



Town of Brigham Comprehensive Plan

Town of Brigham, Iowa County, Wisconsin

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Schreiber/Anderson Associates, Inc.

Project #2186

Town of Brigham Comprehensive Plan

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1 Issues and Opportunities

1.1 Introduction

1.1.1 About this Plan

The Town of Brigham Comprehensive Plan has been developed to provide background and direction for a variety of land use decisions. Included in this plan are a variety of chapters, or elements, that provide baseline information and specific goals, objectives, and recommendations specific to each element. This plan should be used by the Plan Commission to make decisions about growth and development over the next 20-year period. Periodic updates are required to ensure this plan remains current over time. Specific requirements and procedures for use and maintenance of this plan are provided in the Implementation Element.

Elements of this plan include:

1. Issues and Opportunities
2. Housing
3. Transportation
4. Utilities and Community Facilities
5. Agricultural, Natural, and Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

This element of the plan (1. Issues and Opportunities) contains baseline demographic information used for comparing Brigham to other communities, or other periods in the town's history. The section concludes with the plan's Goals and Objectives along with the 20-Year Vision Statement.

1.1.2 Town History

The Town of Brigham began with a referendum by the people. When 12 civil towns were established in Iowa County in 1849, Brigham was not one of them. It wasn't until 1890, that the voters in the Town of Ridgeway finally gave approval for their large town to be split, the town to the west retaining the name Ridgeway, the new town to the east being named Brigham. These same voters rejected similar referenda several times before 1890. After a positive vote, Mr. Campbell, a supervisor from West Blue Mounds, suggested the Town's name be Brigham, to honor his former employer, Ebenezer Brigham. Mr. Brigham (1789-1861) was the first permanent European settler in Dane County. He was born in Massachusetts and came to the Blue Mounds area in 1826, where he established a lead mining operation, opened an inn and general store. Mr. Brigham was a colonel in the Black Hawk War and prominent in Wisconsin's territorial and statehood discussions. He served as Town Chair of Blue Mounds and was a school commissioner. When Wisconsin was organized as a territory in 1836, Mr. Brigham was elected to the Territorial Council from Iowa County. He attended the first session of the Legislature, held in Belmont in 1836. Mr. Brigham was a champion of having Madison become Wisconsin's governmental seat and when that was decided, he was the only council member who had seen the location between the two lakes where the capitol is now located. Mr. Brigham is buried in Forest Hill Cemetery, in Madison.

1.1.3 Executive Summary of Key Findings

- Brigham's population grew from 692 in 1990 to 908 in 2000. The estimated 2005 population is 960 (US Census).

- Population projections estimate Brigham may reach between 1,070 and 1,700 residents by 2030, if historical growth trends continue (US Census).
- Today Brigham has 355 households (occupied housing units). State projections show that by 2015, there could be 422. By 2030, this is projected to be 507 households (US Census and Wisconsin Department of Administration).
- Brigham has issued 26 building permits for new residential construction between 2004 and 2005. This exceeds the historic rate of growth used by the state in preparing its official projections. At this rate, Brigham would have over 600 new households by 2030.
- Between 2004 and 2005, nearly 175 acres were converted out of Exclusive Agricultural zoning. During that time, 21 new residential lots were created (Iowa County).
- Projecting these trends forward, Brigham could anticipate the conversion of over 2,000 acres of land to a residential use by 2030. When applying the common planning practice of “market adjustments”, Brigham could anticipate planning for the conversion of 4,000 acres (Wisconsin DOA, SAA, Iowa County).
- In Iowa County, agricultural land sold to remain in an agricultural use sold for an average of \$3,318 per acre. Agricultural land sold and converted out of an agricultural use sold for an average of \$4,728 (Wisconsin Department of Revenue, 2005).
- Physical constraints for future development include steep slopes, wetlands, floodplains, and the desire to retain farming operations in the Town.
- The completion of the USH 18 /151 highway access plan is a key consideration and the future use and character of these community gateways should be carefully considered by both Brigham and Barneveld

1.2 Public Process

1.2.1 Planning Committee Meetings

A series of 10 Planning Commission Meetings were held to determine implementation strategies, review draft plans and provide guidance on plan recommendations. All meetings were adequately noticed and open to the public.

1.2.2 Community Survey

The Town conducted a community-wide survey concerning various issues within the Town of Brigham. This survey was one of many ways the community provided direct input into the planning process.

Of the 462 surveys mailed to residents of the Town of Brigham, 60% or 276 surveys were returned. Roughly one third of the respondents believe Brigham has too many regulations, a third believe the Town has too few regulations, and the remaining third are content with the current extent of regulations. By and large, residents agree Brigham should preserve its natural resources, agricultural aesthetic, rural integrity, and beauty. Ninety-two percent of respondents expressed the desire to increase direct farm product sales in Brigham. Additionally, respondents listed cottage (home-based) industry and other small business development as appropriate for Brigham. However,

to preserve Brigham's rural character, respondents conceded that small and large businesses should grow near or in Barneveld. Respondents would like to see housing development on lots of five acres, as currently required. Most respondents would prefer single-family housing. The results of the Community Survey emphasized the desire to preserve Brigham's natural environment.

1.2.3 Public Meetings and Hearings

There were a series of Public Information Meetings (PIMs) throughout the planning process, including a public hearing for the adoption of the plan. Public information meetings served to gather feedback from and provide information to the general community. All public meetings were legally posted on the Town's four posting sites.

PIM #1: Kick-Off Meeting

A "kick-off" meeting was held for the planning process on October 24, 2006. At this meeting SAA outlined the background of comprehensive planning in the State of Wisconsin and the specific planning process used to complete the plan for the Town of Brigham. In addition to informing residents about the planning process, this meeting was used to identify issues within the Town. There were two exercises conducted at the meeting, the first asked residents to identify the top three things they like and dislike about Brigham. The second exercise was a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis. This activity required residents to identify positive and negative issues within the Town and organize them into the SWOT categories. Once the issues were identified, each participant was asked to rank their top three issues within each of the four SWOT categories.

PIM #2: Vision and Goal Setting

The Vision and Goal Setting public information meeting was held March 1st, 2007 to build upon the issues and opportunities identified at the Kick-Off Meeting (PIM #1). The activities conducted at the meeting were designed to shape the vision and goals established for the 20-year planning period of the comprehensive plan. Participants were asked to evaluate existing goals from the existing Town of Brigham Land Use Plan and answer four questions: 1) What do you like about the existing goals? 2) What don't you like about the existing goals? 3) What should be added to these goals? 4) What should be removed from these goals? Results were used to amend existing goals and draft additional goals. Goals were reviewed by Focus Groups (detailed in 1.2.6 below) and the Plan Commission.

PIM #3: Alternatives Evaluation

This meeting was held on May 31, 2007 to present, discuss, and gather feedback on three growth alternatives and their corresponding policies. A brief presentation on each alternative opened the meeting where participants were encouraged to comment on each alternative or pick a favorite scenario. Comments were to be used for policy and recommendation development however many participants concurred there needed to be more debate on each alternative. Alternatives included the following models: "Status Quo", which kept current policies; "Growth Emphasis", which relaxed some policies to encourage new growth such as commercial; and, "Conservation Emphasis", which sought to preserve more natural or agricultural areas through policy development. The results of this meeting were distributed to each of the four Focus Groups (detailed in 1.2.6 below). Each Focus Group presented their preferred scenario to the Plan Commission and hybrid policies were developed by the consultant and reviewed by the Plan Commission over a series of meetings.

PIM #4: Open House

The Open House was held on January 8, 2008 in the Barneveld/Brigham Municipal Building. The public meeting included displays of plan maps, policies, and other information presented to inform the public about the plan's direction. A formal presentation opened the meeting, and participants

were allowed time to provide oral or written comments. There were approximately 40-50 people in attendance.

While no written comments were submitted, there was some discussion about the “Commercial Overlay” location (at CTH 10 and E. Brigham Rd.) because it contains prime farm soils. In response, attendees were informed that the surrounding land uses, including existing commercial, and its location next to an incorporated community and along a county highway make this a logical location for commercial use, should there be demand for this use in Brigham. Another common discussion was about implementation of the plan. Attendees were told that to enable portions of the Land Use Plan there would need to be ordinance changes. These ordinance changes are identified in the Action Plan located in the Implementation Element.

The meeting was also used to announce the public hearing date (March 4, 2008) and the Town Board meeting for final adoption (April 9, 2008).

1.2.4 Newsletter

Three newsletters were written throughout the planning process to keep residents informed about the progression of the planning process, and to inform them about the role comprehensive planning can take within local government. The newsletters were also developed to announce major milestones or meetings throughout the process.

1.2.5 Website

The Town of Brigham provided a link to current information on the Town website which included agendas, minutes, and documents for citizens to access electronically. The website also provided a method for residents to submit comments via e-mail.

1.2.6 Focus Groups

Four Focus Groups were developed to advise the Plan Commission on goals and general plan recommendations. The Plan Commission used this input along with other public information to finalize the comprehensive plan.

Membership for the four focus groups was comprised of volunteers. The following are brief descriptions of each focus group and its charge. Due to the nature of comprehensive planning, there was some overlap in subject matter.

Land Use

The land use group was developed to provide input on what types of land uses should be allowed in the Town. The group advised the Plan Commission on issues such as preferred types of development, preferred growth patterns, housing, and physical planning issues such as minimum lot size.

Agricultural Resources

This group was focused on how local and county-wide policies impact agriculture in the Town. This group made recommendations on policies regarding prime soils and how to limit future residential and agricultural conflicts.

Natural and Cultural Resources

This committee advised the plan commission on policies regarding wetlands, floodplains, grasslands, steep slopes, historic sites, parks, trails, light pollution, and similar issues. The group looked at existing plans and regulations in place and explored whether or not there is a need for additional programs or regulations for these resources.

Economic Development

The economic development committee discussed the types of businesses the Town should consider, or if it should be in the economic development business at all. Upon identifying a focus for economic development, agriculture, this group looked at specific strengths and weaknesses for maintaining or considering other economic development opportunities. This group also discussed the extent of Brigham's role in regional economic development efforts.

These focus groups met four times to review draft and existing goals and to recommend or revise policies specific to each focus area. The efforts of these focus groups culminated in a discussion with the plan commission about their preferred and recommended policies in September 2007.

1.2.7 Other Opportunities for Public Input

All residents, local business owners, and individuals concerned about the future of Brigham had the opportunity to submit comments on the comprehensive plan at any point in time.

1.3 Population Trends

This section of the plan includes baseline information gathered from primary (Town of Brigham, Iowa County, etc) and secondary (2000 Census, etc.) sources. Census data is used for comparative purposes only since these data were enumerated in 1999 and are out of date in some instances. Where newer data were available, these data were incorporated as appropriate.

1.3.1 Age Distribution

Population in Brigham has grown by more than 30% since 1990. The 2000 Census indicated a population of 908. Census estimates created for 2005 show a population of 960.

Table 1.3.1: Age Distribution, 2000

	1990		2000		Percent Change 1990-2000
	Number	Percent	Number	Percent	
Under 5 years	52	7.5	45	5.0	-13.5
5 to 9 years	64	9.2	69	7.6	7.8
10 to 14 years	66	9.5	81	8.9	22.7
15 to 19 years	31	4.5	59	6.5	90.3
20 to 24 years	35	5.1	31	3.4	-11.4
25 to 34 years	135	19.5	96	10.6	-28.9
35 to 44 years	120	17.3	197	21.7	64.2
45 to 54 years	78	11.3	147	16.2	88.5
55 to 59 years	23	3.3	61	6.7	165.2
60 to 64 years	30	4.3	36	4.0	20.0
65 to 74 years	41	5.9	51	5.6	24.4
75 to 84 years	14	2.0	32	3.5	128.6
85 years and over	3	0.4	3	0.3	0.0
Total Population	692	100.0	908	100.0	31.2

1990,2000 Census, SF-1

Table 1.3.1 shows differences in age distribution for the Town of Brigham for the years 1990-2000. The data show decreases in several age groups including individuals under 5 years of age (-13.5%), 20 to 24 year olds (-11.4%), and 25 to 34 year olds (-28.9%). Typically, in cases where decreases in populations between 20 to 35 years of age occur, there is also a decrease in births. This is also true in Brigham, where fewer pre-school aged children were recorded between the censuses.

The largest increases in population occurred in the age group of 55 to 59 years (165%) and 75 to 84 years (128%). It would appear that Brigham residents are getting older, with an increase of retirement-aged individuals. With a median age of 39.2 in 2000, Brigham is statistically “older” than the County (37.1) and State (36.0).

These population trends indicate there is a growing population, up 31% between 1990-2000, and that it is mostly older, retirement-aged populations that are migrating to Brigham

1.3.2 Population Projections

Table 1.3.2 indicates the Town can expect to increase by 164 people in the next twenty-five years if a low rate of population growth occurs and other current trends continue. If a high rate of growth occurs Brigham can expect to increase by 692 people. The medium population growth expected for the Town is approximately 293 people by 2025 if it grows at level projected by the State of Wisconsin’s Department of Administration (DOA). It should be noted that major land use decisions, such as residential developments, could dramatically alter the outcome of these projections.

Table 1.3.2: Town of Brigham Population Projections

Growth Rate	2000	2010	2015	2020	2025	2030
<i>Low Population Growth</i>	908	966	993	1020	1046	1072
<i>Medium Population Growth</i>	908	1025	1084	1142	1200	1259
<i>High Population Growth</i>	908	1149	1281	1418	1563	1716

Source: Wisconsin Department of Administration

1.3.3 Household Projections

Table 1.3.3 indicates a marked increase in the number of households by the year 2030. Compared to surrounding communities, and the counties of Iowa and Dane, only the Village of Barneveld is forecast to increase more (55%) than Brigham (41%) based on percentage of increase. The Town of Brigham should plan for at least 147 new units by 2030.

Table 1.3.3: Town of Brigham Housing Projections

Name of Municipality	Census 2000	Projection 2010	Projection 2015	Projection 2020	Projection 2025	Projection 2030	% Household Growth 2005-2030
<i>T Brigham</i>	335	391	422	451	479	507	41%
T Blue Mounds	291	342	362	383	405	425	34%
V Barneveld	396	490	539	587	634	680	55%
C Dodgeville	1,751	1,977	2,108	2,227	2,339	2,453	33%
Iowa County	8,764	9,676	10,185	10,652	11,101	11,564	26%
Dane County	173,484	200,334	211,077	222,178	233,110	242,649	29%

1.4 Education

As shown in Table 1.4.1, over 92 percent of Brigham residents over the age of 25 had an educational attainment of a high school degree or higher in 2000. This percentage is higher than Iowa County or the State of Wisconsin overall, with 88 percent and 85 percent respectively. During this same year in Brigham, over 27 percent of residents had a bachelor's degree or higher. This is also higher than both the County (18%) and State (22%) overall.

Table 1.4.1: Educational Attainment, 2000

	Number	Percent
<i>Population 25 years and over</i>	624	100.0
Less than 9th grade	13	2.1
9th to 12th grade, no diploma	35	5.6
High school graduate (includes equivalency)	249	39.9
Some college, no degree	116	18.6
Associate degree	41	6.6
Bachelor's degree	125	20.0
Graduate or professional degree	45	7.2
Percent high school graduate or higher	92.3	-
Percent bachelor's degree or higher	27.2	-

2000 Census, SF-3

1.5 Employment and Income

1.5.1 Workers by Industry

Table 1.5.1 lists employed residents over age 16 by industry in 2000. Equal percentages of residents were employed in "Agriculture, forestry, fishing and hunting, and mining" and "Educational, health, and social services" with 17.3 percent of the working population. "Retail trade" was also a major local industry with 90 employees (16.6%). The high percentage of "Retail trade" is typical for Iowa County, employing the highest percentage of workers of any industry (23.7%).

Table 1.5.1: Workers by Industry, 2000

	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	94	17.3
Construction	43	7.9
Manufacturing	56	10.3
Wholesale trade	14	2.6
Retail trade	90	16.6
Transportation and warehousing, and utilities	10	1.8
Information	6	1.1
Finance, insurance, real estate, and rental and leasing	33	6.1
Professional, scientific, management, administrative, and waste management services	43	7.9
Educational, health, and social services	94	17.3
Arts, entertainment, recreation, accommodation and food services	30	5.5
Other services (except public administration)	12	2.2
Public administration	18	3.3
Employed civilian population 16 years and over	543	100.0

2000 Census, SF-3

1.5.2 Workers by Occupation

Table 1.5.2 lists employed residents over the age of 16 by occupation. Most residents (43.8%) are employed in “Management, professional, and related” occupations. An additional 20 percent (108) work in “Sales and office occupations”.

Table 1.5.2: Workers by Occupation, 2000

	Number	Percent
Management, professional, and related	238	43.8
Services	66	12.2
Sales and office	108	19.9
Farming, fishing, and forestry	29	5.3
Construction, extraction, and maintenance	56	10.3
Production, transportation, and material moving	46	8.5
Employed civilian population 16 years and over	543	100.0

2000 Census, SF-3

1.5.3 Employment Projections

Employment forecasts are not available for local towns, municipalities, or counties. However, the Wisconsin Department of Workforce Development prepares employment projects for 11 geographic regions within the State. The Town of Brigham falls within the “Southwest Wisconsin” employment region which includes the counties of Grant, Green, Iowa, Lafayette, Richland, and Rock.

Industry projections indicate the greatest employment growth over the next few years is likely to occur in “Education and Health Services” with 24 percent growth (5,660 workers). “Ambulatory Health Care Services”, a subset of “Education and Health Services”, is the largest growth industry based on percentage of growth with 40.5 percent. In terms of workers, the “Trade” industry is expected to increase by 4,300 workers, second only to “Education and Health Services”.

Table 1.5.3 Occupation Projections for Southwest Wisconsin Workforce Development Area 2002-2012

Occupational Title	Estimate employment		Annual average			Annual average wage
	2002	2012	New Jobs	Replacements	Total Openings	
Total, All Occupations	117,650	134,450	1,680	2,890	4,570	\$31,161
Management	4,400	5,150	80	80	160	\$65,400
Business/Financial	2,820	3,470	70	50	120	\$41,078
Computer & Mathematical	1,360	1,800	40	20	60	\$51,172
Architecture/Engineering	1,740	1,910	20	40	60	\$52,348
Life, Physical, and Social Science	870	1,030	20	20	40	\$46,206
Community/Social Services	1,750	2,110	40	30	70	\$39,415
Legal	390	470	10	0	10	\$66,726
Ed, Training, & Library	7,230	8,580	140	160	300	\$35,782
Arts/Design/Entertainment/Sports/Media	1,350	1,550	20	30	50	\$29,725
Healthcare Practitioners & Tech	5,360	6,940	160	100	260	\$53,052
Healthcare Support	3,240	4,320	110	50	160	\$20,766
Protective Service	2,200	2,570	40	60	100	\$32,509
Food Preparation & Serving	9,750	10,910	120	390	510	\$16,223
Build & Grounds Cleaning/Maintenance	3,550	4,100	60	70	130	\$20,709
Personal Care and Service	2,670	3,350	70	60	130	\$18,132
Sales and Related	11,610	13,140	150	410	560	\$26,517
Office/Administrative Support	20,190	22,360	220	470	690	\$25,886
Farming/Fishing/Forestry	140	140	0	0	0	\$22,884
Construction/Extraction	4,830	5,810	100	100	200	\$39,731
Installation/Maintenance/Repair	4,590	5,240	70	110	180	\$35,503
Production	17,490	17,740	30	420	450	\$33,964
Trans/Material Moving	10,140	11,740	160	220	380	\$27,345

Source: State of Wisconsin Department of Workforce Development, 2006

1.5.4 Income

Median household income for 2000 is shown in Table 1.5.4 below. The data reveal Brigham had a significantly higher median household income (\$57,500) as compared to the County (\$42,518) or State (\$43,791). The percentage of households with higher incomes, those earning \$100,000 to \$149,000, was also higher than the median incomes for either the County or State.

Table 1.5.4: Median Household Income, 2000

	Brigham		Iowa County	State of Wisconsin
	Number	Percent	Percent	Percent
Households	330	100.0		
Less than \$10,000	17	5.2	7.0	7.1
\$10,000 to \$14,999	13	3.9	5.5	5.8
\$15,000 to \$24,999	33	10.0	13.1	12.7
\$25,000 to \$34,999	32	9.7	14.4	13.2
\$35,000 to \$49,999	51	15.5	18.8	18.1
\$50,000 to \$74,999	81	24.5	24.5	22.7
\$75,000 to \$99,999	49	14.8	10.0	10.9
\$100,000 to \$149,999	42	12.7	4.9	6.4
\$150,000 to \$199,999	7	2.1	0.9	1.5
\$200,000 or more	5	1.5	1.0	1.5
Median household income (dollars)	57,500	-	42,518	43,791

2000 Census, SF-3

1.6 Vision, Goals, and Objective Statements

This section contains the 20-Year Vision Statement and Brigham’s goals and objectives. The vision helps to establish where the town is going; it’s goals and objectives identify what the plan should accomplish. Goals are statements that describe a desired future condition, often in general terms. Objectives are statements that describe a specific future condition to be attained, to reach the established goals.

1.6.1 20-Year Vision Statement

Natural beauty, agriculture, recreational opportunities, rural atmosphere and a sense of community are some of the top reasons people choose to stay or move into Brigham. Therefore, many residents want to keep and improve their farms, maintain their homes and property and protect their investments. Existing structures will be improved and new buildings will be constructed. By achieving this future vision, Brigham will continue to appeal to residents and visitors, and in turn preserve much of its rural character. This will be accomplished by promoting orderly growth consistent with Brigham’s present character, while being ever cognizant of balancing services and taxation.

1.6.2 Goals

The following goals and objective statements were jointly developed by the Town of Brigham Plan Commission, Town Focus Groups, and its consultants.

1. Maintain and preserve rural character.
2. Preserve agricultural opportunities.
3. Protect the environment.
4. Protect and preserve the natural beauty.
5. Preserve and enhance cultural resources.
6. Encourage safe and environmentally sound recreational activities.
7. Protect rights of landowners and residents.
8. Continue to maintain community safety.
9. Consider economic development efforts that complement Brigham's location and resources.
10. Enhance cooperation with local, regional, and state entities.
11. Follow and implement this Comprehensive Plan.
12. Ensure new housing maintains the Town's rural character.
13. Maintain traffic circulation and facilities.
14. Continue to maintain public service and low facility costs.

1.6.3 Goals and Objective Statements

Objective statements were written for each goal identified in 1.6.2 above. The objective statement is a narrative used to describe the intent or policies associated with each goal.

1) Maintain and preserve rural character.

The Town of Brigham is characterized by its geography, residents, absentee landowners, and planned development. This includes large open areas, wetlands, forests, croplands, meadows, pastures and undeveloped land. Sweeping countryside vistas overlook valleys and ridge tops. Traffic from driveways and over rural roads is moderate. Many regions have only a moderate density of visible buildings, many of which are farm-related. New homes and other structures are usually located and designed to be compatible with a rural landscape.

Brigham is creating a sense of a rural community among its residents. Many residents know one another; some are long-time residents; some work in the community. Residents are often active participants in community functions and organizations. It is possible to make a living within Brigham, in agriculture, cottage industries and home-based businesses, which are consistent with the Town's conditional uses, ordinances and comprehensive plan.

2) Preserve agricultural opportunities.

Brigham is a vibrant, rural, agriculture-based community strongly linked to its traditions, yet also implementing new agricultural methods. Brigham supports actions and policies that maximize farmers' abilities to pursue agricultural-based activities, which are consistent with the comprehensive plan. Some residents are engaged in farming lifestyles, in part because Wisconsin

continues to provide support and has policies to protect farm land. The Town recognizes farming as an economic pursuit, as well as a lifestyle.

Continued viability of Brigham's farms depends on adequate cropland. Brigham supports development policies that maximize the preservation of available agricultural land. The Town also recognizes the potential broad spectrum of agriculturally-related activities. For example, the Town is ideally located for production and direct marketing of agricultural products to the local community and nearby urban and suburban residents.

3) Protect the environment.

Brigham's natural environment is an irreplaceable resource. Protection of these natural features, such as ground water, wetlands, floodplains and others, is an important consideration when considering development.

Brigham recognizes that diversity of species has an important environmental value. The Town's citizens appreciate the value and scarceness of native communities and understand the need of large tracts of undeveloped land to sustain wildlife. When considering development proposals, Brigham will encourage those that enhance, sustain and protect native communities and wildlife habitat. The Town should be proactive in protecting its environment, particularly in response to environmental issues such as plant and animal diseases and invasive and exotic species.

The Town shall continue to review existing controls that will protect air, water, and land. The Town shall be proactive and consider development of alternative energy sources, particularly those shown to be economically viable.

4) Protect and preserve natural beauty.

Brigham's natural beauty is dependent on many of the qualities that contribute to rural character. The visual richness of the terrain stems from a diverse natural environment, some of which include wetlands, woodlands, prairies, pine relicts, rock outcroppings, and streams. Brigham will consider preservation of this natural beauty when evaluating development proposals.

5) Preserve and enhance cultural resources.

