

Emergency Medical Service Districts (EMS)

The Town of Dunn is also served by three emergency medical service (EMS) districts. The district lines are the same as the fire district boundaries, but the emergency vehicles are dispatched by Dane County Traffic Police. The EMS units, located in McFarland, Oregon and Stoughton, provide emergency medical assistance and ambulance service. The Town pays for these services from its general fund.

POPULATION AND DEVELOPMENT TRENDS

A study of the population is essential in the planning process. Knowledge of the number, characteristics, location and future changes in the population is particularly useful in projecting future land requirements, public service demands and other needs.

The Town of Dunn is one of the faster growing towns in Dane County. As shown in the Table below, Dunn's growth rate has exceeded Dane County's. However, more recent trends indicate that while the county's growth rate has decreased considerably, the Town rate is still high--three times that of the county.

POPULATION TRENDS

<u>Year</u>	<u>Dunn</u>		<u>Dane County</u>	
	<u>Population</u>	<u>% Incr.</u>	<u>Population</u>	<u>%Incr.</u>
1950	1,793		169,357	
1960	2,433	36%	222,095	31%
1970	3,391	39%	290,272	30%
1978	4,242	25%	319,105	10%

There are several other indicators of growth in an area; these are residential building permits and residential lot creations. The Dane County Regional Planning Commission monitors this activity for all units of government and publishes an annual report. The following Tables provide a general picture of overall development trends in the Town,

RESIDENTIAL BUILDING PERMITS
ISSUED IN TOWN OF DUNN

<u>Year</u>	<u>No. of Units</u>
1970	27
1971	34
1972	54
1973	53
1974	38
1975	38
1976	92
1977	71
1978	58

465 units in 9 years or about 51 per year.

LAND DIVISIONS CREATED IN
TOWN OF DUNN SINCE 1972

<u>Year</u>	<u>Lots Created</u>
1972	44
1973	40
1974	21
1975	25
1976	113
1977	161
1978	111*
Total	515 in seven years or an average of 73 per year

Currently there are approximately 400 vacant building lots in the Town of Dunn. At a ratio of 3 persons per home, these vacant lots have a potential of holding over 1,200 people. In other words, the Town of Dunn could grow by 28% by building upon lots that already exist. (See Appendix B.)

The following four maps are representative examples of the extensive map work completed as a part of the planning program. All the maps which generally correspond to the previously enumerated and described community resources may be seen at the Town Hall.

* These represent plats and certified surveys for which preliminary approval had been given prior to the moratorium on lot creation in 1978.

III. GOALS AND POLICIES

The purpose of the goals and policies set forth in the following pages is to provide direction for local officials in making decisions concerning the future of our Town. The goals and policies reflect three areas of prime concern:

- 1) Agricultural lands
- 2) Environmental and open spaces
- 3) Future growth

It is the clear intent of the goals and policies to preserve the agricultural character of our Town. Land uses not compatible with farming operations will be discouraged in agricultural areas. Enough flexibility is maintained to provide for the creation of a limited number of large lots should it be necessary to the agricultural future of the remainder of the farm.

It is the clear intent of the goals and policies to preserve and protect the valuable environmental resources of our Town. The woodlots and wetlands of our Town are valuable for both their beauty and for the necessary function they perform. The preservation of these resources will help insure cleaner lakes and streams, now and in the future.

It is the clear intent of the goals and policies to provide organized growth at a limited rate. In the past seven years, there have been more lots created than have been built upon. These lots should be filled before further lots are created. The creation of more building lots will be discouraged until the excess of vacant lots have been built upon. It is recommended that a yearly average be maintained which is comparable with the growth rate of Dane County and provides growth that can be accommodated by the Town.

The adopted goals and policies will be used as guides in making recommendations and decisions on requests for zoning changes as well as in the review of land divisions or subdivisions. Decisions on transportation and other public facility proposals will also be based on consistency with the goals and policies.

AGRICULTURAL LANDS

Goals for Agricultural Land

- Preserve the productive farmlands in the Town for long-term farm use and maintain agriculture as a major economic activity and way of life.
- Protect farm operations from incompatible adjacent land uses or activities that will adversely affect the long-term agricultural investment in land and improvements.

