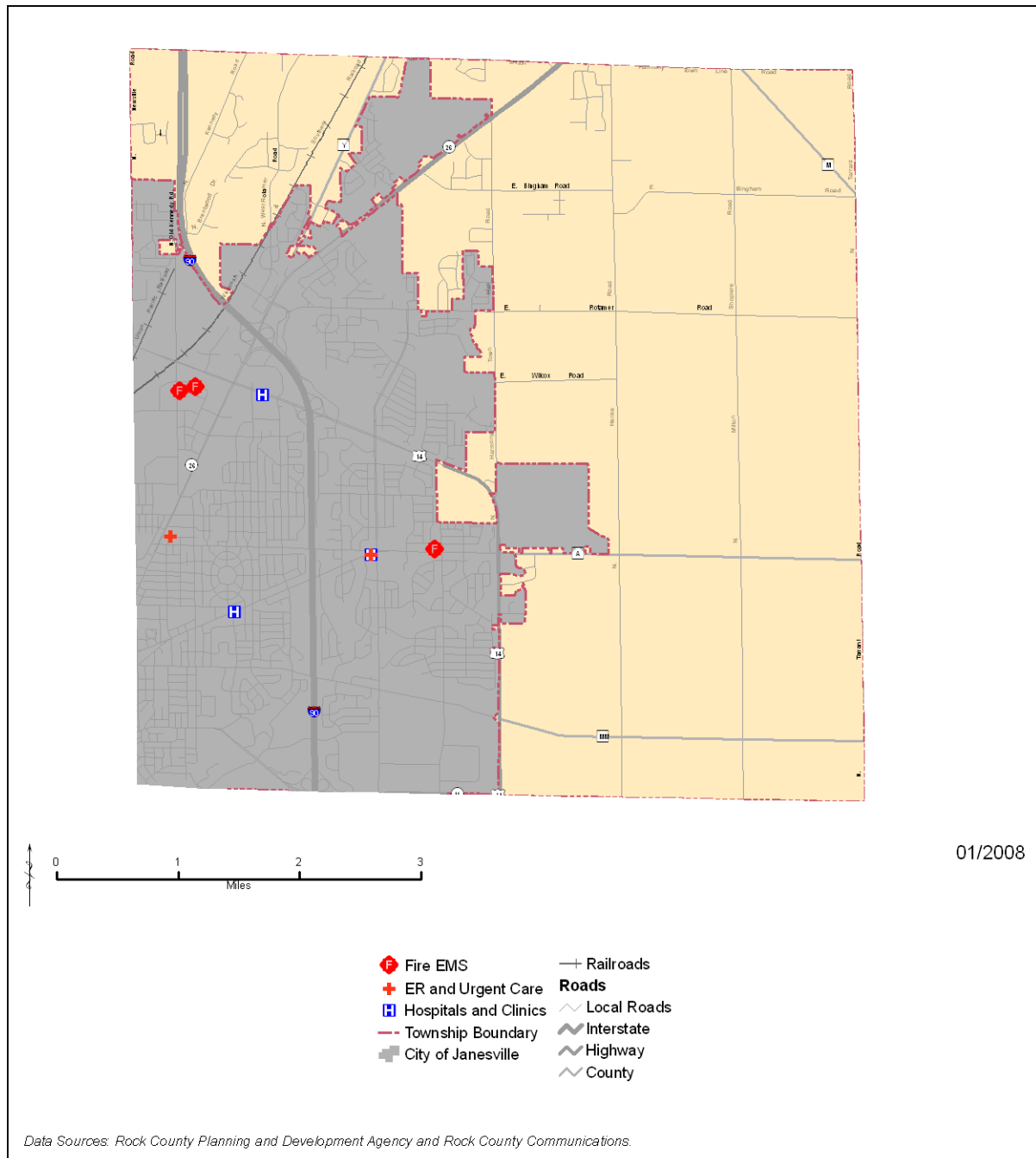
Assisted Living/Nursing Homes and Group Shelters

There currently no assisted living or group shelters existing within the Town of Harmony, however such facilities are available in various locations throughout Rock County.

Pre-School and Day Care Facilities

The Woodland Christian Daycare associated with the Woodland Adventist School and operates at the same location on Bingham Road. A variety of other pre-school and day care facilities are available within easy travel distance. There are no buildings specifically for housing day care facilities located in the Town of Harmony; however there may be in-home day-care services available. Several day care options are available throughout Rock County.

Map 4.5
Police, Fire and Health Care
Facilities



Police, Fire and Dispatch

Law Enforcement

The Rock County Sheriff's Department provides law enforcement services on a per call basis to the Town. The County Sheriff's Department currently employs approximately 90 full-time officers and has a main and remote office, both located in the City of Janesville. The Department also manages the County Jail, ensuring a safe, secure, and humane environment for those persons committed to the County's custody.

Fire/Rescue

Fire and rescue service is provided to the Town by either the Milton Township Fire Department or the City of Janesville Fire Department, depending upon location. The Departments respond to all emergency fire alarms or calls as well as calls for ambulance/paramedic services, 24 hours per day. In addition to emergency call responses, both Departments provide services such as public instruction, job training, building and vehicle maintenance, safety inspections and a variety of other customer services and other specialty services.

Dispatch

The Rock County Telecommunications Center provides 24-hour dispatching services for all County law enforcement, fire/rescue and emergency medical services (EMS) agencies. The center serves all of Rock County's 150,000 plus residents spanning an area of 720 square miles. The center is designed to provide the most efficient method for County residents to obtain fast, effective public safety services 24 hours per day throughout the year.

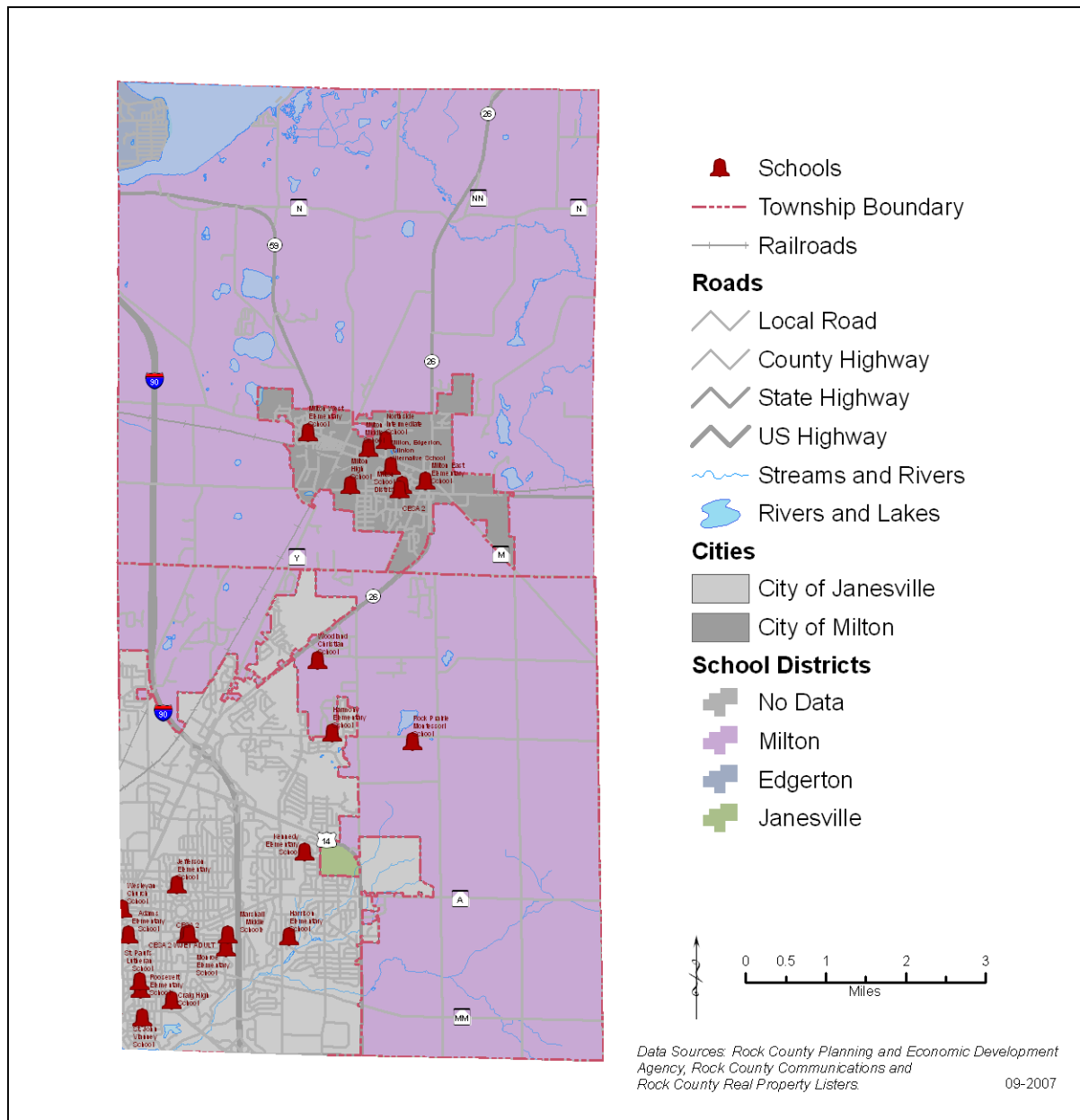
Telecommunications operators perform various duties such as receiving emergency and non-emergency calls for public service via computerized E-911 equipment, dispatching appropriate resources utilizing a computer aided dispatch (CAD) system and automated mapping system, maintaining activity status records of resource units, providing emergency medical pre-arrival instructions, serving as an information resource to response units and the general public, operating radio transmitters in accordance with FCC rules and regulations, communicating by computer with mobile data computers and maintaining electronic data files.

Schools

Primary and Secondary Schools

Most children living in the Town of Harmony attend school in the Milton School District and generally travel by bus to schools located in the City of Milton (see Map 4.6, next page). There is a small area of the Town affecting only a few properties in the City of Janesville School District. Additionally, there are two private schools located within the Town of Harmony: the Woodland Adventist School located on Bingham Road (1-8th grade) and the Rock Prairie Montessori School located on E. Rotamer Road (ages 2-10). These schools draw students from a wider geographical area.

Map 4.6
Districts, Schools and Educational Facilities
Town of Harmony



Post-Secondary Institutions

Blackhawk Technical College

This two-year college provides “Education for Employment” based learning by offering comprehensive occupational skills training which enables students to participate in the work force through Associate Degree, Technical Diploma, Certificate, and Apprenticeship programs. Blackhawk Technical College has a wide range of student services that assist and support students in fulfilling educational and occupational life goals as they relate to current and future demands in the work force.

The Blackhawk Technical College campus is located in Janesville and current enrollment is approximately 4,500. For more information visit the Blackhawk Technical College website at:

<http://www.blackhawk.edu/>

University of Wisconsin - Rock County

One of 13 freshman-sophomore liberal arts transfer campuses of the University of Wisconsin System that offers a general education associate degree. After beginning studies at the University of Wisconsin -Rock County, where the student/teacher ratio in most classes is 20-1, students can transfer to other University of Wisconsin System institutions as well as to colleges and universities throughout the country to complete their bachelor's degrees. Once a student has met transfer requirements, transfer throughout the University of Wisconsin System is guaranteed. The University of Wisconsin – Rock County campus is located in Janesville. The current enrollment at the Rock County campus is approximately 950 students. For more information visit their website at <http://www.rock.uwc.edu/>

Beloit College

Founded in 1846, when Wisconsin was still a territory. The early curriculum was built on the classical tradition, but students were given an unusual amount of freedom to choose their own courses. Today, Beloit is recognized for its longstanding commitment to curricular innovation, and its first-year initiatives and international education programs.

Beloit offers more than fifty majors, more than thirty minors, and a number of dual-degree and pre-professional programs. A flexible curriculum, grounded in rigorous study encourages independent research, fieldwork, and collaboration with peers and professors. Coursework is interdisciplinary, experiential, and global in scope. With an enrollment of nearly 1,300 students the average class size is 15 students, making the Beloit College faculty-to-student ratio about 1:11.

Beloit College is located adjacent to US Highway 51 in Beloit. For more information, visit the Beloit College website at: <http://www.beloit.edu/>

University Extensions

Rock County UW Extension - extends the knowledge and resources of the University of Wisconsin, to the people where they live and work. Located in the Rock County Courthouse in Janesville, Cooperative Extension develops practical educational programs tailored to local needs and based on university knowledge and research.

Rock County Extension Educators are University of Wisconsin faculty and staff who program in the areas of agriculture and agribusiness, natural resources, family living and youth development. Extension specialists work on UW System campuses where they access current research and knowledge. Collaborations between county and campus faculty is the hallmark of Cooperative Extension in Wisconsin.

For further information on the various Rock County UW Extension programs, please visit the [UW Extension website](#).

Other Services and Facilities

Map 4.7 on the next page shows the location of the Town of Harmony Town Hall as well as recreational facilities, parks, fairgrounds and places of worship that are located within Harmony Township (which includes part of the City of Janesville).

Solid Waste Disposal and Recycling

Waste Management, Incorporated provides weekly solid waste collection, transfer, recycling and disposal for the Town of Harmony. The Town has no solid waste disposal facilities (landfills) within its boundaries. The City of Janesville, however, owns and operates a landfill, located on Black Bridge Road between Highway 51 and Milton Avenue that is available for use to Town residents.

Libraries

The Arrowhead Library System (ALS) was established in 1974 to coordinate the County's public library services. All Rock County residents benefit from enhanced, cost-effective library services through the continued cooperation of ALS and its member libraries. Member libraries are located in the Cities of Milton, Edgerton, and Janesville. ALS is a member of the statewide library system allowing access to materials from other library systems in the State. The statewide delivery system brings interlibrary loan and other library materials directly to the Arrowhead office and the materials received are distributed to libraries in the Arrowhead system. This cooperative effort is just one of the many ways that the library system is working with other agencies to cut costs and improve service to citizens. Arrowhead pays the cost of the statewide delivery service.

Arrowhead staff transports library materials to all Rock County Public Libraries (with the exception of Clinton and Edgerton) including to the Beloit College and Blackhawk Technical College campuses. Arrowhead's delivery system connects with the statewide delivery to bring materials from throughout Wisconsin to Rock County public, school, and college libraries.

Parks

Parks and trails located in the Town are usually owned and/or maintained by the Town or by a subdivision homeowner's association. County parks located within its boundaries are administered and managed by the County Department of Public Works – Parks Division. Map 4.7 shows the location of parks located within Harmony Township, which includes part of the City of Janesville.

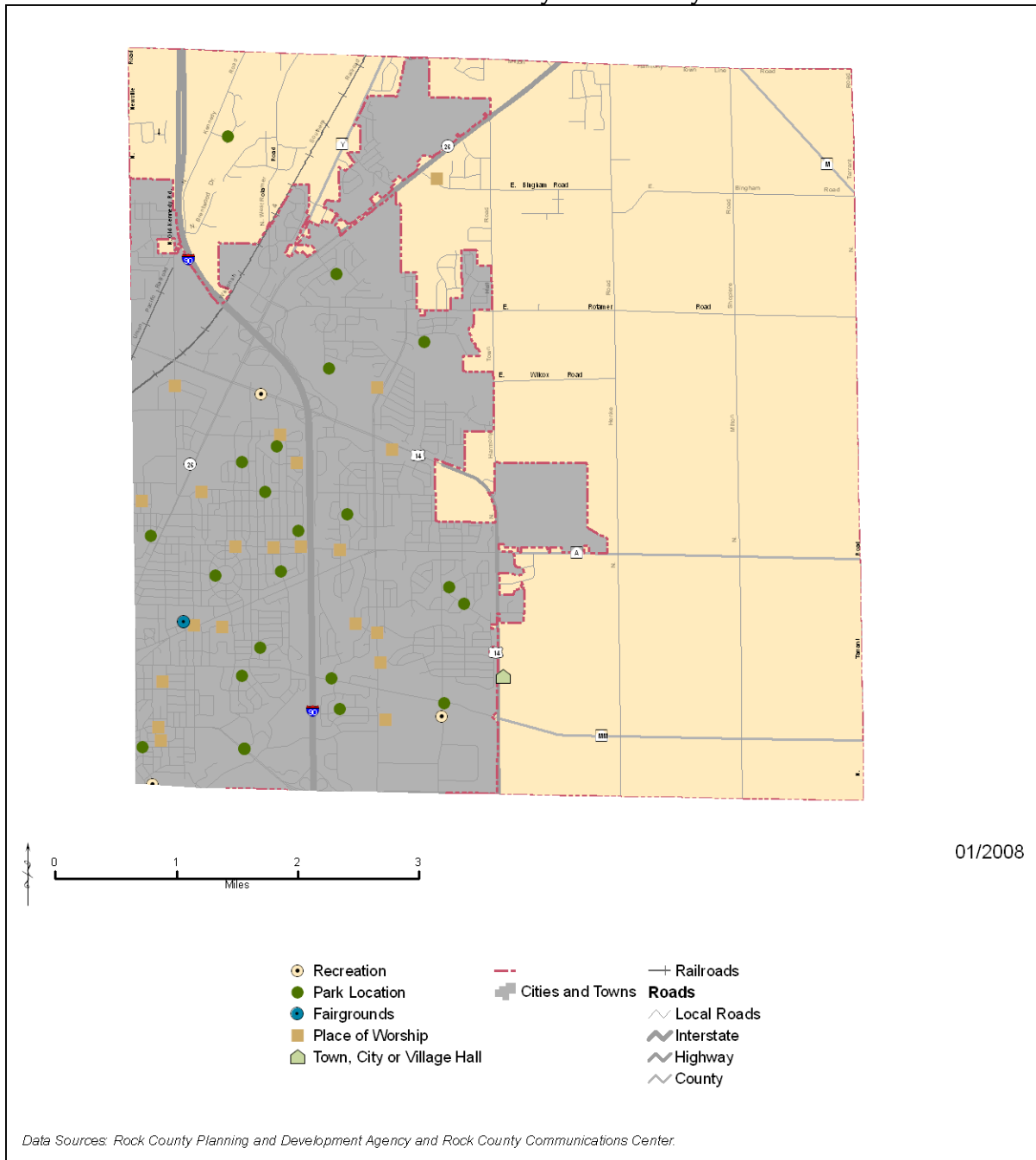
Cemeteries

There is one cemetery located on Milton-Shopiere Road that is maintained by the Town of Harmony (See Map 2.12, page 47). There have been no burials at that location since the 1960s.

Worship Facilities

A Seventh Day Adventist church is located on Bingham Road in the Town of Harmony; however at this writing a new church is being constructed on Harmony Town Hall Road. There are no other places of worship located in the Town; however, many options are readily accessible in neighboring cities and villages. Map 4.7 shows the location of worship facilities located within Harmony Township, which includes part of the City of Janesville.

Map 4.7
Community Facilities and Government Buildings
Town of Harmony and Vicinity



Government

Rock County Government

A 29-member Board of Supervisors, operating under a committee and county-administrator form of government, governs Rock County. The Town of Harmony is represented by three County Supervisors according to district boundaries. The Board exercises policy supervision of County activities through a committee system. The Board acts as an authoritative body, on behalf of the County, through adoption of resolutions and ordinances. The Board adopts the annual County Budget and establishes a tax rate for the support of County services. In exercising this responsibility, the County Board has many policy-making prerogatives that directly impact the level and quality of services rendered to citizens of the County. Board Supervisors are elected by district on a non-partisan basis for a two-year term. No County officer or employee is eligible to be a County Supervisor, but a Supervisor may also be a member of a Town Board, City Common Council, or Village Board of Trustees.

Town of Harmony Government

The Town of Harmony has an elected a Town Board made up of five Town residents, one of which acts as the Chairman of the Board. It also has a Planning and Zoning Committee made up of five members, a three member Board of Adjustment, one part-time Town clerk, one part-time Treasurer, one part-time Zoning Officer one Building Inspector, one Town Attorney, and one Assessor.

Town of Harmony Buildings

The Town of Harmony government operates out of a rented space at 440 N. Hwy. 14 located in the Town of Harmony. The Town does not own or occupy any other structures.

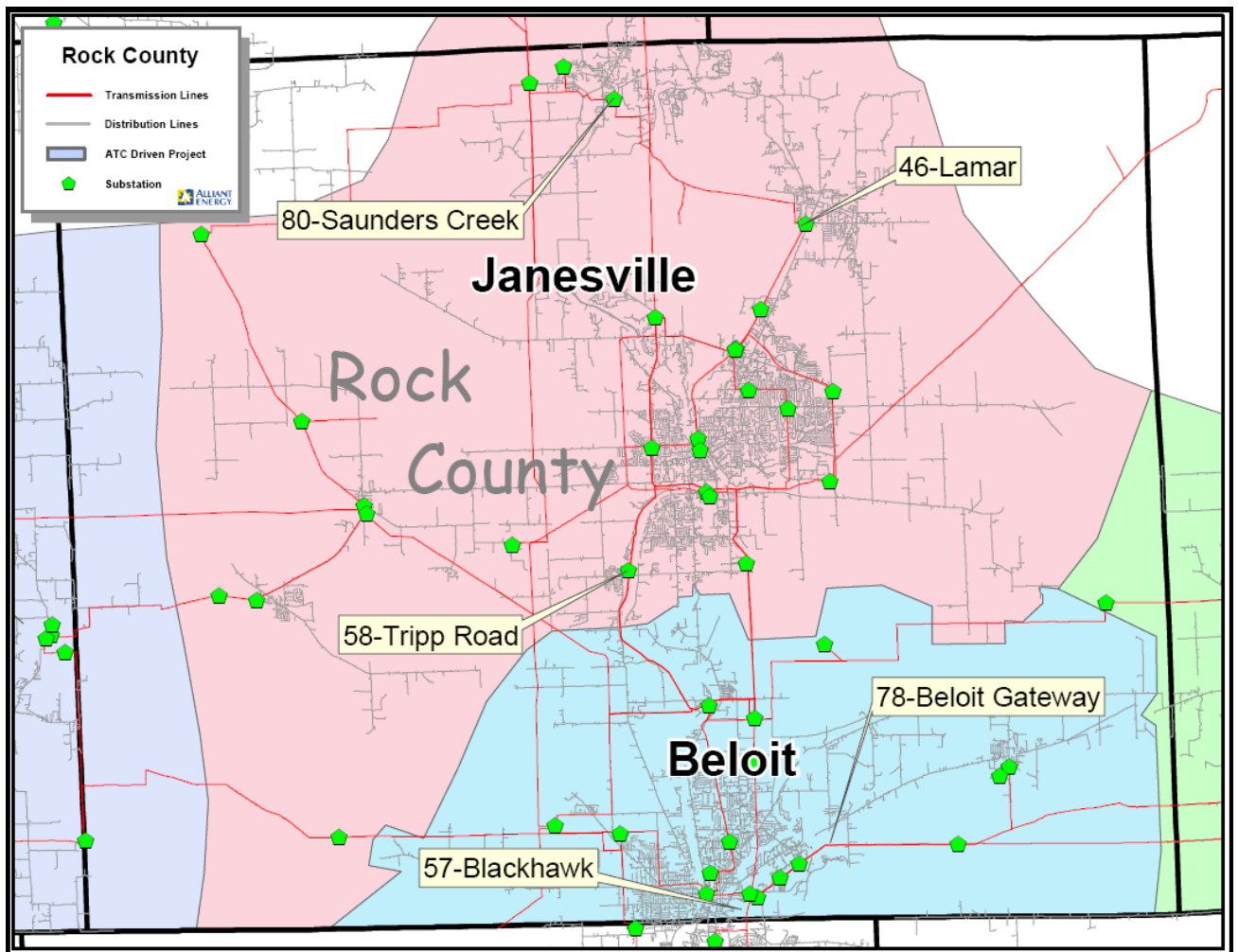
4.3 Existing Plans and Policies

Alliant Energy Rock County Investment Plans

The following substation investments are planned for Rock County (see Figure 4.1, next page):

- 2008 – 2010: Upgrade and expand the Lamar Substation (Milton) to increase capacity and improve reliability in the Milton area.
- 2009: Construct a new substation in the Gateway Business Park (Beloit) to provide service to new customers in the park.
- 2012: Install an additional transformer at the Blackhawk Substation (Beloit) to improve contingency switching capability in the City of Beloit.
- 2012: Install an additional transformer at the Saunders Creek Substation (Edgerton) to increase capacity and improve contingency switching capability in the Edgerton and Milton areas.
- 2012: Install an additional transformer at the Tripp Road Substation (Janesville) to improve contingency switching capability in the southern Janesville area.

Figure 4.1
Alliant Energy Rock County Investment Plan



4.4 Issues and Opportunities for Utilities and Community Facilities

Figure 4.2 displays the Town of Harmony's community and utility facilities by category, including present conditions and future recommendations through 2035.

Figure 4.2
Community and Utility Facilities -
Present Conditions and Future Recommendations

Utilities and Public Facilities	Present Conditions	Future Recommendations
Water		
<ul style="list-style-type: none"> On-site septic systems 	Varies	<ul style="list-style-type: none"> Normal and reasonable maintenance and replacement Development of siting criteria based on effects on water quality Development of policy on municipal sewer hook-up (intergovernmental)
<ul style="list-style-type: none"> Wells 	Varies	<ul style="list-style-type: none"> Normal and reasonable maintenance, improvement and expansion Development of well testing program Development of new well siting criteria Development on standards for zones of contribution
<ul style="list-style-type: none"> Stormwater management 	Varies	<ul style="list-style-type: none"> Continue adherence and support of the Rock County Storm Water Management Ordinance
Energy		
<ul style="list-style-type: none"> Natural Gas 	Varies	<ul style="list-style-type: none"> Maintenance, improvement and expansion by utility company per market conditions
<ul style="list-style-type: none"> Electricity 	Adequate	<ul style="list-style-type: none"> Maintenance, improvement, and expansion by utility company per market conditions Develop an Ordinance permitting and regulating renewable alternative sources and associated infrastructure

Health and Care Services		
• Hospitals/Health Care Facilities	Adequate locations outside of Town	• Normal and reasonable maintenance, improvement, and expansion
• Health Services	Adequate locations outside of Town	• Normal and reasonable maintenance, improvement, and expansion
• Assisted living/nursing home	Adequate locations outside of Town	• Normal and reasonable maintenance, improvement and expansion • Plan for and encourage locations in or near the Town of Harmony
• Group shelters	Adequate locations outside of Town	• Normal and reasonable maintenance, improvement and expansion • Plan for and encourage locations in or near the Town of Harmony
• Child Care	Adequate locations outside of Town	• Maintenance, improvement and expansion by private providers per market conditions • Plan for and encourage locations in or near the Town of Harmony
Police, Fire and Dispatch		
• Law enforcement	Adequate	• Normal and reasonable maintenance, improvement and expansion • Research causes and plan for increased cost of services
• Fire	Adequate	• Normal and reasonable maintenance, improvement and expansion • Research causes and plan for increased cost of services
• Dispatch	Adequate	• Normal and reasonable maintenance, improvement and expansion
Education		
• Primary/Secondary Schools	Adequate	• Normal and reasonable maintenance, improvement and expansion by School District based on population trends and educational needs
• Post secondary institutions	Adequate	• Normal and reasonable maintenance, improvement and expansion based on population trends and educational needs
• Extension Services/Facilities	Adequate	• Normal and reasonable maintenance, improvement and expansion based on population trends and educational needs

Communications and Media		
• Cellular telecommunications	Adequate	• Normal and reasonable maintenance, improvement and expansion of service by provider based on market conditions
• Land-line Telephone	Adequate	• Normal and reasonable maintenance, improvement and expansion of service by provider based on market conditions
• Cable television/internet	Improvement needed	• Normal and reasonable maintenance, improvement and expansion of service by provider based on market conditions
• Radio	Adequate	• Normal and reasonable maintenance, improvement and expansion of service by provider based on market conditions
• Print	Adequate	• Normal and reasonable maintenance, improvement and expansion of service by provider based on market conditions
Other Services and Facilities		
• Solid Waste Disposal	Adequate	• Normal and reasonable maintenance, improvement and additions by provider based on need • Contract with provider for continued services
• Recycling	Adequate	• Normal and reasonable maintenance, improvement and expansion by provider based on need • Contract with provider for continued services
• Libraries	Adequate locations outside of Town	• Normal and reasonable maintenance, improvement and additions based on need/demand • Contract with provider for continued services
• Parks and Trails	Adequate	• Normal and reasonable maintenance, improvement and additions based on need/demand
• Cemeteries	Adequate locations outside of Town	• Normal and reasonable maintenance, improvement and additions based on need/demand
• Worship Facilities	Adequate locations outside of Town	• Normal and reasonable maintenance, improvement and additions based on need/demand
Government Facilities and Services		
• Town Facilities and Services	Adequate	• Normal and reasonable maintenance, improvement and additions as needed
• County Facilities and Services	Adequate	• Normal and reasonable maintenance, improvement and additions as needed

4.5 Utilities and Community Facilities Goals, Objectives and Policies

Ensure that necessary utilities and community facilities, and their associated services, are available and provided by the Town, other municipalities, or private entities to Town residents at adequate levels and in suitable locations, in a timely, efficient, equitable, and affordable manner.

Objective 1.1:

Continue to provide Town utilities and community facilities, and associated services.

Supporting Policies

- 1.1.1 The Town of Harmony shall attempt to perform an annual review and assessment of Town Police and Fire/Emergency service agreements and Town Hall facilities to ensure they are adequate to meet the needs and cost efficiency standards of Town residents.

Objective 1.2

Continue to foster a productive working relationship with other municipalities and private entities that provide Town utilities and community facilities, and associated services.

Supporting Policies:

- 1.2.1 The Town of Harmony shall continue to monitor public utilities and services and work with providers to ensure the highest quality and most cost effective and efficient services available.
- 1.2.2 The Town of Harmony shall work in conjunction with Rock County to encourage annual well testing.
- 1.2.3 The Town of Harmony shall work in conjunction with Rock County in application and enforcement of the County's *Storm Water Management Ordinance* (Chapter 28 – *Municipal Code of the County of Rock*)
- 1.2.4 The Town of Harmony shall attempt to contract with the most efficient provider to ensure continued reliable and affordable trash and recycling pick-up service.
- 1.2.5 The Town of Harmony shall consider supporting implementation of the *State Trails Network Plan*, *The Rock County 2008-2014 Parks, Outdoor Recreation and Open Space Plan* and other bicycle/pedestrian trails through cooperation with the WDNR, County, City of Edgerton, Ice Age Trail Foundation, trails friends groups, and other applicable entities.

Objective 1.3

Recognize the importance and necessity of emerging utility and community facilities technologies, incorporate these technologies into the Town's utilities and community facilities system, and develop regulatory measures to ensure benefit to the Town.

Supporting Policy:

- 1.3.1 The Town of Harmony shall attempt to work in conjunction with Rock County to conduct a comprehensive study, including environmental impact, revenue potential, regulatory/permitting options, public opinion, among other issues, to determine the feasibility of permitting wind farms in the Town

Objective 1.4

Direct residential, commercial, and light industrial development to areas with existing utilities and community facilities/services, or areas appropriate for utility and community facility/service improvement and expansion, and restrict development in areas without these facilities/services, and otherwise unsuitable for development.

Supporting Policy:

- 1.4.1 The Town of Harmony shall adhere to the *Town of Harmony Future Land Use Map* (Map 5.3) in reviewing rezone, subdivision, and other development proposals.

Chapter 5 – Land Use

5.1 Overview of Land Use

Per State of Wisconsin Statute 66.1001 (2) (h), the Land Use Element of a community's comprehensive plan is intended to be:

A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in [par. \(a\)](#), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in [par. \(d\)](#), will be provided in the future, consistent with the timetable described in [par. \(d\)](#), and the general location of future land uses by net density or other classifications.

This Chapter is intended to aid the Town of Harmony in balancing its need for new development with already existing development, with land uses in neighboring jurisdictions, and with the desire to sustain agriculture, open space, and natural resources within the Town. Growth and development, though necessary and inevitable, can also have negative effects on rural character. Comprehensive and thoughtful land use planning along with consistent decision-making provides the necessary tools for skillfully balancing land uses in a way that will ultimately shape the economic viability, aesthetic quality and overall quality of life within the Town of Harmony.

5.2 Existing Plans, Programs and Ordinances

A number of county and regional plans contain key planning concepts, policies, ideas and philosophies that are incorporated into the development of the goals of this Land Use Chapter. Farmland preservation, Environmentally Significant Open Space Areas (steep slopes, hydric soils, floodplains, wetlands, etc.) and urban service areas are three fundamental planning principles that have influenced land use patterns in the Town of Harmony and throughout Rock County for the past several years. Those principles, as well as others, are addressed in currently existing plans and programs that regulate or affect land use. Additionally, new land use plans and maps that are developed by all jurisdictions within Rock County will all need to be considered for their affect on one another throughout the planning period.

Current Land Use Plan and Map

The 1995 Town of Harmony Development Plan was never officially adopted by the Town, but serves well as a historical document that accurately shows what the current conditions were, past trends at the time of the Plan's creation and presumably gives some insight to how the Town saw itself growing in years to come. It has therefore, been useful as a reference in loosely guiding the development of this *Comprehensive Plan*.

A new "Development Map" was most recently adopted by the Town in January of 2005 depicting where the Town intended to grow (see Appendix H, Current Land Use Map). Dramatic growth by the City of Janesville, including significant annexation from the Town of Harmony since the adoption of that map, has significantly changed land uses since that time. Some of the areas designated as "Rural

Residential” on the 2005 map continue to be available for residential development in the Town on the *Future Land Use Map* (Map 5.3) presented later in this Chapter (see page 131), whereas all of the 2005 “Rural Reserve” area to the northwest of Highway 26 has already been annexed into the City or is planned for Urban Expansion. The remaining “Rural Reserve” on the 2005 map is partially in the new Planned Mixed Use development area, and partially in the Urban Expansion Area on Map 5.3.

Agricultural Preservation Program and Map

The Agricultural Preservation Program, updated in 2005, has served as a tool to help sustain farming as a viable economic option for farmers in the Town of Harmony. Because of this Program, a detailed Plan and map were developed for all of Rock County that indicate where land is planned to remain in Exclusive Agricultural zoning and where farmers are, therefore, eligible for tax credits. The map also depicts where urban and rural growth is expected to occur. While the Program has helped to reduce the tax burden on farmers, it has not provided a large enough incentive to prevent development of agricultural land. Trends in the Town of Harmony have shown that less acreage of agricultural land is currently eligible for tax credit through the Agricultural Preservation Program than there was at the height of landowner participation.

Parks, Outdoor Recreation and Open Space Plan

The Parks, Outdoor Recreation and Open Space Plan (POROS) was updated, revised and adopted in 2009. The POROS Plan is adopted as a part of, and intended to be implemented in coordination with the *Rock County Comprehensive Plan*. Together, the two Agricultural Preservation Plan and the POROS will provide a significant amount of policy that can affect the Town of Harmony over the planning period.

208 Water Quality Plans

Federal legislation for water quality planning programs was enacted in the Federal Water Pollution Control Act of 1965 and the subsequent 1972 amendments to the Act. A key section of the Act, more commonly referred to as Section 208, required the preparation of Areawide Water Quality Management Plans (208 Water Quality Plans) by local agencies designated by the Governor of each state. The principal purpose of the 208 Water Quality Plans is to develop a long-range sanitary sewer service boundary for areas with large concentrations of population. The 208 Water Quality boundary line for the City of Janesville extends into the Town of Harmony and implies that those areas within the boundary are serviceable by City sewer in the future and are likely to be annexed into the City as conditions allow.

Managed Forest Land (MFL)

Several property owners in Rock County are in the Managed Forest Law Property Tax Program, which was developed to ease the property tax burden for Wisconsin forestland owners with at least 10 acres of woods or forestland who wish to manage their woodlands for a period of either 25 or 50 years. Because there is a penalty for early withdraw, this program limits potential change of use of MLF property for the period of enrollment. The MFL program is intended to foster timber production on private forests, while recognizing other values. MFL participants pay property taxes at a reduced rate. The Wisconsin Department of Revenue estimates MFL program participants can reduce their property tax an average of 80% after paying harvest taxes. There are fewer landowners in the MFL program now than in past years, however it may still continue to affect land use to some extent in the Town of Harmony.

Use Value Assessment

In 1974 the State of Wisconsin amended the Wisconsin Constitution to permit the preferential treatment of agricultural land and the 1995-1997 Budget Act changed the standard for assessing agricultural land in Wisconsin from *market value* to *use value*. The goal of this legislation is to protect Wisconsin’s farm economy and curb urban sprawl by assessing farmland based upon its agricultural productivity rather than its potential for development. Because the Town of Harmony has a significant amount of agricultural land that is affected by development pressure, this program has perhaps slowed, but not stopped the financial benefits of selling farmland for development.

Rock County Land Division Regulations

The Rock County *Land Division Regulations* are applicable on land divisions of 15 acres or less of any type. Although the Land Division Regulations do not directly regulate land use, they do regulate such important aspects of usage as drainage, safe ingress and egress, driveway access and appropriate placement relative to hazards, roadways, public services and the general welfare of the public.

Rock County Floodplain, Shoreland, County Property and Airport Height Zoning Ordinances

Rock County has authority to zone only on County owned land, in shorelands and floodplains throughout the County and within the Airport Overlay District. These Ordinances are applicable in the Town of Harmony in areas along creeks, ponds and other navigable waterways. The County zoning regulations, which take precedence over Town zoning, generally regulate such aspects as setback and erosion control and are otherwise consistent with Town zoning of those areas.

5.3 Inventory of Existing Land Use and Historical Trends

In order to be able to plan for future land use it is essential to know what uses currently exist on the land. There are two sources of accurate information that give insight to current land uses and trends in the Town. Both sources have a different purpose and perspective, but each of them provides a different opportunity for analysis and a valuable perspective on land use. It is important to note that the Town's total land acreage for each of these data sources differs, further exemplifying that data collected for different purposes and with different margins of error will produce different results.

For the purposes of the Town analysis the following existing data sources will be explored:

1. Town of Harmony Municipal Code and Zoning Map
2. Department of Revenue Assessment Data

Town of Harmony Municipal Code and Zoning Map

The Town of Harmony Municipal Code (revised, 2007) regulates all uses of the land in the Town by identifying zoning districts, stipulating allowable and conditional uses within those districts, and locating the districts on the Town of Harmony Zoning Map. The Zoning Map has some limitations in determining and representing actual land use because zoning often precedes an actual change in use, however, zoning is the best indication available to the Town for how land is currently being used or how it is planned on being used in the near future.

Figure 5.1 on the following page displays current Town of Harmony zoning districts, a general description, the number of acres in each district and percent of the total in each district. The zoning districts with the greatest percentage of land in the Town are the *Agricultural District One (A-1)* and the *Transitional Agricultural District One (A1-a)* zoning districts. These districts require the largest minimum lot size and lowest dwelling unit density of all Town zoning districts. They are meant to accommodate large-scale, productive agricultural activities and other associated open spaces or agricultural uses. Conversely, the *Rural Residential (R-R)*, district is designated strictly for residential uses, at the minimum lot size of one dwelling unit per one acre of land and no maximum allowable lot sizes. The A1-a district was created to designate those properties that are designated as “urban transition” or “rural transition” under the Rock County Agricultural Preservation Plan. This means that these properties are being used for exclusive agriculture at this time, but that they are planned for future development.

Areas zoned as *Right of Way (ROW)* and *Rural Residential Right of Way (RROW)* represent roads and are not specified on Map 5.1, and are also being excluded from the zoning district totals and analysis for the purposes of this discussion. Both of these districts represent less than .01 percent of the zoned districts. The *Lowland Conservancy (C-1) Overlay* district (indicating a zoning district that is superimposed over an underlying district) was formulated to restrict development in flood-prone areas. Property in these districts may be regulated under Rock County's Floodplain Zoning Ordinance.