Brigham has extensive prehistoric and historic cultural resources and contemporary lifestyles, which shall be protected and enhanced. Native American rock art exists in the Town. Historic structures listed or eligible for listing on State and National historic registries, and lifestyles such as farming and conservation of land are a few examples of Brigham's heritage. The Town shall strive to maintain a good relationship with Barneveld, because the two communities share many cultural resources important to residents, schools, organizations, and community events.

The Town shall work with local, regional and state agencies to educate residents about cultural resources. The Town should encourage those who are seeking funding to preserve and enhance these resources.

6) Encourage safe and environmentally sound recreational activities.

The Town's environmental features and cultural resources—such as hunting, bird watching, fishing, bicycling and hiking—could be attractions. The Town should consider tourism development that is safe and seeks to balance needs with safety standards.

7) Protect rights of landowners and residents.

The Town will utilize consistent policies and procedures, which are fair to all landowners and residents and encourage a sense of community among these individuals, while preserving public

health, welfare, and the Town's character. Landowners, residents and Town officials will work together, using the comprehensive plan and ordinances, to enable orderly development, while assuring taxes received and services provided are in balance.

8) Continue to maintain community safety.

Community safety is an important factor contributing to the Town's quality of life and well-being. Maintaining sufficient volunteers for emergency services, assisting law enforcement efforts, promoting safe living and enhancing quality of life are paramount to Brigham's future. Brigham officials are expected to maintain an open community dialog with residents and to protect and make the community aware of potentially harmful conditions and to respond accordingly.

9) Consider economic development efforts that complement the Town's location and resources.

Brigham will review and consider economic developments that enhance the Town's agriculture-based economy. Brigham will also identify opportunities for economic development that reflect the Town's character, resources and available services. The Town will review and consider opportunities to enable family businesses, cottage industries, home occupations, and agriculturally-related businesses.

Development requiring municipal services and direct four-lane highway access will be directed in or near Barneveld and near highway interchanges. Economic development efforts in the more rural portions of the Town will be focused on agriculture, recreation, tourism and low-impact businesses.

US Highway 18/151 corridor may provide growth options, including commercial or light industrial, as permitted by zoning and conditional use permits. The Town's guidelines will ensure that development is attractive, functional, and safe.

10) Enhance cooperation with local, regional, and state entities.

Brigham seeks to establish and utilize communications to build a spirit of cooperation for solving development, infrastructure, and budgetary problems with the governments of neighboring villages and towns, Iowa County, and the State of Wisconsin, as well as with Brigham residents. Working with non-profit groups, benevolent organizations, and conservation programs will enhance Brigham's role as a leader in community building and fiscal sustainability, and is therefore expected of the Town Board. Continued support for and partnership with the Barneveld School District, fire and rescue services, law enforcement agencies, Iowa County, and others is essential to maintain a quality of life and economic status of this and surrounding communities.

11) Follow and implement this Comprehensive Plan.

Recognizing the hard work and dedication of numerous groups, individuals and organizations, this comprehensive plan shall be implemented to realize the desired improvements. Development decisions will be consistent with the adopted plan, as required by State Statutes. Where recommended by this plan, the Brigham Town Board will update ordinances, assign tasks, or develop ad hoc committees to increase the likelihood of successful goal achievement, protection of residents' rights, preservation of land values and aesthetic appeal, and satisfactory delivery of town services in an efficient and cost effective manner. A procedure for reviewing and then amending this plan is provided within the plan in order to keep the document current and usable.

12) Ensure new housing maintains the Town's rural character.

New housing construction will respect topographical and drainage conditions throughout the town, will preserve environmental or cultural resources, and provide transitions between developed areas

and rural lands. Dense residential development, required by special needs populations, will be encouraged to build in the Village of Barneveld.

13) Maintain traffic circulation and facilities.

Brigham will continue to provide a safe, efficient, and economically sound network of roads that meets the needs of all its residents, businesses, and visitors. Funding and upkeep activities will recognize existing resources, like USH 18/151 access and the Military Ridge State Trail, as key components of an effective and well-rounded transportation system while working to maintain local roads that link Brigham to destinations throughout the region. The town will coordinate the provision and improvement of transportation infrastructure with land use and development in and adjacent to Brigham.

14) Continue to maintain public service and low facility costs.

In order to ensure that Brigham residents and businesses are adequately served by desired public utilities and facilities in a cost-effective way and in a manner that promotes a high quality of life, Brigham will work to respond to community needs. This includes coordinating capital improvements with development, efficiently managing resources, and seeking grants and other revenue generating ventures as deemed appropriate by the Town Board. Keeping sufficient levels of service may require Brigham to work with other jurisdictions to identify cost-sharing or cooperative agreements to lower costs.

2 Housing

This element provides a baseline assessment of Brigham’s current housing stock. Following these conditions analyses are a series of goals, objectives, and recommendations which have been developed to increase, enhance, or sustain the Town’s housing stock.

2.1 Existing Housing Facilities

2.1.1 Housing Units

A “housing unit” describes a dwelling unit- occupied or unoccupied. As of Census 2000, there were 375 housing units in Town of Brigham. Of these housing units, 89% of the units (335) were occupied. The remaining 11%, or 40 units, were vacant. The percentage of vacant units is similar to the vacancy rate in Iowa County (8.5%).

In terms of housing tenure, 286 units (85%) of the Town’s housing units were owner occupied. In comparison, 75% of the units in Iowa County were owner occupied.

2.1.2 Household Characteristics

A “household” is an occupied housing unit. According to the 2000 Census, 79% of households are occupied by families. The Census defines a family as “a group of two or more people who reside together and who are related by birth, marriage, or adoption”. The average household consists of 2.7 people, while the average family has 3.05 members. The average family size has decreased from 3.2 persons per family in 1990. The 2000 average family size is identical to the average family size in both Iowa County and the State of Wisconsin.

2.1.3 Types of Housing Units

According to the 2000 census, 96% of housing units in the Town of Brigham were detached single family homes. There were four single family attached housing units and twelve mobile homes. In contrast 80% of the homes in Iowa County were single-family detached homes.

2.1.4 Age of Housing Structure

Over 40% of the houses in Brigham were constructed prior to 1940, while nearly 35% of homes in the Town were constructed between 1980 and 2000. Recent Brigham data from Iowa County indicates that 13 building permits for new residential construction were issued in 2004 and again in 2005. Only the Town of Dodgeville issued more residential building permits in that time (42).

2.1.5 Housing Values

The median home price in the Town of Brigham is \$142,000, which is higher than the Iowa County median value of \$91,800. Almost half of the houses in the Town are valued between \$100,000 and \$199,999, while 25% of the homes are valued between \$200,000 and \$299,999.

2.1.6 Affordability of Housing

The US Department of Housing and Urban Development recommends a household not pay more than 30% of their income towards housing costs.

Sixty percent of the homeowners in the Town of Brigham pay less than one third of their income towards housing costs. Over 25% pay at least 35% of their income towards housing costs. The median mortgage and associated home ownership costs in the Town are \$1,240 a month.

Nearly 70% of renters within the Town pay less than 20% of their income towards rental costs. Renters in the Town of Brigham pay an average rent of \$575 per month.

2.2 Special Needs Housing

The State of Wisconsin Department of Health and Family Services maintains a database of all special needs housing resources that can be found in Iowa County. There are no adult day care facilities or residential care apartment complexes within the county. There are 10 adult family homes within the county; 2 of the 10 facilities are located within the Village of Barneveld. There are 5 community based residential facilities located within Iowa County, the facilities are primarily found in Dodgeville or Mineral Point.

2.3 Housing Goals & Objectives

Goals and objectives identify what the plan should accomplish. Goals are statements that describe a desired future condition, often in general terms. Objectives are statements that describe a specific future condition to be attained, to reach the established goals. This plan provides brief goal(s) followed by an objective statement.

2.3.1 Ensure new housing maintains the Town's rural character.

New housing construction will respect topographical and drainage conditions throughout the town, preserve environmental or cultural resources, and provide transitions between developed areas and rural lands. Dense residential development, required by special needs populations, will be encouraged to build in the Village of Barneveld.

2.4 Housing Recommendations

Recommendations identify the action necessary to achieve goals and objectives. For this reason, recommendations should be actionable, attainable, and specific. Not all recommendations can be achieved in the short-term, so they should be specific enough so that any individual or group wishing to achieve a stated goal can take action.

The following recommendations were jointly developed by the Town of Brigham Plan Commission and its consultants.

2.4.1 Support higher density housing in the Village of Barneveld.

2.4.2 Enforce current limitations for siting new residential structures including preserving Class I, II, and III soils, minimum lot sizes (5 acres), significant environmental features, and steep slopes.

2.4.3 Encourage County Board review of Iowa County's A-1 "Exclusive Agricultural District" to prevent abuse of the family exemption rule (#1 under "Permitted Principal Uses") allowing for the construction of a second single-family home.

- 2.4.4 Review development of second residential structures in the “Exclusive Agricultural District” to ensure the new site meets requirements of all residential sites developed within the town.
- 2.4.5 Inform potential landowners on the restrictions for number of splits proposed in the “Land Use” element of this comprehensive plan.
- 2.4.6 Maintain an ongoing dialogue between farm and non-farm residents to ensure harmony for a variety of land uses.
- 2.4.7 Create a property maintenance ordinance that allows for the effective control (or abatement) of dilapidated structures, properties, and abandoned implements. Enforcement should occur on a complaint basis with follow up by the Building Inspector who will forward a recommendation to the Town Board for possible action.
- 2.4.8 Work with other governmental entities or specialized entities such as non-profit housing organizations to identify and apply for home improvement funding.

2.5 Housing Agencies and Programs

A number of federal and state housing programs are available to help local jurisdictions promote housing development, particularly for low income or special needs individuals. Jurisdictions in Iowa County indicated preferences based on the worksheet question: *“State and Federal housing programs should be utilized in your jurisdiction. Yes or No.”* Table 2.5.1 lists their answers.

Table 2.5.1: Iowa County Housing Program Preferences

<i>“State and Federal housing programs should be utilized in your jurisdiction. Yes or No?”</i> Yes		<i>“State and Federal housing programs should be utilized in your jurisdiction. Yes or No?”</i> No	
<ul style="list-style-type: none"> • City of Dodgeville • Town of Dodgeville • Town of Highland • Town of Linden • Town of Mifflin • Town of Pulaski 	<ul style="list-style-type: none"> • Village of Avoca • Village of Arena • Village of Blanchardville • Village of Highland • Village of Hollandale • Village of Ridgeway 	<ul style="list-style-type: none"> • City of Mineral Point • Town of Arena • Town of Clyde • Town of Eden • Town of Mineral Point 	<ul style="list-style-type: none"> • Town of Moscow • Town of Ridgeway • Town of Waldwick • Town of Wyoming

Source: 2003 Iowa County Comprehensive Planning Housing Element Worksheets.

Non-participating jurisdictions are the Town of Brigham and the Villages of Barneveld, Livingston, Montfort, Muscoda, and Rewey.

The agencies and programs listed below are potential funding sources for local projects in Iowa County. There are numerous programs available depending on a specific project.

WISCONSIN DEPARTMENT OF HOUSING AND INTERGOVERNMENTAL RELATIONS - BUREAU OF HOUSING (DHIR-BOH)

More than \$40 million is distributed annually to improve the supply of affordable housing for Wisconsin residents. The Bureau of Housing is involved in the following programs:

- Administers federal housing funds such as Home Investment Partnerships (HOME) and Community Development Block Grants (CDBG).
- Administers a variety of programs for persons with special needs (homeless).
- Provides state housing funds through local housing organizations.
- Coordinates housing assistance programs with those of other state and local housing agencies.
- Develops state housing policy and provides housing information and technical assistance.

**WISCONSIN BUREAU OF HOUSING
DEPARTMENT OF
ADMINISTRATION**

**101 East Wilson Street
Madison, WI 53702**

Phone: 608-266-0288

<http://www.doa.state.wi.us/dhir>

UNITED STATES HOUSING AND URBAN DEVELOPMENT DEPARTMENT (HUD)

The mission of HUD is to provide decent, safe, and sanitary home and suitable living environment for every American. More specifically the programs of HUD are aimed at the following:

- Creating opportunities for homeownership
- Providing housing assistance for low-income persons
- Working to create, rehabilitate and maintain the nation's affordable housing
- Enforcing the nation's fair housing laws
- Helping the homeless
- Spurring economic growth in distressed neighborhoods
- Helping local communities meet their development needs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

**451 7th Street S.W.
Washington, DC 20410**

Phone: 202-708-1112

<http://www.hud.gov>

WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY (WHEDA)

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by providing information and creative financing to stimulate and preserve affordable housing, small business, and agribusiness as a stimulus to the Wisconsin economy.

WHEDA offers programs for both single and multi-family units. Below are examples of projects that may qualify for WHEDA Multifamily Loans.

- New construction
- Acquisition and/or rehabilitation of existing properties
- Historic preservation
- Community-based residential facilities
- Assisted living facilities
- Section 8 properties

WHEDA (Madison Office)

**201 W. Washington Ave.
Suite 700
P.O. Box 1728
Madison, WI 53701-1728**

Phone: 1-800-362-2761

UNITED STATES DEPARTMENT OF AGRICULTURE - RURAL DEVELOPMENT (USDA-RD)

The Rural Housing Service helps rural communities and individuals by providing loans and grants for housing and community facilities. Funding is provided for single family homes, apartments for low-

income persons or the elderly, housing for farm laborers, child care centers, fire and police stations, hospitals, libraries, nursing homes, schools, and much more.

The Rural Housing Service (RHS) is an agency of the U.S. Department of Agriculture (USDA). Located within the Department's Rural Development mission area, RHS operates a broad range of programs to provide:

- Homeownership options to individuals;
- Housing rehabilitation and preservation funding;
- Rental assistance to tenants of RHS-funded multi-family housing complexes
- Farm labor housing;
- Help to developers of multi-family housing projects, like assisted housing for the elderly and disabled, or apartment buildings; and
- Community facilities, such as libraries, childcare centers, schools, municipal buildings, and firefighting equipment in Indian groups, nonprofit organizations, communities, and local governments.

**USDA RURAL DEVELOPMENT OF
WISCONSIN**

4949 Kirschling Ct
Stevens Point, WI 54481

Phone: (715) 345-7615
FAX: (715) 345-7669

<http://www.rurdev.usda.gov/wi/>
<http://www.rurdev.usda.gov/rhs/>

3 Transportation

The Town of Brigham's transportation system is the collection of many modes and technologies, all with the goal of moving people and goods throughout the Town, County, southern Wisconsin, and the nation. The interchange of goods, services, and ideas provided through a functioning transportation system is the basis for the region's economy. This element includes a compilation of background information, goals, objectives, and recommendations to guide the future development of Brigham's transportation system.

3.1 Existing Transportation Facilities

3.1.1 Street Network

Brigham's transportation system includes town roads, county highways, and US Highway 151/18. According to the inventory listing of town roads on the Wisconsin Information System for Local Roads (WISLR), Brigham contains 98.41 total miles of road including 57.67 miles of town roads, and 40.74 miles of county highways. US Highway 151/18 runs east/west through the Village of Barneveld near the center of the Town. The Town maintains and plows town roads and receives state road aid to assist in their maintenance. See Map 3-1.

The local street network by National Functional Classification (NFC) includes 29.57 miles of collectors and 11.17 miles of local roads under county jurisdiction. County Roads in Brigham include: CTHs F, H, HH, HK, ID, K, and T. Roads under local jurisdiction include 57.55 miles of local roads and 0.12 miles of collector routes.

Principal arterials are at the top of the NFC hierarchical system. Principal arterials generally carry long distance, through-travel movements. They also provide access to important traffic generators, such as major airports or regional shopping centers. **EXAMPLES:** Interstate and other freeways; other state routes between large cities; important surface streets in large cities.

Minor arterials are similar in function to principal arterials, except they carry trips of shorter distance and to lesser traffic generators. **EXAMPLES:** State routes between smaller cities; surface streets of medium importance in large cities; important surface streets in smaller cities.

Collectors tend to provide more access to property than do arterials. Collectors also funnel traffic from residential or rural areas to arterials. **EXAMPLES:** County, farm-to-market roads; various connecting streets in large and small cities.

Local roads primarily provide access to property. **EXAMPLES:** Town roads; lightly-traveled county roads.

3.1.2 Transit Service

Communities in Iowa County are small enough that the provision of a transit system is not financially justified. As such, the Town does not provide transit service.

3.1.3 Rail Road Service

There is no railroad access in the Town. The nearest railroad is located approximately 12 miles north of town limits in the Village of Arena. Wisconsin Southern Railroad maintains these rail facilities.

3.1.4 Aviation Service

The Town of Brigham does not have aviation service within the jurisdiction. Iowa County Airport

(Mineral Point) is suitable for some aircraft. Commercial airport service is available at the Dane County Regional Airport in Madison.

3.1.5 Pedestrian and Bicycle Transportation

Pedestrian facilities within the Town of Brigham include Military Ridge State Trail. Most of this trail follows the former Chicago and North Western Railroad corridor running forty miles from Dodgeville to Madison. Other foot and bicycle transportation is limited to existing roadways.

3.1.6 Highways

USH 151/18 runs east/west through the Village of Barneveld and through the center of Brigham. The highway is an important roadway connecting two major Midwest cities—Dubuque, IA and Madison, WI.

3.1.7 Transportation Facilities for the Disabled

There are limited public transportation facilities for the disabled in the area. The Iowa County Commission on Aging provides limited Care-A-Van transportation for senior residents of the county. Informal transportation options include family and friends, or limited aid through local churches or other benevolent institutions.

3.1.8 Trucking

County highways and USH 151/18 provide truck routes within the Town of Brigham. USH 151/18 route bisects the Town and provides connections to Madison, Dodgeville, and Iowa. Regionally, there are a number of trucking firms located nearby in places such as Dodgeville that take advantage of easy access to USH 151/18.

3.1.9 Water Transportation

There are no local water transportation or port services. The nearest port service is located in Prairie du Chien, 70 miles due west.

3.1.10 Commute to Work

Table 3.1.10 shows commuting choices for resident workers over age 16. Just under 70 percent of local workers use automobiles to commute to work, of these over 11 percent report carpooling. Almost 13 percent of residents worked at home and did not commute to work. There were 44 people who reported walking to work in 2000. Most residents can travel to work in about 25 minutes, this is slightly higher than the State of Wisconsin which has a mean travel time to work of 21 minutes. The disparity points to the rural nature of the town, and its lack of employment centers.

Table 3.1.10: Commuting to Work

	Number	Percent
Workers 16 years and over	541	100.0
Car, truck, or van—drove alone	364	67.3
Car, truck, or van—carpooled	60	11.1
Public transportation (including taxicab)	-	-
Walked	44	8.1
Other means	4	0.7
Worked at home	69	12.8
Mean travel time to work (minutes)	24.6	

2000 Census, SF-3

3.1.11 Street Evaluation System

Brigham does have a completed PASER analysis of roadway conditions. The analysis is used to prioritize roadway improvements scheduling by rating pavement conditions on a scale of 1-10 for asphalt roads and 1-5 for seal-coated roads. A 1 is a failed road and a 10 is a roadway in excellent condition. For seal-coated roads, a 1 is a failed road and a 5 is the top scale allowed. Brigham's seal-coated Town roads rated an average of 4 during a recent evaluation in December 2007. Roadway segments that should receive immediate action include Lone Pine Dr. and Middle Earth Rd. Portions of County Highway T, which is maintained by Iowa County, should also receive immediate attention.

3.2 State and Regional Transportation Plans

3.2.1 USH 18/151 Access Study (2005)

As part of the U.S. Highway System, US 18/151 is an important roadway connecting the major Midwest cities of Dubuque, Iowa and Madison, Wisconsin. USH 18/151 is identified as a Backbone Route in the Wisconsin Department of Transportation's (WisDOT) Corridors 2020 Plan. The plan places high priority in protecting these highway investments that connect major economic/population centers and carry long-distance, statewide traffic.

Experience around the state has demonstrated that highways can deteriorate quickly in terms of reduced operations and safety as land development changes occur near a highway. Of greatest concern to WisDOT are the at-grade intersections along USH 18/151. As traffic increases over time, it will become increasingly difficult to turn on, off, and/or cross the highway in a safe manner; and the potential for crashes will increase.

The purpose of this study is to develop a long-term highway access plan for the corridor. This will allow both WisDOT and the local communities adjacent to the corridor to adequately plan for future land use and transportation needs. In doing so, land use and transportation can be integrated in such a manner that keeps USH 18/151 operating well into the future. This will ensure that recent investments to the highway in the past several decades can be preserved. It is important to note that this study is focusing on identifying and planning for long-term access to and from the corridor, not adding additional capacity (travel lanes). The changes in access are expected to be made over a 20 to 30-year period, as funding is available.

3.2.2 Military Ridge State Trail Master Plan (1986)

Although dated, this plan lists goals, management recommendations, and background information related to development and maintenance of the Military Ridge State Trail. The Plan serves as an historic document and should be referenced when making decisions about the Trail in terms of future connections, and other planning.

3.2.3 Wisconsin DNR South Central Region Trails Network Plan (2001)

The Plan delineates the existing system of state and locally owned trails that are critical links in the overall network. It includes trails that have been approved by the Natural Resources Board but are not yet constructed. Additionally, the Plan includes information regarding ownership and operations. For Brigham, the document is important because it lists plans for regional connections, and some improvement for the Military Ridge State Trail.

3.2.4 Wisconsin Bicycle Transportation Plan 2020 (1998)

WisDOT encourages planning for bicyclists at the local level, and is responsible for developing long-

range, statewide bicycle plans. Guidelines for accommodating travel by bicycles when roadways are reconstructed, or new roads are built, are available and their use is encouraged.

The development of WisDOT's statewide long-range bicycle plan, Wisconsin Bicycle Transportation Plan 2020, involved many people, including an advisory committee. This bicycle planning document is intended to help both communities and individuals in developing bicycle-friendly facilities throughout Wisconsin. The recommendations within the Plan are worth considering in Brigham as connections to the Military Ridge State Trail are studied.

3.2.5 Wisconsin Pedestrian Policy Plan 2020 (2002)

The Wisconsin Pedestrian Policy Plan 2020, created by the Wisconsin Department of Transportation (WisDOT), was established to make pedestrian travel a viable, convenient and safe transportation choice throughout Wisconsin. While the Policy Plan primarily aims to minimize the barrier to pedestrian traffic flow from State Trunk Highway expansions and improvements, it provides guidance to local communities on how to encourage pedestrian travel through the creation of pedestrian plans, increasing enforcement of pedestrian laws, adopting and implementing sidewalk ordinances, and addressing pedestrian issues through the public participation component of Comprehensive Smart Growth Planning.

3.3 Transportation Goals & Objectives

Goals and objectives identify what the plan should accomplish. Goals are statements that describe a desired future condition, often in general terms. Objectives are statements that describe a specific future condition to be attained, to reach the established goals. This plan provides brief goal(s) followed by an objective statement.

3.3.1 Maintain traffic circulation and facilities.

Brigham will continue to provide a safe, efficient, and economically sound transportation system that meets the needs of all its residents, businesses, and visitors. Funding and upkeep activities will recognize existing resources, like USH 18/151 access and the Military Ridge State Trail, as key components of an effective and well-rounded transportation system while working to maintain local roads that link Brigham to destinations throughout the region. The town will coordinate the provision and improvement of transportation infrastructure with land use and development in and adjacent to Brigham.

3.4 Transportation Recommendations

Recommendations identify the action necessary to achieve goals and objectives. For this reason, recommendations should be actionable, attainable, and specific. Not all recommendations can be achieved in the short-term, so they should be specific enough so that any individual or group wishing to achieve a stated goal can take action.

The following recommendations were jointly developed by the Town of Brigham Plan Commission and its consultants.

- 3.4.1** Continue to prepare and annually update a multi-year transportation improvement plan to identify and prioritize short-term needs and funding sources. Share this plan with adjacent and overlapping jurisdictions, if necessary.

- 3.4.2** Coordinate with the Village of Barneveld for transportation improvement scheduling and develop joint project schedules when appropriate to minimize road closures and reduce cost.
- 3.4.3** Work with adjacent communities to enhance equipment-sharing capabilities for roadway maintenance and improvements.
- 3.4.4** Identify and prioritize intersections of concern and traffic hazard areas and develop a list of recommendations, budgets, and timelines for these problems to be addressed.
- 3.4.5** Maintain regular contact with Iowa County to obtain information about scheduled roadway improvements. Provide a list of town transportation projects and needs, particularly those related to safety on county roads, to be included in the County's capital budget.
- 3.4.6** Support county and state plans to provide bicycle trail improvements in the town.
- 3.4.7** Work with the Iowa County Commission on Aging to ensure availability of transportation for special needs populations.
- 3.4.8** Work with county and state to retain access across USH 18/151.
- 3.4.9** Ensure the designs for new or expanded roads are adapted to the topography, unique natural features, and environmental constraints of the area.
- 3.4.10** Consider the development of cul-de-sacs and other roadways with a single point of access unless necessary for the preservation of environmentally sensitive areas or significant open spaces.