Policies for Farmland Preservation Areas

- Identify and map those lands which exhibit a commitment to agriculture based upon soil types, ownership patterns, investment, historical use, and other criteria deemed appropriate.

- Cooperate with other agencies and governmental units to establish eligibility for farmers who wish to receive tax credits for participation in Farmland Preservation Act.
- Encourage State statutes which allow assessment policies that are conducive to continued agricultural land uses.
- Require agencies and bodies responsible for the location of public improvements such as roadway corridors, pipelines or power lines to recognize and not violate the intent of the agricultural land preservation goals of the Town.

Comment

It is the intent of the Town to recognize that some agricultural lands may be required for essential public improvements. These acquisitions should be consistent with adopted local and areawide plans.

- Restrict new residential development to areas with soils not classified as prime farmland providing the lot is at least one acre or more in size at a ratio of 1 lot per 35 acre tract. The land must be rezoned from agriculture.

Comment

It is the intent of the Town of Dunn to recognize that hardships may indicate a need for permitting some limited residential development in agricultural areas.

In addition, the existence of less productive soils or land unsuitable for agriculture can provide a further basis for limited residential development in agricultural areas.

Areas to be considered for rezoning should be:

Land where there has not been a history of economically viable farming activities.

Land which is inaccessible to the farm machinery needed to produce and harvest agricultural products.

Land located such that there would be no possible conflict with the surrounding agricultural uses.

Land where development would not disturb or destroy any important natural features such as: significant woodland areas, wetlands, steep slopes, hedge rows, etc.

- Promote an action program that encourages farming in the Town.
- Encourage farmers to consider ways of preserving farm land for long-term agricultural use.

ENVIRONMENTAL AND OPEN SPACE

Goals for Environmental and Open Space Lands

- Recognize and respect the natural environment as an irreplaceable resource and insure that its use does not impair its value to future generations.
- Protect and upgrade the quality of the surface and groundwaters within the Town.

Policies for Environmental Protection

- Review all development plans in or adjacent to important natural features with the intent of preserving the feature.
- Encourage the preservation of areas needed to support local wildlife.
- Require all resource extraction activities to have a reclamation plan that provides for the activity to be conducted in a way that minimizes their impact on the natural environment.
- Identify disturbed or degraded lakeshore and wetland areas that are important to water quality and to support all levels of government in efforts to restore and improve such areas.
- Preserve the natural landscape features such as woodlands, wetlands, floodplains, streams, lakes, steep slopes and prairies.
- Request rezoning of important wetlands and appropriate buffer areas for conservation and protection.
- Discourage filling or developing of floodplains and areas within 300 feet of them.
- Encourage that the Town support all other levels of government in acquiring natural features, especially those within the identified environmental corridors, for public use and protection consistent with the objectives and policies of the Town.
- Encourage the Town to identify buildings or sites of historic or scenic value and encourage their preservation.
- Require that agencies and bodies responsible for the location of public improvements such as highways, pipelines or power lines, recognize and not violate the intent of the goals and policies for open space.

GROWTH AREAS

Goals for Growth and Development

- Preserve and enhance the rural character of the Town.
- Provide for healthy, safe, attractive and environmentally sound housing.
- Promote an orderly development pattern that will be economical and efficient for the provision of public services.
- Manage the development rate of the Town such that the full range of services usually associated with urban areas or municipalities will not be required of the Town.
- Discourage creation of new residential lots when numerous vacant residential lots are available.
- Encourage energy conservation techniques in site planning and construction of new uses.
- Require contractors to use erosion control measures and return lands to a near normal setting after completion of construction.

Policies for Rural Development (Rural Homes Concept)

Comment

It is the intent of the rural homes concept to basically promote the agricultural character of the Town while allowing some flexibility for farmers to develop a limited amount of land. This would allow for hardships or other unforeseen circumstances.