Figure 5.1
Town of Harmony
Zoning Districts 2008

Zoning District	Primary Use	Minimum Lot Size	Allowable Dwelling Units Per Lot	Number of Acres in District	Percent of Total Zoned Acres
Agricultural District One (A-1)	Large-scale agriculture	35 acres	1*	9,879.54	74.0
Transitional Agricultural District One (A-1a)	Urban or rural agricultural transition	35 acres	1*	1,344.94	10.0
General Agricultural District Two (A-2)	Medium-scale agriculture	10 acres	1*	392.55	2.9
Small-Scale Agricultural District Three (A-3)	Low-density residential, small-scale agriculture	3 acres	1	397.53	3.0
Local Commercial (B-1)	Commercial operations	1 acre	1*	61.41	.5
Rural Residential District (R-R)	Low-density residential -	1 acre (55,000 sq. ft. per two-family dwelling)	1 *	1,057.83	7.9
Special Purpose District (SP)	Special and unique uses	5 acres	None	119.09	.9
Light Industrial District (M-1)	Light industry	2.5 acres	1	132.63	1.0
Total	-	-	-	13,385.52	100.2

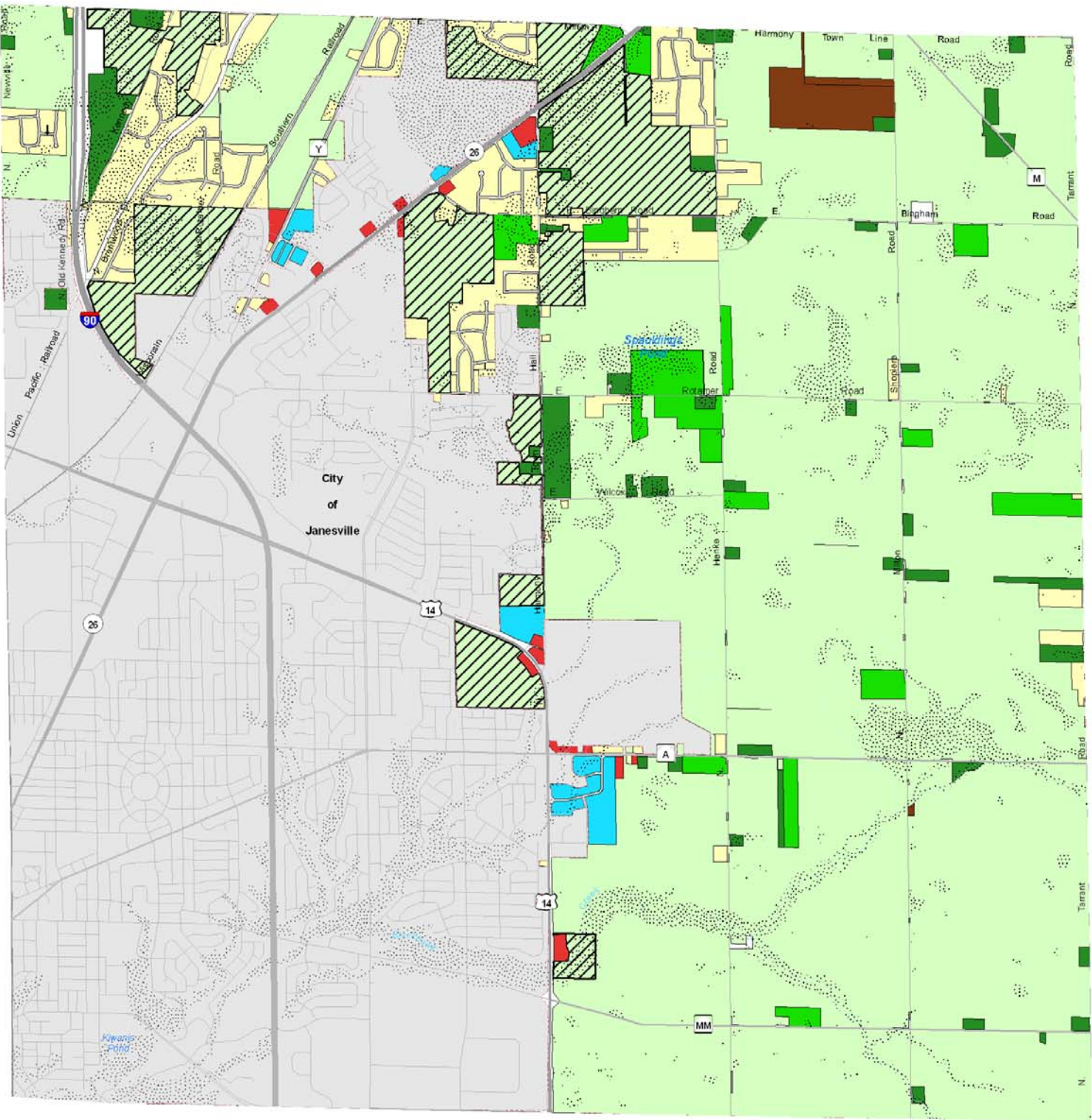
*Conditional uses allow for additional dwelling units.

**Total more than 100% due to rounding

Source: Town of Harmony Zoning Ordinance
 Rock County Planning and Development Agency

The 2008 Town of Harmony Zoning Map is displayed on the following page (Map 5.1). The Map illustrates that residential uses are concentrated in areas close to the City of Janesville and agricultural uses predominate in outlying areas, with farmettes, one to three acre residences and clustered subdivisions throughout the Town. Residential uses of medium (one dwelling unit to up to approximately three acres of land) and low-density (one dwelling unit up to approximately ten acres of land) exist throughout the Town, usually along major roadways. Limited commercial and light industrial uses are located primarily in areas close to the City of Janesville. Although zoning is a good indicator of current use, there is a lack of historical data for the Town of Harmony on past zoning trends.

Map 5.1: Zoning



Town of Harmony
Rock County, Wisconsin 06/2009

- C1 - Lowland Conservancy Overlay District

Town Boundary Lines
- Zoning**

Agricultural District One (A-1)

Transitional Agricultural District One (A-1a)

General Agricultural District Two (A-2)

Small Scale Agricultural District Three (A-3)

Rural Residential District (R-R)

Local Commercial District (B-1)

Light Industrial District (M-1)

Special Purpose District (SP)

Roads

Local Roads

Interstate

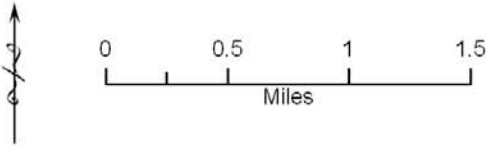
Highway

County
- Cities and Villages

Streams and Rivers

Rivers and Lakes

Railroads



Duplication of this map is prohibited without written consent of the Rock County Planning, Economic and Community Development Agency. The data in this map was compiled using the Rock County Coordinate System. All graphic and attribute information is based on the Rock County Coordinate system. This map is not intended to be a substitute for an actual field survey and is an advisory reference only.

Rock County Geographic Information Systems (GIS)
Planning, Economic and Community Development Agency
51 S Main St, Janesville, WI 53445
(TEL) 608-757-5587, (FAX) 608-757-5586
email: Planning@co.rock.wi.us

Data Sources: Rock County Planning and Development Agency

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Department of Revenue Assessment Data and Trends

The Wisconsin Department of Revenue (WDOR) classifies taxable property into Statutory Classes of Real Property for tax assessment purposes. These land use classifications were created by the WDOR to fulfill a need to distinguish agricultural uses from non-agricultural uses for the purpose of assessing the land based on use (agriculture) rather than on market value (development potential). This data provides information on recent trends as well as up-to-date information about existing uses of the land.

Because WDOR data is reported every year it provides an efficient way to compare changes in land use over time and can be used to make projections about future land use needs. However, there are limitations including that site visits are not completed unless there is a change in ownership or structure, practical use may change even when the tax assessment classification does not, that available data only goes back to 2002, and the data only includes taxable land and does not include other improvements related to development such as roads. Additionally, the data is not mapped and does not provide information on how the land uses appear on the land and how they affect one another. This data will be used to show trends in land change within the Town, but will only be used to estimate future land demand for commercial and industrial uses.

Definitions of land uses that have been derived by WDOR data are listed below. Some of the WDOR land use classifications have been combined to accommodate the purpose of this analysis (to show historic land use trends). Figure 5.2 (next page) shows the number of acres and percent of the total of each land use using WDOR data and the combined classifications for the year 2002 and 2007.

- **Agricultural:** Lands, exclusive of dwelling units and other improvements, devoted primarily to agriculture (as defined by State of Wisconsin Statute 70.05) and other supporting activities. Also includes lands containing dwelling units and related improvements associated with agricultural use (categorized as “Other” by WDOR)
- **Forest:** Lands producing, or capable of producing, commercial forest products
- **Residential:** Lands containing dwelling units and related improvements not associated with agricultural use
- **Commercial:** Lands, including improvements, devoted primarily to commercial operations, including, but not limited to dining, lodging, and retail sales establishments
- **Manufacturing:** Lands, including improvements, devoted primarily to manufacturing and industrial operations, including, but not limited to, assembling, processing, and fabricating
- **Undeveloped:** Lands generally unfit for any of the aforementioned uses, including, but not limited to, parks, hunting grounds, wetlands, ponds, gravel pits, and road rights of way

Figure 5.2
Town of Harmony
Land Uses Based on Wisconsin Department of Revenue
Assessment Data:
2002 and 2007

WDOR Land Use Category	2002		2007		Change: 2002-2007	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent Change in Acreage
Agricultural (includes Ag Accessory)	12,029	82.0	10,778	81.1	-1,251	-10.4
Forest (includes Ag Forest in 2007)	656	4.5	652	5.0	-4	-.6
Residential	1,375	9.4	1,307	9.9	-68	-4.9
Commercial	153	1.0	160	1.2	+7	+4.6
Manufacturing	47	.3	45	.0	-2	-4.3
Undeveloped (includes parks and roads)	404	2.8	352	2.6	-52	-12.9
TOTAL*	14,664	100	13,294	*99.8	1,370	-9.3%

*Only represents acreage categorized for tax assessment purposes, not total land area

**Total is over 100% due to rounding

Source: State of Wisconsin Department of Revenue - Statement of Assessments 2002, 2007
 Rock County Planning and Development Agency

Figure 5.2 displays the Town of Harmony's land use by WDOA category and indicates the majority of the Town's land was categorized as *Agricultural* in 2002 and 2007. *Residential* uses comprised nearly 10% of the Town's land base in both years, and *Undeveloped* uses accounted for approximately 3% of the land base in both years. *Commercial* uses comprised approximately 1% and *Manufacturing* uses comprised less than .5% of the total in both 2002 and 2007. These figures display a fairly consistent proportion of uses between the two years despite the nearly 10% reduction in total land acreage.

While the total number of assessed acres went down significantly due to annexation between 2002 and 2007, the amount of acreage in each use has stayed very stable with less than one percent difference in the proportion of land uses to the total between 2002 and 2007. During this time period, 222 building permits were issued (this topic is discussed further on page 124) suggesting that new building has taken place in the Town. At the same time, however, it can be assumed that a fairly balanced amount of land in each use had been annexed into the City of Janesville. The fact that the acreage of residential housing in the Town went down suggests that more housing was annexed into the City than was newly built in the Town. This suggests that existing housing is getting connected to urban services even though it may have originally been constructed on private septic.

5.4 Factors and Trends Affecting Land Use

Past trends may help to predict the way land in the Town of Harmony is likely to be used in the future. Trends that will be analyzed for the Town include supply trends (looking at annexations and the availability of land), demand (looking at trends in new construction by comparing the number and type of building permits issued in each category) and the price of land (comparing the equalized value of different land uses over time) and finally by looking at zoning changes out of the Agricultural Preservation Program.

Supply

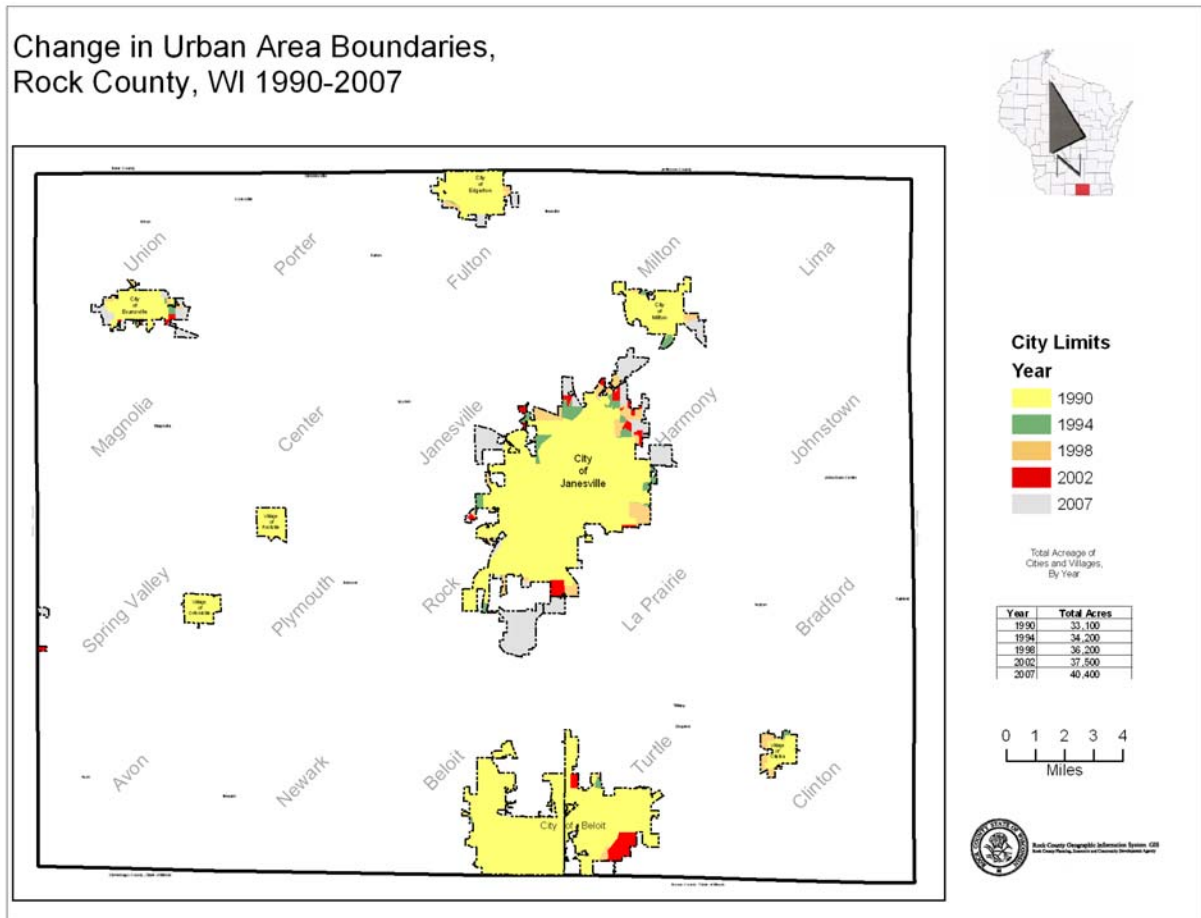
The greatest factor affecting the supply of land in the Town of Harmony is annexation of land into the neighboring City of Janesville. Figure 5.3 below shows how many acres of land the Town has lost to annexation between 1990 and 2007 and Map 5.2 on the next page shows annexations throughout Rock County in the same years. Figure 5.3 below indicates that there were approximately 2,972 fewer acres of land in the Town of Harmony in 2007 than there were at the end of 1990.

Figure 5.3
Town of Harmony
Annexations 2002-2007

Year	Acres taken out of Harmony each year
1991	191
1992	140
1993	68
1994	121
1995	398
1996	54
1997	305
1998	5
1999	134
2000	125
2001	43
2002	2
2003	124
2004	137
2005	563
2006	552
2007	10
Total	2,972

**All annexations were from the Town of Harmony to the City of Janesville.
Rock County Planning and Development Agency-2007*

Map 5.2 Rock County Change in Urban Boundaries 2002-2007



Previous annexation trends in the Town are expected to continue over the 25-year planning period. As a result of future annexations, the number of people residing in the Town may be reduced as well as the amount of land available in the Town for future use. The Issues and Opportunities section of this Chapter will address the subject of the Town's future growth given the growth of the neighboring City of Janesville.

Demand

One way to illustrate demand for various types of land uses within the Town of Harmony is to look at the number of building permits that were issued in past years. Figure 5.4 displays the number of building permits issued by the Town for new residential and commercial/industrial improvements from 1995 to 2007.

Figure 5.4
New Residential and Commercial/Industrial Building (Improvements) Permits
1995 – 2007

Type	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	1995-2007	
														Total	Average*
Residential	23	24	8	14	9	3	14	31	24	16	17	15	13	211	16.23
Commercial and Industrial	0	0	0	1	2	4	1	2	1	0	0	0	0	11	.67
TOTAL	23	24	8	15	11	7	15	33	25	16	17	15	13	222	17.08

Source: Town of Harmony Building Inspection Services 1995 - 2007

Figure 5.4 indicates the Town issued a total of 211 residential building permits and 11 commercial and industrial permits were issued for an average of about 17 building permits per year from 1995 to 2035. A majority of these permits were issued for new residences suggesting that there was relatively little demand for commercial and industrial development within the Town.

Price of Land

Figure 5.5 compares the Town's total equalized value for each land use type in 2002 and 2007, utilizing WDOR land use categories. Total equalized value represents the full (fair) market value (most probable selling price) of the Town's land including improvements for all land use categories. Properties in the *Agriculture* category are assessed at the *use value*, and properties categorized as *Agricultural Forest* and *Undeveloped* are assessed at 50% of their full (fair) market value. Total equalized value is determined by the WDOR, with property taxes apportioned to the Town on the basis of this value.

Figure 5.5
Town of Harmony
Total Equalized Value
2002 and 2007

Land Use Category	2002		2007		Change: 2002-2007	
	Total Equalized Value	Percent	Total Equalized Value	Percent	Value	Percent Change
Agricultural	3,674,800	2.5	2,884,800	1.3	-790,000	-21.5
Agricultural Accessory	12,532,570	8.4	18,589,900	8.5	+6,057,330	+48.3
Forest	322,100	.2	203,800	.1	-118,300	-36.7
Ag Forest	-	-	602,500	.3	-	-
Residential	118,716,279	79.3	177,626,400	81.0	+58,910,121	+49.6
Commercial	13,492,900	9.0	18,934,900	8.6	+5,442,000	+40.3
Manufacturing	556,000	.4	345,300	.2	-210,700	-37.9
Undeveloped	63,820	<.1	33,300	<.1	-30,520	-47.8
TOTAL*	149,358,469	99.9*	\$219,220,900	100.1*	-	-

Source: State of Wisconsin Department of Revenue - Statement of Assessments 2002, 2007

*Only represents value on acreage categorized for tax assessment purposes, not total land area

**Total is not 100% due to rounding

Rock County Planning and Development Agency

Figure 5.5 indicates that use categories *Residential* and *Agricultural Accessory* (which represents housing or other development associated with agriculture) have had the highest increases in total equalized value (\$58,910,121 and \$6,057,330 respectively) and percent change (both nearly 50%), while *Agriculture* has seen the highest decrease in value (down \$790,000 and over 21%), from 2002 to 2007. *Commercial* uses also went up significantly in equalized value with a 40% increase over the 5-year period. The three new commercial/industrial permits issued in 2002 and 2003 were part of the reason for the increase (see Fig. 5.5).

Zoning Changes

The willingness of the Town to change zoning also plays a roll in changing land uses and the supply of land in each use. Figure 5.6 indicates that 516.17 acres of land in the Town have been rezoned out of the *Agricultural District (A-1)* to other zoning districts during the first 22 years that the Town of Harmony was in the Agricultural Preservation Program (1984 to 2006). Figure 5.6 also indicates the *Rural Residential District (RR)* (nearly 347 acres) was the zoning district to which the greatest number of *A-1* acres were rezoned to during this period. Although this is not a dramatic change and it is apparent that agriculture is still the predominant land use in the Town, it does indicate a trend toward a greater number of residential uses.

Figure 5.6
Town of Harmony
Exclusive Agricultural Zoning District Acres Rezoned
Out Of Agricultural Preservation Program
1984- 2006

A1 Rezoned To:	Primary Uses	Acres taken out of A1 to other zoning districts (%)
Agricultural 3+ Acres (A2, A3)	Housing, Horse farms, Hobby farming	143.04 (28)
Residential (RR)	Housing, Manufactured housing	346.96 (67)
Commercial (B1)	Local business	16.67 (3)
Light Industrial (M1)	Small industry, Gravel pits	9.50 (1)
Other	Combined districts	0.0 (<1)
Total	-	516.17

Source: Rock County Planning and Development Agency, 2007

5.5 Land Use Projections

Formulation of projections illustrating possible future housing and land use demand can act as a guide for future land use decisions made by the Town of Harmony. Those included here are: the projected number of dwelling units expected to be needed according to the Wisconsin Department of Administration (see Figure 5.7 below) and the expected amount of commercial and light industrial acreage needed based on WDOR Statement of Assessment data (see Figure 5.8 next page). Additionally, the expected amount of future development that is expected to be needed and/or desired by the Town of Harmony has been extracted (see Figure 5.10, page 130) based on current factors.

Residential Projections

Figure 5.7 below shows that there is a 27 percent increase in the number of expected housing units over the 25-year period, based on previous trends. While this is an accurate representation of what can be expected in the future based on those trends, it is also true that the projections are based on years with some of the fastest growth in Town of Harmony history. It is, therefore, not unreasonable to expect that there may be less housing growth during the planning period. It is estimated that there are approximately 94 available residential lots and an additional 12 small-scale agricultural lots that would be appropriate and are currently available for residential development in the Town of Harmony. Subtracting those from the total projected housing need of 261 in 2035 suggests that the Town needs to plan for where to locate approximately 155 new housing lots over the planning period:

261 (projected dwelling units needed) – 106 (estimated vacant housing lots in 2008) = 155 additional lots.

By taking the total of 261 new housing units needed by 2035 and dividing that number equally over the 25-year period we find that 10.44 new housing units per year can be expected during the planning period. Figure 5.7 shows the number of housing units (rounded to the nearest whole number) expected to be needed in five-year increments for a total of 261 new units (106 of which can be accommodated by already existing vacant lots).

Figure 5.7
Estimated Number of Dwelling Units in 2005
Projected Number of Dwelling Units
2010 – 2035

	2005 (Estimated)	2010	2015	2020	2025	2030	2035	Change (%) 2010 to 2035
Cumulative Projected Dwelling Units	841	963	1,016	1,069	1,120	1,170	1,224	261 (27.1%)
New Dwelling Units per 5-Year Period	-	0	53	52	52	52	52	261

Source: State of Wisconsin Department of Administration 2005

The size of the lots that these new housing units are constructed upon determines the total amount of land needed for future housing. Because of the great amount of variability in the possible lot sizes in the Town of Harmony, it does not make sense to calculate an expected needed acreage for new housing units. The Town of Harmony expects that a small proportion of the housing units (about 10%) can be appropriately constructed on agricultural lots and that the majority of the new housing units (about 90%) will be constructed at residential densities in the Planned Mixed Use areas shown on the *Future Land Use Map* (see Map 5.3 on page 131).

Commercial and Industrial Projections

Figure 5.8 displays a projection of the amount of land in acres that the Town can expect to need through 2035 to accommodate current trends in commercial and industrial use. This projection was formulated utilizing the 2005 WDOR Statement of Assessment acre/population ratio for the Town's *Commercial* and *Manufacturing* (roughly equivalent to the Town's *Industrial* use category) WDOR land use categories, applied to the Middle (WDOA) population projection scenario as presented in Figure 1.4 on page 6. Figure 5.8 indicates the Town will need an additional 12 acres of *Commercial* land and no additional acres of *Manufacturing* land above WDOR 2005 Statement of Assessment totals by 2035. By Code, commercial lots must be a minimum of one acre and industrial lots must be a minimum of 2.5 acres, suggesting that the maximum number of allowable units that can be constructed on 12 acres of land is anywhere from 4 to 12 units (see recommended number of units in Figure 5.10). This is consistent with the guidelines for future development of commercial and industrial uses as shown in Figure 5.10 on the next page.

Figure 5.8
Additional Commercial and Light Industrial Acreage
In 5-Year Increments
2011 - 2035

Category	2011-2015	2016-2020	2021-2025	2026-2030	2031-2035	Total Acres Needed
Commercial	3	2	2	3	2	12
Manufacturing	0	0	0	0	0	0

Source: Rock County Planning and Development Agency 2008

Future Development Guidelines

Looking at the current number of address points in each of the pertinent current zoning districts allows for planning based on current conditions. The proportion of uses presented in Figure 5.9 below were derived by looking at the rough proportion of address points in the Rural Residential District, the General Agricultural District Two, the Small Scale Agricultural Three and the Local Commercial zoning districts and applying those rounded proportions to each of the coinciding land use categories in the Planned Mixed Use area. Ten percent of the total number of desired units was then put into the Agriculture area knowing that there is likely to be some limited farm-related housing built each year.

Figure 5.9
Number of Address Points
In Applicable Zoning Districts
Town of Harmony 2008

Zoning District	Address Points	Percent
Rural Residential (RR)	683	84
General Agriculture (A2)	18	2
Small Scale Agriculture (A3)	76	10
Local Commercial (B-1)	34	4
Total	811	100

Source: Rock County Planning and Development Agency 2008

Projected Future Land Use

Given the current conditions and the expected future growth of the Town of Harmony, the Development Guidelines (Figure 5.10) and the *Future Land Use Map* (Map 5.3, next page) depict how the Town plans to grow and use its land over the next 35 years. The Development Guidelines and the *Future Land Use Map* are intended to be used together as a guide for future land use decisions made by the Town. While it is expected that the guidelines for suggested phasing of development presented in Figure 5.10 will be roughly followed, it should not be construed to mean that the exact number of units presented below must be approved each year. The Town reserves the right to allow more or less than the suggested number of units, if deemed appropriate, in some years, while compensating by modifying the allowable number of units in other years in order to achieve approximately the suggested total number of units over the planning period. All projections are approximations that are intended to be used as a guide where the Town Board of Supervisors has the ability to modify the numbers as needed and reasonable.

Figure 5.10
Future Development Guidelines in Units
Per Mapped Future Land Use Category
In 5-Year Increments from 2010 to 2035

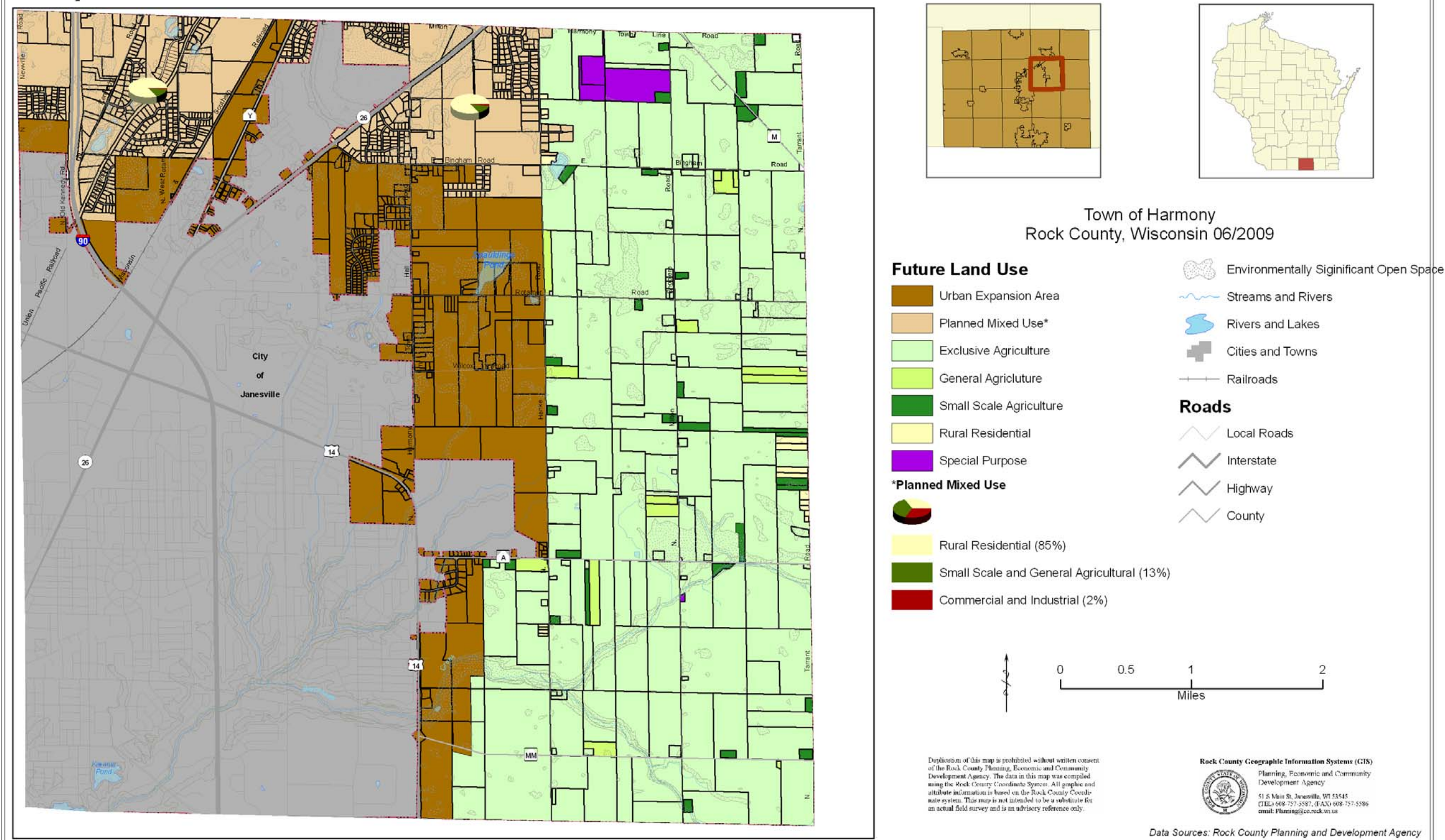
Future Land Use Category	Land Use Types (% of category)	2010-2015	2016-2020	2021-2025	2026-2030	2031-2035	Total Units 2010 to 2035*
Planned Mixed Use (90%)	Rural Residential (84%)	40	41	41	40	41	203
	General and Small Scale Agriculture (13%)	7	7	6	6	6	32
	Commercial or Light Industrial (4%)	2	2	2	2	2	10
Agriculture Areas (10%)	Exclusive Agriculture (100%)	5	5	5	6	5	26
Total	-	54	55	54	54	54	271

**Totals are only approximately equal to the prescribed percent of use due to rounding.*

Source: Rock County Planning and Development Agency, 2008

The pie graph shown in the Planned Mixed Use on the *Future Land Use Map* (next page) depicts the approximate proportion of each of the uses that are allowable in that area (Rural Residential: 84%, General Agriculture and Small Scale Agriculture: 13%, and Commercial/Industrial: 4% based on Figure 5.10. Land use categories used to develop the Map are described beginning on page 133. The total amount of acreage in each of the land use categories appearing on the *Future Land Use Map* appears in Figure 5.11 on page 133.

Map 5.3: Future Land Use



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Figure 5.11
Town of Harmony
Future Land Use Acreage

Future Land Use Category	Acres	Percent
Exclusive Agriculture	7,923	57.0
General Agriculture	186	1.3
Small Scale Agriculture	168	1.2
Planned Mixed Use	2,302	16.6
(*Total Planned Mixed Use minus residential developed areas)	(1,465)	-
Rural Residential	52	.4
Special Purpose	119	.9
Urban Expansion Area	3,156	22.7
Total**	13,906	100

*Not included in total

**Total acreage is greater than total zoning acreage because not all planned areas are zoned.

Planned Mixed Use -Peach

(Pie Chart =Tan (Housing) -84%, Light Green (Ag)-13%, Red (Commercial/Industrial-4%)

Planned Mixed Use areas represent areas where the Town is planning for 90% of the future development. Allowable uses in this area include medium and small-scale agricultural uses with accompanying housing, single-family residential lots and subdivisions, small neighborhood or agricultural business or industry and limited, conditional use multiple-family residential uses. Approximately 97% of the Planned Mixed Use area is intended for housing (approximately 1 dwelling unit to 1 – 35 acre lots) and approximately 4% is intended for commercial or light industrial uses, if appropriate. Possible Town zoning district designations for these areas are: *Rural Residential (R-R)*, *General Agricultural District Two (A-2)*, *Small-Scale Agricultural District Three (A-3)*, *Local Commercial District (B-1)* and *Light Industrial District (M-1)* as defined in the Town of Harmony Zoning Ordinance.

Urban Expansion Area-Brown

This area is where the Town expects the City of Janesville to expand into the Town during the planning period. While there may be use and zoning changes within this area prior to annexation by the City, it is expected that future development will be consistent with the City of Janesville Future Land Use Plan.

Rural Residential -Yellow

Yellow represents areas where the Town of Harmony is currently zoned and being used for residential purposes. These areas allow for the highest residential density allowable under the Town of Harmony Municipal Code (1 dwelling unit per acre) under the *Rural Residential (R-R)* zoning district.

Exclusive Agriculture-Light Green

These areas are where the Town of Harmony is planning large-scale agricultural operations as well as conditional use parcels for family members of up to five acres in areas generally zoned as A-1 as defined in Town of Harmony Municipal Code.

General and Small Scale Agriculture-Medium Green

These areas on the Map are where medium and small-scale farming, sometimes combined with the Town not to increase these uses in the Agricultural residential uses currently exists as is allowable under the A2 or A3 zoning districts. It is the intention of areas (as opposed to the Planned Mixed

Use areas) and to maintain the current acreage throughout the planning period. Medium and small-scale farming may be directed to the Planned Mixed Use development areas.

Special Purpose -Purple

This area is currently zoned and being used for a mining operation.

It should also be noted that there are some locations on the Town of Harmony Zoning Map that are zoned *Local Commercial District (B-1)* or *Light Industrial District (M-1)* where it is expected that those uses will continue, however, those uses within the *Urban Expansion Area* and are therefore not shown on the *Future Land Use Map*.

5.6 Issues and Opportunities for Land Use

Available Developable Acreage

The vast majority of future Town population growth, and accompanying residential, commercial, and industrial development that would result from conditional land uses, rezone, subdivision/land division, and other land development are expected to occur in the Planned Mixed Use areas. These areas, as shown on Map 5.3 (page 131), provide adequate acreage as required per projections presented in the “Land Use Projections” portion of this Chapter. **Thus, not all lands identified in the Planned Mixed Use development area may be appropriate for development. Rather, if development is desired, it should be encouraged in the Planned Mixed Use development areas in a manner and pace consistent with this Plan’s policies, and with other Town land use regulations and policy.**

Out of the 2,302 acres in the orange Planned Mixed Use areas on Map 5.3, approximately 1,482 (64%) acres is still available for land division for the purpose of development. Of the 1,482 acres only about 1,014 acres (44%) are represented on the City of Janesville future land use map for Town expansion. The City shows the other approximately 468 acres (20%) as City expansion area. Of the 1,014 available acres, about 124 acres are comprised of existing lots of 10 acres or less and are not as likely to be divided again for residential purposes while still in the Town. This leaves approximately 890 acres (39%) divisible acres contained in approximately 29 lots that the City of Janesville and the Town of Harmony agree are developable by the Town. Most of the 29 lots already contain one dwelling unit. At one dwelling unit per acre, the Planned Mixed Use areas are adequate to meet future housing demand, but allow limited choices in housing location.

Updates to codes, maps and regulations

The current zoning map as presented in this Chapter does not necessarily reflect the intent and direction expressed by the *Future Land Use Map* adopted in conjunction with this Chapter and this *Comprehensive Plan*. Specific changes to the Zoning Map and Municipal Code will make it easier to make clear and consistent decisions about land use within the Town. A good land use plan is not usable until it has the ordinances to back it up. Additionally, Wisconsin “Smart Growth” Legislation requires that all decisions that are made by a zoning jurisdiction must be consistent with the *Comprehensive Plan* after January 1, 2010. To that end, the Town of Harmony should begin immediately to review their Municipal Code and to plan ahead for what revisions, if any, can and should be made to make it clear, useful and consistent.

Annexation and Future Growth

City of Janesville has been rapidly expanding to the north and east into the Town of Harmony in recent decades. The land area expansion of the City has been largely due to voluntary annexation by Town of Harmony landowners. The City is planning for continued expansion into the Town of Harmony, as illustrated on the City of Janesville *Future Land Use Map*. It is likely that landowners within the future City growth areas will appropriately and willingly annex into the City as market conditions allow. While it is difficult for some to witness the dwindling size of the Town of Harmony, it is at the same time, appropriate to see new residential, commercial and industrial

development taking place on City services, at City densities and contiguous to existing development. Additionally, it is also appropriate to limit rural development in order to preserve the prime agricultural land that lies in the southern one-third of the Town of Harmony and directly in the path of City of Janesville expansion. While this agricultural area is only planned for minimal City expansion at this time, it is important for the Town to address issues of their own preservation philosophy, and if appropriate, take steps toward finding tools to preserve the existence of the Town of Harmony and the agricultural resources that lie within it.

Land Use Conflicts

There have historically been areas in the Town of Harmony where past development decisions have resulted in incompatible or conflicting land uses. In particular, residential development tends to conflict with agricultural operations. It is important for the future of farming in the Town, as well as for the viability of housing developments, that these conflicts are carefully considered before the conflict occurs.

Environment, Rural Character, Identity, and Aesthetics

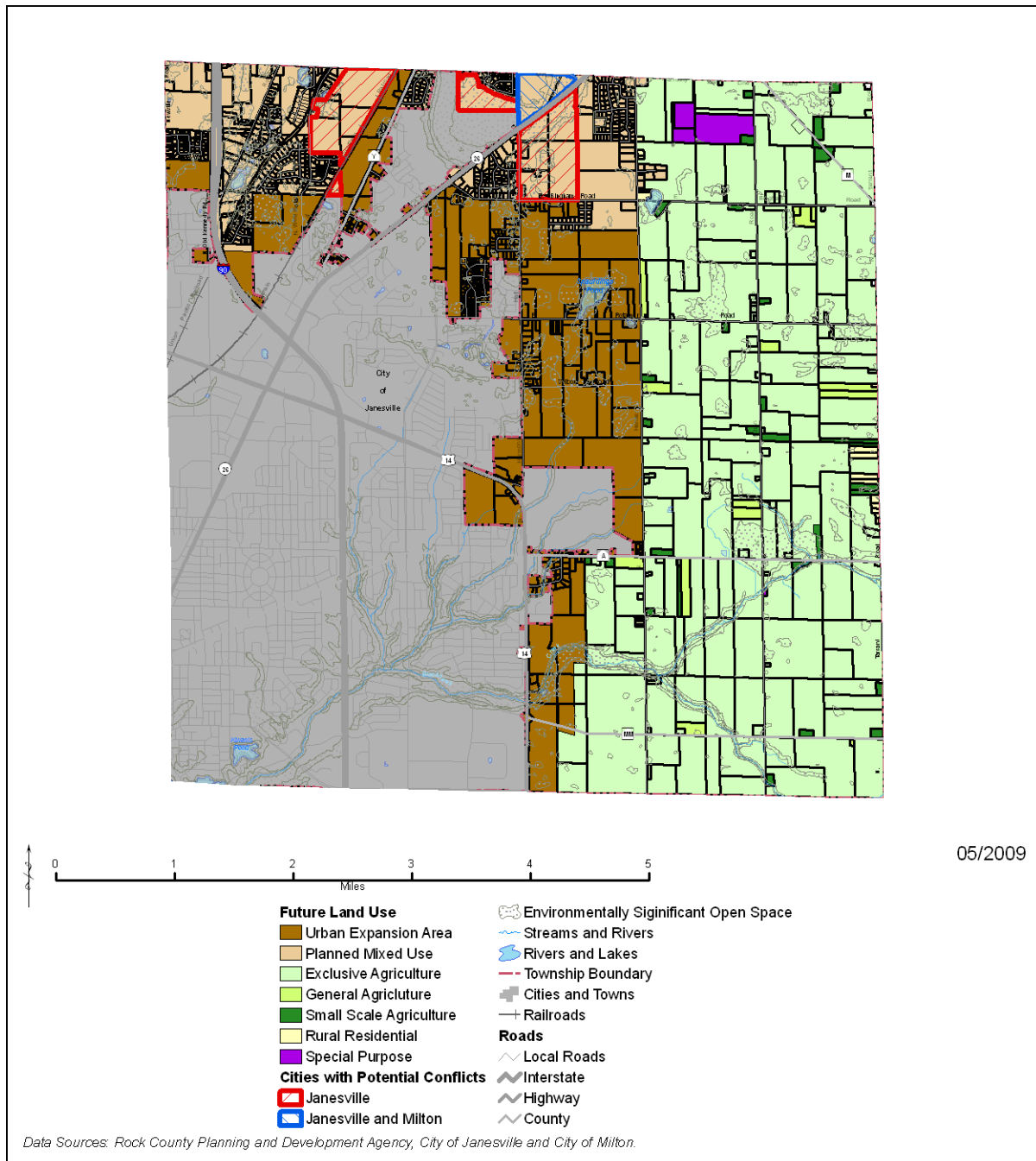
Many environmental amenities and concerns have been identified and analyzed in the Agricultural and Natural Resources Chapters of this *Plan*. At the time of this writing, the Town does not have the tools to protect and preserve desired environmental features from development. The Town should carefully consider environmental conditions and constraints when making land use decisions and should implement ordinances and tools that will help it to efficiently and consistently protect those environmental features that it values most. Two ways that this should be done is through establishing Town Environmentally Significant Open Space policies and through the update and modification of the Lowland Conservation District in the Town of Harmony Municipal Code.

