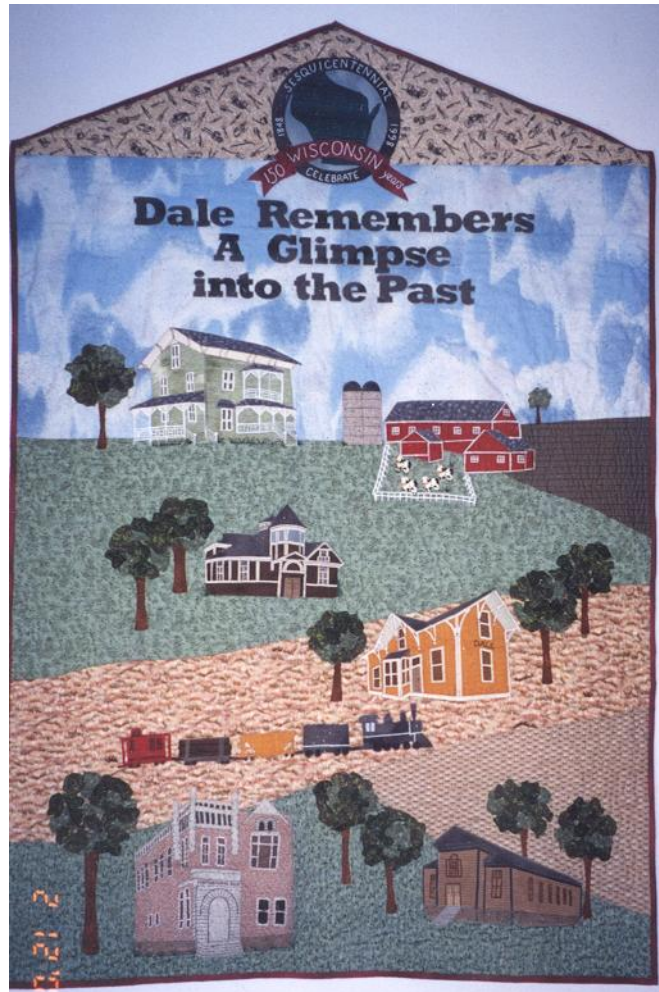


TOWN OF DALE COMPREHENSIVE PLAN

September 8, 2014 Date Amended

April 10, 2001 Date Adopted



... and a Vision for the Future

DALE TOWN BOARD

Douglas Wunderlich, Chairperson
Thomas Pluff, First Supervisor
Chad Degal, Second Supervisor

OTHER TOWN OFFICIALS

Town Clerk: Jennifer DeZeeuw
Town Treasurer: Tammy Plaski
Town Constable: Sandy Gadamus

DALE PLANNING COMMISSION

Doug Wunderlich, Chairperson
Sandy Gadamus
Marilyn Dragosh
Thomas Pluff
Chad Degal
Tom Plaski
Tom Muza

MISSION STATEMENT

It is the mission of the Planning Committee to explore the future options available to the residents of the Town of Dale so that we may grow in an orderly manner while retaining our rural character.

TOWN OF DALE COMPREHENSIVE PLAN

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INTRODUCTION

1). Background

The Town Board of the Town of Dale, at the 1998 Annual Meeting, authorized the formation of the Foresight Committee. The committee was granted the authority to prepare a Comprehensive Land Use Plan for the Town of Dale. In 2000, the Town employed Community Development Systems to assist the Committee in formatting the plan according to the State of Wisconsin Smart Growth legislation.

The objective of the Town Board and the Foresight Committee was to develop a Comprehensive Plan for the Town of Dale, as required by Comprehensive Planning legislation under Wisconsin State Statutes 66.0295, enacted in October of 1999.

Each of the elements of the legislation has been analyzed as to its application within the Town of Dale. The Smart Growth Legislation, results from a Town of Dale written survey, and public meetings provided the basis for writing the Town of Dale Comprehensive Plan.

The purpose of this Comprehensive Plan will be to serve as a guide for both public and private decisions regarding the future land use and growth of the Town of Dale.

In 2001 the Foresight Committee was replaced with the Town Planning Commission. This Commission will implement the Comprehensive Plan as directed by the Town Board. They will review all Certified Survey Maps and Plats. The Town Planning Commission will also conduct the required reviews of the Comprehensive Plan. The reviews will follow the receipt of the current ten year census reports.

Necessary corrections/additions will be made to fulfill the intent of the plan.

2). Plan Organization

The four phases of the plan include: an inventory phase, a needs-vision phase, the plan, and the implementation phase. During its development, and prior to adoption, the plan was reviewed by the Foresight Committee and discussed at public informational meetings. The Comprehensive Plan meets the community planning guidelines established by the East Central Wisconsin Regional Planning Commission and the State of Wisconsin's Comprehensive Plan guidelines and Smart Growth Legislation.

A major challenge faced by the Town of Dale officials and the Foresight Committee was maintaining the rural atmosphere while designating appropriate areas for commercial, industrial, and multi-family land use. The potential friction that may occur between current farming operations and more urban type land uses will be addressed as needed.

3). Town Background

The Town of Dale, officially created on November 18, 1853, is located in the southwestern portion of Outagamie County. The Town has a current population of 2,753 (2013 state estimate) and encompasses a land area of five by six miles (30.4 square miles) or approximately 19,456 acres. Geographically, the Town of Dale contains an unusual amount of wetland, which amounts to approximately 42% or 8,250 acres of wetlands. The balance is made up of agricultural, residential, commercial and light manufacturing areas. The Town has two unincorporated urban areas known as Dale and Medina. The Canadian National Railroad and the Wiouwash recreation trail bisect the Town.

The Town of Dale shares a common boundary with:

- Town of Hortonia on the North
- Towns of Winchester and Clayton in Winnebago County on the South
- Town of Greenville on the East
- Town of Caledonia in Waupaca Count on the West (Map #1)

Primarily agricultural in the past, the Town of Dale is rapidly changing due to the close proximity to the Fox Cities. However, active Dairy Farms still in exist in the Town of Dale (table 1), including the following as of January 2014:

Table 1
Current Dairy Farms in the Town of Dale
2014

Baehman, Dean	
Herbst, Kyle	
Preisler, Fred	
Schucknecht, Troy & Mary	
Sommers, Steven	
Weyland, Robert	

This is a decrease of five (5) dairy farms since 2006.

The Town has had an influx of new subdivisions, new homes and new businesses.

By identifying past and future growth patterns, the Town of Dale will be able to plan for additional required services. The Town of Dale Comprehensive Plan provides for development within the Town as well as providing the essential framework and guidelines for amending the Sewer Service Area boundaries as established by the East Central Wisconsin Planning Commission. This Comprehensive Plan and its' corresponding recommendations for the Town of Dale will be used as a basis and justification for expansion of growth areas for the Dale Sanitary District #1. The Comprehensive Plan is also intended to reflect a cooperative planning effort between the Town and the surrounding municipalities.

CHAPTER 1: ISSUES AND OPPORTUNITIES ELEMENT

Growth in the Town of Dale has been due in part to the Town's close proximity to the Fox Cities Urbanized Area. In addition to its location, the Town's population, housing, economic conditions and environmental characteristics have directly affected the community's past growth patterns. The influence of the Fox Cities as well as the Town's resources will also form the basis for future community growth and development.

1). Population

In 1990 the Town of Dale while maintaining 30 square miles had a population of 1,870. Averaging 60.6 persons per square mile. Over the past twenty (20) years, the Town of Dale experienced an overall increase in population. The same was true of Outagamie County. (Table 2). Between 1991 and 2010, the Town of Dale grew by 661 people.

Table 2
Population
Trends
1991 - 2010

Year Count	Town of Dale	Outagamie County
1991	1,870	143,765
1992	1,897	145,967
1994	1,907	147,612
1995	1,926	150,048
1996	1,951	151,727
1997	2,014	153,814
1998	2,062	155,053
1999	2,094	157,994
2000	2,288	160,971
2001	2,353	162,833
2002	2,424	165,570
2003	2,465	167,447
2004	2,483	168,650
2005	2,529	170,260
2006	2,624	172,734
2007	2,654	173,703
2008	2,701	174,993
2009	2,731	175,330
2010	2,731	176,695

2). Existing Age Distribution

**Table 3
POPULATION BY AGE COHORT
2000-2010**

Year	Age	Town of Dale	Outagamie County
		Number	Number
2000	Under 5	190	11,124
	5-9	205	12,567
	10-14	167	13,093
	15-19	152	12,220
	20-24	79	9,816
	25-34	316	23,181
	35-44	427	28,113
	45-54	359	20,924
	55-59	174	7,087
	60-64	62	5,281
	65-74	48	8,926
	75-84	79	6,297
	85+	22	2,362
Total		2,228	170,807
Median Age		36	37

Source: US Census 2000

Year	Age	Town of Dale	Outagamie County
		Number	Number
2010	Under 5	130	11,702
	5-9	189	12,410
	10-14	257	12,440
	15-19	202	12,512
	20-24	117	10,703
	25-34	247	23,916
	35-44	428	24,195
	45-54	551	28,090
	55-59	206	11,195
	60-64	159	8,698
	65-74	169	10,873
	75-84	59	6,925
	85+	17	3,036
Total		2,731	176,695
Median Age		41.1	37.1

Source US Census 2010

3). Existing Educational Levels

Residents of the Town of Dale and Outagamie County as a whole are better educated than they were a decade ago.