- Require that all lots created by certified survey outside an urban service area shall be at least one acre or more in size at a ratio of one lot per 35 acre tract. The land must be rezoned from agriculture.
- Prevent any creation of building lots on soils identified as having severe or very severe limitations for septic tank absorption fields.
- Discourage strip development along roadways in order to protect the roadway for moving traffic and to provide a more visually attractive town.
- Prevent unsewered development in areas where the Town has planned future sewer development.
- Disapprove unsewered residential subdivisions within the Town.

Policies for Industrial Development

Comment

It is the intent of the Town not to develop additional industrial sites outside of municipally associated Urban Service Areas.

Policies for Urban Service Areas (Municipally Associated)

Comment

It is the intent of the Town not to develop any municipally associated urban service areas.

Policies for Urban Service Areas (Lake Associated)

Comment

It is the intent of the Town to discourage extensive urban growth around the lakes due to the deteriorating effect of urban runoff on the water quality and neighborhood integrity.

- Provide the same limited range of services for urban service areas that are lake associated (with the exception of sanitary sewer) as for the rural non-farm areas.
- Discourage new development within or additions to sanitary districts adjacent to the lakes, that are inconsistent with the Town Plan.
- Require that new residential lots shall be at a density compatible with the surrounding community, with a minimum lot size of 20,000 square feet.

IV. RECOMMENDED LAND USES

This portion of the Land Use Plan indicates where and how much development will occur in the Town of Dunn in the next 21 years. It is divided into three portions which reflect the areas of concern addressed in the goals and policies.

FARMLAND PRESERVATION ELEMENT

These lands are shown as on the Land Use Plan Map (following page 42). It is recommended that these areas be preserved for future agricultural use. A number of factors were included in determining farmland preservation areas, such as historical and present agricultural use, soil capability for agriculture, parcel size and ownership, topography, drainage and incompatible land uses.

OPEN SPACE ELEMENT

These areas are shown as on the Land Use Plan Map. The variety and quality of our Town's natural resources have been extensively catalogued and studied. The important areas were combined and grouped into linear patterns called corridors. It is recommended that these areas be preserved in order to enhance water quality, wildlife and our quality of life.

The term "open space element" is used to describe a combination of physical, environmental and historic resource patterns in the Town. In the Town of Dunn, these resource patterns include:

1. Lakes, rivers, streams and springs
2. Wetlands
3. Woodlands and hedgerows
4. Steep topography
5. Scenic areas
6. Historic and cultural resources

For planning purposes, these individual resource patterns are considered part of a single open space system, because of the many interdependent relationships which exist between them. For example, unwise use of steep slopes causes erosion, which ends up as sediment in wetlands. Healthy wetlands are an important spawning ground for northern pike. Northern pike are valuable game fish in Lakes Waubesa and Kegonsa. By looking at steep slopes, wetlands and the lakes as part of a system, we can see that erosion is related to the quality of recreational opportunities in the Town's lakes.

A study of the Town's open space system has recently been completed by the staff and students of the UW Environmental Awareness Center, under the guidance of the Town Open Space Study Committee. The committee consisted of eight residents, each living in a different part of the Town. During the past year, the committee and the student/staff study team analyzed the Town's open space resources and studied the tools available for preserving them.

The resource analysis included consideration of ten functions performed by the Town's open space system. These functions include:

1. Natural systems preservation
2. Aesthetic quality preservation
3. Surface water quality protection
4. Non-structural flood control
5. Maintenance of ground water system
6. Provision of recreation opportunities
7. Education and spiritual enrichment
8. Historic and cultural resource protection
9. Community separation
10. Property value enhancement

The study team determined where these functions occurred in the Town and developed appropriate management and use principles.

The study team analyzed the range of preservation tools available to preserve these functions. When considered together, these tools can be used as an overall open space preservation strategy. These tools include:

1. Responsible private ownership
2. Regulations and public service controls
3. Erosion and sedimentation controls
4. Public acquisition of property rights
5. Public education and organization

The results of this study have been published as the Town of Dunn Open Space Preservation Handbook. This 150-page book was developed as a guide to help implement the environmental and open space goals of the Town of Dunn Land Use Plan. It can also serve as a valuable educational tool for residents interested in the Town's open space resources. Copies are available at the Town Hall. The handbook contains a set of maps for each of the areas studied in the Town. The original set of colored maps is available for use in the Town Hall.