In addition to environmental concerns, residents of the Town of Harmony have indicated the importance of the rural character, identity and aesthetics throughout the planning process. Policies affecting natural resource preservation, land divisions, development and landscaping are the most effective way to insure rural character and natural aesthetic appeal. The Town of Harmony should consider to what standards it wishes to adhere to attain their vision for the future and should make revisions to the zoning code to uphold those standards.

Conflicting Jurisdictional Maps

The single largest issue affecting land use in the Town of Harmony is the ability for the City of Janesville and the City of Milton to oppose land divisions throughout most of the Town through their extraterritorial jurisdictional powers. Both Cities' future land use maps conflict, to some degree, with the Town's *Future Land Use Map*, making it likely that there may be disagreement in the future over how land within the Town should be divided and used. It was the goal of the Town to resolve conflicting mapping issues through this comprehensive planning process, however that goal was not met. Map 5.4 (next page) depicts areas where the City of Janesville and the City of Milton expect to expand into the Town of Harmony (see City Future Land Use maps in Appendix I), but which are also areas where the Town is planning for future development. The Town should continue to try to find solutions to conflicting policies and maps during the planning period.

Map 5.4
Town of Harmony/Cities of Janesville and Milton
Future Land Use Map Conflicts

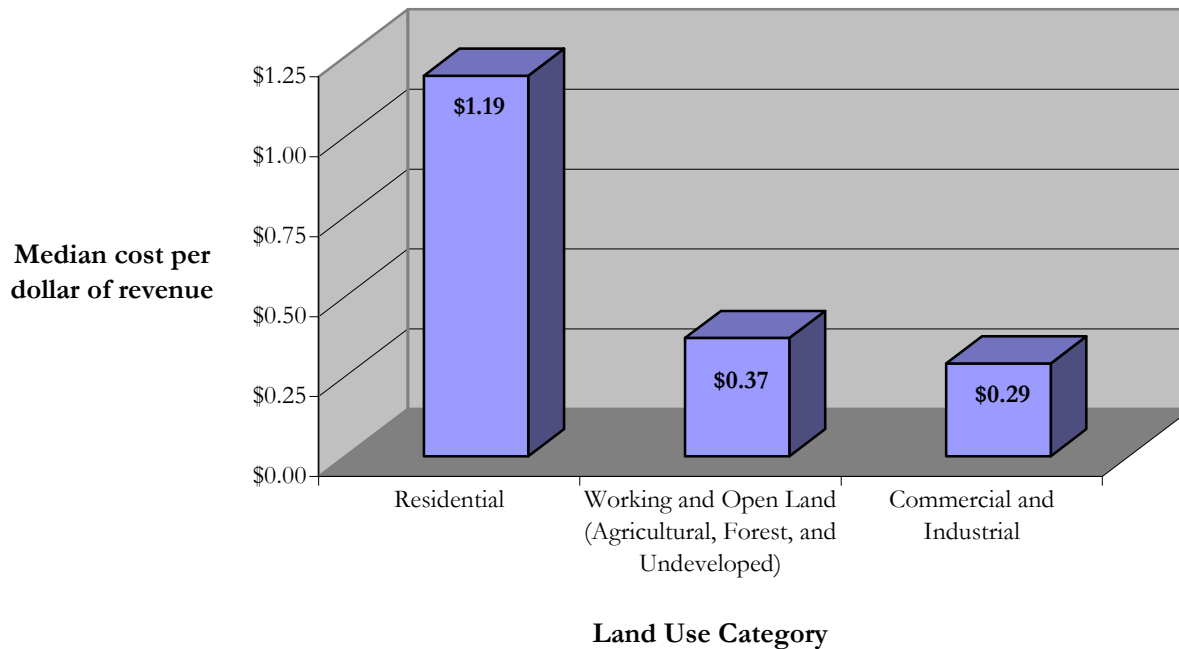


05/2009

Cost of Community Services

It is often assumed that increasing the housing base is a good way to increase tax base. While this may be true in urban settings where municipal sewer and urban services are readily available, it is often not the case in rural areas. Figure 5.12 below shows a comparison of the cost of residential development, versus agricultural (or other types of open land) and commercial and industrial uses. This study, done by the American Farmland Trust indicates that the cost of residential development are often higher than the revenue those developments bring in.

Figure 5.12
Cost of Community Services: 1989 - 2006



Source: Fact Sheet Cost of Community Studies - American Farmland Trust 2006

Housing Strategy

The Town of Harmony recognizes that a proliferation of sprawling development will have an adverse affect on the Town's rural character, agricultural integrity and tax base. In addition, given the exclusive agricultural zoning throughout much of the town, this type of development is largely prohibited. The Town should encourage infill of existing subdivisions, encourage revitalization and redevelopment of current housing where needed and should direct new housing development to conservation-based subdivisions located adjacent to existing residential development in the Planned Mixed Use development are on the *Future Land Use Map* (see Map 5.3, page 131). This strategy is consistent with opinions heard during the comprehensive planning process, which support a primarily agricultural, rural atmosphere with residential development in limited areas.

Smart Growth Areas

Wisconsin's Comprehensive Planning Law requires that communities identify "Smart Growth Areas" in their comprehensive plans. Smart Growth Areas are defined as "areas that will enable the development and redevelopment of lands with existing infrastructure and municipal, state, and utility services, where practical, or that will encourage efficient development patterns that are contiguous to existing development and at densities which will have relatively low municipal, state governmental, and utility costs." The Town of Harmony designates Smart Growth Areas as the following:

- "Planned Mixed Use" (see Map 5.3) areas where compact and contiguous residential and commercial uses can be allowed in appropriate locations.
- "Urban Expansion" (see Map 5.3) areas where urban sewer and services are available for future developments
- Areas for continued infill in existing residential subdivisions
- Areas where revitalization and redevelopment of the existing housing stock is needed and appropriate
- Areas for agricultural and natural resource preservation

Land Conservation

Land conservation is the act of protecting or preserving the land for a particular undeveloped use. One of the goals of Rock County during the future 25-year planning period is to communicate with the people of the County on the concept and viability of land conservation. As the Town of Harmony becomes more developed, it is possible that the preservation of agricultural land and the use of tools such as purchase of agricultural conservation easements may become a higher priority and may apply to more landowners in the Town.

More Issues and Opportunities

The proximity of growing urban areas, major transportation corridors, and the Town's existing development influence the Town's land use.

- The City of Janesville is projecting to have 20,509 additional residents in approximately 8,370 new housing units by the year 2030. The City of Janesville Comprehensive Plan shows that some of the additional residential, industrial and business uses will be on land that is currently in the Town of Harmony.
- The growing cities of Beloit and Madison exert regional influence on the Town's land use, as do State Highways 14 and 26 and Interstate 90/39. These urban areas and transportation corridors offer the potential for continued growth pressure within the Town.
- Existing subdivisions and housing clusters within the Town are expected to continue to develop or redevelop in their current locations and to expand in contiguous and logical locations and sequence.
- Additional development lands, as well as lands annexed into the City of Janesville, through 2035, will most likely come from lands currently categorized/zoned as agricultural. Thus, depending on average household lot size, hundreds to thousands of acres of the Town's land, currently categorized/zoned as agricultural will be converted to residential zoning.

5.7 Land Use Goal, Objectives and Policies

Goal 1:

Maintain the rural quality of life through well-planned and appropriate development and land use.

Objective 1.1:

Preserve the rural character of the Town and the agricultural areas designated on Map 5.3 Future Land Use.

Supporting Policies:

- 1.1.1 The Town of Harmony shall consider requiring that all development be done in a manner that preserves the Town's rural character and balances the rights of property owners with the Town's collective well being.
- 1.1.2 The Town of Harmony shall attempt to phase new development in the Town according to the projections on pages 129 and 130 of this Land Use Chapter (increasing the number of units permissible in any five-year increment is allowable if the 2035 total remains the same, i.e.: the number of units permissible in other years would have to be decreased in an equal amount).
- 1.1.3 The Town of Harmony shall attempt to consciously make decisions that support agricultural and natural resource preservation and promote farming as a viable business in and around the Town.
- 1.1.4 The Town of Harmony shall consider avoiding strip development of any kind lining town roads to avoid traffic congestion and loss of rural character.
- 1.1.5 The Town of Harmony shall attempt, where possible, to require structures to be placed in or near tree lines and wooded areas as opposed to open fields.
- 1.1.6 The Town of Harmony shall attempt to preserve the Town's *Agricultural Preservation Areas* (as designated on Agricultural Preservation Plan Map) for continued agricultural use and direct responsible residential and commercial development to areas designated as Planned Mixed Use on the *Future Land Use Map* (Map 5.3).
- 1.1.7 The Town of Harmony shall attempt to continue to uphold maps and policies that allow for long-term agriculture, natural areas and open space uses.

Objective 1.2:

Continue to foster a productive working relationship with other municipalities to work toward consistent and complimentary implementation of plans, policies, and programs that impact land use in the Town.

Supporting Policies:

- 1.2.1 The Town of Harmony shall attempt to work in conjunction with the City of Janesville and the City of Milton to resolve existing mapping conflicts.
- 1.2.2 The Town of Harmony shall attempt to work with the City of Janesville and the City of Milton to create and execute a boundary agreement(s).
- 1.2.3 The Town of Harmony shall attempt to continue to work with the County toward implementation of the County's *Agricultural Preservation Plan: 2005 Update* and the *Rock County, Wisconsin 2008-2014 Parks, Outdoor Recreation, and Open Space Plan*.
- 1.2.4 The Town of Harmony shall attempt to work in conjunction with the County to create a PDR program at the County or Town level.

Objective 1.3:

Develop Town of Harmony policies and mechanisms for effective land use and development management

Supporting Policies:

- 1.3.1 The Town of Harmony shall utilize the Town's *Future Land Use Map* in review and evaluation of all conditional use, rezone and development proposals, with approval of proposals dependent on consistency with the *Future Land Use Map* (Map 5.3).
- 1.3.2 The Town of Harmony shall reference the new development guidelines as presented in Figure 5.8 and Figure 5.10 and further depicted in the *Future Land Use Map* (Map 5.3) of this Land Use Chapter to guide future development decisions
- 1.3.3 The Town of Harmony shall attempt to develop a standardized process to review and evaluate all conditional use, rezone and development proposals.
- 1.3.4 The Town of Harmony shall attempt to make all necessary revisions to the zoning code, zoning map and any other ordinances or regulations to make them accurate, efficient and up-to-date, and bring about consistency between this *Comprehensive Plan* and all regulatory tools used in the Town.
- 1.3.5 The Town of Harmony shall consider amending and or updating the Zoning Ordinance or other ordinance (e.g.: land division ordinance) to implement the spirit and intent of this *Comprehensive Plan* through including (but not limited to) the following revisions:
 - a. Require specific standards for approving development proposals.
 - b. Only permit rezone proposals that are in conformance with this *Comprehensive Plan*
 - c. Only permit development proposals that are in conformance with this *Comprehensive Plan*.
 - d. Criteria and methods for the use of sliding scale zoning.
 - e. Minimize the number and length of driveways along County and Town roads.
 - f. Require erosion control plans to be submitted with a building permit application and implemented during construction.
 - g. Require review and approval of all new streets to avoid traffic hazards and congestion.
 - h. Require single-family homes to be constructed on lots that are a minimum of one-acre until such time as innovation in group private septic systems may allow for more compact development.
 - i. Enforcement of current building codes to ensure minimum standards are upheld for existing and proposed structures.
 - j. Disallow variances unless hardship (not imposed by the landowner) is proven.
 - k. Require developers to preserve elements of the landscape that represent rural character such as tree lots, wind breaks and farm structures.
 - l. Disallow new development where noise, odor, appearance, slow or incompatible traffic or other irritants and activities from farming operations may conflict with the comfort and efficiency and aesthetics of new developments.
 - m. The effects of the development on storm water drainage, groundwater, erosion, natural features/resources, agricultural land and other potential factors that may affect the health and welfare of humans and wildlife.
- 1.3.6 The Town of Harmony shall consider encouraging developers to minimize the area disturbed on a site to preserve native vegetation.

- 1.3.7 The Town of Harmony shall consider encouraging the placement of structures at the edge of properties that are three or more acres in size.
- 1.3.8 The Town of Harmony shall attempt to strictly enforce the Zoning Ordinance and future updates and amendments.
- 1.3.9 The Town of Harmony shall consider encouraging developers to not locate structures on the top of hills, as these structures are more visible and disruptive to rural character.
- 1.3.10 The Town of Harmony shall consider using Rock County consulting services to research and develop, if necessary, zoning, land division, subdivision and other available regulatory policies to ensure successful farming.
- 1.3.11 The Town of Harmony shall consider drafting and adopting a subdivision ordinance to include the following:
 - a. Specific standards for approving or amending all subdivision proposals.
 - b. Requirements based on conservation, traditional neighborhood design, and/or fused grid principles.
 - c. Permit multi-parcel land divisions only in existing residential areas.
 - d. Require review and approval of all new streets to avoid traffic hazards and congestion.
 - e. Require new subdivisions to be compact, adjacent and connectable to existing rural subdivisions or on land with low or no agricultural value.
 - f. Require new subdivisions to be in a land use pattern that is compatible with surrounding agricultural and natural resources
 - g. Require costs created by new development to be the accepted responsibility of the developer so that costs to taxpayers are minimized or eliminated.
 - h. Require new housing to be compatible with adjacent land uses with regard to such factors as smoke, noise, odor, traffic, activity and appearance.
 - i. Require developers to provide an analysis of the location and effect of storm water drainage, erosion and any other water or earth moving factors for all new subdivisions.
 - j. Only allow development on soils that have adequate bearing capacity and are suitable for excavation and site preparation.
 - k. Require the consideration of the aesthetics of each development during the approval process.
 - l. Housing envelope requirements.
- 1.3.12 The Town of Harmony shall consider as part of a standardized process, using a Land Evaluation and Site Assessment (LESA) system that assesses such factors as quality of farm land, septic suitability map, potential groundwater contamination, distance to urban services, historic, archeological scenic and environmental qualities and compatibility with local planning goals.
- 1.3.13 The Town of Harmony shall consider developing a Land Evaluation and Site Assessment (LESA) system that could be used to evaluate land suitability for development or for possible protection through a PDR program or other type of conservation easement program.
- 1.3.14 The Town of Harmony shall attempt to work in conjunction with the County in undertaking a comprehensive study for Town Board review, including potential criteria for eligible lands and funding sources, regulatory options, and public opinion, among other issues, determining the feasibility of developing a Purchase of Development Rights (PDR) program at the Town or County level.

- 1.3.15 The Town of Harmony shall explore the possibility of formulating a Growth Management Coalition, to guide the pattern and pace of regional growth, composed of Town residents and government officials, as well as those from neighboring municipalities.
- 1.3.16 The Town of Harmony shall consider studying PDR and/or TDR, and their funding mechanisms as possible methods of preserving agricultural land.
- 1.3.17 The Town of Harmony shall consider clearly defining policies and standards, and incorporate them into the zoning code for how and where new development will be allowed (i.e.: define exactly what factors will be considered for new developments of every kind and specific standards for approval)

Chapter 6– Housing

6.1 Overview of Housing

According to Wisconsin State Statutes 66.1001, the Housing element of a town’s comprehensive plan is to provide:

“A compilation of objectives, policies, goals, maps, and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock”.

Housing, beyond fulfilling a basic need, aids a community in achieving a desired growth pace and pattern. Important land use choices that shape and define a community’s identity are often dictated by existing, or potential, housing development.

A community undertakes planning for housing with the aim of ensuring its residents quality, affordable, diverse, and suitably located housing. In addition to these factors, a rural community is also tasked with preserving its agricultural resources while concurrently allowing for responsible, appropriate growth, which is often characterized by new housing development.

Comprehensive housing plans provide innovative techniques that encourage the orderly development of new housing, the maintenance and rehabilitation of existing housing and provide information for the utilization of existing housing programs and services. They also provide an analysis of current and projected housing demand.

Residential subdivisions that have been developed since the 1950s tend to be uniform and consist almost exclusively of single-family homes, a trend that has followed in the Town of Harmony. Typically, these subdivisions are separated from other uses (i.e. employment, retail and recreational centers) and housing types. This results in clusters of single-use developments that result in an environment where nearly every trip out of one's home is a significant distance by automobile. In order to create an environment where the number of automobile trips are reduced in number and distance, and where walking and bicycling may be more viable transportation options, careful locating of housing developments and a mixing of housing types and other land uses should be integrated into new developments as well as in redevelopment efforts. Planning and developing housing in this manner aids in reducing environmental degradation and government service costs.

The Town of Harmony’s population is steadily growing and changing as new families and households continue to move into the Town, “baby-boomers” approach retirement age, and the population becomes more diverse. With that in mind, it is important that the Town maintain a diverse housing stock, in order to not only gradually attract new residents in appropriate locations, but also to accommodate existing residents as their housing needs change.

A primary focus of this Housing Element is help the Town of Harmony ensure residents of all social and economic characteristics with affordable and varied housing options while at the same time, preserving the Town's rural atmosphere. This Chapter will investigate both the existing housing market and some options for the future development of housing in the Town. The goals and objectives of the Element reflect key concerns addressed by residents of the Town of Harmony throughout the planning process.

6.2 Past and Present Housing Characteristics

The Town of Harmony's existing housing stock, historic housing trends, and projected future housing needs have implications for the planning and development of housing over the planning period. Inventory and analysis of the past and current housing conditions is a vital first step in obtaining an accurate projection of future housing need. Providing a range of housing choices helps a community to maintain a stable housing stock and population base. Therefore, the Town of Harmony plans to continue to provide as wide of a selection of housing choices as the future designated area for housing growth can accommodate (see *Future Land Use Map*, page 131).

The following section examines existing housing in the Town, as well as historic housing trends including the number of housing units and households, persons per household, location, occupancy and vacancy rates, structural type, resident composition, age, value and finally, affordability.

Housing Type and Occupancy Characteristics

This section addresses historical patterns in household composition, which will be used later in this Chapter to draw conclusions about future housing needs for the Town of Harmony. For the purposes of this *Plan*, a housing unit is defined as any structure capable of serving as a residence, and a household is defined as any housing unit occupied or otherwise inhabited. A housing unit is classified as unoccupied if it is in the process of being sold or rented, is a seasonal/vacation home, or is abandoned or otherwise uninhabitable. Figure 6.1 displays Town housing units and households in the years 1980, 1990, 2000 and 2005 to show trends in the amount of housing in the Town.

Figure 6.1
Town of Harmony
Housing Units, Households, and Persons Per Household
1980 to 2005

	1980	1990	2000	2005	Percent Change 1980-2005
Housing Units	609	717	788	841	38.1
Households	608	701	787	833	37.0
Population	2090	2138	2,351	2,448	17.1
Persons Per Household	3.55	3.05	2.97	2.93	-

*Sources: United States Bureau of the Census -1980, 1990 and 2000
State of Wisconsin Department of Administration-2005*

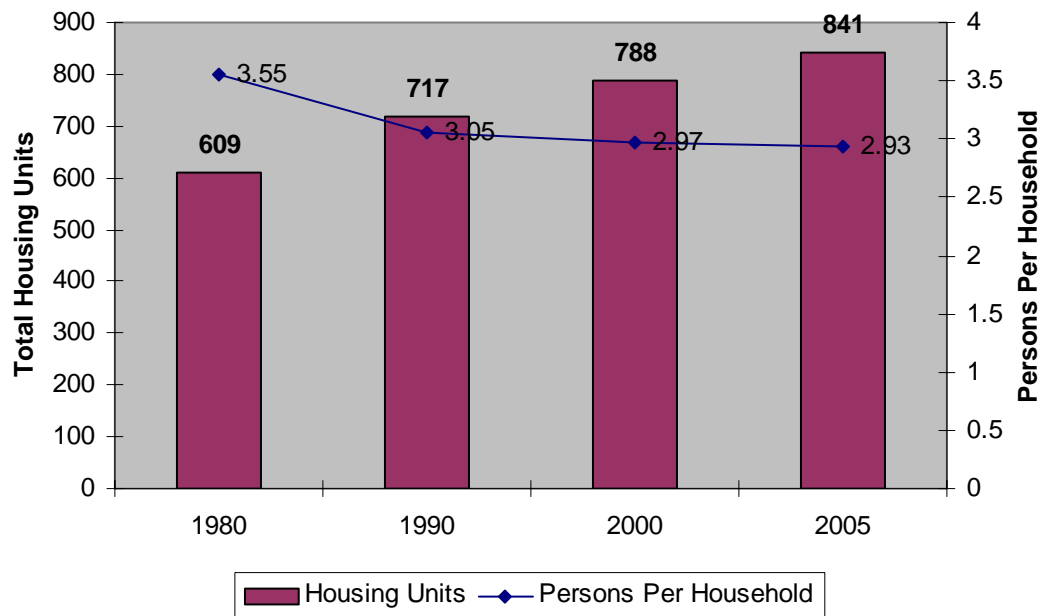
According to the Wisconsin Department of Administration, there were 833 households and 841 housing units in the Town of Harmony as of 2005. The total number of housing units in the Town of Harmony increased moderately from 1980 to 1990, and more considerably from 1990 to 2000. The thirty-eight percent increase in the number of households in the Town between 1980 (608 households) and 2005 (841 households) represents significant housing growth.

The number of building permits issued in the first five years of the new century indicate that the pace of housing development in the Town increased dramatically in those years. Between 2000 and June of 2006, 109 building permits were issued for construction in the Town of Harmony, introducing an average of over 18 units per year to the Town's housing stock. This increase is considerable, and is, in fact more than double the number of housing units that were constructed between 1990 and 2000, when 85 housing units were built throughout the entire decade. Coincidentally, there were 109 housing units built in the entire decade of the 1980s, the same number as were built in the first five and one half years of the current decade (2000-2005) See Land Use Chapter, page 125 for permit information.

Also important to note in Figure 6.1 is the decline in the number of people per household in the same years. Coupled with an increasing population, the trend toward smaller household size intensifies the increased need for additional land to accommodate housing. A graphic representation in Figure 6.2 below illustrates the relationship between an increasing number of households and declining average household size in the Town of Harmony between 1980 and 2005. During that time period, 232 additional housing units were built while the population grew by approximately 358 persons.

Hypothetically, if all the new people who moved into the Town between 1980 and 2005 moved into the housing units that were built in the same time period, there would be an average of 1.5 people living in each of those new housing units. This suggests a disproportionate number of houses were built compared to the increase in population between 1980 and 2005. This is a good illustration that the last twenty years of the 20th century were marked with rapidly decreasing household size and rapidly increasing home construction. While the Town as well as the nation were experiencing a lull in the housing market beginning in 2008, it is without question that development pressure can be expected to be strong in the Town of Harmony if and when the market recovers.

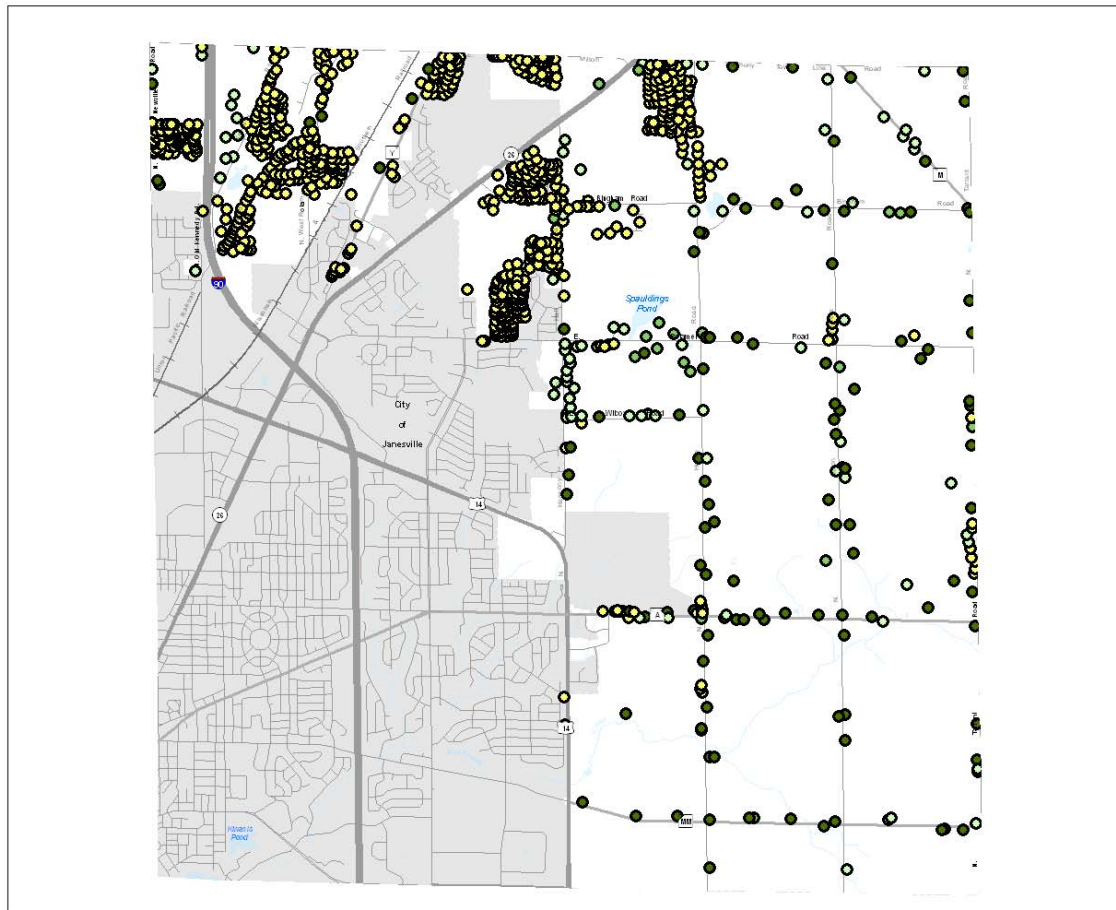
Figure 6.2
Number of Housing Units & Household Density --
Town of Harmony (1980 - 2005)



Source: U.S. Bureau of the Census, 1970-2000.

Traditionally, the majority of housing in the Town has consisted of single-family structures located on small to medium sized rural residential lots (typically 1-5 acres) and scattered farmsteads on large agricultural parcels, both of varying age and value. Additionally, three to 35 acre single-family non-farm residences have emerged in recent years on lots that are zoned for agriculture, but do not have a primarily agricultural use. Rural residential subdivisions also exist on relatively small (one to three acre) lots and are generally located in the northwestern quarter of the Town, in fairly close proximity to the urban center. Map 6.1 shows the location of address points in the residential districts of the Town of Harmony. Although it is possible that not every address point in the A2 and A3 zoning districts represents housing, the Map is still a good indicator of where housing exists in the Town.

Map 6.1
Address Point Locations
Town of Harmony



06/2009



Address Points

Zoning District

- A1
- A2
- A3
- RR

Town Boundaries

Cities and Villages

Streams and Rivers

Rivers and Lakes

Railroads

Roads

Local Roads

Interstate

Highway

County

Data Sources: Rock County Planning and Development Agency.

Figure 6.3 below illustrates the type of housing stock in the Town of Harmony in the Census year 2000. A very high number, just over 98 percent of homes in the Town, were single-family detached structures. This proportion of single-family homes is significantly higher than it was in the County (72.6 percent) and statewide (66 percent) during the same year and a slight increase over the Town's 1990 figure of 94.8 percent. In fact, the Town of Harmony's proportion of single-family homes as a percentage of total housing units was among the highest in Rock County in 2000. Accordingly, the Town had far fewer multi-family homes than either the County or state. Figure 6.3 indicates the only other type of housing units available in 2000 in the Town of Harmony were the *1-Unit Attached* and the *2-Unit* structures (.8% and 1.1% respectively). While single-family homes are important to rural character, it would be difficult to achieve some of the Town's stated goals and objectives without attempting to accommodate existing and future residents with viable multiple-family housing options.

Figure 6.3
Housing Types, 2000

Units in Structure	Harmony	Percentage	Rock County	Percentage	Wisconsin	Percentage
1-Unit Detached	773	98.1%	45,150	72.6%	1,531,612	66.0%
1-Unit Attached	6	0.8%	1,960	3.2%	77,795	3.4%
2 Units	9	1.1%	4,799	7.7%	190,889	8.2%
3 or 4 Units	0	0.0%	1,745	2.8%	91,047	3.9%
5 to 9 Units	0	0.0%	2,589	4.2%	106,680	4.6%
10 to 19 Units	0	0.0%	1,197	1.9%	75,456	3.3%
20 or More Units	0	0.0%	2,758	4.4%	143,497	6.2%
Mobile Home	1	0.0%	1,958	3.1%	101,465	4.4%
Boat, RV, van, etc	0	0.0%	31	< 0.1%	2,703	0.1%
Total	789	100.0%	62,187	100.0%	2,321,144	100.0%

Source: U.S. Bureau of the Census (sample data), 2000.

Households and Householders

Figure 6.4 on the following page provides an examination of the trends in household occupancy characteristics in the Town of Harmony between 1980 and 2000. This Figure provides a detailed look at many changes that have occurred in the Town since 1980. Although household dynamics have been fairly constant in the Town, there was a parallel decrease in the percentage of "Family Households" to the increase in "Non-family Households" over the period shown. The most dramatic change of all categories, however, was the 6% increase (34.2% to 40.2%) in married-couple households without children. This is likely because of increased numbers of "empty-nesters" due to an increasingly aging population. These data prove to be valuable not only in understanding the makeup of Town of Harmony households in 2000, but also in the forecasting of future residential need.

Figure 6.4
Town of Harmony Household Dynamics (1980 – 2000)

	1980	As a % of Total Households	1990	As a % of Total Households	2000	As a % of Total Households
Total Households	589	-	701	-	787	-
1. Family households	523	88.8%	606	86.4%	689	87.5%
a. Married-couple family	483	82.0%	547	78.0%	635	80.7%
i. With children under 18 years	Not Reported	-	307	43.8%	319	40.5%
ii. Without children under 18 years	Not Reported	-	240	34.2%	316	40.2%
b. Female householder, no spouse present	28	4.8%	42	6.0%	30	3.8%
i. With own children under 18 years	Not Reported	-	24	3.4%	14	1.8%
ii. Without own children under 18 years	Not Reported	-	18	2.6%	16	2.0%
2. Non-family households	66	11.2%	95	13.6%	98	12.5%
a. Householder living alone	56	9.5%	Not Reported		76	9.7%
i. Householder 65 years and over	Not Reported	-	30	4.3%	21	2.7%

Source: U.S. Bureau of the Census, 1980 – 2000.

Figure 6.5 below provides a comprehensive examination of trends in housing occupancy and vacancy in the Town of Harmony since 1980. These data are telling, as they illustrate a marked increase in housing units in the Town, with a fairly dramatic shift in occupancy type. This shift was characterized by a rise in housing units occupied by owners and the decline in units occupied by renters, especially since 1990. At the same time there was a dramatic increase in the vacancy rate for rental units there was a decrease in the already low homeowner vacancy rate. This suggests that rental units were still available but were not being occupied. Also worthy of note is the decline in the overall vacancy rate despite the sharp increase in rental vacancies.

According to the Federal Department of Housing and Urban Development (HUD), an overall vacancy rate of around 3% allows consumers adequate choice and mobility where owner-occupied vacancy rates around 1.5% and renter-occupied vacancy rates around 5% are considered acceptable. As Figure 6.5 indicates, the Town's total vacancy rate of 1.9% in 2000 was considerably lower than the HUD-prescribed rate. Accordingly, the homeowner vacancy rate (.4%) is significantly below the recommended rate. The rental vacancy rate, however, was about 2% higher than the HUD recommendations.

Figure 6.5
Occupancy and Vacancy Statistics, 1980 – 2000

	1980	1990	2000	Change Number	Change Percent
Total Housing Units	609	717	802	194	68.1%
Vacancy Rate	3.3%	2.2%	1.9%		-1.2%
	510	616	734	224	56.1%
Renter-Occupied	79	85	53	26	-32.9%
Vacancy Rate (Homeowner)	1.9%	1.1%	0.4%		-0.9%
Vacancy Rate (Rental)	1.3%	1.2%	7.0%		+5.7%
Seasonal Units	1	2	4		+300%

Source: U.S. Bureau of the Census, 1980 – 2000.

The data in Figure 6.5 also indicates that in 2000, there were few housing units to choose from for those who wished to own their homes and that there were housing options were relatively plentiful for those who wished to rent. One reason for this may be that favorable market conditions made it more possible for those who previously rented to obtain mortgages and own their own homes. Economic conditions of an aging population (i.e. rising income) also may have made more renters able to purchase their own homes. Another possibility is that the limited amount of new construction of multi-family units may point to the possibility that the available units were older and perhaps unattractive to renters.

In 2000, there was a low supply of vacant homeowner housing units and a high supply of rental vacancies overall (see Figure 6.5, p.149). In the first half of the decade since then, an economic slowdown and dramatic drop in interest rates have caused the demand for rental units to decline county wide, bringing the Rock County rental vacancy rate to about 8 percent, according to a 2004 study by the United States Department of Housing and Urban Development (HUD). The demand for owner-occupied housing, according to the study, has shown very little change over the same time period. Conditions may have changed substantially in the Town of Harmony since these figures were compiled in 2000, so it is recommended that the Town do an updated analysis of vacancy when the 2010 Census statistics become available, or sooner as available data allows.

Housing Age, Value and Affordability Characteristics

The overall condition of housing in the Town of Harmony can generally be assessed through Census data, including general characteristics of structural age, presence of complete plumbing facilities, and overcrowding. In 2000, none of the Town's housing units lacked plumbing facilities, and only four units out of 780 (.5%) of the Town's housing units were considered "overcrowded," a term used when a housing unit has more than one person per room. This figure indicates that lack of plumbing and overcrowding were not principal concerns in 2000. It is not expected that these issues will become a concern, however the Town of Harmony should continue to confirm this expectation throughout the planning period.

Figure 6.6 illustrates the age of the Town's housing stock compared to Rock County and Wisconsin totals, based on the 2000 Census. As is evident from this Figure, a much higher percentage of Town of Harmony homes were built in the 1970s and the 1990s than in Rock County and Wisconsin as a whole. A vast majority of homes in the Town were constructed within forty years prior to the 2000 Census, with comparatively few homes (about 16% of the housing stock) being built prior to 1960. A strikingly small proportion of housing in the Town was constructed during the 1940s and 50s.

Figure 6.6
Year of Housing Construction as a Percent of 2000 Housing Stock,
Jurisdiction Comparison

	1939 or earlier	1940-1959	1960-1969	1970-1979	1980-1989	1990-2000
Town of Harmony	80 (10.2%)	44 (5.6%)	92 (11.7%)	241 (30.6%)	80 (10.2%)	251 (31.9%)
Town of Janesville	170 (13.9%)	164 (13.5%)	135 (11.1%)	239 (19.6%)	131 (10.7%)	380 (31.2%)
Rock County	26.5%	19.3%	14.4%	15.5%	8.7%	15.5%
Wisconsin	23.4%	20.3%	11.9%	16.9%	10.8%	16.8%

Source: U.S. Bureau of the Census, 2000.

At the time of the 2000 Census, over 50 percent of the existing housing stock in the Town was 20 years old or newer and only about ten percent of the homes were over sixty years old. Those older homes will likely show signs of wear over the planning period. This could potentially increase the necessity for and interest in housing rehabilitation resources or historic preservation and restoration. In general however, the Town of Harmony is characterized by newer housing stock, as much of the first decade of the twenty-first century has been marked by rapid new housing development, almost entirely of the single-family detached, owner-occupied variety.

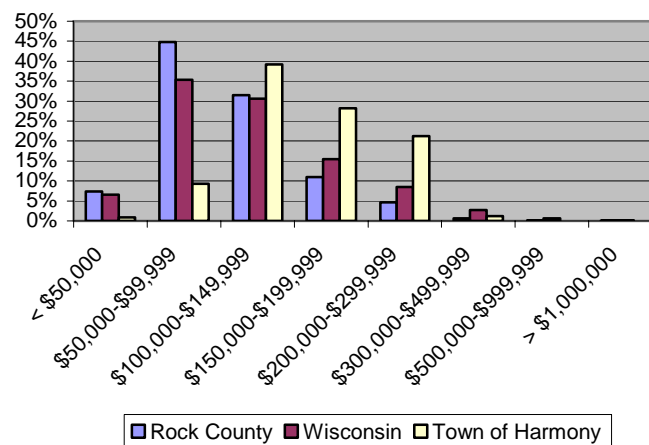
Value Characteristics

According to the 2000 census, the largest percentage of homes in the Town (39%) ranged in value from \$100,000 to \$149,999. Figure 6.7 below, compares the range of home values in the Town of Harmony with the County, state, and nation as reported by the 2000 census. Figure 6.7 also indicates that nearly half of the Town of Harmony's homes were valued below \$150,000. This lower value range however, is far more prominent in Rock County as a whole (over 80%) and the state (over 70%). Furthermore, only about 10 percent of the Town of Harmony's homes were valued below \$100,000 in 2000.

The Town had a much greater percentage of homes in the \$200,000-\$299,000 range than did the County, or the state but had lower percentages of homes in the extremely high value ranges than either of the larger jurisdictions. These figures suggest that variety of housing price options for buyers in the Town of Harmony is more limited than in the County or state as a whole. Discrepancies between the Town, County and state are likely attributable to numerous factors, among them the general age of the Town's housing stock, local tastes and preferences, and factors of income and economics.

Market volatility in the first decade of the new century has made it clear that attempting to project housing value for the planning period would most likely produce an inaccurate picture of the future, and is therefore, omitted. Eventually however, residential property values are likely to stabilize and may even continue to climb, possibly making homeownership a progressively more financially daunting goal. The Town should assess average housing value during the planning period as needed.

Figure 6.7
Range of Home Values Comparison
Town of Harmony, 2000



Source: U.S. Bureau of the Census, 2000.

One of the most effective methods of gauging housing affordability is by measuring the proportion of household income spent for rent or homeownership costs. The national standard, established by HUD, for determining whether rent or home ownership costs comprise a disproportionate share of income is set at thirty percent of gross household income. Households spending more than thirty percent of their income for housing are at a higher risk of losing their housing should they be confronted with unemployment, unexpected bills, or other unexpected events. A breakdown of median household income in 2000 by income increments within the Town of Harmony is shown in Figure 6.8.

Figure 6.8
1999 Median Household Income
Town of Harmony

Household Income	Number	Percent
Less than \$10,000	5	0.6
10,000 to 14,999	5	0.6
15,000 to 24,999	42	5.3
25,000 to 34,999	45	5.7
35,000 to 49,999	111	14.0
50,000 to 74,999	199	25.0
75,000 to 99,999	251	31.6
100,000 to 149,999	116	14.6
150,000 to 199,999	9	1.1
200,000 or more	12	1.5
Total Households	795	100
Median Household Income	73,173	-

Source: United States Bureau of the Census – 2000

The largest percentage (31.6%) of households in the Town earned \$75,000 to \$99,000 in 2000, and the median household income was over \$73,000 in that year. Over 12% of households however, earned \$34,999 or less indicating that housing affordability may be an issue for some households given the average price of homes in the Town. Additionally, it is likely that the national economic downturn beginning in 2008 may have negatively affected income in the Town of Harmony.