**Table 4
EDUCATIONAL ATTAINMENT
2000-2010**

Year	Attainment Level	Town of Dale	Outagamie County
		Number	Number
2000	Less than 9 th grade	65	4,834
	9-12 grade, no diploma	105	7,296
	High school graduate	655	38,594
	College		
	Some College, no degree	240	19,516
	Associate degree	130	8,962
	Bachelor degree	208	17,065
	Graduate or professional degree	84	5,951
	Total	1,487	102,218

Source US Census 2000

Year	Attainment Level	Town of Dale	Outagamie County
		Number	Number
2010	Less than 9 th grade	35	2,696
	9-12 grade, no diploma	99	5,627
	High school graduate	669	38,920
	College		
	Some College, no degree	388	24,032
	Associate degree	229	14,771
	Bachelor degree	280	22,273
	Graduate or professional degree	64	8,909
	Total	1,764	117,228

Source US Census 2010

4). Existing Income Levels

**Table 5
COMPARATIVE INCOME CHARACTERISTICS
2000-2010**

Year	Type of Income	Town of Dale	Outagamie County
2000	Median Household Income	60,152	49,613
	Median Family Income	62,935	57,484
	Per Capita Income	27,993	21,943

Year	Type of Income	Town of Dale	Outagamie County
2010	Median Household Income	70,398	54,498
	Median Family Income	77,500	66,905
	Per Capita Income	33,878	26,201

Source US Census 2000 and 2010

5). Employment Characteristics

**Table 6
EMPLOYMENT STATUS
2000-2010**

Year	Employment Status	Town of Dale	Outagamie County
		Male & Female	Male & Female
2000	Total Civilian Labor Force	1,326	88,426
	Number Employed	1,309	85,596
	Number Unemployed	17	2,830

Source US Census 2000

Year	Employment Status	Town of Dale	Outagamie County
		Male & Female	Male & Female
2010	Total Civilian Labor Force	1,593	97,432
	Number Employed	1,544	91,005
	Number Unemployed	49	6,427

Source US Census 2010

6). Household Characteristics

Household size is a determinant of future demand for housing. Declining household size generally indicates a need for more housing units, even if there is no general growth in population.

**Table 8
PERSONS PER HOUSEHOLD
2000**

Subject	Town of Dale	Outagamie County
	Number of Households	Number of Households
Married-couple family	652	35,622
With own children under 18 years	311	21,779
Female householder, no husband present	12	4,588
With own children under 18 years	12	2,956
Non-family households	119	18,311
Householder living alone	94	14,623
Householder 65 years and over	28	5,080
Households with individuals under 18 years	327	22,629
Households with individuals 65 years and over	149	11,852
Average household size	2.89	2.61
Average family size	3.16	3.14

Source 2000 Census

**PERSONS PER HOUSEHOLD cont'd
2010**

Subject	Town of Dale	Outagamie County
	Number of Households	Number of Households
Husband – Wife Family	747	37,914
With own children under 18 years	308	16,309
Female householder, no husband present	46	6,142
With own children under 18 years	35	3,971
Non-family households	156	22,651
Householder living alone	119	18,004
Householder 65 years and over	33	6,038
Households with individuals under 18 years	379	22,334
Households with individuals 65 years and over	162	14,479
Average Household Size	2.78	2.49
Average Family Size	3.03	3.02

Source 2010 Census

7). Demographic Trends

The Town is historically showing a steady increase in population, based on the State estimates as shown in Table 2 on page 10. This growth is anticipated to continue into the foreseeable future.

8). Statement of Overall Objectives, Policies, Goals, and Programs

Goals and objectives to achieve the elements of the Town of Dale’s Comprehensive Plan are outlined in Chapter 8 of this Plan.

CHAPTER 2: HOUSING ELEMENT

1). Housing Objectives, Policies, Goals and Programs

The Town of Dale’s goal is to encourage a wide range of housing opportunities for those who seek to live in the community. This is to be accomplished by following our Future Land Use Plan which designates single family, two family and multifamily.

2). Housing Stock Age

The oldest home in the Town of Dale was built in the mid 1800’s. In 1980, the Town of Dale’s housing stock was somewhat newer than that of Outagamie County. The Town and Outagamie County had comparable shares of dwellings ten or less years old, but Town of Dale had a somewhat larger proportion between 11 and 20 years old.

3). Housing Stock Structural Characteristics

Structural Type

Single family residential units comprise the vast majority of Town of Dale’s housing stock. There were 43 mobile homes scattered throughout the Town in 2010.

No Duplex or multi-family apartments were built in the Town in the last ten years. The majority of the

homes in the Town of Dale are conventional wood frame construction.

The Northeast part of our town borders Outagamie County's arsenic Advisory area. It is up to the property owners to monitor their own wells.

**Table 9
NUMBER OF UNITS BY STRUCTURAL TYPE
TOWN OF DALE
2000 AND 2010**

Type of Housing	2000	2010
	Number	Number
Single Family homes	786	907
2-9 Apartment units	39	33
10 Units of more	1-12	1-12
Mobile Home/Trailer	43	41
Total	880	993
Owner Occupied Units	708	860
Renter Occupied Units	69	69
Vacant Housing Units	27	52

Source: Town of Dale Building Permits, 2000 and 2010 & Outagamie County Planning
(Mobile homes are interspersed throughout the Town)

**Table 10
NEW HOUSING UNITS CONSTRUCTED
TOWN OF DALE
2000-2010**

Year	Single Family Units
2000	35
2001	36
2002	27
2003	31
2004	24
2005	19
2006	13
2007	19
2008	7
2009	6
2010	6
Total Units	223
Average per year	22.3

4). Housing Value

**Table 11
Owner Occupied Value
Town of Dale**

Housing Value 2000	#
Less than \$50,000	81
\$50,000 to \$99,000	389
\$100,000 to \$149,000	241
\$150,000 to \$199,000	78
\$200,000 to \$299,000	32
\$300,000 or more	5
Owner-Occupied Units	826
Median (dollars)	\$95,000

Housing Value 2010	#
Less than \$50,000	16
\$50,000 to \$99,000	51
\$100,000 to \$149,000	119
\$150,000 to \$199,000	195
\$200,000 to \$299,000	239
\$300,000 or more	240
Owner-Occupied Units	860
Median (dollars)	\$216,900

5). Policies and Programs on Promoting Development of Housing

Housing development is controlled through the Town of Dale ordinances, and more specifically through Outagamie County Zoning & Subdivision Ordinance. Beyond these ordinances, the Town does not have any other programs or policies that would promote development of housing, partly because the steady request for housing permits does not require the Town to stimulate the housing market.

6). Policies and Programs that Provide a Range of Housing Choices

Housing in the Town of Dale is regulated by Outagamie County Zoning and the Town of Dale ordinances. Many programs and agencies in the state can and do provide housing for low and moderate income households.

7). Policies and Programs Promoting the Development of Low to Moderate Income Housing

The Town does not have any policies or programs that specifically promote development of low to moderate-income housing. However, the Outagamie County Zoning Ordinance would allow a developer to apply for a Planned Development District to allow variances of traditional setbacks and densities, provided a developer would be willing to design a low income housing project. Whatever

site a developer would choose shall be located in a sanitary sewer district and would need to successfully clear the required rezoning process, which includes a public hearing.

8). Policies and Programs to Maintain or Rehabilitate Existing Housing

The main policies and programs that would require properties to be maintained or if desired, rehabilitated, would be in the form of the State uniform building codes. These codes would be administered through a building inspector, to conduct building inspections, and state inspectors, who specialize in commercial and industrial building inspections.

Grant money and low interest loans also exist for rehabilitation of non-historic properties.

9). Current & Projected Housing Demand

Due to the popularity of the Town of Dale area as a living environment, close proximity to shopping and employment, and the healthy economy of the Fox Cities market, it can be anticipated that housing construction will remain fairly consistent over the next 20 years.

At the present time, the Town of Dale contains approximately 74 platted, but unbuilt single-family lots (Table 12 for Subdivision Breakdown). Based on an average of 30lots being absorbed per year, and without further platting, the Town has approximately a 4-year supply of buildable lots.

**Table 12
Active Residential Subdivisions
Town of Dale**

Subdivision	Total Lots	Vacant Lots
Alzena	40	24
Autumnwood	12	1
Black Otter Creek Estates	27	13
Falling Wing Estates II	23	2
Forest Ridge	38	17
Kelldale	7	7
Mulroy Estates	16	1
R & D Heights	34	3
Spring View Estates	12	6
Windsong	34	1
Totals	243	75

CHAPTER 3: TRANSPORTATION ELEMENT

1). Transportation Objectives, Policies, Goals and Programs

The objectives, policies, goals and programs that the Town of Dale will strive to implement will be to:

1. Provide through access for fire, rescue, maintenance, and school buses
2. Limit dead-end streets (cul-de-sacs) wherever possible
3. Work with the State and Outagamie County to prioritize and schedule maintenance and reconstruction of roadways throughout the Town
4. Adequately maintain and plow town roads to provide access to all parcels in the Town

2). Existing Street and Highway System & Traffic Volumes

The Town of Dale's transportation system consists of local streets, collector streets, minor arterials and principal arterials, as illustrated on Map 1.

Streets and highways are classified according to their primary function, either to move vehicles or to serve adjacent land. Arterials accommodate the movement of vehicles, while local streets are designed to provide direct access to individual parcels of land. Collectors serve both local and through traffic by providing a connection between arterials and local roads. Facilities classified under the Federal Aids Secondary System (Outagamie County Trunks and State Highways) qualifies for federal aid for capital projects involving construction and maintenance on the basis of lane mileage.