Future decisions on the developability of any individual parcel should be based upon careful scrutiny of the parcel in relation to the maps and guidelines in the handbook supplemented by an actual on-site examination.

POPULATION GROWTH ELEMENT

It is recommended that the population of the Town of Dunn be allowed to grow at a rate slightly greater than that of Dane County. It is further recommended that the vast majority of this growth should come from building on the vast number of vacant lots presently available.

The areas recommended for our future population are shown as on the Land Use Plan Map. The rural (unsewered) subdivisions are shown as . By and large, the boundaries are the same as the existing boundaries. Expansion of these boundaries is not recommended.

As outlined in detail in the goals and policies, two further areas for population growth are recommended. The first is to allow the further division of large lots within sewerred and platted areas as long as the proposed division

is compatible with the surrounding neighborhood. The second is to allow 1 lot per 35 acres owned, a minimum of 1 acre in size. The location of these lots would be determined on an individual basis as compatible with the surrounding agricultural land.

A part of the planning process has been to predict our future population needs. Two factors considered were various mathematical projection methods (see Appendix B) and the potential capacity of our sanitary districts (see Appendix A).

An averaging of the most lenient and most stringent projections give the year 2000 a population of 6,400 people, a growth of 52%. This growth is within the ability of the Town without expanding the present development boundaries.

The potential capacity of our sanitary districts is in an area that needs to be addressed by future plan and sanitary commissions. The district boundaries should be moved to allow for a closer correlation with the Land Use Plan.

V. IMPLEMENTATION PROCEDURES

In order for any plan to have meaning or become reality, a systematic program for carrying out the plan is essential. This should include active participation and cooperation with all adjacent Towns and nearby municipalities. The following implementation measures represent such a program for the Town. This list of measures is not intended to be exhaustive.

SUBDIVISION ORDINANCE

The Town has adopted a strong subdivision control ordinance that will guide all divisions of land in the future. Approval of all plats and certified survey maps will be based upon compliance with the Plan.

EROSION CONTROL ORDINANCE

For additional environmental protection, the Town will cooperate with Dane County in seeking adoption of an erosion control ordinance.

EXCLUSIVE AGRICULTURAL ZONING

The Town of Dunn adopted the A-1 Agricultural District (Exclusive) of the Dane County Zoning Ordinance effective in 1978, which applies to all lands previously zoned A-1 Agricultural. Therefore, nearly all land use changes will require re-zoning. It is the intent of the Town to utilize the land use plan in the evaluation of and decision on each proposed zoning change.

CONSERVANCY ZONING

Environmental protection is partially implemented through the Floodplain Zoning District; however, there are provisions in the ordinance for some filling and development. The intent of the Town is to protect these areas from filling and development. As noted in the previously referenced Town of Dunn Open Space Preservation Handbook, there are, in addition, areas beyond the floodplain which need protection and Conservancy Zoning as well as other preservation tools will be considered for those areas.

VI. APPENDICES

APPENDIX A
SANITARY DISTRICT ANALYSIS

(See Map 3 for graphic description)

AREA #1 (Sanitary District #4)

1. Dwelling Units (1977 estimate)	50
2. Total Population (1977)	150
3. Total Area	65
4. Total Developed (includes vacant platted lots)	60
5. Vacant Developable**	5
6. Potential Population Capacity*	21
7. Existing Vacant Platted Lots	9
8. Potential Additional Population (3 persons per lot)	27
9. Total Potential Additional Population	48

AREA #2 (Sanitary District #1)

1. Dwelling Units (1977 estimate)	369
2. Total Population (1977)	1,107
3. Total Area	490
4. Total Developed (includes vacant platted lots)	160
5. Vacant Developable**	330
6. Potential Population Capacity*	1,386
7. Existing Vacant Platted Lots	86
8. Potential Additional Population (3 persons per lot)	258
9. Total Potential Additional Population	1,644

AREA #3 (Sanitary District #3)