In 1999 (as measured by the 2000 census), only 11.5 percent of homeowners and 16.7 percent of renters in the Town of Harmony were paying thirty percent or more of their income on housing, indicating that housing was affordable for most people living in the Town (see Figure 6.9 on the next page). This compares favorably among the Town's neighbors, Rock County, the state, and the nation and all other Rock County towns and exhibiting among the lowest proportion of homeowners and renters in the County exceeding this thirty percent threshold. This suggests that although average housing prices are higher in the Town of Harmony than they are in Rock County as a whole, that those who live in the Town of Harmony are generally still able to easily afford their housing (i.e.: despite higher housing costs homeowners and renters are still using less than thirty percent of their income on housing).

Figure 6.9
Housing Affordability, 1999

	Homeowners	Renters
Town of Harmony	11.5	16.7
Town of Janesville	14.8	23.1
City of Janesville	15.1	32.0
Rock County	16.1	31.2
Wisconsin	17.8	32.3

Source: U.S. Bureau of the Census, 2000.

Figures 6.10 and 6.11 (below) further detail the relationship between income and housing in the Town of Harmony for those homeowners and renters who responded to the Census question in 2000. Although the Figures show a fairly optimistic view of housing affordability in the Town of Harmony, it is important to keep analyzing this important relationship over the planning period. Lower incomes caused by unstable economic conditions and widespread job loss throughout Rock County beginning in 2008 may cause these numbers to shift significantly. This issue is exemplified by an increasing number of foreclosures throughout Rock County in 2008.

Figure 6.10
Affordability: Homeowner Housing Costs and Income
Town of Harmony -2000

Monthly Homeowner Costs As Percent of Household Income	Number of Households	Percent
19.9% or less	423	62.5
20.0 - 24.9%	92	13.6
25.0 - 29.9%	84	12.4
30.0 - 34.9%	19	2.8
35.0% or more	59	8.7
Unknown	0	0
TOTAL *	677	100

*Total does not equal the total number of homeowners in the Town of Harmony.

Figure 6.11
Affordability: Renter Housing Costs and Income
Town of Harmony -2000

Rent (Gross) As Percent of Household Income	Number of Households	Percent
19.9% or less	14	38.9
20.0 - 24.9%	5	13.9
25.0 - 29.9%	0	0
30.0 - 34.9%	0	0
35.0% or more	6	16.7
Unknown	11	30.6
TOTAL *	36	100

Source: United States Bureau of the Census -1990 and 2000

Source: United States Bureau of the Census - 2000

*Total does not equal the total number of renters in the Town of Harmony.

Figure 6.12 shows that the Town's median home value in 2000 was \$151,200, considerably higher than the County (\$98,200) and state (\$112,200) figures. Median household income as a percentage of home value was also the highest of those compared indicating that Town of Harmony homeowners are, on average, more easily able to afford their homes than the average homeowner in the other jurisdictions.

Figure 6.12
Affordability by Home Value and Income
2000

Municipality	Median Home Value	Median Household Income	Median Household Income as Percent of Median Home Value
Town of Harmony	\$151,200	\$73,173	48.4%
Rock County	\$98,200	\$45,517	46.4%
Dane County	\$146,900	\$49,223	33.5%
Wisconsin	\$112,200	43,791	39.0%

United States Bureau of the Census – 2000

6.3 Housing Needs Analysis

Household Forecasts

The Housing Element now shifts from an analysis of the housing supply toward an analysis of future housing demand in the Town of Harmony. The existing housing framework provides an overall picture of the housing market in the Town of Harmony. By observing conditions and trends, the housing needs of current and future Town of Harmony citizens can be assessed and planned for.

Overall Housing Need

Utilizing the Wisconsin DOA method for projecting housing and population growth (as presented in Chapter 1 of this Plan), it is estimated that 261 additional housing units (239 households) will be needed in the Town of Harmony between 2010 and 2035 to accommodate growth. These projections were developed assuming that vacancy rates will remain consistent throughout the projected planning period. Figure 6.13 next page shows the expected number of housing units and households needed in the Town by five-year increments through 2035

While this methodology allows the Town to look forward several years into the future, it is imperative that these trends are investigated frequently. Periodic update and revision will allow the Town to recognize whether there exists a need for additional housing of varying occupancy types. There are a number of factors that will no doubt shape the occupancy patterns of future residents, but this simple analysis provides one example of a characteristic to be accounted for and planned for by these, and future, planning efforts.

Figure 6.13
Projected Housing Units and Households
2010 – 2035

	2010	2015	2020	2025	2030	2035	Change: 2010-2035	
							Number	Percent
Housing Units	963	1016	1069	1120	1170	1224	261	27.1%
Households	881	930	978	1025	1069	1120	239	27.1

*Source: State of Wisconsin Department of Administration – 2005
 Rock County Planning and Development Agency – 2008*

This number of additional housing units reflects a declining average household size during the period. According to these estimates, the Town's average household size will continue to decrease from its 2005 rate of 2.93 to 2.77 in 2035. As a larger percentage of the Town population approaches retirement age and families continue to have fewer children, there may be an increasing demand for multi-family housing options.

At this writing, the Town of Harmony has approximately 106 vacant residential lots that are available to accommodate new housing, leaving the need for an additional 155 new residential lots to accommodate the remainder of the expected new housing in the Town.

It is difficult to predict with certainty how occupancy trends will progress in the future. It does appear, however, that owner-occupancy in the Town of Harmony (and most of unincorporated Rock County) is likely to continue, while a more constant and diverse distribution of occupancy choices will continue to exist within the cities and villages.

The Housing Element now builds upon these forecasts by identifying existing and projected trends and characteristics of the housing stock, providing recommendations on how to foster a stable housing market, and illustrating how to provide for the development of new and innovative housing practices.

6.4 Housing Programs

This Chapter has shown that as the Town of Harmony's population continues to grow, age, and diversify, the need for a wide range of affordable and equitable housing options will persist, if not increase. A number of programs exist to provide the Town of Harmony and its residents with housing opportunities that may not otherwise be possible. Although the list of programs is not necessarily exhaustive, it provides many of the possible programs that are available to the Town when exploring a variety of housing options.

The County's Housing and Community Development Program, housed within the Planning and Development Agency, oversees and addresses housing issues in the Town. The Program administers the County's housing programs and loan portfolio to ensure the provision of quality and affordable housing for County residents. The Program's day-to-day operations include providing information, technical assistance, and developing planning documents, in addition to administration of grant contracts providing housing rehabilitation and down payment assistance. Additionally, the Program oversees the County's Housing Authority, created in 2005 and tasked with aiding those individuals and/or families in the County with low to moderate income in the purchase or maintenance/rehabilitation of housing.

The Town of Harmony may, through the Housing & Community Development Division, utilize the Community Development Block Grant (CDBG) program, which allows the Town to receive CDBG funds on an annual basis for housing, economic development, and community service initiatives that benefit low- to moderate-income residents. Over \$500,000 annually in CDBG funds is available for eligible projects in participating communities. Eligible projects related to housing include rehabilitation, minor home repair, handicapped accessibility modifications, down-payment assistance for first-time homebuyers; and housing education, training, and counseling.

Other housing programs available to Town of Harmony residents include home mortgage and improvement loans from WHEDA and grants from the U.S. Department of Agriculture – Rural Development. The Home Investment Partnerships Program (HOME) funds down-payment assistance for homebuyers, rental rehabilitation, weatherization-related repairs, accessibility improvements, and rental housing development. The Housing Cost Reduction Initiative (HCRI) funds activities such as emergency rental aid, homeless prevention efforts, and related housing initiatives. Additionally, there are several state and federal housing programs in place to assist private and non-profit developers in providing (and rehabilitating) affordable, elderly, and assisted housing in the Town. Further information on these programs can be obtained by contacting WHEDA.

Some of the programs that can assist both individual homeowners and the Town of Harmony are listed below:

Affordable Housing Programs

- ***Home Investment Partnership Program (HOME):*** The HOME program is a federally funded and state-administered initiative focused on expanding home ownership opportunities to low- and moderate-income households. The HOME program funds down-payment and rehabilitation costs with loans at below-market interest rates, or provides repairs or accessibility improvements based on a non-competitive application for assistance. Applicants' eligibility is based upon earning below the median county income.
- ***Section 8 Voucher Program:*** This federal program provides rent assistance to eligible low-income households based on family size, income, and fair market rents. Typically, the tenant's share of the total rent payment does not exceed 30 percent of annual income under this program.
- ***Multi-family Mortgage Program:*** This state-administered program provides construction and/or permanent financing in the form of below-market interest loans to private non-profit groups and for-profit entities for the development of multi-family rental units.
- ***Easy Close Option Loan Program:*** This state-administered program provides purchase assistance to low-income households by securing necessary closing costs. Qualifying households must have a total income of less than \$35,000 annually and complete a non-competitive loan application.
- ***Affordable Housing Tax Credits:*** This federally funded, WHEDA-administered program provides tax credits to for-profit and non-profit developers of affordable rental housing, based upon a competitive application for aid.
- ***Lease-Purchase Down Payment Assistance:*** This state-funded and administered program provides down payment assistance to governmental or non-profit agencies that acquire, rehabilitate, or construct affordable housing. The housing is initially leased to a low-income household with the intent that the property will be purchased by that household within three years. This program is offered to families at or below 80 percent of the county median income (adjusted for family size) that complete a non-competitive grant application.
- ***Property Tax Deferral Loan Program (PTDL):*** This state-funded and administered program provides loans that enable low- and moderate-income elderly homeowners to pay local general property taxes and special assessments on their homes so that they can afford to remain in them. To be eligible, applicants must be age 65 or older with a spouse at least 60 years of age, unless one of them is disabled.
- ***Housing Cost Reduction Initiative (HCRI):*** This state-administered program provides funding to local public and non-profit agencies to reduce housing costs for low- and moderate-income households. Funds are administered through a competitive application process and become available for emergency rental aid, down payment assistance, homeless prevention efforts, and related housing initiatives.
- ***Other WHEDA Programs:*** WHEDA administers a variety of programs designed to assist low- and moderate-income homeowners and renters. WHEDA programs also promote the availability and development of affordable and low-income multiple-family housing through various incentives and programs. Local government support is an essential component of such projects. The WHEDA (www.wheda.com) website contains information on the most up-to-date programs available.

Rehabilitation/Maintenance/Repair Programs

- ***Community Development Block Grant (CDBG):*** The CDBG program provides grants to county and local governments for housing rehabilitation programs that primarily benefit low- and moderate-income households. Using CDBG funds, communities may establish rehabilitation loans or grants to assist owner occupants with repairs. CDBG is locally administered by the county as well as within the cities of Janesville and Beloit.
- ***Lead Hazard Reduction Loan Program:*** This program is administered by the county outside the cities of Beloit and Janesville, as well as by Community Action, Inc., for the purpose of elimination identified lead hazards in low- to moderate-income households with children under the age of 6. The program can help with home purchase costs as well as rehabilitation and repair costs.
- ***Home Improvement Loan Program (HILP):*** This program is administered by the State of Wisconsin's Department of Veteran's Affairs, and provides loans to income-eligible Wisconsin veterans for rehabilitation and improvements to owner-occupied housing.
- ***Low Income Energy Assistance Program (LIEAP):*** This state-administered program provides payments to utility companies or to individuals upon billing to help pay for home heating costs. This program is funded by both the state and federal governments, and is only available to individuals below 150 percent of the federal poverty level.
- ***Weatherization Assistance:*** Through the State of Wisconsin Department of Administration-Division of Energy, this program provides federal funding through local weatherization operators for units occupied by low-income persons.
- ***Targeted Home Performance with Energy Star:*** This program assists consumers in incorporating energy efficiency improvements to their home. Low-income households are provided with grants for installed efficient energy measures as well as information and resources to help save on energy bills.

Special Needs & Other Programs

- ***Rock County Homeless Task Force:*** This is a consortium of representatives from governmental, private, and non-profit agencies in the county that provides assistance to the homeless and at-risk populations by preparing grant requests to the State of Wisconsin for emergency shelters and transitional housing. There are a number of providers of temporary, transitional, and emergency shelter in the county, mainly concentrated within the cities of Janesville and Beloit.
- ***Rural Development:*** This is a nonprofit agency active throughout Wisconsin whose mission is to enhance the ability of rural communities to develop, to grow, and to improve their quality of life by targeting financial and technical resources in areas of greatest need through activities of greatest potential. Among these activities are a number of programs targeted at the preservation and rehabilitation of rural homes and the procurement of housing for rural residents with low- or moderate-incomes.
- ***Community Action, Inc.:*** This is a private, non-profit community service and development agency. Community Action provides emergency shelter, down payment assistance, and home rehabilitation assistance, among other services aimed at assisting individuals in attaining self-sufficiency.
- ***Habitat for Humanity:*** Habitat for Humanity has been active in promoting home ownership to people of low- or moderate-income in Rock County. This unique organization asks able-bodied purchasers to help build their new home, and in return they receive low interest loans.
- ***Shelter for Disabled Persons:*** Housing options exist in Rock County, again mainly within the cities of Janesville and Beloit, for residents with physical disabilities. Such facilities range in what they offer, from family-style living to more independent-style living.

- ***Housing Opportunities for People With AIDS (HOPWA):*** This program is designed to provide resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of persons with HIV-AIDS and their families. HOPWA funds can be used to secure emergency housing, single-room occupancy, rental assistance, and community residence.

6.5 Issues and Opportunities for Housing

This Housing Element of the *Town of Harmony Comprehensive Plan* provides information relating to the different housing types that the Town might wish to encourage, as well as the tools that the Town can utilize to encourage a range of housing options for an increasingly diverse population. Additionally, this Element will examine the ability of the Town to regulate housing availability to control the number and location of new housing units in order to help preserve of agricultural and natural resources.

New Housing Development

The Land Use Chapter of this Plan contains a Map (Map 5.3, page 131) depicting those areas that the Town of Harmony has designated for mixed-use development. It is expected that the majority of development in those areas will be housing. It is recommended that the Town of Harmony only allow housing development that is associated with agriculture in areas designated as Agriculture.

Housing Affordability in the Near Future

The census data provided above reveal that a relatively low percentage of Town residents at the time of the 2000 Census, were overly “burdened” by housing costs when using the HUD prescribed 30 percent rule as a measuring stick. In the short time since that Census, a number of trends have emerged, which, along with the projections provided through various sources, indicate that housing affordability may become a more serious issue soon. It is very possible that the continual rise in the costs of homeownership might very well outpace and out-price many of the people living in or looking for homes in the Town. It is important to think of these data not only as they relate to persons who presently live in the town, but also as they relate to persons who may wish or need to move to the town from elsewhere. It is important for the Town of Harmony to continue to analyze the affordability of housing in the Town on an ongoing basis.

Cost of Development

The cost of providing basic services (such as police and fire protection) to rural subdivisions has been explored in various “Cost of Service” studies have indicated that it is usually not profitable for a rural community to allow subdivisions in areas detached from urban service.

Land Evaluation and Site Assessment (LESA)

LESA is a method of evaluating the suitability of land for development or preservation through a scoring system that analyses soil quality and other site-specific features. This type of system is easily usable to help make land use decisions more consistent and objective.

Subdivision Design

Traditional neighborhood, conservation, and fused grid design are three specific housing development patterns offering an alternative to the low-intensity, land-extensive development. (See below)

Traditional Neighborhood Design

Traditional neighborhood design utilizes the grid road pattern and incorporates compatible development, ultimately producing higher-density, compact, mixed-use development. Traditional neighborhood design increases road connectivity and pedestrian transportation options, but does not conduce efficient traffic flow.

Conservation Subdivisions

Conservation design, often utilized in rural areas or the urban fringes, clusters housing development with smaller lot sizes and curvilinear and cul-de-sac road patterns, thereby developing less land. The conservation design pattern protects open-space lands, but limits pedestrian transportation options, road connectivity, and efficient traffic flow.

Fused Grid

The fused grid model combines the mixed-use and open-space land protection ideals of traditional neighborhood and conservation design, as well as their road patterns (see Figure 6.14). The fused grid model is conducive to pedestrian transportation options, road connectivity, and efficient traffic flow, while concurrently protecting open-space lands.

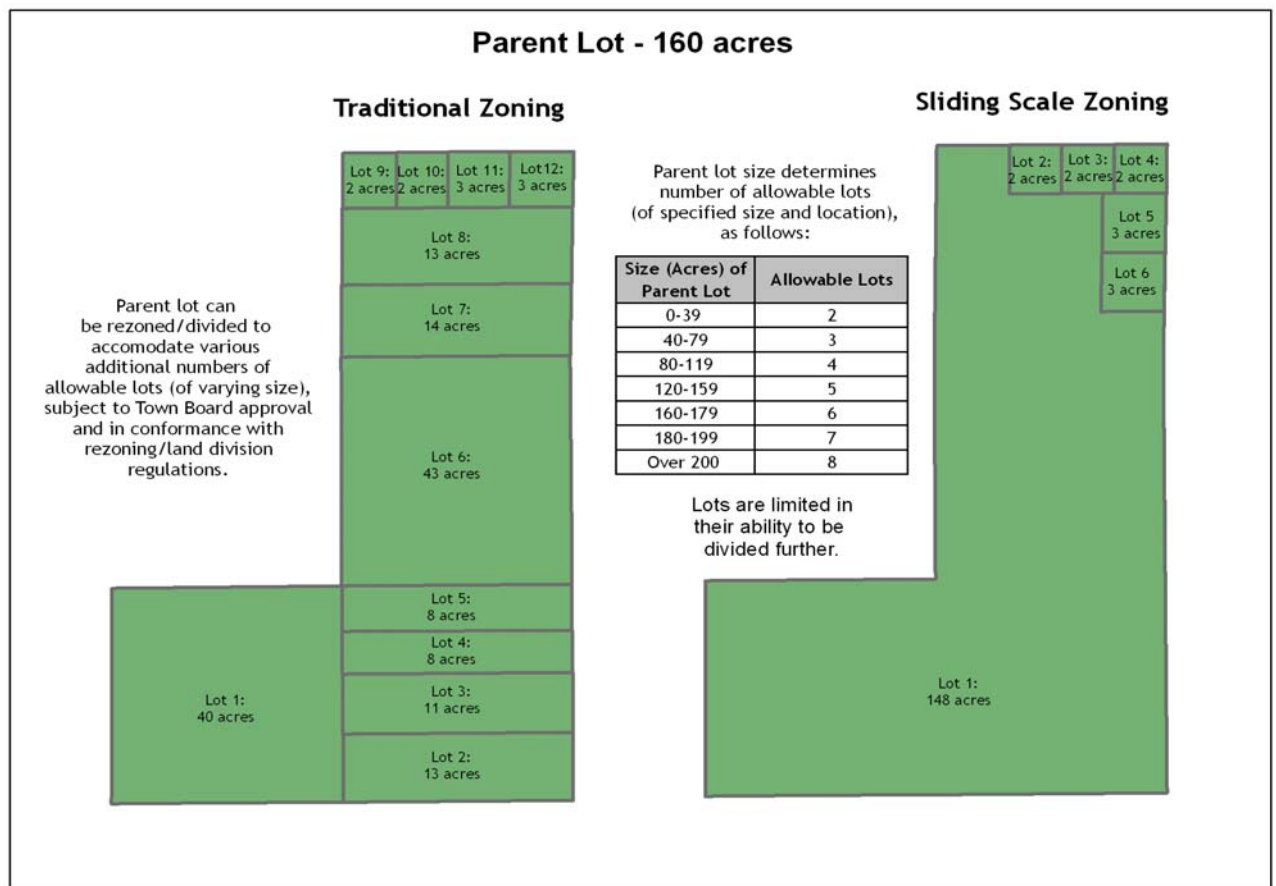
Figure 6.14
Fused Grid Design



Sliding-Scale Zoning

Sliding-scale zoning can be applied to large agricultural parcels to allow for housing development and protect valuable agricultural lands. Slide scale-zoning limits the number of times an agricultural parent parcel (a parcel existing at the time of zoning adoption) can be divided (split), based on the size of parcel. Slide-scale zoning ordinances stipulate that the larger the agricultural parent parcel, the more splits it is entitled. As an example, a 40-acre agricultural parcel may be allowed one split, with an additional split being allowed for every additional 40 acres. That is, an 80-acre parcel would be allowed two splits, a 160-acre parcel four splits and so on. Slide-scale zoning ordinances stipulate the newly created parcels are to be of a certain size (often 1 to 5 acres) and in a specified location and configuration. The remainder of the parent agricultural parcel is then permanently restricted from further land division.

Figure 6.15
Sliding Scale Zoning



More Issues

- Trends and projections indicate the Town will experience growth in housing units and households. The location, type, quality, value, and cost of these additional housing units/households will aid in determining the Town's growth pace and pattern, and its quality of life.
- The Rock County Housing and Community Development Program provides various services vital in ensuring adequate housing for all Town residents. Maintaining and expanding existing programs and services, and developing new programs and services, is vital in ensuring continued adequate housing for all Town residents.
- The large majority of non-farm housing in the Town has historically been located in close proximity to the City of Janesville however, trends in the new century have shown that there is pressure to develop rural subdivisions that are farther away from the urban center. While development pressure is likely to continue during the planning period, it is the desire of the Town of Harmony to limit residential development to those areas designated on the *Future Land Use Map* (see page 131)
- The majority of non-farm housing in the Town is located in subdivisions with lots that are approximately 1-5 acres and located in relative isolation from other, compatible land uses. The Town should watch for emerging new techniques for group septic systems that can utilize smaller lot sizes in closer proximity to other housing and compatible uses. New development techniques should be considered in new housing development to aid in reducing environmental degradation and more efficiently and effectively provide service and manage the Town's resources.
- The City of Janesville has seen substantial growth in recent years, and subsequently, has annexed Town lands to accommodate additional housing. Infill development offers an alternative to annexation, allowing for City and Village growth and preservation of Town land. Infill development utilizes vacant land, or restores/rehabilitates existing infrastructure, in areas with existing public services. Infill development, consisting of housing and/or a variety of other compatible uses, often attracts significant public and private sector investment, and effectively reduces governmental service costs.
- One possible way to encourage infill development is to use a Transfer of Development Rights Program, where the right to build would be "transferred" from an area where preservation is desired to an area where infill is desired.
- Other State of Wisconsin Counties have formalized infill programs, relying on community development block grants as a source of funding, that have completed projects of varying scope in municipalities within their jurisdiction, effectively conserving agricultural lands, rehabilitating blighted areas, attracting investment, and decreasing governmental service costs.
- The Town's overall (homeowner and renter) vacancy rate is low, as stated by HUD. Near optimal vacancy rates need to be maintained in the Town to ensure both adequate choice for consumers. As the economic crisis continues, the Town may experience an increase in vacancy rates.

- Single-family units are the predominant housing structural type located in the Town. Increasing the amounts of other types of housing units will likely aid in ensuring the Town a diverse and dynamic population.
- About one quarter of the housing in the Town is 40 years old or more as of 2009. Subsequently, County housing programs and services offering maintenance and rehabilitation should be utilized.
- Housing affordability is a key concern to many Town residents. Although data indicates homeownership in the County and Town is relatively affordable in comparison to surrounding counties, trends indicate that owning and renting a home in the Town is becoming increasingly costly, in terms of income versus homeowner/renter costs. Additionally, increasing home prices in Dane County, and the recent mortgage crisis, are likely to increase barriers to owning a home in the Town. A sufficient supply of affordable housing and rental units need to be available in the Town to ensure a stable and robust housing market.
- Maintaining quality housing units of varying age, structure, value, cost, and location will ensure continued desirable housing sales numbers and stabilization of the Town's housing market.
- The Town has historically experienced a slow, steady rate of decline in persons per household. This trend is likely to continue in the future, with a projected 2.49 persons per household in the Town in 2035.

6.6 Housing Goals, Objectives and Policies

The goals, objectives and policies stated in this Housing Element are a strong starting point for the improvement and sustainability of the distinct character of the Town's housing stock. They represent the actions that should take place in order to meet the recommendations presented throughout the Chapter.

These goals, objectives and policies may be used as rules or courses of action to be followed in order to assure Town of Harmony citizens that the *Plan* is being implemented. They should be used by Town decision-makers on a day-to-day basis. As examples, the Town should apply the intent of these goals, objectives and policies when:

- Considering proposals to rezone property, review site plans, or issue conditional use permits.
- Revising and/or creating housing-related ordinances and documents such as the zoning or subdivision ordinance.
- Communicating with the private sector so that the Town's expectations are known in terms of the location, timing, and quality of residential development.

Goal 1:

Provide for planned and orderly development and redevelopment of residential areas in such a way that farm/agricultural land is preserved, adverse environmental impacts are minimized and public services are efficiently provided.

Objective 1.1

Implement strategies to maintain or redevelop existing housing and to allow new housing in appropriate locations that does not negatively impact agricultural land or operations.

Supporting Policies:

- 1.1.1 The Town of Harmony shall consider directing new housing development (or subdivisions) to areas with substantial amounts of existing residential development and public services.
- 1.1.2 The Town of Harmony shall allow housing development in areas that are already zoned and/or subdivided for housing.
- 1.1.3 The Town of Harmony shall consider supporting a countywide or regional housing approach and help to provide and promote new housing programs that will protect agricultural and environmentally significant land.
- 1.1.4 The Town of Harmony shall consider developing and promoting programs at the Town level that will discourage housing development on agricultural or environmentally significant land.
- 1.1.5 The Town of Harmony shall consider allowing housing development to occur at a controlled pace consistent with recent development trends, and at densities and types consistent with the Town's predominantly rural setting.
- 1.1.6 The Town of Harmony shall consider smaller-lot residential development in areas that can be served with existing or future public utilities.
- 1.1.7 The Town of Harmony shall consider the use of sliding scale zoning.
- 1.1.8 The Town of Harmony shall consider developing clear criteria for rezoning of Exclusive Agriculture into other types of agricultural zoning or Residential zoning.
- 1.1.9 The Town of Harmony shall consider developing zoning criteria that ensure the least amount of negative impact on agriculture and environmentally significant areas.
- 1.1.10 The Town of Harmony shall consider enacting policies to guide the rate, density and type of development for consistency with previously established development and environmental goals.
- 1.1.11 The Town of Harmony shall consider taking steps to stabilize the physical condition of older housing structures such as by creating and enforcing property maintenance

codes, developing funding programs, and applying for grants that are geared toward housing rehabilitation and maintenance, and buffering residential areas from incompatible land uses.

Objective 1.2

Enact policies and mechanisms that will uphold housing goals by providing for conscientious, consistent, efficient, cost effective housing development.

Supporting Policies:

- 1.2.1 The Town of Harmony shall consider updating the Zoning Ordinance and consider adopting a Land Division Ordinance, as appropriate to achieve housing goals.
- 1.2.2 The Town of Harmony shall consider adopting or amending the Zoning, Subdivision or Land Division Ordinance ordinances in the following ways:
 - a. Specify allowable residential uses, densities, intensities, and ancillary uses allowed in the Town.
 - b. Provide for a variety of housing options within subdivisions.
 - c. Promote, where appropriate, the principles of conservation neighborhood design in laying out new subdivisions with five or more lots.
 - d. Define residential design and building maintenance standards to ensure quality and energy-efficient housing.
 - e. Require the use of conservation or fused grid subdivisions in targeted residential areas that have significant natural or open space features.
 - f. Require subdividers and developers to phase the construction of new housing so that public infrastructure can keep pace with increased demand.
 - g. Require the submittal of a site plan showing the relationship of the proposed building(s) and lot(s) to applicable natural features prior to granting development approval.
- 1.2.3 The Town of Harmony shall consider conducting a public facilities needs assessment(s) to determine the need for impact fees within a proposed new subdivision.
- 1.2.4 The Town of Harmony shall consider investigating the use of, and requiring subdividers to pay an impact fee for improvements.
- 1.2.5 The Town of Harmony shall encourage developers to provide a mix of lot sizes in larger developments.
- 1.2.6 The Town of Harmony shall encourage future residential developments and neighborhoods to be located within a well-defined road system that keeps non-local traffic from passing through local streets in residential developments.
- 1.2.7 The Town of Harmony shall, in rural areas, direct the location of medium and high-density multi-family development to more urbanized areas, where adequate public facilities and services are available.
- 1.2.8 The Town of Harmony shall continue to support the efficient utilization the “Wisconsin One and Two Family Dwelling Code” as the basic standards for new residential construction within the Town.

Objective 1.3

Adhere to the spirit and intent of the Land Use Element, especially the Future Land Use Plan, Land Use Guidelines and the policies and intent of the Agricultural, Natural and Cultural Resources Element when making housing decisions.

Supporting Policies:

- 1.3.1 The Town of Harmony shall adhere to the *Future Land Use Map* for residential zoning and development decisions unless there is a compelling overall community reason to change the land use goals and Map.
- 1.3.2 The Town of Harmony shall guide new residential development into the Planned Mixed Use areas of the *Future Land Use Map* contained in this *Town of Harmony Comprehensive Plan-2035*.
- 1.3.3 The Town of Harmony shall update the zoning ordinance to assure consistency with the *Town of Harmony Comprehensive Plan-2035*.
- 1.3.4 The Town of Harmony shall plan for a sufficient supply of developable land for housing in areas designated for housing on the *Future Land Use Map*.
- 1.3.5 The Town of Harmony shall develop and implement strategies for new residential development to minimize consumption and/or fragmentation of farmland and reduce the potential for farm vs. non-farm conflict.

Goal 2:

Allow residential development (in areas designated on the *Future Land Use Map*) for the purpose of providing a variety of quality, healthy, affordable housing opportunities for all segments of the Town of Harmony's population; including farm workers, senior citizens, low-income, and disabled residents.

Objective 2.1

Meet the housing needs of existing and potential Town residents.

- 2.1.1 The Town of Harmony shall encourage infill development that provides additional housing opportunities.
- 2.1.2 The Town of Harmony shall encourage re-investment into the existing housing stock in order to maintain property values and strong neighborhoods.
- 2.1.3 The Town of Harmony shall encourage cooperation among agencies, both public and private, that provides affordable housing.
- 2.1.4 The Town of Harmony shall encourage the accommodation of existing residents, as their housing needs change.
- 2.1.5 The Town of Harmony shall encourage the development of housing for an aging population, where appropriate.
- 2.1.6 The Town of Harmony shall encourage, in appropriate locations in the Town, a variety of housing types.
- 2.1.7 The Town of Harmony shall consider investigating the use of Community Development Block Grants (CDBG) and other programs to address the needs of low and moderate-income families and individuals.
- 2.1.8 The Town of Harmony shall consider coordinating with Rock County in seeking Community Development Block Grant (CDBG) funds to provide, maintain, and rehabilitate housing for all income and age levels.
- 2.1.9 The Town of Harmony shall attempt to direct residents to information on area housing agencies and programs that address special needs.
- 2.1.10 The Town of Harmony shall reassess housing needs and affordability after 2010 Census information becomes available.
- 2.1.11 The Town of Harmony shall encourage the repair, improvement, and rehabilitation of existing housing.

- 2.1.12 The Town of Harmony shall continue to monitor occupancy/vacancy rates of owner vs. renter housing to remain aware of what types of housing are needed in the town at any one point in time.
- 2.1.13 The Town of Harmony shall support and encourage cooperation among agencies, both public and private, that provide affordable housing.
- 2.1.14 The Town of Harmony shall consider a variety of options for senior housing, including condominium, zero-lot line duplex, smaller lot single-family and other available options including assisted living and nursing homes.

Housing Objective 2.2:

Support the development of clear housing policy, well-planned new housing, and the maintenance of existing housing in the Town.

Housing Policies:

- 2.2.1 The Town of Harmony shall preserve, enhance and expand single-family housing in planned development areas.
- 2.2.2 The Town of Harmony shall discourage high intensity residential uses within the Town and encourage them in areas with urban services.
- 2.2.3 The Town of Harmony shall encourage cluster housing and **group sanitary sewer systems** (if available and when appropriate) and the inclusion on appropriate small-scale commercial uses that are compatible with rural housing development.
- 2.2.4 The Town of Harmony shall consider innovative housing design and clustered housing on smaller lots.
- 2.2.5 The Town Harmony shall designate areas for residential development that will be reserved and protected for that use.
- 2.2.6 The Town of Harmony shall recommend that existing incompatible, non-residential uses should be removed from residential development areas.
- 2.2.7 The Town of Harmony shall encourage a mix of residential types and densities in development areas.
- 2.2.8 The Town of Harmony shall improve and maintain the existing and potential residential resources of the area.
- 2.2.9 The Town of Harmony shall encourage housing rehabilitation instead of new housing construction (See programs available to Town residents in the Housing Chapter)

Chapter 7: Economic Development

7.1 Overview of Economic Development

Per State of Wisconsin Statute 66.1001, Comprehensive Planning, (2) (b), the Economic Development Element of a community's comprehensive plan is to provide:

"A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit."

Economic development is vitally important in assuring a community remains vibrant. In simplest terms, economic development, in the form of a revenue stream, pays the bills for a community. Various studies have shown that commercial, industrial, and working land uses often generate more tax revenue for a community than they cost the community for provision of services to those land uses. An increased tax base ensures a community is able to provide vital, high-quality services to its residents. More importantly, economic development helps to ensure the viability of business thereby creating jobs and providing for the overall welfare of citizens.

Town of Harmony residents desire quality goods, services, and jobs in close proximity to where they live, as provided by business, industry and working lands. The Town recognizes that factors such as location, existing and potential facilities, operating costs, climate, markets, workforce characteristics, community resources, other compatible businesses and quality of life all contribute to the Town's ability to attract, retain and expand businesses.

In planning for the future, the Town of Harmony is tasked with preserving its agricultural lands, while concurrently allowing for a limited amount of responsible, appropriate business/industrial growth and development. This Chapter addresses that task by looking at past and current economic conditions in the Town and by doing thoughtful and comprehensive future economic development planning that aims to ensure continued community vibrancy through 2035.

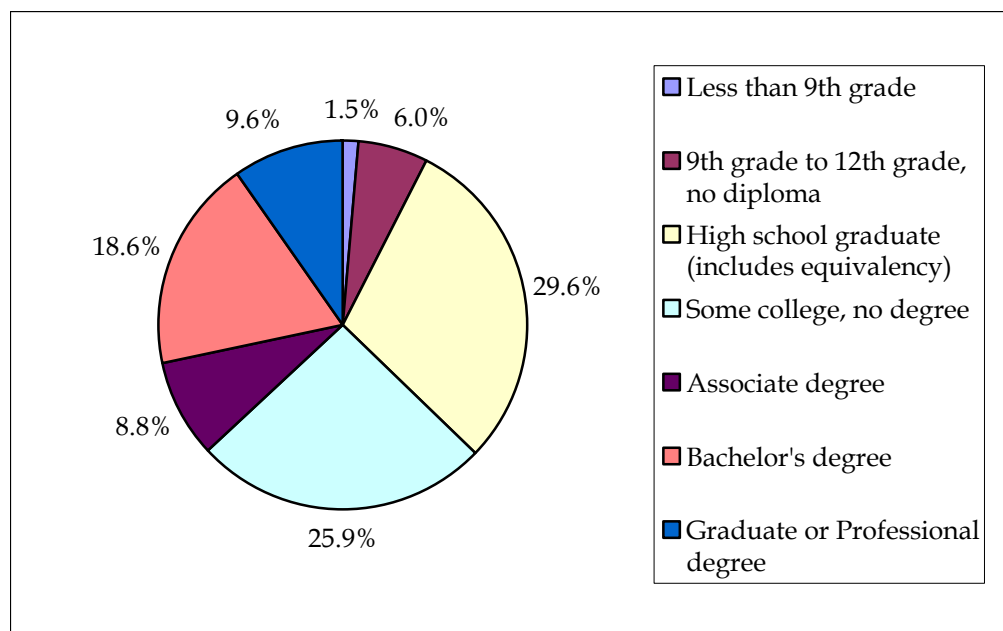
7.2 Existing Conditions and Trends

The Town of Harmony's existing economic development conditions and historic trends have implications for future planning and development. Inventory and analysis of these factors provides for a more accurate assessment of future needs. The following section examines existing economic development conditions in the Town, as well as historic economic development trends. Pertinent economic development factors that are examined in this Chapter include educational attainment, employment status, occupation, industry, and commuting method of the Town's workforce, income and current business and industry location.

Educational Attainment

Figure 7.1 displays Census year 2000 data for the highest level of education attained for citizens age twenty-five and over in the Town of Harmony. Interesting to note is that a high percentage (37%) of Town residents had attained a college degree of some sort and that another approximately 26% had at least some college education. Educational attainment is a useful tool in indicating the overall workforce potential of an area, a topic explored again in Section 7.5 of this Chapter.

Figure 7.1
Educational Attainment – Town of Harmony (2000*)



Source: U.S. Bureau of the Census, 2000. *Figures represent percentage of population age 25 & over only.

Workforce

Perhaps the most accurate and effective way to gauge the economic health of a community is to analyze the characteristics of the area's workforce and labor opportunities. A community's workforce provides the foundation for existing and potential economic development opportunities. This section addresses basic workforce data including employment status, industry and occupation of employed persons, commuting data, and income characteristics. This background information allows the Town to more accurately predict and plan for future economic issues. For the purposes of this *Plan*, "workforce" is defined as those members of the Town's population aged 16 years or older who are employed or who are seeking employment.

Employment Status

Crucial to the understanding of economic health is determining the personality and scope of the people who work in an area. Figure 7.2 displays the employment status of the Town's population aged 16 years and older in 1980, 1990 and 2000. Parenthetical numbers have been included to indicate percent of the workforce in addition to the percent of the population over age 16. Figure 7.2 indicates that in 2000, 1,290 (73.3%) of the Town's 1,761 working-age people (those age 16 and over) considered themselves to be in the workforce. This represented an increase of nearly 30% percent over the number of people in the workforce since 1980, but only a slight increase in the proportion of the total population (73.3%-72.8% =.5%). Of the 1,290-person workforce, 1,261 (97.8%) were *Employed*, and 29 persons (2.2%) were *Unemployed* in 2000. This indicates a significant improvement in unemployment from 1980 when 181 (18.2%) of the workforce was unemployed, but virtually unchanged from the 1990 unemployment rate of 2.5%. Although data is not currently available, based on current economic conditions it is expected that there may be a dramatic increase in unemployment at the time of the 2010 Census

Figure 7.2
Town of Harmony
Employment Status of Population Over Age 16
1980-2000

Employment Status	Population Aged 16 Years and Older							
	1980		1990		2000		Change: 1980-2000	
	Number	Percent Over 16	Number	Percent Over 16 (% workforce)	Number	Percent Over 16 (% workforce)	Number Change (% change*)	Change in Percent Over 16
Employed Workforce (% of Civilian Workforce*)	816	59.6 (81.8)	1169	76.5 (97.5)	1,261	71.6 (97.8)	+445 (+54.5%)	+12 (+16%)
Unemployed Workforce (% of Civilian Workforce*)	181	13.2 (18.2)	30	2.0 (2.5)	29	1.6 (2.2)	-152 (-84.0%)	-11.6 (-16%)
Civilian Workforce (% of Civilian Workforce*)	997	72.8 (100)	1,199	78.5 (100)	1,290	73.3 (100)	+293 (+29.4%)	+0.5
Armed Forces	0	0	0	0	0	0	0	0
Not In Workforce	373	27.2	328	21.5	471	26.7	+98 (+26.3)	-.5
Population Over 16 Years of Age	1,370	100	1,527	100	1,761	100	+391	+28.5**

Source: United States Bureau of the Census – 1980, 1990, and 2000

*These figures are represented as a percentage of the Civilian Workforce, not the total population over 16.

