

Town of Medina Comprehensive Land Use Planning Guide



May 2008

Town of Medina, Dane County, Wisconsin

Town of Medina Comprehensive Land Use Planning Guide

Acknowledgements

Medina Town Board

Steven Schulz, Chairman
Will Behnke, Supervisor
Ronald Jacobson, Supervisor
Timm Kersten, Supervisor
Sue Zingshiem, Supervisor

Planning Commission

Ron Jacobson
Sue Zingshiem
Sam Anderson
Tom Buchanan
Rodell Reamer

Other Town Officials

Jean Johnson, Clerk
Leaota Braithwaite, Treasurer

Comprehensive Planning Committee

Steven Schulz, Chair
Town Board Members
Planning Commission Members
Jean Johnson
Leaota Braithwaite

SECTION	PAGE
INTRODUCTION	iv
Medina, An Agricultural Base	
Previous Local Planning	
Medina Comprehensive Land Use Plan Purpose	
CHAPTER 1 – ISSUES AND OPPORTUNITIES ELEMENT	1
CHAPTER 2 – HOUSING ELEMENT	7
CHAPTER 3 – TRANSPORTATION ELEMENT	10
CHAPTER 4 – UTILITIES & COMMUNITY FACILITIES ELEMENT	14
CHAPTER 5 – AGRICULTURAL, NATURAL AND CULTURAL RESOURCES ELEMENT	18
CHAPTER 6 – ECONOMIC DEVELOPMENT ELEMENT	21
CHAPTER 7 – INTERGOVERNMENTAL COOPERATION ELEMENT	24
CHAPTER 8 – LAND USE ELEMENT	26
Land Use Planning Guide	30
Density Policy	32
CHAPTER 9 – IMPLEMENTATION	42
APPENDIX A - SURVEY RESULTS	
APPENDIX B - MAPS	

TABLES

Table 1: Medina Population

Table 2: Marshall Population

Table 3: Population Projections

Table 4: Household Projections

Table 5: Marshall School District Enrollment

Table 6: Median Household Income, 1999

Table 7 Housing Units

Table 8: Housing Unit Projections

Table 9: Occupation by Sector, 2000

Table 10: Medina Land Use, 2005

Table 11: Medina Land Use Trends, 1970-1990

Table 12: Land Use Projection in 5-Year Increments

CHARTS

Chart 1: Medina Age Distribution

Chart 2: Medina Educational Attainment 2000

Chart 3: Medina Household Income, 2000

Chart 4: Rural Creation and Housing Permits Issued, 1999-2006

INTRODUCTION

Sustainable use of the land for agricultural purposes has always been the base of the Town of Medina located in Dane County, Wisconsin. It is our goal to maintain the rural identity of the Town of Medina and preserve agricultural use of the land as a major economic activity in the Town of Medina.

A hamlet developed in the northwest portion of the Town of Medina now known as Deansville and the Village of Marshall subsequently developed in the north central portion of the Town of Medina. Beyond these developments, agriculture has been the key component of the Town of Medina. This preamble shall serve as notice to all residents of the Town of Medina that this is an area which is agricultural in character, and that said agricultural uses predate any non-agricultural use of land in the Town of Medina. All residents should acknowledge that adjacent agricultural uses, whether conducted in the manner and to the extent in existence at this time, or changed, altered, increased in scope or made more intensive, are not a private or public nuisance, and are not actionable by the citizens of the Town of Medina. When you travel through the Town of Medina you may be subject to odors, dust, noise, particulate emissions, traffic, farm vehicle use of roads, manure spreading practices, silage storage (in silos, pits, or piles) and other agricultural practices which may, from time to time, offend certain individuals.

Study of land use and growth and planning and agricultural preservation in the Town of Medina began in 1978 when a Planning Committee was established. The Planning Committee met regularly and prepared a Land Use Planning Guide, which was accepted by the Town Board in 1981. A major revision was made in 1990. The plan is/was intended to aid the Planning Committee and Town Board in performance of their duties relating to growth and physical development of the Town of Medina. The plan is/was important to all citizens as a guide to how land use decisions will be made in the future as it affects them or their neighbors.

The creation of Chapter 66 Wisconsin Statutes mandated a revision and update of the Town of Medina Land Use Planning Guide. The initial response by Town of Medina officials was to commence public participation and collaborate input from the general public. A public participation plan was created and a survey was sent to every landowner in the Town of Medina and residents that were not landowners were provided surveys at the Town of Medina recycling center, Marshall Community Library, and Farmers & Merchants State Bank. A total of 185 surveys were completed and returned. The majority of responses indicated that the citizens were satisfied with present land use policies and major changes to existing policies did not appear necessary. Citizens are typically long term or lifetime residents of Medina, a strong indication of their approval of existing conditions. The existing conditions are primarily agricultural production with associated residential uses. Additional residential use is typically clustered and located such that it does not impede or conflict with agricultural uses of the land. A copy of the survey with results is included in Appendix A.

The Town of Medina Comprehensive Plan is a guide that Town officials will use to manage and direct land use issues in the Town of Medina and is based upon the pre-existing Land Use Planning Guide which has been revised and updated in accordance with the statutory requirements of a comprehensive plan as defined by Wisconsin Statutes. The Comprehensive Plan is a long-range policy document that will be the guideline for a variety of public and private land use decisions. The purpose of this plan is to be the primary guide for Town land use, which will maintain the economic viability and agricultural nature of the Town of Medina.

CHAPTER ONE: ISSUES AND OPPORTUNITIES

ss66.1001(2)(a) Wis. Stats. *Issues and opportunities element*

Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local government 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.

Background Data and Analysis

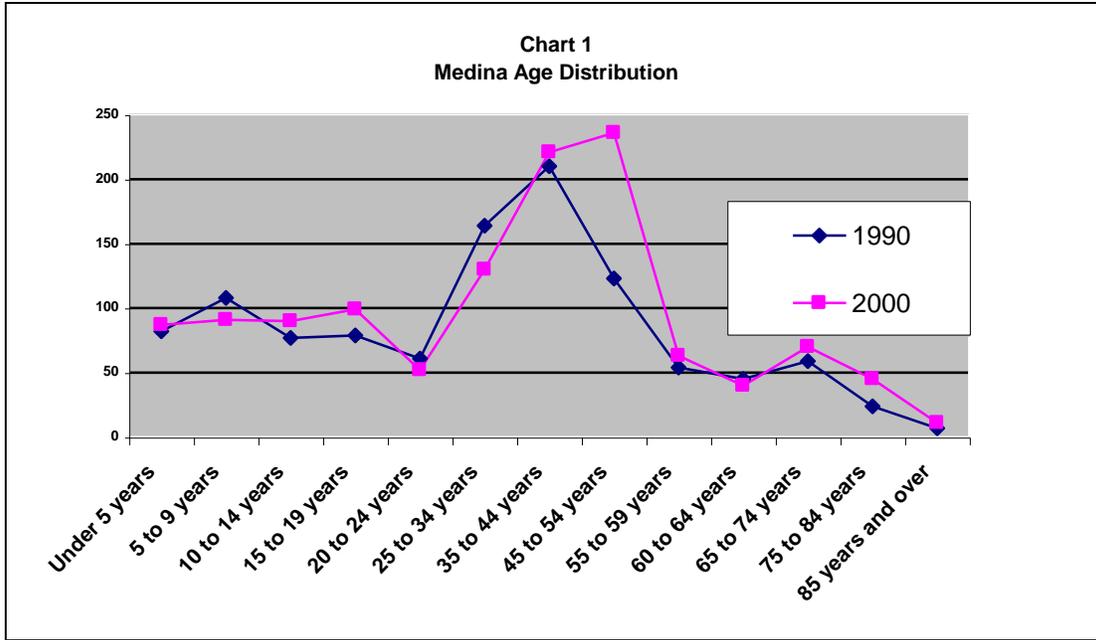
The Town of Medina is located in the northeastern corner of Dane County, adjacent to Jefferson and Dodge County. The Village of Marshall with a 2005 estimated population 3,613 is located in the north-central part of the Town of Medina. Some residential development has occurred north of the Highway 73 Interchange with I-94, directly west of the Village of Marshall, south of Highway 19 and northwest of the Cherry Lane interchange with Highway 19 however the Town of Medina has remained rural in character, with agriculture its principle business activity.

Population

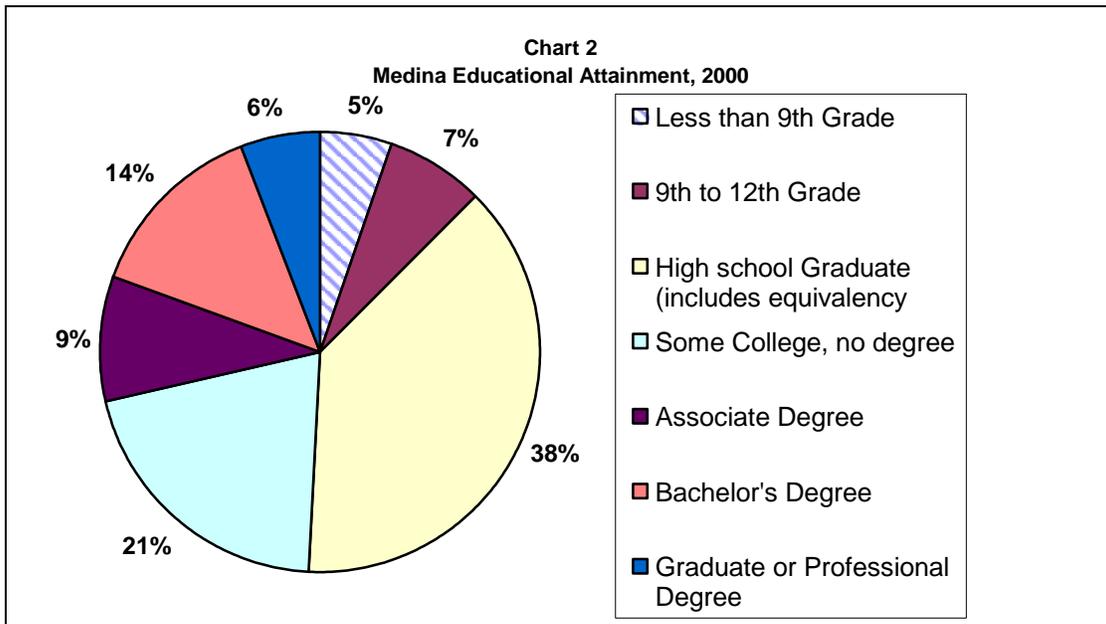
The Town of Medina has experienced a gradual increase of population over the last three decades. The increase during the 1980's was due largely to non-farm houses built on individual lots. The town's rate of growth nearly doubled each decade from 1960 to 1990. The rate of growth was stable during the 1990s. Census figures from 1990 have shown that the Town of Medina's average persons per household rate is 3.00. Census data from 2000 shows the Town of Medina's average persons per household rate is 2.70. This indicates the continuing predominance of single-family homes. Age distribution data from [The Applied Population Laboratory](#), Department of Rural Sociology, [University of Wisconsin](#), Madison indicates a general increase in age of residents in the Town of Medina from the 1990 to 2000. This is indicated in Chart 1.

According to the 2000 Census, 111 people, or 8.7 percent of the Town of Medina's population is considered a racial or ethnic minority. Of the Town of Medina's 111 racial and ethnic minority citizens, 94 are Hispanic or Latino.