1. Dwelling Units (1977)	208
2. Total Population (1977)	624
3. Total Area	1,887
4. Total Developed (includes vacant platted lots)	167
5. Vacant Developable**	1,268
6. Potential Population Capacity*	5,328
7. Existing Vacant Platted Lots	201
8. Potential Additional Population (3 persons per lot)	603
9. Total Potential Additional Population	5,931

AREA #4 (Kegonsa Joint Sanitary District)

1. Dwelling Units (1977)	498
2. Total Population	1,494
3. Total Area	1,162
4. Total Developed (Includes vacant platted lots)	967
5. Vacant Developable**	195
6. Potential Population Capacity*	816
7. Existing Vacant Platted Lots	139
8. Potential Additional Population (3 persons per lot)	417
9. Total Potential Additional Population	1,233

Total Vacant Developable Land in All Sanitary Districts	1,798
Total Vacant Platted Lots	435
Total Potential Additional Population of All Districts	8,856
Total Estimated Population of Districts in Year 2000	12,231

*Assume 3 persons per unit at a density of two dwelling units per acre and allowing 30% for other uses, e.g., roads, open space.

**Excludes developed land, poor soil areas, steep slopes, wetlands, floodplains.

APPENDIX B

POPULATION PROJECTIONS

1. Current Trends Projections

In the past 8 years, there have been 407 dwelling units built in the Town. This averages about 51 units per year. If it is assumed that there were approximately 3 persons per unit, this would result in 153 additional residents annually. Adding 153 persons per year to the population would add 3,519 persons by the year 2000. Added to the current estimated (1977) population of 4,210, there would be 7,729 people in Dunn in the year 2000.

2. Ratio Allocation*

Another methodology was used to project the Town population using a ratio allocation technique. In simple terms, the method weighs current conditions heavily but takes in account historic trends. This technique provides for easy annual review and update. The range was 6,028 to 6,440 for the year 2000.

3. Town Share of County

A final projection may be made by using the Town's percent share of the current total County population (1977) and projecting into the future.

$$\frac{314,050 \text{ (current population, Dane County)}}{4,210 \text{ (current population, Town of Dunn)}} = 1.34 \text{ Town \% of County}$$

$$400,000 \text{ (Year 2000 County population)} \times 1.34 = 5,360 \text{ (Estimated Town population in 2000)}$$

* Ratio allocation method of population projection prepared by the Dane County Regional Planning Commission.

POPULATION PROJECTION - RATIO ALLOCATION METHOD

1. Town of Dunn

<u>Year</u>	<u>MCD Pop.</u>		<u>County Pop.</u>		<u>% Share of Co.</u>
1950	1,793	÷	169,357	=	1.058 (A)
1960	2,433	÷	222,095	=	1.095 (B)
1970	3,391	÷	290,272	=	1.168 (C)
1977	4,210	÷	314,050	=	1.340 (D)

2. Annual Δ With Respect to Current Year

<u>Year</u>	<u>Current Share of Co.</u>		<u>Previous Share</u>		<u>No. of Years</u>	<u>% per yr. + or -</u>
1950	% (D) 1.34	-%	(A) 1.06	=	.28 ÷ 27	.010
1960	% (D) 1.34	-%	(B) 1.10	=	.24 ÷ 17	.014
1970	% (D) 1.34	-%	(C) 1.17	=	.17 ÷ 7	.024

3. Calculated Future Projected Shares

D+ (% increase or decrease per year x difference in years between current Year Estimate and Projected Year Estimate)

<u>Year</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
1950	1.37	1.42	1.47	1.52	1.57
1960	1.38	1.45	1.52	1.59	1.66
1970	1.41	1.53	1.76	1.77	1.89
+ current year %	1.34	1.34	1.34	1.34	1.34
average shares	1.38	1.43	1.52	1.56	1.61
	X	X	X	X	X
DOA	321,928	335,048	348,168	361,289	374,410
RPC	325,267	343,952	362,637	381,319	400,000
MCD (DOA)	<u>4,442</u>	<u>4,791</u>	<u>5,292</u>	<u>5,636</u>	<u>6,028</u>
(RPC)	<u>4,489</u>	<u>4,918</u>	<u>5,512</u>	<u>5,949</u>	<u>6,440</u>

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