4 Community Utilities & Facilities

This element includes background information, goals, objectives, and recommendations to guide the future development of utilities and community facilities in the Town of Brigham. It describes current facilities and includes recommendations for future utilities needs, upgrades, and considerations.

4.1 Utilities

4.1.1 Water Supply

The Town's water supply comes entirely from groundwater, primarily through private wells. The water supply in the County, as well as most of Wisconsin, is truly an invaluable treasure.

4.1.2 Sanitary Sewer Service

The disposal of waste water in the Town is handled through the use of Private Onsite Wastewater Treatment Systems (POWTS), often referred to as septic systems. POWTS are regulated by Wisconsin Administrative Codes Comm 81-85, and are administered through county governments.

The Wisconsin Department of Commerce (COMM) regulates the siting, design, installation and inspection of most private on-site sewage systems. Recent changes to the State's Plumbing Code (COMM 83) allow for both conventional and advanced pre-treatment systems for residential development. The changes allow properties that have soil depths or soil types that were once unsuitable for conventional septic systems to now be developed and serviced by advanced pre-treatment sewage systems. This could result in widespread areas of scattered non-farm related residential development in the Town. If not properly located or maintained, on-site sewage disposal systems can significantly pollute groundwater.

4.1.3 Solid Waste Disposal and Recycling Facilities

The Town's solid waste and recycling is handled through a contract with Town & Country Sanitation. The Town is encouraging residents to recycle and has acquired a grant from the State of Wisconsin to help defray the costs of recycling. In order to maintain eligibility for the grant, the Town must recycle 26% of all waste products, according to the Town's website.

4.1.4 Stormwater Management

The Town has a stormwater and erosion control ordinance to help protect the natural slopes that define the area as development continues to occur within the Town. A land owner is required to submit a permit for development or movement of soil when exceeding 1,000 cubic yards. This permit will be reviewed by the Town Building Inspector and approved by the Plan Commission.

4.1.5 Telecommunications Facilities

There are two telecommunication towers within the Town of Brigham. A US Cellular tower is located on the southwestern boundary of the Village of Barneveld and the Midwest Family Broadcasting facility is on the Russell Moyer farm.

The residents within the Town obtain local and long distance phone service from Verizon and Mount Horeb Telephone Company, while cellular service can be obtained from a variety of providers. At this point high-speed internet is only available in certain parts of the Town (through a variety of means including satellite).

4.1.6 Power Plants, Electricity, and Transmission Lines

Electricity is provided to the Town by Alliant Energy. There are no power plants or transmission lines within Brigham.

4.2 Community Facilities

4.2.1 Libraries

There are no libraries located within the Town of Brigham. The Southwest Wisconsin Library System provides library services to Town residents. There are four locations, including Barneveld, Dodgeville, Mineral Point, and Cobb.

4.2.2 Schools

The majority of school age children within the Town of Brigham attend the Barneveld School District. This K-12 district enrolled 440 students in the 2005-2006 school year. The one school location is centrally located in the Village of Barneveld. There is a small portion of the Town that is incorporated in the Pecatonica School District. This school district has an elementary school and a middle and high school facility. Enrollment in 2006 was 530 students for this district. The elementary school is located in Hollandale and the middle and high school is in Blanchardville.

The University of Wisconsin Extension Iowa County Office is located in Dodgeville. There is a branch of the Southwest Technical College located in Iowa County. The Fennimore location is located in Grant County. University of Wisconsin Platteville and University of Wisconsin Madison are both within 40 miles of Brigham. The UW-Madison campus is 30 miles east of Brigham, while UW-Platteville is 40 miles southwest of Brigham.

4.2.3 Police, Fire, and Rescue

The Town of Brigham is served by the Iowa County Sheriff's Department, which is based in Dodgeville, and serves the entire county.

The Barneveld-Brigham Fire Department provides fire protection and rescue service to the Town (pictured on right).



4.2.4 Health Care Facilities

There are no health care facilities located within the Town of Brigham. The closest clinic is in the Village of Barneveld. In addition, Town residents have access to the Upland Hills Health Hospital in Dodgeville or Saint Mary's, Meriter, or University Hospital in Madison. The closest Veteran's Hospital is located in Madison.

4.2.5 Child Care Facilities

Residents in the Town of Brigham have access to private in home child care providers in Barneveld, Dodgeville, and Mt Horeb. Additionally, there are private care facilities in Dodgeville and Madison.

4.2.6 Cemeteries

The Town of Brigham has five cemeteries within its boundaries. They are: Bethel Cemetery, Middlebury Cemetery, White Church Cemetery, Jenniton Baptist Cemetery, and Jenniton Congregational.

4.3 Timetable for Expansion of Community Utilities & Facilities

Upgrades and expansions to public utilities and facilities may be warranted for a variety of reasons. In Brigham, aging facilities and the need for increased space is driving the necessity for facility improvements. See Table 4.3.1.

Table 4.3.1: Forecasted Utilities and Community Facilities Needs

Facility/Utility	Need	Approximate Timeframe	Comments
Fire and Emergency Services	Expansion	Immediate	The fire and emergency services require additional space.
Municipal Building	Relocation	Immediate	Barneveld and Brigham are exploring options to provide more office space. These options include renting space, purchasing and adding on to an existing building, and constructing a new building. The present municipal building would be entirely devoted to the fire and emergency services.
Barneveld Public School	Renovation or Relocation	Short-Term	A consultant has been hired to perform a needs assessment on the current facility. The school has been expanded several times and is in need of additional maintenance. The extent of renovation will depend on community growth and the need for increased facilities. School officials would prefer not to continue retrofitting the current facility as it has numerous problems. Expansion or renovation will likely be subject to a public referendum in the near future.

Immediate: as soon as possible

Short-Term: approximately 1-4 years in the future

4.4 Community Utilities and Facilities Goals & Objectives

Goals and objectives identify what the plan should accomplish. Goals are statements that describe a desired future condition, often in general terms. Objectives are statements that describe a specific future condition to be attained, to reach the established goals. This plan provides brief goal(s) followed by an objective statement.

4.4.1 Continue to maintain community safety.

Community safety is an important factor contributing to the Town's quality of life and well-being. Maintaining sufficient volunteers for emergency services, assisting law enforcement efforts, promoting safe living and enhancing quality of life are paramount to Brigham's future. Brigham officials are expected to maintain an open community dialog with residents and to protect and make the community aware of potentially harmful conditions and to respond accordingly.

4.4.2 Continue to maintain low public service and facility costs.

In order to ensure that Brigham residents and businesses are adequately served by desired public utilities and facilities in a cost-effective way and in a manner that promotes a high quality of life, Brigham will work to respond to community needs. This includes coordinating capital improvements with development, efficiently managing resources, and seeking grants and other revenue generating ventures as deemed appropriate by the Town Board. Keeping sufficient levels of service may require Brigham to work with other jurisdictions to identify cost-sharing or cooperative agreements to lower costs.

4.5 Community Utilities & Facilities Recommendations

Recommendations identify the action necessary to achieve goals and objectives. For this reason, recommendations should be actionable, attainable, and specific. Not all recommendations can be achieved in the short-term, so they should be specific enough so that any individual or group wishing to achieve a stated goal can take action.

The following recommendations were jointly developed by the Town of Brigham Plan Commission and its consultants.

- 4.5.1** Work with the Barneveld-Brigham Fire Department and Barneveld Area Rescue Squad to ensure sufficient levels of volunteer staff. Enable safe and efficient operation of emergency services through annual funding allocations.
- 4.5.2** Assist local and county police to promote law enforcement. Make authorities aware of problem areas including roadways for speeding, properties with suspicious activity, or other unlawful activity.
- 4.5.3** Consider developing a cost of community services survey (COCS) that quantifies the amount of services required by land use.
- 4.5.4** Ensure the cost for increased facilities development is levied to populations responsible for the need. Explore the use of impact fees, special assessments, or development review fees to ensure development pays for the improvements it requires.
- 4.5.5** Coordinate the need for long-term capital improvements with long-range land use planning activities.
- 4.5.6** Encourage residents, landowners, and businesses to practice energy conservation techniques within the town. Promote local, regional, and state programs that provide funding for farm rewiring, alternative energy planning and development, or reduced energy consumption.
- 4.5.7** Include the public in facility and utility expansion decisions.
- 4.5.8** Encourage resident participation on local and regional boards, commissions, and committees to jointly plan for and coordinate the provision of utilities and community facilities.
- 4.5.9** Coordinate long-term facilities development with adjacent and overlapping jurisdictions to identify opportunities for cost sharing or consolidation.
- 4.5.10** Work with local and regional entities to apply for state grant funding to increase recreational opportunities. Grants are available for land acquisition and capital development.

5 Agricultural, Natural, & Cultural Resources

This element includes an analysis of existing agricultural, natural, and cultural resources in and around the Town of Brigham. The chapter includes existing conditions, goals, objectives, and recommendations for the effective management of resources in the town.

5.1 Agricultural Resource Inventory

5.1.1 Active Agriculture

A majority of Town lands are engaged in agricultural production. Appropriate conditions for farming exist in a variety of locations throughout the jurisdiction, where steep slopes don't impede effective farming practice. Large tracts of agricultural land are especially prevalent south of the USH 18/151 corridor.



Farming is a way of life for many residents in Brigham.

5.1.2 Productive Farmland Soils

Prime farmland soils are plentiful throughout the town corporate area. The prime farmland designation indicates Class I, II, or III soils. These class designations refer to the quality of soils for growing crops and are based on United States Department of Agriculture (USDA) classifications delineated locally through the Iowa County Soil Survey. Class 1 soils are the best soils in Iowa County for growing all crops. Class 2 soils are also very good agricultural soils, however, they may be prone to wetness and are therefore less desirable than Class 1 soils. Map 5-1 maps all soils, including Class 1, 2, and 3 soils, which are primarily used for agriculture. In Brigham, these soil classifications can be found in low-lying areas, especially along the Pecatonica River. It should be noted that not all prime farm soils are used for farming; some have been developed with residential or other uses before Brigham had a land use plan and ordinances. The "prime farmland" designation simply indicates that these soils are good for productive farming. See Map 5-1.

5.1.3 Agricultural Land Sales

According to the Wisconsin Department of Revenue, land values in Wisconsin continued to rise in 2005. The total value of all agricultural land sold rose 25 percent to \$4,728 per acre. In Iowa County, land continuing in agriculture sold for an average of \$3,318 in 2005, while land diverted out of agriculture sold for \$4,022 per acre. The climb in values for agricultural land being diverted to other uses came from land being developed for residential or commercial use. This attractive premium is enough for some farmers to sell land, decreasing the overall amount of land available for agricultural use making continued farming more challenging.

5.2 Natural Resource Inventory

5.2.1 Topography

Brigham lies in the "driftless" region of the state, an area not covered by the last glacier. Soils in the driftless region are generally moderately to excessively well-drained mineral soils that have a high mineral content and low organic matter content. Farming occurs on the ridgetops or in the stream valleys with the region's steep hillsides often left wooded. Streams in the driftless region have a higher gradient than those in other parts of southern Wisconsin. Wetlands usually only occur along stream and river margins. There are some larger wetland complexes along the Pecatonica and Sugar rivers.

5.2.2 Watershed/ River Basins

The northern portion of the Town is located in the Mill and Blue Mounds Creeks Watershed (LW15) which is part of the Lower Wisconsin River Basin. This basin drains approximately 4,940 square miles of south central and southwestern Wisconsin. The basin includes the Wisconsin River from the Castle Rock Flowage dam to its confluence with the Mississippi River near Prairie du Chien, and all the streams tributary to the Wisconsin River along this reach, spanning all or parts of 12 counties: Adams, Columbia, Crawford, Dane, Grant, Iowa, Jackson, Juneau, Monroe, Richland, Sauk, and Vernon.

Water quality in the basin is generally considered good. The primary water quality problems are caused by nonpoint sources of pollution, particularly from agricultural operations, excessive populations of rough fish and hydrologic modifications such as dams, stream straightening, and the ditching, draining or other alteration of wetlands.

The southern portion of Brigham is located in the Sugar-Pecatonica River Basin. This basin drains approximately 1,860 square miles in southwestern Wisconsin. This includes all or parts of five counties. Major streams in the basin in addition to the Sugar and Pecatonica rivers are the Little Sugar River, East Branch Pecatonica River, West Branch Pecatonica River, Raccoon Creek and Mineral Point Branch.

Water quality in the Sugar-Pecatonica River basin is generally fair to good. The primary water quality problems are the result of nonpoint sources of pollution—particularly from agricultural operations and urban runoff—excessive populations of rough fish and hydrologic modifications such as dams, stream straightening, and ditching, draining or other alterations of wetlands.

5.2.3 Groundwater

The topography of the Town and the majority of Southern Wisconsin have influenced the quality and availability of groundwater in the area. This region of the State, known as the Driftless area, has little soil layered over limestone and sandstone. This make-up tends to have very few natural features to limit contamination from sources above ground, which can make groundwater in the area vulnerable to pollution.

Town residents are served by private wells, as there is no municipal well service. Private testing of wells has been conducted in the past by Iowa County. The majority of the wells tested in the Town were over 200 feet deep and therefore further removed from risks of contamination. In the study conducted by Iowa County, coliform bacteria, nitrate-nitrogen, triazine, and arsenic were found in some private wells.

5.2.4 Stream Corridors

There are a number of streams and creeks in the town; the Pecatonica River is the largest. It rises in the hills of southwest Wisconsin in southwest Iowa County before flowing south, eventually joining the Rock River. The river is the focus of the 110-acre *Pecatonica River Woods State Natural Area* near Mineral Point, Wisconsin in Iowa County, owned by the Wisconsin Department of Natural Resources and designated as a natural area in 1992.

Smaller creeks also proliferate the area including the Barneveld Creek, Blue Mounds Creek, Duesler Creek, Trout Creek and others.



Spring-fed trout streams bring anglers to Brigham during spring trout season.

5.2.5 Surface Water

Birch Lake is located off of Country Trunk T in the Village of Barneveld. This is the only lake within the Township boundaries. Beyond the Brigham borders, the nearest lakes are located west of the Town in Governor Dodge State Park.

5.2.6 Floodplains

Floodplain areas are designated by the Federal Emergency Management Agency (FEMA). Designated areas are those that are prone to flooding during a 100-year storm event adjacent to navigable waters. Floodplains within the Town are located along riverways throughout the jurisdiction.

5.2.7 Wetlands

Wetlands are areas where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions. Wetlands are located throughout Brigham along riverways and in low-lying areas.

5.2.8 Woodlands

There are a number of forested lands in Brigham with a majority located north of USH 18/151. The presence of Blue Mound State Park in the northeast, and numerous large stands of deciduous and coniferous trees throughout the northern area of Brigham help to define this area as separate from the more agricultural south.

5.2.9 Steep Slopes

Map 5-1 divides slopes into several categories less than 15 percent, there is also a 15%+ category. Slopes greater than 15 percent are found throughout the town. Particular concentrations of great slope (15%+) are located north of Barneveld in the forested areas of Brigham.

5.2.10 Rare Species Occurrences/Wildlife Habitat

The diverse topography in the Town of Brigham area makes the Town home to a variety of wildlife. The Wisconsin Natural Heritage Inventory (NHI) database available through the Department of Natural Resources maintains a listing of rare or sensitive species that may exist within the area.

The elements tracked by the NHI program are compiled on a “working list” of rare plants, animals, and natural communities. The “working list” is dynamic, with species added and deleted as determined by NHI staff. Wisconsin's NHI program tracks the following element types: plant and animal species considered endangered or threatened by the U.S. Fish and Wildlife Service (USFWS) and/or the WDNR; plants and animals species considered by the USFWS and/or the WDNR as a species of special concern (a species whose numbers are thought to be low but has not yet been proven); natural communities as classified and described by the program ecologist and in John Curtis' Vegetation of Wisconsin; unique geological features and animal aggregation sites (such as bat hibernacula).



Wildlife, particularly white-tailed deer, are common in Brigham countrysides.

The Brigham area contains a number of sensitive bird, natural community, and plant life see Appendix D for a complete listing.

5.2.11 Environmental Feature/Prairies

As in most agricultural communities, open spaces are plentiful since there is not a great deal of land disturbed for building. Aside from the vast agricultural areas, the diverse topography provides natural landscapes and environmental corridors for a variety of wildlife.

The Military Ridge Prairie Heritage Area is a large grassland landscape, supporting many prairie remnants, pastures, lands enrolled in the Conservation Reserve Program (CRP), and new enrollments in the Conservation Reserve Enhancement Program Grassland Bird project area. The Military Ridge area is located in eastern Iowa and western Dane counties.



Prairies used to be very common in Brigham, and still represent some of the Town's open space.

Within the Military Ridge area are more than 20 prairie remnants and 14 rare and declining grassland bird species. Grassland birds are the fastest declining group of species in North America, primarily due to loss of critical habitat. Scientists from the Department of Natural Resources, The Nature Conservancy and other agencies and experts are working to preserve these precious lands.

5.2.12 Nonmetallic Mineral Resources

There is one quarry within the Town of Brigham. The Thoni quarry is active. Iowa County permits nonmetallic mines under the authority of Wisconsin Administrative Code.

5.3 Cultural Resources Inventory

5.3.1 Historic Resources

Southwestern Wisconsin has several important sites from the Black Hawk War (1832) including two forts in Iowa County—Ft. Jackson in Mineral Point, Ft. Union in Dodgeville. Fort Blue Mounds located in Dane County was also built during the Black Hawk Wars. This site was excavated by the Wisconsin Historical Society in the 1990's approximately 15 miles north of Blue Mound State Park.



Stone Barn on the National Registry

The Wisconsin Architecture and History Inventory (AHI) contains data on buildings, structures and objects that illustrate Wisconsin's unique history. The AHI documents a wide range of historic properties such as the round barns, log houses, metal truss bridges, small town commercial buildings, and Queen Anne houses that create Wisconsin's distinct cultural landscape. It is a permanent record maintained by the Wisconsin Historical Society.

According to the AHI there are 26 properties in Brigham that may have historical significance. A complete listing can be found in Appendix D.

5.3.2 Community Design

The Town has a unique, varied rural character. North of USH 18 / 151, the Town's character is largely defined by its sloping wooded topography and open agricultural fields. This natural character includes several acres of preserved parkland and managed open space. South of the highway, slopes are generally gentler, although several exist along the Pecatonica River and feeding creeks. Recent growth has included larger-lot rural development.

5.3.3 Recreational Resources

There are a number of recreation resources in and around the Town of Brigham:

Blue Mound State Park is on the tallest hill in southern Wisconsin, about 25 miles west of Madison. The 1,153-acre park is a popular place for swimming, hiking, camping, cross-country skiing and mountain biking.

The 40-mile Military Ridge State Trail, connects Dodgeville and Madison. The trail runs along the southern borders of Governor Dodge and Blue Mound state parks. The land around the trail is primarily agricultural, but also includes woods, wetlands, prairies, villages, and small cities.

Other resources include DNR-owned lands, Trout Creek, The Nature Conservancy lands, Thomas Farm, and land managed by the Prairie Enthusiasts.

5.4 Agricultural, Natural, & Cultural Resource Goals & Objectives

Goals and objectives identify what the plan should accomplish. Goals are statements that describe a desired future condition, often in general terms. Objectives are statements that describe a specific future condition to be attained, to reach the established goals. This plan provides brief goal(s) followed by an objective statement.

5.4.1 Maintain and preserve rural character.

The Town of Brigham is characterized by its geography, residents, absentee landowners, and planned development. This includes large open areas, wetlands, forests, croplands, meadows, pastures and undeveloped land. Sweeping countryside vistas overlook valleys and ridge tops. Traffic from driveways and over rural roads is moderate. Many regions have only a moderate density of visible buildings, many of which are farm-related. New homes and other structures are usually located and designed to be compatible with a rural landscape.

Brigham is creating a sense of a rural community among its residents. Many residents know one another; some are long-time residents; some work in the community. Residents are often active participants in community functions and organizations. It is possible to make a living within Brigham, in agriculture, cottage industries and home-based businesses, which are consistent with the Town's conditional uses, ordinances and comprehensive plan.

5.4.2 Preserve agricultural opportunities.

Brigham is a vibrant, rural, agriculture-based community strongly linked to its traditions yet also implements new agricultural methods. Brigham supports actions and policies that maximize farmers' abilities to pursue agricultural-based activities, which are consistent with the comprehensive plan. Many residents are engaged in farming lifestyles, in part because Wisconsin continues to provide support and has policies to protect farm land. The Town recognizes farming as an economic pursuit, as well as a lifestyle.

Continued viability of Brigham’s farms depends on adequate cropland. Brigham supports development policies that maximize the preservation of available agricultural land. The Town also recognizes the potential broad spectrum of agriculturally-related activities. For example, the Town is ideally located for production and direct marketing of agricultural products to the local community and nearby urban and suburban residents.

5.4.3 Protect the environment.

Brigham’s natural environment is an irreplaceable resource. Protection of these natural features, such as ground water, wetlands, floodplains and others, is an important consideration when considering development.

Brigham recognizes that diversity of species has an important environmental value. The Town’s citizens appreciate the value and scarceness of native communities and understand the need of large tracts of undeveloped land to sustain wildlife. When considering development proposals, Brigham will encourage those that enhance, sustain and protect native communities and wildlife habitat. The Town should be proactive in protecting its environment, particularly in response to environmental issues such as plant and animal diseases and invasive and exotic species.

The Town shall continue to review existing controls that will protect air, water, and land. The Town shall be proactive and consider development of alternative energy sources, particularly those shown to be economically viable.

5.4.4 Protect and preserve natural beauty.

Brigham’s natural beauty is dependent on many of the qualities that contribute to rural character. The visual richness of the terrain stems from a diverse natural environment, some of which include wetlands, woodlands, prairies, pine relicts, rock outcroppings, and streams. Brigham will consider preservation of this natural beauty when evaluating development proposals.

5.4.5 Preserve and enhance cultural resources.

Brigham has extensive prehistoric and historic cultural resources and contemporary lifestyles, which shall be protected and enhanced. Native American rock art exists in the Town. Historic structures listed or eligible for listing on State and National historic registries, and lifestyles such as farming and conservation of land are a few examples of Brigham’s heritage. The Town shall strive to maintain a good relationship with Barneveld, because the two communities share many cultural resources important to residents, schools, organizations, and community events.

The Town shall work with local, regional and state agencies to educate residents about cultural resources. The Town should encourage those who are seeking funding to preserve and enhance these resources.

5.4.6 Encourage safe and environmentally sound recreational activities.

The Town’s environmental features and cultural resources—such as hunting, bird watching, fishing, bicycling and hiking—could be tourism attractions. The Town should consider tourism development that is safe and seeks to balance tourism needs with safety standards.

5.5 Agricultural, Natural, & Cultural Resource Recommendations

Recommendations identify the action necessary to achieve goals and objectives. For this reason, recommendations should be actionable, attainable, and specific. Not all recommendations can be achieved in the short-term, so they should be specific enough so that any individual or group wishing to achieve a stated goal can take action.

The following recommendations were jointly developed by the Town of Brigham Plan Commission and its consultants.

- 5.5.1** Continue prohibition of new residential development on lands with class I, II, and III soils.
- 5.5.2** Continue with 5-acre minimum requirement for all lots.
- 5.5.3** Support Ag-related businesses smaller than 40 acres. Provide assistance and support for these small-acreage businesses in rezoning issues at the county level.
- 5.5.4** Encourage Iowa County to continue incorporating provisions that provide for and even promote agritainment opportunities in its policies, ordinances and regulations.
- 5.5.5** Clarify rules and eliminate loopholes that could allow residential construction on Class I, II, and III agricultural land. Encourage Iowa County to review provisions within the Iowa County Zoning Ordinance that may have the unintended consequences of allowing new residential development in Class I, II, or III soils.
- 5.5.6** Develop restrictions that could mitigate future conflicts between farmers and residential neighbors, such as establishing distance limits for new residences next to agricultural structures and agriculture structures next to existing residences on different properties.
- 5.5.7** Structures that would make high-speed Internet and cellular telephone service available throughout the town should be allowed, but should be limited, multi-use and placed strategically.
- 5.5.8** Utilize existing state and county controls to protect environmental features.
- 5.5.9** Actively maintain a good relationship with the Village of Barneveld to maintain and enhance the cultural resources that exist within both communities.
- 5.5.10** Encourage protection of the natural character and ecological functions by preventing fragmentation of ridge tops, wetlands, woodlands, white oak groves, pine relicts, savannahs, prairies, grasslands, meadows, rock outcroppings, and streams.
- 5.5.11** Support the efforts of local, county, and state organizations to educate residents, promote programming, and protect environmental resources.
- 5.5.12** Work with Iowa County to map and protect groundwater recharge areas to protect quantity and quality of well water.
- 5.5.13** Continue to encourage agricultural producers to follow a conservation farm plan or guidelines, like those that reduce water runoff and erosion and increase water infiltration, to protect supplies of ground and surface water.