**This number indicates the percent change in number from 1980 to 2000

Significant changes in the national economy beginning in 2008 suggests that unemployment in the Town of Harmony, as well as in Rock County and across the nation, may be on the rise again. The closure of the General Motors assembly plant, as well as other supporting industries has put approximately 4,000 people out of work. It can only be assumed that this situation has affected some residents of the Town of Harmony. Updated unemployment information should be analyzed as new information becomes available.

Occupation and Industry

Categorization of a community's employed workforce helps to identify opportunities for future economic development and diversification. Figure 7.3 displays the Town's employed workforce by occupation and Figure 7.4 displays the Town's employed workforce by industry, both from 1980 to 2000.

Most notable in Figure 7.3 is the increase in the proportion of residents employed in the occupation category labeled "Management, Professional and Technical" and the nearly equal decline the number of people in "Farming, Fishing, and Forestry". One explanation for this change is that the U.S. Census changed its classification for persons owning and operating their own farm or farm related business from "Farming, Fishing and Forestry" to "Management, Professional...". It is not likely, however, that this change accounts for the entire decline in the proportion of those working in farming occupation. Also notable is the increase in workers in the "Sales and Office" category and the decrease in the "Construction, Extraction...etc." category, a trend that is likely to continue at the time of the 2010 Census.

Figure 7.3
Employed Workforce by Occupation (≥ Age 16)
Town of Harmony (1980 -2000)

Occupation	1980 No.	1980 Percent	1990 No.	1990 Percent	2000 No.	2000 Percent	1980- 2000 Change	1980-2000 Change in % of Total
Management, Professional, & Technical	173	21.3%	306	26.2%	414	32.8%	241	+11.5%
Service	92	11.3%	118	10.1%	181	14.4%	89	+3.1%
Sales and Office	153	18.8%	289	24.7%	308	24.4%	155	+5.6%
Farming, Fishing, and Forestry	96	11.8%	63	5.4%	8	0.6%	-88	-11.2%
Construction, Extraction, Maintenance, Production, Transportation and Material Moving	300	36.9%	393	33.6%	350	27.8%	50	-9.1%
Total Employed	814**	100.0%	1,161	100.0%	1,261	100.0%	447	55.0%*

Source U.S. Bureau of the Census, 1980, 1990, & 2000

** 1980 number of "Total Employed" persons varies because of insignificant error in Census data.

Figure 7.4 below indicates the *Manufacturing* industry category had 289 workers, employing the largest percentage of the workforce in 2000 (22.9%), and the *Education, Health and Social Services* category employed nearly as many workers (285) and held 22.6% of the workforce in 2000. It should be noted that because of changes over time in some of the definitions of the categories in Figure 7.4, trends between each of the Census years is only approximate and should be generalized (primarily for the transportation and service categories. See notes below Figure 7.4 for more specific information). There can be a fair amount of confidence, however, in the trend showing a shift in the industry sector where Town workers were employed. The number of workers in those industries that would be considered “producers and manual laborers” decreased by over 11% between 1980 and 2000 (categories....), while the number of workers employed in the “service sector” industries increased by over 16% (when adding together percent change of the last five categories in the chart). The *Education, Health and Social Services* industry is shown to have experienced the largest increase in workers (7.7%) between 1980 and 2000 however some of that change may be due to a change in the category definition.

Figure 7.4
Industry of Employed Workforce: 1980-2000
Town of Harmony

Industry*	Employed Workforce							
	1980		1990		2000		Change: 1980-2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, forestry, fishing, hunting and mining	111	13.6	71	6.1	54	4.3	-57	-7.5
Construction	55	6.8	63	5.4	77	6.1	+22	-0.7
Manufacturing	196	24.1	336	28.7	289	22.9	+93	-1.2
Wholesale Trade	39	4.8	27	2.3	32	2.5	-7	-2.3
Retail Trade	122	15.0	207	17.7	166	13.2	-44	-1.8
Transportation, Warehousing and Utilities	48**	5.9**	47**	4.1**	49	3.9	+1	-2.0
Information	N/A	-	N/A	-	15	1.2	-	-
Finance, Insurance, and Real Estate	31	3.8	62	5.3	56	4.4	+25	+0.6
Education, health and social services	121***	14.9***	223***	19.1***	285	22.6	+164	+7.7
Art, entertainment, accommodation, food and other personal services	26	3.2	21	1.8	92	7.3	+66	+4.1
Public administration	26	3.2	19	1.6	35	2.8	+9	-0.4
Other Professional and Related Services	39	4.8	93	8.0	111	8.8	+72	+4.0
TOWN TOTAL	814	100	1169	100	1261	100	+447	-

Source: United States Bureau of the Census – 1980, 1990, and 2000

*Because of changes in category definitions, the Industry categories are only roughly equal over time.

**does not include warehousing

***may not include social services

The commuting method of a community's workers has implications for local and regional land use. Figure 7.5 displays current and past trends in commuting method of the Town's employed workforce, and mean commuting time.

Figure 7.5
Commuting Method of Employed Workforce
1980, 1990, 2000

Commuting Method	Employed Workforce							
	1980		1990		2000		Change: 1980-2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Car, Truck, or Van – Singularly Occupied	582	73.0	992	87.2	1,111	90.5	+529	+17.3
Car, Truck, or Van - Carpool	112	14.1	79	7.0	62	5.0	-50	-9.1
Public Transit (including Taxi)	0	0	0	0	0	.3	0	0
Walk	23	2.9	60*	5.3*	5	.5	-18	-2.5
Work at Home	73	9.2			46	.6	-27	-5.5
Other Means	7	1.0	6	.53	6	3.3	-1	-.5
TOWN TOTAL**	797	100	1,137	100	1,230	100.0	+433	-
MEAN COMMUTING TIME (MINUTES)	N/A		N/A		20.1		-	-

Source: United States Bureau of the Census – 1980, 1990, and 2000

*1990 Census data provided one figure for combining "Walk" and "Work at Home"

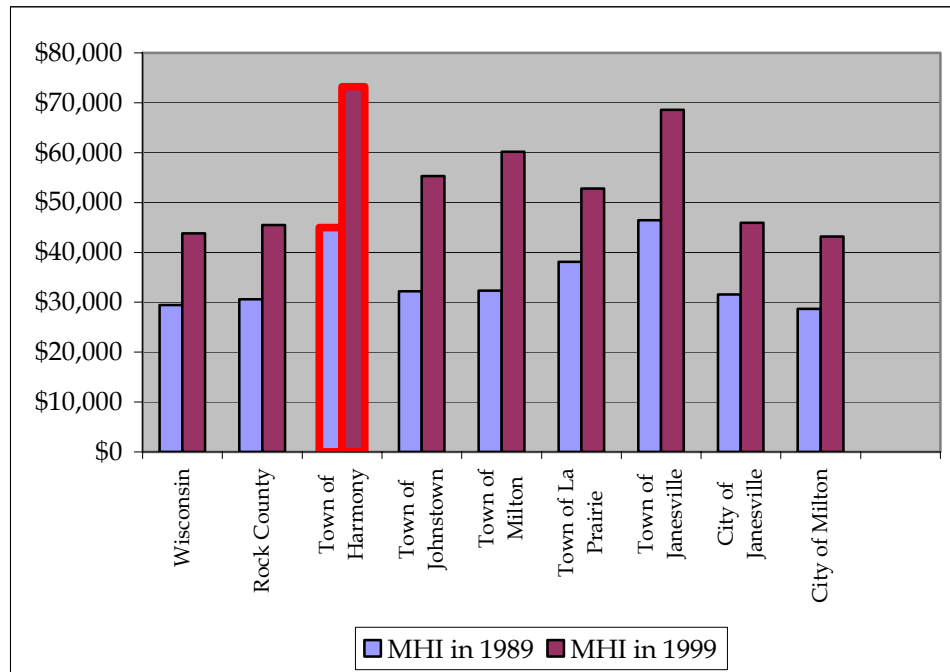
**The Census category "Town Total" does not equal the "Total of Workers over 16" in Figure 7.2 for unknown reasons

Figure 7.5 indicates the largest segment (90.3%) of the Town's employed workforce utilized a *Car, Truck, or Van – Singularly Occupied* to commute to work in 2000. Figure 7.5 also indicates that the mean commuting time for the Town's employed workforce in 2000 was 20.1 minutes. Using a singularly occupied vehicle to get to work was the method of travel that experienced the largest increase in percent (+17.3%), from 1980 to 2000. The carpool method experienced the greatest decrease (-9.1%) in the same time period. Also, according to the 2000 Census, 356 (over 20% of the employed) Town of Harmony workers spent thirty minutes or more driving to work (not shown in table).

Income Data

The study of trends in personal income is often used as an indicator of an area's economic health. Figure 7.6 and 7.7 illustrates median household income (taken in 1989 for the 1990 Census and 1999 for the 2000 Census) compared to other relevant communities. Median income indicates that half of the households in each community have income above the level shown and half have income below the level shown. This comparison provides an indication of the buying power and quality of life within the Town in 1989 and 1999.

Figure 7.6
Median Household Income
Location Comparison (1989 & 1999)



Source: U.S. Bureau of the Census, 1990 & 2000.

Figure 7.7 on the next page shows that the Town's median household income was the highest of its neighbors in 1979 and 1999, and second highest in 1989 and that median income was significantly higher than the average income in both the County and State in all three years. The Town also experienced the highest increase in income between 1979 and 1999 of all the communities shown.

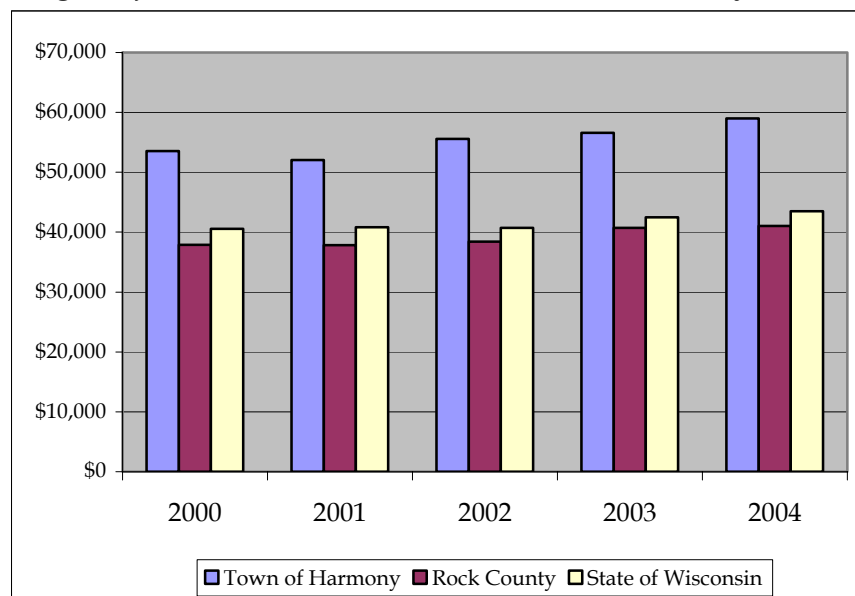
Figure 7.7
Median Household Income: 1979-1999

Community	1979	1989	1999	Change: 1979 - 1999	
				Number	Percent
Town of Janesville		\$46,471	\$68,567		
Town of La Prairie	\$21,211	\$38,125	\$52,813	\$31,601	59.8%
Town of Bradford	\$18,804	\$30,938	\$51,324	\$32,520	63.4%
Town of Harmony	\$25,665	\$44,957	\$73,173	\$47,508	64.9%
Town of Fulton	-	\$33,900	\$56,691	-	-
Town of Milton	\$20,133	\$32,348	\$60,151	\$40,018	66.5%
Town of Center	-	\$33,493	\$59,479	-	-
Town of Rock	\$20,104	\$32,289	\$46,151	\$26,047	56.4%
Town of Johnstown	\$18,050	\$32,212	\$55,313	\$37,263	67.4%
City of Beloit	\$16,705	\$25,859	\$36,414	\$19,709	54.1%
City of Janesville	\$19,783	\$31,583	\$45,961	\$26,178	57.0%
City of Milton	\$17,652	\$28,702	\$43,201	\$25,549	59.1%
Rock County	\$19,154	\$30,632	\$45,517	\$26,363	57.9%
State of Wisconsin	\$17,680	\$29,442	\$43,791	\$26,111	59.6%

Source: United States Bureau of the Census – 1980, 1990, and 2000

Figure 7.8 below compares more recent data from the Wisconsin Department of Revenue showing short term income trends as expressed by the average adjusted gross income (AGI) of tax payers in the Town of Harmony, Rock County and Wisconsin for the years 2000 through 2004. The Town of Harmony's adjusted gross income (AGI) per tax return has historically been slightly to significantly higher than both the County and State. Between 2001 and 2004 the AGI for the Town of Harmony increased significantly by nearly \$7,000 (13%). Although Town of Harmony residents have typically had above average income, it is likely that the economic downturn beginning in 2008 is affecting incomes in the Town and across the nation.

Figure 7.8
Average Adjusted Gross Income in the Town of Harmony, 2000 - 2004



Source: State of Wisconsin Department of Revenue-Division of Research and Analysis, *Municipal Per Return Income Report*, 2000 – 2004.

Existing Agribusinesses and Industries

The Town of Harmony's existing agri-business/industry reflects its rich agricultural tax base. Historically, the economy of the Town of Harmony, as well as Rock County has been firmly rooted in agriculture. The presence of basic agricultural production leads to the need for many supporting businesses. The dairy farm for instance, requires milk haulers, grain and feed haulers, suppliers, implement dealers and service providers which all help to provide a wide economic foundation for the Town.

Map 7.1 on the next page displays the location of all Town business/industry that had a physical address in 2008. It can be assumed that those businesses located in Agricultural Zoning districts are Agriculture related businesses.

Brownfield Sites

Brownfields are abandoned, idle or underused commercial or industrial properties, where the expansion or redevelopment is hindered by real or perceived contamination. Brownfields vary in size, location, age, and past use. They can be anything from a five hundred acre automobile assembly plant to a small, abandoned corner gas station.

Because these properties present public health, economic, environmental and social challenges to the rural and urban communities in which they are located, both federal, state and local governments have an interest in cleaning up and returning brownfields to productive use. In Wisconsin, there are an estimated 10,000 brownfields of which 1,500 are believed to be tax delinquent.

Map 7.2 on page 179 shows potential sites that may be appropriate for economic development because they have or once had contaminated soil and/or groundwater (as determined by the Wisconsin Department of Natural Resources). The Town should consider these sites for their redevelopment capability.

Map 7.1
Existing Business and Industry
Town of Harmony 2008



0 1 2 3
Miles

05/2009

Businesses

- | | | | |
|---------------------------|---------------------------|-----------------------------|---------------------------|
| 1 - A HEATING | 21 - DON SCHULTZ TRUCKING | 42 - JV DOOR CO LTD | 63 - PERFORMANCE MICRO TL |
| 2 - A B STORAGE | 22 - FANNING EXCAVATION | 43 - JV EQUIPMENT | 64 - PINE TREE INN MOTEL |
| 3 - ALL MECHANICAL CONTR | 23 - FARM SERVICE AGENCY | 44 - JV INDUSTRIAL SUPPLY | 65 - QUALITY BUILDING |
| 4 - ALPHA EQUIPMENT | 24 - FOP SONS TRUCKING | 45 - KAISER TRANSPORT INC | 66 - ROCK PRAIRIE MONTESS |
| 5 - AMERICAN LINEN | 25 - FIRST WEBER GROUP | 46 - KD MINI STORAGE | 67 - ROENNEBURG POOL SERV |
| 6 - AMWOOD HOMES | 26 - FLY BY NIGHT TOWING | 47 - LAND CONSERVATION | 68 - RUXTON BILLIARD MFG |
| 7 - ANDERSON WELDING | 27 - FRANK BROS QUARRY | 48 - LP TREE SERVICE | 69 - RYDER TRANSPORT |
| 8 - BERRY BASKET GRNHOUS | 28 - GME CONSULTANTS | 49 - LUNDS TRUCK EQUIPMEN | 70 - SALS LANDSCAPING |
| 9 - BOWER CITY DOOR STOR | 29 - GRAIN DRYER SYSTEMS | 50 - MACHINERY ENGINEERIN | 71 - SHINKAY CLASSIC CARS |
| 10 - BOYD COFFEE | 30 - HANUS SONS CONTRAC | 51 - MCCANNIS GARAGE | 72 - SILHAS EXCAVATING |
| 11 - BUTTERNUT BREAD CO | 31 - HARMONY ANTIQUE | 52 - MCCUTCHIN CRANE SERV | 73 - SPAULDING'S POND |
| 12 - CAMP ROTAMER | 32 - HIDEAWAY STORAGE | 53 - MCCORATH ELECTRIC | 74 - T BROWN CUSTOM WELD |
| 13 - CHARTER CABLE TOWER | 33 - HORACE MANN INS | 54 - MERCY OCCUP CONDITIO | 75 - THE STATE GROUP |
| 14 - CLIFFS WELDING | 34 - HOVLAND'S HEATING AC | 55 - MID STATE EQUIPMENT | 76 - TLS PAINT BODY SHOP |
| 15 - CONFIGURES CORNERS | 35 - HUBB POWER SPORTS | 56 - MID WEST LASER SERVICE | 77 - TRANSMISSION EXCHANG |
| 16 - CORNWELL HIRSCH WELD | 36 - ICE AGE PARK | 57 - MID WEST TREE SERVICE | 78 - USDA DEPT AGRICULTUR |
| 17 - CUSTOM PATTERNS | 37 - ICON WOODWORKING | 58 - MON ODE STEEL STAMP | 79 - WE HOWS IT |
| 18 - DEBCO CORPORATION | 38 - JD COUNTRY SIDE AUTO | 59 - NEW CONCEPT FLOORING | 80 - WOODLAND CHRISTIAN |
| 19 - DISCOUNT POOLS | 39 - JEC TRUCK SALES | 60 - NOBLE KNIGHT GAMES | |
| 20 - DIVERSIFIED BLD MAIN | 40 - JIMS AUTO TRIM | 61 - PAKES ENGINE MACHINE | |
| | 41 - JV ANIMAL CLINIC VET | 62 - PAWS PROTECTION | |

Streams and Rivers

Rivers and Lakes

Town Boundaries

Cities and Villages

Roads

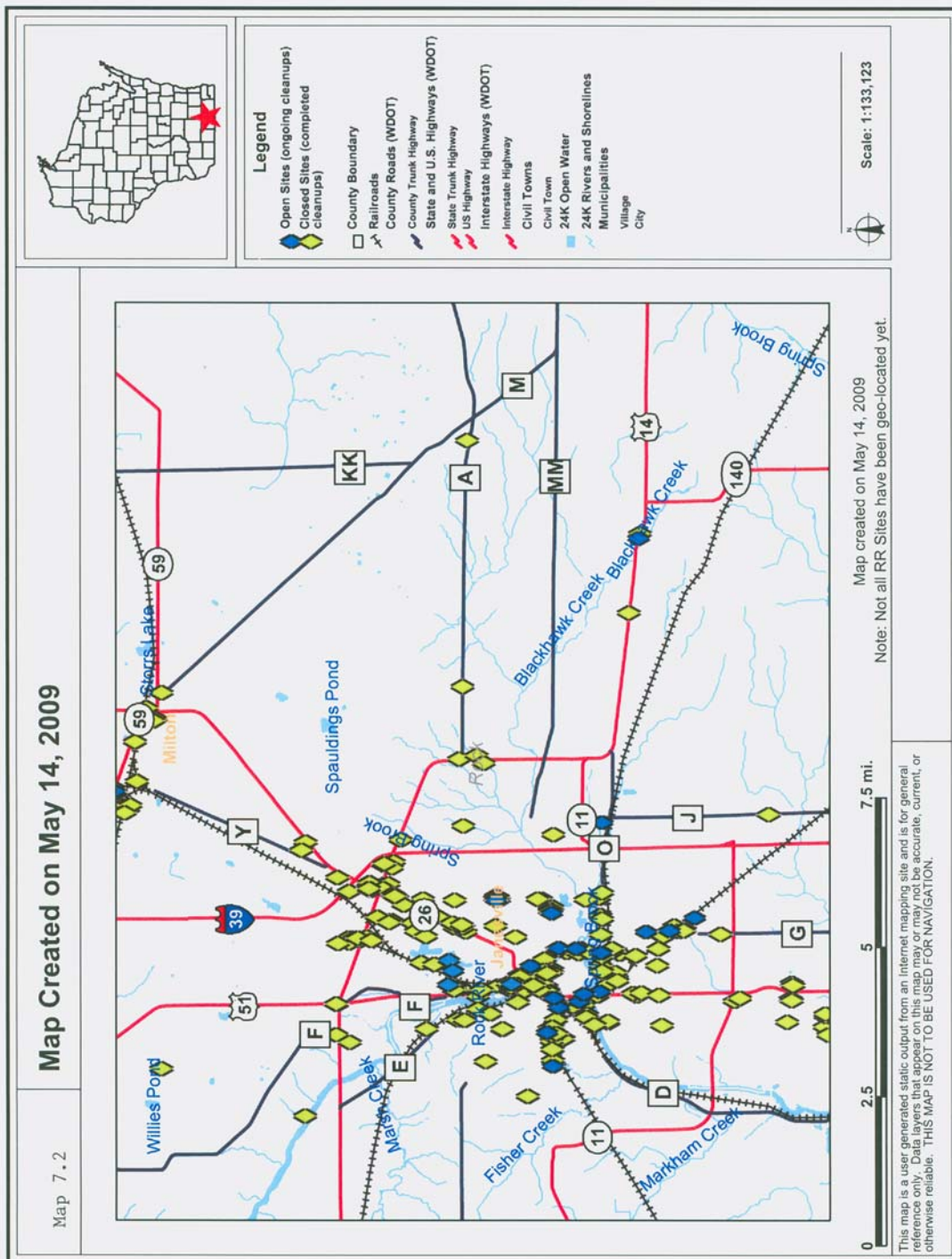
Local Roads

Interstate

Highway

County

Data Sources: Rock County Planning and Development Agency Rock County 911 Communications.



7.3 Future Business and Employment Forecasts

Business and Employment Forecasts

Because of the recent dramatic change in employment opportunities in Rock County and the lack of data on how this change has affected workers in the Town of Harmony, presentation of available future business and employment forecasts would be misleading. Additionally, there is no current available data for producing accurate projections available for the Town of Harmony or the metropolitan area, therefore, Town level employment projections have been omitted.

Future Site Development

The Town of Harmony has designated areas on its *Future Land Use Map* as “Planned Mixed Use” for the future development of small business and light industrial uses. It is impossible to pre-determine specific sites where these types of development might be appropriate, thus the use of the “Planned Mixed Use” land use designation (see Map 5.3). Sites that the Town may want to encourage for future development, however, include those at already existing intersections or along major traffic corridors. The Town should attempt to provide needed small business services within walking distance of any newly developed residential areas.

Additionally, as already stated, the Town may wish to investigate the appropriateness of previously environmentally contaminated sites for commercial development. These sites often are unsuitable for other types of uses and are in need of redevelopment or rehabilitation, making commercial development a good choice.

7.4 Existing Programs

Following is a short inventory of state and federal resources available to the town and/or businesses for economic development projects and programs. Check agency websites for additional information.

The Wisconsin Housing & Economic Development Authority (WHEDA) provides financing to investors and local governments to stimulate housing, small business and agribusiness development. Contact info: www.wheda.com, (608) 266-7884.

Rural Business Opportunity Grants CFDA: 10.773, Agency: RBS

Grant funds may be used to assist in the economic development of rural areas by providing technical assistance, training, and planning for agribusiness and economic development.

Farm Operating Loans CFDA: 10.406, Agency: FSA

These loans enable operators of not larger than family farms through the extension of credit and supervisory assistance, to make efficient use of their land, labor, and other resources, and to establish and maintain financially viable farming and ranching operations.

Interest Assistance Program CFDA: 10.437, Agency: FSA

This program provides a 4 per cent subsidy to farmers and ranchers, who do not qualify for standard commercial credit. Guaranteed loans are serviced by a lender who has entered into a Lenders Agreement with the agency.

Farm Ownership Loans CFDA: 10.407, Agency: FSA

This program assists eligible farmers, ranchers, and aquaculture operators, including farming cooperatives, corporations, partnerships, and joint operations to: Become owner-operators of not larger than family farms; make efficient use of the land, labor, and other resources; carry on sound and successful farming operations; and enable farm families to have a reasonable standard of living.

Agricultural Development and Diversification (ADD) Grant, Agency: DATCP

This program provides grants to fund demonstration projects, feasibility analysis, and applied research directed toward new or alternative products, technologies and practices that will stimulate agricultural development and diversification of economic activity within agriculture.

Buy Local Wisconsin Grant Program, Agency: DATCP

This program invites proposals for projects that are likely to stimulate Wisconsin's agricultural economy by increasing the purchasing of Wisconsin grown or produced food by local food buyers. Proposals will be accepted from individuals, groups, businesses and organizations involved in Wisconsin agriculture production, Wisconsin agriculture tourism, Wisconsin retail food establishments or Wisconsin food processing, distribution or warehousing.

Value Added Dairy Initiative, Agency: DATCP

This initiative is intended to help restore and reinvigorate Wisconsin's transitioning dairy sector. The initiative is federally funded, and matched by in-kind contributions of agencies and organizations within Wisconsin's dairy sector.

Grazing Grants, Agency: DATCP

As part of a comprehensive plan to reinvigorate dairy and livestock agriculture, the state is responding to a need for research, education and technical know-how for management intensive grazing (MIG).

7.5 Issues and Opportunities for Economic Development

This section identifies the economic development issues and opportunities within the Town of Harmony

Add section on workforce potential based on educational attainment and the opportunities for higher education and retraining.

- The Town of Harmony is a largely agriculture-based economy wishes to continue this tradition by allowing and encouraging farmers to maintain their agricultural land base with minimal disruption from urban land uses.
- There is a minimum critical amount of contiguous acreage of open land required for efficient agricultural production as well as some degree of isolation. The Town should continue to preserve these productive agricultural lands by strictly adhering to the Future Land Use Plan contained in Chapter 5.
- The Town currently has a diverse agricultural base. The Town should continue to explore methods to diversify its agricultural business/industry base and should encourage and promote agriculture related businesses that supports the current farming industry.
- The opportunity to increase nature and/or agricultural tourism as well as niche farming exists the Town of Harmony landowners. Businesses such as corn maze, farm tours and education, specialty cheese production and sales, roadside produce sales, and many other ag-related businesses are all income producing possibilities in the Town of Harmony.
- The Town of Harmony is primarily composed of agricultural land uses with rural residential land uses located close the urban boundary. Although the agricultural industry is by far the predominant land use in the Town, it is not the industry that employs the most workers who live in the Town. According to the 2000 Census, the Agriculture, Forestry, Fishing and Mining industries employ a low percentage (4.3%) of Town residents but comprise the greatest amount of land use. It is desirable to keep as much land as possible in agriculture, but to capitalize on the land that is no longer in agriculture or that is planned for other uses over the term of this *Plan*.
- The location of the Town has and will continue to contribute to the regional economy given its proximity to Interstate 90/39 and the City of Janesville. This provides the opportunity for appropriately sized and located region-oriented businesses to locate within the Town.
- Because of its proximity to the urban center and medium to high-density housing, the Town has the opportunity to promote new small, service industry businesses that support residential development in the areas designated as Planning Mixed Use on the *Future Land Use Map* (see page 131).
- At the time of the 2000 Census, nearly 98% of the Town's civilian workforce was employed. The *Manufacturing* (22.9%), and *Education, Health and Social Services* (22.6%) industries were the two industries that employed the greatest number of residents at that time. Given regional trends, including the recent closing of the General Motors assembly plant in Rock County and other supporting manufacturing companies in the area, it is likely that the segment of the Town's employed workforce in the *Manufacturing* industry will decrease, that employment opportunities in other industry sectors will need to increase.
- Based on the above data, the shut down of the General Motors assembly plant is likely affecting the employment status of many Town of Harmony workers. There is likely to be a need for retraining and/or relocation of this now unemployed segment of the workforce. The Town does

not have the ability to provide new jobs by attracting new large-employee based businesses or to retrain its workers, however the Town can and should support, in any way possible, any and all job creation efforts made by other local jurisdictions.

- The Town's population trends and projections have projected a steady population increase until 2035. Population trends and projections for neighboring communities such as the City of Janesville are also projecting growth. If the population does, in fact, increase despite the dramatic change in the national economy, it can be expected that the size and diversity of the Town's workforce will continue to increase as well.
- The Town's median household income has historically been high compared to other relevant communities, as has its historical income increase. These trends indicate an affluent community; a contributing factor in attracting and retaining businesses.
- The vast majority of the Town's employed workforce commutes utilizing a *Car, Truck, or Van - Singularly Occupied*. Being immediately adjacent to the City of Janesville, and its numerous employment opportunities this trend is likely to continue, and will have various implications for the location of new agri-business/industry in the Town. The Town will likely influence this trend through its future land use planning.
- The Rock County Economic Development Program provides various services vital in ensuring adequate agricultural economic development opportunities for the Town and its residents. The Town should maintain and expand relationships with the Rock County Program.

7.6 Economic Development Goals, Objectives, and Policies

Goal 1

Support, encourage, and promote responsible economic development that sustains a stable tax base so as to provide vital, high-quality services to Town residents while supporting and promoting and maintaining agricultural activities in the Town.

Objective 1.1

Promote appropriately sized and located commercial or small industrial businesses in the Town of Harmony.

Supporting Policies:

- 1.1.1 The Town of Harmony shall encourage economic growth in the Town by supporting small, commercial or light industrial businesses that can provide needed products or services in the Planned Mixed Use area on the *Future Land Use Map* (see page 131).
- 1.1.2 The Town of Harmony shall consider seeking appropriate commercial or small industrial uses in appropriate non-agricultural locations.
- 1.1.3 The Town of Harmony shall consider seeking partnerships with the City of Janesville and/or the City of Milton on infrastructure improvements (and other necessary improvements) for new development in areas agreed upon by both the Town of Harmony and the Cities.
- 1.1.4 The Town of Harmony shall consider developing specific economic development rules and guidelines for future inclusion in this *Comprehensive Plan*.

Goal 2

Support and encourage new and existing farming operations and agriculture support businesses that enhance, sustain and preserve agricultural assets in the Town of Harmony.

Objective 2.1

The Town of Harmony shall actively aim to attract agricultural related businesses and industries to further enhance the Town's agricultural economic potential.

Supporting Policies:

- 2.1.1 The Town of Harmony shall encourage and support nature/agricultural tourism in the Town.
- 2.1.2 The Town of Harmony shall consider encouraging and allowing appropriate agriculture related business to be located in areas designated for Agriculture on the *Future Land Use Map* (see page 131).
- 2.1.3 The Town of Harmony shall attempt to encourage programs and marketing initiatives that support local agricultural products.
- 2.1.4 The Town of Harmony shall attempt to encourage and support economic initiatives (such as PDR/PACE) that aim to protect economically productive areas, including farmlands and woodlands.
- 2.1.5 The Town of Harmony shall attempt to continue preservation of agricultural areas through the enforcement of the Town Zoning Ordinance and the *Future Land Use Map*.

Economic Development Objective 2.2:

Support and encourage commercial and industrial uses in the most appropriate locations.

Economic Development Policies:

- 2.2.1 The Town of Harmony shall support, encourage and promote improvement of existing commercial and industrial uses within the Town.
- 2.2.2 The Town of Harmony shall discourage new industrial uses within the Town.
- 2.2.3 The Town of Harmony shall allow small neighborhood and agriculture related businesses that serve the needs of the farming community where such uses are needed and appropriate within the Planned Mixed Use development areas.
- 2.2.4 The Town of Harmony shall support the development of commercial and industrial businesses that encourage employment opportunities to be located in surrounding communities with full urban services.
- 2.2.5 The Town of Harmony shall identify potential commercial development areas outside of the Town but accessible to Town residents.
- 2.2.6 The Town of Harmony shall attempt to work with City of Janesville and City of Milton and other communities where to provide needed retail and commercial services that will serve Town residents but will be located in areas where urban services are available.
- 2.2.7 The Town of Harmony shall support existing industrial development and encourage new industry and job centers in convenient locations outside of the Town.

Chapter 8 – Intergovernmental Cooperation

8.1 Overview of Intergovernmental Cooperation

State of Wisconsin Statute, Comprehensive Planning, 66.1001 (2) (g), states the Intergovernmental Cooperation Element of a community's comprehensive plan is intended to be:

"A compilation of objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions, including school districts, drainage districts, and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts, drainage districts, and adjacent local governmental units, and to the region, the state and other governmental units. The element shall consider, to the greatest extent possible, the maps and plans of any military base or installation, with at least 200 assigned military personnel or that contains at least 2,000 acres, with which the local governmental unit shares common territory. The element shall incorporate any plans or agreements to which the local governmental unit is a party under [s. 66.0301](#), [66.0307](#) or [66.0309](#). The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts."

The primary goal of a governmental unit is to best serve the interests of its constituents in the most responsible, efficient, and economical manner. The contemporary governing model, in which a broad array of overlapping governmental units provides varying levels of service, requires a cooperative, constructive relationship between the units to ensure achievement of this goal.

However, cooperative, constructive relationships between governmental units can be difficult because of a general lack of knowledge about the needs and goals of other jurisdictions. If lines of communication are open, it may be found that different governmental units have disparate opinions and methods of how to most responsibly, efficiently, and economically serve their constituents. Furthermore, impediments to cooperative, constructive intergovernmental relations are often exacerbated when overlapping governmental units, such as a County and a Town, provide different services to the same constituents.

Thus, given the contemporary governing model, compromise and communication between governmental units is vital to ensure constructive, cooperative intergovernmental relations, so as to ultimately achieve the goal of serving all constituents in the most responsible, efficient, and economical manner.

8.2 Inventory of Jurisdictions and Other Entities

There are several governmental units and other entities that provide varying levels of service within, or in close proximity to, the Town. There is potential for future assistance from or cooperation between the Town and each of these governmental units or entities. The categories for the type of units or entities described in this section are below:

- **General-Purpose Districts**
- **Special-Purpose Districts**
- **County Government**
- **State Government**
- **Federal Government**
- **Housing Authorities**
- **Economic Development Corporation**
- **Chambers of Commerce**
- **UW-Extension**
- **Representation Districts**

General Purpose Districts

General Purpose districts provide a wide array of vital services, including but not limited to, police and law enforcement, street repair and maintenance, and water management, to residents living within their borders. These districts, termed local government units, conform to municipal boundaries and include Towns, Counties, and Cities. General-purpose districts are organized, with powers and duties granted, per *State of Wisconsin Statutes, Chapters 59, 60, 62, and 66*. These *Statutes* designate Counties and Towns as unincorporated local government units, generally providing a narrower array of services to a predominately rural population, and Cities as incorporated government units, generally providing a broader array of services to a predominately urban population. The Town is served directly by two general-purpose districts (Town of Harmony and Rock County) and shares a border with, or is in close proximity to, five other general-purpose districts (three Towns and two Cities) in the State of Wisconsin. The following list with descriptions identifies these districts:

Town of Harmony

The Town of Harmony is governed by a Town Board, comprised of five elected supervisors, with one serving as Chair. The Town Board oversees the daily operations of Town services and sets the Town's long-term policies by creating, modifying, or repealing Town ordinances, approving the Town budget, and appointing a five-member Planning and Zoning Committee, as well as a number of committees, which Town Board members also sit upon. Plan Commissioners hear planning and development proposals, and provide recommendations regarding those proposals and applications to the Town Board. The Town also employs or contracts for the following positions: Clerk (elected position), Treasurer (elected position), Assessor, Attorney, Building Inspector, and Zoning Officer. The Town has fixed boundaries, and its long-range planning interests include preservation of productive agricultural lands and responsible housing development in appropriate, designated locations.

Town of Milton

The Town of Milton is governed by a Town Board, comprised of five elected supervisors, with one serving as Chair. The Town also employs or contracts for the following positions: Clerk, Treasurer, Assessor, Attorney, and Building Inspector. The Town Board oversees the daily operations of the Town and an appointed five-member Planning and Zoning Committee hears planning and development proposals, and provides recommendations the *Town* Board. Town planned areas that adjoin the northern boundary of the Town of Harmony are: a one square mile area of mixed-use residential development along Kennedy Road, and another small area of commercial development along Hwy. 26. The Town of

Milton Comprehensive Plan was completed with assistance from Rock County Planning and Development Agency.

Town of Johnstown

A Town Board comprised of three elected Supervisors (with one acting as Chair), governs the Town of Johnstown. The Town employs or contracts for the positions of Clerk, Treasurer, Assessor and Building Inspector. The Town Board oversees the daily operations of the Town and an appointed five-member Planning and Zoning Committee hears planning and development proposals, and provides recommendations the Town Board. Johnstown has planned for agriculture in areas that adjoin the western boundary of the Town of Harmony. The Town of Johnstown Comprehensive Plan was completed with assistance from Rock County Planning and Development Agency.

Town of La Prairie

The Town of La Prairie is governed by a Town Board, comprised of five elected supervisors, with one serving as the Chair. The Town also employs or contracts for a Clerk, Treasurer, Assessor and Attorney and out sources to the firm R.H. Batterman to conduct building inspection services. The Town is planning for a small Commercial Highway Interchange development at the curve of Highway 14, directly adjacent to the Town of Harmony's southern boundary. The remainder is predominantly planned for agricultural preservation, with existing residences located along Townline Road. The Town of La Prairie Comprehensive Plan was completed with assistance from Rock County Planning and Development Agency.

Town of Janesville

The Town is governed by a Town Board of five elected supervisors with one serving as Chair. The Town Board oversees the daily operations of Town services and sets the Town's long-term policies by creating, modifying, or repealing Town ordinances and approving the Town budget. An eight-member Planning and Zoning Committee hears planning and development proposals, and provides recommendations regarding proposals to the Town Board. The Town of Janesville borders the Town of Harmony on the northern portion of the western boundary where it has planned for a mix of agriculture, residential and small scale commercial or industrial uses. The Town of Janesville has fixed boundaries, and its long-range planning interests include preservation of productive agricultural lands and responsible housing development in appropriate, designated locations. The Town of Janesville Comprehensive Plan was completed with assistance from Rock County Planning and Development Agency.

City of Milton

This City is governed by a Council, comprised of an elected Mayor and six Alders, with one Alder serving as President. The Council also appoints the City Administrator, tasked with overseeing the daily operations of City services. This City is located in the south-central portion of Milton Township and abuts the Town of Harmony along the northern boundary between N. Parkview Drive and Hwy. 26. The City has planned for residential, planned neighborhood and general industrial development along much of the northern boundary of the Town of Harmony between N. Jones Road and Milton-Shopiere Road. Additionally, the City has planned for Residential development in the area between the western boundary of Section 3 (Goodger Drive) and Hwy. 26. This is an area of potential conflict since it has also been planned for future development both the Town of Harmony and by the City of Janesville. The City of Milton Comprehensive Plan was completed with assistance from Vandewalle & Associates.

City of Janesville

This City is governed by a Council, comprised of seven elected members, with one serving as President. The Council sets the City's long-term policies by administering, creating, modifying, and/or repealing City ordinances, approving the City budget, and staffing various committees governing the City's services, as well as appointing citizen committees. The Council also appoints the City Manager, tasked with overseeing the daily operations of City services. The City borders the Town of Harmony to the west. It has planned for expansion its boundaries over the next 25 years to include Planned Neighborhood (mixed-use), commercial and light industrial development in areas that are currently in the Town of Harmony. See Map 5.4 (Future Land Use Map Conflicts) in the Land Use Chapter of this

Plan for more information. The City adopted a Comprehensive Plan in March of 2009, with assistance from Vandewalle and Associates.

Special-Purpose Districts – School and Other

Special-purpose districts differ from general-purpose districts by providing a single, or a few, focused services, including but not limited to, public education, fire protection, and conservation services, to residents living within their borders. These districts often cross general-purpose district boundaries, and are organized, with powers and duties granted, per *State of Wisconsin Statute, Chapter 60 and 120*. Special Purpose Districts provide a special opportunity for future cooperation and/or increased service

Milton School District

This District serves over 3,300 students. It has four elementary schools, **one intermediate school, one middle school and one high school**. A School Board of seven elected members governs the District, with a Superintendent to oversee daily operations. Portions of the northern part of the Town of Harmony are in this District.