Educational attainment figures for the Town of Medina indicate that 88% of Town of Medina residents, age 25 or older, hold a high school diploma or higher (Chart 2)



Source: The Applied Population Laboratory, Department of Rural Sociology, University of Wisconsin



Source: The Applied Population Laboratory, Department of Rural Sociology, University of Wisconsin

Table 1: Medina Population

Census	Population	Number Change	Percent
1960	927	---	---
1970	961	34	3.70%
1980	1,019	58	6.00%
1990	1,124	105	10.30
2000	1,235	111	9.8
2001	1,247	12	0.9
2005	1,279	32	2.56
Total Change 1960 to 2005		352	27.5%

Source: Dane County Regional Planning Commission, Regional Trends

Table 2
Marshall Population Projections

2010	1,336	57	
2015	1,374	38	
2020	1,419	45	
2025	1,471	52	
Total Change 2005 to 2025		192	15%

Table 2: Marshall Population

Census	Population	Number Change	Percent
1970	1,043	---	
1980	2,363	1,320	126
1990	2,329	-34	-1.4
2000	3,432	1,103	47.3
2001	3,470	38	1.1
2005	3,613	143	4.1
Total Change 1970 to 2005		2,750	71.1%

Source: Dane County Regional Planning Commission, Regional Trends

Table 3: Population Projections

Municipality	2010	2015	2020	2025
Town of Medina	1,336	1,374	1,419	1,471
Village of Marshall	4,034	4,294	4,571	4,870

Source: The Applied Population Laboratory, University of Wisconsin

Table 4: Household Projections

Municipality	2010	2015	2020	2025
Town of Medina	497	515	534	553
Percent Change		3.6%	3.7%	3.6%

Source: Department of Administration, 2006

|

Table 5: Marshall School District Enrollment

	Enrollment	Number Change	Percent
92-93	890	---	
93-94	949	59	6.6
94-95	1,020	71	7.5
95-96	1,026	6	0.5
96-97	1,086	60	5.8
97-98	1,085	-1	-0.1
98-99	1,099	14	1.3
99-00	1,155	56	5.1
00-01	1,105	-50	-4.3
01-02	1,202	97	8.8
06-07	1,248	46	3.8

Source: Dane County Regional Planning Commission, Regional Trends

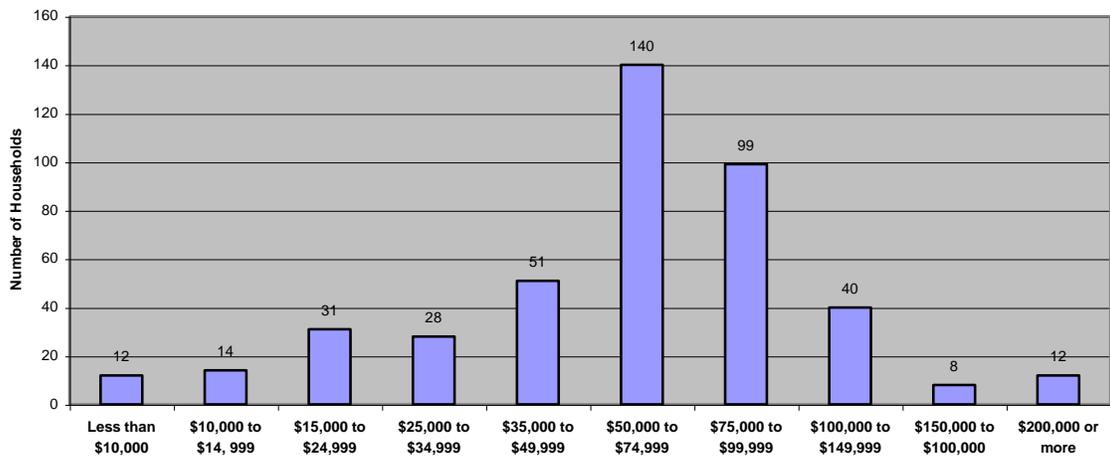
Income

Information from the 2000 Census showed that the median income level in the Town of Medina was \$65,250 as compared to a median income level of \$49, 223 for Dane County. The median income level for the Village of Marshall, located within the Town of Medina, was \$46,141. Chart 3 illustrates household income in 2000 based upon the 2000 Census.

Table 6: Median Household Income, 1999

Municipality	Median Household Income
Town of Medina	\$65,250
Village of Marshall	\$46,141
Dane County	\$49,223

**Chart 3
Household Income, 2000**



Source: U.S. Census Bureau, Census 2000 Table DP-1 Profile of Demographic Characteristics: 2000

Growth and Development Indicators

The Dane County Regional Planning Commission has monitored growth and development trends for Dane County communities since the 1970's.

Table 6 shows available data of housing units and building parcels created since 1970. During the 1970's, the town averaged 5.6 housing units lots created per year and 5.4 housing units lots created per year during the 1980's. The 1990s land use inventory indicates 5.6 housing units lots created per year which includes a historically cycle of housing unit creation during the early 1990's. Table 7 indicates a projected household forecast of 6 housing units per year, based upon trends indicated in the past 35 years of data.

Table 7: Housing Units

Year	Housing Units Created	Total Housing Units	Parcels Created
1970	*	286	*
1980	*	342	*
1981	*	*	*
1982	1	*	2
1983	6	*	3
1984	3	*	11
1985	6	*	11
1986	3	*	5
1987	9	*	4
1988	3	*	3
1989	4	*	5

1990	10	396	0
1991	15	*	*
1992	3	*	*
1993	14	*	*
1994	3	*	2
1995	7	*	7
1996	7	*	0
1997	1	*	6
1998	1	*	9
1999	6	*	12
2000	7	452	7
2001	2	469	1
2002	6	478	15
2003	9	492	9
2004	4	497	12
2005	5	506	2
Yearly Average Based Upon Existing Data	5.9		6

Table 8: Housing Unit Projections

Year	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>
Housing Units	530	560	590	620

Note * = Data not available

Sources: 1991 Regional Trends, Dane County Regional Planning Commission
2001 Regional Trends, Dane County Regional Planning Commission
2005 Regional Trends, Dane County Regional Planning Commission

Goals, Objectives and Policies

The overall goals, objectives and policies for the Town of Medina are outlined in Chapter 8, the land use element of the Town of Medina Comprehensive Plan.

CHAPTER TWO: HOUSING

Ss66.1001(2)(b) Wis. Stats. *Housing Element*

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.

Residential Development Guidelines

The goal of residential development guidelines is to promote healthy, safe, convenient, attractive and environmentally sound housing that enhances the rural character of the Town of Medina. New residential development should protect the town's rural character and natural resources while assuring a variety of quality housing opportunities for town residents.

Housing shall be directed to either the urban service area of the Village of Marshall or those areas found to be consistent with the rezoning criteria of the Agricultural Preservation District or the Environmental and Resources Protection District.

All residential development shall be on land having no severe or very severe limitations as shown on Map #4, Building Site Potential.

Erosion Control guidelines, standards and specifications to be followed are contained in the publication Minimizing Erosion in Urbanizing Areas; U.S.D.A. Soil Conservation Service.

Driveways shall be constructed in accordance with the current Town of Medina Driveway ordinance. Approval of driveway locations must be obtained from WisDOT or Dane County on state or county highways, respectively

The required minimum lot size for any approved development in non-urban service areas shall be not less than 40,000 sq. ft. exclusive of roadways with a minimum frontage as allowed by the current Dane County zoning ordinance.

Only certified surveys which meet the criteria of the Agricultural Preservation Area criteria will be considered for rezoning.

Single-family dwellings or manufactured homes shall be permitted on existing farm operations for members of the immediate family or those actively engaged in earning a substantial part of their livelihood from the farm operations.

Manufactured homes should be constructed to a minimum width of 20 feet and placed upon a concrete foundation or footing in accordance with U.B.C. requirements.

Housing Characteristics

Housing Stock Characteristics:

Overwhelmingly, the housing stock in the Medina is dominated by single-family homes. The 2000 Census reports that 95.3% of housing units are single-family homes. The distant second is mobile homes which make up only 1.6% of the housing units in the town.

Almost half, 49%, of the houses in the Town were built before 1969. That compares with Dane county overall in which 45% of the homes were built by that time. Medina is different from the county overall, however, in that there is a high percentage (36%) built before 1939, and then very little until the second bulge (20%) coming during the period of 1970 to 1979. Since a considerable amount of housing stock in Medina is more than fifty years old, much of the Town's housing will need repairs and upgrading in the coming years.

The majority (62%) of housing is heated with bottled, tank or LP gas. Utility natural gas and electricity make up 22%, and the next largest percentage (12%) is fuel oil. Certainly these percentages have likely changed as homes have been improved and updated since the 2000 census statistics were collected.

Occupancy Characteristics: Renter households comprised about 9.7% of Medina's total households in 2000. Statistics show that rent is affordable with almost 50% of households having a gross rent as a percentage of household income of 20% or less. Owner occupied housing affordability is almost identical.

Value Characteristics: According to the 2000 Census, the majority of home values in the Town fall within the \$100,000 to \$299,000 range. 42% are in the \$150,000 to 199,900 range. Because real estate values have increased considerably in Dane County, looking at 2000 figures may be misleading. According to The South Central Wisconsin MLS, in 2003, the median price of a 3-bedroom single-family home was \$198,000. That value increased to \$236,000 by 2007. This is a rate of increase of 19%. It is safe to assume a similar rate of increase for the town.

Housing Programs

The following programs are available to Dane County residents to provide assistance with housing rehabilitation of aging homes and provide support for low-income housing and first time homebuyers.

Rural Development- USDA: A federal program with state offices that provides a variety of housing and community development programs for rural areas. Some programs cover, support for rental housing development, direct and guaranteed mortgage loans for home buyers, and support for self-help and cooperative housing development.

(<http://www.rurdev.usda.gov/wi/index.htm>)

Wisconsin Housing and Economic Development Authority (WHEDA): Provides mortgage financing for first-time homebuyers, grants for home repair, and financing for multifamily housing. Specific programs change with the needs and demands of the housing market. (<http://www.wheda.com/index.asp>)

Community Development Block Grant Program: Dane County receives CDBG funds on an annual basis for housing, economic development and community service initiatives that benefit people with low to moderate incomes. Approximately \$1 million in CDBG funds are available annually for eligible projects. (<http://www.co.dane.wi.us/plandev/cdbg/index.htm>)

Project Home: Organization committed to improving the quality and affordability of housing for low- to moderate-income individuals and families in Dane County. Weatherization, minor home repair, and a home loan program are services offered to income eligible customers. (<http://www.projecthomewi.org/>)

CHAPTER THREE: TRANSPORTATION

Ss66.1001(2)(c) Wis. Stats. *Transportation Element*

A compilation of objectives, policies, goals, maps and programs to guide 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.

This element of the plan addresses existing conditions and future goals.

Existing Transportation System

Town of Medina residents depend on transportation facilities for mobility throughout the Town of Medina and to connect them to other areas of the State. The qualities of the transportation facilities are an important component in quality of life of the residents and maintaining a viable local economy. Accommodating agricultural land uses is of primary importance to the Town of Medina. Tractors, trucks, and other farm machinery are a common use of Town of Medina roads.

The State of Wisconsin and County of Dane share roadway jurisdiction and maintenance responsibility for roads within the Town.

Interstate Highway (IH) 94 runs along the southern boundary of the Town of Medina and provides access via the interchange with State Trunk Highway (STH) 73. Arterial access from IH 94 is provided at the IH 94/STH 73 interchange. STH 73 provides an arterial north south route roughly through the center of the Town of Medina. STH 19 provides an east west arterial route through the town. STH 73 and STH 19 interchange in the Village of Marshall. County Trunk Highways (CTH) T and TT also serve the Town of Medina.