- 5.5.14** Encourage homeowners to reduce water runoff , erosion and increase water infiltration to protect supplies of ground and surface water with the following methods:
- a. Use rain gardens to enhance water quality.
 - b. Use landscape, lawn, and garden practices that blend into the natural settings of their sites, including non-invasive plant species.
 - c. Minimize the use of chemical fertilizers and pesticides on lawns and gardens.
- 5.5.15** Encourage the voluntary protection of prehistoric, historic, and contemporary cultural resources.
- 5.5.16** Encourage the development of alternative energy generation.
- 5.5.17** Identify environmentally sensitive areas and preserve them.
- 5.5.18** Encourage voluntary protection of natural landscapes by controlling invasive and exotic species.

6 Economic Development

This element includes existing conditions, goals, objectives, and recommendations to help guide development of economic resources within the Town. This element also includes an assessment of local strengths and weaknesses with respect to attracting and retaining businesses.

6.1 Labor Force

6.1.1 Participation in Labor Force

Data from the 2000 Census indicates that over 79% of the population over the age of 16 in the Town of Brigham is active in the labor force. As of 2005, the unemployment rate in the Town was 2.3%. Iowa County has a slightly higher unemployment rate of 3.0%, but both the County and the Town are below the State's rate of 3.2%

In the Town of Brigham, just over 20% of residents over the age of 16 are not involved in the labor force. Over 72% of women in the Town are active in the labor force, which is similar to Iowa County, but higher than the State's rate of 64%

6.2 Employment Statistics

6.2.1 Employment by Employer Type

Brigham's labor force is largely employed through private companies. According to 2000 census data, over 65% of employed residents are private wage or salary workers. Over 20% of workers in the Town own businesses or are employed by a "not incorporated" business. Just over 10% of Town residents work for the government.

Nearly 75% of Iowa County residents are private wage or salary workers, and only 12% of residents own their own business.

6.2.2 Employment by Occupation

The most common occupation (type of work that an employee does while on the job) in the Town of Brigham is management or professional roles. Over 40% of employees are participating in that type of work. Nearly 20% of residents are employed in sales, and over 12% are in service occupations. Five percent of the workforce is employed in farming.

To compare, management and professional occupations make up 30% of the labor force in both Iowa County and the State of Wisconsin. Farming employs 2.5% of the workforce in Iowa County and less than 1% of the workforce in the State of Wisconsin.

6.2.3 Employment by Industry

Table 6.2.3 outlines what percentage of the Town is employed by various sectors of the economy. Over half of the Town workforce is employed in three industries: agriculture, retail, and educational and health services. Manufacturing employs 10% of the Town's workforce.

Table 6.2.3 Employment by Industry

Industry	% of Workforce in Industry
Agriculture, forestry, fishing and hunting, and mining	17%
Construction	8%
Manufacturing	10%
Wholesale trade	3%
Retail trade	17%
Transportation and warehousing, and utilities	2%
Information	1%
Finance, insurance, real estate and rental and leasing	6%
Professional, scientific, management, administrative, and waste management services	8%
Educational, health and social services	17%
Arts, entertainment, recreation, accommodation and food services	6%
Other services (except public administration)	2%
Public administration	3%

Source: US Bureau of the Census, Census 2000

6.2.4 Average Wages by Industry

Table 6.2.4 outlines the average wage earned by an employee in each of the listed categories. The table provides data for both Iowa County and the State of Wisconsin. From the table it is possible to see that construction, trade, transportation, utilities, and natural resources are the highest yielding industries on average in Iowa County. Across the state, manufacturing and financial services are the highest yielding industries.

Table 6.2.4 Average Annual Wage by Industry Division in 2003

	Average Annual Wage	
	Iowa County	Wisconsin
All Industries	\$28,683	\$33,423
Natural Resources	\$32,087	\$25,723
Construction	\$36,830	\$40,228
Manufacturing	\$26,003	\$42,013
Trade, Transportation, Utilities	\$31,108	\$28,896
Information	\$25,076	\$39,175
Financial Services	\$28,171	\$42,946
Professional & Business Services	\$24,925	\$38,076
Education & Health	\$27,993	\$35,045
Leisure & Hospitality	\$12,309	\$12,002
Other Services	\$22,183	\$19,710
Public Administration	\$24,113	\$35,689

Source: Wisconsin Department of Workforce Development 2006

6.3 Economic Base

When considering economic base, it is important to look at regional economic drivers. Table 6.3 lists the top ten industry groups by employment for Iowa County in March 2003.

Table 6.3.0 Top Industry Groups for Iowa County.

	Average Annual Wage		
	Establishment s	Employees	Employment Changes 2003- 2004
Educational Services	7	728	-26
Food Service & Drinking Places	33	404	62
Nursing & Residential Care Facilities	8	370	-6
Specialty Trade Contractors	50	354	50
Hospitals	(x)	(x)	(x)
Executive, Legislative, & General Government	26	249	-19
Merchant wholesalers, Durable goods	15	217	28
Wood Product Manufacturing	5	187	-30

Source: State of Wisconsin Department of Workforce Development, 2003

(x): data suppressed to maintain confidentiality

6.3.1 Largest Employers

The table below outlines the largest private employers within Iowa County. There is a diverse array of employment types provided in this chart.

Table 6.3.1 Top Privately Owned Employers in Iowa County

Establishment	Size	Product or Service
Lands' End Inc.	Over 999 employees	Family clothing stores
Upland Hills Health, Inc.	250-499 employees	Nursing care facilities
Fleet Guard Inc.	100-249 employees	Miscellaneous general purpose machinery mfg.
House on the Rock	100-249 employees	Historical sites
Walnut Hollow Farm Inc.	100-249 employees	Miscellaneous wood product mfg.
Wal-Mart	100-249 employees	Discount department stores
Dick's Super Market	50-99 employees	Supermarkets and other grocery stores
United Parcel Service Inc.	50-99 employees	Couriers
Cornerstone Foundation	50-99 employees	Other residential care facilities
Hodan Center Inc.	50-99 employees	Used merchandise stores

Source: State of Wisconsin Department of Workforce Development, 2003

6.4 Strengths and Weaknesses for Economic Development

Strengths: The Town enjoys exceptional local access to the regional highway system. USH 18/151 traverses Town boundaries and provides access to other more regional transportation networks including freight and other shipping facilities in nearby communities. The Town’s strong agricultural heritage and proximity to the Madison-metro market is a local attribute.

Weaknesses: The Town is located within a region that contains many other municipalities with more advanced service capacity such as sewer and water, including Barneveld, Mount Horeb, and Ridgeway that also provide direct access to USH 18/151. There is also debate about the desire to build new commercial development in Brigham.

6.5 Environmentally Contaminated Sites

The Wisconsin Department of Natural Resources (DNR) Environmental Remediation and Redevelopment Program maintains a list of contaminated sites, or brownfields. The DNR identifies brownfields as “abandoned or under-utilized commercial or industrial properties where expansion or redevelopment is hindered by real or perceived contamination.”

As of August 2006, four sites in the Town were listed on the Bureau for Remediation and Redevelopment Trading System (BRRTS). Table 6.5 outlines the sites within the Town.

However, all of the sites were listed with Historic, Closed, or No Action Required status, which means that there was, or may have been, a discharge to the environment and, based on the known information and that the DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge.

Table 6.5 Remediation Sites within the Town of Brigham

Location	Activity Type	Status
WB HWY 151 .5 MI E OF CTH T	Spill	Historic
HWY 151 WB .1 MI W OF CTH ID	Spill	Closed
East side of Lee Dr S of Langberry	Spill	Closed
Blue Mound State Park Pool	N/A	No Action Required

Source: State of Wisconsin Department of Natural Resources, 2006

6.5 Economic Development Goals & Objectives

Goals and objectives identify what the plan should accomplish. Goals are statements that describe a desired future condition, often in general terms. Objectives are statements that describe a specific future condition to be attained, to reach the established goals. This plan provides brief goal(s) followed by an objective statement.

6.5.1 Encourage economic development efforts to complement the Town’s location and resources.

Brigham will review and consider economic development opportunities that enhance the Town’s agriculture-based economy. Brigham will also identify opportunities for economic development that

reflect the Town's character, resources and available services. The Town will review and consider opportunities to enable family businesses, cottage industries, home occupations, and agriculturally-related businesses.

Development requiring municipal services and direct four-lane highway access will be directed in or near Barneveld and near highway interchanges. Economic development efforts in the more rural portions of the Town will be focused on agriculture, recreation, tourism and low-impact businesses. US Highway 18/151 corridor may provide growth options, including commercial or light industrial, as permitted by zoning and conditional use permits. The Town's guidelines will ensure that development is attractive, functional, and safe.

6.6 Economic Development Recommendations

Recommendations identify the action necessary to achieve goals and objectives. For this reason, recommendations should be actionable, attainable, and specific. Not all recommendations can be achieved in the short-term, so they should be specific enough so that any individual or group wishing to achieve a stated goal can take action.

The following recommendations were jointly developed by the Town of Brigham Plan Commission and its consultants.

- 6.6.1** Investigate and identify the type and scale of small commercial developments that would be appropriate for the Town of Brigham.
- 6.6.2** Retain and support active farming and farm related businesses. Work with local, regional, and state entities to encourage and enhance agricultural production as a local economic engine. Initiatives may include :
 - a. Encourage enrollment in state and federal farmland protection programs and funding.
 - b. Encourage the State to develop Purchase of Development Rights (PDR) programming to provide economic incentive to retain active farming. Develop local contiguity requirements for PDR purchase.
 - c. Support other forms of agriculture including: organic agriculture, vineyards, orchards, research farming, community agriculture, or the production of other niche agriculture products.
- 6.6.3** Allow cottage industries/home occupations in the town.
- 6.6.4** Work with regional and state entities to provide resources for new business development. Some contacts include the Small Business Development Center (SBDC) through UW-Extension Iowa County, The Southwest Regional Planning Commission (SWWRPC), or the Wisconsin Economic Development Association (WEDA).
- 6.6.5** If the opportunity arises, be open to the feasibility of forming a tax incremental financing district (commonly referred to as a Tourism, Agriculture, Forestry—TAF—district for town governments) or other town run economic development incentive program(s).
- 6.6.6** Encourage the development of telecommunications infrastructure to enhance accessibility to reliable cell phone and high speed internet services with respect to the current landscape.
- 6.6.7** Partner with surrounding communities to promote the rural and natural character as well as the recreational opportunities (Blue Mound State Park) throughout Southern Wisconsin as a way to increase tourism in the Town.

7 Intergovernmental Cooperation

This element of the comprehensive plan analyzes the planning and decision-making relationship of the Town of Brigham to adjacent local governmental units and quasi-public, regional, state, and federal governmental entities. The element looks at these governmental entities' planning and land use control/growth management documents, agreements, and programs and how they relate to the Town. This chapter also contains goals, objectives, and recommendations for maintaining or enhancing intergovernmental relationships.

Existing relationships between the Town of Brigham and each of the surrounding or overlapping jurisdictions are described below. A process for resolving conflicts is described at the end of this element.

7.1 Brigham's Intergovernmental Relationships

7.1.1 Wisconsin Department of Natural Resources (DNR)

The Wisconsin DNR is currently working in the region on a number of priority programs, including the Military Ridge Heritage Area preservation project and the Conservation Reserve Enhancement Program Grassland Bird Project to protect rapidly declining grassland bird numbers. The DNR also works to preserve local waterways, for example the Sugar River, Pecatonica River, and Wisconsin River tributaries and coordinates the Rails to Trails conversion of the Canadian National freight line.

The DNR, in concert with other state agencies such as the Department of Agriculture, Trade and Consumer Protection (DATCP) and the Department of Health and Family Services (DHFS), is also working to eradicate chronic wasting disease (CWD) in deer populations within communities located in southern Wisconsin and northern Illinois. Brigham is located within a Disease Eradication Zone.

7.1.2 USDA – Natural Resources Conservation Service (NRCS) and Farm Services Agency (FSA)

Many farmers and landowners in the town participate in the conservation programs offered by NRCS and FSA. There are lands in Brigham that have been established as grass, trees, or wetland cover through programs such as the Conservation Reserve Program (CRP), Wetland Reserve Program (WRP) and Wildlife Habitat Incentive Program (WHIP). Conservation practices are maintained on active farmland through the Conservation Compliance Program.

7.1.3 Wisconsin Department of Transportation (DOT)

The actions of the Wisconsin DOT will have a major local impact within the town as plans to control access along USH 18/151 progress. Already, the DOT has communicated some limited access restrictions that will likely discontinue through access on some county highways traversing USH 18/151. The Town will continue to attend pertinent DOT meetings where state highways are discussed.

7.1.4 Iowa County

The Iowa County Planning & Development Office provides shore land and wetland zoning controls within the town. The Office also enforces a countywide subdivision ordinance for unincorporated communities. Brigham also coordinates with Iowa County for administration of their local planning and zoning functions (use countywide zoning ordinance).

The Town receives service provision from the Iowa County Highway Department. Interaction with this department has been good. The condition of the county highway system is a priority concern for the

Town since these roadways provide important linkages to service centers and other regional highways within the area.

The Iowa County Sheriff's Department, based in Dodgeville, provides police protection to Brigham and all of Iowa County. The relationship between the Town and Sheriff's Department has been good with coordination occurring on an as-needed basis.

7.1.5 Local School Districts

The majority of Brigham students are enrolled in the School District of Barneveld. Very small sections of the Town are served by the Dodgeville and Pecatonica school districts. The Town and school districts work together on matters of mutual concern, but coordination could be enhanced to better serve the Brigham community.

7.1.6 Surrounding Municipalities

Towns: Brigham has little interaction with the surrounding Towns of Ridgeway, Moscow, and Arena. Aside from some mutual cooperation for road maintenance with the Town of Ridgeway, each of these governments relies on agreements forged independently to provide municipal services. There might be an opportunity to identify cost-sharing agreements, consolidation of facilities, or other capital assets in coming years, but communication is currently limited due to lack of interest or need.

Village of Barneveld: Brigham shares a boundary with the Village, and many residents utilize services and amenities located within the municipality including the school, the post office, the library, and other shopping and service facilities. The Town works cooperatively with the Village through the joint Barneveld-Brigham Fire Department that provides emergency response aid. There is no boundary agreement with the village however and annexations occur with limited town notification.

7.1.7 Local Area Organizations

The Nature Conservancy: The Conservancy, and other local organizations like the Driftless Area Conservancy and Prairie Enthusiasts, controls more than 1,000 acres in Iowa County consisting of prairie remnants and more heavily-grazed prairie pastures surrounded by tilled agricultural fields, hay fields and pastures. The preserve is located in the Military Ridge Prairie Heritage Area, a 50,000-acre grassland landscape in Dane and Iowa counties that contains one of the highest concentrations of native grasslands in the Midwest.

Relations with this organization have been mixed, because a landowner can sell or donate land to the Conservancy without Town approval, Brigham is often unaware of these transactions. There is also some debate as to how much and what types of lands are best suited for conservation. Further, opinions vary on how these lands should be protected, if they are, and whether existing policies are adequate or appropriate.

7.2 Existing or Potential Conflicts

As with most unincorporated communities located adjacent to, or within the extraterritorial area of an incorporated community, Brigham could be affected by annexations to the villages of Barneveld and Blue Mounds (though Blue Mounds could not annex across county lines without Town of Brigham and Iowa County Board approval). Although currently this has not been a contentious issue, there may be a need to draft boundary agreements if the rate of annexation exceeds Brigham's ability to cope with the decreased tax revenues that result or interferes with the town's ability to plan for infrastructure improvements or impedes sufficient delivery of public services.

7.3 Intergovernmental Cooperation Goals & Objectives

Goals and objectives identify what the plan should accomplish. Goals are statements that describe a desired future condition, often in general terms. Objectives are statements that describe a specific future condition to be attained, to reach the established goals. This plan provides brief goal(s) followed by an objective statement.

7.3.1 Enhance cooperation with local, regional, and state entities.

Brigham seeks to establish and utilize communications to build a spirit of cooperation for solving development, infrastructure, and budgetary problems with the governments of neighboring villages and towns, Iowa County, and the State of Wisconsin, as well as with Brigham residents. Working with non-profit groups, benevolent organizations, and conservation programs will enhance Brigham's role as a leader in community building and fiscal sustainability, and is therefore expected of the Town Board. Continued support for and partnership with the Barneveld School District, fire and rescue services, law enforcement agencies, Iowa County, and others is essential to maintain the quality of life and economic status of this and surrounding communities.

7.4 Intergovernmental Cooperation Recommendations

Recommendations identify the action necessary to achieve goals and objectives. For this reason, recommendations should be actionable, attainable, and specific. Not all recommendations can be achieved in the short-term, so they should be specific enough so that any individual or group wishing to achieve a stated goal can take action.

The following recommendations were jointly developed by the Town of Brigham Plan Commission and its consultants.

- 7.4.1 Continue to work with local, regional, and state agencies in the development of local plans and facilities.
- 7.4.2 Inform local, regional, and state agencies of changes in local land use and other developments as appropriate.
- 7.4.3 Request proper notice of regional planning, development, and construction activities from the appropriate public agencies as warranted.
- 7.4.4 Work to provide cost effective and efficient service delivery to the local area. This includes proactive cooperation with entities involved in service provision.
- 7.4.5 Maintain an active dialogue with the DNR and area land trusts concerning public and private land purchases.
- 7.4.6 Maintain regular communication with the DOT concerning land use development plans or changes to the county or state highway network especially USH 18/151.
- 7.4.7 Continue to coordinate with the Iowa County Highway Department for repair and upgrade of local highways.

- 7.4.8** Formalize a process for the development of boundary agreements with the Village of Barneveld and other incorporated communities that may have extraterritorial jurisdiction.
- 7.4.9** Increase communication and coordination of land use planning with adjacent towns, including those in Dane County as well as coordinating land use planning and implementation with Iowa County.

8.1 Introduction & Overview

This element of the Comprehensive Plan contains existing conditions, goals, objectives, policies, and recommendations to guide the future development and redevelopment of public and private property in Brigham. This chapter also explains future land use designations and describes these uses on the Future Land Use Map (located in the appendix).

The analysis and consideration of land use issues is among the most critical components of the Town of Brigham Comprehensive Plan. This element was prepared pursuant to Section 66.1001 of the Wisconsin Statutes.

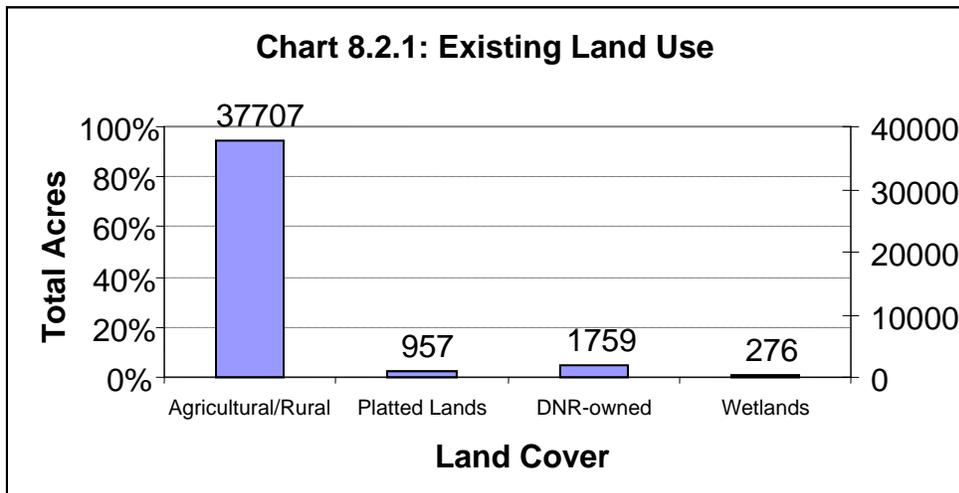
This Land Use Plan consists of the following sections:

- 8.1 Introduction & Overview
- 8.2 Existing Land Use
- 8.3 Opportunities for Redevelopment
- 8.4 Land Use Conflicts
- 8.5 Land Use Projections
- 8.6 Future Land Use Districts
- 8.7 Land Use Goals & Objectives
- 8.8 Land Use Policies & Recommendations

8.2 Existing Land Use

8.2.1 Land Cover

A majority of the land cover in Brigham is agricultural use. Large pockets of forestlands can be found in the northern portion of the town. Residential uses are interspersed throughout with some of these areas shown as “platted lands” on Map 8.1 “Existing Land Use”. These lands account for approximately 957 acres, or less than 3 percent of the total land area in Brigham. DNR-owned lands account for about 1,759 acres (4%) of the total 40,699 acres in the town. Wetlands cover about 276 acres in Brigham. See Chart 8.2.1 below.



8.2.2 Net Residential Density

The residential density for the entire Town of Brigham is 14.3 acres of platted residential land for each housing unit. This figure excludes agricultural parcels that may include a housing unit. Net non-residential land use is indicated by acreage total in Table 8.2.1.

8.2.3 Land Use Trends

The Town gained approximately 118 housing units between 1990-2000. As shown in Table 8.2.3, most residential units are single-unit detached structures. Single-family units remained the dominant housing type over the decade with over 89 percent of the total housing units. This housing type grew by 55 percent between decades providing for the greatest increase in units with a change of 129 units in 10 years. The number of mobile homes in the Town decreased by one-quarter (4) between the decades. The category of “other” decreased by 100 percent between the decades although it may be a result of Census reclassification. See Map 8.1.

Table 8.2.3: Changes in Housing Units, 1990-2000

	1990		2000		Percent Change 1990-2000
	Number	Percent	Number	Percent	
Total units	261	100	379	100.0	45.2
1-unit detached	234	89.7	363	95.8	55.1
1-unit attached	3	1.1	4	1.1	33.3
2 units	-	-	-	-	-
3 or 4 units	-	-	-	-	-
5 to 9 units	-	-	-	-	-
10 to 19 units	-	-	-	-	-
20 or more units	-	-	-	-	-
Mobile home	16	6.1	12	3.2	-25.0
Other	8	3.1	-	-	-100.0

1990,2000 Census STF-3

The following land use issues have been identified and will influence the way the Town of Brigham develops over the next 20 years:

- Brigham has issued 26 building permits for new residential construction between 2004 and 2005. This exceeds the historic rate of growth used by the state in preparing its official projections. At this rate, Brigham would have over 600 new households by 2030.
- Between 2004 and 2005, nearly 175 acres were converted out of Exclusive Agricultural zoning. During that time, 21 new residential lots were created. (Iowa County)
- Projecting these trends forward, Brigham could anticipate the conversion of over 2,000 acres of land to a residential use by 2030. When applying the common planning practice of “market adjustments”, Brigham could anticipate planning for the conversion of 4,000 acres. (Wisconsin DOA, SAA, Iowa County)
- Physical constraints for future development include steep slopes, wetlands, and floodplains in the Town.

8.2.4 Recent Building and Zoning Permits

The Town of Brigham has been one of the fastest growing towns in the County. The following table shows recent growth trends compared to nearby Towns.

Table 8.2.4: Recent Development Activity

Town	Building Permits for New Residential Buildings		New Residential Lots		Acres of A-1 Land that has been Rezoned	
	2004	2005	2004	2005	2004	2005
Brigham	13	13	12	9	77.46	97.7
Ridgeway	2	11	13	1	141.56	5.018
Arena	10	12	8	6	114.96	91.67

Source: Iowa County Planning and Development

8.2.5 Land Divisions

Brigham has an adopted land division ordinance (Ordinance #4.01). The current minimum lot size in the Town of Brigham is 5 acres for residential zoning purposes. There are no special provisions for clustered or conservation-style subdivisions within the subdivision code.

8.2.6 Equalized Values

According to the Wisconsin Department of Revenue, in 2005 the assessed value for real estate in the town was \$84,658,000. This represents a 10% increase in real estate value from 2004 (\$76,743,300).

8.3 Opportunities for Redevelopment

As with most rural communities without a traditional central business district, there are few opportunities for redevelopment in the traditional sense. However, the quarry located off Reeson Road has been identified as suitable for short-term reclamation and possibly reserved for recreation or other non-intensive uses.

8.4 Land Use Conflicts

A potential future conflict is the growth of residential development near active agricultural operations. A related conflict is the level of services that new residential development will expect from the Town, which historically offered a basic level of services consistent with low density and rural development patterns.

There is some need for land conservation entities operating in the Town to educate landowners about their activities, plans, and status. Many residents have different opinions about how these organizations operate and some public education may ease tensions or clarify issues.

8.5 Land Use Projections

The Wisconsin Department of Administration projects household growth in the Town of Brigham to increase over the next 20 years. If these estimates hold, Brigham can expect nearly 150 new housing units by year 2030.

The projected residential land use requirements through year 2030 are shown in Table 8.5.1 below. The calculations utilize an estimated residential acreage consumption of 14.3 acres/unit as estimated in 2005. If this current density is maintained into the future, over 2,000 acres could be expected to convert to new residential development before 2030.

The “Market Adjustment” figure doubles this estimate to account for increases in residential demand that may occur over time. This factor is an important planning tool if the Town decides to identify areas for preferred residential growth.