Janesville School District

This District serves over 10,400 students. It has 12 elementary schools, three middle schools, two high schools and five charter schools. A School Board of nine elected members governs the District with a Superintendent to oversee the District's daily operations. A very small portion of the Town is within this District.

Janesville Area Metropolitan Planning Organization

The Janesville Area Metropolitan Planning Organization (JAMPO), comprising the Cities of Janesville and Milton, the *Town*, and the Towns of Harmony, LaPrairie, Janesville, and Rock, is tasked with regional transportation planning within these jurisdictions. The Federal government requires metropolitan planning organizations be organized for all urbanized areas with a population greater than 50,000. JAMPO consists of a 16-member Policy Board, comprising elected officials from JAMPO jurisdictions, a 23-member Technical Advisory Committee (TAC), consisting of planning and engineering staff from these same jurisdictions, in addition to *County*, State, Federal, and industry representatives, and a full-time staff person, housed in the City of Janesville's Community Development Department.

Vocational School District

Blackhawk Technical College serves most of Rock County for secondary education. The Town may be able to use knowledge (such as archeological site information) and services that are available through the college.

County Government

A County Board of Supervisors consisting of 29 elected members represents the County's various geographical regions. The County Board of Supervisors, headed by a Chair, sets the County's long-term policies by creating, modifying, or repealing County ordinances, approving the County budget, and staffing various committees governing the County's services. The Board of Supervisors also appoints a County Administrator, responsible for overseeing the daily operations of County services. There are 20 Towns, three Villages, and six Cities within Rock County, each with their own ordinances and zoning codes. The County has fixed boundaries and its long-range planning interests include preservation of productive agricultural lands and the encouragement of responsible housing, commercial and light industrial development in appropriate, designated locations. Rock County administers the Floodplain, Wetland and Shoreland regulations for the entire County. Various County departments offer services within the Town of Harmony, including the following that provide services related to land use:

Rock County Planning and Development Agency

The Agency's primary services include:

- preparation of plans and recommendations for orderly development and improvement, across time and governmental boundaries, to best promote public health, safety, morals, order, convenience and prosperity for the general welfare of County residents,
- assisting and advising individuals, businesses, professionals and governmental communities by uniformly administering and enforcing plans, policies and ordinances to manage development in a sustainable, planned, efficient and environmentally sound manner,
- providing consultative economic development services that promote activities and programs that position, as well as prepare, Rock County for opportunities that augment and enhance its assets,
- assisting with the provision of healthy, durable, and affordable housing for eligible Rock County properties and residents by successfully administering the approved Planning & Development Committee-approved Housing programs and the Rock County Loan portfolio.
- providing specialized support services in response to requests and provide these services in a timely and efficient manner.

Rock County Land Conservation

The County's Land Conservation office provides educational, technical and conservation planning assistance to landowners, land users and communities throughout Rock County. They have a staff of five, and are governed by a committee comprised of County Board Supervisors as well as one representative from the United States Department of Agriculture (USDA), Farm Services Administration (FSA).

Some of the programs Land Conservation is involved in include the Farmland Preservation Program, the Land and Water Resource Management Program, Conservation Reserve Enhancement Program (CREP), Animal Waste Management Program, Well Abandonment, and Wildlife Damage Claim Program. They also work with the Town of Beloit to acquire funds for the Gypsy Moth Program, and the organize a yearly Clean Sweep, where Rock County residents can safely dispose of household and agricultural hazardous waste.

State

State governments wield all governmental powers reserved to them, per the United States Constitution. The State of Wisconsin's Constitution dictates the structure of the State government, delineating three branches, the Executive, Legislative and Judicial. The State's Constitution is carried out through various statutes, administrative codes, and legislative acts. Administration and enforcement of these statutes, codes, and acts is undertaken by State agencies. The Town is served by various State agencies including:

Department of Transportation (WisDOT)

This Department plans, promotes and financially supports statewide air, rail, water, bicycle, and pedestrian transportation systems. This Department is responsible for planning, building, and maintaining the network of state highways and the Interstate highway system in the State of Wisconsin, and also shares the costs of building and operating County and Local government transportation systems. WisDOT has a central office in the City of Madison. The Town is also in the Department's Southwest Region, with offices located in the City of LaCrosse and Madison.

Department of Natural Resources (WDNR)

This Department is dedicated to the responsible management of the State of Wisconsin's natural resources. This Department is responsible for implementing the laws of the State and the Federal government (where applicable) that protect and enhance the State's natural resources, as well as

coordinating the many disciplines and programs necessary to provide a clean environment and a full range of outdoor recreational opportunities for citizens of, and visitors to, the State of Wisconsin. WDNR has a central office in the City of Madison. The Town is also in the Department's South Central Region, with an office located in the City of Janesville.

Department of Agriculture, Trade and Consumer Protection (DATCP)

This Department is responsible for protecting water and soil, and animal and plant health, promoting the State of Wisconsin's agriculture at home and abroad and is the administrator of the Farmland Preservation Program. DATCP has a central office and a regional office, both located in the City of Madison. The Town of Harmony is in the Department's Madison Region.

State of Wisconsin Housing and Economic Development Authority (WHEDA)

This Authority links State of Wisconsin residents and communities to affordable housing and economic development opportunities, by providing construction, rehabilitation, and permanent mortgage loans to eligible sponsors of housing projects for low and moderate-income households. The WHEDA office located in the City of Madison serves the Town.

Federal

The United States Government is organized on principles put forth in its Constitution. The United States Constitution delineates three branches of government, the Executive, Legislative, and Judicial, and reserves numerous rights for States. The Constitution is carried out through various laws, regulations, and legislative acts. Administration and enforcement of these laws, regulations, and acts is undertaken by Federal agencies. The Town is served both directly and indirectly by various Federal agencies, the most common of which are identified below:

United States Department of Agriculture (USDA)

This Department manages the Nation's agricultural resources by expanding markets, both domestically and internationally, for agricultural products, providing financing to expand rural housing, utilities, infrastructure, and job opportunities, reducing food borne hazards, improving health through food assistance and nutrition education, and managing agricultural lands cooperatively with other levels of government and the private sector. A USDA field office located in the City of Janesville serves the Town.

United States Housing and Urban Development Agency (HUD)

This Agency is responsible for national policy and programs that address the Nation's housing needs, thereby improving and developing the Nation's communities. The Town is in HUD's Region 5, with an office located in the City of Milwaukee.

United States Environmental Protection Agency (EPA)

This Agency implements federal regulatory laws, through enforcement and by setting national standards that states enforce through their own regulations, to protect human health and the environment. Almost half of this agency's budget goes towards grants to state environmental programs, various non-profits organizations, and other entities. Additionally, this agency works with various partners, including state and local governments to conserve water and energy, minimize greenhouse gases, re-use solid waste. The Town is in EPA's Region 5, with an office located in the City of Chicago, Illinois.

Legislative Districts

There are 33 State Senators and the Town of Harmony is in State Senate district 15, which covers most of Rock County. Wisconsin has 99 members of the State Assembly and district 45 covers the Town of Harmony, the rest of the eastern portion of Rock County, the City of Beloit and a small portion of the City of Janesville.

The State of Wisconsin has eight members of the United States House of Representatives and the Town of Harmony is within congressional district #2, which covers the western portion of Rock County.

Housing Authorities

City of Janesville

The City of Janesville Community Development Authority (CDA) has the authority to plan and implement the community development programs, housing projects and redevelopment projects. The CDA reports to the City Council and consists of five citizen members and Council members.

City of Beloit

The City of Beloit Housing Authority assists in providing adequate and affordable housing, economic opportunity and a suitable living environment. It provides loans for low-income, elderly and disabled residents of the greater Beloit area.

Economic Development Corporation

The Rock County Economic Development Alliance is a cooperative effort by economic development professionals, to promote development efforts throughout the County. They aim to attract business and industry to the area. They maintain economic and demographic data and market available industrial properties in the County.

In addition, individual cities in the County head their own economic development efforts. The non-profit association called *Forward Janesville* works to ensure the continued health and prosperity of business and industry in the Janesville area. In Beloit, the group *Greater Beloit Works* organizes economic development activities and efforts in the region surrounding and including the City of Beloit. In smaller communities in the County, economic development efforts are often folded into the functions of the Chambers of Commerce.

Chambers of Commerce

There are six separate chambers of commerce throughout Rock County. The communities of Janesville, Beloit, Milton, Edgerton and Evansville each have in place their own chambers, while Orfordville and Footville have a collective chamber of commerce. Each of these Chambers works to support and promote their local business communities while encouraging and assisting new business growth. A board of directors governs each one. They typically organize various events, newsletters and fundraisers aimed at improving the economic vitality of their communities. These Chambers may have influence on Town of Harmony businesses and workers.

UW-Extension

Rock County UW-Extension extends the knowledge and resources of the University of Wisconsin to the people where they live and work. Cooperative Extension offices develop practical educational programs tailored to local needs and based on university knowledge and research.

Programs that the local extension office is involved in include 4-H Youth Development, Nutrition Education, Horticulture, Family Living and Agricultural. A popular program organized by the office is

the Community Garden Program located adjacent to the sheriff's department off of Highway 14. This past season 140 plots were rented to local gardeners.

8.3 Issues and Opportunities for Intergovernmental Cooperation

Potential Concerns and Conflicts

There are several areas of concern or conflict regarding intergovernmental cooperation between the Town of Harmony and other jurisdictions (also refer to Map 5.4 in the Land Use Chapter and to the applicable City Future Land Use Maps in Appendix I). Some conflict concerns are listed below:

- Conflict exists with the Department of Transportation and other neighboring jurisdictions over the configuration and location of the proposed Highway 26 reconstruction and the lack of consideration for the how the new road affects Town roads, accesses and property owners.
- The Town feels there is conflict with Rock County over costs and timely service of snow plowing, road maintenance and road construction.
- The City of Janesville is unwilling to extend sewer and/or water, unless the property being serviced is annexed. The Town would like the City to consider special fees for unincorporated properties being served with these utilities, while not requiring annexation.
- The primary conflict situation for the Town of Harmony exists with the City of Janesville regarding extraterritorial jurisdiction and annexation. The Town of Harmony would like to negotiate a Cooperative Boundary Agreement with the City of Janesville to help stave off land use disagreements.
- Conflicts with developers arise when a developer wishes to develop a piece of property that the Town would like to see remain in agriculture. The property is often annexed into the City to accommodate the development causing the Town to not only lose the agricultural land, but to also lose all revenue that was associated with that land.

Sharing of Provisions

The Town of Harmony, like all local governments, has the task of providing essential services to taxpayers. Effectively providing those services, without increasing taxes or relying on ever dwindling federal and state aid, is becoming more of a challenge. For that reason, it makes sense to explore opportunities to share provisions, such as equipment and labor.

The Town already shares provisions to some extent, with the City of Milton, the City of Janesville, the Town of La Prairie, and with the County. With the City of Janesville and with the County, snow plowing and police protection duties sometimes cross boundaries for the sake of efficiency and convenience. It could prove beneficial to explore further opportunities to share provisions, such as equipment and labor. Perhaps there are ways for Harmony to trade provisions, or rent them to other jurisdictions and vice versa, for a nominal fee. Consolidating services or making joint purchases of equipment with shared ownership, are other money-saving options.

Shared Vision and Cooperation

Each government within Rock County has their own goals, their own agendas and issues to address. Unfortunately, there are times when different jurisdictions not agree or even feel competitive with one another. The opportunity exists, however, to achieve coordination and a shared regional vision through pooling resources, sharing provisions and sharing knowledge. Stronger economic development can be achieved by working together to compete against other regions for attracting business and jobs to Rock County. Goals set forth by the County, by the Town of Harmony and by every other jurisdiction, will be more easily and efficiently achieved if cooperativeness and a unified regional vision can first be embraced.

Land Use Planning

The coordination of land use planning is perhaps the preeminent smart growth issue in Rock County. Each town has their own vision for the development of lands within their borders, however, neighboring

municipal jurisdictions often have opposing plans for the areas within their extraterritorial jurisdiction. Town Properties are sometimes annexed into cities or villages for development purposes, thus taking those properties off of the towns' tax rolls and making it more difficult for the towns to provide services to their residents.

The Town of Harmony has a strong desire to protect agricultural land from development and to maintain a rural character. These desires can be impeded by municipal aspirations for growth. In such cases, it is imperative that the conflicting jurisdictions come to the table, prepared to listen and to compromise.

Boundary Agreements

Boundary Agreements focus on shared values, shared vision, compromise, and often an agreement for revenue sharing. As land use clashes occur between the Town and other jurisdictions, the potential to offset future adversarial positions via boundary agreements should be applied when appropriate.

Park and Recreation Planning

Town of Harmony should continue to cooperate with neighboring jurisdictions to provide a network of interconnected trails that can help to promote health and physical fitness. Park and recreation facilities in the Town have the potential to provide more and improved offerings if facilities and maintenance are shared. The availability of parks, open space and trails is a key facet in the overall quality of life of all County residents. Intergovernmental cooperation is necessary to best provide these amenities for everyone.

Preservation Planning

Efforts to preserve and protect agriculture and open space will best be achieved if a multitude of jurisdictions agree to make it a priority. A crucial step in accomplishing preservation efforts is for all parties involved to attempt to achieve consensus on what open space or agricultural land is valid for protecting.

8.4 Intergovernmental Cooperation Goals, Objectives and Policies

Goal 1:

Build and maintain consensus among adjoining governmental entities to achieve cooperation and a unified vision.

Objective 1.1

Continue open communication with adjoining communities, school districts, Rock County and state agencies.

Supporting Policies:

- 1.1.1 The Town of Harmony shall attempt to work with the City of Janesville and/or the City of Milton on (a) potential Cooperative Boundary Agreement(s).
- 1.1.2 The Town of Harmony shall participate in a Growth Management Coalition led by Rock County.
- 1.1.3 The Town of Harmony shall communicate with and attempt to work with adjacent jurisdictions in order to become familiar with their future plans so that long-range decisions are well thought out and consistent.
- 1.1.4 The Town of Harmony shall attempt to participate in an annual “summit” with adjoining municipalities to discuss and any long-range plans or developments that may affect the Town.
- 1.1.5 The Town of Harmony shall, when conflicts occur, suggest holding meetings between officials of neighboring communities to discuss issues and problems to acquire an understanding of the position of the other municipalities and to attempt to find common ground.
- 1.1.6 The Town of Harmony shall pursue the development of a boundary agreement with the City of Janesville and the City of Milton to establish future expansion areas for a minimum of 10 years. An attempt should be made for this effort to be coordinated with other neighboring jurisdictions.
- 1.1.7 The Town of Harmony shall consider continuing working to improve its working relationship with Rock County to assure that the County has a clear understanding of the Town’s Plan and other pertinent Town concerns in order to attempt to work more effectively as partners on Town planning and zoning issues.
- 1.1.8 The Town of Harmony shall attempt to emphasize agricultural economic development with adjoining municipalities as a regional benefit.
- 1.1.9 The Town of Harmony shall attempt to continue to work with County, state and federal agencies in providing sound transportation planning for the Town including consideration of multi-modal forms of transportation.
- 1.1.10 The Town of Harmony shall share meeting agendas and minutes with adjoining communities (through the Town website or other appropriate means).
- 1.1.11 The Town of Harmony shall attempt to participate in and promote regional transportation, land use and economic development efforts.
- 1.1.12 The Town of Harmony shall continue to support open communication with neighboring communities.

Goal 2:

Continue to seek new ways to coordinate and share community facilities and services with neighboring communities and Rock County.

Objective 2.1

Promote and encourage mutually beneficial methods to increase efficiencies so as to provide services to taxpayers more proficiently.

Supporting Policies:

- 2.1 The Town of Harmony shall explore opportunities and benefits of potential contracting for service consolidation, and/or provision sharing between the Town and other jurisdictions in an effort to avoid duplication of services.
- 2.2 The Town of Harmony shall attempt to hold a joint meeting with adjoining municipalities to discuss efforts to avoid duplication of services and the potential for consolidation government services.
- 2.3 The Town of Harmony shall consider investigating and comparing possible methods and alternatives for cost savings.
- 2.4 The Town of Harmony shall stay informed on activities of the School Districts to ensure the Town has the opportunity to be involved in decisions that affect Town residents, such as building improvements, tax issues and transportation.
- 2.5 The Town of Harmony shall maintain open communication and cooperation among area Districts, organizations and governmental entities with the goal of improving efficiencies and cost savings by sharing services and provisions.

Chapter 9 – Implementation

9.1 Overview of Implementation

State of Wisconsin Statute 66.1001 – Comprehensive Planning (2) (i) states the Implementation Element of a community's comprehensive plan is to be:

“A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in [pars. \(a\) to \(h\)](#). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.”

A plan must be implemented for it to have an effect. Simply stated, an unimplemented plan is an unused plan. In addition to various other factors, plan implementation sometimes falters due to the plan's failure to clearly delineate a framework for implementation. Plan development then becomes the end of the planning process rather than the achievement of goals and objectives through policy implementation. Planning for implementation is key to ensuring achievement of a plan's goals and objectives.

Identification of policy tools and timelines, and the process for plan adoption, updates, and amendments, offers a path toward developing an implementation framework, ultimately ensuring full, timely, and efficient plan implementation. Policy tools, in the form of government agencies/departments, plans, and programs, government regulations, and government/non-government partnerships, are the means by which a plan's policies can be implemented. Timelines delineate a specified time period in which a policy should be implemented and provide for an objective evaluation of plan implementation. Plan adoption provides a legal basis for plan implementation, and plan updates and amendments ensure the plan will continue to evolve and adapt to unforeseen issues and opportunities, new trends and concepts, and public and political sentiment.

This *Plan's* policy tools and timelines were developed utilizing the professional expertise of Agency staff, as well as input gathered from various stakeholders, including Town residents, elected officials, and other interested parties, per the Citizen Participation Plan. These tools and timelines were so identified as they provide the surest means to fully implement this *Plan's* policies in the most timely and efficient manner, ultimately assuring achievement of this *Plan's* goals and objectives.

9.2 Implementation Inventory

The following inventory of implementation tools, mechanisms and procedures and places to find assistance provide a framework and path toward full, timely, and efficient implementation of this *Comprehensive Plan*.

Policy Tools, Mechanisms and Procedures

The policy tool inventory provided below is not intended to be exhaustive or reflective of every tool that could potentially be utilized to implement this Plan's policies. Rather, this inventory reflects those tools identified as most relevant and prevalent in ensuring implementation of this Plan's policies.

Policy tools are grouped into five categories, as follows:

1. Existing Government Agencies/Departments, Programs, and Plans
2. Potential Government Agencies/Departments, Programs, and Plans
3. Existing Government Regulations
4. Potential Government Regulations
5. Government and Non-Government Partnerships

All policy tools are listed by indicating the tool's category (as stated above), jurisdiction level (Town, County, Regional, State, or Federal), the applicable Agency/Department, Program, or Plan, and, if relevant, the Agency/Department Division. As an example, the existing Parks Division of the County's Public Works Department would be codified as 1.2.D.b.

1. Existing Government Agencies/Departments, Programs, and Plans

1.1. *Town of Harmony*

- 1.1.A. *Board*: This Board is composed of five elected members responsible for governing the Town.
- 1.1.B. *Planning and Zoning Committee*: This Committee is composed of five members appointed by the Town Board to provide recommendations to the Board regarding planning, zoning, and development issues in the Town.
- 1.1.C. *Administrative/Support Staff*: This Staff is composed of an elected Clerk, Deputy Clerk, and Treasurer, and Building Inspector, Police Chief, and Fire Chief, responsible for various services vital to the Town.

1.2 *County*

- 1.2.A. *Planning, Economic, and Community Development Agency*: This Agency provides technical assistance and oversight on various planning and development activities throughout Rock County. The Agency is comprised of five service Divisions, including:
 - a. *Strategic and Comprehensive Planning Division*: This Division formulates, or assists in the formulation, of plans, programs, policies, and ordinances to ensure orderly and sustainable development for County residents and municipalities. The *County's Agricultural Preservation Plan - 2005 Update* and Comprehensive Plans for various County municipalities were developed by this Division.
 - b. *Development Review, Land Divisions, and Enforcement Division*: This Division administers and enforces plans, policies, and ordinances to ensure orderly and sustainable development for County residents and municipalities. The County's Zoning Ordinance (Chapter 32 – Municipal Code of the County of Rock) and Land Division Regulations (Chapter 15 –

Municipal Code of the County of Rock) are both administered and enforced by this Division.

- c. *Economic Development Division:* This Division provides consultative services to County municipalities, promoting activities and programs that position and prepare the municipalities for economic development opportunities. *The Rock County Economic Development Plan – 2020*, to be completed by this Division in 2011, will provide a comprehensive framework in which to guide the County’s economic development, and this Division’s workplan, to the year 2020.
 - d. *Housing and Community Development Division:* This Division administers the County’s housing programs and loan portfolio (Federal Community Development Block Grants) to ensure the provision of quality and affordable housing for County residents, including aiding those individuals and/or families in the County with low to moderate income in the purchase or maintenance/rehabilitation of housing.
 - e. *Administrative, Engineering, and Geospatial Support Services Division:* This Division provides various products and services vital to planning and development activities in the County, including transportation and municipal water quality service area development planning, Geographic Information System (GIS) mapping and data development, and administrative support.
- 1.2.B. *Land Conservation Department:* This Department works to conserve the County’s soil and wildlife habitat, ensure a quality water supply, and provide invasive species abatement and hazardous chemical collection. This Department achieves these ends by administering and enforcing the County’s Construction Site Erosion Control (Chapter 27 – Municipal Code of the County of Rock), Storm Water Management (Chapter 28 – Municipal Code of the County of Rock), Non-Metallic Mining Reclamation (Chapter 31 – Municipal Code of the County of Rock), and Animal Waste Management (Chapter 30 – Municipal Code of the County of Rock) Ordinances, various Federal and State regulations, and providing technical assistance, education, and outreach.
- 1.2.C. *Public Works Department:* This Department oversees the management of various services and infrastructure vital to County residents. This Department is comprised of three service Divisions, including:
- a. *Highways Division:* This Division maintains all Federal, State, and County highways, as well as to Town roads for which the Division is contracted, by performing routine (snow-plowing, grass cutting, etc.) and major (road repair and expansion, etc.) maintenance. This Division annually lists current and future County road and bridge projects.
 - b. *Parks Division:* This Division manages all County park properties, ensuring adequate and diverse outdoor recreational opportunities for County residents and visitors. This Division manages these properties according to the *County’s Parks, Outdoor Recreation, and Open Space (POROS) Plan - 2009-2014*.
 - c. *Airport Division:* This Division manages the Southern Wisconsin Regional Airport (JVL). This Division ensures the air transport needs of the area’s existing and potential businesses are met, vital in providing the opportunity for immediate and continued economic development opportunities in the County.
- 1.2.D. *2009-2014 Parks, Outdoor Recreation, and Open Space Plan (POROS)*
This Plan, updated in 2009, outlines policies to ensure the effective and efficient management of the County’s park properties and specified environmentally sensitive open space lands and natural features (referred to as Environmentally Significant Open Space Areas, see below). It

also aims to ensure diverse outdoor recreational opportunities. The Rock County Bicycle and Pedestrian Plan, a component of the Plan, identifies existing and proposed off-road bicycle/pedestrian routes, lanes, and trails, and associated infrastructure in the County, providing existing and potential connections between communities and other social centers in a direct and safe manner.

a. *Environmentally Significant Open Space Areas*: Rock County has analyzed and defined fourteen Environmentally Significant Open Space Areas (ESOSAs) in the POROS Plan. ESOSAs are natural features that can be protected through conservation easements. Some must be monitored according to State or Federal mandate, while others have been recognized by Rock County as requiring protection or identification. These areas, when protected from development, serve to aid against the depletion of wildlife habitat, clean air and water, and open space. It is likely that ESOSAs will be updated with Town input during the term of this *Plan*.

b. *Conservation Easements*: Conservation easements can be compulsory or voluntary. Compulsory conservation easements occur when a governmental unit designates (through approved policy and/or through code) land or environmental conditions that are not acceptable for building. The government entity may prevent these areas of concern from being built upon by placing a permanent conservation easement (deed restriction) on the portion of the land where those conditions exist. In the Town of Harmony, some features of Environmentally Significant Open Space areas are protected through compulsory conservation easements.

1.2.E. *Agricultural Preservation Plan: 2005 Update*

This Plan, updated in 2005, aims to ensure preservation, and continued utilization, of productive agricultural lands in the County. A County Agricultural Preservation Plan, certified by the State of Wisconsin, is a requirement of the State's Farmland Preservation Program, offering tax credits to County agricultural landowners enrolled in the Program.

1.2.F. *Natural Hazard Mitigation Planning Manual and Plan*

This Plan, completed in 2004, outlines policies designed to protect the County's residents, critical facilities, infrastructure, private property, and environment in the event of a natural disaster, including but not limited to, floods, high winds, extreme winter weather events, and agricultural drought.

1.2.G. *Rock County Lands Records Modernization Plan (1998-2003)*

This Plan, completed in 2003, is designed to guide the process of land records modernization in the County, including development and maintenance of a fully functional Geographic Information System (GIS). This Plan is scheduled to be updated in 2009.

1.2.H. *Rock County Land and Water Resources Management Plan (LWRMP)*: The LWRMP (updated in 2009) serves as a long-term strategic conservation plan for the Rock County. The LWRMP, in coordination with this *Comprehensive Plan* discusses issues related to land use, physiography, soils, surface water (including wetlands) and groundwater, within the framework of watershed management. The LWRMP also includes discussion of other natural resource concerns including threatened and endangered species, forests and woodlands, invasive species, identification of priority farms for agricultural preservation efforts, and State and local regulations used to implement the Plan.

1.2.I. *208 Water Quality Plans*: The principal purpose of the 208 Water Quality Plans is to develop a long-range sanitary sewer service boundary for areas with large concentrations of population. In Rock County, the Cities of Janesville and Beloit and the Town of Beloit would fall into this classification. The urban sanitary sewer service area boundary identifies the geographic land

area within which sanitary sewer service COULD be made available in a cost-effective and environmentally acceptable manner.

1.3. Regional

1.3.A. *Janesville Area Metropolitan Planning Organization (JAMPO)*: This Organization (JAMPO), comprising the Cities of Janesville and Milton, and portions of the Towns of Harmony, LaPrairie, Janesville, Rock and Milton, is tasked with regional transportation planning within these areas. JAMPO Plans include:

- a. *2005-2035 – Janesville Area Long Range Transportation Plan*: This Plan, adopted in 2006, identifies JAMPO's "existing transportation conditions and those areas where improvements are needed to adequately provide a cost-effective and efficient transportation system over the next 30 years."
- b. *2007-2012 - Transportation Improvement Program – Janesville Planning Area*: This Plan, completed in 2006 and updated annually, is a staged six-year program of transportation improvement projects within JAMPO areas.

1.3.B. *State Line Area Transportation Study (SLATS)*: This Organization comprising the Cities of Beloit, Wisconsin, and South Beloit, Illinois, the Village of Rockton, Illinois, the Towns of Beloit and Turtle, Wisconsin, and Rockton Township, Illinois, is tasked with regional transportation planning within these areas. SLATS plans include:

- a. *South Central Wisconsin Commuter Study*: This Study, currently in development, aims to improve transit options from the Cities of Janesville/Beloit area to the Chicago, Illinois metropolitan area and Dane County, Wisconsin. Various elements of the Study have been completed or are currently underway, including a market analysis examining traffic flows to and from South Central Wisconsin. This Study will continue the market analysis, developing a Purpose and Needs Report, setting a framework for the Study's goals and objectives.

1.4. State

1.4.A. *Department of Natural Resources (WDNR)*: This Department is dedicated to the preservation, protection, effective management, and maintenance of the State of Wisconsin's natural resources. WDNR plans and programs relevant to this *Plan* include, but are not limited to, the following:

- a. *Managed Forest Law (MFL) Program*: This Program is designed to encourage sustainable forestry on private lands by providing property tax incentives to forest landowners. Lands entered in this Program are required to have a written management plan, prepared by a certified plan writer or WDNR forester.
- b. *Brownfield Remediation and Redevelopment Program*: This Program, and the State of Wisconsin's Department of Commerce Blight Elimination and Redevelopment Program, both have a wide range of financial and liability tools available to assist local governments or private entities in the redevelopment of brownfields, often consisting of a mixture of higher-density residential, commercial, and public uses.
- c. *Wisconsin State Trails Network Plan*: This Plan, completed in 2001, provides a long-term, big-picture vision for establishing a comprehensive state trail network. This Plan identifies existing and proposed trails and connections that would serve as the main corridors for a Statewide system, focusing on abandoned rail corridors, utility corridors, critical road

connections, and natural feature corridors such as the Ice Age National and State Scenic Trail.

- d. *Land and Water Conservation Fund, Federal Recreation Trails, and Stewardship Local Assistance Grant Program:* These Programs, administered jointly by the National Parks Service and WDNR, offer up to 50% match grants to State and local governments to acquire land for State and local recreation areas, trails, urban green space, river and stream corridors, flowages and lakeshores, and develop and improve visitor amenities at State and local parks and recreation areas.
 - e. *State Natural Areas (SNA) Program:* This Program protects outstanding examples of the State's native landscape of natural communities, and significant geological formations and archeological sites. Areas are included in the Program by several methods, including land acquisition, donations, conservation easements, and cooperative agreements. Areas owned by other government agencies, educational institutions, and private conservation organizations are brought into the Program by formal agreements between the WDNR and the landowner.
 - f. *Natural Heritage Inventory (NHI) Program:* This Program conducts field surveys for rare species and natural communities throughout the State that provide, or potentially provide, critical landscape functions, including movement corridors, undisturbed habitat, and ecosystem support. This Program initially inventories sites to determine their ecological significance. Some sites determined to be ecologically significant are designated as [State Natural Areas](#) while others are purchased by private land trusts or conserved through State and local government planning efforts.
- 1.4.B. *Department of Transportation (WisDOT):* This Department promotes and financially supports automobile, air, rail, and water transportation, as well as bicycle and pedestrian facilities in the State of Wisconsin, including planning, building, and maintaining the State's highways and Interstate highway system, and sharing the costs of building and operating County and local government transportation systems. WisDOT plans and programs relevant to the *Plan* include, but are not limited to, the following:
- a. *Translink 21: A Multi-Modal Transportation Plan for Wisconsin's 21st Century:* This Plan, completed in 1994, provides policies for State transportation planning, including automobile, rail, air, water, transit, bicycle, and pedestrian, through 2020. This Plan calls for the creation of a State grant program to aid local government transportation plan development, the provision of State funds to small communities to assist in providing transportation services to elderly and disabled persons, and development of a methodology to assess local/regional government transportation needs.
 - b. *Connections 2030 Plan:* This Plan, currently being developed as a successor to the *Translink 21 Plan*, is a multi-modal policy plan addressing long-range transportation issues, including highways, local roads, and air, water, rail, bicycle/pedestrian, and public transit options. This Plan's policies pertain to specific transportation corridors throughout the State, five of which incorporate portions of the County, including:
 - Alpine Valley Corridor – Janesville/Beloit to Milwaukee
 - Blackhawk Corridor – Madison to Chicago via Beloit
 - Rock River Corridor – Janesville/Beloit to Oshkosh
 - Southern Tier Corridor – Janesville/Beloit to Kenosha/Racine
 - Cheese Country – Dubuque to Rock County
 - c. *Wisconsin State Highway Plan 2020:* This Plan, completed in 1999, focuses on State-managed highways and bridges, developing policies for improvement over the next 20 years. This

Plan identifies Interstate 90/39 as a “Corridors 2020 Backbone route,” classifying it as a connector of major population and economic centers, providing economic links to national and international markets.

- d. *Rustic Roads Program*: This Program, created by the State of Wisconsin Legislature in 1973, aids citizens and local governments in preserving the State’s scenic, lightly-traveled country roads. These roads allow for vehicular, bicycle, and pedestrian travel in a leisurely manner. Rustic roads have a scenic, aesthetic appeal, can be linked with off-road bicycling/pedestrian trails to create a regional trail network, stimulating economic development from homebuyers, tourists, and recreational users.
 - e. *Wisconsin Rail Issues and Opportunities Report*: This Plan, completed in 2004, inventories State rail infrastructure and identifies rail transportation issues and opportunities. This Plan is intended to direct the rail element of the *Connections 2030 Plan*.
 - f. *Wisconsin State Airport System Plan 2020*: This Plan, completed in 2000, inventories State airport facilities and identifies air transportation issues and opportunities.
 - g. *Wisconsin Bicycle Transportation Plan 2020*: This Plan, completed in 1998, aims to “establish bicycling as a viable, convenient, and safe transportation choice throughout Wisconsin.” A map identifying existing County bicycling conditions is a component of this Plan.
 - h. *Wisconsin Pedestrian Policy Plan 2020*: This Plan, completed in 2002, outlines State and local government measures to increase walking as a viable transportation mode, including promote pedestrian safety.
 - i. *Wisconsin Information System for Local Roads (WISLR)*: This Internet-accessible System aids local governments and WisDOT in managing local road data, ultimately improving decision-making and meeting State statute requirements. This System combines local road data with interactive mapping functionality, allowing users to produce maps and tables specifying the location of road-related data, identifying trends in road use and volume.
 - j. *Local Government Programs*: WisDOT provides a myriad of programs designed to aid local governments in maintaining and developing their transportation systems. The programs are grouped into five categories, and include Highways and Bridges, Public Transportation, Specialized Transit, Transportation Coordination, and Other Aid. Additionally, the Local Roads and Streets Council, an advisory body of local officials, is tasked with addressing the continuing impact of Federal and State policy changes on local government transportation.
- 1.4.C. *Department of Agriculture, Trade, and Consumer Protection (DATCP)*: This Department is responsible for protecting water and soil, and animal and plant health, ensuring the viability of the State of Wisconsin’s agriculture industry both domestically and internationally. DATCP programs relevant to this *Plan* include, but are not limited to, the following:
- a. *Farmland Preservation Program*: The Wisconsin Farmland Preservation Act of 1977 created what is known as the Farmland Preservation Program. The Program consists of three components: land use planning, soil and water conservation and tax credit. Wisconsin residents who own at least 35 acres of farmland, meet farming income requirements, and have a County certified Land Conservation Plan (plus meet other criteria) are eligible to participate in the Program. The amount of tax credit varies, depending on the household income and the amount of real estate taxes on the farmland. The Farmland Preservation Program is expected to be changed and updated significantly to be more effective as an agricultural preservation tool during the planning period

- b. *Grant/Loan/Technical Assistance Programs*: DATCP provides a myriad of programs designed to aid local governments and individuals in preserving agricultural lands and bolstering the State's agricultural industry.

1.4.D. *Wisconsin Housing and Economic Development Authority (WHEDA)*: This Authority links State of Wisconsin residents and communities to affordable housing and economic development opportunities, by providing construction, rehabilitation, and permanent mortgage loans to eligible sponsors of housing projects for low and moderate-income households. WHEDA programs relevant to this *Plan* include, but are not limited to, the following:

- a. *Grant/Loan/Technical Assistance Programs*: WHEDA provides a myriad of programs designed to aid local governments and individuals in maintaining existing, and developing new, housing.

1.4.E. *Department of Commerce*: This Department promotes safe and healthy communities by ensuring the State of Wisconsin is a viable place in which to live and do business. This Department strives to retain and create quality jobs in the State by providing development assistance in areas such as marketing, business and community finance, exporting, small business advocacy, and manufacturing assessments. Department programs relevant to this *Plan* include, but are not limited to, the following:

- a. *Blight Elimination and Redevelopment Program*: This Program offers a wide range of financial and liability tools to assist local governments or private entities in the redevelopment of brownfields, often consisting of a mixture of higher-density residential, commercial, and public uses.
- b. *Grant/Loan/Technical Assistance Programs*: This Department provides a myriad of programs designed to aid local governments in encouraging and promoting economic development.

1.4.F. *Department of Workforce Development*: This Department is charged with building and strengthening the State of Wisconsin's workforce, by providing job services, including training and assistance to employers, employees, and the unemployed. Department programs relevant to this *Plan* include, but are not limited to, the following:

- a. *Grant/Loan/Technical Assistance Programs*: This Department provides a myriad of programs designed to aid local governments in supporting, maintaining, and expanding work force.

1.5. *Federal*

1.5.A. *Housing and Urban Development Agency (HUD)*: This Agency is responsible for policy and programs that address the Nation's housing needs, thereby improving and developing the Nation's communities. HUD programs relevant to this *Plan* include, but are not limited to, the following:

- a. *Grant/Loan/Technical Assistance Programs*: HUD provides a myriad of programs, including Community Development Block Grants (CDBG), designed to aid local governments in maintaining existing, and developing new, housing.

1.5.B. *Environmental Protection Agency (EPA)*: This Agency implements Federal regulatory laws, through enforcement and by setting national standards that States enforce through their own regulations, to protect human health and the environment. Almost half of this Agency's budget goes towards grants to State environmental programs, various non-profits organizations, and other entities. Additionally, this Agency works with various partners, including State and local governments, to conserve water and energy, minimize

greenhouse gases, and re-use solid waste. EPA programs relevant to this *Plan* include, but are not limited to, the following:

- a. *Grant/Loan/Technical Assistance Programs*: EPA provides a myriad of programs designed to aid local governments in maintaining and improving environmental health.

1.5.C. *United States Fish and Wildlife Service (USFW)*: This Service conserves, protects, and enhances the Nation's fish and wildlife resources, by enforcing Federal wildlife laws, conserving and restoring wildlife habitat such as wetlands and fisheries, providing educational and outreach opportunities, and distributing aid to State fish and wildlife agencies. USFW programs relevant to this *Plan* include, but are not limited to, the following:

- a. *Grant/Loan/Technical Assistance Programs*: USFW provides a myriad of programs designed to aid local governments in maintaining and improving fish and wildlife resources.

1.5.D. *United States Department of Agriculture (USDA)*: This Department manages the Nation's agricultural resources by expanding markets, both domestically and internationally, for agricultural products, providing financing to expand rural housing, utilities, infrastructure, and job opportunities, reducing food borne hazards, improving health through food assistance and nutrition education, and managing agricultural lands cooperatively with other levels of government and the private sector. USDA programs relevant to this *Plan* include, but are not limited to, the following:

- a. *Grant/Loan/Technical Assistance Programs*: USDA provides a myriad of programs designed to aid local governments in maintaining and improving agricultural resources.
- b. *Natural Resource Conservation Service Programs (NRCS)*: NRCS's natural resources conservation programs help people reduce soil erosion, enhance water supplies, improve water quality, increase wildlife habitat and reduce damages caused by floods and other natural disasters. Public benefits include enhanced natural resources that help sustain agricultural productivity and environmental quality while supporting continued economic development, recreation, and scenic beauty.
- c. *Farm and Ranch Land Protection Program (FRPP)*: The FRPP provides matching funds to help purchase development rights to keep productive farm and rangeland in agricultural uses. Working through existing programs, USDA partners with State, tribal or local governments and non-governmental organizations to acquire conservation easements or other interests in land from landowners for the purpose of preservation.

1.5.E. *United States Department of Labor (DOL)*: This Department fosters and promotes the welfare of the Nation's job seekers, wage earners, and retirees by improving working conditions, advancing opportunities for profitable employment, protecting retirement and health care benefits, helping employers find workers, strengthening free collective bargaining, and tracking changes in employment, prices, and other national economic measurements. This Department administers a variety of Federal labor laws including those that guarantee workers' rights to safe and healthful working conditions, a minimum hourly wage and overtime pay, freedom from discrimination, unemployment insurance, and other income support. DOL programs relevant to this *Plan* include, but are not limited to, the following:

- a. *Grant/Loan/Technical Assistance Programs*: DOL provides a myriad of programs designed to aid local governments in supporting, maintaining, and expanding work force.

1.5.F. *United States Economic Development Administration (EDA)*: This Administration works to promote innovation and competitiveness in the Nation's economic development, preparing it for growth and success in the worldwide economy. This Administration works to generate jobs, retain existing jobs, and stimulate industrial and commercial growth in economically distressed areas experiencing high unemployment, low income, or other severe economic distress. This Administration works in partnership with state and local governments, regional economic development districts, public and private nonprofit organizations, empowering them to develop and implement economic development and revitalization strategies. EDA programs relevant to this *Plan* include, but are not limited to, the following:

- a. *Grant/Loan/Technical Assistance Programs*: EDA provides a myriad of programs designed to aid local governments in encouraging and promoting economic development.