Other roads not classified by Wisconsin Department of Transportation (WisDOT) are classified as local roads and managed by the Town of Medina. There are 45.46 miles of local Town roads that provide access to individual homes and agricultural parcels. Speed limits on Town roads are typically 45 mph, with a 25 mph speed limit at localized areas of clustered residential development where the road provides access to individual home locations rather than and an arterial transport route.

There are no Town of Medina transportation systems for persons with disabilities or for electric personal assistive mobility devices. At this time, Lazers Bus service is available, and they also provide a taxi service. There are no specific bicycle or pedestrian facilities within the Town of Medina. Most Medina town roads have a low enough traffic volume and are wide enough to provide bicycle and pedestrian access assuming they keep to the right using the shoulder whenever possible, obey appropriate traffic laws, follow appropriate safety measures and, not limiting vehicular traffic and use of the roadway.

Races and parades must comply with the Town of Medina Race and Parade Ordinance. Air transportation is provided at the Dane County Regional Airport. The Town of Medina will not maintain snowmobile trails. Snowmobile trails shall be maintained by snowmobile clubs or associations and must have an acceptable access agreement with the private landowners on the route of the snowmobile trail. One railroad that sees minimal use on an as needed basis runs through the Town of Medina but does not provide specific access. The Maunasha River and is classified as navigable waterways. Spring Creek is classified as a drain with stream history.

Future Transportation Plans

Goal: Maintain and improve safety on Town of Medina roads

- A) Develop Basic Town Road maintenance plan for safety, including funding on annual basis in budget to repair and maintain roads to public health and safety on Town roads
- B) Maintain Town road signage in accordance with the current Manual on Uniform Traffic Control Devices and WisDOT Traffic Guidelines Manual as Town budget allows
- C) Decrease potential conflicts between automobile traffic and agricultural traffic by initiating education and awareness of the high volume of agricultural traffic on Town roads. Post signage within the Town to alert drivers to agricultural vehicles in the area.
- D) All driveways will conform to the Driveway ordinance. New roads need to be of a quality that will minimize future maintenance and upkeep. New roads for development will conform to Road ordinance adopted at the Annual Town Meeting on April 3, 1973 and amended at the Annual Town Meeting on April 2, 1974 or any subsequent amendments to the Road ordinance. The ordinance states that all new roads will have a base coat and asphalt surfaces according to State and County Highway specifications, designed by or under supervision of a Professional Engineer, registered in Wisconsin, with experience in transportation design and a performance bond to insure completion of the road is to be furnished by the owner or developer. If the new road provides access to a commercial parcel or district, or four or more residential units, a Traffic Impact Analysis will be prepared a transportation professional that meets WisDOT qualifications. Any driveway that will access the State Trunk Highway System or Dane County road system will require approval of the proposed access by the applicable Agency. Additional roadway modifications deemed applicable by the study will be included in design of the new road. The owner or developer will be responsible for all costs of any new roads or improvements to existing roads. These improvements include, but are not limited to, turn lanes or maintenance required due to construction traffic.

Cooperate and coordinate with Wisconsin State Highway Plan

- A) Coordinate roadway upgrades with WisDOT, Dane County and Village of Marshall
- B) Urge WisDOT and Dane County to provide signage and/or rumble strips where appropriate along state and county highways during reconstructions or as needed for safety.
- C) Follow the STH73/IH94 Interchange reconstruction project to insure safety is addressed during when IH94 is upgraded and that Medina town roads are not overwhelmed by use as a detour routes. Continue to follow other future upgrades of County or State trunk highways.

Trucking

IH 94, STH19 and STH 73 are officially designated truck routes that transit the Town of Medina. There are no county highways designated as truck routes. Truck traffic is permitted on county roadways within the Town of Medina if the materials they are transporting do not exceed legal axel weights enforced by the State. Truck traffic is allowed on Town roads if the materials being transported do not exceed weight limits enforced by the Town of Medina and the Town road is the only access available for direct receipt or delivery of the materials or product.

Air Transportation

- Dane County Regional Airport has full commercial services and general aviation facilities.
- Additional air services are not needed or planned to be developed by the Town of Medina.
- If an individual wished to develop an aviation operation, the facility must comply with the land use plan, develop and proceed with a plan approved by the Medina Planning Commission and the Medina Town Board, in addition to compliance with State and Federal aviation facility regulations.

Transit

Within the Town there are no public transit facilities. It is not feasible for the Town to provide a local transit system. The Retired Senior Volunteer Program (RSVP) offers transportation service for older adults for personal and medical needs. Dane County Department of Human Services administers a transportation program to provide nutrition, shopping and adult day care group trips for seniors and people with disabilities. The Colonial Club of Sun Prairie presently provides senior meals. Presently, Lazars Bus service is available, and they also provide a taxi service. WisDOT has proposed a park and ride lot at the STH73/IH94 interchange which may assist transportation along the IH94 corridor in the direction of Madison or Milwaukee.

Railroad

A high-speed rail has been proposed for the railroad that transits the Town of Medina. There will be no access to the high-speed rail within the Town of Medina. The high-speed rail will not be a benefit to the Town of Medina and could potentially become a safety risk. The Town of Medina opposes development of the high-speed rail at this route. If a high-speed rail is developed along this rail, Medina Town roads will be closed crossing the tracks, limiting personal and emergency access to portions of the Town of Medina. The high-speed rail will also increase risk of accidents when agricultural equipment is crossing the tracks or livestock is free.

The Town of Medina would support a rail transit, perhaps in the elevated format, within the IH94 corridor where existing Town roads would not be impacted.

Bicycle/Walking Trails

There are no bicycle or walking facilities within the Town of Medina, nor are there plans to develop such facilities. Town of Medina will not develop or maintain specific bicycle or pedestrian trails along Medina Town Roads. Traffic volumes and road width on many Town of Medina roads allow bicycle traffic in addition to pedestrian access. Bicycle and pedestrian improvements typically occur in conjunction with roadway improvements based upon county and state capital improvement programs. If an improvement program budgeted evaluation of potential bicycle or pedestrian facilities, the Town of Medina would urge that equestrian facilities would also be evaluated as more fitting for an agricultural rural community.

Water Transportation

Maunsha River is classified as a navigable waterway and a portion of Spring Creek is classified as a drain with stream history. The primary use of the Maunsha River is drainage for runoff control and recreational. Spring Creek is a main drain for Drainage District 28. They have no history or viable future use as transportation routes.

Snowmobile Trails

Snowmobile trails will be primarily on private land. They will be established through agreements or easements granted by private property owners to snowmobile clubs and county alliances. The Town of Medina will not develop or maintain snowmobile trails.

CHAPTER FOUR: UTILITIES AND COMMUNITY FACILITIES

SS66.1001(2)(d) Wis. Stats. *Utilities and community facilities Element*

A compilation of objectives, policies, goals, maps and programs to guide future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, stormwater 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.

Existing Utilities and Community Facilities

Transportation Services:

There are no Town of Medina transportation systems for persons with disabilities or for electric personal assistive mobility devices. At this time, Lazars Bus service is available, and they also provide a taxi service. There are no specific bicycle or pedestrian facilities within the Town of Medina. Most Medina town roads have a low enough traffic volume and are wide enough to provide bicycle and pedestrian access assuming they keep to the right using the shoulder whenever possible, obey appropriate traffic laws, follow appropriate safety measures and, not limiting vehicular traffic and use of the roadway. Races and parades must comply with the Town of Medina Race and Parade Ordinance. Air transportation is provided at the Dane County Regional Airport. The Town of Medina will not maintain snowmobile trails. Snowmobile trails shall be maintained by snowmobile clubs or associations and must have an acceptable access agreement with the private landowners on the route of the snowmobile trail. One railroad that sees minimal use on an as needed basis runs through the Town of Medina but does not provide specific access. The Maunasha River and is classified as navigable waterways. Spring Creek is classified as a drain with stream history.

Water Supply:

Residents in the Town of Medina receive their water from private wells. Currently, the Town of Medina does not offer municipal water service, and does not anticipate offering water service over the 20-year planning period.

On-Site Wastewater Treatment:

Disposal of residential and commercial wastewater is handled through on-site wastewater treatment techniques, which include conventional, mound, pressure distribution, at-grade, holding tank, and sand filter system. Map 4, Building Site Potential, delineates areas most and least suitable for on-site waste disposal systems based on Natural Resources Conservation Service (NRCS) data. Because of the low population density in the Town of Medina, there is no municipal sewer service. The Town of Medina believes this will continue to be the case over the next twenty years.

Solid Waste Disposal/Recycling Facilities:

The Town of Medina contracts with Veolia Environmental Services for residential refuse and recycling collection. There is one solid waste disposal site located at the Town of Medina municipal building. Recycling materials, including paper aluminum, plastic and metal are also collected there. Periodically, a bin is set up for recycling of TVs, computers, modems, cell phone and other electronic devices. Alternate yard waste and compost sites, (accepting non-woody materials), operated by the Dane County Department of Public Works are open to all Dane County municipalities and residents.

Stormwater Management:

The Town of Medina follows Dane County's Erosion Control and Stormwater Management Ordinance (Chapter 14 Dane County Code of Ordinances). The Ordinance sets standards for the quality and quantity of runoff from areas under construction in urban, rural and farm areas where alterations in the landscape may result in changes in the amount and quality of water running off a site.

Town Hall:

The Town of Medina municipal building is located at the eastern edge of the Village of Marshall. The location address is 634 State Highway 19, Marshall, Wisconsin.

Law Enforcement:

Law enforcement in the Town of Medina is provided by the Dane County Sheriffs Department. The town falls within the North 2 Dane County Sheriff District.

Fire Protection and Emergency Medical Service:

The Marshall Volunteer Fire Department provides fire protection. Marshall Area Emergency Medical Service District 14 provides EMS service. Both of these services are funded and managed through a joint agreement between the Village of Marshall and the Towns of Sun Prairie, York and Medina.

Cemeteries:

There are three cemeteries located in the Town of Medina.

Libraries:

As is standard in most Towns, no libraries exist in the Town of Medina. . However, Town of Medina residents have access to the Marshall, Sun Prairie, and Columbus libraries.

Schools:

The Town is served by the Marshall school district.

Parks and Recreational Facilities:

Riley-Deppe County Park is located in the Town of Medina directly west of Marshall on the Maunsha River Mill Pond. Two Town of Medina residents donated 132 acres adjacent to the Maunsha River to Dane County for a park. Both donors will retain exclusive use of the property during their lifetimes. The Wisconsin Department of Natural Resource (DNR) land also provides park and open space land in the Town of

Medina. The DNR owns approximately 75 acres of land in the eastern portion of the Town of Medina. Wings Over Wisconsin owns 420 acres of land in the northwest corner of the Town of Medina that is in the Wetland Reserve Program. This formerly marginal agricultural land is now preserving crucial wetland habitat, while enhancing the public's appreciation and education of wetlands, the scores of non-game and game wildlife that wetlands provide habitat for, the water quality values wetlands possess, and the importance of wetland preservation and wildlife conservation.

Health Care Facilities:

The Town of Medina does not contain any health care facilities. The nearest hospitals are located in the City of Columbus or City of Madison. There are two nursing homes in Sun Prairie and one in Columbus.

Child Care Facilities:

At this time there are no childcare centers in the Town of Medina. Small, in-home childcare services may exist from time to time.

Telecommunications Facilities:

There are no telecommunication facilities located in the Town of Medina.