Principal Arterials - Principal Arterials are meant to carry traffic through the Town, and should have limited direct access. Principal Arterials in the Town of Dale are the following:

- STATE HIGHWAY 96, which is a State Highway, running east-west through the Town, is classified as a rural principal arterial.
- STATE HIGHWAY 45, running north-south on the West side of town.

Minor Arterials - Minor arterials provide mobility for through traffic. The Town of Dale has the following rural minor arterials:

- Outagamie County Roads "M", and "T" which run north-south through the Town act as minor arterial roads.

Collectors - Collectors provide access between local streets and both the principal and minor arterials. The Town of Dale has the following rural major collector:

- Midway Road, which connects State Highway 96 to the Village of Hortonville, would be considered a collector street.

Local Roads -The remaining roads in the Town are local and provide direct access to agricultural, residential, commercial, and industrial uses within the Town.

Transit – No local bus service exists at this time and none is anticipated in the next 20 year planning period.

3). Transportation Systems for Person with Disabilities

Transportation services for the elderly and handicapped is provided on a limited basis through Outagamie County Social Services. Several local companies provide transportation for the elderly and handicapped at the consumer's expense. This service is anticipated to continue into the future.

4). Walking & Bicycle Paths

The Wiouwash Recreation Trail for walking, hiking, biking, snowmobiling and horseback riding bisects the Town of Dale in a south-north direction, located in the eastern third of the Town.

The Town has a walking trail in Daufen Park.

6). Railroads

Although a major railroad bisects the Town of Dale, no passenger rail service is available at this time. Limited freight service is available at the Dale siding, with other sidings available in the Fox Valley area.

7). Air transportation

Quality air service is provided locally at the Outagamie County Regional Airport in Greenville, immediately east of the Town of Dale. A private airstrip owned by Loren Hauk is located on State Highway 96.

8). Trucking

Carriers in the Fox Valley provide local trucking services.

9). Water transportation

Waterborne transportation is not possible in the Town of Dale. However, those who need water transportation may be able to use the Port of Green Bay, approximately 40 miles away.

10). Comparison of Local Objectives, Policies, Goals & Programs to State and Regional Plans

Although the former Highway 10 has been relocated South of Dale, the Town still considers the remaining State Highway 96 to be a major traffic carrier through the Town. State Highway 96 will continue to carry a large number of vehicles due to the growing population in the Town and beyond.

11). Highway Identification by Function.

- **Outagamie County highway functional & jurisdictional studies**

Outagamie County has prepared a document called "Rural Highways Improvement Plan." This document, published in 1990, evaluated long-term needs and renovations to the Highway system in Outagamie County. The report will be updated in the future. The Town of Dale should be prepared to provide input regarding the County roads that bisect their community.

- **Urban areas and rural area transportation plans**

At the present time, no studies are being done by any political entity to analyze transportation-related issues in the Town of Dale.

- **Town Road access points**

As rural development continues to occur, including individual lot creation through Certified Survey Maps and subdivisions, the Town has a Road Access Control Ordinance to set a standard for separation of roadways and private drives, and to develop a continuous collector

system from section to section.

- **Town Five Year Road Plan**

As a way of planning and prioritizing future roadway improvements, the Town has adopted a Five Year Road Plan (see table 13). This plan acts as a guide to yearly construction of the Town's road system.

The plan identifies the particular section of the Town road to be improved, the type of treatment that will be applied, and the estimated cost. The Plan is updated yearly by the Town Engineer and Town Highway Superintendent.

**Table 13
Town of Dale 5 Year Road Plan**

2014

School Road	County M to East Town Line	Overlay	\$90,000
Cedar Road	As Needed	Paver Patch	\$1,500
Depot Road	As Needed	Paver Patch	\$1,500
Total			\$93,000

2015

Midway Road	North Town Line to Spring Road	Overlay	\$100,000
Shakey Lake Road	State Road 96 to US Hwy 45	Crack Seal	\$3,000
School Road	US Hwy 45 County M	Crack Seal	\$3,000
Winchester Road	State Road 96 to Cedar Road	Chip Seal	\$6,500
Total			112,500

2016

Midway Road	Spring Road to State Road 96	Overlay	\$100,000
Depot Road	As needed	Paver Patch	\$1,500
Hunters Road	County M to Greendale	Chip Seal	\$6,500
Spring Road	Midway to County M	Crack Seal	\$1,500
Total			\$109,500

2017

Greendale Road	State Road 96 to Hunters Road	Overlay	\$100,000
Rabbit Road	As Needed	Paver Patch	\$4,000
Shakey Lake Road	State Road 96 to South End	Paver Patch	\$4,000
Village Streets	As Needed	Paver Patch	\$10,000
Total			\$118,000

2018

Cloverleaf Road	County T to Midway Road	Overlay	\$100,000
Cloverleaf Road	County T to Shakey Lake Road	Paver Patch	\$10,000
Winchester Road	Cloverleaf Road to North Town Line Road	Paver Patch	\$5,000
Total			\$115,000

- **Airport master plans**

The Outagamie County Regional Airport, directly east of the Town of Dale in adjoining Town of Greenville, anticipates future expansion. However, any plans for the airport will have minimal impact on the Town of Dale. The Airport has been aggressively marketing some of its property for aviation type industries, which could create a greater interest for home sites in the Town of Dale.

- **Rail plans**

Canadian National Railroad has discussed plans to build a second line through the Town of Dale. Land for this expansion is already owned by the Railroad.

CHAPTER 4: UTILITIES AND COMMUNITY FACILITIES ELEMENT

1). Utility and Community Facility Objectives, Policies, Goals and Programs

This section of the Town of Dale Comprehensive Plan will provide an inventory of existing community facilities that are located throughout the Town. Although the facilities are somewhat limited in number, it must be emphasized that the present facilities provide a quality level of services to the Town residents whether in an urban or rural setting within the Town boundaries.

The Town of Dale will continue to develop objectives, policies and goals that meet the long-term needs of the residents of the Town of Dale. The current boards that provide input into utility needs of the Town of Dale in this area are as follows:

1. Town Board
2. Planning Commission
3. Dale Sanitary and Sewer Board
4. Cornerstone Committee

2). Sanitary Sewer Service

There are two Sanitary Districts currently in the Town of Dale (Map 2). The district was created on May 17, 1969 to provide “urban sanitary sewer services”. The sanitary sewer collection system for the Dale Sanitary District 1 was put into operation in 1972. As of April, 2001, the Dale Sanitary Treatment Plant was at approximately 60-70% capacity. It is anticipated that all of the vacant land within the Dale Sanitary District could be served without immediate Treatment Plant upgrading. If all of the land within the district does not develop, the Sanitary Sewer District could entertain annexation of additional land without upgrading the Plant, in anticipation that annexed lands would significantly participate in future plant upgrades. The status of a new permit that was planned for 2014 is unknown.

The Dale Sewer Service Area Plan update was informally approved by the Dale Sanitary District, Town of Dale Planning Commission and the Town Board at a joint meeting held in November of 2003. The Town of Dale Board formally adopted this plan by resolution at its regular December, 2003 meeting. A recommendation was made by East Central’s Community Facilities Committee to approve the updated

plan on January 16th, 2003. This plan update was certified by the Wisconsin Department of Natural Resources and became effective on September 22nd, 2003.

Due to the lack of available funding to install a system, the Medina Sanitary District was disbanded in 2012.

3). Private Septic Systems

All rural residences are serviced by private sanitary systems. The private systems must conform with Wisconsin Com 83. Outagamie County is the governing body responsible for new system permits, as well as monitoring the maintenance of those systems.

**Table 14
Town of Dale-Sanitary Permits Issued**

Year	Convent.		Mound		Holding T.		At Grade		In-Ground P		Other		Total	
	New	R-R-R	New	R-R-R	New	R-R-R	New	R-R-R	New	R-R-R	New	R-R-R	New	R-R-R
2000	13	2	10	2	1	1	10	0	0	0	0	0	34	5
2001	16	1	6	2	1	0	9	0	1	0	0	0	33	4
2002	13	1	6	0	1	0	7	0	0	0	0	0	27	1
2003	10	3	12	2	0	0	4	1	0	0	0	0	26	6
2004	15	9	8	0	0	0	5	0	0	0	0	0	28	9
2005	10	6	4	1	0	1	0	0	0	0	0	0	14	8
2006	5	2	3	1	0	0	0	0	0	0	0	2	8	3
2007	4	3	8	0	0	0	3	1	0	0	0	0	15	1
2008	4	3	4	1	0	0	0	2	0	0	0	1	8	7
2009	0	4	4	0	0	0	0	0	0	0	0	0	4	4
2010	1	6	2	6	0	3	1	2	0	0	0	0	4	17
Totals	91	40	67	15	3	5	39	6	1	0	0			

R-R-R = Repair, replace or reconnect to an existing system.

4). Storm Water Management

Current storm sewers provide service for the areas of Dale and Medina along State Highway 96 and abutting streets. No extensions are contemplated.

As development occurs and lands once used for rural activities are converted to urban uses, there also comes the need for adequate storm water management. Without proper management increased storm water runoff can cause overloading of the existing natural and/or manmade storm water drainage system as well as increased flooding potential.

Storm water must meet requirements of The Outagamie County Erosion and Sediment Control Ordinance and the Outagamie County Storm Water Management Ordinance. The ordinances meet the requirements of NR151 and NR 216 Wis. Adm. Code. Land disturbances of greater than 4000 square feet will need to follow certain Best Management Practices to control erosion and pollutants from leaving the site. Developments will also need to follow certain criteria for post construction storm water management. The quantity of storm water will need to be addressed as well as the quality of the storm water. The sediment load must be reduced by 80% before the storm water will be allowed to leave the site. Permits will need to be obtained from the Outagamie County Zoning Department. Issuance of new permits will begin sometime in 2014.