Table 8.5.1: Residential Land Use Projections (2030)

	Value
Households 2000	335
Projected New Households	147
Projected Total Households 2030	482
Average Acres per Residential Parcel (2005)	14.3
Projected New Acres (Baseline) 2030	2102
"Market Adjustment"	4204
<i>Derived from DOA Household Estimates and Iowa County GIS Data</i>	

Any non-residential growth would likely be limited to areas surrounding future interchanges, and the planning process will further identify feasibility and public support for such growth. These projections will be updated at that time.

It is likely that most non-residential uses will continue to develop in the Village of Barneveld. Agricultural land is the likely candidate for residential conversion and will decrease slightly with new development.

8.6 Future Land Use Districts

These Future Land Use Categories are used to describe the intent of each district depicted on the Future Land Use Map. Often, they forecast a zoning district or other implementation tool (such as overlay district) to implement the Future Land Use Map.

8.6.1 Prime Agricultural Areas

These are areas of Class I, II, and III soils. Structural development on these lands is prohibited by the Town’s Building Site Ordinance.

8.6.2 Environmental Areas

This district includes areas where special protection is required because of unique landscape, topographical features, wildlife, or historical value. They often contain the best remaining woodlands and wetlands, wildlife habitats, undeveloped shorelands and floodlands, groundwater recharge and

discharge areas in the town. The areas on the Future Land Use Map specifically include wetlands and floodplains. Development on these lands is restricted by state and county regulations.

8.6.3 Managed Open Space

The lands within this district may include lands that are owned or managed by the Wisconsin DNR (State of Wisconsin), or other state agencies or private entities, such as the Nature Conservancy or land trusts. In general, these lands are not proposed for development and are intended to remain free of development.

8.6.4 Rural Lands

This district includes areas in which agricultural and certain compatible low intensity uses are encouraged as the principal use, including limited residential development. This district will maintain highly productive agricultural lands by limiting encroachment of non-agricultural development, minimizing land use conflicts among incompatible uses and minimizing public service costs associated with non-agricultural development.

8.6.5 Residential

A residential district includes land uses where the predominant use is housing. Zoning for residential use may permit some services or work opportunities or may totally exclude business and industry. One type could include single-family homes that are detached, free-standing residential structures. The density should be no more than one dwelling unit per five or more acres. Another district could allow farming on parcels smaller than 40 acres while maintaining the ability to develop non-agricultural structures such as housing, but not to exceed one house per five acres.

8.6.6 Commercial

A commercial district includes uses that are business related including retail or light industrial. Commercial districts may also include areas of intense commercial development along major transportation routes, close to interchanges. Commercial A would, for the most part, be transparent. These commercial uses would include household occupations allowable in many zoning districts. Commercial B would include structures dedicated to the sale of goods or merchandise for personal or household consumption, such as neighborhood stores. Commercial C would include manufacturing of goods for consumer sale. In many cases these uses may be light industrial in producing products proposed for end users rather than for use by other industries, and include such things as feed mills, carpentry shops, or farm implement dealers.

8.6.7 Commercial Overlay District

This overlay will be used in areas forecast for new commercial development that may potentially contain Class I, II, or III soils where such development is otherwise prohibited. These areas were selected due to compatibility with surrounding land uses (often commercial) and primary access to transportation corridors and population centers. Properties within the overlay may be subject to commercial development through land owner petition following appropriate review and public comment. Types of commercial development encouraged for these areas include types B and C described above. Ordinarily, commercial development will be prohibited unless the proposed lots have direct access to county or state highways.

8.7 Land Use Goals & Objectives

Goals and objectives identify what the plan should accomplish. Goals are statements that describe a desired future condition, often in general terms. Objectives are statements that describe a specific future condition to be attained, to reach the established goals. This plan provides brief goal(s) followed by an objective statement.

8.7.1 Protect rights of landowners and residents.

The Town will utilize consistent policies and procedures, which are fair to all landowners and residents and encourage a sense of community among these individuals, while preserving public health, welfare, and the Town's character. Landowners, residents and Town officials will work together, using the comprehensive plan and ordinances, to enable orderly development, while assuring taxes received and services provided are in balance.

8.7.2 Follow and implement this Comprehensive Plan.

Recognizing the hard work and dedication of numerous groups, individuals and organizations, this comprehensive plan shall be implemented to realize the desired improvements. Development decisions will be consistent with the adopted plan, as required by State Statutes. Where recommended by this plan, the Brigham Town Board will update ordinances, assign tasks, or develop ad hoc committees to increase the likelihood of successful goal achievement, protection of residents' rights, preservation of land values and aesthetic appeal, and satisfactory delivery of town services in an efficient and cost effective manner. A procedure for reviewing and then amending this plan is provided within the plan in order to keep the document current and usable.

8.8 Land Use Policies & Recommendations

Recommendations identify the action necessary to achieve goals and objectives. For this reason, recommendations should be actionable, attainable, and specific. Not all recommendations can be achieved in the short-term, so they should be specific enough so that any individual or group wishing to achieve a stated goal can take action.

The following recommendations were jointly developed by the Town of Brigham Plan Commission and its consultants.

- 8.8.1** Prohibit new residential building sites on Class I, II, III soils.
- 8.8.2** Restrict building in wetlands, shoreland areas and floodplains (per state statutes and county codes).
- 8.8.3** Allow up to 4 land divisions per parent property every five years, being the act of subdividing larger property to create a new parcel, lot or tract of land that is less than 40 acres. A parent property shall be that tract of land as described on a recorded deed on file with the Iowa County Register of Deeds prior to the effective date of this plan. The five-year time period is intended to require a minimum of five years between the effective date of a second land division of a parent property. Any dispute over alleged building sites or rights transferred with divided property shall be resolved by the affected property owners, not the Town, and shall be resolved prior to Town action on any request impacting any such property.
- 8.8.4** Consider commercial development at Highway 18/151 access points and County Highway ID corridor where commercial development might be allowed on Class I, II, III soils. Update standards for this exception within the Building Site Regulations (Ordinance 4.06) to enable.
- 8.8.5** Discourage development on steep slopes. Require special mitigation techniques for development on slopes greater than 20%.

- 8.8.6** Maintain 5-acre minimum lot size for all new residential lots.
- 8.8.7** Prohibit new subdivisions defined as land divisions creating five (5) or more parcels or building sites within a five-year period.
- 8.8.8** Encourage new development to follow conservation-based guidelines:
- a. Provide vegetative buffers between building sites and sensitive environmental areas.
 - b. Preserve mature trees, vegetation, and other attributes that relate to the site's history or natural character.
 - c. Restore degraded environmental areas, such as streams, prairies and wetlands.
 - d. Encourage Best Management Practices (BMPs) for storm water management and erosion control.
- 8.8.9** Review the driveway ordinance (Ordinance 3.01) for possible revision incorporating input from emergency service providers, residents, and other interested parties, as deemed appropriate.

9 Implementation

The implementation of the Town of Brigham comprehensive plan involves decision-making by both public officials and the citizens of the community. These decisions will be measured by the concern for the welfare of the general community; the willingness to make substantial investments for improvement within the community, and the realization that certain procedures must be followed and adhered to for the continued high quality environment found within the Town. Suggested implementation measures include:

- The implementation and enforcement of regulatory ordinances and non-regulatory activities based on the goals and objectives identified in the comprehensive plan.
- The development of programs and support systems that further the goals and objectives set forth by the Town in this plan.
- The establishment and support of a continued planning process providing for periodic review and updates to the plan and land use control measures.
- The support of committees and local organizations to carry out specific community improvements as identified in the comprehensive plan.

9.1 Summary of Key Planning Issues and Opportunities

The following list summarizes some of the key issues identified through public involvement activities and the Town Survey. Issues also reflect observed liabilities and comments made through the planning development process.

Development Controls

One of the most frequent responses during the Town Vision Forum (October 2006) and survey process was to preserve Brigham's natural resources, rural integrity, and beauty. Several implementation tools, programs, and ordinances are available and a key part of the process is to determine the extent of preservation areas and the most feasible tools to utilize.

Preserve Agricultural Lands and Economic Production

Currently, Building Site Regulations are the primary tool used to maintain the rural, agricultural aesthetic of Brigham and to reserve lands for active agriculture. The majority of Town residents surveyed agreed with this tool, and ninety-two percent expressed the desire to increase direct farm product sales in Brigham. Additionally, respondents listed cottage industries and other small business development as appropriate for Brigham.

Environmental Protection

There are numerous ordinances and programs that seek to protect the environmental resources in the Town. A review of these tools should take place to determine if any program or ordinance needs expansion based on confirmation of the plan's goals and objectives.

Better Intergovernmental Relationships and Planning

One of the key issues raised in each of the public meetings is improving cooperation between the communities, especially Barneveld and Brigham.

Balancing public interest and private property rights

The need to balance public interest and private property rights is a goal stated within the state's comprehensive planning legislation. Land use decisions should consider equitable and defensible growth management strategies.

9.2/9.3 Implementation Tools

Implementation Tools include the rules, policies, and ordinances used to facilitate or control for a desired outcome. Examples include zoning ordinances and official maps, or the availability of certain incentives. This section includes both regulatory and non-regulatory measures.

9.2 Regulatory Measures

The following regulatory measures can be used to guide development and implement the recommendations of a comprehensive plan. The Town Board officially adopts these regulatory and land use control measures as ordinances (or as revisions to the existing ordinances). For the purposes of this document, "regulatory measures" are those that must be adhered to by everyone if adopted.

9.2.1 Zoning Ordinance

Zoning is used to guide and control the use of land and structures on land. In addition, zoning establishes detailed regulations concerning the areas of lots that may be developed, including setbacks and separation for structures, the density of the development, and the height and bulk of building and other structures. The general purpose for zoning is to avoid undesirable side effects of development by segregating incompatible uses and by maintaining adequate standards for individual uses.

The establishment of zoning districts is generally conducted after careful consideration of the development patterns indicated in the comprehensive plan. Amending zoning district boundaries has the overall effect of changing the plan (unless amendments correspond to changes within the plan); therefore, it is reasonable to assume that indiscriminate changes may result in weakening of the plan. The Town of Brigham has adopted the Iowa County Zoning Ordinance and takes an active role in its content and corresponding zoning map. These decisions are preceded by public hearings and plan commission recommendations.

An overlay district is an additional zoning requirement that is placed on a geographic area but does not change the underlying zoning. Overlay districts have been used to impose development restrictions or special considerations on new development. For the Town, these may include special requirements for commercial buildings along highway corridors or regulations to preserve "viewsheds".

Action: The existing Iowa County ordinance should be adapted to protect the integrity of Exclusive Agricultural (A-1) lands. The Town Board should work with Iowa County to clarify the rules for development of a second single-family home in exclusive agricultural districts. The Town should also eliminate the loophole in the current ordinance that may permit residential development on Class I, II, and III agricultural land. Additional amendments may become necessary to implement portions of this plan. Determine demand for additional regulations to control for or to relax standards within districts delineated on the Future Land Use Map.

9.2.2 Official Maps

An official map shows the location of areas which the municipality has identified as necessary for future public streets, recreation areas, and other public grounds. By showing the area on the Official Map, the municipality puts the property owner on notice that the property has been reserved for a future public facility or purpose. The municipality may refuse to issue a permit for any building or development on the designated parcel; however, the municipality has one year to purchase the property upon notice by the owner of the intended development.

There are no immediate plans for the Town to draft an official map. However, should local officials want to ensure consistency of the Future Land Use Plan with capital improvements, an official map should be drafted. For areas within the extraterritorial area of the Village of Barneveld, the official map must be developed jointly.

Action: Adopt an official map at which time changes in the rate of development require increased long-term infrastructure planning. Involve the Village of Barneveld for locations within the extraterritorial area.

9.2.3 Sign Regulations

Local governments may adopt regulations, such as sign ordinances, to limit the height and other dimensional characteristics of advertising and identification signs. The purpose of these regulations is to promote the well-being of the community by establishing standards that assure the provision of signs adequate to meet essential communication needs while safeguarding the rights of the people in the community to a safe, healthful and attractive environment.

Brigham does not currently have local sign regulations, however within the county zoning ordinance there are provisions to regulate for type, bulk and setback. In the future, local regulations may need to be developed if the county regulations lack the specificity Brigham requires.

Action: Continue to utilize current standards. Monitor community desire for increased standards as determined through complaints or requests.

9.2.4 Erosion/Stormwater Control Ordinances

The purpose of stormwater or erosion control ordinances is to set forth stormwater requirements and criteria which will prevent and control water pollution, diminish the threats to public health, safety, welfare, and aquatic life due to runoff of stormwater from development or redevelopment. Adoption of local ordinances for stormwater do not pre-empt more stringent stormwater management requirements that may be imposed by WPDES Stormwater Permits issued by the Department of Natural Resources under Section 147.021 Wis, Stats.

There are requirements for an erosion and stormwater control plan in the Building Site Regulations (4.06) and some slope and site requirements in the Land Divisions (4.01) ordinance.

Action: Continue to utilize the existing ordinances until such time that more stringent requirements are preferred to control for increased stormwater pressures brought about by new development. Evaluate an Iowa County erosion and stormwater management ordinance if one is developed.

9.2.5 Building/Housing Codes

The Uniform Dwelling Code (UDC) is the statewide building code for one- and two-family dwellings built since June 1, 1980. As of January 1, 2005, there is enforcement of the UDC in all Wisconsin municipalities. The UDC is primarily enforced by municipal or county building inspectors who must be state-certified. In lieu of local enforcement, municipalities have the option to have the state provide enforcement through state-certified inspection agencies for new homes. Permit requirements for

alterations and additions will vary by municipality. Regardless of permit requirements, state statutes require compliance with the UDC rules by owners and builders even if there is no enforcement.

Brigham enforces Wisconsin's Uniform Dwelling Code.

Action: Brigham requires that builders follow state building codes for all structures built within the jurisdiction.

9.2.6 Mechanical Codes

In the State of Wisconsin, the 2000 International Mechanical Code (IMC) and 2000 International Energy Conservation Code (IECC) have been adopted with Wisconsin amendments for application to commercial buildings.

Action: Brigham requires that builders follow state building and mechanical codes for all structures built within the jurisdiction.

9.2.7 Sanitary Codes

Sanitary codes, which are usually enforced at the county-level, provide local regulation for communities that do not have municipal sanitary service. These codes establish rules for the proper siting, design, installation, inspection and management of private sewage systems and non-plumbing sanitation systems.

Developments utilizing private sewage systems are required to obtain a permit and abide by regulations set forth in the Iowa County Sanitary Ordinance (400.06).

Action: Continue to work with Iowa County for the issuance of permits and enforcement of established regulations.

9.2.8 Land Division Ordinance

Land division regulations serve an important function by ensuring the orderly growth and development of unplatted and undeveloped land. These regulations are intended to protect the community and occupants of the proposed land division by setting forth reasonable regulations for public utilities, storm water drainage, lot sizes, road design, open space, and other improvements necessary to ensure that new development will be an asset to the Town. The Town Board makes the final decisions on the content of the land division ordinance. These decisions are preceded by public hearings and recommendations of the Plan Commission.

Brigham has a locally adopted land division ordinance. It does not contain regulations for development of a conservation subdivision nor a property maintenance ordinance. The land division ordinance could also be utilized to help mitigate future conflicts between farmers and residential neighbors through the incorporation of minimum setbacks.

Actions: Review and update existing Town land division ordinances to reflect concepts outlined in this plan. Maintain the current five-acre lot minimum, but consider allowing up to four land divisions for residential use every five years.

9.2.9 Shoreland and Floodplain Zoning

Iowa County regulates shorelands and floodplains within its jurisdiction. The zoning code controls for water pollution, protects spawning grounds for fish and aquatic life, controls building sites including placement of structures and land uses, and preserves natural shore cover. Brigham is governed by Iowa County's Shoreland Zoning, and Floodplain ordinances.

Action: Continue to utilize county rules and regulations.

9.2.10 Building Site Ordinance

Building site ordinances detail minimum regulations, provisions and requirements for development. The purpose of building site ordinances is to ensure development occurs consistent with municipal

values. The Town of Brigham Building Site Ordinance protects public health, safety and welfare; preserves the rural character of the Town; sustains property values and the property tax base; and conforms to the Town's Land Use Plan. The Brigham Building Site Ordinance (4.06) prohibits development on lot sizes smaller than five acres, steep slopes, and Class I, II, and III soils, which are ideal for agriculture.

Action: Review and consider updating the existing Town Building Site Ordinance to reflect concepts outlined in this plan. In particular, consider amending the Building Site Ordinance to consider commercial development on Class I, II, or III soil where specifically identified on the Future Land Use Map.

9.3 Non-regulatory Measures

The following non-regulatory measures can be used to guide development and implement the recommendations of a comprehensive plan. These measures often exist as policies or as special incentives available to willing participants. For the purposes of this document, "non-regulatory measures" are meant to encourage a particular practice, but not legislate it.

9.3.1 Capital Improvement Plan

This is an ongoing financial planning program intended to help implement planning proposals. The program allows local communities to plan for capital expenditures and minimize unplanned expenses. Capital improvements or expenditures are those projects that require the expenditure of public funds for the acquisition or construction of a needed physical facility.

Capital improvement programming is a listing of proposed projects according to a schedule of priorities over a short time period. It identifies needed public improvements, estimates their costs, discusses means of financing them, and establishes priorities over a three-to-five year programming period. Improvements or acquisitions considered a capital improvement include:

- Public buildings (i.e. – fire and police stations)
- Park acquisition and development
- Roads and highways
- Utility construction and wastewater treatment plants
- Joint school and other community development projects
- Fire and EMS protection equipment

A capital improvement plan (CIP) or program is a method of financial planning for these types of improvements and scheduling the expenditures over a period of several years in order to maximize the use of public funds. Each year the capital improvement program should be extended one year to compensate for the previous year that was completed. This keeps the improvement program current and can be modified to the community's changing needs.

Preparation of a Capital Improvement Program

The preparation of a Capital Improvement Program is normally the joint responsibility between the community administrator or plan commission, various staff, governing body, and citizen commissions. The preparation of a capital improvement program may vary from community to community depending on local preferences, the local form of government and available staff. In communities that have a community development plan or comprehensive plan, a planning agency review of the proposed capital improvement program is desirable.

The Town has not implemented a Capital Improvement Plan.

Action: Utilize an annual system of funding allocation, such as capital improvement plan, to ensure adequate funding and programming for needed upgrades and repair of non-transportation related capital improvements. Consider combining already scheduled transportation improvements within this CIP (See 9.3.2 below).

9.3.2 Transportation Improvement Plan

A transportation improvement plan (TIP) identifies and prioritizes highway and transit improvements. Adherence to a TIP ensures the most effective use of funding for transportation improvements. A transportation improvement plan is necessary for two other reasons. First, the TIP is a requirement of the transportation planning process as most recently legislated by the Transportation Eligibility Act for the 21st Century. Secondly, a transportation improvement is not eligible for federal funding unless it is listed in the TIP. Transportation improvement plans should be reviewed regularly in order to accurately reflect the region's changing priorities.

The Town currently updates a multi-year transportation plan annually.

Action: Continue to utilize an annual system to identify and prioritize short-term transportation improvement needs and funding sources. Coordinate and share the TIP with adjacent and overlapping jurisdictions to ensure regional consistency. Consider adding all capital improvements within a Capital Improvement Plan (see 9.3.1 above).

9.3.3 Cooperative Boundary Agreements

These agreements attempt to facilitate problem solving through citizen involvement, negotiation, mediation, and other cooperative methods. Generally, boundary agreements help both an incorporated community and an unincorporated community forecast future lands for annexation so that infrastructure needs can be forecast and funded. They can also ease contentious relationships.

A boundary agreement between the Town of Brigham and the Village of Barneveld has not yet been created.

Action: Contact the Village of Barneveld about establishing a Joint Committee to negotiate the boundary agreement process. Consider adding all other incorporated communities with overlapping extraterritorial jurisdictions in this process.

9.3.4 Impact Fees

Impact fees are levied to a developer or homeowner by a municipality to offset the community's costs resulting from a development. To set an impact fee rate an analysis called a Public Facilities Needs Assessment must be performed to quantify the fee. If Brigham wishes to develop and maintain a local park system, or offset costs for the improvement of transportation facilities to accommodate new populations it may benefit from collecting impact fees from new construction.

The Town does not currently collect impact fees from new development.

Action: Determine the need for impact fee exactions over time and develop a Public Facilities Needs Assessment prior to development of the impact fee ordinance.

9.3.5 Purchase of Development Rights

Purchase of Development Rights (PDR) is a land conservation tool that pays landowners to reserve their land for agricultural or natural preservation. PDR is a voluntary program whereby a municipality, land trust, or other entity buys development rights (also known as a conservation easement) from landowners for the purpose of preventing development on that land. The primary purpose of a conservation easement is to protect agricultural land, timber resources, and/or other valuable natural resources such as wildlife habitat, clean water, clean air, or scenic open space by separating

the right to subdivide and build on the property from the other rights of ownership. The landowner who sells these "development rights" continues to privately own and manage the land.

The Town does not currently participate in a purchase of development rights program.

Action: Follow the progress of any state or regional efforts to develop a Purchase of Development Rights program.

9.3.6 Tax Increment Financing District

Tax Increment Financing (TIF) is a development tool designed to help finance redevelopment and community improvement projects through new tax revenues generated by the project after completion. When a development project is carried out, the value of surrounding real estate usually increases translating into higher tax revenues. Tax Increment Financing dedicates that increased tax revenue to finance debt issued to pay for the project. TIF is designed to channel funding toward improvements in distressed or underdeveloped areas where development would not otherwise occur but is increasingly being used by communities hoping to spur local economic development efforts.

The Town has not established a Tax Increment Financing District. Although generally a tool for cities and villages, towns can develop these districts for limited purposes including agriculture, tourism, forestry, manufacturing, and limited residential or retail development subject to a primary agricultural, forestry, or manufacturing activity.

Action: Consider developing a TIF district or other economic development incentive program to fund public improvements if economic development develops into a primary objective. Consider subjecting this action to a referendum.

9.4 Consistency Among Plan Elements / 20-Year Vision

The State of Wisconsin planning legislation requires that the implementation element describe how each of the nine-elements will be integrated and made consistent with the other elements of the plan. Since the Town of Brigham completed all planning elements simultaneously, no known inconsistencies exist.

This Comprehensive Plan references previous planning efforts, and details future planning needs. To keep consistency with the Comprehensive Plan, the Town should incorporate existing plans as components to the Comprehensive Plan, and adopt all future plans as detailed elements of this Plan.

Brigham will continue to make educated decisions based upon available information and public input. Planning will revolve around the **20-Year Planning Vision** (below) and decisions will incorporate a comprehensive look at all elements to determine appropriate cohesiveness of the decision against stated visions.

20-year Vision

Natural beauty, agriculture, recreational opportunities, rural atmosphere and a sense of community are some of the top reasons people choose to stay or move into Brigham. Therefore, many residents want to keep and improve their farms, maintain their homes and property and protect their investments. Existing structures will be improved and new buildings will be constructed. By achieving this future vision, Brigham will continue to appeal to residents and visitors, and in turn preserve much of its rural character. This will be accomplished by promoting orderly growth consistent with Brigham's present character, while being ever cognizant of balancing services and taxation.

9.5 Plan Adoption, Monitoring, Amendments and Update

9.5.1 Plan Adoption

In order to implement this plan it must be adopted by the Town Plan Commission. After the Commission adopts the plan by resolution, the Town Board must adopt the plan by ordinance. This action formalizes the plan document as a frame of reference for general development decisions over the next 20 years. Once formally adopted, the plan becomes a tool for communicating the community's land use policy and for coordinating legislative decisions.

9.5.2 Plan Use and Evaluation

The Town of Brigham will base all of its land use decisions against this plan's goals, objectives, policies, and recommendations including decisions on private development proposals, public investments, regulations, incentives, and other actions.

The Town can expect change in the years to come. Although this plan has described policies and actions for future implementation, it is impossible to predict the exact future condition of the Town. As such, the goals, objectives, and actions should be monitored on a regular basis to maintain concurrence with changing conditions.

The plan should be evaluated at least every 5 years, and updated at least every 10 years. Members of the Town Board, Plan Commission, and any other decision-making body should periodically review the plan and identify areas that might need to be updated. The evaluation should consist of reviewing actions taken to implement the plan's vision, its goals and objectives. The evaluation should also include an update of the 5-Year Action Plan located within this chapter.

9.5.3 Plan Amendments

The Town of Brigham Comprehensive Plan may be amended at any time by the Town Board following the same process to amend the plan as it originally followed when it was initially adopted regardless of how minor the amendment or change is.

Amendments may be appropriate throughout the lifecycle of the plan, particularly if new issues emerge or trends change. These amendments will typically be minor changes to the plan's maps or text. Large-scale changes or frequent amendments to meet individual development proposals should be avoided or the plan loses integrity. Any proposed amendments shall be submitted to the Plan Commission for their review and recommendations prior to consideration by the Town Board for final action.

9.5.4 Plan Update

According to the State comprehensive planning law the Comprehensive Plan must be updated at least once every ten years.