Power Plants and Transmission Lines:

There are no power plants located in the town of Medina. A major transmission line (345kV single circuit) runs north/south through the eastern portion of the Town of Medina. A major crude petroleum supply line also run north/south through the eastern portion of the Town of Medina. Dane County imports a significant amount of power (70%) from outside the county. Although current and anticipated needs are met for the Town of Medina, needs for the county as a whole has resulted in four major projects planned for Dane County between 2011 and 2015, none of which are located in the Town of Medina.

Forecasted needs for utilities and community facilities:

Because the population projections for York anticipate slow growth, Town of Medina residents will not require increased utility or community facility capacity over the next twenty years.

Utilities and Community Facilities Goals, Objectives and Policies

Goals:

- Provide effective and efficient governmental facilities and services for Town of Medina residents.

Objectives:

- Provide convenient solid waste and recycling facilities.
- Provide recreational facilities that are in demand by town residents.
- Cooperate with other municipalities and governmental agencies to maximize cost-efficient delivery of services.

- Recognize objective of the Dane County Comprehensive Plan for utilities and community facilities, including those for sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technology, recycling facilities, parks, telecommunication facilities, power plants and transmission lines, cemeteries, health care facilities, child care facilities, police, fire, rescue, libraries, schools and other governmental facilities.

Policies and Programs:

- Limit development of residential and commercial/industrial uses at densities that are cost-effective to serve.
- Recognize policies and programs of the Dane County Comprehensive Plan for utilities and community facilities, including those for sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technology, recycling facilities, parks, telecommunication facilities, power plants and transmission lines, cemeteries, health care facilities, child care facilities, police, fire, rescue, libraries, schools and other governmental facilities.

CHAPTER FIVE: AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

ss1001(2)(e) Wis. Stats. *Agricultural, natural and cultural resources element.*

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 consistent with zoning limitations under s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

Cultural Resources Inventory

Historic Sites: According the Wisconsin State Historical Society, there are no historic sites on the state or national register of historic sites. The town does have three cemeteries that are of historic/cultural value. The state site inventory shows sites as part of the architectural history inventory and sites as part of the architectural site inventory.

Open Space and Recreational Resources: The majority of the Town of Medina's open space is clustered in the northern portion of the Town. The Maunsha River runs through the middle of this section. Wings Over Wisconsin owns 420 acres of land in the northwest corner of the Town of Medina that is in the Wetland Reserve Program. This formerly marginal agricultural land is now preserving crucial wetland habitat, while enhancing the public's appreciation and education of wetlands. Recreational uses such as wildlife observation, hiking, nature appreciation and educational uses which do not harm the natural features will be encouraged. Rilley-Deppe County Park is located in the Town of Medina directly west of Marshall on the Maunsha River Mill Pond. Two Town of Medina residents donated 132 acres in northeastern portion of the Town of Medina, adjacent to the Maunsha River to Dane County for a park. Both donors will retain exclusive use of the property during their lifetimes. The Wisconsin Department of Natural Resource (DNR) land also provides park and open space land in the Town of Medina. The DNR owns approximately 75 acres of land in the eastern portion of the Town of Medina.

Cultural Resource Goals, Objectives and Policies:

Goals:

- Maintain the Town of Medina's cultural resources and rural character.

Objectives:

- Preserve the town's agricultural, cultural, historic, and archeological resources of the community's pre-settlement and early settlement periods.
- Identify and protect cultural, historic and archeological resources.
- Encourage the preservation of historically or architecturally significant structures in the Town of Medina.

Policies and Programs:

- Cooperate with the State Historical Society, Dane County, and other surrounding communities if and when a comprehensive survey of historic and archeological resources is conducted in the town.
- Support local festivals, farm tours, farm breakfasts, and markets that celebrate the town's farming heritage and rural way of life.

Mapped Information

The following maps relate to this chapter. All maps are provided together at the end of the plan.

Map 2 – 2005 Aerial Photograph

This map is an aerial photograph of the Town of Medina taken in the spring of 2005. The photograph dramatically illustrates the rural, agricultural nature of the Town.

Map 3 – Agricultural Land Evaluation

This map identifies the most productive soils for agriculture. These lands deserve special attention in developing land use policies.

The soils of the Town of Medina have been mapped according to their capability as defined by the rating system from *Land Evaluation and Site Assessment: A Guidebook for Rating Agricultural Lands* published by the Soil and Water Conservation Society. Two categories are identified: prime farmland and farmland of state wide importance being best for agricultural use. Prime farmland has the soil quality, growing season and moisture supply needed to economically produce sustained high yields of crops when managed and worked according to modern farming methods. Farmland of Statewide Importance is land which is not identified as prime farmland on a nationwide basis, but which is important to Wisconsin for the production of various food, feed, fiber and forage crops. The Prime Farmland soils correspond closely with capacity Class I and II soils.

Map 4 – Building Site Potential

This map illustrates site potential rating for dwellings with basements. Soil potential ratings are based upon Natural Resources Conservation Service (NRCS) data. The purpose of the ratings is to identify the relative suitability of soils for a particular use considering economic, social, and environmental values.

Since there are no areas presently served or planned to be served by public sewer service within the Town of Medina, any development will require septic tank-soil absorption systems for sewerage disposal and should be avoided on soils with very severe limitations.

Map 5 – Elevation

The elevations, in particular contours of the Town of Medina are illustrated on this map.

Map 6 - Water Resources

This map identifies water bodies, floodplain areas subject to development limitations, wetlands, drainage divides and navigable waterways. The most predominant feature is the Maunasha River. Two active drainage districts and one inactive drainage district are within the Town of Medina. Drainage districts are local governmental entities organized to drain the land for agricultural purposes. One property in the in the Wetland Reserve Program (WRP) is also in the Town of Medina. The WRP is a voluntary program to restore and protect wetlands on private property.

Map 7 – Environmental Features

Environmental features included are woodlands, environmental corridors, and open space as defined by the Wisconsin Department of Natural Resources (WDNR). Also included are locations of rare aquatic and terrestrial species as defined by the WDNR. These features are shown to be used for consideration in making future land use decisions.

Map 13 –Original Farmsteads Building Rights Available on A1 Exclusive Land 1981

This map reflects the original farmsteads of 1981 when building rights (density units or splits) available in 1981 when land zoned A1 Exclusive was 35 acres per building site as established in the Dane County Farmland Protection Plan.

Map 14 –Density Units Available

Building rights available on land zoned A1 Exclusive according to the 35 acres per building site established in the Dane County Farmland Protection Plan and used with the Town of Medina Land Use Planning Guide. The map data is current as of the date of adoption of the Comprehensive Plan. The official map of Density Units Available is kept at the Town Hall and updated or revised on a regular basis.

Map 16 - Soil Productivity for Corn

Productivity for corn estimated in bushels per acre.

Map 17 – Soil Productivity for Soybeans

Productivity for soybeans estimated in bushels per acre.

Map 18 – Mineral Extraction Sites

Mineral extraction site digitized from Dane County Zoning Records. All mineral extraction sites in the Town of Medina are non-metallic.

CHAPTER SIX: ECONOMIC DEVELOPMENT

Ss66.1001(2)(f) Wis. Stats. *Economic development element*

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 and industrial use. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.

Economic Base

Major Industries and Occupations: Most Medina residents are employed in the “Management, professional, and related occupations” sector according to the 2000 Census. An almost equal amount is employed in the “Production, transportation, and material moving occupations” sector. The table below shows further breakdown by occupation of Town residents.

For the most part, Town residents travel to the nearby cities of Sun Prairie and Madison and Village of Marshall for work. 93% commute to work via car, truck or van. Of these, less than one percent carpooled. The mean travel time to work is 25 minutes. In comparison, the mean travel time to work averaged for the whole county is 20 minutes.

Table 9: Occupation by Sector, 2000

<i>Occupation</i>	<i>Number</i>	<i>Percentage</i>
<i>Management, professional and related</i>	232	33%
<i>Service</i>	79	11.2%
<i>Sales and office</i>	196	27.9%
<i>27.9Farming, fishing and forestry</i>	15	2.1%
<i>Construction, extraction and maintenance</i>	64	9.1%
<i>Production, transportation and material moving</i>	117	16.6%

Source: The Applied Population Lab, Department of Rural Sociology, U. of Wisconsin, Madison, 2004

Economic Vitality: The 2000 unemployment rate in the Town is only 1.1%. This is slightly below the County rate of 2.9%. Also in 2000, 5.5% of individuals in the Town were below the poverty level, which is lower than the county rate of 9.4%.

Environmentally Contaminated Sites

The Wisconsin DNR “RR Sites Map” shows three contaminated sites in the town. These maps are part of the DNR’s Contaminated Lands Environmental Action Network (CLEAN) program. One, located at the intersection of STH73 & Interstate 90/94 is soil contamination resulting from a leaking underground storage tank (LUST). The second, located at 1136 Berlin Road is petroleum soil and groundwater contamination resulting from a LUST. The third, located at 622 Clarkson Road, is mercury soil contamination.

Strengths and Weaknesses for Economic Development

Because agriculture is the most important economic activity in the town, the many challenges facing modern agriculture could be considered a weakness for economic development. However, the level of agricultural land preservation the town has achieved over the years is an economic strength by keeping agriculture viable in the town.

Applicable Economic Development Programs

- *Tax Increment Financing (TIF)*: Recently made available to towns, TIF is a tool for financing local economic development projects. As outlined in Wis. Act 231, town governments may utilize TIF to encourage agricultural, forestry, manufacturing, or tourism projects within their jurisdictions. Details about the specific requirements of the law can be found at: <http://www.dor.state.wi.us/slf/tif.html>.
- *Dane County Community Development Block Grant Program*: This program provides funds for eligible economic development projects such as business counseling, education for small business owners, and loans. (<http://www.co.dane.wi.us/plandev/cdbg/index.htm>)
- *Community-Based Economic Development Program (CBED)*: Provides assistance to local governments in the form of grants for incubator projects, economic development plans, and revolving loan programs. Funds are available through a competitive application process on an annual basis. (<http://commerce.wi.gov/CD/CD-bcf-cbed.html>)

Economic Development Goals, Objectives and Policies:

Economic Development Goal:

Support and contribute to local and regional economies, which sustain our way of life and compliment our rural character.

Objective:

- The objective of the Town of Medina Economic Development goal is to maintain agriculture as an important part of our local economy, support maintaining a sustainable regional economy, and foster regional economic growth while preserving our rural character.
- Focus economic development efforts on farming and farm-related businesses.

Policies:

- Support economic health of production agriculture in the town to the extent possible.
- Town of Medina Economic Development policies will follow the land use plan including:
 - Rezoning proposals shall be consistent with this plan.
 - Recognize our reliance on and contributions to regional economies.
 - Recognize and examine our role in and contributions to state and national economies. (e.g. tourism or farming industries).
 - Prevent local commercial and industrial development from undermining our rural character, our local farm economy, existing residential units, and natural resources.
 - Avoid linear strip commercial development.
 - Locate complementary land uses together.
 - Study increased coordination of regional economic development.
 - Monitor Marshall's and surrounding town's land use plans.
 - Maintain good working relationships with area municipalities within the regional economy.
 - Support locating major commercial development in or adjacent to existing urbanized areas where public sewer is available or planned.
 - Promote locating new development near or adjacent to population centers to reduce energy consumption and pollution from fossil fuel consumption.
 - Promote compact development patterns.
 - Avoid spending any public funds and incurring any municipal debt for constructing municipal improvements and services associated with commercial and industrial development. Land development costs shall be the responsibility of the developer.
 - Business uses within the Agricultural Preservation District or the Environmental and Resources Protection District will be considered only if:
 - 1) A location in the Town of Medina is required to serve Town of Medina residents;
 - 2) No prime agricultural land is used;
 - 3) The Town of Medina's rural character is maintained;
 - 4) Natural resources or environmentally sensitive land is not diminished;
 - 5) The quality of existing, adjacent housing stock and agricultural land is maintained;
 - and
 - 6) **The land use goals, objectives, and policies elsewhere in this plan are not undermined.**

CHAPTER SEVEN: INTERGOVERNMENTAL COOPERATION

Ss66.1001(2)(g) Wis. Stats. *Intergovernmental cooperation element*

A compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental units to school districts and adjacent local governmental units, and to the region, the state and other governmental units. 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 (note: previously s 66.30, 66.023, or 66.945). 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.