5). Water Supply

There are no public water facilities in the Town of Dale. Service for Town of Dale residents is provided by private wells. The northeast part of our town borders Outagamie County's arsenic advisory area. It is up to the property owners to monitor their own wells. This system appears to be adequate for the present time.

According to "Summary of Outagamie Water Quality and Butterfat Survey", Outagamie County University of Wisconsin Extension, well water samples from forty wells which were collected by the Outagamie County Farm Bureau volunteer. This summary showed that the deeper sandstone waters had sulfate concentrations of 400-1000 mg/l compared to values of less than 200 mg/l for the shallower aquifer. It is suspected that dairy farmers in northwestern Outagamie County using water from the deeper sandstone aquifer may be realizing income losses due to a lower butterfat content in their dairy herd's milk.

Based primarily by considerations of taste, the U.S. Public Health Service recommends that water with concentrations higher than 250 ppm. of sulfate not be used for human consumption.

6). Solid Waste Disposal

The Town contracts for solid waste disposal with local services. Disposal is made at area landfills. Local businesses contract for their own services.

7). On-site Wastewater Treatment Technologies

The State of Wisconsin regulates on site wastewater treatment with permits issued by Outagamie County.

8). Recycling Facilities

The Outagamie County recycling program serves Town of Dale residents.

9). Parks

Several Park and Open Space facilities are located in the Town of Dale. These facilities, shown on Map 3, and Table 15 provides a summary of the parks and recreation areas.

Daufen Memorial Park in Dale. Daufen Memorial Park is made up of 22.5 acres, baseball diamond, and a paved walking trail. The walking trail with wild flower meadows and a covered bridge was completed in 2003 and extended in 2006.

Armitage Memorial Park in Medina. Armitage Memorial Park currently has a shelter, play equipment, horseshoe pit, and a ball diamond. Long range plans include adding redesigning the park to include an off street parking area.

Cornerstone Park in Dale. This is the newest park area (60' x 120') located on the northwest corner of State Highway 96 & County Road T

Open Space behind Municipal Building. The Town owns a large open area behind the Town of Dale Municipal Building, which is available for public use. This land has a stage that can be used for a variety of functions. The Town's Fire Department uses this area for fundraising events. Playground equipment has been added.

Wiouwash Trail: This county-operated trail extends from downtown Oshkosh 22 miles to Hortonville in Outagamie County and from Tigerton 16 miles to Birnamwood in Shawano County. In the Town of Dale, the trail runs from south to north on the eastern third of the Town. An access to the trail is located on the south side of State Highway 96 in Medina. A picnic area is also accessible to the trail,

north of State Highway 96 in Medina.

The types of uses allowed on this trail are hiking, walking, biking, cross country skiing, horseback riding, and snowmobiling.

Snowmobile Trails: Along with the County and State designated snowmobile trails, the local snowmobile club has designated its own trail system. Snowmobile maps change often.

The Town of Dale is also considering future park expansion. Additional sites are being looked at in strategic outlying areas, which would give the Town of Dale enough land to develop park and green space over the next 50 –100 years. Consideration is being given to natural areas for walking and cross-country skiing trails, nature study areas, athletic fields, and picnic areas.

**Table 15
EXISTING PARK AND RECREATIONAL FACILITIES**

Facility	Acres	Ownership
Daufen Memorial Park (Dale)	22.5 Acres	Town of Dale
Armitage Memorial Park (Medina)	2.23 Acres	Town of Dale
Cornerstone Park (Dale)	7,200 sq. ft. (.17Ac.)	Town of Dale
Wiouwash Trail	Approx. 60 Acres	Outagamie County
Shakey Lake Wildlife Area	220 acres	DNR property

The Town of Dale also has an identified archeological site, which is a “conical mound”, typically known as a potential Indian burial site. This conical mound is located north and west of Medina.

10). Telecommunication Facilities

Outagamie County regulates telecommunication facilities. At the present time, there are two towers located in the Town, with both being located along State Highway 96.

The Town of Dale concurs with the Outagamie County Telecommunication Tower Ordinance (17.54) in that all towers provide access for more than one server and that each tower be totally occupied with potential antennas before another tower can be built. While the Town of Dale acknowledges the need for communication towers, it also recognizes the importance of protecting the aesthetic value of the Town.

11). Power Generating Plants & Transmission Lines

At the present time, there are no power generation plants in the Town of Dale. However, a major natural gas line runs through the Town and branches to Hortonville. Feeder lines have been established to Dale, Medina and many of the local subdivisions and rural areas. This transmission line is shown on the existing & future land use maps 11 & 12. Electric Service is provided to Town of Dale residents through WE Energies..

12). Cemeteries

There are three cemeteries in the Town of Dale. The South Medina Cemetery is located on County Road "M". The Dale Union Cemetery is located on State Highway 96. Pine Grove Cemetery is located on Pine Grove Road.

Adequate burial space is available in these cemeteries, with the largest, Dale Union being at approx. 55% of capacity. (See Table 2) for location of Town Cemeteries.

13). Healthcare Facilities

There are no healthcare facilities currently in the Town of Dale. Excellent facilities exist in the nearby cities of Appleton, Neenah, Menasha and New London.

14). Child Care Facilities

One childcare facility currently exists in the Town of Dale. Kuddly Kids is located on Poker Flats Road.

15). Police

Outagamie County provides police protection. A local constable and humane officer enforces animal controls.

16). Fire and Rescue Facilities

The Dale First Responders, a unit of the Town of Dale Fire and Rescue Department, provide excellent emergency services.

The Town of Dale Fire and Rescue Department provides fire service. The Fire and Rescue Department is located in a portion of the Dale Municipal Building. The facility was dedicated in 1989 with ample garaging and support areas. A 55,000-gallon water reservoir is located at the facility and additional reservoirs are located throughout the Town.

The Town of Dale Fire and Rescue department continually upgrades equipment and vehicles. Future equipment needs are adequately budgeted and shared with the Town of Caledonia.

The department provides excellent service and has achieved an insurance rating of 8 for fire protection in the Town of Dale and the Southern part of the Town of Caledonia. If needed, the department will also respond to any major fire located in surrounding towns, with reciprocal agreements.

17). Libraries

Current library services are provided by public libraries in Appleton, Hortonville and New London.

18). Schools

The Town of Dale is divided into two school districts, those being the New London School District and the Hortonville School District (see Map 4). The dividing line of the two school districts originally followed an old fence line. Later, the dividing line was certified by a public vote. No public school facilities exist in the Town of Dale. Therefore, all students are bused to facilities outside the Town. Parochial schools are available in Appleton, Greenville, Hortonville, and New London for those who desire to send their children to private schools.

19). Other Governmental Facilities

The Town of Dale Municipal Building was dedicated in 1989. The building includes the Town

administrative offices, a large divided gathering room, kitchen, fire department facilities and Town garage. The building has expandable end wall to accommodate future needs such as more meeting rooms, administrative offices, police facilities, library, etc. The Municipal Building is situated on 12 plus acres of land, which allows for expansion and ample parking.

CHAPTER 5: AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES ELEMENT

1). Agricultural, Natural and Cultural Resource Policies, Goals, and Programs

The Town of Dale will continually increase awareness to its residences of Federal, State, DNR, Outagamie County and Town rules and regulations of farmlands, woodlands and wetlands.

The Town of Dale will also encourage outside agencies such as Outagamie County, DNR and University Extension to develop and hold periodic seminars regarding such regulations and helpful management topics for the landowners.

The Town of Dale will continue to enhance existing regulations through additional Town Ordinances that may be necessary to further protect our resources, which includes the adoption of the Town's own Subdivision Ordinance.

The natural resource base of the town provides an important determinant of the potential physical and economic uses of the land. The management and preservation of these resources is important for sustaining economic uses of the land as well as maintaining the quality of life enjoyed by the town residents. Environmental characteristics, including topography, drainage patterns, floodplains, wetlands and soil properties are among the features that determine whether or not an area is suitable for a specific type of development. Development in wetlands or woodland areas can destroy the important environmental benefits these areas provide to the community. The conversion of agricultural lands into other land uses has long-term economic implications as well as environmental effects.

2). Productive Agricultural Areas - Soils

Soils provide the physical base for agriculture and urban development within the Town. Knowledge of the limitations and potentials of the soil types is important in evaluating crop production capabilities or when considering the construction of buildings, the installation of utilities, or other uses of the land. Some soils exhibit characteristics such as slumping, compaction, and erosion, which place limits on development. Severe soil limitations do not necessarily indicate areas that cannot be developed, but rather indicate that more extensive construction measures may be necessary to prevent environmental and/or property damage. Such construction techniques generally increase the cost of utility installation and land development.

According to the United States Department of Agriculture, Soil Conservation Service, Soil Survey of Outagamie County, Wisconsin, three soil series are predominant in the Town of Dale.

The first soil series is the Hortonville series, which generally covers most of the Town. Hortonville soils are well drained, gently sloping soils that have a surface layer that is black silt loam about five inches thick. The subsurface layer is brown silt loam about nine inches thick. Most of these soils are well suited for crops.

The second series, the Menominee series, are loamy fine sand. This soil type is gently sloping soil, and is used for crops and woodland.

The third soil series that cover most of the woodlands and wetlands areas is the Carbondale series. These soils are poorly drained, nearly level, and highly organic muck type soils that are either marsh or woodland areas. These soils cannot be used for cropland unless they can properly be drained, and then only for crops that have a short growing season. The potential for residential and other urban uses is unrealistic on these soils. Wetness and foundation problems possess a severe limitation that would be very difficult to overcome. The potential for septic tank absorption fields is poor because many of these soils have a seasonal high water table or restricted permeability.