2. Potential Government Agencies/Departments, Programs, and Plans

2.1 Town and/or County

2.1.A. *Municipal Consulting Services Program*: This program provides planning and development resources and expertise to County municipalities that lack them, ensuring municipal planning and development activities benefit both municipal residents and the region as a whole.

Services offered by the Program would include, but would not be limited to:

- *Comprehensive Plan* updates
- Comprehensive, strategic, and site-planning
- Educational workshops
- Ordinance development and revision
- Geographic Information System (GIS) mapping and database development
- Boundary line agreement mediation and development
- New program administration
- Community and economic development

2.1.B. *Annual Reports*: These reports, offering an inventory and analysis of governmental units at regular intervals, are vital in assuring that the governmental unit stay vibrant, efficient, and productive. These reports inventory accomplishments, aiding in goal-setting, identify staff/resource needs, and develop work plans and budgets for future years.

2.1.C. *Land Use Inventory Program*: This program provides accurate, accessible historical and current land use data, vitally important to a local government in providing a context for, and guiding, current and future day-to-day decision-making and policy development, ultimately ensuring consistent, efficient, and high-quality service to its customers. Specifically, this program provides clear, consistent, and easily reproducible land use data gathering, input, storage, and maintenance policies and guidelines to achieve the aforementioned ends.

2.1.D. *Land Evaluation and Site Assessment (LESA) Program*: This program categorizes land parcels, guiding land-use decisions, by evaluating suitability for specific uses, including agriculture, development, or recreational. This program utilizes a comprehensive, objective methodology to develop a LESA Score for all land parcels, evaluating suitability for the aforementioned uses. A land parcel's LESA Score can then be utilized in land use decisions pertaining to that parcel.

2.1.E. *Purchase of Agricultural Conservation Easements (PACE) or Purchase of Development Rights (PDR) Programs*: PACE is aimed at maintaining the economic viability of keeping land in agriculture, even in the face of development pressure. PACE programs facilitate the purchase of the right to develop farmland property (i.e.: purchase the value of putting a conservation easement on the property) that meets pre-established criteria for agricultural preservation. Through various efforts, including partnerships with other governmental and non-profit agencies, a landowner can voluntarily put a conservation easement on his or her land that permanently prohibits the

right to develop the land in the future. The deed to the property reflects the inability to develop no matter who owns the land or how many times it is sold. This system lowers the value of the land for taxing purposes and also provides cash-in-hand to the landowner that can be used for re-investment into the farming operation.

- a. *Voluntary Conservation Easement*: typically used as part of a Transfer of Development Rights or Purchase of Agricultural Conservation Easement/Purchase of Development Rights transaction. They are the same legal agreements as compulsory conservation easements, but are established when the right to develop a property is purchased by from a private landowner by a qualified land trust, conservation organization or government agency for the purpose of limiting land to specific uses and thus protecting it from development (see TDR and PDR, below). The development right value of a voluntary conservation easement is often purchased, but is frequently donated by conservation-minded landowners. Grantors can receive tax benefits as a result of donating easements that may apply to parts of or entire parcels of property.

2.1.F. *Transfer of Development Rights (TDR) Program*: This program, similar to PDR, separates a parcel of land from its development rights. Transferring development rights is based on the same principles as a PACE, but also provides a mechanism for cooperating units of government to designate “sending areas” (areas where preservation of farmland is desired) and “receiving areas” (areas where new development is desired). Those seeking to develop in a receiving area must first buy development rights from landowners in a sending area. Once a development right is purchased and transferred, the landowner in the sending area permanently gives up the ability to develop all or a portion of the property.

2.1.G. *Boundary Line Agreements*: These agreements, formulated between neighboring municipalities, delineate boundaries into which the municipalities can grow and develop, for a specified time period, usually 20 years. These agreements reduce land use conflicts while encouraging intergovernmental cooperation and appropriate, orderly, and responsible growth and development.

2.1.H. *Infill Development Program*: This program offers an alternative to annexation, allowing for City/Village growth and preservation of Town land. Infill development utilizes vacant land or restores/rehabilitates existing infrastructure in areas with existing public services. Infill development, consisting of housing and/or a variety of compatible uses, often attracts significant public and private sector investment, and often has the effect of reducing governmental service costs. Brownfield redevelopment can also be utilized to stimulate infill development. Brownfields, often located in Cities and Villages, are abandoned, idle, or underused commercial or industrial properties whose expansion or redevelopment is hindered by contamination. Various Federal and State programs offer funds to local governments to assist in the redevelopment of brownfields, often resulting in a mixture of higher-density residential, commercial, and public uses.

2.1.I. *Green Building Program*: This program promotes and encourages green building practices, formalized in Leadership in Energy and Environmental Design (LEED) principles. LEED principles guide new building construction (including housing, commercial, industrial, and institutional) and maintenance/rehabilitation in a manner that conserves energy usage and increases energy efficiency. These principles are increasingly utilized in new building construction and maintenance/rehabilitation, due to the environmental and socio-economic costs of traditional building energy usage.

2.1.J. *Regional Planning Body*: These entities provide basic information and planning services necessary to address planning issues that transcend the boundaries, technical expertise, and fiscal capabilities of local governmental units, including public works systems (highways, transit,

sewerage, water supply, and park/ open space facilities) and environmental issues (flooding, air and water pollution, natural resource conservation, and land use).

2.1.K. *Impact Fee Programs*: This program imposes a fee on new development, utilized to aid in paying for the cost of public services, including parks, schools, roads, sewer, water treatment, utilities, libraries, and public safety buildings. as required by the new development.

2.1.L. *Tax Incremental Financing (TIF) Programs*: This program utilizes future gains in tax revenue to pay for current development that will create those gains, within a designated geographic area (district).

3. Existing Government Regulations

3.1. *Town, City*

3.1.A. *Town of Harmony Zoning Ordinance*: This Ordinances identify zoning districts, stipulating allowable uses on lands in municipalities, including agricultural, residential, business/commercial, industrial, special and unique, and environmentally sensitive/open space area preservation.

3.1.B. *Extraterritorial Jurisdiction*: Cities have the right to review and approve land uses in areas adjacent to their borders called extraterritorial jurisdiction. The Town of Harmony lies within the three-mile extraterritorial jurisdiction of two neighboring cities.

3.2. *County*

3.2.A. *Zoning Ordinance (Chapter 32 – Municipal Code of the County of Rock)*: This Ordinance regulates land use in specific areas of the County, including its shorelands, lowlands/wetlands, and County-owned property, including the Southern Wisconsin Regional Airport. The County's *Shoreland (SO) Overlay Zoning District (SO)* regulates the use or alteration of shorelands, those lands within 1,000 feet of the ordinary high-water mark of any navigable lake, pond, or flowage, or within 300 feet of the ordinary high-water mark of any navigable river or stream.

3.2.B. *Land Division Ordinance (Chapter 15 – Municipal Code of the County of Rock)*: This Ordinance regulates any land division creating a parcel of land less than 15 acres in the County, requiring a preliminary application and an approved certified survey map, subdivision or condominium plat.

3.2.C. *Storm Water Management Ordinance (Chapter 28 – Municipal Code of the County of Rock)*: This Ordinance manages stormwater in the County's unincorporated areas by establishing long-term requirements to reduce post-construction storm water and associated pollutants. This ordinance requires a permit for any activity disturbing more than one acre of land.

3.2.D. *Non-Metallic Mining Reclamation Ordinance (Chapter 31 – Municipal Code of the County of Rock)*: This Ordinance regulates all active non-metallic mine sites in the County, requiring compliance with standards relating to re-grading, re-vegetating, and post-mining land use conversion.

3.2.E. *Construction Site Erosion Control Ordinance (Chapter 27 – Municipal Code of the County of Rock)*: This Ordinance manages erosion on construction sties in the County's unincorporated areas by establishing requirements entailing best management practices to minimize the runoff of sediment and other pollutants, resulting from land disturbing activities, to waterways or adjacent properties.

3.3. State

3.3.A. *State of Wisconsin Department of Natural Resources (WDNR) Administrative Code Chapter NR 216 – Stormwater Discharge Permits*: This Rule regulates stormwater in the State of Wisconsin by requiring permits/management plans on large land-disturbing projects, or those taking place in environmentally sensitive areas.

3.3.B. *State of Wisconsin Statute Chapter 295 and State of Wisconsin Administrative Code NR 135*: This Statute establishes the framework for Statewide regulation of non-metallic mining reclamation, with any site beginning operations after August 2001 required to have an approved reclamation plan and permit. This Statute delegates regulation of non-metallic mining reclamation to Counties (The *County* regulates non-metallic mining reclamation within its borders through administration/enforcement of the aforementioned Non-Metallic Mining Reclamation Ordinance (Chapter 31 – Municipal Code of the County of Rock)).

3.4. Federal

3.4.A. *Environmental Protection Agency (EPA) Stormwater Phase II – Final Rule*: This Rule regulates stormwater by requiring permits/management plans on large land-disturbing projects, or those taking place in environmentally sensitive areas.

4. Potential Government Regulations

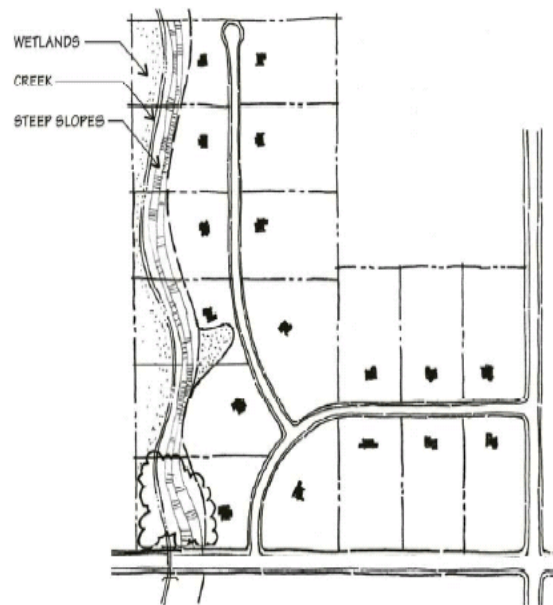
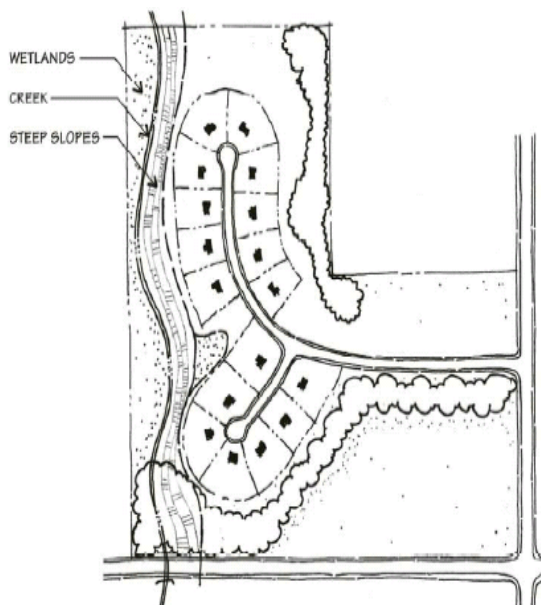
4.1. Town

4.1.A. *Subdivision - Design Standards*: Subdivision design standards, including traditional neighborhood, conservation, and fused grid, can be utilized to offer an alternative to low-intensity, land-extensive residential development. Traditional neighborhood design utilizes the grid road pattern and incorporates compatible development, ultimately producing higher-density, compact, mixed-use development. Traditional neighborhood design increases road connectivity and pedestrian transportation options. Conservation design, often utilized in rural areas or the urban fringes, clusters residential development, often on smaller lots and with curvilinear street patterns that are intended for “building around” existing natural resources and providing common open space. This type of design often has the added benefit of requiring less land for development. The fused grid model combines the mixed-use and open-space land protection ideals of traditional neighborhood and conservation design, as well as their road patterns. The fused grid model is conducive to pedestrian transportation options, road connectivity, and efficient traffic flow, while concurrently protecting open-space lands. Figure 9.1 on the next page displays one example of fused grid design and Figure 9.2 displays an example of conservation subdivision design compared to standard design.

Figure 9.1
Fused Grid Design

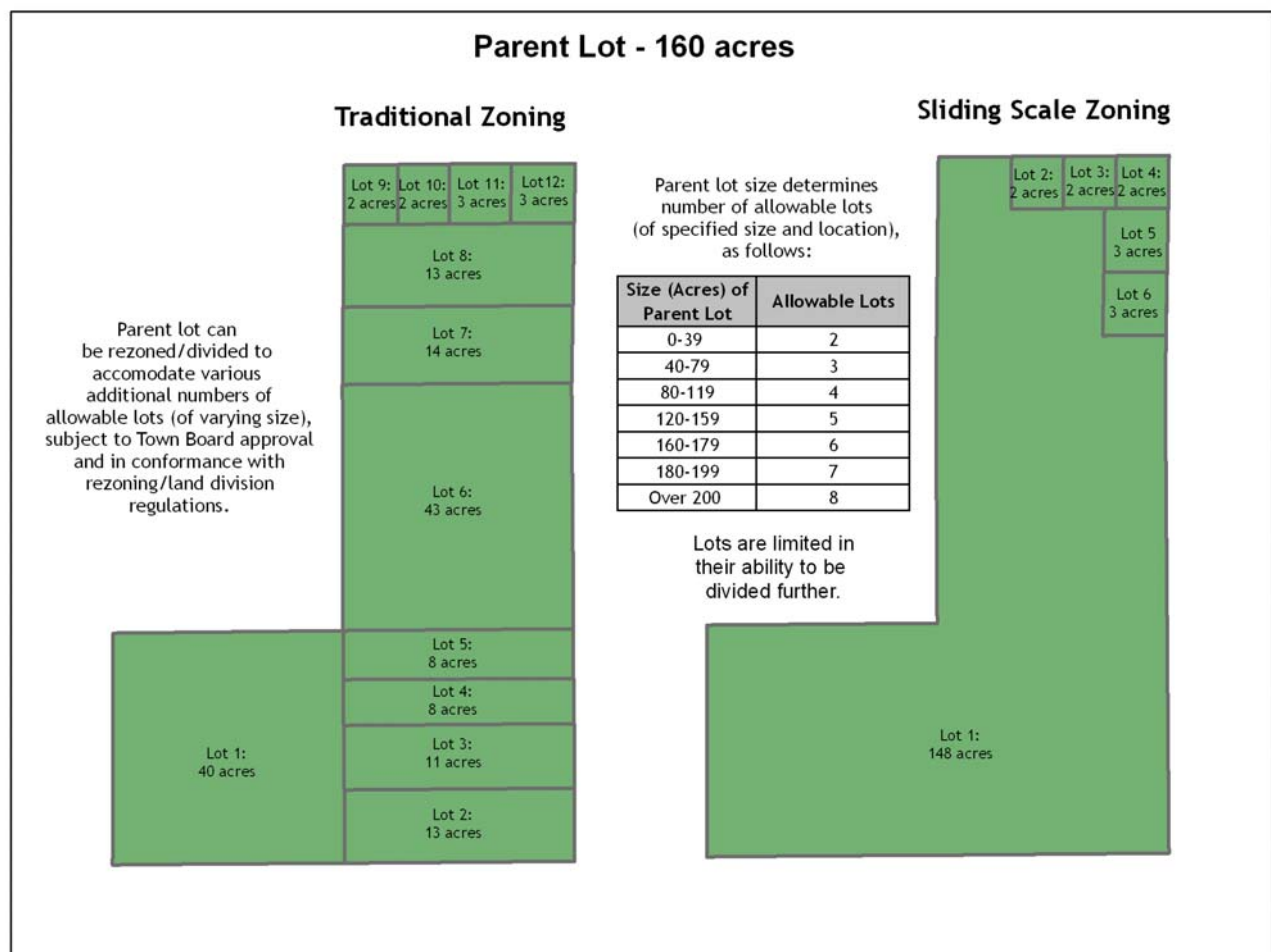


Figure 9.2
Conservation and Standard Design



4.1.B. *Zoning District – Sliding Scale*: These zoning districts can be applied to large agricultural lots to allow for housing development and protection of valuable agricultural lands. These districts limit the number of times an agricultural parent lot (a lot existing at the time of zoning district adoption) can be divided (split), based on the size of the lot. These districts stipulate the larger the agricultural parent lot, the more splits it is entitled. As an example, a 40-acre agricultural lot may be allowed two splits, with an additional split being allowed for each additional 40 acres. As such, an 80 acre lot would be allowed three splits, a 120 acre lot four splits, and so on. These zoning districts also stipulate the newly created lots (splits) are to be of a certain size (often 1 to 5 acres) and in a specified location and configuration. The remainder of the parent agricultural lot, and the newly created lots, are then restricted from further land division. Figure 9.3 provides a conceptual overview of sliding scale zoning, in comparison to traditional zoning.

Figure 9.3
Sliding Scale Zoning



- 4.1.C. *Zoning - Incentive, Performance, and Overlay*: Incentive, performance, and overlay zoning can be utilized to achieve various land use goals. Incentive zoning provides incentives to developers (higher densities, larger units, etc.) in exchange for community-wide amenities such as open space. Performance zoning regulates land use impacts rather than land use types, setting general outlines for the desired impact of land parcels and permitting various land uses as long as the general outlines are achieved. An overlay zoning district is one that is superimposed over another, broader zoning district.
- 4.1.D. *Eco-Municipality Resolution*: These resolutions state a local government unit's commitment to long-term socio-economic and ecological health and sustainability. The State of Wisconsin is a leader in the Eco-Municipality movement, with approximately 20 local communities having adopted eco-municipality resolutions. These resolutions often focus on implementing sustainability measures in the day-to-day operations of the local government, ranging from energy consumption to building construction practices.

5. Government and Non-Government Partnerships

5.1. *County*

- 5.1.A *Rock County Historical Society*: This non-profit Organization offers programs and houses various materials vital in the telling and interpretation of the County's history.
- 5.1.B *Chamber of Commerce*: These non-profit Organizations are business fellowships designed to foster new business growth, support the business community, and promote and preserve local resources, to enhance an area's quality of life. These Organizations encourage and foster collaboration by supporting member networking and relationship building to promote business growth, providing information on issues vital to the area to existing residents and newcomers, promoting tourism, new business and cultural opportunities. The following County municipalities, the Cities of Janesville, Beloit, Milton, Edgerton, and Evansville, and the combined villages of Orfordville and Footville each have Chamber of Commerce serving the municipality and surrounding areas.
- 5.1.C *4-H*: This non-profit youth Organization is administered by the [Cooperative Extension System](#) of the [United States Department of Agriculture](#), providing opportunities for young people to gain leadership, citizenship, and life skills through experiential learning programs located throughout the County.
- 5.1.D *Rock County Economic Development Alliance*: This Alliance consists of local economic development professionals working to promote development efforts throughout the County. The Alliance works to address and finance various industry, marketing, research, and workforce initiatives.
- 5.1.E *Growth Management Coalition*: There is a growing need to collaborate on planning and growth issues. By forming a "Growth Management Coalition" of county and local planners, officials and other interested parties from local communities, there is an opportunity for open discussion, debate and consensus on important planning and growth decisions. In an effort to guide development, provide clear priorities for the location of growth, and find ways to best preserve agricultural and natural resources, a Coalition between local jurisdictions provides a forum where all parties and considerations for growth can be heard and understood, thereby aiding in reaching consensus on the best way to manage growth in the best interest of everyone.

5.2. State

- 5.2.A. *Land Trusts and Conservation Organizations:* These non-profit Organizations work to protect vegetation, wildlife, and land and water resources. Land trusts may own land or hold land protection agreements. The National Heritage Land Trust and The Prairie Enthusiasts, both operating out of Dane County, have a presence in the County. Additionally, Gathering Waters Conservancy, located in Madison, is a clearing-house for State of Wisconsin land trusts, providing resources and training.
- 5.2.B. *State of Wisconsin Historical Society:* This non-profit Organization offers programs and houses various materials vital in the telling and interpretation of the County's history. The Society continually gathers data on sites and buildings of historical significance. The Society's Architectural Heritage Inventory (AHI) identifies buildings and structures of important architectural or vernacular style, while the Archeological Sites Inventory (ASI) identifies important landforms, burial sites, campgrounds, and various other significant man-made and natural features. The State of Wisconsin Historical Markers Program, administered by the Society's Historical Preservation Division, consists of more than 470 official State markers carrying approved historical inscriptions commemorating sites, individuals, buildings, or events of local, State, or national significance. Private individuals and local governments are eligible to submit an application for a location to be considered for a marker.

5.3 Federal

- 5.3.A *American Farmland Trust (AFT):* AFT is committed to protecting the nation's best farm and ranch land and improving the economic viability of agriculture. This organization works with federal, state and local leaders and communities to develop legislation, implement policies and develop and execute programs that keep farmers on their land protect our environment.

9.3 Compiled Goals, Objectives, Policies and Timeline for Implementation

The following Figure 9.4 reiterates all of the goals, objectives and policies that were presented at the end of each Chapter throughout this *Plan*. Additionally, Figure 9.1 includes a timeline for policy implementation that designates one of two periods of time in which each policy is expected to be completed. The two designations are:

- And
- 2010-2015** (meaning that the policy is expected to be completed by December 31, 2014)
 - Ongoing** (meaning either that the policy is one that is expected to be implemented on an ongoing basis throughout the planning period, or that it is not an immediate priority and is expected to be accomplished prior to December 31, 2035)

The Town of Harmony has set a goal to be able to accomplish 80% of the policies designated as 2010-2015 by December 31, 2014.

Since this *Plan* will be updated every five years, beginning in 2014, it was decided that the five-year timeline (2010-2015) for those policies with the highest priority would best illustrate the current intentions for action by the Town. At the time of Plan update, those policies designated as *Ongoing*, 2010-2015 will be reconsidered and prioritized for the following five year time period and beyond. Formulation of an annual Town workplan will help to ensuring timely accomplishment of all policies.

Goals and objectives each have a distinct and different purpose within the planning process. Goals address major essential issues, which become apparent through the planning process. They are broad ideas and values, which are in the public interest and provide an end toward which the planning process is directed. Goals are followed by objectives, which are more specific statements that further define goals and help shape the direction of the *Plan*. The accomplishment of an objective contributes to the fulfillment of a goal. The rules or courses of action used to achieve these goals and objectives are recommendations or “policies”. The means by which the Town might accomplish and/or implement these policies is through various “programs” which have been suggested in Element chapters as well as throughout the Implementation Chapter of the *Town of Harmony Comprehensive Plan*.

Input gathered at the Town visioning sessions, ongoing input from Town citizens, the State of Wisconsin Comprehensive Planning Law, and sound planning principles formed the basis for the development of the goals and objectives of the *Town of Harmony Comprehensive Plan*. Along with the vision statement (printed below) and the goals, objectives and policies formulated by and for the Town of Harmony (Figure 9.4, beginning on the following page) speak to the issues and priorities that this *Plan* is intended to address.

The Goals, Objectives and Policies listed below are meant to provide a guide for long-term goal fulfillment as well as for daily decision making in the Town of Harmony. These policies should become the tools by which the Town makes land use decisions. Policies that state specific, direct action are intended to be mandatory regulatory aspects of the implementation of this *Comprehensive Plan*.

Vision Statement

The Town of Harmony will strive to preserve its farmland, natural features, rural identity and high quality of life through carefully planned and implemented development decisions and a commitment to intergovernmental cooperation.

Figure 9.4
Town of Harmony
Compilation of Chapter Goals, Objectives and Policies and
Timeline for Policy Implementation

Goals, Objectives and Policies		Timeline for Implementation
Issues and Opportunities Goal 1: Utilize the <i>Comprehensive Plan</i> to guide the decisions affecting the Town of Harmony community and the greater region.		
Issues and Opportunities Objective 1.1: Refer to the <i>Comprehensive Plan</i> when making policy and land use decisions.		
Issues and Opportunities Policies:		
1.1.1	The Town of Harmony shall use the <i>Comprehensive Plan</i> as a guide to identify and prioritize a list of ordinances and/or regulations that need to be created or modified.	Ongoing 2010-2035
1.1.2	The Town of Harmony shall use the <i>Comprehensive Plan</i> as a tool to guide and implement local decision-making.	Ongoing 2010-2035
1.1.3	The Town of Harmony shall use the <i>Comprehensive Plan</i> as a tool to provide fair and equitable services and amenities to people of all ages, races, income levels and abilities residing in the Town of Harmony.	Ongoing 2010-2035
1.1.4	The Town of Harmony shall refer to the Issues and Opportunities section of each Element of this <i>Comprehensive Plan</i> for ideas and recommendations on various topics of concern.	Ongoing 2010-2035
Issues and Opportunities Goal 2: Keep the <i>Comprehensive Plan</i> updated with the needs of the community.		
Issues and Opportunities Objective 2.1: Consider the changing needs of the Town with each update of the <i>Comprehensive Plan</i> .		
Issues and Opportunities Policies:		
2.1.1	The Town of Harmony shall continually invite the public to comment on and make suggestions for the improvement of the <i>Comprehensive Plan</i>	Ongoing 2010-2035
2.1.2	The Town of Harmony shall invite the public to participate in every aspect of the <i>Comprehensive Plan</i> update.	Ongoing (as updates occur)
2.1.3	The Town of Harmony shall reassess the ability of the <i>Comprehensive Plan</i> goals, objectives and policies to accomplish the goals of the Town of Harmony	2010-2015
2.1.4	The Town of Harmony shall investigate new programs and innovations that may help to support the goals of the Town of Harmony	2010-2015
2.1.5	The Town of Harmony shall continue to monitor and provide an analysis of population growth and demographics and will consider changes in these factors as well as the needs and wants of the people of the Town of Harmony when updating the <i>Comprehensive Plan</i> .	Ongoing 2010-2035
2.1.6	The Town of Harmony shall continue to update the <i>Comprehensive Plan</i> within five years of the date of <i>Plan</i> adoption and within ten years of successive updates thereafter.	Ongoing 2010-2035

Agricultural Resources Goal 1: Preserve, protect and responsibly manage all agricultural resources identified in this and other plans that pertain to the Town of Harmony.		
Agricultural Resources Objective 1.1: Develop Town of Harmony policies and mechanisms for effective preservation and management of agricultural land.		
Agricultural Resources Policies:		
1.1.1	The Town of Harmony shall promote conservation and preservation of farmland through consistent, well thought-out development practices.	Ongoing 2010-2035
1.1.2	The Town of Harmony shall accommodate limited, well-planned, coordinated growth that will not interfere with agriculture or environmentally significant areas.	Ongoing 2010-2035
1.1.3	The Town of Harmony shall consider creating development policy that will establish clear, concise rules about how, when and where development (especially residential) will occur.	2010-2015
1.1.4	The Town of Harmony shall consider creating development policy that identifies suitable areas for development based upon, for instance, soil quality, productivity, presence of natural features, proximity to urban services and other appropriate objective measures.	2010-2015
1.1.5	The Town of Harmony shall consider developing a Land Evaluation and Site assessment program to evaluate those features in Policy 1.1.4 and/or other features.	2010-2015
1.1.6	The Town of Harmony shall be knowledgeable about, and carefully consider all possible alternatives to development of agricultural land.	Ongoing 2010-2035
1.1.7	The Town of Harmony shall consider researching, analyzing and marketing new and innovative ways to preserve farmland, not only for landowners and people within the Town, but for the well being of all residents of the region.	Ongoing 2010-2035
1.1.8	The Town of Harmony shall analyze and consider the effects of development on all agricultural resources present at the development site and any off-site areas that might be affected by that development.	Ongoing 2010-2035
1.1.9	The Town of Harmony shall consider amending the Zoning Ordinance to establish clear, defensible standards for division and/or rezoning of land currently planned for agricultural use on the Future Land Use Map (see Map 5.3), which consideration may include to: <ul style="list-style-type: none"> a. Establish maximum residential densities in all agricultural districts. b. Lower maximum lot sizes for residential districts. c. Lower the maximum allowable lot size for residential uses on separated lots in exclusive and general agricultural zoning districts. d. Require proposed housing to be clustered in such a way as to conserve agriculture and natural resources. e. Raise the 35-acre minimum lot size for agricultural uses. f. Eliminate A-2 and A-3 zoning to minimize farm fragmentation. g. Require subdivisions to be located near urban services and adequate transportation facilities. h. Slow the rate of development within the Town by enacting policy on maximum number of building permits allowable per year. i. Reduce farmland fragmentation with driveway regulations. j. Require all current and proposed agricultural, natural and open space features to be depicted on all development proposals. 	

Agricultural Resources Goal 1: Preserve, protect and responsibly manage all agricultural resources identified in this and other plans that pertain to the Town of Harmony.		
1.1.10	The Town of Harmony shall consider adopting a Subdivision or Land Division Ordinance and/or adopting “ Cluster Development ” and “ Conservation Subdivision ” Ordinances for the purpose of preserving agricultural and open space land.	2010-2015
1.1.11	The Town of Harmony shall consider adopting and implementing a Landscape Ordinance .	2010-2015
1.1.12	The Town of Harmony shall consider amending the Sign regulations of its zoning ordinance as needed to preserve the “rural character” of the landscape.	2010-2015
1.1.13	The Town of Harmony shall consider amending the Telecommunications Towers and Antennas Ordinance as needed to preserve the “rural character” of the landscape.	2010-2015
1.1.14	The Town of Harmony shall support and encourage voluntary preservation of agricultural land through involvement in the Agricultural Preservation Program.	Ongoing 2010-2035
1.1.15	The Town of Harmony shall consider the goals, objectives and policies of the Rock County Agricultural Preservation Plan 2005 Update dated December 15, 2005 (see Appendix F) in making land use decisions.	Ongoing 2010-2035
Agricultural Resources Objective 1.2:		
Communicate and plan with neighboring communities to the greatest extent possible to ensure the protection of the Town’s agricultural resources through cooperative efforts.		
Agricultural Resources Policies:		
1.2.1	The Town of Harmony shall attempt to meet with neighboring cities and towns to promote and decide upon the viability of a regional preservation programs such as Purchase of Development Rights and/or Transfer of Development Rights programs, groundwater protection criteria and areas, etc.	2010-2015
1.2.2	The Town of Harmony shall consider working with Rock County to hold education workshops and to aide in the distribution of written material for farmers, developers, landowners and the general public on options and alternatives to development (including, but not limited to PDR/TDR).	2010-2015

Agricultural Resources Goal 2: Maintain agriculture as an important economic activity and open space resource in the Town of Harmony.	
Agricultural Resources Objective 2.1: Encourage and promote innovative and value-added farming practices.	
Agricultural Resources Policies:	
2.1.1 The Town of Harmony shall provide information on innovative farming ideas or direct interested individuals to helpful organizations and resources.	Ongoing 2010-2035
2.1.2 The Town of Harmony shall consider investigating the need, desire and acceptable location for community farmer's market (i.e. Town Hall Saturday mornings).	2010-2015
2.1.3 The Town of Harmony shall consider developing policies and procedures under which value-added agricultural ventures can be encouraged and allowed.	2010-2015
2.1.4 The Town of Harmony shall provide or direct farmers to information regarding assistance programs, conservation practices, niche farming, organic farming, alternatives to development, etc.	Ongoing 2010-2035
Agricultural Resources Objective 2.2: Research and determine the usefulness and potential implementation of Purchase of Development Rights and Transfer of Development Rights programs in the Town of Harmony.	
Agricultural Resources Policies:	
2.2.1 The Town of Harmony shall consider participating in and/or giving support for researching a design, presenting scenarios and conducting a survey, if necessary, of Town and/or Rock County residents to determine the desire for a Land Evaluation and Site Assessment system (LESA) to specifically evaluate and identify areas for preservation, PDR and/or TDR programs.	2010-2015
2.2.2 The Town of Harmony shall consider encouraging, supporting and participating in the creation and implementation of PDR and/or TDR programs in the Town of Harmony and/or other jurisdictions where such programs are desired.	2010-2015

Natural Resources Goal 1: Preserve and protect the Town of Harmony's natural resources.		
Natural Resources Objective 1.1: Uphold or exceed existing preservation standards for existing surface waters, shoreland areas, floodplains, groundwater, wetlands, hydric soils, kettles and depressional areas, hilltops and viewsheds, steep slopes, threatened and endangered species, natural areas, fish and wildlife habitat, non-metallic mining sites, forests, woodlands and valued trees within the Town of Harmony.		
Natural Resources Policies:		
1.1.1	The Town of Harmony shall prevent activities that directly or indirectly pollute, threaten, or degrade the quality of groundwater .	Ongoing 2010-2035
1.1.2	The Town of Harmony shall consider adopting policy consistent with County or regional groundwater protection goals.	Ongoing 2010-2035
1.1.3	The Town of Harmony shall prevent activities that directly or indirectly pollute or threaten the quality of surface water within the Town of Harmony.	Ongoing 2010-2035
1.1.4	The Town of Harmony shall prohibit development activities within designated floodplains within the Town of Harmony.	Ongoing 2010-2035
1.1.5	The Town of Harmony shall help to educate or inform residents of the Town with structures located within floodplains on where to get information, in an effort to mitigate future hazards associated with flood prone areas.	Ongoing 2010-2035
1.1.6	The Town of Harmony shall prevent activities that directly or indirectly pollute or threaten the quality of wetlands in the Town of Harmony.	Ongoing 2010-2035
1.1.7	The Town of Harmony shall prevent development on hydric soils .	Ongoing 2010-2035
1.1.8	The Town of Harmony shall prevent development activities that directly or indirectly affect kettles and depressions , the unique habitat they provide and their ability to act as natural recharge areas.	Ongoing 2010-2035
1.1.9	The Town of Harmony shall consider preserving hilltops and vistas by not allowing development that detracts from their visual quality within the Town of Harmony.	Ongoing 2010-2035
1.1.10	The Town of Harmony shall consider preventing development on 16 % slopes or greater.	Ongoing 2010-2035
1.1.11	The Town of Harmony shall consider preventing activities that directly or indirectly affect rare species, native natural communities, fish and wildlife and their habitat within the Town of Harmony.	Ongoing 2010-2035
1.1.12	The Town of Harmony shall consider preventing activities that directly or indirectly disturb or threaten any and all species identified, either at the local, state, or federal level as " threatened " or " endangered ".	Ongoing 2010-2035
1.1.13	The Town of Harmony shall consider defining, identifying and develop policy that protects forests, woodlands and valued trees in the Town of Harmony.	2010-2015
1.1.14	The Town of Harmony shall consider preventing and/or opposing activities that directly or indirectly alter, disturb, or threaten parks and open space.	Ongoing 2010-2035

Natural Resources Goal 1: Preserve and protect the Town of Harmony's natural resources.	
1.1.15 The Town of Harmony shall document and plan for the reclamation of non-metallic mining sites in operation within the Town of Harmony both before and after August 1, 2001.	Ongoing 2010-2035
1.1.16 The Town of Harmony shall consider adopting and implementing Ordinance language supporting policies that are consistent with or more restrictive than the Rock County Environmentally Significant Open Space Areas (see the POROS Plan, 2009-2014).	Ongoing 2010-2035
Natural Resources Objective 1.2: Establish specific policies and mechanisms for preservation of natural resources and open space.	
Natural Resources Policies:	
1.2.1 The Town of Harmony shall consider creating policy that identifies areas for development based upon soil quality, presence of natural features, proximity to urban services and other appropriate objective measures.	Ongoing 2010-2035
1.2.2 The Town of Harmony shall consider allowing compact, mixed-use development in areas designated for Mixed-Use on the <i>Future Land Use Map</i> (Map 5.3) to help sustain the rural character of the Town of Harmony.	Ongoing 2010-2035
1.2.3 The Town of Harmony shall consider reviewing, analyzing, and identifying environmental hazards affecting the design and safety of new development before development occurs.	Ongoing 2010-2035
1.2.4 The Town of Harmony shall consider adopting and implementing a Landscape Ordinance addressing addition or restoration of trees and other natural resources for all new development.	2010-2015
1.2.5 The Town of Harmony shall consider adopting policies that addresses the issue of future expansion of non-metallic mining sites especially in areas of future incompatible adjoining land use.	2010-2015
1.2.6 The Town of Harmony shall consider adopting " Cluster Development " and " Conservation Subdivision " Ordinances to help preserve natural resources.	2010-2015
1.2.7 The Town of Harmony shall consider adopting or amending and implementing ordinance language addressing outdoor lighting, noise (except that associated with farming) and wireless telecommunication towers.	2010-2015
1.2.8 The Town of Harmony shall consider adopting and implementing an ordinance or guidelines for protecting valued viewsheds including: <ul style="list-style-type: none"> a. Standards and criteria for assessing visual impact of new developments. b. Design guidelines for new structures. 	2010-2015

Natural Resources Goal 1: Preserve and protect the Town of Harmony's natural resources.	
1.2.9 The Town of Harmony shall consider amending or adopting and implementing a Zoning or Land Division Ordinance that: <ul style="list-style-type: none"> a. Requires analysis and prevents development that may have negative impacts on on-site and off-site natural resources, open space or agricultural land. b. Requires consideration of the effect of development on all natural features and open space present at the site as well as off-site. c. Requires all agricultural, natural and open space features (including ESOSAs) to be depicted on all development proposals. d. Includes standards for driveway length and terrain. e. Includes standards for cluster housing, lot size and density and open space requirements. f. Includes standards for compact, mixed-use subdivisions close to urban services, adequate transportation facilities and employment centers. 	2010-2015
1.2.10 Town of Harmony shall attempt to investigate the availability of funds from State and Federal sources, as well as non-profit funding for the preservation of natural resources.	2010-2015
Natural Resources Objective 1.3:	
Communicate and plan with neighboring communities to the greatest extent possible to ensure the protection of natural resources and open space through cooperative efforts.	
Natural Resources Policies:	
1.3.1 The Town of Harmony shall help to establish and/or participate in a Responsible Growth Management Coalition composed of interested parties and officials from metropolitan areas and neighboring Towns.	2010-2015
1.3.2 The Town of Harmony shall attempt to participate in the establishment of regional groundwater protection criteria and areas for protection.	2010-2015
1.3.3 The Town of Harmony shall participate in efforts to research and propose options for a Purchase and/or Transfer of Development Rights programs as a method to preserve natural features and open space.	2010-2015
1.3.4 The Town of Harmony shall work cooperatively with the Ice Age Park and Trail Foundation to determine possible locations for the Ice Age Trail within the Town, if applicable.	2010-2015

Architectural, Historical and Cultural Resources Goal 1: Preserve and maintain cemeteries and other important architectural, historical, archeological or aesthetically interesting sites in the Town of Harmony.	
Architectural, Historical and Cultural Resources Objective 1.1: Support, encourage and educate about efforts to identify, document, designate, maintain and preserve architectural and historical sites and buildings within the Town of Harmony.	
Architectural, Historical and Cultural Resources Policies:	
1.1.1 The Town of Harmony shall consider working with Rock County to identify existing historical structures, sites and landscapes within the Town.	2010-2015
1.1.2 The Town of Harmony shall consider working with Rock County to identify structures of architectural significance or interest.	2010-2015
1.1.3 The Town of Harmony shall consider, when appropriate, preventing activities that directly or indirectly alter, disturb, or destroy significant historical sites and buildings within the Town of Harmony by designating historic sites for preservation.	Ongoing 2010-2035
1.1.4 The Town of Harmony shall consider requiring developers to identify and document architecturally significant and historic sites as part of the review and approval process.	Ongoing 2010-2035
1.1.5 The Town of Harmony shall consider requiring developers to incorporate and preserve architectural and historic sites or structures within the designs and scope of their projects.	Ongoing 2010-2035
1.1.6 The Town of Harmony shall consider developing a method to review, analyze, and identify historic issues affecting the design and safety of new development before development occurs.	2010-2015
Architectural, Historical and Cultural Resources Objective 1.2: Support, encourage and educate about efforts to document, restore and preserve cemeteries, burial and archeological sites within the Town of Harmony.	
Architectural, Historical and Cultural Resources Supporting Policies:	
1.2.1 The Town of Harmony shall attempt to work with Rock County and/or other entities to identify existing and potential cemeteries, archeological and burial sites within the Town.	2010-2015
1.2.2 The Town of Harmony shall consider when appropriate, requiring developers to identify and document cemeteries, burial and archeological sites as part of the review and approval process.	Ongoing 2010-2035
1.2.3 The Town of Harmony shall consider when appropriate, requiring designs that alleviate the disruption and degradation of cemeteries, burial and archeological sites.	Ongoing 2010-2035
1.2.4 The Town of Harmony shall consider requiring developers, when appropriate, to analyze the potential effects of development on all archeological and historic resources present at the development site and in other off-site areas that might be affected by that development.	2010-2015