Regional Context

Adjacent Towns: The Town of Medina lies in the northeastern Dane County. The Town of Medina shares borders with the Towns of York, Deerfield and the Sun Prairies in Dane County, and the Town of Waterloo in Dodge County.

Adjacent Cities and Villages: The Village of Marshall, located in the north central portion of the Town of Medina, has grown significantly in population from 1990 to 2000. The City of Sun Prairie is also growing rapidly with long term plans of expanding to the western border of the Town of Medina. The City of Waterloo in Dodge County shares an eastern border with the Town of Medina.

Highways 19, and 73 provide Town of Medina residents access to the Village of Marshall. These Highways, in addition to Highway 94 also provide access to The Cities of Waterloo, Watertown, Johnson Creek, Beaver Dam, Sun Prairie, Madison and beyond for shopping, jobs, and entertainment.

Dane County: Dane County ordinances regulate zoning, floodplain zoning, land division, subdivision, erosion control, stormwater management, and shoreland/wetland zoning in the Town of Medina. Law enforcement is provided by the Dane County Sheriffs Department.

School Districts: The Town of Medina is served by the Marshall School District

Relevant State Agencies: The Town of Medina works with the WDNR for the recycling program and the Department of Agriculture, Trade and Consumer Protection (DCAP) for farmland preservation.

The Town of Medina presently coordinates with several adjoining municipalities to provide services to the citizens. This coordination and cooperation includes but is not limited to: snow plowing, road maintenance, EMS and fire department service.

Existing or Potential Conflicts: Other than the potential for increasing development pressure as the county and region experience overall growth, the town did not identify any particular conflicts.

Intergovernmental Cooperation Goals, Objectives and Policies:

Goal:

Encourage opportunities for cooperation with adjoining municipalities.

Objective:

Maintain good working relationships with adjoining municipalities and other governmental jurisdictions to create a working relationship that seeks conflict resolution through mutual respect.

Policies and Programs:

Conduct ongoing communication with neighboring counties, towns and other governmental jurisdictions to review common issues/concerns when needed.

CHAPTER EIGHT: LAND USE ELEMENT

ss66.1001(2)(h) Wis. Stats. *Land-use element*

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.

Existing and Forecasted Land Use

Existing land uses are described below and listed in Table G:

- **Agriculture:** Cropland/Pasture is the dominant land use in the Town of Medina. More than 72% of the Town's land is used for agricultural purposes. Conventional farm practices are employed to raise corn, soybeans, and dairy as well as other livestock and crops.
- **Residential:** The Town continues to be sparsely populated, with only 2.5% of the Town's land occupied by residential use. Single-family residential is the prevalent housing type.
- **Commercial:** Commercial uses play a very small part of the Town's total land use, only 0.1%. At this time the Town contains a few limited commercial uses including landscaping, auto repair and sales and a few home-based businesses.
- **Other Public Uses:** The predominant public use is transportation infrastructure, which consumes 784 acres in the Town. Roadways account for the bulk of this land use.

Table 10: Medina Land Use, 2005

Land Use	Number of Acres	Percent
Residential	529***	2.46%
Industrial	55	0.26%
Transportation	784	3.64%
Communication/Utilities	13	.06%
Commercial-Retail	16	.08%
Commercial-Services	7	.03%
Institutional and Government	11	.05%
Outdoor Recreation	17	.08%
Total Developed Area	1,431.3	6.64%
Woodlands	1,867	8.66%
Other Open Lands	2,488	11.55%
Vacant, Unused Land	30	.14%
Water	196	.91%
Cropland/Pasture	15,537	72.10%
Total Agriculture & Undeveloped	20,118	93.36%
Total Area	21,550	100%

***Dane County Regional Planning Commission adjusted how they calculated residential acreage in 2000. In previous years, entire parcel acreages were used rather than only the building site acreage.

Source: Dane County Regional Planning Commission, 2005

Land Use Trends

The Town's land use pattern has stayed much the same over the past thirty years. Small increases in residential use have occurred, as well as slight increases in woodlands (Table 11).

Table 11: Medina Land Use Trends, 1970-1990

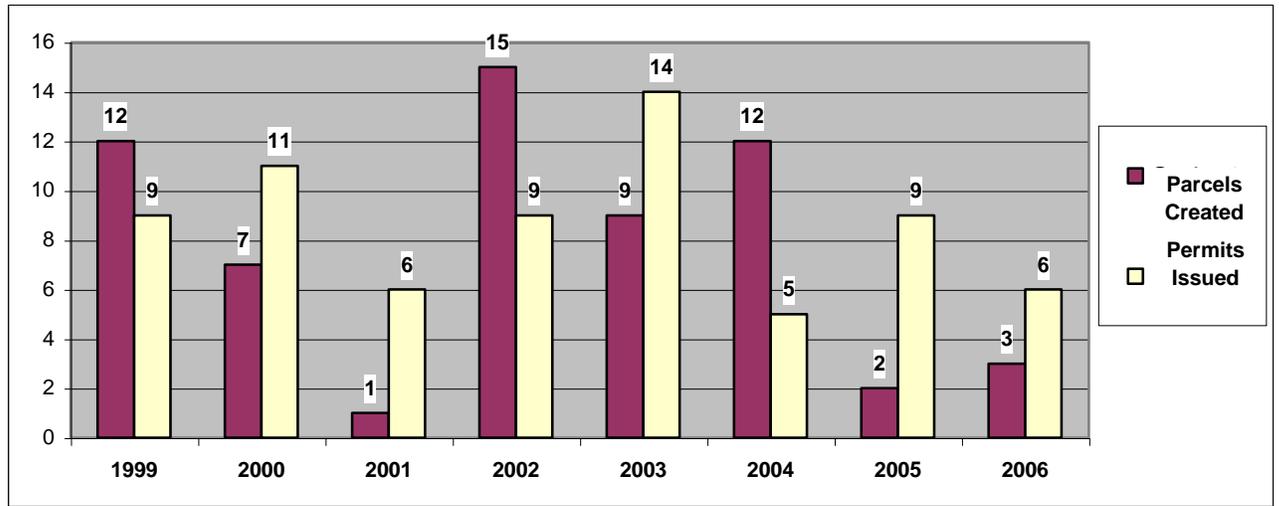
Land Use	1970		1980		1990	
	Number of Acres	Percent	Number of Acres	Percent	Number of Acres	Percent
Residential	500.3	2.3%	600.5	2.78%	663.2	3.08%
Industrial	3.5	.02%	29.3	.14%	46.4	.22%
Transportation	NA	NA	656.6	3.04%	969.8	3.24%
Communication/Utilities	52.3	.24%	12.4	.06%	10.3	.05%
Commercial-Retail	2.9	.01%	7.6	.04%	6.7	.03%
Commercial-Services	3.2	.01%	2.0	.01%	0	0%
Institutional and Government	14.8	.07%	6.9	.03%	11.5	.05%
Outdoor Recreation	13.5	.06%	61.7	.29%	57.1	.27%
Total Developed Area	1,244	5.71%	1,337	6.37%	1,492	6.94%
Woodlands	NA	NA	1,390.7	6.44%	1,586.8	7.38
Other Open Lands	NA	NA	1,414.3	6.55%	1,430.4	6.65
Vacant, Unused Land	NA	NA	59.8	.28%	49.9	.23
Water	186.1	.85%	202.3	.94%	188.2	.88
Cropland/Pasture	NA	NA	17,160.6	79.43%	16,753.7	77.92
Total Agriculture & Undeveloped	20,552	94.3%	20,228	93.6%	20,009	93.8%
Total Area	21,796	100%	21,605	100%	21,501	100%

Source: Dane County Regional Planning Commission, 2005

Supply, Demand and Price of Land

The number of parcels created each year determines the rate of development in the Town. The Town has a density policy that allows 1 split per 35 acres of contiguous land owned as of February 4, 1981. On average there are 7.6 parcels created each year in the Town. Creation of parcels has been by certified survey map, rather than subdivision. See Chart 4 for parcel creation during 1999-2006

Chart 4: Parcel Creation and Housing Permits Issued, 1999-06



Source: DCRPC Regional Trends Report, 2006

The number of parcels created and housing permits issued has remained relatively stable over the past decade (Chart 4). The statistics indicate that there is little non-agriculture related residential development pressure in the Town. Therefore, it is unnecessary for the Town to provide a full range of municipal services now or in the foreseeable future.

In Dane County, the average market value per acre of land and buildings has increased 71.7 percent from 1997 to 2002. In 2002 according to the Census of Agriculture, the average per acre in Dane County was \$3,264, which is up from \$1,901 in 1997.

Table 12: Land Use Projections in 5-Year Increments

Land use acres	2010	2015	2020	2025
Agriculture (cropland/pasture)	20,120	20,102.5	20,085	20,067.5
Residential	529	545	561	577
Commercial	23	23.5	24	24.5
Industrial	55	56	57	58

Land Use Conflicts

Land use conflicts in the town usually involve new residential development located in close proximity to agricultural uses. Much of this has been alleviated through the adoption of agricultural preservation policies. More specifically, overall density of residential development is limited via the town density policy.

Opportunities for Redevelopment

Because only 6.6% of the Town's land is developed, opportunities for redevelopment are uncommon. If opportunities arise, steps toward redevelopment should be taken so as to preserve the Town's rich agricultural areas.

Land Use Planning Guide

The Land Use Planning Guide for the Town of Medina is intended to provide guidelines about where and in what quantities future growth and development should occur. The Planning Guide is mostly general in nature with the intent of providing some flexibility in its application. The guide has been closely coordinated with those of the Village of Marshall and Dane County. They should be used in combination with other appropriate policies and land use regulatory powers granted to the several levels of government.

The Town of Medina has experienced a moderate growth rate over time and is concerned over the location and pace of future growth. This element of the plan is designed to assist the town in achieving its land use goals, which include preservation of agriculture and the rural atmosphere of the Town of Medina. The plan provides for limited growth, and requires that any development be compatible with existing agricultural uses on adjacent properties as well as the various policies of this plan. Creation of new housing units or parcels for new housing will be limited to one building site per 35 acres of land in accordance with the town's density policies and the Dane County Farmland Preservation Plan. The Town of Medina has applied these policies since 1981.

The following land use goals, objectives, and policies reflect the desires of town residents and are designed to ensure the long term quality of life in the Town by preserving farmland, protecting environmental resources, and respecting the property rights and responsibilities of landowners.

General Land Use Goals

1. Encourage land uses that are consistent with and contribute to the Town of Medina's agricultural and rural character.
2. Promote the long-term preservation of farmland within the Town of Medina.
3. Preserve the Town of Medina's unique and sensitive natural resources to ensure a high-quality environment for the benefit of future generations.