Map 5 displays Soil Suitability for Agricultural use in the Town of Dale. Farmland soil classifications

are divided into 3 classifications. The Class 1 category is the prime farmland category, which covers much of the Town.

The Class 2 category is prime farmland if properly drained. This type is scattered throughout the Town and can be found along the edge of wetlands or in lower areas of farm fields.

The Class 3 category is considered prime farmland if not in a flooded condition. No areas of the town have this classified.

Therefore, in general, much of the soils (with the exception of the large wooded/wetland areas already described) in the Town are well suited for cropland and pastures. They are capable of producing high yields of crops typically grown in Outagamie County under a high level of management. A "high level of management" is considered by the Soil Conservation Service, to include provision for adequate drainage, appropriate tillage, planting and seeding with high yield varieties, control of weeds, diseases, insects, optimum fertilizer application and timely, efficient harvesting techniques.

Those who desire to continue farming their land can be sure the Town of Dale will consider ordinances that protects existing farming operations from incompatible land uses or adjacent land uses that would create a conflict with agricultural uses. In addition, the Town will promote education for those individuals who own farmland about the programs and incentives available to them for farmland protection.

Map 6 shows sites in the Town that are acceptable for several different types of sanitary sewer systems, based on soil suitability. In establishing soil suitability for conventional septic systems, the Soil Conservation Service considers properties and features that affect absorption of the effluent, such as permeability, depth to seasonal high water table, depth of bedrock, and susceptibility to flooding. Stones, boulders, and shallowness to bedrock interfere with installation of sanitary sewer systems. Excessive slope can cause lateral seepage and surfacing of the effluent. Also, soil erosion and soil slippage are hazards if absorption fields are installed on sloping soils.

Taking the above properties and features into account, suitable septic system types shown on Map 6 are divided into three categories. The first category is called "slight," which means the septic system could be built. A few isolated sites scattered throughout the Town are classified in this category, with a concentrated area being immediately north of the urbanized area of Dale.

The second category is called "Moderate" which indicates a soils type that would not be favorable for below grade septic tank absorption fields. The implication is that a mound system or other above ground sanitary system would need to be used. This category of soils is also scattered throughout the Town, although it is slightly more numerous than the first category.

The third category is called "Severe" which means the soils are also not acceptable for a conventional septic system. Soils not rated with soil suitability for septic systems, may need an "alternate" on-site waste disposal system (mound or at-grade system) if a public sewer system is not available. A demonstration type system could possibly be applied to this situation as well. Demonstration type systems are being allowed under the new Com 83 law, recently passed by the State Legislature. The "Severe" type category covers most of the soils in the Town of Dale.

The Town of Dale prohibits the use of holding tanks on new construction.

The areas on Map 6 shown in white are ponds or lakes that have a permanent amount of water.

Soil Permeability in the Town of Dale is illustrated on Map 7. The legend breaks down the soil permeability into 6 categories, ranging from rapid to very slow. The major wetland areas on the northeast and south-central areas of the town are characterized by moderate to rapid permeability with slow permeability on their edges. The predominant types of soils in the Town are of moderate to slow permeability.

Areas of high bedrock, shown on Map 8, are relatively scarce in the Town. The scattered locations

that have the extreme conditions are located along and mostly north of State Highway 96, between Medina and Dale, and on either side of County Trunk Highway "M", south of State Highway 96. Most of these concentrated areas of high bedrock mostly range from 10 to 50 inches deep.

The location of active gravel pits and quarries are located on Map 8. This may not include gravel pits and quarries in the Town that are presently inactive, or have been reclaimed.

3). Environmentally Sensitive Areas

The Town's topography can be characterized as rolling with well-defined drainage ways. The Town of Dale is located within the Eastern Ridges and Lowlands physiographic province of Wisconsin. The surface of the bedrock underlying the Town gently dips to the southwest. Most of the surface features in the Town are the result of glacial activity.

The Rat River drainage basin constitutes the lowest land in the town. Some areas along School and Winchester Roads have slopes that are greater than 15%.

Surface elevation in the Town can vary by as much as 180 feet. The highest elevation, about 940 feet above sea level, is located on the west side of Winchester Road, just north of Ridge Road. The lowest elevation, which is about 760 feet above sea level, is located on the southwest edge of the Town

Most of the Town of Dale is either within the Rat River or Wolf River drainage basins. The dividing line between these two drainage basins is generally along School Road. Storm water on the northeast corner of the Town, drains towards Black Otter Lake. Water that accumulates in the northwest corner of the town, in the Shaky Lake area, drains to the west, and eventually to the Wolf River.

Both the Rat and Wolf Rivers empty into the Poygan, Butte des Morts, and Winnebago Lakes system and is ultimately discharged into the Fox River.

4). Threatened and Endangered Species

As of this time, there are no identified endangered species in the Town of Dale.

5). Ground Water

The Town of Dale has a substantial area of high ground water. Map 9 illustrates the location of these areas. A high concentration of high ground water table coincides closely with wooded areas that were not cleared by the original farmers years ago.

A heavy concentration of high ground water lies south of State Highway 96, in the lower middle of the Town. Smaller concentrations of wetland are in both the southeast and southwest corners of the Town. A narrower seam of wetland runs east to west along the northern half of the Town.

6). Stream Corridors

Outagamie County has adopted a Shoreland District Zoning Ordinance, which regulates Shoreland use and development within 300 feet of the ordinary high watermark of navigable rivers or streams or to the "landward side of the floodplain, whichever distance is greater." A Shoreland Zoning Permit is required for all improvements in the Shoreland District. The purpose of the Ordinance is to help protect scenic beauty, shore cover and to prevent erosion, sedimentation and pollution of the County's water resources.

The Ordinance states that "rivers and streams in Outagamie County shall be presumed to be navigable if they are designated as either continuous or intermittent waterways on the USGS quadrangle maps or other zoning base maps which have been incorporated by reference. The Outagamie County Zoning Administrator shall make the initial determination of ordinary high watermark and navigability if

evidence to the contrary is present.”

Much of the northeast quadrant of the Town of Dale lies within the drainage area of Black Otter Creek.

7). Surface Water

The Town contains two named lakes. The first is known as Shaky Lake, located in the northwest corner of the Town. This lake is surrounded by wetland and wooded areas, and is within the Shaky Lake preserve area. The second lake is known as Squaw Lake, located north of State Highway 96 west of Pine Grove Road. This lake area is also surrounded by wetland and wooded areas. These lakes have non-buildable shorelines.

A private lake, associated with a residential housing project on the west end of Hunters Road, adds a nice amenity to the residences of the area. There are also numerous private ponds located throughout the Town of Dale.

8). Floodplains

Areas susceptible to flooding are considered unsuitable for development because of risks to lives and property. The Flood Insurance Rate Maps for the unincorporated portions of Outagamie County (Maps Revised September 30, 1993 and October 16, 1984) identify two areas within the Town of Dale that are subject to flooding. These two areas would be the wetland/woodland portions associated with the Rat River and Wolf River drainage basins (Map 10).

The Outagamie County Board has adopted a Shoreland-floodplain zoning ordinance, that require certain land use controls in designated flood hazard areas. This ordinance establishes floodplain districts. Using the official floodplain zoning maps of Outagamie County and, the subsequent revisions, forms the district. Land areas that are classified in the floodplain/floodway zones have considerable restrictions placed on them for development. Within the adopted zone, residents of the Town are eligible to participate in the federal Flood Insurance Administration's insurance program.

9). Wetlands

Wetlands are natural areas in which the groundwater table lies at, near, or above the surface of the ground and which supports certain types of vegetation. Protection of wetlands in the Town is important because it serves several vital environmental functions; including flood control, water quality improvement, and groundwater recharge, as well as providing habitat for fish, birds, and other wildlife.

The Outagamie County Shoreland-Floodplain-Wetland Ordinance describes permitted uses of wetlands. Which include development of public and private parks and the cultivation of agricultural crops. The Department of Natural Resources regulates the placement of structures and other alterations below the ordinary high water mark of navigable streams and lakes. The State defines wetlands as those areas where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which have soils indicative of wet conditions. The Corps of Engineers has authority over the placement of fill materials in virtually all wetlands. The U.S. Department of Agriculture incorporates wetland preservation criteria into its crop price support program.

The Town of Dale has several wetland areas as mapped by the DNR on its Wisconsin Wetland Inventory Maps (Map 10). The largest concentration of wetland areas is located directly south of the intersection of State Highway 96 and Depot Road. Other concentrations surround Squaw and Shaky Lake areas. Another concentration is north of School Road, between Highway M and Midway Road. Areas of High Ground Water are shown on Map 9.

10). Woodlands

As identified in the wetland analysis, the largest woodland areas are associated with the major wetland areas. Forests occurring within these wetland areas are attributed to fresh layers of mineral sediments deposited by seasonal rises in waterways. Most of the wildlife habitat is considered to dwell in these forested wetland areas.

Map 10 shows the major concentration of woodland, with the majority being south of State Highway 96. Scattered woodlands are typical in the Town north of State Highway 96 a heavier concentration is in the northwest corner of the Town.

Some of the newer residential subdivisions in the Town are taking advantage of these woodland areas, with lots backing onto the woodland areas.

11). Wildlife Habitat

The vast amount of wetland and woodland areas as shown on Map 10 provide an excellent environment for a variety of wildlife.