9.5.5 Enactment

Upon enactment of this plan, all zoning recommendations, official mapping and subdivision regulation decisions shall be consistent with this plan. This statement reinforces the intent that the plan shall be followed regardless of how one interprets the "2010 clause" within statutes.

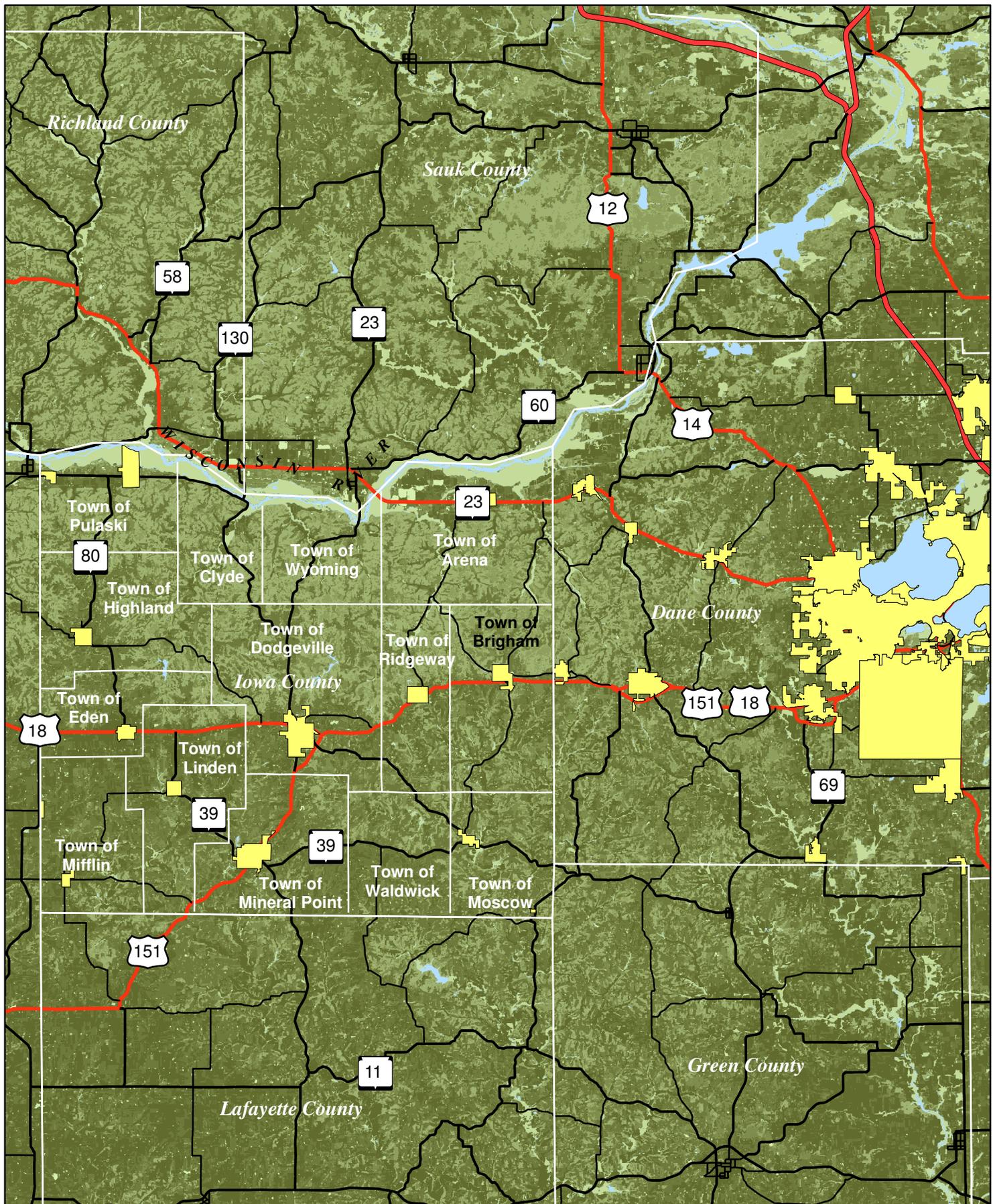
9.6 Five-Year Action Plan

This 5-Year Action Plan provides a summary list and work schedule of short-term actions that the Town should complete as part of the implementation of the Comprehensive Plan. It should be noted that many of the actions require considerable cooperation with others, including the citizens of Brigham, Town Committees, Town staff, and local/state governments. The completion of recommended actions in the timeframe presented may be affected and or impacted due to competing interests, other priorities, and financial limitations facing the Town. This table should be updated every five years.

<i>What</i>	<i>Who</i>	<i>When</i>
Review and update existing Town Building Site and Land Division Ordinances to reflect concepts outlined in this plan.	Plan Commission/ Town Board	2008
Consolidate all short-term public improvements funding into a capital improvements plan (replacing the transportation improvement plan).	Town Board	2008
Consider enabling overlay districts to delineate development zones or viewshed corridors.	Plan Commission/ Iowa County	2008
Discuss intergovernmental boundary agreement with the Village of Barneveld.	Town Board	2008-09

Appendix A:

Maps



Town of Brigham Comprehensive Plan

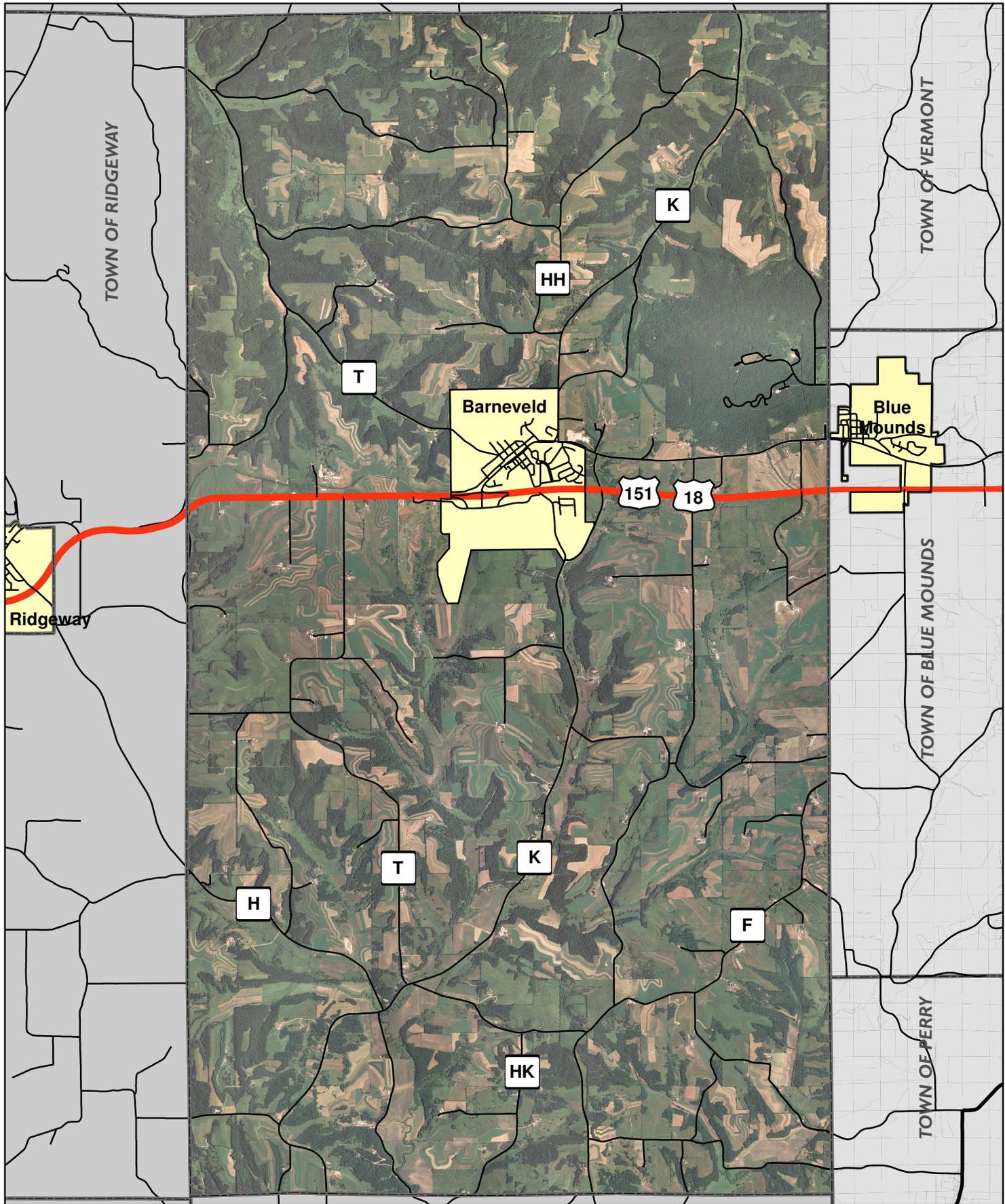
Regional Context Map



August 2006

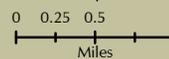
Map 1.1

Data Source: Iowa County Land Records



Town of Brigham Comprehensive Plan

Town Context Map

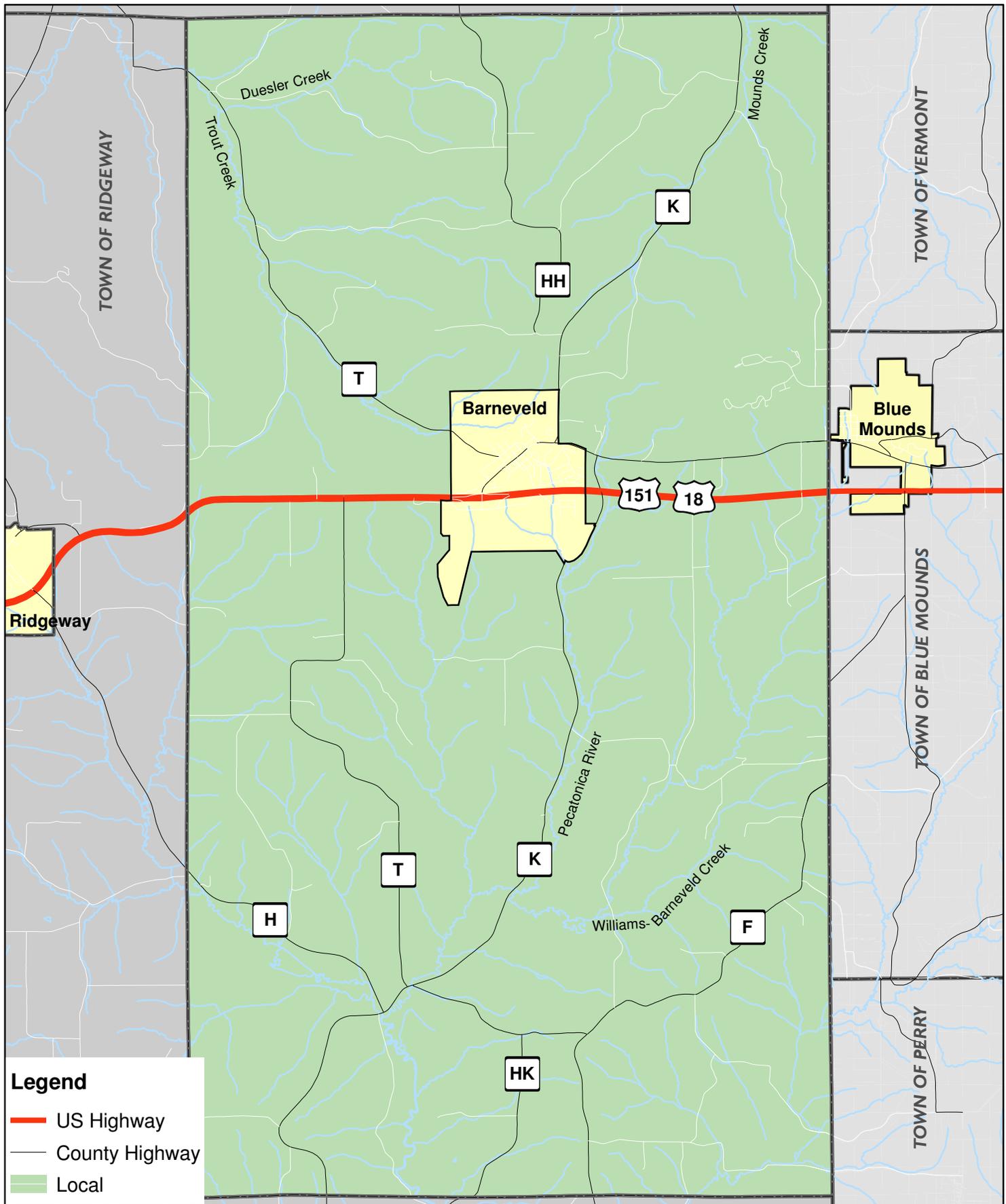


Data Source: Iowa County Land Records
Wisconsin DNR



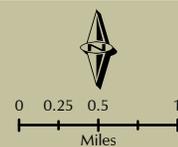
August 2006

Map 1.2



Town of Brigham Comprehensive Plan

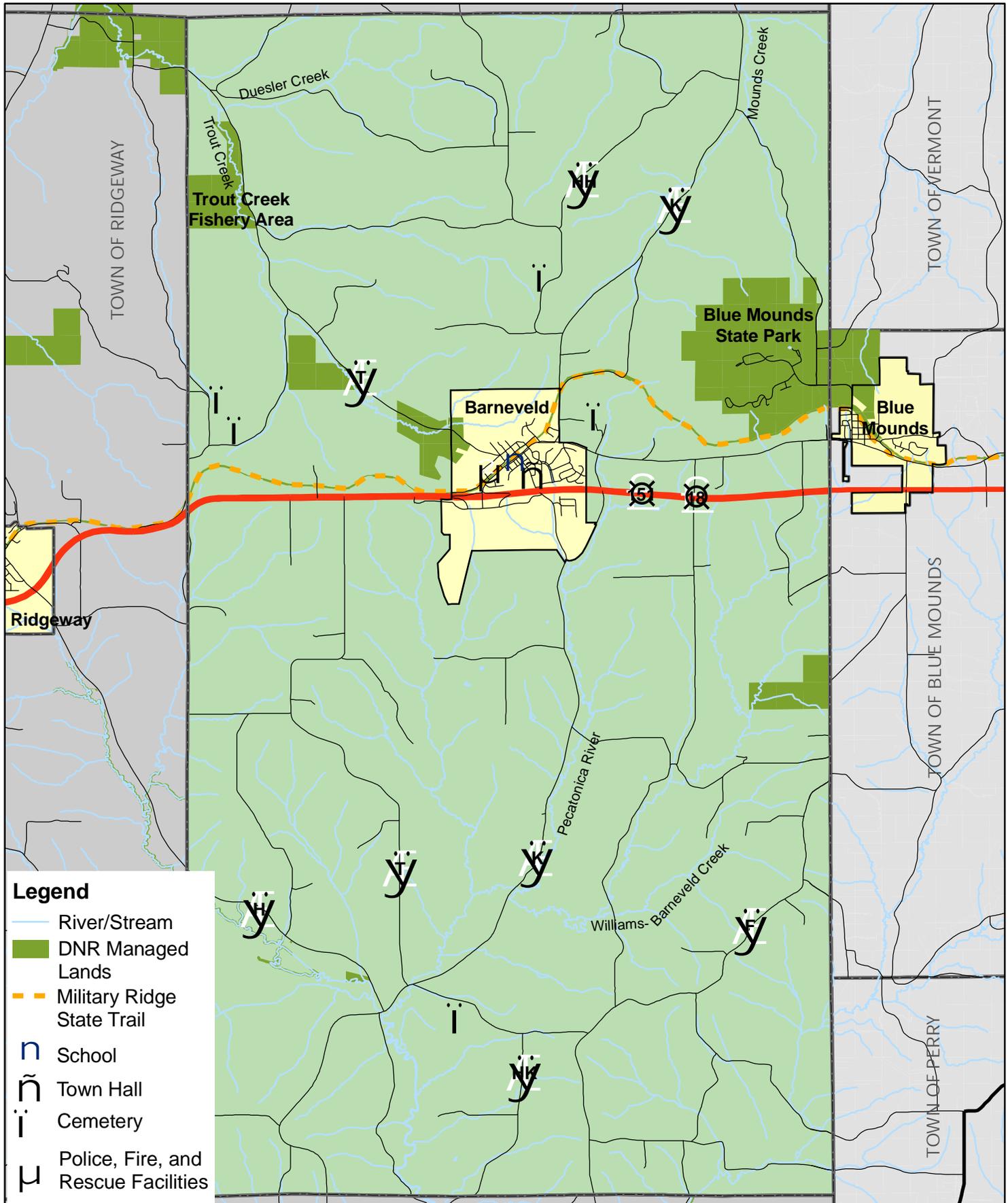
Road Network by Type



August 2006

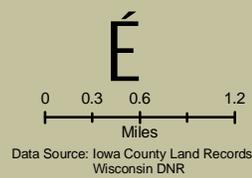
Map 3.1

Data Source: Iowa County Land Records



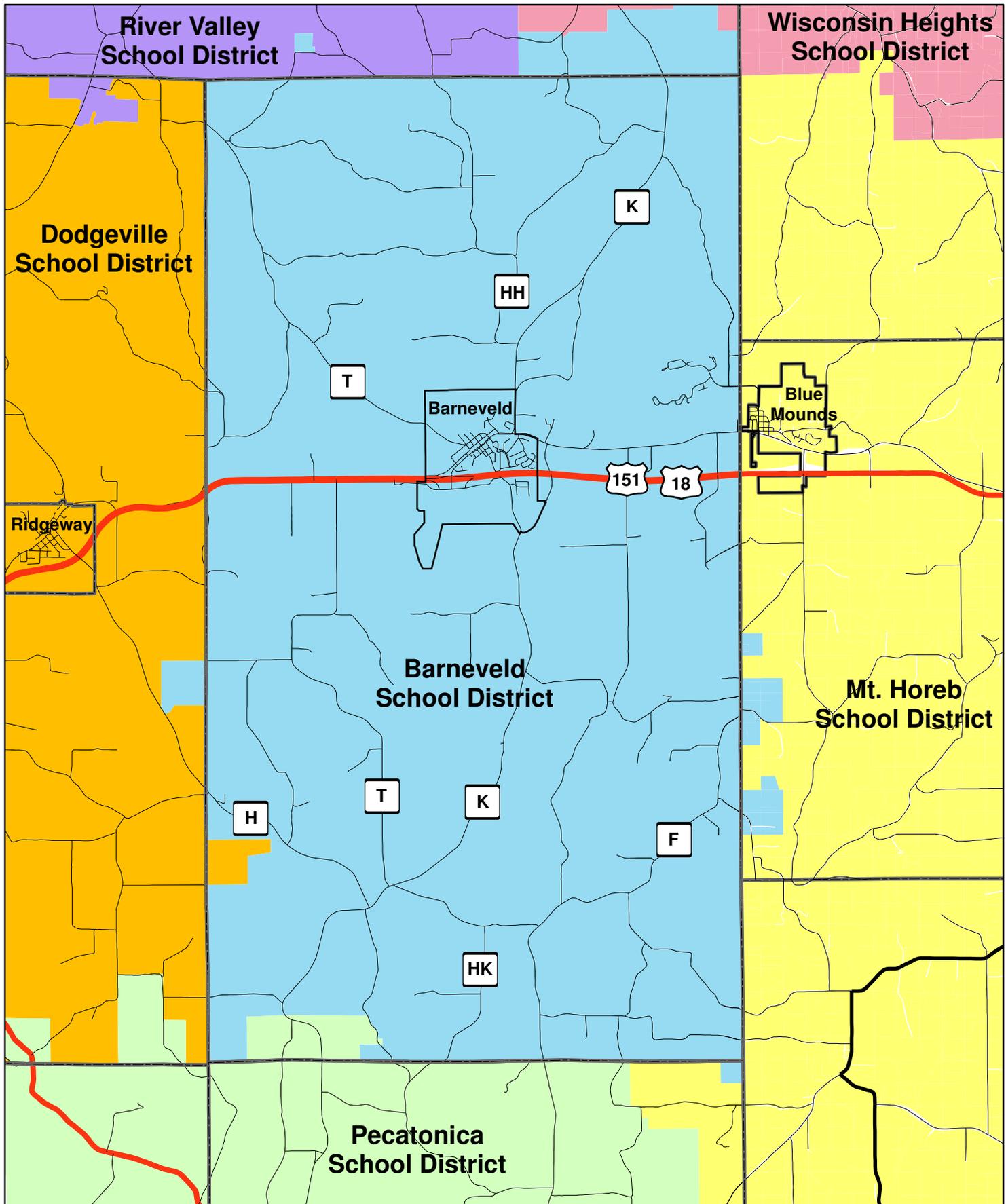
Town of Brigham Comprehensive Plan

Community Facilities



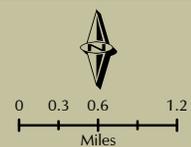
August 2006

Map 4.1



Town of Brigham Comprehensive Plan

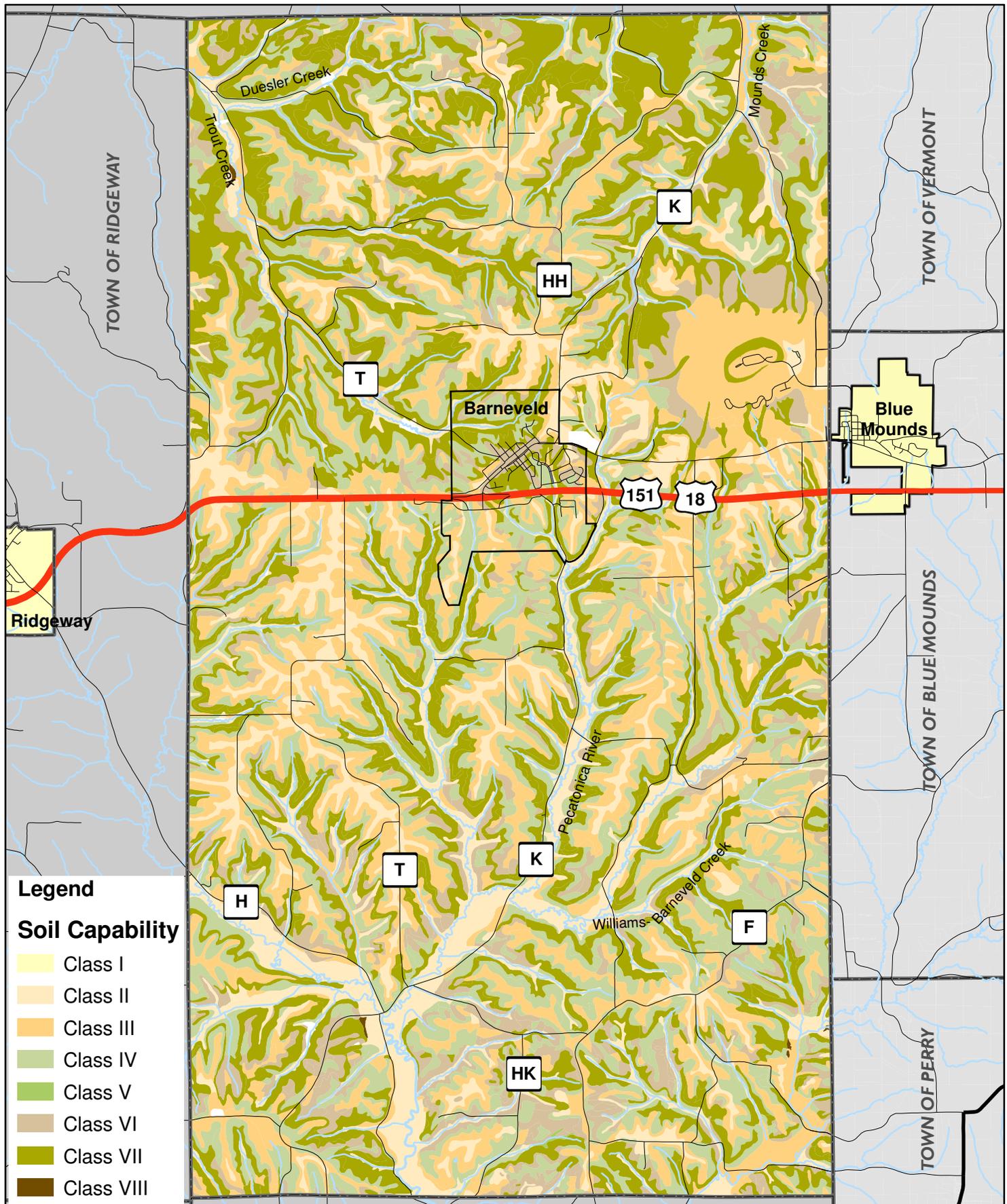
School District Map



August 2006

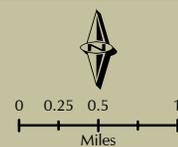
Map 4.2

Data Source: Iowa County Land Records



Town of Brigham Comprehensive Plan

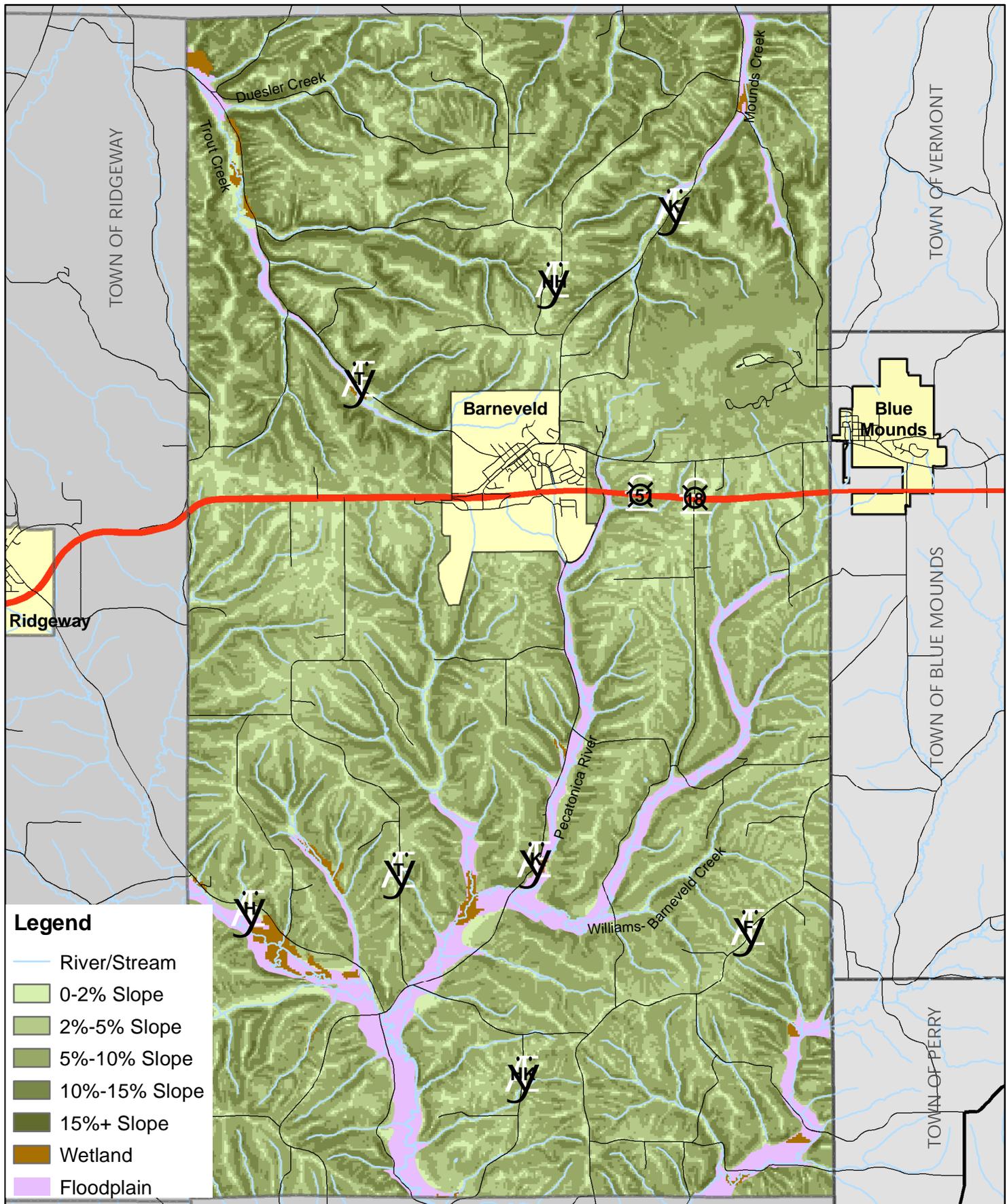
Soil Capability



August 2006

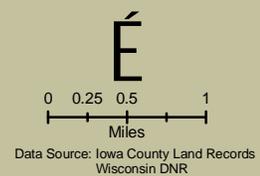
Map 5.1

Data Source: Iowa County Land Records



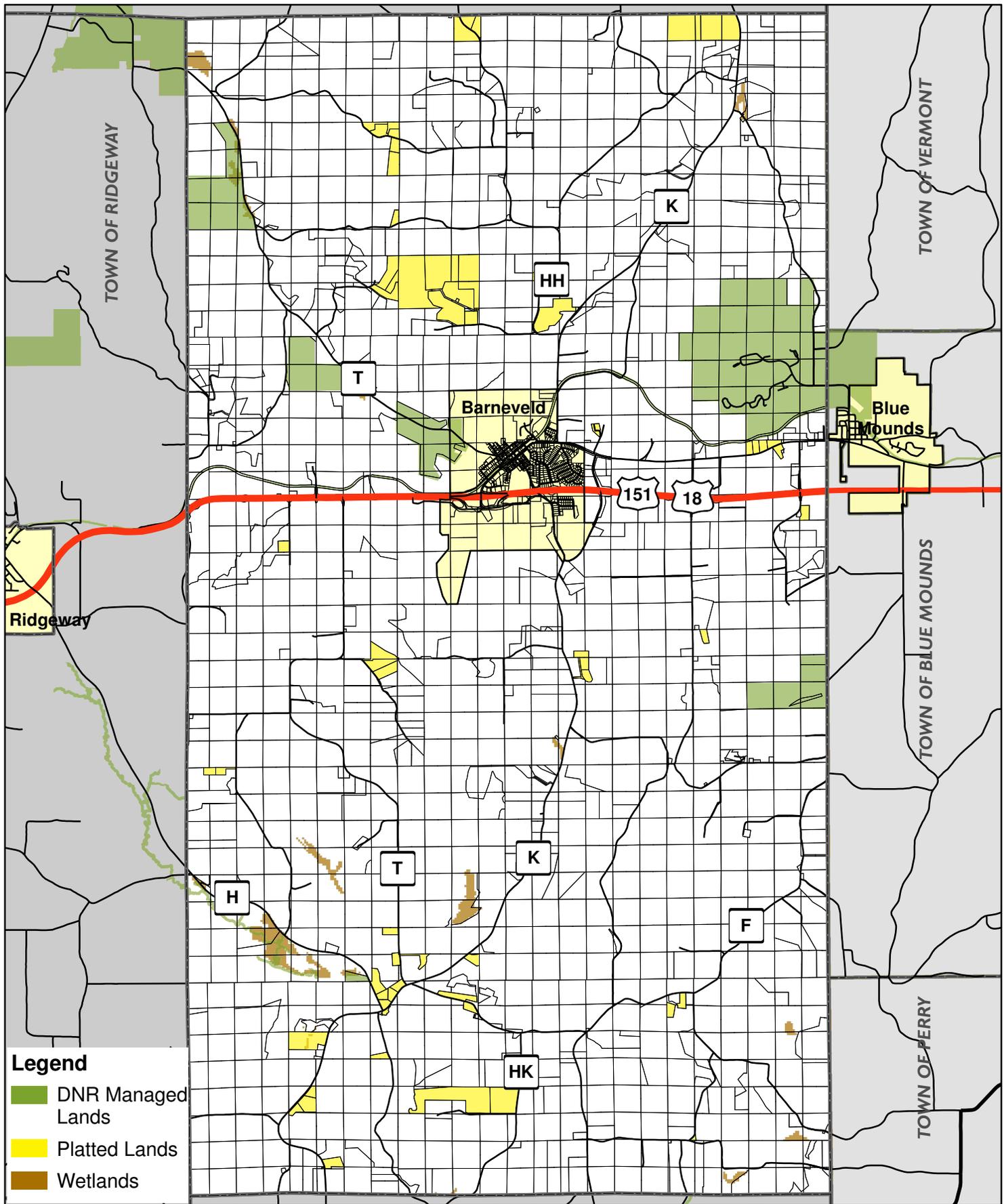
Town of Brigham Comprehensive Plan

Environmental Features



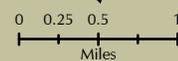
August 2006

Map 5.2



Town of Brigham Comprehensive Plan

Existing Land Use

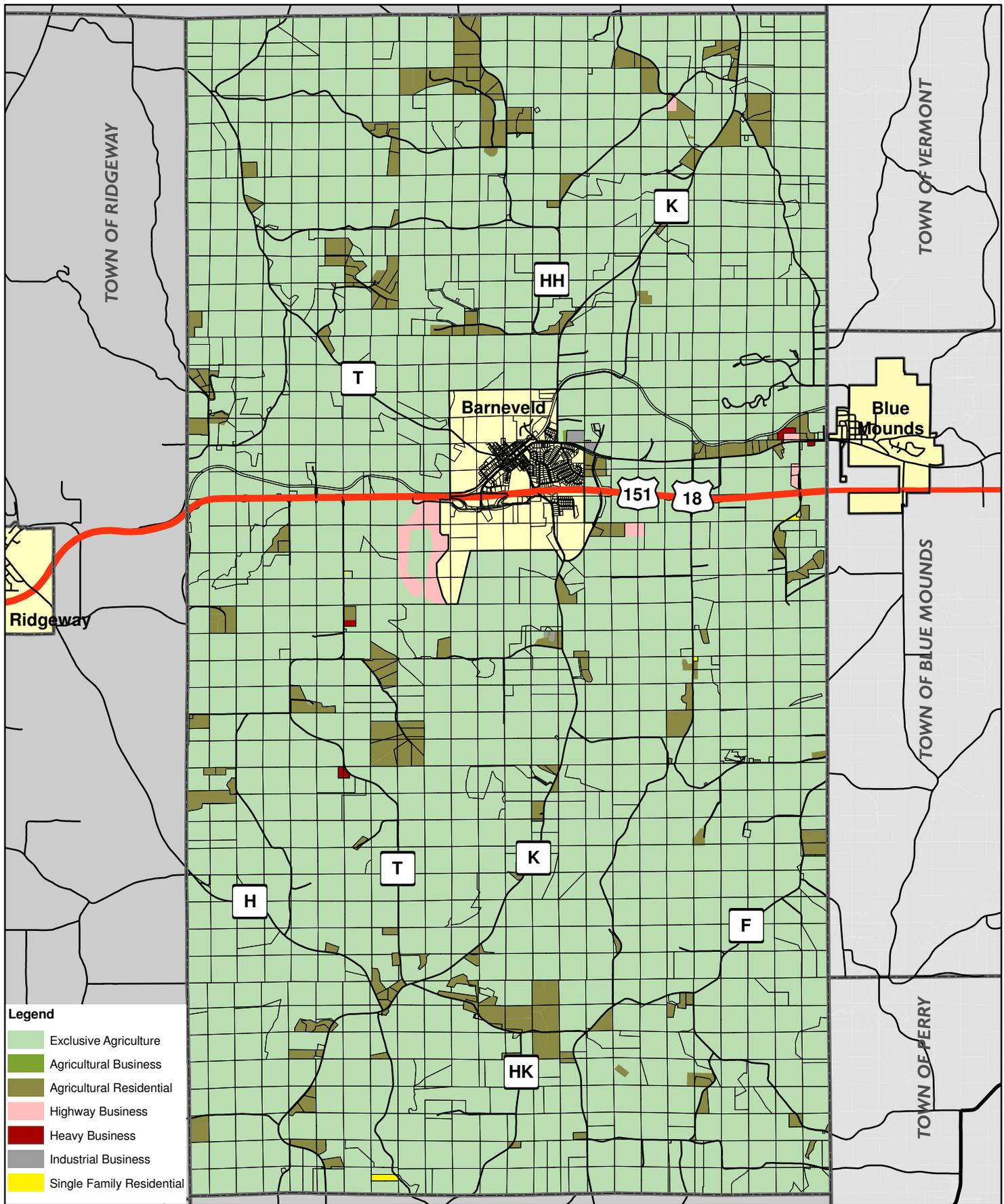


Data Source: Iowa County Land Records
Wisconsin DNR



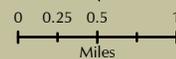
August 2006

Map 8.1



Town of Brigham Comprehensive Plan

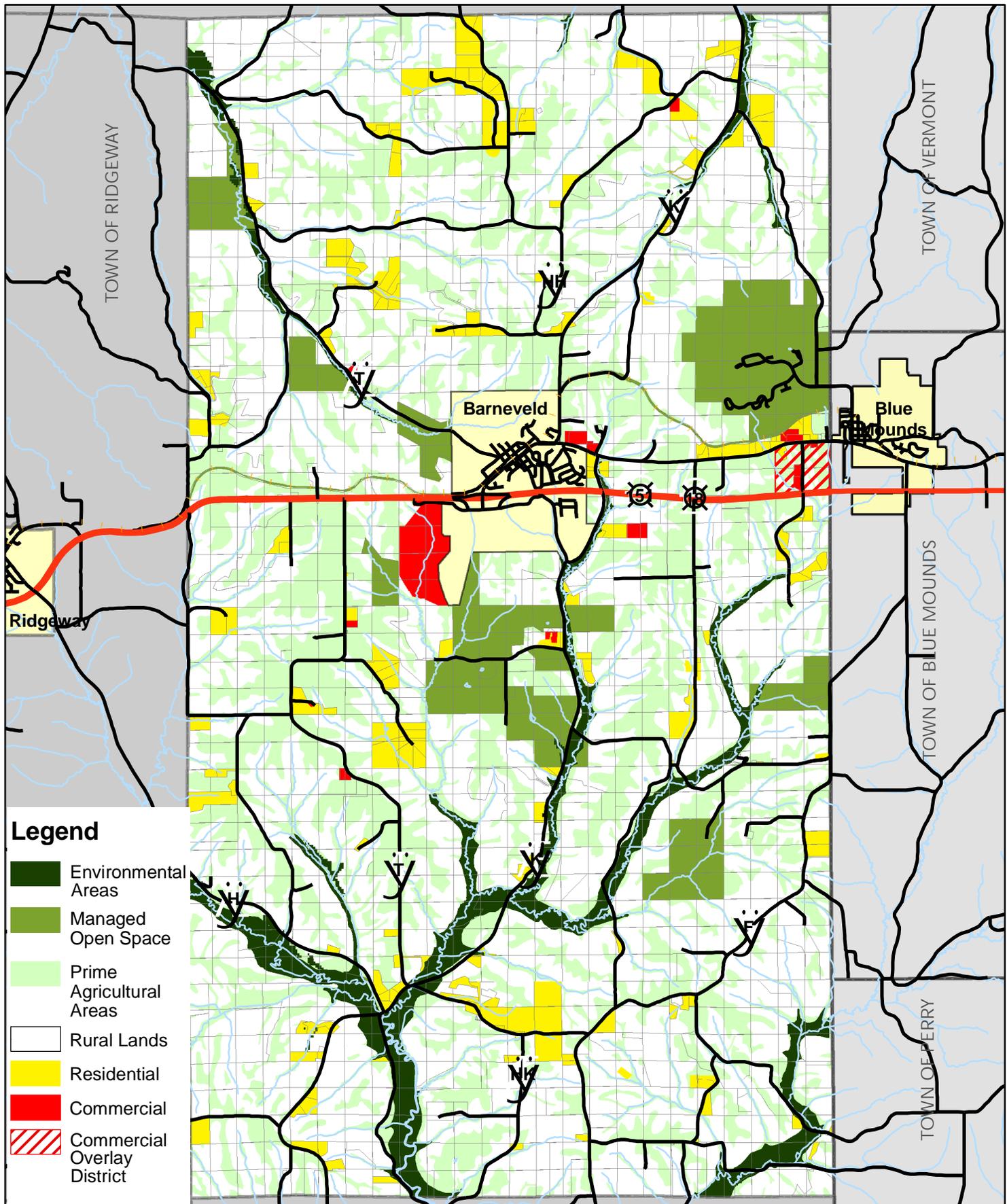
Existing Zoning



March 2007

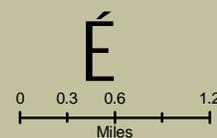
Data Source: Iowa County Land Records
Wisconsin DNR

Map 8.2



Town of Brigham Comprehensive Plan

Future Land Use



July 2008

Data Source: Iowa County Land Records, Wisconsin DNR, Town of Brigham Plan Commission **Map 8.3**

Appendix B:

Community Survey

Overall Response Rate: Of the 462 surveys mailed, 276 were returned, meaning there was a **60%** response rate.

General Questions

1. How would you describe current efforts to guide and regulate these specific aspects of development?

	Too Many Regulations	About the Right Amount of Regulations	Not enough Regulations	No Opinion
A. How much development occurs	25%	31%	31%	5%
B. Where new development is built	26%	30%	33%	4%
C. Type and use of development	24%	31%	30%	6%

2. Briefly describe the 2 most important things Brigham should preserve:
-

3. Briefly describe the 2 most important things Brigham should change:
-

4. The 2000 Census reports Brigham had an estimated population of 966 people. The Town grew by 145 people since 1980. The State projects Brigham will grow by about 300 people and 140 new homes by 2025. This is a projection based on several factors including the rate of historic growth. The actual amount of growth will be impacted by the policies adopted by the Town.

At what rate would you like to see growth occur? (Please check one box)

- 43% Depends on what property owners want to do with their land
- 31% Slower than projected
- 3% Faster than projected
- 5% No growth
- 16% Same as State’s projected growth rate
- 4% Don’t know

5. What factors should be considered for new housing in Brigham?

Growth and Development

	Strongly Agree	Agree	No Preference	Disagree	Strongly Disagree
A. Property owner desires and market forces	34%	25%	5%	16%	11%
B. Availability of existing services needed to serve the development (roads, schools, etc.)	34%	48%	9%	4%	2%
C. The Town should allow single-family housing development	31%	43%	8%	9%	4%
D. The Town should allow multi-family housing (such as apartments)	8%	12%	15%	36%	26%
E. The Town should allow nursing home and assisted-living facilities	14%	37%	21%	15%	9%

6. New housing in Brigham and the surrounding area should be developed:

	Strongly Agree	Agree	No Preference	Disagree	Strongly Disagree
A. In and near Barneveld	27%	40%	16%	6%	7%
B. In and near existing rural concentrations of homes	8%	24%	24%	23%	15%
C. Scattered on lots throughout the Town	21%	26%	9%	18%	23%

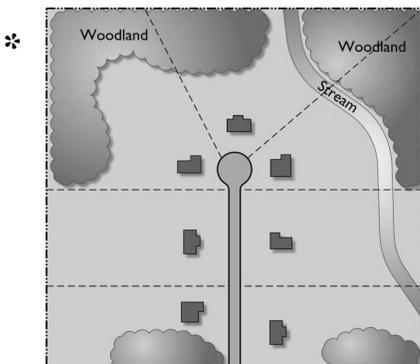
7. What should be the minimum lot size for new residential properties in the Town of Brigham? (Please check only one.)

- 14% Less than 5 acres
- 47% Five acres (current Town ordinance)
- 6% Between 6-10 acres
- 8% Between 11-20 acres
- 4% Between 21-30 acres
- 11% Between 31-40 acres
- 8% Greater than 40 acres

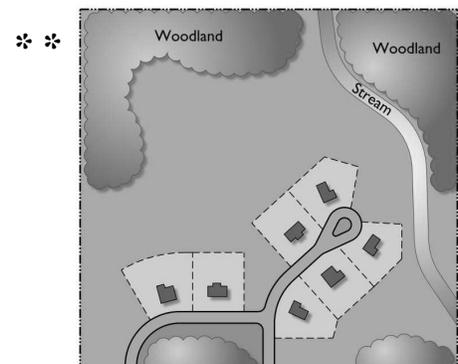
8. What should be the specific minimum residential lot size in the Town? (Please fill in) _____ acre(s).

9. How do you feel about the following residential design options?

	Strongly Agree	Agree	No Preference	Disagree	Strongly Disagree
A. Encourage new development to be on lots of 5 or more acres*	32%	24%	5%	15%	19%
B. Encourage cluster/conservation development of housing**	15%	23%	15%	19%	23%
C. Allow a minimum lot size smaller than 5 acres specifically in cluster/conservation developments, provided it results in protected agriculture land or open space	20%	23%	7%	18%	27%



“5+ Acre Lot” Development
Defined in “A”



Cluster/Conservation Development
Defined in “B”

As an alternative to converting the entire property to development, cluster/conservation development, as shown on the right, gives the option to group the same number of home sites in one portion of the property while maintaining agricultural or other open lands on the rest of the property. The non-developed lands are deed restricted to limit new development. Lots in these clusters are often allowed to be less than 5 acres as a trade off to preserve other parts of the property. The ownership and maintenance of open space occurs through a homeowner’s association, town/county government, land trust organization, or through individual property owners with deed restrictions.

10. New NON-FARM businesses should be allowed in the following locations:
(Small business = 9 or fewer employees. Large business = 10 or more employees)

	Strongly Agree	Agree	No Preference	Disagree	Strongly Disagree
A. Small business in Barneveld	49%	38%	8%	1%	1%
B. Large business in Barneveld	43%	36%	9%	6%	4%
C. Small business in Brigham near Barneveld	28%	45%	10%	11%	3%
D. Small business near HWY 18/151	29%	49%	8%	10%	4%
E. Small business in rural areas	19%	28%	16%	22%	14%
F. Large business near Barneveld	24%	35%	11%	17%	9%
G. Large business near HWY 18/151	31%	35%	9%	14%	9%
H. Large business in rural areas	9%	14%	8%	30%	38%
I. No new non-farm business in Brigham	7%	9%	10%	35%	33%

11. The following types of NON-FARM businesses should be allowed within Brigham:

	Strongly Agree	Agree	No Preference	Disagree	Strongly Disagree
A. Industrial and manufacturing	19%	30%	9%	20%	18%
B. Smaller stores and shops serving mostly local residents (i.e. hardware, general store, barber shops)	30%	42%	10%	11%	4%
C. Cottage industry (pottery, woodworking, crafts, etc.) (employing less than 2 people)	35%	47%	11%	4%	2%
D. Home office/occupation	38%	47%	11%	1%	1%
E. Developments with a mix of residential, office, and retail	19%	27%	14%	22%	17%
F. Restaurants	27%	37%	16%	14%	4%
G. Commercial services directed to attract travelers from HWY 18-151	20%	38%	15%	16%	8%
H. Recreational and tourism-related commercial development (i.e. bed and breakfast, bicycle rentals, etc.)	27%	46%	14%	8%	3%
I. Quarrying	9%	17%	18%	26%	28%
J. Sand and gravel pit operations	8%	17%	18%	26%	28%
K. Medical facilities	26%	37%	15%	14%	5%
L. Nursing homes	22%	37%	19%	16%	4%
M. Other:	9%	9%	26%	4%	6%

12. The following factors should be considered for NON-FARM commercial or industrial development:

	Strongly Agree	Agree	No Preference	Disagree	Strongly Disagree
A. Traffic flow and circulation	54%	40%	2%	1%	1%
B. Architecture/building design	34%	44%	14%	4%	2%
C. Parking availability	34%	50%	9%	2%	1%
D. Location	51%	38%	5%	1%	1%
E. Site landscaping	39%	45%	11%	2%	1%
F. Hours of operation	27%	43%	22%	3%	1%
G. Size of facility	35%	45%	13%	2%	1%
H. Proposed signage	35%	41%	17%	1%	3%
I. Environmental impact	57%	34%	4%	1%	1%
J. Tax and Town service cost impact	58%	33%	4%	1%	1%
K. Other: see comment sheet	12%	6%	15%	0%	0%

13. The following agricultural-related business activities should be permitted in Brigham:

	Strongly Agree	Agree	No Preference	Disagree	Strongly Disagree
A. Direct farm product sales	46%	47%	4%	1%	1%
B. Agriculture tourism	43%	40%	10%	4%	1%
C. Workdays & educational opportunities	40%	43%	12%	2%	1%
D. Other: see comment sheet	12%	8%	15%	1%	3%

14. How do you rate the following public services and facilities?
(Please check the box that most closely reflects your opinion for each service or public facility.)

	Very Satisfied	Satisfied	No Opinion	Dissatisfied	Very Dissatisfied
A. Ambulance service	45%	34%	18%	0%	0%
B. Fire protection	47%	36%	14%	0%	0%
C. Garbage collection	32%	51%	9%	4%	2%
D. Police/sheriff protection	22%	49%	20%	7%	1%
E. Public school system	28%	42%	18%	8%	1%
F. Recycling program	29%	56%	9%	4%	0%
G. Snow removal	35%	51%	7%	5%	1%
H. Stormwater	11%	41%	40%	3%	1%
I. Road maintenance	25%	61%	7%	6%	0%
J. Telephone	22%	43%	14%	16%	5%
K. Internet	14%	28%	21%	18%	16%
L. Electrical service/supply	25%	58%	10%	4%	1%
M. Cell phone service	12%	39%	15%	22%	9%
N. Postal service	35%	48%	10%	4%	1%

15. The Town of Brigham should maintain its rural character.

Strongly Agree	Agree	No Preference	Disagree	Strongly Disagree
57%	30%	5%	3%	1%

Please briefly describe what “rural character” means to you.