General Land Use Objectives:

1. Ensure that new development and land use changes are compatible with the Town of Medina's agricultural and rural character.
2. Direct new development to areas of existing development or to areas least likely to interfere with agricultural uses.
3. Avoid any substantial expenditure of public funds and the incurrence of municipal debt for the construction or provision of municipal improvements and services usually associated with urban residential areas that are neither needed nor essential in agricultural areas.
4. Recognize the environment as an integrated system of land, water and air resources, the destruction or disturbance of which can adversely affect the community by creating hazards, destroying important public resources, or wasting productive lands and renewable resources.

General Land Use Policies and Programs:

1. Provide a sufficient supply and mix of land uses to satisfy Town of Medina land use objectives.
2. Promote and encourage the agricultural character and development of the Town of Medina while allowing the flexibility to divide or to develop limited amounts of land in compliance with other provisions of this plan.
3. Follow the recommendations and requirements of this Plan when making land use decisions.
4. Minimize the development of high-density residential land uses, or other commercial or industrial development usually associated with an urban land use pattern within the Town of Medina.
5. Direct development away from productive agricultural lands, or those lands with a history of productive farming activity.
6. Limit non-farm residential development to those areas that are not classified as prime farmland.
7. Require agencies and bodies responsible for the location of public improvements such as roadway corridors, pipelines, or power lines to recognize and comply with the agricultural land preservation objectives of the Town of Medina.
8. Promote state and local programs that encourage farming, or investment in farming, within the Town of Medina.

Medina Land Use Districts

Map #19 shows the land use districts. The Town of Medina has adopted the following planned land use districts to meet the Town's land use goals and objectives over the 20 year planning period:

- 1) Agricultural Preservation District
- 2) Environmental & Resource Protection District

Agricultural Preservation District

Goals: To preserve the more productive agricultural lands for long term farm use through agricultural land preservation, to discourage new or altered land uses that will conflict with agricultural use of the land, and to discourage growth and development in the Town of Medina that will adversely affect the long term investment which farm operators have made in land and improvements.

Objectives: The Town of Medina has established the Agricultural Preservation District as a means of preserving agricultural lands and rural character throughout the Town while providing opportunities for limited non-farm development. This designation will also serve to promote continued investment in agricultural operations by ensuring that incompatible land uses are directed to areas that will minimize interference with farming activities. The primary land use policy within this district is the density policy, which

limits the density of residential development to one dwelling unit per 35 acres. This district encompasses the vast majority of land within the town and includes productive farmlands, farm dwellings and other agricultural land uses, pastureland, woodlots, and scattered non-farm single-family dwellings. The policies for this district allow for a limited amount of non-farm residential and commercial development in keeping with the overall goals and objectives of the Town of Medina to preserve agriculture and rural character.

Policies: The following Agricultural Preservation District policies apply throughout the entire Town of Medina.

Density Policy: In order to qualify for A-1 Exclusive Agricultural Zoning and to preserve and protect farmland and the rural environment, a limit has been set by the Town of Medina on the number of dwellings (density units, often referred to as “splits” by others) that are permitted. This limit is a ratio of one dwelling/density unit per 35 acres of contiguous land owned as of February 4, 1981. The following density policies will be used by the Town of Medina when reviewing individual development proposals.

Determining Eligible Density: Contiguous lands under common ownership as of February 4, 1981 shall be divided by 35 to determine the eligible number of density units on a property. Each parcel that is not contiguous on that date shall be treated separately in the computation in the number of density units available. The Town of Medina does not recognize public roads as creating separate, non-contiguous parcels for the purpose of applying its density rules. All dwellings count towards this density limit, including the original farm dwelling. The assessment roll and maps as of February 4, 1981 will be the basis of the density determination. The 1981 Rockford Maps Plat Book may also be used as a guide to ownership and acreage amounts as of February 4, 1981.

NOTE: A density unit, not 35 acres of land, is needed to build a dwelling. Most dwellings are built on parcels of land less than 35 acres. If a parcel of land less than 35 acres is properly rezoned by the Town of Medina and Dane County to allow construction of a dwelling or commercial facility, the rezoned parcel will have one density unit allocated to it. A deed restriction would then be recorded to prevent further development on the appropriate acreage of the parent land parcel.

The availability of a density unit does not guarantee that a dwelling or commercial facility can be built on a parcel. The Town of Medina applies standards and criteria to ensure that proposed residential development does not adversely impact productive agricultural land, sensitive environmental features, or the rural atmosphere of the Town of Medina. The Town of Medina will consider development proposals in light of these standards and criteria, and reserves the right to refuse any proposal that does not adequately meet the Town of Medina’s farmland or environmental preservation objectives.

The density limitation shall apply to residential development and to other forms of development, including:

1. Non-farm commercial development requiring a rezoning out of A-1EX created after the February 4, 1981 adoption of the present land use plan, and;
2. Sales of land or easements to public entities which require a rezoning out of A-1EX unless otherwise indicated in sales contracts, deeds, or recorded agreements.

Accessory structures allowed in the other zoning districts, do not require a density unit.

Although the mathematical calculation of the density limit for each parcel seems straightforward, actual application has proven otherwise. Additional explanations of the density policy are provided below.

Original calculation as of February 4, 1981: The original parcel acreage is divided by 35 to determine the original density units available on February 4, 1981. If the resulting quotient is a whole number, the owner may create that number of lots. If it is a whole number plus a fraction, the owner may create that number of lots equal to the whole number. Density units that have been used since February 4, 1981 will be subtracted from this number to determine the number of density units remaining.

Land transfers after February 4, 1981 and allocation of density units: Land sales of over 35 acres occurring after February 4, 1981, do not result in new allotments of density units. Density units “run with the land”, meaning that when land sales of more than 35 acres occur after February 4, 1981, density unit(s) are transferred with the sale in an amount commensurate with the density calculation (i.e., a sale of 70 acres would include 2 density units). This interpretation shall apply unless the Town of Medina is provided *clear documentation*, or an agreement between buyer and seller or subsequent/current owners, regarding any transfer of density units (splits). The Town of Medina may utilize the following guidelines when considering allocation of any remaining density unit(s):

1. Landowners are encouraged to make clear in recorded documentation, such as a sales contract or warranty deed, that a density unit is being transferred or retained when selling tracts of land over 35 acres. The Town of Medina may request that any supporting documentation be included with development or rezone proposals. Supporting documents may include, but are not limited to, sales contracts, warranty deeds, affidavits, and written agreements.
2. Landowners who combine portions of different February 4, 1981 farm parcels in order to obtain over 35 acres are not entitled to a density unit.
3. Land annexed into a city or village after February 4, 1981 shall be removed from the original farm acreage when calculating eligible density units.
4. Proportional allocation: Because density units “run with the land”, any remaining density units will be allocated on a proportional basis among current owners of

the February 4, 1981 farm unit in keeping with the Town of Medina's 1 per 35 density policy. Under no circumstances shall the density standard be exceeded on the February 4, 1981 farm unit.

Tracking Changes: Because land is frequently bought and sold, the following method will be used to calculate the remaining density units for any parcel. When land is transferred, density units may be assigned or limited on parcels with the use of Deed Restrictions as outlined below:

Sale or Transfer with Deed Restrictions: A parcel is considered restricted if any deed restriction that pertains to density units or development has been placed on the deed to the property and has been properly recorded by the Dane County Register of Deeds. If a deed restriction exists, the intent of the restriction will be applied to any future calculations on the allocation and availability of density units, providing the deed restriction does not change the total number of density units available for the parcels involved.

Sale or Transfer without Deed Restrictions: Any sale of land of 35 acres or more from an original parcel will take with its sale the number of density units as determined by the application of the following formula:

Number of Acres Sold:
Divided by
Total Acres of the Original Parcel before the Sale:
Multiplied by
The Remaining Number of Density Units Available:
Equals
The Number of Density Units allocated to the land sold (rounded down to the closest whole number).

Substandard Parcels: Parcels of land less than 35 acres in existence prior to February 4, 1981 and zoned A-1EX may be entitled to a density unit if they are recognized by Dane County Land Division Review as a legally created parcel and properly rezoned. Currently, parcels less than 35 acres can be created in the Town of Medina only through the rezoning process. If a parcel of land less than 35 acres is properly rezoned by the Town of Medina and Dane County to allow construction of a dwelling, the rezoned parcel will have one density unit allocated to it.

Parcels with 1 density unit: If a parcel of land with 1 density unit is divided, the largest portion of the parcel will be allocated the density unit unless a deed restriction indicating otherwise is approved by the Medina Town Board and recorded on the appropriate deeds.

A density unit will be considered used if any of the following is true:

1. A dwelling is located on the property.

2. A site plan has been approved by the Town of Medina to locate a dwelling on the property.
3. A rezoning that allows the construction of a dwelling, utility service or commercial facility that has been approved by the Town of Medina and Dane County for the property.
4. A density unit has been transferred off the property to a different parcel of land.

For administration of this policy, the density units remain with the land, not the owner or subsequent owners. It is the responsibility of the owners and potential buyers of land to check with the Town of Medina on availability of density units. Potential buyers are also advised to contact the Dane County Planning & Development or the Register of Deeds to determine if a deed restriction has been recorded.

When Density Units are exhausted: When the density limit is reached, construction of additional dwellings or commercial facilities will not be approved.

To ensure that the density ratio described in this policy is maintained, the Town of Medina shall require that a deed restriction be recorded to prevent further development when properties are divided and/or rezoned.

Limited transfers of density units may be permitted: Limited transfers of density units between original February 4, 1981 farm units currently held in single ownership may be considered if such a transfer would further the goal of preserving productive agricultural lands. Such transfers shall be considered on a case-by-case basis. A density analysis by the Medina Planning Commission, including but not limited to referring to Map 13, Density Units Available shall be required on both the sending and receiving parcels. The Town of Medina may require the recording of Deed Restrictions or Notice documents on “sending” and “receiving” parcels. The transfer ratio shall be 1:1. That is one density unit will be granted to the “receiving” area for each density unit procured from a “sending” area.

Rezoning of Land in the Agricultural Preservation District

Criteria & Standards: The town will utilize the following guidelines when considering rezoning of land for residential, or other non-farm development.

1. Exclusive Agricultural Zoning is in effect in the Town of Medina, therefore, all use changes will require rezoning.
2. Rezoning shall be considered using the criteria as follows: It shall be:
 - a) Land where there has not been a history of economically viable farming.
 - b) Land which is too small to be economically used for agricultural purposes or which are inaccessible to the farm machinery needed to produce and harvest

agricultural products.

- c) Land which is not designated as Prime Farmland or Lands of Statewide Importance.
 - d) Land located such that there would be no possible conflict with surrounding agricultural uses.
 - e) Land which will allow construction of road or driveway for safe access on existing roadways by town and emergency vehicles in compliance with the current Town of Medina Driveway ordinance.
 - f) Land which does not disturb or destroy important natural features.
3. To limit rezoning to that portion of land necessary for the proposed use. Proposals will be reviewed carefully to ensure minimal area is rezoned.
 4. To allow for no subdivisions in agricultural preservation areas, certified surveys which meet the criteria above will be considered for rezoning.
 5. Public improvements such as roadway corridors, power lines, pipelines or sanitary landfill should recognize the Agricultural Land Preservation goals of the Town of Medina. Those agencies should submit such plans at initial planning stages to the Medina Town Board.

Residential Development Guidelines

Goal: To promote healthy, safe, convenient, attractive and environmentally sound housing that enhances the rural character of the Town of Medina.