12). Metallic and Nonmetallic Mineral Resources

The Town of Dale and the nearby area is noted for their resources of sand and gravel. This provides an excellent supply of materials for roadway and building construction at a reasonable cost. Outagamie County and the State of Wisconsin regulate all gravel pit & quarry operations.

At the present time, the Town has at least nine (9) gravel pits/quarries. Outagamie County regulates these gravel pit & quarry operations through the extraction provisions (17.47) of the Outagamie County Zoning Code and Chapter 22 Non-metallic mining reclamation ordinance. Chapter 22 is administrated by E.C.W.R.P.C. for Outagamie County and four other surrounding counties. These gravel pit & quarry operations are scattered throughout the Town, with the largest gravel pits located north of State Highway 96 and west of Highway "M". (Map 8)

13). Historical and Cultural Resources

The Town of Dale has many old and interesting buildings. Homes in the Town date from as early as 1860.

The Town of Dale has an active Historical Society who is working to preserve the history of the Town. Medina marked its 150th anniversary in 2001 and Dale in 2002.

14). Community Design

The Town of Dale has been working to develop a community design; through Outagamie County Zoning Regulations, a Subdivision Ordinance, Town of Dale Ordinances, and mapping of the roads. Along with the Smart Growth plan, this will provide for a community design that enhances the natural setting of the Town while meeting the needs of its' residents.

15). Recreational Resources

A portion of the Wiouwash Trail bisects the Town of Dale. This trail provides for walking, biking, snowmobiling, cross country skiing, and horseback riding. The Town of Dale is also known for its excellent hunting areas, especially in regard to deer and small game.

In addition, the Town has an excellent Snowmobile Trail System. The State Snowmobile Trail map shows Corridor 26 (Map 3) route intersecting the Town of Dale, following an east-west direction mostly north of State Highway 96.

16). Other Natural Resources

The entire Town of Dale is a unique natural area. It was named “Dale” because it is actually a dale, which means “valley or glen”. It has a high percent of acres that are woodlands, wetlands, rolling hills that make Dale a unique setting.

CHAPTER 6: ECONOMIC DEVELOPMENT ELEMENT

1). Economic Objectives, Policies, Goals and Programs

The Town of Dale is being developed into rural residential neighborhoods with larger rural residential lots to accommodate the growing Fox Valley population. Therefore, our economic base will consist of smaller service, retail, and manufacturing businesses.

2). Analysis of Labor Force

The labor force in farming relies mostly on members of a family in a family owned farm. The trend, however, in farming is the development of Modern Large Farming operations. The Modern Large Farming operation typically requires additional employees, allowing family members of the family owned business to become managers and specialize in their areas of expertise. Therefore, creating employment opportunities for the outside labor force. There is an adequate labor force for the existing agriculture and businesses present in the Town of Dale. However, there may be a shortage of employees if any of the existing farms were to expand to a Modern Large Farming operation.

3). Analysis of Economic Base

Since early settlement of the Town of Dale, the economic base has been farming. Even though active farming operations continue to exist, the Town is experiencing urbanization due to the decline in family owned farms and increasing interest in rural subdivisions. As the population of the Town grows, the need for service and retail commercial uses will increase, which in turn will generate jobs.

4). Desired New Businesses and Industries

According to a written survey sent to all Town residents and landowners, a grocery store, car wash, dry cleaners, bakery and additional mini-storage units would all be beneficial to the Town of Dale.

Prospective new businesses and industries would need to be analyzed to assure compatibility with the community, the surrounding neighborhood, environmental issues, and the services they require.

5). Strengths and Weakness to Attract and Retain Businesses and Industries

The Town of Dale has become a popular suburban area for people seeking larger lots that are accessible to the economic activities in the Fox Cities. Small to medium businesses that would provide services locally such as car washes, grocery stores and bakeries, could be successful in the Town of Dale. Sanitary sewer service is available along State Highway 96.

However, several factors may limit the development of commercial and industrial land uses, as listed below:

- relocation of US Highway 10 has left the Town of Dale with mainly commuter traffic
- limited vacant areas with access to sanitary sewer
- no public water system
- limited number of commercial and industrial zoned parcels

6). Designation of Sites for such Businesses and Industries

The Town of Dale Comprehensive Plan recognizes areas along the corridors of State Highway 96, Highway 45, and County Road M, as possible new business parks. These are designated areas for the location of new businesses.

A lack of ample industrial sites and services will require individual consideration of new industrial proposals.

7). Market Potential for Environmental Contaminated Sites

The State of Wisconsin is currently monitoring environmentally contaminated sites in the Town of Dale. Contaminated sites will cause delay of sales and a loss of value in land while such sites are in the process of cleanup efforts.

Primary potential environmental contamination sources are:

<u>Source</u>	<u>Type</u>	<u>Contaminant</u>
Farms	Runoff	Agricultural Chemicals
Farms	Leaking Underground or Above Ground Storage Tanks	Petroleum Products
Gas Stations	Leaking Underground Storage Tanks (LUST)	Petroleum Products
Landfills	Seepage, Groundwater Contamination	Heavy Metals, V.O.C.'s
Dry Cleaners	Leaks, Spills, Discharge Into Sewer or Septic	Solvents
Industrial and Manufacturing	Groundwater Contamination, Leaks and Spills	Various compounds, depending on operation
Older Homes/ Industrial/ Commercial/ Institutional Buildings	Insulation and Tiles	Asbestos
Homes/Industrial/ Commercial/ Institutional Buildings With Basements	Gas Infiltration	Radon

Time to remediate these environmental conditions varies with the type and degree of contamination present. Some spills can be quickly contained while groundwater contamination can take many years to clean up. There are a number of governmental programs which can assist financially with clean ups, such as PECFA for storage tanks and Brownfield grants for industrial site clean ups.

8). Outagamie County, Regional And State Economic Development Program Applicability

Outagamie County, Regional and State agencies have limited dollars available to stimulate or help communities the size of the Town of Dale. In addition, the Town would need to determine what types of assistance might be available, then apply, and administer possible programs.

The States' Stewardship grants that make money available for purchase and development of open space and parkland is one good source of financial aid that may be available to expand the parks and open space system.

CHAPTER 7: INTERGOVERNMENTAL COOPERATION ELEMENT:

Introduction:

State Statutes Chapter 66.30 provides guidelines for intergovernmental cooperation between municipalities. This statute enables adjoining communities to enter into agreements that will benefit both communities. Such as providing or sharing police or fire services. Other services or agreements that are beneficial to each community may also be executed.

As the Town of Dale looks to the future, one area that may be worthwhile pursuing is the establishment of boundary agreements with the neighboring incorporated communities. The sole purpose of this effort is to stabilize the present Town boundaries from the continuing threat of annexations to the neighboring village. To achieve this type of an agreement each governmental unit must negotiate in "good faith".

Mutual aids is a type of intergovernmental agreement. Typically, city, town and village volunteer fire departments use this vehicle to extend fire protection from one municipality to another. The biggest advantage is that each fire department can share equipment and manpower in times of major fires that would otherwise limit the resources of a particular department in responding to a disaster. The Town of Dale will continue its policy of entering into mutual aid agreements that are beneficial to each unit of government.

1). Intergovernmental Cooperation Objectives, Policies, Goals, And Programs

It is the policy of the Town of Dale to encourage involvement with adjoining communities to minimize conflict of land use, conflict in policies, and to achieve economies of scale. The Town needs to continue to develop liaisons with Adjoining Communities, Governing Bodies, Planning Commissions, and other counties.

2). Relationships With School Districts, Adjacent Communities, Region, State & Other Government Units

The Town of Dale continues to develop liaisons with the above units to assure input from the Town of Dale as well as to build cooperation between these governmental units. The Town of Dale sends representatives to the Wisconsin Municipal Towns' Association, the Wisconsin Municipal Clerks Association and the Wisconsin Municipal Treasurers' Association. In addition, Town of Dale representatives attend meetings with other local governing bodies whenever issues concerning the Town is involved.

State Highway 15 is a major transportation corridor that may affect the Town of Dale. A Town Board resolution (see appendix) commits Town representatives to meet with adjoining communities to work out the best location for a future bypass highway around the Village of Hortonville.

3). Boundary Agreements Under S. 66.023, 66.30 Or 66.945

At this time, there are no boundary agreements with towns adjoining the Town of Dale. Since no incorporated communities touch The Town of Dale borders, and since no adjoining towns have any specific growth plans abutting the Town, the need for any boundary agreement is remote. Fire Department reciprocal agreements are already in place for assisting each other in emergency situations.

4). Potential Conflicts With Adjoining Governmental Units

The Town of Dale is currently engaged in discussions with the Village of Hortonville concerning extraterritorial zoning. At present this does not appear to be a major conflict.

5). Conflict Resolution Procedure

The Town Board of Dale attempts to meet and listen to all other governmental units with whom there may be a conflict. It is the policy of the Town of Dale to respect the rights of residents and landowners and to resolve conflicts in a way that would not affect the future plans of the Town of Dale.

CHAPTER 8: LAND USE ELEMENT

Introduction:

Originally the Town of Dale appointed a group of citizens as members of the Foresight Committee.

The Town of Dale Foresight Committee held a number of public meetings. These meetings were posted and notices of meetings were printed in the local newspaper. In addition, residents and landowners who would be most affected by a particular aspect of the plan were individually invited to insure participation and feedback. The minutes of all meetings were posted.

The Town of Dale Foresight Committee further expanded upon community visioning efforts by mailing a survey to all Town of Dale residents and landowners. The Town Board and Foresight Committee used the survey results and written comments at each step of the planning process. All residents and landowners were sent the tabulated results as well as the written comments.