Architectural, Historical and Cultural Resources Goal 1: Preserve and maintain cemeteries and other important architectural, historical, archeological or aesthetically interesting sites in the Town of Harmony.	
1.2.5 The Town of Harmony shall consider where appropriate, preventing activities that directly or indirectly alter, disturb, degrade, or destroy any cemeteries, burial, or archeological sites within the Town of Harmony by referencing and supporting the State of Wisconsin Burial Site Laws.	Ongoing 2010-2035
1.2.6 The Town of Harmony shall consider creating language and/or resolutions at the Town level to utilize service groups such as church youth groups, boys and girls clubs, Boy Scouts of America, Girl Scouts of America, 4-H, FFA, or any other service/youth group to participate in the maintenance and/or restoration of cemeteries and burial sites within the Town of Harmony.	2010-2015
Architectural, Historical and Cultural Resources Objective 1.3: Provide methods and opportunities that will contribute to the knowledge and appreciation of cemeteries and architectural, historical, archeological sites within the Town of Harmony.	
Architectural, Historical and Cultural Resources Supporting Policy:	
1.3.1 The Town of Harmony shall attempt to provide or direct interested parties to websites, materials and publications regarding locations of cemeteries and historic, architectural or archeological resources existing in the Town of Harmony.	Ongoing 2010-2035
Architectural, Historical and Cultural Resources Objective 1.4: Support the establishment of potential Rustic Roads, Historical Markers and the Ice Age Trail within the Town of Harmony.	
Architectural, Historical and Cultural Resources Supporting Policies:	
1.4.1 The Town of Harmony shall consider establishing a landmarks commission that will analyze and recommend potential Rustic Roads within the Town of Harmony.	2010-2015
1.4.2 The Town of Harmony shall consider establishing a landmarks commission for the purpose of designating historic landmarks or districts within the Town of Harmony.	2010-2015
1.4.3 The Town of Harmony shall recognize and support the development of the Ice Age Trail as a historic and cultural feature within the Town of Harmony (if applicable).	Ongoing 2010-2035

Architectural, Historical and Cultural Resources Goal 2: Promote existing Cultural Resources (music and theater venues, cultural and minority organizations and events, etc.) identified in this, and other plans and inventories within the Town of Harmony, Rock County and the surrounding area.		
Architectural, Historical and Cultural Resources Objective 2.1: Promote and encourage the efficient use of existing and potential resources and facilities to aid in the attraction and presentation of cultural events and activities.		
Architectural, Historical and Cultural Resources Policy:		
2.1.1	The Town of Harmony shall attempt to provide or direct interested parties to educational materials on available cultural resources and events in the Town of Harmony and the surrounding area.	Ongoing 2010-2035
Architectural, Historical and Cultural Resources Objective 2.2:		
Provide a welcoming environment for people of all cultures and races.		
Architectural, Historical and Cultural Resources Policies:		
2.2.1	The Town of Harmony shall encourage new cultural opportunities within the Town of Harmony, Rock County and the surrounding area.	Ongoing 2010-2035
2.2.2	The Town of Harmony shall consider opportunities for suggesting cultural activities and providing meeting places for such activities within the Town of Harmony	Ongoing 2010-2035
2.2.3	The Town of Harmony shall consider identifying other ways to encourage cultural diversity within the Town.	Ongoing 2010-2035
2.2.4	The Town of Harmony shall consider providing or assisting in locating meeting places for diverse groups and cultural activities within the Town of Harmony.	Ongoing 2010-2035
2.2.5	The Town of Harmony shall consider adopting housing policy that encourages cultural diversity.	2010-2015

Transportation Goal 1: Provide a safe, efficient and equitable regional transportation system while minimizing impacts on farming, landowners and the environment.	
Transportation Objective 1.1: Improve transportation safety and efficiency throughout the community.	
Transportation Policies:	
1.1.1 The Town of Harmony shall consider exploring alternative funding opportunities for road improvements.	Ongoing 2010-2035
1.1.2 The Town of Harmony shall attempt to inform potential new residents of the existence and necessity of agricultural traffic within and around the Town as well as the potential for high volume traffic in and around the Town.	Ongoing 2010-2035
1.1.3 The Town of Harmony shall attempt to work with the State Office of the Commissioner of Railroads, when appropriate, to work toward the replacement and/or enhancement of warning devices where needed.	Ongoing 2010-2035
1.1.4 The Town of Harmony shall consider methods to regulate driveway placement, width, length, and slope to limit access and hazards on local roadways.	2010-2015
1.1.5 The Town of Harmony shall ensure that each new buildable lot has a safe driveway access point and meets sight distance standards.	Ongoing 2010-2035
Transportation Objective 1.2 Promote and improve awareness and utilization of existing transit services, especially those that serve the elderly and disabled.	
Transportation Policies:	
1.2.1 The Town of Harmony shall provide information to generate increased awareness of the transit services offered by the Rock County Council on Aging and other pertinent transit services.	Ongoing 2010-2035
Transportation Objective 1.3 Coordinate transportation and land use planning to minimize sprawl and traffic congestion.	
Transportation Policies:	
1.3.1 The Town of Harmony shall consider only allowing development in appropriate locations and in efficient development patterns so as to best utilize existing transportation networks without contributing to sprawl or traffic congestion.	Ongoing 2010-2035
1.3.2 The Town of Harmony shall require consideration of future roadway additions and enhancements in the context of long-term land use planning.	Ongoing 2010-2035
Transportation Objective 1.4 Promote right-of-way plantings and beautification that incorporates native plantings and maintains the scenic value and rural character.	
Transportation Policy:	
1.4.1 The Town of Harmony shall explore the feasibility and opportunity to regulate roadside plantings to promote the use of native plant materials in the Town, both during construction and for post-construction beautification.	Ongoing 2010-2035

Transportation Goal 2: Support the development of a regional transportation network.		
Transportation Objective 2.1		
Cooperate with county and state entities to provide a safe interconnected road network.		
Transportation Policies:		
2.1.1	The Town of Harmony shall participate in multi-jurisdictional transportation system improvements and maintenance projects in and around the Town.	Ongoing 2010-2035
2.1.2	The Town of Harmony shall require and maintain an interconnected network of local roads.	Ongoing 2010-2035
2.1.3	The Town of Harmony shall ensure that improvements or expansion of existing transportation systems are coordinated with local and regional land use desires	Ongoing 2010-2035
Transportation Objective 2.2		
Support the findings of the South Central Wisconsin Commuter Study, to provide transportation alternatives to commuters in the Southern Wisconsin/Northern Illinois region.		
Transportation Policies:		
2.2.1	The Town of Harmony shall consider supporting regional efforts to develop high-speed rail service to and/or through Rock County.	Ongoing 2010-2035
2.2.2	The Town of Harmony shall consider supporting the safe and efficient siting of facilities (such as park-and rides) in the Town of Harmony or other appropriate locations for commuter traffic.	2010-2015
Transportation Objective 2.3 Support economically sound transportation-related improvements in and around the Town of Harmony.		
Transportation Policies:		
2.3.1	The Town of Harmony shall attempt to update and accurately maintain the Wisconsin Information System for Local Roads (WISLR) to manage and inventory road attributes, administration, condition and maintenance requirements.	2010-2035
2.3.2	The Town of Harmony shall attempt to involve Town of Harmony representatives in transportation-related committees and planning efforts throughout Rock County and the region.	Ongoing 2010-2035
2.3.3	The Town of Harmony shall attempt to help preserve, maintain and support transportation corridors that connect Rock County’s companies to regional markets.	Ongoing 2010-2035
2.3.4	The Town of Harmony shall support and encourage the use of the Southern Wisconsin Regional Airport.	Ongoing 2010-2035
2.3.5	The Town of Harmony shall attempt to develop policy to support economically sound transportation-related improvements in and around the Town of Harmony.	Ongoing 2010-2035

Transportation Goal 3: Offer alternate mode options to help minimize Single Occupancy Vehicle (SOV) trips including the provision of recreational transportation opportunities within the Town of Harmony and the region.	
Transportation Objective 3.1 Consider the use of Neighborhood Electric Vehicles (NEVs) in the Town as appropriate to ensure safety of all citizens, while recognizing the benefit of low-emission, low-fuel consumption vehicles.	
Transportation Policy: 3.1.1 The Town shall consider adopting ordinance language to regulate the use of NEV's within the Town.	
2010-2035	
Transportation Objective 3.2 Ensure that the Town of Harmony is and remains a safe and enjoyable location for recreational transportation, such as snowmobiling, bicycling and walking.	
Transportation Policies: 3.2.1 The Town of Harmony shall consider incorporating bicycle and pedestrian routes into new development areas.	
Ongoing 2010-2035	
3.2.2 The Town of Harmony shall consider using guidelines set forth in the Manual for Uniform Traffic Control Devices for bicycle facility signage.	
Ongoing 2010-2035	
3.2.3 The Town of Harmony shall attempt to connect bike and pedestrian trails and routes in the Town to nearby trails and routes in adjacent towns and cities.	
Ongoing 2010-2035	
3.2.4 The Town of Harmony shall continue to encourage properly designated and maintained snowmobile routes.	
Ongoing 2010-2035	
Transportation Objective 3.3 Expand, create and/or maintain local and regional facilities and services for biking, walking, and other non-auto modes of transportation.	
Transportation Policies: 3.3.1 The Town of Harmony shall attempt to develop policy on incorporating biking and walking facilities in subdivisions.	
2010-2035	
3.3.2 The Town of Harmony shall attempt to work cooperatively with other units of government to establish regional facilities for biking, walking and other non-auto modes of transportation.	
Ongoing 2010-2035	
Transportation Objective 3.4 Aim to acquire more Rustic Road designations on appropriate roadways in the Town of Harmony.	
Transportation Policy: 3.4.1 The Town of Harmony shall research and determine possible roads for Rustic Road designation.	
Ongoing 2010-2035	

Utilities and Community Facilities Goal 1: Ensure that necessary utilities and community facilities, and their associated services, are available and provided by the Town, other municipalities, or private entities to Town residents at adequate levels and in suitable locations, in a timely, efficient, equitable, and affordable manner.	
Utilities and Community Facilities Objective 1.1: Continue to provide Town utilities and community facilities, and associated services.	
Utilities and Community Facilities Policies: 1.1.1 The Town of Harmony shall attempt to perform an annual review and assessment of Town Police and Fire/Emergency service agreements and Town Hall facilities to ensure they are adequate to meet the needs and cost efficiency standards of Town residents.	
Utilities and Community Facilities Objective 1.2 Continue to foster a productive working relationship with other municipalities and private entities that provide Town utilities and community facilities, and associated services.	
Utilities and Community Facilities Policies: 1.2.1 The Town of Harmony shall continue to monitor public utilities and services and work with providers to ensure the highest quality and most cost effective and efficient services available.	
1.2.2 The Town of Harmony shall attempt to work in conjunction with Rock County to encourage annual well testing.	
1.2.3 The Town of Harmony shall work in conjunction with Rock County in application and enforcement of the County's <i>Storm Water Management Ordinance</i> (Chapter 28 - <i>Municipal Code of the County of Rock</i>).	
1.2.4 The Town of Harmony shall attempt to contract with the most efficient provider to ensure continued reliable and affordable trash and recycling pick-up service.	
1.2.5 The Town of Harmony shall consider supporting implementation of the <i>State Trails Network Plan</i> , <i>The Rock County Outdoor Recreation and Open Space Plan: 2008-2014</i> and other bicycle/pedestrian trails through cooperation with the WDNR, County, City of Edgerton, Ice Age Trail Foundation, trails friends groups, and other applicable entities	

Utilities and Community Facilities Goal 1: Ensure that necessary utilities and community facilities, and their associated services, are available and provided by the Town, other municipalities, or private entities to Town residents at adequate levels and in suitable locations, in a timely, efficient, equitable, and affordable manner.	
Utilities and Community Facilities Objective 1.3 Recognize the importance and necessity of emerging utility and community facilities technologies, incorporate these technologies into the Town's utilities and community facilities system, and develop regulatory measures to ensure benefit to the Town.	
Utilities and Community Facilities Policy:	
1.3.1 The Town of Harmony shall attempt to work in conjunction with Rock County to conduct a comprehensive study, including environmental impact, revenue potential, regulatory/permitting options, public opinion, among other issues, to determine the feasibility of permitting wind farms in the Town.	Ongoing 2010-2035
Utilities and Community Facilities Objective 1.4 Direct residential, commercial, and light industrial development to areas with existing utilities and community facilities/services, or areas appropriate for utility and community facility/service improvement and expansion, and restrict development in areas without these facilities/services, and otherwise unsuitable for development.	
Utilities and Community Facilities Policy:	
1.4.1 The Town of Harmony shall adhere to the <i>Town of Harmony Future Land Use Map</i> (Map 5.3) in reviewing rezone, subdivision, and other development proposals.	Ongoing 2010-2035

Land Use Goal 1: Maintain the rural quality of life through well-planned and appropriate development and land use.		
Land Use Objective 1.1: Preserve the rural character of the Town and the agricultural areas designated on Map 5.3 Future Land Use.		
Supporting Land Use Policies:		
1.1.1	The Town of Harmony shall consider requiring that all development be done in a manner that preserves the Town’s rural character and balances the rights of property owners with the Town’s collective well being.	Ongoing 2010-2035
1.1.2	The Town of Harmony shall attempt to phase new development in the Town according to the projections on pages 129 and 130 of this Land Use Chapter (increasing the number of units permissible in any five-year increment is allowable if the 2035 total remains the same, i.e.: the number of units permissible in other years would have to be decreased in an equal amount).	Ongoing 2010-2035
1.1.3	The Town of Harmony shall attempt to consciously make decisions that support agricultural and natural resource preservation and promote farming as a viable business in and around the Town.	Ongoing 2010-2035
1.1.4	The Town of Harmony shall consider avoiding strip development of any kind lining town roads to avoid traffic congestion and loss of rural character.	Ongoing 2010-2035
1.1.5	The Town of Harmony shall attempt, where possible, to require structures to be placed in or near tree lines and wooded areas as opposed to open fields.	Ongoing 2010-2035
1.1.6	The Town of Harmony shall attempt to preserve the Town’s <i>Agricultural Preservation Areas</i> (as designated on Agricultural Preservation Plan Map) for continued agricultural use and direct responsible residential and commercial development to areas designated as Planned Mixed Use on the <i>Future Land Use Map</i> (Map 5.3).	Ongoing 2010-2035
1.1.7	The Town of Harmony shall attempt to continue to uphold maps and policies that allow for long-term agriculture, natural areas and open space uses.	Ongoing 2010-2035

Land Use Goal 1: Maintain the rural quality of life through well-planned and appropriate development and land use.	
Land Use Objective 1.2: Continue to foster a productive working relationship with other municipalities to work toward consistent and complimentary implementation of plans, policies, and programs that impact land use in the Town.	
Supporting Land Use Policies:	
1.2.1 The Town of Harmony shall attempt to work in conjunction with the City of Janesville and the City of Milton to resolve existing mapping conflicts.	2010-2015
1.2.2 The Town of Harmony shall attempt to work with the City of Janesville and the City of Milton to create and execute a boundary agreement(s).	
1.2.3 The Town of Harmony shall attempt to work with the County toward implementation of the County's <i>Agricultural Preservation Plan: 2005 Update</i> and the <i>Rock County 2008-2014 Parks, Outdoor Recreation, and Open Space Plan</i> .	Ongoing 2010-2035
1.2.4 The Town of Harmony shall attempt to work in conjunction with the County to create a PDR program at the County or Town level.	
Land Use Objective 1.3: Develop Town of Harmony policies and mechanisms for effective land use and development management	
Land Use Policies:	
1.3.1 The Town of Harmony shall utilize its <i>Future Land Use Map</i> (Map 5.3) in review and evaluation of all conditional use, rezone and development proposals, with approval of proposals dependent on consistency with the <i>Future Land Use Map</i> .	Ongoing 2010-2035
1.3.2 The Town of Harmony shall reference the new development guidelines as presented in Figure 5.11 and Figure 5.12 and further depicted in the <i>Future Land Use Map</i> (Map 5.3) of this Land Use Chapter to guide future development decisions	Ongoing 2010-2035
1.3.3 The Town of Harmony shall attempt to develop a standardized process to review and evaluate all conditional use, rezone and development proposals.	2010-2015
1.3.4 The Town of Harmony shall attempt to make all necessary revisions to the zoning code, zoning map and any other Ordinances or regulations to make them accurate, efficient and up-to-date, and bring about consistency between this <i>Comprehensive Plan</i> and all regulatory tools used in the Town.	2010-2015

Land Use Goal 1: Maintain the rural quality of life through well-planned and appropriate development and land use.	
<p>1.3.5 The Town of Harmony shall consider amending and or updating the Zoning Ordinance or adopting other ordinances (i.e.: land division ordinance) to implement the spirit and intent of this <i>Comprehensive Plan</i> through including (but not limited to) the following revisions:</p> <ul style="list-style-type: none"> a. Require specific standards for approving development proposals. b. Only permit rezone proposals that are in conformance with this <i>Comprehensive Plan</i> c. Only permit development proposals that are in conformance with this <i>Comprehensive Plan</i>. d. Criteria and methods for the use of sliding scale zoning. e. Minimize the number and length of driveways along County and Town roads. f. Require erosion control plans to be submitted with a building permit application and implemented during construction. g. Require review and approval of all new streets to avoid traffic hazards and congestion. h. Require single-family homes to be constructed on lots that are a minimum of one-acre until such time as innovation in group private septic systems may allow for more compact development. i. Enforcement of current building codes to ensure minimum standards are upheld for existing and proposed structures. j. Disallow variances unless hardship (not imposed by the landowner) is proven. k. Require developers to preserve elements of the landscape that represent rural character such as tree lots, wind breaks and farm structures. l. Disallow new development where noise, odor, appearance, slow or incompatible traffic or other irritants and activities from farming operations may conflict with the comfort and efficiency and aesthetics of new developments. m. Consideration of the effects of development on storm water drainage, groundwater, erosion, natural features/resources, agricultural land and other potential factors that may affect the health and welfare of humans and wildlife. 	2010-2015
<p>1.3.6 The Town of Harmony shall consider encouraging developers to minimize the area disturbed on a site to preserve native vegetation.</p>	Ongoing 2010-2035
<p>1.3.7 The Town of Harmony shall consider encouraging the placement of structures at the edge of properties that are three or more acres in size.</p>	Ongoing 2010-2035
<p>1.3.8 The Town of Harmony shall attempt to strictly enforce the Zoning Ordinance and future updates and amendments.</p>	Ongoing 2010-2035
<p>1.3.9 The Town of Harmony shall consider encouraging developers to not locate structures on the top of hills, as these structures are more visible and disruptive to rural character.</p>	Ongoing 2010-2035
<p>1.3.10 The Town of Harmony shall consider using Rock County consulting services to research and develop, if necessary, zoning, land division, subdivision and other available regulatory policies to ensure successful farming.</p>	2010-2015

Land Use Goal 1: Maintain the rural quality of life through well-planned and appropriate development and land use.	
<p>1.3.11 The Town of Harmony shall consider drafting and adopting a subdivision ordinance to include the following:</p> <ul style="list-style-type: none"> a. Specific standards for approving or amending all subdivision proposals. b. Requirements based on conservation, traditional neighborhood design, and/or fused grid principles. c. Consider permitting multi-parcel land divisions only in existing residential areas. d. Require review and approval of all new streets to avoid traffic hazards and congestion e. Require new subdivisions to be compact, adjacent and connectable to existing rural subdivisions or on land with low or no agricultural value. f. Require new subdivisions to be in a land use pattern that is compatible with surrounding agricultural and natural resources g. Require costs created by new development to be the accepted responsibility of the developer so that costs to taxpayers are minimized or eliminated. h. Require new housing to be compatible with adjacent land uses with regard to such factors as smoke, noise, odor, traffic, activity and appearance. i. Require developers to provide an analysis of the location and effect of storm water drainage, erosion and any other water or earth moving factors for all new subdivisions. j. Only allow development on soils that have adequate bearing capacity and are suitable for excavation and site preparation. k. Require the consideration of the aesthetics of each development during the approval process. l. Housing envelope requirements 	2010-2015
<p>1.3.12 The Town of Harmony shall consider as part of a standardized process, using a Land Evaluation and Site Assessment (LESA) system that assesses such factors as quality of farm land, septic suitability map, potential groundwater contamination, distance to urban services, historic, archeological, scenic and environmental qualities and compatibility with local planning goals.</p>	2010-2015
<p>1.3.13 The Town of Harmony shall consider developing a Land Evaluation and Site Assessment (LESA) system that could be used to evaluate land suitability for development or for possible protection through a PDR program or other type of conservation easement program.</p>	2010-2015
<p>1.3.14 The Town of Harmony shall attempt to work in conjunction with the County in undertaking a comprehensive study for Town Board review, including potential criteria for eligible lands and funding sources, regulatory options, and public opinion, among other issues, determining the feasibility of developing a Purchase of Development Rights (PDR) program at the Town or County level.</p>	2010-2015
<p>1.3.15 The Town of Harmony shall explore the possibility of formulating a Growth Management Coalition, to guide the pattern and pace of regional growth, composed of Town residents and government officials, as well as those from neighboring municipalities.</p>	2010-2015

Land Use Goal 1: Maintain the rural quality of life through well-planned and appropriate development and land use.		
1.3.16	The Town of Harmony shall consider studying PDR and TDR, and their funding mechanisms as possible methods of preserving agricultural land.	2010-2015
1.3.17	The Town of Harmony shall consider clearly defining and incorporating policies and standards for how and where new development will be allowed Zoning Ordinance (i.e.: define what factors will be considered for new developments and specific standards for approval).	2010-2015

Housing Goal 1: Provide for planned and orderly development and redevelopment of residential areas in such a way that farm/agricultural land is preserved, adverse environmental impacts are minimized and public services are efficiently provided.	
Housing Objective 1.1 Implement strategies to maintain or redevelop existing housing and to allow new housing in appropriate locations that does not negatively impact agricultural land or operations.	
Housing Policies:	
1.1.1 The Town of Harmony shall consider directing new housing development (or subdivisions) to areas with substantial amounts of existing residential development and public services.	Ongoing 2010-2035
1.1.2 The Town of Harmony shall allow housing development in areas that are already zoned and/or subdivided for housing.	Ongoing 2010-2035
1.1.3 The Town of Harmony shall consider supporting a countywide or regional housing approach and help to provide and promote new housing programs that will protect agricultural and environmentally significant land.	Ongoing 2010-2035
1.1.4 The Town of Harmony shall consider developing and promoting programs at the Town level that will discourage housing development on agricultural or environmentally significant land.	Ongoing 2010-2035
1.1.5 The Town of Harmony shall consider allowing housing development to occur at a controlled pace consistent with recent development trends, and at densities and types consistent with the Town's predominantly rural setting.	Ongoing 2010-2035
1.1.6 The Town of Harmony shall consider smaller-lot residential development in areas that can be served with existing or future public utilities.	Ongoing 2010-2035
1.1.7 The Town of Harmony shall consider the use of sliding scale zoning.	2010-2015
1.1.8 The Town of Harmony shall consider developing clear criteria for rezoning of Exclusive Agriculture into other types of agricultural zoning or Residential zoning.	2010-2015
1.1.9 The Town of Harmony shall consider developing zoning criteria that ensure the least amount of negative impact on agriculture and environmentally significant areas.	2010-2015
1.1.10 The Town of Harmony shall consider enacting policies to guide the rate, density and type of development for consistency with previously established development and environmental goals.	2010-2015
1.1.11 The Town of Harmony shall consider taking steps to stabilize the physical condition of older housing structures such as creating and enforcing property maintenance codes, developing funding programs, and applying for grants that are geared toward housing rehabilitation and maintenance, and buffering residential areas from incompatible land uses.	Ongoing 2010-2035

Housing Goal 1: Provide for planned and orderly development and redevelopment of residential areas in such a way that farm/agricultural land is preserved, adverse environmental impacts are minimized and public services are efficiently provided.	
Housing Objective 1.2: Enact policies and mechanisms that will uphold housing goals by providing for conscientious, consistent, efficient, cost effective housing development.	
Housing Policies:	
1.2.1 The Town of Harmony shall update the Zoning Ordinance and consider adopting a Land Division Ordinance, as appropriate.	2010-2015
1.2.2 The Town of Harmony shall consider adopting or amending the Zoning, Subdivision or Land Division Ordinance ordinances in the following ways: a. Specify allowable residential uses, densities, intensities, and ancillary uses allowed in the Town. b. Provide for a variety of housing options within subdivisions. c. Promote, where appropriate, the principles of conservation neighborhood design in laying out new subdivisions with five or more lots. d. Define residential design and building maintenance standards to ensure quality and energy-efficient housing. e. Require the use of conservation or fused grid subdivisions in targeted residential areas that have significant natural or open space features. f. Require subdividers and developers to phase the construction of new housing so that public infrastructure can keep pace with increased demand. g. Require the submittal of a site plan showing the relationship of the proposed building(s) and lot(s) to applicable natural features prior to granting development approval.	2010-2015
1.2.3 The Town of Harmony shall consider conducting a public facilities needs assessment(s) to determine the need for impact fees within a proposed new subdivision.	2010-2015
1.2.4 The Town of Harmony shall consider investigating the use of, and requiring subdividers to pay an impact fee for improvements.	2010-2015
1.2.5 The Town of Harmony shall encourage developers to provide a mix of lot sizes in larger developments.	Ongoing 2010-2035
1.2.6 The Town of Harmony shall encourage future residential developments and neighborhoods to be located within a well-defined road system that keeps non-local traffic from passing through local streets in residential developments.	Ongoing 2010-2035
1.2.7 The Town of Harmony shall, in rural areas, direct the location of medium and high-density multi-family development to more urbanized areas, where adequate public facilities and services are available.	Ongoing 2010-2035
1.2.8 The Town of Harmony shall continue to support the efficient utilization the "Wisconsin One and Two Family Dwelling Code" as the basic standards for new residential construction within the town.	Ongoing 2010-2035

Housing Goal 1: Provide for planned and orderly development and redevelopment of residential areas in such a way that farm/agricultural land is preserved, adverse environmental impacts are minimized and public services are efficiently provided.	
Housing Objective 1.3 Adhere to the spirit and intent of the Land Use Element, especially the Future Land Use Plan, Land Use Guidelines and the policies and intent of the Agricultural, Natural and Cultural Resources Element when making housing decisions.	
Housing Policies:	
1.3.1 The Town of Harmony shall adhere to the <i>Future Land Use Map</i> for residential zoning and development decisions unless there is a compelling overall community reason to change the Land Use Plan and Map.	2010-2015
1.3.2 The Town of Harmony shall guide new residential development into the Planned Mixed Use areas of the <i>Future Land Use Map</i> contained in this <i>Town of Harmony Comprehensive Plan-2035</i> .	2010-2015
1.3.3 The Town of Harmony shall update the zoning ordinance to assure consistency with the <i>Town of Harmony Comprehensive Plan-2035</i> .	2010-2015
1.3.4 The Town of Harmony shall plan for a sufficient supply of developable land for housing in areas designated for housing on the <i>Future Land Use Map</i> .	2010-2015
1.3.5 The Town of Harmony shall consider developing and implementing strategies for new residential development to minimize consumption and/or fragmentation of farmland and reduce the potential for farm vs. non-farm conflict.	2010-2015

Housing Goal 2: Allow residential development (in areas designated on the <i>Future Land Use Map</i>), for the purpose of providing a variety of quality, healthy, affordable housing opportunities for all segments of the Town of Harmony's population; including farm workers, senior citizens, low-income, and disabled residents.	
Housing Objective 2.1: Meet the housing needs of existing and potential Town residents.	
Housing Policies:	
2.1.1 The Town of Harmony shall encourage infill development that provides additional housing opportunities.	Ongoing 2010-2035
2.1.2 The Town of Harmony shall encourage re-investment into the existing housing stock in order to maintain property values and strong neighborhoods.	Ongoing 2010-2035
2.1.3 The Town of Harmony shall encourage cooperation among agencies, both public and private, that provides affordable housing.	Ongoing 2010-2035
2.1.4 The Town of Harmony shall encourage the accommodation of existing residents, as their housing needs change.	Ongoing 2010-2035
2.1.5 The Town of Harmony shall encourage the development of housing for an aging population, where appropriate.	Ongoing 2010-2035
2.1.6 The Town of Harmony shall encourage, in appropriate locations in the Town, a variety of housing types.	Ongoing 2010-2035
2.1.7 The Town of Harmony shall consider investigating the use of Community Development Block Grants (CDBG) and other programs to address the needs of low and moderate-income families and individuals.	Ongoing 2010-2035
2.1.8 The Town of Harmony shall consider coordinating with Rock County in seeking Community Development Block Grant (CDBG) funds to provide, maintain, and rehabilitate housing for all income and age levels.	Ongoing 2010-2035
2.1.9 The Town of Harmony shall attempt to direct residents to information on area housing agencies and programs that address special needs.	Ongoing 2010-2035
2.1.10 The Town of Harmony shall reassess housing needs and affordability after 2010 Census information becomes available.	2010-2015
2.1.11 The Town of Harmony shall encourage the repair, improvement, and rehabilitation of existing housing.	Ongoing 2010-2035
2.1.12 The Town of Harmony shall continue to monitor occupancy/vacancy rates of owner vs. renter housing to remain aware of what types of housing are needed in the town at any one point in time.	Ongoing 2010-2035
2.1.13 The Town of Harmony shall support and encourage cooperation among agencies, both public and private, that provide affordable housing.	Ongoing 2010-2035
2.1.14 The Town of Harmony shall consider a variety of options for senior housing, including condominium, zero-lot line duplex, smaller lot single-family and other available options including assisted living and nursing homes.	Ongoing 2010-2035

Housing Objective 2.2:		
Support the development of clear housing policy, well-planned new housing, and the maintenance of existing housing in the Town.		
Housing Policies:		
2.2.1	The Town of Harmony shall preserve, enhance and expand single-family housing in planned development areas.	Ongoing 2010-2035
2.2.2	The Town of Harmony shall discourage high intensity residential uses within the Town and encourage them in areas with urban services.	Ongoing 2010-2035
2.2.3	The Town of Harmony shall encourage cluster housing and group sanitary sewer systems (if available and when appropriate) and the inclusion on appropriate small-scale commercial uses that are compatible with rural housing development.	Ongoing 2010-2035
2.2.4	The Town of Harmony shall consider innovative housing design and clustered housing on smaller lots.	Ongoing 2010-2035
2.2.5	The Town Harmony shall designate areas for residential development that will be reserved and protected for that use.	2010-2035
2.2.6	The Town of Harmony shall recommend that existing incompatible, non-residential uses should be removed from residential development areas.	Ongoing 2010-2035
2.2.7	The Town of Harmony shall encourage a mix of residential types and densities in development areas.	Ongoing 2010-2035
2.2.8	The Town of Harmony shall improve and maintain the existing and potential residential resources of the area.	Ongoing 2010-2035
2.2.9	The Town of Harmony shall encourage housing rehabilitation instead of new housing construction (See programs available to Town residents in the Housing Chapter)	Ongoing 2010-2035

Economic Development Goal 1: Support, encourage, and promote responsible economic development that sustains a stable tax base so as to provide vital, high-quality services to Town residents while supporting and promoting and maintaining agricultural activities in the Town.	
Economic Development Objective 1.1 Promote appropriately sized and located commercial or small industrial businesses in the Town of Harmony.	
Economic Development Policies:	
1.1.1 The Town of Harmony shall encourage economic growth in the Town by supporting small, commercial or light industrial businesses that can provide needed products or services in the Planned Mixed Use area on the <i>Future Land Use Map</i> (see page 131).	Ongoing 2010-2035
1.1.2 The Town of Harmony shall consider seeking appropriate commercial or small industrial uses in appropriate non-agricultural locations.	Ongoing 2010-2035
1.1.3 The Town of Harmony shall seek partnerships with the City of Janesville and/or the City of Milton on infrastructure improvements (and other necessary improvements) for new development in areas agreed upon by both the Town of Harmony and the Cities.	Ongoing 2010-2035
1.1.4 The Town of Harmony shall consider developing specific economic development rules and guidelines for future inclusion in this <i>Comprehensive Plan</i> .	2010-2015

Economic Development Goal 2 Support and encourage new and existing farming operations and agriculture support businesses that enhance, sustain and preserve agricultural assets in the Town of Harmony.		
Economic Development Objective 2.1 The Town of Harmony shall actively aim to attract agricultural related businesses and industries to further enhance the Town's agricultural economic potential.		
Economic Development Policies:		
2.1.1	The Town of Harmony shall encourage and support nature/agricultural tourism in the Town.	Ongoing 2010-2035
2.1.2	The Town of Harmony shall consider encouraging and allowing appropriate agriculture related business to be located in areas designated for Agriculture on the <i>Future Land Use Map</i> (see page 131).	Ongoing 2010-2035
2.1.3	The Town of Harmony shall attempt to encourage programs and marketing initiatives that support local agricultural products.	Ongoing 2010-2035
2.1.4	The Town of Harmony shall attempt to encourage and support economic initiatives (such as PDR/PACE) that aim to protect economically productive areas, including farmlands and woodlands.	Ongoing 2010-2035
2.1.5	The Town of Harmony shall attempt to continue preservation of agricultural areas through the enforcement of the Town Zoning Ordinance and the <i>Future Land Use Map</i>	Ongoing 2010-2035

Economic Development Goal 2		
Support and encourage new and existing farming operations and agriculture support businesses that enhance, sustain and preserve agricultural assets in the Town of Harmony.		
Economic Development Objective 2.2:		
Support and encourage commercial and industrial uses in the most appropriate locations.		
Economic Development Policies:		
2.2.1	The Town of Harmony shall support, encourage and promote improvement of existing commercial and industrial uses within the Town.	Ongoing 2010-2035
2.2.2	The Town of Harmony shall discourage new industrial uses within the Town.	Ongoing 2010-2035
2.2.3	The Town of Harmony shall allow small neighborhood and agriculture related businesses that serve the needs of the community where such uses are needed and appropriate within the Planned Mixed Use development areas.	Ongoing 2010-2035
2.2.4	The Town of Harmony shall support the development of commercial and industrial businesses that encourage employment opportunities to be located in surrounding communities with full urban services.	Ongoing 2010-2035
2.2.5	The Town of Harmony shall identify potential commercial development areas outside of the Town but accessible to Town residents.	Ongoing 2010-2035
2.2.6	The Town of Harmony shall attempt to work with City of Janesville and City of Milton and other communities to determine where to provide needed retail and commercial services that will serve Town residents but will be located in areas where urban services are available.	Ongoing 2010-2035
2.2.7	The Town of Harmony shall support existing industrial development and encourage new industry and job centers in convenient locations outside of the Town.	Ongoing 2010-2035

Intergovernmental Cooperation Goal 1: Build and maintain consensus among adjoining governmental entities to achieve cooperation and a unified vision.		
Intergovernmental Cooperation Objective 1.1 Continue open communication with adjoining communities, school districts, Rock County and state agencies.		
Intergovernmental Cooperation Policies:		
1.1.1	The Town of Harmony shall attempt to work with the City of Janesville and/or the City of Milton on (a) potential Cooperative Boundary Agreement(s).	2010-2015
1.1.2	The Town of Harmony shall participate in a Growth Management Coalition led by Rock County.	Ongoing 2010-2035
1.1.3	The Town of Harmony shall communicate with and attempt to work with adjacent jurisdictions in order to become familiar with their future plans so that long-range decisions are well thought out and consistent.	Ongoing 2010-2035
1.1.4	The Town of Harmony shall attempt to participate in an annual “summit” with adjoining municipalities to discuss any long-range plans or developments that may affect the Town.	Ongoing 2010-2035
1.1.5	The Town of Harmony shall, when conflicts occur, suggest holding meetings between officials of neighboring communities to discuss issues and problems to acquire an understanding of the position of the other municipalities and to attempt to find common ground.	Ongoing 2010-2035
1.1.6	The Town of Harmony shall pursue the development of a boundary agreement with the City of Janesville and the City of Milton to establish future expansion areas for a minimum of 10 years. An attempt should be made for this effort to be coordinated with other neighboring jurisdictions.	2010-2015
1.1.7	The Town of Harmony shall consider continuing working to improve its working relationship with Rock County to assure that the County has a clear understanding of the Town’s Plan and other pertinent Town concerns in order to attempt to work more effectively as partners on Town planning and zoning issues.	Ongoing 2010-2035
1.1.8	The Town of Harmony shall attempt to emphasize agricultural economic development with adjoining municipalities as a regional benefit.	Ongoing 2010-2035
1.1.9	The Town of Harmony shall attempt to work with County, state and federal agencies in providing sound transportation planning for the Town including consideration of multi-modal forms of transportation.	Ongoing 2010-2035
1.1.10	The Town of Harmony shall share meeting agendas and minutes with adjoining communities (through the Town website or other appropriate means).	Ongoing 2010-2035
1.1.11	The Town of Harmony shall attempt to participate in and promote regional transportation, land use and economic development efforts.	Ongoing 2010-2035
1.1.12	The Town of Harmony shall continue to support open communication with neighboring communities.	Ongoing 2010-2035

Intergovernmental Cooperation Goal 2: Continue to seek new ways to coordinate and share community facilities and services with neighboring communities and Rock County.		
Intergovernmental Cooperation Objective 2.1		
Promote and encourage mutually beneficial methods to increase efficiencies so as to provide services to taxpayers more proficiently.		
Intergovernmental Cooperation Policies:		
2.1.1	The Town of Harmony shall explore opportunities and benefits of potential contracting for service consolidation, and/or provision sharing between the Town and other jurisdictions in an effort to avoid duplication of services.	Ongoing 2010-2035
2.1.2	The Town of Harmony shall attempt to hold a joint meeting with adjoining municipalities to discuss efforts to avoid duplication of services and the potential for consolidating government services.	2010-2015
2.1.3	The Town of Harmony shall consider investigating and comparing possible methods and alternatives for cost savings.	Ongoing 2010-2035
2.1.4	The Town of Harmony shall stay informed on activities of the School Districts to ensure the Town has the opportunity to be involved in decisions that affect Town residents, such as building improvements, tax issues and transportation.	Ongoing 2010-2035
2.1.5	The Town of Harmony shall maintain open communication and cooperation among area Districts, organizations and governmental entities with the goal of improving efficiencies and cost savings by sharing services and provisions.	Ongoing 2010-2035

9.4 Plan Adoption, Updates and Amendments

Plan adoption, in accordance with State of Wisconsin Statute 66.1001 – Comprehensive Planning (4) is the initial step toward *Plan* implementation. The *Town of Harmony Comprehensive Plan-2035* is required to meet all of the requirements of the Comprehensive Planning Legislation and to be in compliance with the terms of the Multi-Jurisdictional Grant requirements (see Appendix J for a statement of consistency). The adoption process includes amending the ordinance for *Plan* adoption, supported by the majority vote of the Town Board, requiring at least one public hearing at which the proposed ordinance is discussed (see Comprehensive Planning Statute, Appendix K).

Plan updates and amendments, also subject to State of Wisconsin Statute 66.1001 (4), ensure this *Plan* will continue to evolve and adapt to unforeseen planning issues and opportunities, new trends and concepts, and public and political sentiment. The Statute requires the *Plan* to be updated once in every 10-year period after adoption. The Town, however, will initially update this *Plan* within five years and then within every ten years thereafter. As such, *Plan* updates will be completed no later than the latter half of the years 2014, 2024 and 2034.