- Housing shall be directed to either the urban service area of the Village of Marshall or those areas found to be consistent with the rezoning criteria of the Agricultural Preservation Area implementation.
- All residential development shall be on land having no severe or very severe limitations as shown on Map #4, Building Site Potential.
- Erosion Control guidelines, standards and specifications to be followed are contained in the publication *Minimizing Erosion in Urbanizing Areas*; U.S.D.A. Soil Conservation Service.
- Driveways shall be constructed in accordance with the current Town of Medina Driveway ordinance. Approval of driveway locations must be obtained from WisDOT or Dane County on state or county highways, respectively
- The required minimum lot size for any approved development in non-urban service areas shall be not less than 40,000 sq. ft. exclusive of roadways with a

minimum frontage as allowed by the current Dane County zoning ordinance.

- Only certified surveys which meet the criteria of the Agricultural Preservation Area criteria will be considered for rezoning.
- Single-family dwellings or manufactured homes shall be permitted on existing farm operations for members of the immediate family or those actively engaged in earning a substantial part of their livelihood from the farm operations.
- Manufactured homes should be constructed to a minimum width of 20 feet and placed upon a concrete foundation or footing in accordance with U.B.C. requirements.

Commercial Development Guidelines

Goal: To encourage the appropriate location of commercial uses, which provide goods and services to the area, to be developed in a convenient, safe and attractive manner.

- To encourage major commercial development to locate in or adjacent to existing urban areas.
- To discourage strip commercial development along roadways.
- To control commercial development at the I-94 interchange to promote compact, convenient highway oriented facilities.
- To zone only that portion of land necessary for the immediate use when rezoning is requested, and to direct commercial development to areas already zoned commercial.

Industrial and Commercial Development Guidelines

Goal: Non-farm industrial or commercial development is generally incompatible with the Town of Medina's goals of preserving farmland and a rural atmosphere. Therefore, the Town of Medina will discourage industrial development to avoid adversely affecting either the rural character of the town, or the natural environment.

- All industry will be required to be served by public utilities and sewer in urban service areas.
- Isolated industrial or commercial development in agricultural areas where it may result in environmental degradation or conflicts with farming operations shall be discouraged.
- Mineral extraction operations must be temporary in nature, with the acceptance of the initial approval granted by the Medina Town Board. Mineral Extraction Industries agree to operate under the conditions that may be prepared and required by the Town of Medina. Mineral extraction operations shall be in

compliance with current Town of Medina ordinances and Wisconsin Department of Natural Resources requirements for such operations and sufficient bonding shall be required by the Town of Medina to assure complete restoration

Environmental & Resource Protection District

Goal: The Town of Medina recognizes and respects the role of the natural environment as an irreplaceable resource and has developed policies to ensure its value to future generations.

Objectives: The Town of Medina has established the Environmental & Resource Protection District to preserve and enhance unique and sensitive natural resources within the Town of Medina. This district applies to lands within 100-year floodplains, wetlands, significant woodlands, and steep slopes exceeding 12% grade. Non-farm development within the Environmental & Resource Protection District is generally discouraged. Any proposed development in this district shall comply with the policies listed below, and with the standards and criteria of the Agricultural Preservation District.

Policies: The following Environmental & Resource Protection District policies apply to the areas designated on Map 19 (Planned Land Use).

1. In order to minimize potential adverse impacts on the quality of ground and surface water, all development will be directed away from sensitive areas such as floodplain, wetlands, designated areas of scenic beauty and conservation as shown on Map #4 (Building Site Potential), Map #6 (Water Resources) and #7 (Environmental Features).
2. To fully utilize natural drainage patterns in development designs and prevent flooding or overloading existing drainage systems by the proposed new development, all drainage plans are to be submitted with all certified surveys and approved by the Medina Town Board.
3. To preserve the role of wetlands* as essential components to ground and surface water systems as well as wildlife habitat, no wetlands may be filled for development.
4. To protect shoreland and floodplain areas and emphasize their value to the community as focal points of natural beauty and recreation, all areas of development shall be in areas of suitable soil conditions as shown on Map #4, (Building Site Potential) suitable areas on the Water Resources Map #6 and not disturbing key environmental features as indicated on Map 7 (Environmental Features).
5. To require that mineral extraction activities will have no negative effects on the environment and adjacent land uses.

6. All such activities shall conform to Dane County Zoning and Wisconsin Department of Natural Resources requirements for such operations and sufficient bonding shall be required by the Town of Medina to assure complete restoration

*Wetlands defined as per Wisconsin DNR Wetland Inventory – July 12, 1979

Mapped Information

In developing the land use planning guide, the following maps were prepared to analyze various natural resources, soil conditions and limitations, land usages and ownership patterns. These maps are reproduced at the end of this report.

Map 1 – Location

This map identifies the location the Town of Medina, Dane County, Wisconsin

Map 2 – 2005 Aerial Photograph

This map is an aerial photograph of the Town of Medina taken in the spring of 2005. The photograph dramatically illustrates the rural, agricultural nature of the Town.

Map 3 – Agricultural Land Evaluation

This map identifies the most productive soils for agriculture. These lands deserve special attention in developing land use policies.

The soils of the Town of Medina have been mapped according to their capability as defined by the rating system from *Land Evaluation and Site Assessment: A Guidebook for Rating Agricultural Lands* published by the Soil and Water Conservation Society. Two categories are identified: prime farmland and farmland of state wide importance being best for agricultural use. Prime farmland has the soil quality, growing season and moisture supply needed to economically produce sustained high yields of crops when managed and worked according to modern farming methods. Farmland of Statewide Importance is land which is not identified as prime farmland on a nationwide basis, but which is important to Wisconsin for the production of various food, feed, fiber and forage crops. The Prime Farmland soils correspond closely with capacity Class I and II soils.

Map 4 – Building Site Potential

This map illustrates site potential rating for dwellings with basements. Soil potential ratings are based upon Natural Resources Conservation Service (NRCS) data. The purpose of the ratings is to identify the relative suitability of soils for a particular use considering economic, social, and environmental values.

Since there are no areas presently served or planned to be served by public sewer service within the Town of Medina, any development will require septic tank-soil absorption systems for sewerage disposal and should be avoided on soils with very severe limitations.

Map 5 – Elevation

The elevations, in particular contours of the Town of Medina are illustrated on this map.

Map 6 - Water Resources

This map identifies water bodies, floodplain areas subject to development limitations, wetlands, drainage divides and navigable waterways. The most predominant feature is the Maunsha River. Two active drainage districts and one inactive drainage district are within the Town of Medina. Drainage districts are local governmental entities organized to drain the land for agricultural purposes. One property in the in the Wetland Reserve Program (WRP) is also in the Town of Medina. The WRP is a voluntary program to restore and protect wetlands on private property.

Map 7 – Environmental Features

Environmental features included are woodlands, environmental corridors, and open space as defined by the Wisconsin Department of Natural Resources (WDNR). Also included are locations of rare aquatic and terrestrial species as defined by the WDNR. These features are shown to be used for consideration in making future land use decisions.

Map 8 – 1974 Land Use

This map depicts the location of mostly man-made features such as farms, homes and commercial uses seven years prior to compilation of the Land Use Planning Guide.

Map 9 – 1981 Land Use

This map depicts the location of mostly man-made features such as farms, homes and commercial uses when the Land Use Planning Guide was compiled was adopted by the Town of Medina in 1981.

Map 10 – 1990 Land Use

This map depicts the location of man-made features such as farms, homes and commercial uses after nine years of following the Land Use Planning Guide.

Map 11 – 2000 Land Use

This map depicts the location of mostly man-made features such as farms, homes and commercial uses after twenty years of following the Land Use Planning Guide.

Map 12 – 2005 Land Use

This map depicts the present location of mostly man-made features such as farms, homes and commercial uses.

Map 13 –Original Farmsteads Building Rights Available on A1 Exclusive Land 1981

This map reflects the original farmsteads of 1981 when building rights (density units or splits) available in 1981 when land zoned A1 Exclusive was 35 acres per building site as established in the Dane County Farmland Protection Plan.

Map 14 –Density Units Available

Building rights available on land zoned A1 Exclusive according to the 35 acres per building site established in the Dane County Farmland Protection Plan and used with the Town of Medina Land Use Planning Guide. The map data is current as of the date of adoption of the Comprehensive Plan. The official map of Density Units Available is kept at the Town Hall and updated or revised on a regular basis.

Map 15 – Facility by Type

Locations of communication, transportation and energy facilities.

Map 16 - Soil Productivity for Corn

Productivity for corn estimated in bushels per acre.

Map 17 – Soil Productivity for Soybeans

Productivity for soybeans estimated in bushels per acre.

Map 18 – Mineral Extraction Sites

Mineral extraction site digitized from Dane County Zoning Records. All mineral extraction sites in the Town of Medina are non-metallic.

Map 19 – Planned Land Use

This map designates two planning districts in the Town of Medina – Agricultural Preservation and Environmental & Resource Protection – with associated policies to guide the Town of Medina’s decision making on land use issues.

Map 20 – Parks and Public Lands

This map depicts parks and public lands in the Town of Medina.

Map 21 – Prime Farmland

This map, prepared by Dane County Planning and Development in conjunction with the Dane County Land and Water Resources Department, Dane County Land Information Office and Dane County Community Analysis & Planning Division, depicts prime farmland in the Town of Medina.

These maps will continue to be used and updated in making land use decisions based on this plan.

CHAPTER NINE: IMPLEMENTATION

Procedures For Amending The Land Use Plan

The Town planning commission will continue to study issues and problems relating to the use of the land in the town and on an annual basis evaluate the plans effectiveness and recommend needed changes to the Town Board.

The Town Board, upon application from landowners, may change the district boundaries on the land use plan when it is found that the change is consistent with district policies.

In both cases, the following procedures will be used for changing the plan:

1. The town planning commission will notify all concerned individuals and conduct a public hearing to present and gather information,
2. Following the public hearing, the Planning Commission shall make a recommendation to the Town Board.
3. The Town Board, at a regular meeting, shall act on the Planning Commission's recommendation and approve, deny or amend any proposed change to this plan.

Integration of Plan Elements

In accordance with the State's comprehensive planning law, each element of the Town of Medina Comprehensive Plan is integrated and consistent with the other elements of the plan. Elements have been carefully prepared so as to collectively achieve the Town of Medina's vision and goals.

Plan Implementation

In order for the town land use plan to have meaning and reflect the commitment of the town, the following plan implementation will be followed by town officials.

- A. Environmental Protection
Environmental protection policies are primarily implemented through the Floodplain Zoning District, Shoreland Zoning District and the Shoreland Wetland District of the Dane County Zoning Ordinance. Besides the protection offered by these zoning districts, there are areas beyond these districts which need protection. In such cases, Conservancy Zoning will also be considered to provide needed protection to a resource area.
- B. Residential Development
Residential development policies will be implemented through careful review of all rezoning and land division requests. The intent is to keep most areas in agricultural use, minimize non-farm residential

development and preserve agricultural land to the extent practicable. For development to take place, land will have to be rezoned according to the agricultural land policies.

C. Commercial Development

Commercial development policies will be followed closely in making any rezoning decision.

D. Industrial Development

Industrial development policies will be followed closely in making any rezoning decision.

E. Agricultural Preservation

The primary policy for agricultural lands is preservation, with limited non-farm residential uses allowed unless productive agricultural land. The town has adopted the A-1 Agricultural (Exclusive) District of the Dane County Zoning Ordinance. The agricultural preservation policies, including the 35 acres per building site will be followed closely in making decisions on rezoning.

APPENDIX A
SURVEY RESULTS

TOWN OF MEDINA SURVEY

1. How long have you lived in the Town of Medina?

- A 7 Less than one year D 56 Ten to twenty-four years
 B 17 One to four years E 79 Twenty-five years or more
 C 26 Five to nine years

2. Where is the primary place of work for all adults in your household? Please mark the number who works in each location in the appropriate space.