The Foresight Committee and Town Board determined that the proximity of The Town of Dale to the rapidly growing Fox River Valley has made the Town into a popular suburban area for people seeking larger lots. The demand for lots and acreage is high. Building continues at a rapid pace. The farming economy and the status of the Town of Dale farmers, (age and the financial feasibility of heirs to continue farming) unfortunately leaves development as the most financially viable option for many of the remaining farm owners.

1). Land Use Objectives, Policies, Goals, and Programs

Town objectives, policies, and goals provide the framework for guiding the Town of Dale's Comprehensive Plan for the next 20 years. The town goals have been developed as general statements or ideals that are desirable to achieve in the future. Town objectives are more definitive statements that chart a specific direction that a community can follow to reach the stated town goals. Policies and programs will be more specific ways in which the goals and objectives will be implemented.

The following goals and objectives have been established to guide, direct future land use decisions, adoption of policies, ordinances, and programs in the Town of Dale.

A.) Comprehensive Planning

Goal:

The Town of Dale Comprehensive Plan shall serve as the official guide to encourage future growth and development in the community.

Objectives:

- Encourage growth and development in the Town of Dale.
- Provide an adequate level of fire protection, community services, and facilities that will attract quality new development, as well as serving the current residents.
- Address the need for future wastewater treatment facility expansion to ensure that all areas of the Town of Dale are adequately served.
- Coordinate and integrate future town studies and plans to make sure there is consistency with the Town of Dale's Comprehensive Plan.
- Cooperate and work closely with neighboring communities to coordinate present and future

planning activities to ensure that consistency exists between land use planning and development projects in the surrounding communities.

- When the opportunity exists, the Town may support changes to adopt its' own Zoning, rather than be under the Outagamie County Zoning Ordinance. Having their own Zoning Ordinance, the Town of Dale could have a mechanism to maintain local control and implement the land use plan recommendations within the context of the Town of Dale Comprehensive Plan.
- Provide a Town Transportation System that includes a network of quality highways and town roads that allows for safe movement and accessibility throughout the community.
- Provide a reasonable level of municipal services that allows for growth, but maintain a low Town tax rate.

B.) Parks and Recreation

GOAL:

To develop a quality system of Town parks and recreational facilities in the community.

Objectives:

- Coordinate the development of park and recreational facilities with neighboring communities.
- The development of new town parks should be coordinated with groundwater control and facilities for storm water management of surface water run-off.
- Protect the environmental resources found in The Town of Dale

C.) Residential Development

Goal:

To encourage the quality development of residential neighborhood areas in The Town of Dale following the Town of Dale Subdivision Ordinance.

Objectives:

- Two-family and multi-family housing development occurs in the Town's Sanitary District or in areas that can be annexed to the Sanitary District or have a community sewer system on site.
- Provide opportunities for retirement facilities, elderly housing, and specialized housing such as nursing homes or community based residential facilities.

D.) Business and Industrial Development

Goal:

Encourage and promote business in the Town of Dale.

Objectives:

- Encourage the development of a business park and commercial area. Attracting new business and industry to the Town of Dale.

E.) Preservation of Farmland

Goal:

Recognize the individuals right to farm.

Objectives:

- Educate those individuals who own farmland about the programs and incentives available to the by referring them to the proper governmental agencies.

F.) Community Facilities

Goal:

Investments in public facilities will be made to meet growing demand for services.

Objectives:

- Public safety and police protection for the growing Town of Dale is a priority; improvements will be made as the Town grows.
- The Town of Dale will continue to maintain a low town tax rate, yet provide a quality level of public facilities and services to Town residents. To achieve this goal it will require careful planning and financial management.

G.) Transportation

Goal:

To provide a safe, efficient, and convenient transportation system that promotes the movement of persons, vehicles, and goods.

Objectives:

- The Town of Dale will continue the maintenance of their roads with their five year maintenance program.
- The network of local town roads should complement the network of Federal, State, and County Trunk highways.
- New roads will follow the Road Ordinance.

H.) Environmental:

Goal:

Future development will be sensitive to the environment

Objectives:

- The Town of Dale will require Developments to meet Federal, State, Regional, Outagamie County, local regulations, policies designed to protect and preserve existing drainage ways, wetlands, woodlands and environmentally sensitive areas in the Town.
- The Town of Dale has adopted a Site Plan Review Process that analyzes how storm water will be managed and how site plans will protect and enhance the environmental conditions of a future site.

2). Amount, Type, Intensity and Net Density of Existing Land Uses

The Town of Dale is a farming community that is gradually becoming a commuter community. Family type farms are still operating but their numbers are decreasing, and will probably continue to do so in the coming years. Scattered single-family platting is taking place throughout the Town, as illustrated in the Existing Land Use Map (Map 11).

Approximately 43% of the Town is made up of wetlands and woodlands, which will prohibit full development of the Town. As a result, more rural type platting (to take advantage of this amenity) will continue to occur.

As the Town of Dale becomes more populated, more commercial type retail/service uses may locate in the Town of Dale, mostly along State Highway 96. Commercial potential may occur at the intersection of the State Highway 96 and State Highway 45. Most likely, this major interchange will generate highway related commercial uses.

At the present time, a limited number of Industrial type land uses and appropriately zoned lots are located in the Town of Dale. The Town has not, nor will it attempt to market land for an Industrial/Business Park. However, Town of Dale may not be opposed to a private Business Park, provided buffers could be provided to adjacent land uses.

3). Analyses of Trends in the Supply, Demand and Price of Land

To accommodate the anticipated growth and development over the next 20 years in the Town of Dale, updated population projections, housing estimates, and land use acreage needs will be considered. Growth is estimated to be steady and moderate during the planning period based on the growth trends of the 1990's. This is due to the fairly consistent average of 30 single-family permits per year for the last ten years, the existing and potential future access to good highways, and the continued interest on the part of area residents to build in the Town of Dale.

Infrastructure expansion needs, service needs, and land use trends were looked at based upon population projections and housing estimates. The Future Land Use Plan Map 2001 - 2021 (Map 12) recommends that growth be directed towards the undeveloped lands located adjacent to the urbanized area of Dale and Sanitary District 1. where sanitary sewer lines are available to accommodate future residential, commercial, community facilities, and other forms of urban land development.

In general, land supply is barely keeping ahead of the demand in the Town of Dale. Prices for land in the Town of Dale are in line with comparable sales of surrounding Towns.

4). Analysis of Opportunities for Redevelopment

There is limited opportunity for redevelopment due to the small-unincorporated areas, which make up the Town of Dale. Private investors who desire to generate an atmosphere of original décor and architecture of older structures in the Town will most likely initiate any redevelopment that may occur.

In general, the majority of older properties in the Town of Dale have been well kept up and

modernized.

5). Analysis of Existing and Potential Land Use Conflicts

Conflicts can arise when new development is proposed which is inconsistent with existing use. Preference should be given to existing uses with no spot zoning. Proper design and use of buffer areas should also help to ease such conflicts.

The Town of Dale has adopted Subdivision Ordinances that include a disclosure statement that clearly states farm operations are present in the neighborhood, and that new residences be made aware that noise and odor may emanate from such farming operations. In addition, the disclosure statement could also make potential residents aware of sound and/or odors created through such activities as hunting, recreational vehicles, horseback riding, biking, and walking on trails.

6). Land Use Projections

- Continued interest for the future homebuyer to want to seek home sites in the country
- People wanting to maximize federal mortgage interest deduction
- Belief that a home in the country will appreciate in value more than in a city
- Belief that a rural setting is safer, cleaner, cheaper and a more rewarding place to live
- The fact that property taxes are lower in the Town than in an incorporated community

7). Net Density Assumptions for Projection Estimates

The Town of Dale Subdivision Ordinance requires developers to plat at a standard of 1.25-acre minimum lot size outside the Dale Sanitary District.

8). Current and Future Land Use

- Productive agricultural soils

The Town of Dale continues to have productive agricultural soils (supported by Chapter 5). If conditions do not change in coming years, farming could continue to be a major industry in the Town of Dale, unless it is adversely affected by economic conditions.

- Natural limitations for building site development

With increased residential development activity in the Town of Dale, there will be further demand to convert exiting farmland into new subdivisions to satisfy the need for building sites. The productive agricultural lands located north of State Highway 96 are most susceptible to this type of land conversion. The adoption of growth policies and amendments to the Outagamie County Zoning Ordinance and Subdivision Regulations could slow the process of taking farmland and converting it to urban land uses.

Soil limitations do hamper, not prevent, the construction of homes in the Town of Dale. With passage of Com. 83 provisions that allow for a wider variety of on site sewerage systems, future homes in the country on less than desirable soils, will be possible.

- Flood plains, wetlands, & other environmental sensitive areas

With the exception of agricultural and undeveloped lands, the land use category of woodlands and wetlands represents a significant amount of acreage for land area in the Town. Although the woodland and wetland sites are scattered throughout the Town, three distinct areas have a greater concentration of the acreage as the existing land use map reveals.

The inventoried woodlands and wetlands certainly compliment the surrounding productive agricultural lands and represent a Town area that is perhaps best maintained in a rural character.

A major challenge facing the Town of Dale during the planning period will be developing some form of strategy and/or Town policies that will insure the preservation of these important, and yet unique land areas. Certainly the existing woodland and wetland areas are very compatible with the surrounding agricultural lands, as well as the urban type of land uses that are beginning to develop at various locations around the Town. The existing woodlands and wetlands provide an excellent buffer between the emerging urban developments and the existing rural areas that are predominantly agricultural in nature.

During the review of all future development, the Town will commit to work with Outagamie County administrators as well as adopting their own codes and policies to regulate land development projects that would include flood plains, wetlands, and other environmental features in the Town.

- Public utilities and community facilities service areas

The Dale Sanitary District has the capacity to be expanded, provided developers wish to be annexed to obtain sanitary sewer service.

The Medina Sanitary District was mapped, but at this time does not have the sanitary sewer pipe in the ground. This district is currently inactive.

- Future land uses by net density or other classifications

Greater housing density may be allowed to occur within a Sanitary District or by an annexation to a Sanitary District. The density requirements are outlined in the Town of Dale Subdivision Ordinance. This increase in density within a Sanitary District may help to conserve more of the Town's open lands.

During the planning period, a major challenge facing Town of Dale officials was maintaining a rural atmosphere and recognizing the existing farms. At the same time however, the Town needs to designate appropriate areas for future residential, commercial and other types of urban land uses.

CHAPTER 9: IMPLEMENTATION ELEMENT

Ordinances, Programs and Specific Actions to Implement the Plan

This section of the plan outlines a course of action for Town of Dale officials to follow and implement over the next 20 years of the plan (from 2001 – 2021). Implementation will take the form of adopting and implementing a number of land use regulation ordinances and policies, which are further explained as follows:

1). Establish a Town Planning Commission

Once the Town Comprehensive Plan was adopted, the Town appointed a Town Planning Commission under the authority of State Statutes 62.23 (1)(a) & 60.62 (4)(a). These sections of the State Statutes provide the guidelines for establishing a 5 member Town Planning Commission, appointed by the Town Board Chairperson. The Planning Commission's charge is to make recommendations to the Town Board regarding the functions established in State Statutes 62.23 (2), which includes consistency of land use decisions with the Town's Comprehensive Plan.

2). Zoning Ordinances

There are a number of methods available to implement the recommendations of the Town of Dale Comprehensive Plan. The key tool for implementing the land use plan portion is zoning. Other implementation tools include; subdivision regulations, town ordinances, official mapping, capital improvement programs, taxing and spending power, intergovernmental agreements (boundary & service agreements), mutual aids, state laws and special districts. Zoning laws regulate which activities are permitted in which areas of the Town. Zoning regulations also set forth standards for development (such as setbacks, height, density, etc.), which are designed to bring about efficient and attractive developments. A zoning code or ordinance is comprised of two parts: the ordinance text which spells out the regulations, and the zoning district map which identifies the boundaries for each district (residential, commercial, industrial, etc.). It must be emphasized that zoning is intended to carry out the land use plan, and it is not a substitute for sound community planning. Zoning ordinances are derived from the powers granted to local municipalities by State Statutes Chapter 62.23, and Chapters 60.61 and 60.62 pertaining to town zoning powers.

The Town of Dale is presently zoned under the Outagamie County Zoning Ordinance, which was adopted in November 1976. There have been subsequent amendments over the years with the most recent one in 1996. To implement the land use plan recommendations, the Town should work closely with the Outagamie County Planning Department to amend the Town Zoning Map to mirror the land use plan map. The Town might also consider the development and adoption of new zoning districts (residential & commercial) to enhance the implementation of the land use plan. Additional local ordinances such as Site Plan regulations could help administrate development in the Town.

3). Official Maps

State Statutes Chapter 62.23 provide that the Planning Commission shall maintain an official map of the municipality which shows both present and proposed future roads, parks, and public facilities. The law limits compensation to private property owners who may construct buildings on designated future streets or public areas.

The Town of Dale should consider adopting an Official Map Ordinance to identify future Collector and Arterial type road corridors and to secure access at key points on existing streets, as shown on the Town's "Proposed Land Use Map".

4). Sign Regulation

All signage on local and county roads is regulated by Outagamie County and Town of Dale ordinances. The State of Wisconsin Department of Transportation regulates signage on state highways. The Town adopted a more restrictive sign code as either a “stand alone” ordinance or as part of a Site Plan review regulation.

5). Erosion and Storm Water Control Ordinances

The Outagamie County plat review for subdivisions and the Town of Dale Culvert Ordinance regulates drainage in subdivisions. The Town Engineer reviews and analyzes drainage on all plats. Federal, State and DNR regulations and the Outagamie County Drainage Board covers drainage on farms and rural areas. The Town may consider more restrictive storm water regulation to protect their vast wetland areas.

6). Historic Preservation Ordinances

The Town of Dale Board resolves to support all property owners who seek to preserve historical buildings.

7). Site Plan Regulation

The regulation of the site plan is primarily a function of Outagamie County Zoning. Outagamie County forwards the site plan study to the Town of Dale for review. Site plans must meet the criteria set in the Town of Dale Culvert Ordinance, CSM Ordinance, Subdivision Ordinance, Outagamie County Storm Water Ordinance, and other future ordinances.

8). Design Review Ordinances

The Town of Dale Developers Agreement, CSM Ordinance, Subdivision Ordinance, and Site Plan regulations address this area.

9). Building Codes

Building codes in the Town of Dale are enforced through the Building Inspector and follow all State of Wisconsin standards.

10). Mechanical Codes

Mechanical codes in the Town of Dale are enforced through the Building Inspector and follow all State of Wisconsin standards.

11). Housing Codes

Housing codes in the Town of Dale are enforced through the Building Inspector and follow all State of Wisconsin standards.

12). Sanitary Codes

Outagamie County regulates sanitary codes. In addition to Outagamie County regulations, the Town of Dale does not allow holding tanks in new construction. (See appendix for resolution prohibiting holding tanks).

13). Subdivision Ordinances

Wisconsin State Statutes Chapter 236 set forth the necessary requirements to divide land into smaller parcels for development. A Subdivision Ordinance establishes criteria, standards, and guidelines for the orderly layout of streets, lots, open space areas, utility easements, and other land division issues. The code also identifies how subdivisions relate to each other and to public highways to ensure the importance of orderly planning taking place in the Town.

In the Town of Dale, Outagamie County Ordinances and the Town of Dale Subdivision Ordinance regulate subdivisions. Review and approval is necessary from the Town of Dale and the Outagamie County Zoning Committee. This also applies to certified survey maps (minor-land divisions of 4 lots or less) where the division of a land parcel occurs. In addition, the Town of Dale has a “Developers Agreement Ordinance”. This ordinance requires the developer to commit to minimum standards for town road construction and requires a method of payment for road construction.

14). Comprehensive Plan Consistency with other elements of the Plan

The Town of Dale Planning Commission is responsible for comparing all proposed development with each element of the Comprehensive Plan including the natural environment (wetlands, high ground water, bedrock, and soil limitations for below grade septic systems. The Town will also consider implementation tools, such as land use ordinances and the official map, to assure consistency of land use decisions with the Comprehensive Plan recommendations.

15). Method for measuring the community’s progress toward achieving all aspects of the plan

The Town of Dale Planning Commission will provide a written report on the community’s progress as it pertains to the Comprehensive Plan each year at the annual meeting.

16). Process for updating the plan (no less than every ten years)

The Commission will undertake an in depth review of the Comprehensive Plan biannually. The Town Planning Commission and the Town Board will review any changes suggested for the plan every other year. This review will take place opposite the Town of Dale election years.

17). Capital Improvements Program (CIP)

A Capital Improvements Program (CIP) is a financial planning tool used by local units of government to map out a spending strategy. The typical CIP usually outlines a five or six year spending plan for major equipment purchases (fire truck, computer system, etc.) and capital outlays (street reconstruction, debt refinancing, etc.) that will require major public expenditures of \$10,000 or more. The CIP will prioritize the various expenditures or projects, provide cost estimates, and identify the funding source or sources (tax levy, grants, fees, etc.) necessary to accomplish the project.

As the Town of Dale continues to grow and develop over the next 20 years, there may be a need for capital expenditures to provide additional services or equipment. This can best be accomplished by the Town preparing and adopting a CIP to implement the Comprehensive Plan recommendations. Input by a citizens committee or the Town Planning Committee is essential to ensure that the CIP is meeting the community’s needs. Once prepared, the CIP should be reviewed and updated annually by the Town Board.

18). Taxing and Spending Power

Tax policies, such as assessments for street and utility improvements, can discourage the amount of development that occurs in the community. Spending policies may act as an incentive to encourage new development, such as installing a sewage lift station which makes it possible for an unserved and undeveloped area of the community to obtain services. Taxing and spending power should relate quite closely to the capital improvements program.

19). State Laws

In addition to the state statutes previously cited, Wisconsin has regulations that are enforced at the County or local level that affect the preservation of flood plains, wetlands, and shoreland areas. There are regulations affecting; farmland preservation, assessment policies, location of community based residential facilities, daycare facilities, state parks, ponds and so forth. A community needs to be alert if it is to help its citizens avoid conflict with regulations affecting their use of land.

20). Special Districts

Another tool available to town units of government to implement planning studies and recommendations are special districts. The most common district associated with this method of implementation is a Sanitary District. State Statutes Chapter 60.71 provides for the creation of Sanitary Districts by the respective town boards. The Town of Dale has two Sanitary Districts. The first one is the Dale Sanitary District #1 that is active in the Dale urbanized area. The second one is the Medina Sanitary District that is currently inactive.

During the next 20-year planning period, the Town of Dale should place a high priority on the Sanitary Districts as viable areas to encourage future residential, commercial, and industrial growth, as well as suitable areas for community facilities. The goal is to provide quality services to the Town residents in an efficient and cost effective manner. Consideration of a storm water improvements district should also be evaluated.