- A 59 In Medina or Marshall D 23 Over 30 miles from home
 B 34 Within 10 miles from home E 44 Retired
 C 104 10 to 30 miles from home

3. What is the primary use of the land you own in the Town of Medina? (What is most of the acreage used for)?

- A 42 Farming(by member of household) E 3 M ore than one residence
 B 33 Farming (by non-member of the F 2 Non-farm business
 household)
 C 18 Open lands,not farmed G 16 Other
 (i.e.-marshes,woodland)
 D 82 Single residence(not including
 farm residence)

4. In your opinion, what are three most important reasons you and/or your family choose Medina as a place to live? (Write "1" in the space next to the most important, "2" in the space next to second most important, and "3" in the space next to the third most important.

3	2	1		3	2	1	
<u> </u>	<u>0</u>	<u> </u>	Community services	<u>17</u>	<u>40</u>	<u>67</u>	Rural atmosphere
<u>16</u>	<u>12</u>	<u>10</u>	Quality school district	<u>22</u>	<u>20</u>	<u>6</u>	Natural beauty of area
<u>313</u>	<u>214</u>	<u>118</u>	Near job	<u>6</u>	<u>1</u>	<u>1</u>	Low crime rate
<u> </u>	<u>0</u>	<u> </u>	Close to recreational opportunities	<u>6</u>	<u>4</u>	<u>3</u>	Property tax level
<u>15</u>	<u>14</u>	<u>11</u>	Near family & friends	<u>15</u>	<u>16</u>	<u>18</u>	Farming opportunities
<u>11</u>	<u>11</u>	<u>3</u>	Appearance of home	<u>22</u>	<u>27</u>	<u>4</u>	Close to Madison
<u>19</u>	<u>14</u>	<u>16</u>	Appearance of home site	<u>13</u>	<u>7</u>	<u>22</u>	Family roots
<u>2</u>	<u>6</u>	<u>0</u>	Close to lake, pond, or stream	<u>9</u>	<u>3</u>	<u>5</u>	Other

5. How satisfied are you with the Town of Medina as a place to live?

- A 116 Very Satisfied C 10 Somewhat Dissatisfied
 B 52 Somewhat Satisfied D 4 Very Dissatisfied

6. If you answered “Somewhat or Very Dissatisfied” please tell us why?

7. In general, how would you rate the overall appearance of rural areas in the Town of Medina?

- A 122 Good B 58 Average C 4 Poor

8. How would you or your family rate the following facilities & services available to the Town? (Check appropriate box for each service listed below.)

Service/Facility	Rating			
	Very Satisfied	Somewhat Satisfied	Somewhat Dissatisfied	Very Disstasfied
A. Ambulance Service	<u>96</u>	<u>107</u>	<u>3</u>	<u>2</u>
B. Community events	<u>66</u>	<u>92</u>	<u>7</u>	<u>1</u>
C. Fire protection	<u>119</u>	<u>46</u>	<u>5</u>	<u>2</u>
D. Health services	<u>27</u>	<u>76</u>	<u>32</u>	<u>12</u>
E. Library facilities	<u>100</u>	<u>50</u>	<u>12</u>	<u>5</u>
F. Park& recreational facilities	<u>101</u>	<u>66</u>	<u>7</u>	<u>2</u>
G. Police/Sheriff protection	<u>93</u>	<u>58</u>	<u>15</u>	<u>5</u>
H. Public Schools	<u>90</u>	<u>57</u>	<u>19</u>	<u>5</u>
I. Snow removal	<u>95</u>	<u>67</u>	<u>11</u>	<u>7</u>
J. Street/Highway maintenance	<u>80</u>	<u>79</u>	<u>14</u>	<u>5</u>
K. Traffic enforcement	<u>81</u>	<u>68</u>	<u>22</u>	<u>3</u>

9. How would you rate efforts by the Town to guide where new development occurs?

- A 26 Too much planning & too many policies & ordinances directing development
 B 107 About the right amount of planning, policies & ordinances directing development
 C 44 Not enough planning, policies & ordinances directing development

#6

Comments in Reference to Question #5

Seventeen (17) stated that they were satisfied with the Town of Medina as a place to live. In particular, they enjoyed the quiet rural atmosphere and felt it was a good area to raise a family. Four directly commented on satisfaction with limited growth and development. Speed limits, road service and the general heritage were also mentioned.

Sixteen (16) were dissatisfied with the volume and rate of residential development in agricultural land. Several thought that there was not enough control over development.

Two people thought that there should be rules to mandate building and property upkeep, (junk clean up).

Eleven (11) thought that taxes were too high for the services. Comments ranged from general Dane County taxes to local taxes with lack of “city” water, sewer or trash pick-up. Several of the comments were related directly to the school district, and the cost of the new schools and the lack of spending money to improve educational improvement. Two additional negative comments related only to the lack of trash pick-up with no mention of taxes.

Five were somewhat dissatisfied with the Town Board or Planning Commission, two of which thought that the board did not represent the people and one thought the board could be more organized.

There was one person that was very satisfied with Medina and mentioned that they had a good experience with obtaining permits and getting answers to their questions.

Fifteen negative comments were directed towards road maintenance and service. Seven were dissatisfied with snow removal, a couple thinking that it should be done before they left for work in the morning. Four thought that road sign or guardrail upkeep was needed. One mentioned ditch maintenance. Two wanted road kill removed and one was unhappy with manure on the road.

Four would like to see more growth and business development in Medina. One was upset with the need of 35 acres per building site. Another thought that growth would “keep tax base from going up”.

10. The following are several statements that suggest choices about future directions for the Town of Medina. Please check the appropriate box next to each question.

	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree
A. Medina should be a mostly rural town	<u>122</u>	<u>45</u>	<u>15</u>	<u>1</u>
B. Medina should promote more industrial & business development	<u>39</u>	<u>44</u>	<u>47</u>	<u>55</u>
C. Medina should promote the preservation of farmland	<u>123</u>	<u>39</u>	<u>15</u>	<u>7</u>
D. Town land use policies should be strengthened to better guide growth	<u>71</u>	<u>80</u>	<u>23</u>	<u>7</u>
E. Most new development should occur adjacent to areas which are already developed	<u>100</u>	<u>62</u>	<u>11</u>	<u>10</u>
F. Farming is an important part of the Town's future	<u>120</u>	<u>49</u>	<u>8</u>	<u>9</u>
G. Traffic is a growing problem in Medina	<u>59</u>	<u>68</u>	<u>41</u>	<u>14</u>
H. Medina should have regulations to control the appearance & clean-up of poorly maintained properties	<u>83</u>	<u>80</u>	<u>14</u>	<u>8</u>
I. Farmers & other rural landowners should be able to sell their land for development	<u>31</u>	<u>65</u>	<u>48</u>	<u>38</u>
J. Land use conflicts between agriculture & residential development are a problem	<u>56</u>	<u>91</u>	<u>26</u>	<u>5</u>
K. Land use conflicts between residential & commercial development are a problem	<u>28</u>	<u>79</u>	<u>55</u>	<u>14</u>
L. Housing affordability is a growing problem in Medina	<u>28</u>	<u>67</u>	<u>65</u>	<u>19</u>
M. It is important to coordinate Medina's future land use plans with surrounding towns & cities	<u>80</u>	<u>75</u>	<u>19</u>	<u>12</u>

11. Much of the Town of Medina has a rural/agricultural character today, including farmland, outdoor recreational opportunities, marshes & wildlife habitat. How important is it to retain the Town's rural/agricultural character in the future?

- A 143 Very Important
B 35 Somewhat Important
C 7 Not Very Important
D 1 Not at all Important

12. Which of these statements best describes how you want Medina to look 20 years from now?

- A 72 Mostly agricultural & open lands
B 72 Mix of agricultural, open lands & residential
C 39 Mix of agricultural, business & residential
D 1 Mostly residential limited agriculture
E 2 Mostly residential & business, with limited agriculture

13. Within exclusive agricultural zoning areas, the Town allows the construction of one new home for every 35 acres on land owned. Do you feel that this policy is:

- A 37 Too strict-more housing should be allowed in these areas
B 50 Not strict enough-less housing should be allowed in these areas
C 93 About right

14. Which of the following statements best describes your opinion on new housing development in the Town?

- A 20 The Town should try to promote a greater amount of new housing development
B 151 The Town should try to limit the amount of new housing development that occurs
C 13 The Town should have no role in deciding how much new housing development occurs

15. What one option best describes how you want residential growth to occur in the Town

- A 32 In certain planned areas, with houses grouped together(there may or may not already be houses in the area)
B 111 In certain planned areas, with houses grouped together, and next to existing residential development
C 42 In dispersed locations throughout the Town

16. Do you support the transfer of developmental rights from prime agricultural lands to areas in the town more appropriate to development?

A 45 Yes B 36 No C 104 Need more information to answer

17. Do you support public purchase of development rights from willing farmers, through use of tax dollars? This would allow farmers to continue to own & farm the land, but not allow development for either residential or non-farm business purposes?

A 57 Yes B 52 No C 74 Need more information to answer

18. Which type of non-farm business development would you support or oppose in the Town in the future?

	<u>Support</u>	<u>Oppose</u>
A. Business related to farming	<u>156</u>	<u>21</u>
B. Large livestock operations	<u>48</u>	<u>131</u>
C. Agricultural related businesses (i.e. Fertilizer (ethanol plants)	<u>81</u>	<u>97</u>
D. Mining & quarrying	<u>35</u>	<u>143</u>
E. Small home business operations	<u>150</u>	<u>30</u>
F. Business development by Hwy 73	<u>116</u>	<u>31</u>
G. Business development by Hwy 94	<u>124</u>	<u>56</u>
H. Wind farms & electric generations	<u>134</u>	<u>40</u>

19. Please indicate how important the preservation of the following features is for the future of Medina, in your opinion?

	Very Important	Somewhat Important	Not Very Important	Not at all Important
A. Farmland	<u>147</u>	<u>29</u>	<u>10</u>	<u>1</u>
B. Woodlands	<u>146</u>	<u>45</u>	<u>3</u>	<u>0</u>
C. Wetlands	<u>130</u>	<u>38</u>	<u>12</u>	<u>8</u>
D. Wildlife habitat	<u>138</u>	<u>35</u>	<u>14</u>	<u>0</u>
E. Scenic views	<u>129</u>	<u>38</u>	<u>17</u>	<u>2</u>
F. Historic	<u>104</u>	<u>54</u>	<u>24</u>	<u>3</u>

20. How important do you feel it is for the Town to come to some formal agreement with the Village of Marshall on future land uses, service, delivery, & annexation in the areas of the Town near the Village?

A. 123 Very Important C 7 Not Very Important
 B. 56 Somewhat Important D 4 Not at all Important

APPENDIX B

MAPS

Map 1 – Location

Map 2 – 2005 Aerial Photograph

Map 3 – Agricultural Land Evaluation

Map 4 – Building Site Potential

Map 5 – Elevation

Map 6 - Water Resources

Map 7 – Environmental Features

Map 8 – 1974 Land Use

Map 9 – 1981 Land Use

Map 10 – 1990 Land Use

Map 11 – 2000 Land Use

Map 12 – 2005 Land Use

Map 13 –Original Farmsteads Building Rights Available on A1 Exclusive Land 1981

Map 14 –Density Units Available

Map 15 – Facility by Type

Map 16 - Soil Productivity for Corn

Map 17 – Soil Productivity for Soybeans

Map 18 – Mineral Extraction Sites

Map 19 – Planned Land Use

Map 20 – Parks/Public Lands

Map 21 – Prime Farmland