16. How do you feel about the following actions to preserve “rural character”?

	Strongly Agree	Agree	No Preference	Disagree	Strongly Disagree
A. Do not create more regulations in the Town	29%	18%	10%	25%	15%
B. Prohibit new developments that create more than 5 lots in a 5-year period (This is classified as a subdivision by the Town of Brigham)	29%	29%	9%	18%	12%
C. Prohibit new development if its size, design, or location causes conflicts with existing agricultural operations	34%	39%	5%	13%	8%
D. Prohibit the disturbance of prime agricultural land (Class 1, 2 & 3 soils) for new development	40%	19%	6%	19%	14%
E. Using grants, purchase land (or easements on land) to limit development	27%	28%	12%	19%	11%
F. Allow only a set number of residential building permits or land divisions each year	21%	22%	10%	25%	20%
G. Adopt light pollution standards	27%	34%	13%	12%	10%
H. Position new development to limit the disturbance of scenic views	34%	29%	10%	17%	7%
I. Prohibit construction of new town roads	20%	19%	13%	31%	15%
J. Prohibit the storage of junked cars and debris where visible by roads	53%	26%	10%	4%	6%
K. Control the spread of noxious weeds and invasive plants	45%	39%	7%	2%	5%
L. Other: see comment sheet	10%	3%	12%	1%	1%

17. The following resources should be preserved in Brigham:

	Strongly Agree	Agree	No Preference	Disagree	Strongly Disagree
A. Air quality	60%	37%	1%	0%	1%
B. Farmland	53%	29%	10%	4%	2%
C. Forested lands	50%	34%	10%	4%	1%
D. Groundwater	65%	33%	1%	0%	0%
E. Historic and cultural sites	46%	40%	11%	3%	0%
F. Open spaces	43%	31%	18%	4%	2%
G. Scenic views	47%	30%	16%	5%	2%
H. Wetlands	47%	32%	15%	5%	2%
I. Wildlife habitat	48%	34%	11%	4%	1%
J. Dark skies at night	42%	25%	18%	9%	5%
K. Trout streams	47%	39%	11%	2%	0%
L. Grass lands	44%	29%	15%	8%	3%

Natural Resources

18. How do you feel about the following statements on Park and Recreation?

	Strongly Agree	Agree	No Preference	Disagree	Strongly Disagree
A. Current facilities are adequate	24%	45%	12%	15%	1%
B. Parks should be expanded in area	9%	20%	27%	30%	8%
C. Parks should be reduced in area	2%	7%	31%	39%	17%
D. Hiking trail systems should be expanded beyond park borders	7%	23%	23%	29%	14%
E. Picnic areas should be expanded	5%	16%	39%	25%	10%
F. Playgrounds should be added	4%	18%	36%	30%	6%

19. Should Brigham allow the development of the following tourism & outdoor recreation activities?

	Strongly Agree	Agree	No Preference	Disagree	Strongly Disagree
A. Nature sanctuary	27%	28%	16%	17%	11%
B. Riding stables	11%	35%	34%	14%	6%
C. Ski hills	7%	21%	33%	26%	12%
D. Golf course	9%	25%	27%	25%	13%
E. Cross country ski trails	13%	38%	30%	10%	6%
F. Snowmobile trails	8%	21%	27%	24%	20%
G. Education/interpretative centers	13%	39%	34%	9%	3%
H. Local nature or heritage-based arts entertainment	12%	33%	36%	11%	6%
I. Game farms	6%	22%	28%	26%	16%
J. Shooting range	6%	20%	23%	28%	21%
K. Trout streams	27%	44%	21%	3%	3%
L. Grass lands	28%	38%	17%	11%	5%
M. Campgrounds	7%	29%	32%	20%	10%
N. Other: see comment sheet	4%	6%	14%	1%	3%

Parks and Recreation

These Questions are Optional

20. Gender

67% Male 27% Female

21. Age

0% 18 to 24 16% 35 to 44 24% 55 to 64
 5% 25 to 34 28% 45 to 54 18% 65 and older

22. Place of residence

88% Own 0% Rent 2% Other: _____

23. Number of children (under 18) in household

56% None 14% Two 1% Four
 13% One 3% Three 1% Five or more

24. Employment status

48% Employed full time 0% Unemployed 20% Retired
 4% Employed part time 23% Self-employed 0% Other

25. How long have you lived in the Town of Brigham?

2% Less than 1 year 11% 5 to 9 years 42% 25 years or more
 9% 1 to 4 years 24% 10 to 24 years

26. In what type of residence do you live?

39% Single-family house, **non-farm** residence 0% Mobile home
 40% Single-family house, **farm** residence 5% Landowner only
 0% Apartment 1% Part time/vacation home
 1% Other: see comment sheet

27. If you own land in the Town, what is the primary use? (Please check only one)

37% Agriculture/working farm 12% Recreational land
 27% Non-farm residence 4% Other: **see comment sheet**
 6% Farm related business

28. How many acres do you own? _____

29. Provide Any Additional Comments Here:

Demographics - Optional

Your Comments

Any additional comments

<p>Since our arrival to the area, light pollution has increased. Please establish light pollution standards.</p>	<p>Get rid of town board.</p>	<p>This survey is too long and detailed!</p>	<p>Do not live in the town.</p>	<p>Please make results available online and in print.</p>
<p>Leave well enough along. If it works don't screw with it.</p>	<p>The quality of life in Brigham Township is wonderful. Let's keep it that way.</p>	<p>Trust Town Board to make these decisions!</p>	<p>We own this farm this is our retirement let us do what we want.</p>	<p>A truly beautiful countryside. Hope it maintains much of its current character.</p>
<p>I live on CTH "ID", and I've heard "rumors" about an industrial development possibly going in the land between "ID" and Hwy 12/18. Besides blocking our awesome view, we feel that would greatly reduce the value of our property.</p>	<p>I don't think people that own 40 acres and less should be able to tell the people that own larger amounts of land what to do with their land.</p>	<p>If Brigham Township does start to allow 5 acre developments these need to be kept under a specific # per section to preserve the beauty of the area.</p>	<p>Different building requirements for different size parcels. If under 40 acres have to rezone residential. If over 40 acres they can build one house on the 40 whether ag land or not.</p>	<p>Don't want no more houses in this Brigham Township, too many cars, and it causes additional cost to all of us the way it has become <u>too</u> populated.</p>
<p>Development is not clearly defined! Do you mean businesses, subdivisions, roads, or mainly single family homes? Without clear questions, people are going to interpret them differently. How many houses total allowed in a given total parcel of land? #9B - question not clear! I'd support cluster development provided there is a total of only 1 house/40 acres of total land. Allow 3 houses close together or an old 120 acre farm, but this on more homes allowed on the total 120 acres. Your options Don't define how many houses will ultimately be allowed on a parcel. #10E - except for this type of "business" I agree with in #11 below.</p>		<p>I see the cluster development to be the best practice for preserving farmland. Forcing each home to have 40 ac. Creates a lot of land that is not used and harbors weeds. By splitting a farm into a maximum # of lots and allowing them to be as large or small as will be used seems to me more affordable to those who just want to live in the country as well as a better use of land. I would recommend a set # of homes per each size of land, rather than being determined by a less than objective board. I also believe due to our proximity to Madison we have an outstanding opportunity for agribusiness, and should plan accordingly. By encouraging agribusiness we encourage land to continue to be farmed. I don't know current regs but that would be one area that the town could certainly encourage business. I don't feel we need more regulation, but rather well thought, useful regs.</p>		
<p>Cluster conservation development seems promising but we do not wish to exclude the possibility of development on suitable parcels of 15 or more acres. Each situation is unique. Its been difficult to respond to these "generalized" questions. I don't want to see the township chopped up into 15 acre sections, but can see 15 acres divided off a larger parcel which remains farm or forest.</p>	<p>9. This assumes that we are in favor of any development and is therefore an unfair question. No such development in either design or others should be allowed. 12. Again, this presumes that development is part of the plan. We don't believe it should be. 16BH. Again, this assumes that any development is ok, which it is not.</p>	<p>Work with the village but don't let them try to take over like Madison is. Encourage tree planting-especially hardwoods. Keep a lid on unkept properties. If people want to live like pigs make sure it is inside their own homes, not outside. Encourage farmers to control erosion. #16D - Only matters if that land will be used for ag purposes when developed.</p>	<p>Waaay too much mum-bo-jum-bo. We have elected a very capable Town board. We have plenty ordinance to guide them. It seems new comers to our township want to dictate what is going to happen to farms and farmers that have been here long before they came. That is wrong.</p>	<p>Consider limiting the number of new lots on major highways or roads.(rural) for a specific time period. You should have provided an opportunity for both husband and wife to complete this survey. Sometimes they don't agree on all questions and it was hard to complete. Or could have had survey available via computer for additional resource.</p>

<p>Rural character cannot be preserved with 5 acre minimum lot size. Those who don't believe that should visit the Town of Middleton. Compromise must be found to preserve farming and rural character (eg. Cluster housing.)</p>	<p>I missed the deadline - mail overlooked. I thought "smart growth" funding by the state had been stopped - ?? I am against any laws that infringe on the right to own property, and relevant decisions. The right to own and manage property is one of our great freedoms.</p>	<p>I want to see the rural character preserved. I want to see the wildlife the trout streams and native as a whole stay. I also believe more, that it should be up to the landowner what happens on his or her land! Not a bunch of people that form a group and parade around town, telling people what they can and can't do. They have what they want, but other people can't? I think of myself as "old school", it is not right to tell someone what you think they should do on their land.</p>	<p>We should not allow those without developable land to restrict the rights of those with land. People who bought 5 or 10 acre parcels and built houses on them are hypocrites when they now want lot sizes increased above that.</p>	
<p>#16L-Develop land that fosters use of marginal wooded land - not in production. This includes access issues to wooded land. The primary issue at present is the division this issue caused. Many citizens who are recent additions to community have invested much money but are contributing very little to agriculture. This change may be insidious but if Brigham becomes an "us and them" community then any development will be problematic. Many farmers are being forced to end their careers early by selling larger sections of their farms and agriculture is disappearing. Common sense and community need to be integrated in regulations.</p>	<p>Prohibit erosion, remove old junk piles. #19N - 4 wheeling tracts. We do not oppose land owners using ATV's and 4 wheeling, but we do oppose land owners who use their land for ATV and 4 wheeling clubs who charge admission and terrorize the neighborhood for several weekends in the summer. We also oppose land owners who let too many hunters on their property at once, especially if they have a small parcel. We also would appreciate an excessive noise ordinance. Thank you.</p>	<p>My biggest complaint - land use lets you subdivide but they tell you where you can build on your parcel. If a farmer sells you 20 acres you should be able to build anywhere on the property - once land is divided it is not farmland anymore regardless of soil types.</p>		
<p>The township should <u>not</u> have so many restrictions. My father worked his whole life on his farm and he should be able to do with the land what he wants!! These folks who have moved into the Township shouldn't dictate what property owners do with their land. <u>Keep the 5 acre rule</u> it is working.</p>	<p>I just think we need more direction, rules/regulations and for board members not to be able to take each individual and allow them (maybe as relatives or friends) to set their own rules - without knowledge of the public. Too many things are under the table. This is costing others!</p>	<p>We have finite water and other resources which will be endangered by unbridled development. The whole community needs to agree on a (hopefully conservative) land use plan and then the Board needs to stick to it.</p>	<p>Considerably increasing the lot size per residence would exclude all but wealthy "outsiders" from future residence in the township. That would gradually undermine the cohesiveness of the Brigham/Barneveld community and accelerate our drift towards becoming a "bedroom" adjunct to Madison, albeit a scenic one.</p>	<p>Please include my survey results. I did not receive this until just this last week. I am totally for conservation of our lands, if I owned land I would not say I was conserving it and at the same time say my land I should be able to build housing on low acreage lots - its all about money making, not conserving the land.</p>
<p>I look at the old Alferd Church farm, divided into 40 acre parcels and all the smaller farm fields, which are harder to farm. Build a house on 1 acre and keep more farmland in use.</p>	<p>I don't agree with housing (developments) multi house clusters. But a landowner should be able to build a house where they want on a 5 acre lot.</p>	<p>Need to clean house on the Town board and get new blood in there. Too much things already been approved before the meetings and passed with no vote from floor??</p>	<p>Nothing wrong with development, in particular, business along 18-151 corridor. Don't whatever it takes to keep the anti-everything environmental whackos out of Brigham. Land owner rights should be respected and honored, not infringed upon. Reasonable and sensible loose guidelines such as 10 acre lot size (or 5 even) I have no problem with to maintain the rural feel of the township.</p>	

<p>As long as nature sanctuary stays on tax roll that would be ok. Have a nice day!</p>	<p>As a farmer my land is my retirement and I should have the right to determine what I will do with it. I don't need any more outsiders telling me my needs. Also, the Town Board needs to treat development with respect and fairness. We are more than just tax payers - we are friends.</p>		<p>I believe if you own 40 acres or more you should be able to build any where set backs allow.</p>
<p>Any new business would have to use Barneveld exit off 151, otherwise it would be a traffic problem. If farmland is worthless for farming, owner should do what he wants with it. But within limits of rural settings. Too much trouble getting building permits and what you can build on your own land.</p>		<p>#16L- Promote organic production or small scale production of farm product for sale to urban markets. #19N- Farm markets U-pick and on farm sales of produce/fruit. We appreciate the chance to voice our opinions. We're glad the town board is taking the time to put these issues on the table. Our greatest hope is that the Smart Growth Plan will unite old and new residents rather than cause further dissention.</p>	
<p>Work more together with Barneveld, we could merge all services together to save money.</p>	<p>Of course any improvements require money and that means bringing in industry. Care should be taken as to what kind of industry.</p>	<p>Farmers should not be forced to preserve their farmlands. It should be their choice. If they are forced to do that, then there should be financial compensation. They don't have fat pensions and 401k programs to liff off during their retirement. Others that want it to stay that way for their pleasure have plenty of retirement money and are selfish and self serving to force this upon local farmers.</p>	
<p>Thank you for your efforts!</p>	<p>Cut permit fees.</p>	<p>Township boards have done a good job sticking to their guns, keep that way.</p>	
<p>Adopt signage regulations tighter.</p>	<p>Good survey! Please let's keep what we love about our town! Thanks!</p>	<p>Absented owner lived elsewhere. Lived in town in 1970s. Use to own 120 acres in town and adjacent 40 in Twn Blue Mounds.</p>	<p>It is nice to be able to provide input!</p>
<p>Town has done a very good job of managing growth and development. Preserve the ag-base, keep town roads rural. Give the farmer a stronger vote in development decisions that could adversely impact farm operations. Protect family based rural values. Reward Town employees for jobs well done.</p>		<p>The survey is too vague! One answer will counter another answer and turn results. Surveys can be read to mean a lot of different results. Limit the numbers of home built and where by acreage and land use. No developments!</p>	
<p>16. Regulations should always be adapted when they are needed. This item is short-sighted and hard to answer.</p>	<p>Guard against farmers or others being able to sell off acreage in 1/2 acre lots resulting in big subdivisions sprouting up in the middle of otherwise beautiful landscape. Prevent people from constructing environmentally obscene structures such as tall towers.</p>	<p>The long-term plan for the Town of Brigham (preserving the rural character) should be much more important than needs of some families to provide small acreage for their children and/or make more money for retirement. The rural character (or not) will continue for generations.</p>	
<p>We are concerned that development (housing, businesses) will destroy wildlife habitat, the beautiful rural countrysides, and remove land from agriculture use. Once the land is developed, it will never return to it's original state. We are also concerned that a group of pro-development landowners will have a strong influence on your survey results. Some people may not take the time to complete and return the survey, even though they may prefer no/low development.</p>		<p>New home building sites should include close neighbors contact and input! The sale of the lot in front of us will now block our view!! Very disappointing!! 5357 Hwy HH our home - Sharon Walters.</p>	

<p>The number one priority should be landowner rights. To me Smart Growth smacks of something other than smart. I don't necessarily want a thousand new homes dotting the countryside, but its not all my land. Some of the Smart Growth initiatives will directly negatively affect the financial well being of Brigham farmers. It doesn't make any sense to me.</p>	<p>Very concerning that people with very little involvement within the local community are hiring attorneys/legal counsel to contest the Town Board decisions.</p>	<p>Successful farms keep processing facilities nearby, strengthen ties to schools, village businesses and keeps people excited about protecting qualities (water, natural features) of town and villages (attractive, diverse mix of homes, condos, businesses and park land). Brigham has unique opportunity to improve this vision as the farmland is so diverse and attractive to your community.</p>
<p>I don't know the current program we have in place here in the Town of Brigham. But, when we bought land here I was under the assumption that if you owned 200 acres you were allowed 1 home building site for every 40 acres. So, you may build 5 homes on that property. I'm comfortable with that.</p>	<p>We live here because we like the rural quality of life: low population density, farms, open spaces, natural areas, fairly low taxes. We do not want to live in a suburb. If we did, we would move to Barneveld, Blue Mounds, or Mount Horeb. Once the land is parcelled off and developed, it's lost forever. There's no going back. Farmland and green spaces are disappearing at a rapid pace.</p>	
<p>We need to encourage growth of our tax base for local services, AG land in CID or government programs does nothing for the Township. New homes and farmers pay property taxes that support our inevitable growth, most of the land is a poor quality of ag land to start with and should be developed. There is no ag revolution coming to Brigham Township. Recognize this and move forward with what the current market says we have to offer - a very desirable area to live. Within driving distance of areas to make a decent living. We really offer little if any economic opportunity in the Barneveld-Brigham area to attract people here. We should use what we have, meaning a very scenic area with many attractive qualities and attributes the people are willing to pay top market dollar for. However, if lot size is increased to say 40 acres we will price ourselves out of market that we need to support our school and local services - working young families and price ourselves into the market of the affluent i.e. Dr's and lawyers. I have too many of these affluent types here now for my taste and they really have no clue as to this township and area's history or tradition and are very difficult to get along with. Leave them in Dane County on their 40. This is a large part of what ruins our rural character. B</p>		
<p>Stop the senseless shrub and tree cutting - slashing unsightly looking of roadsides by the township erection of unsightly communication towers.</p>	<p>We are absolutely against mining, gravel pits and heavy equipment businesses being allowed in rural areas.</p>	<p>Many questions on this survey can be misconstrued in many ways.</p>
<p>Brigham township people seem to really disagree with the Board decisions. It has appeared that people feel or have felt that favoritism to some is given. All of this could be eliminated with a few "hard" regulations on building development. I believe that a 40 acre residential building requirement will fix these problems. The "prime ag" rule is outdated and is very controversial, get rid of that rule, it's very problematic.</p>	<p>I think we need to allow new homes in our township. Allow land owners to sell 5 acres parallel to help new, young people to move to our area. Allow farmers to sell land and be able to retire in comfort. Be flexible and use common sense when making decisions. Give all board members and township employees a big thank you for all your efforts.</p>	<p>Some sections of this form are confusing. You may be getting inaccurate information because of the wording and format.</p>
<p>The critical factor in Brigham's preservation is not only requiring a 40 acre or larger lot minimum, but to also not allow the clustering of the physical houses by creating lots with extremely narrow appendages so the houses can be near each other. Simply said, we should allow individual single family housing, but discourage - severely limit - not allow "subdivisions" that cluster the actual houses.</p>	<p>Provisions should be made for smaller lots to be sold to family members of our family farmers. I believe 5-10 acre minimums should be required. Development in and near Barneveld should be well planned to bring an artistic flavor to the town. We would discourage fast food restaurants and super stores.</p>	

<p>I grew up in Brigham Township. I love that we don't have subdivisions in the middle of farm fields. We have sustained a beautiful, country look. I want my children to grow up and have the opportunity to live in a place that is rural, has a lot of farms, and is uncluttered by houses all over the landscape.</p>		<p>There are always exceptions to the rule and should be brought before the residents of Brigham and not solely the members of the Plan Commission or Town board, who may have their own opinions/preferences/interpretations. I think they do a great job, but are limited by not wanting to set a new precedent in certain cases. I think in certain cases where gray areas occur that the residents should ultimately decide (by vote at a special meeting) and thereby achieve a spirit of the regulation result as opposed to a letter of the regulation result.</p>		
<p>Keep that country charm.</p>	<p>Do not pass laws that restrict growth and business.</p>	<p>Could be more frequent.</p>	<p>Landowner rights. Too many regulations.</p>	
<p>For a hardware store we can drive 15 mins to Dodgeville or Mt. Horeb. There was a hardware store in Barneveld when I moved to the community. There was not a good inventory of supplies, so they had to order supplies as needed. It was easier to drive to surrounding areas. There are also several tourist attractions in surrounding areas. These areas promote more traffic on rural roads. There are several farms that use roads for large slow moving vehicles. I think it is safer that way. Following these vehicles you may have to slow down to 35-40 miles/hr driving. I don't think a lot of non-farming people would tolerate driving that slowly and we would not like to restrict these vehicles from the roads.</p>				
<p>The European model of land use seems appropriate as Brigham plans for its future. Densification of the Village of Barneveld with emphasis on high quality village life surrounded by a carefully managed rural landscape with increasing acreage accruing to the public domain seems a prudent course for the next century.</p>		<p>This is where I live, and where my children are growing up. It does not have to be where I work. If my children grow up and decide they wish to live near us, I want to be able for my children to be able to afford to live here. I want them to have privacy not neighbors on every side of them. The current housing regulations are good and fair.</p>		
<p>#11M telecommunication towers, golf course #12K impact to farms #16L Prohibit development in prairie remnants and environmentally important areas. #19N SW Wisc grassland and stream conservation. Project and public hunting/fishing. This represents the views of both adult members of this household. Some questions were left blank because they were ambiguous. The questions related to density needed to be expanded and improved. More public lands are needed for outdoor recreation.</p>			<p>Working farms should have more voting power than non-working land. We should look closely at this to tax land that is not used for farming as recreational with no woodland tax benefits.</p>	
<p>It is bullshit that people with their 5 acres come out from the city and then think they should tell and control farmers and tell them what they can do with their land. The land they have is their 40K they should be able to do what they want with their land. They are the ones that have paid taxes on the land all their life. If they want to sell some for homes they should be able to on ag land.</p>		<p>Preserve rural character!! No developments. Maintain 5 acre lot size with a design review to approve design, colors, etc. and must meet all restrictions set by Town of Brigham soil/perk test/driveway/% of slope.</p>		<p>I believe that if you have worked the land for a living (that you own) you should have the right to build a home on the acreage or sell an acre or two for that same purpose to a family member.</p>
<p>Total acreage owned = 80 acres (10 residence - 70 farm)</p>	<p>#14-D (dissatisfied) Due to one experience when the sheriff's dept was called and a former sheriff was abrasive. Response time etc. was satisfactory. Not sure of current regulations</p>		<p>Housing based on density is the only way to have affordable building sites while preserving "the family farm" and rural atmosphere we currently enjoy. One house per 35 or 40 acres with a lot size of 5 acres or greater.</p>	

<p>The more people in the Township, the more problems we have. 15-20 years ago we didn't have all these rules and regulations and problems. As for development all it does is drive our taxes up and it's only going to get worse. I think we should make some kind of regulations where as you must live in the township for 15 or 20 years before you are allowed to develop any of it.</p>	<p>Large farms can cluster homes (i.e. their children_ as long as there is a maximum density limit of homes per total acres. Breaking up large farms into small subdivisions of unrelated people is suburban sprawl. 20-40 acre limits should be set here. I am interested in seeing expansion of organic farming, artisan cheeses, and the like, and prohibition of corporate mega-farms, ethanol plants and so forth. There is a possibility to expand the craftsman/artist traditions of the Spring Green area and other "cottage industry" to make Brigham a destination for high quality rural character instead of anything else.</p>
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<p>Stop non-profit organizations from purchasing all this farmland in Brigham that goes off our tax roll. If they want to own; then make them pay R.E. Taxes like everybody else.</p>	<p>I see the effects of Barneveld growing especially related to losing its small town qualities. I currently reside outside of town and do not want to see an development out my way. I do not believe housing should be allowed to pop up just anywhere. I'm disappointed to see commercial development off of F. Also, I feel it is getting very difficult to gain access from Hwy F to 18 - 151. It is increasingly more difficult and dangerous to drive on the 18 - 151 Hwy.</p>		
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5D. We wouldn't object to owner's rental of an apartment or two within an established house, but multi-family apartment buildings belong in the Village.

9A. This minimum is too low.

9B. Development too close to stream. Otherwise it is better than 1st option

9C. Agree if close to Village. Otherwise disagree.

10AB. Or in an adjacent industrial zoned area. Needs to be close to fire dept. and highway.

11A. Only acceptable along 18-151.

16L. Concentrate development along 18/151. Heavy truck traffic on rural roads is dangerous & expensive and wears roads out too quickly.

This is not a very valid questionnaire since word choices of "agree" or "disagree" could be for conflicting reasons: i.e., I disagree because lots are too small or disagree because I consider that lot size too large.

Finally, why another survey? Is the Board hoping they will finally get the responses they personally prefer? And, are they representing the township or their friends and relatives?

29. Lot sizes as small as 5 acres in Brigham would be disastrous. Assessments will go up and that will drive up taxes. Increased growth will drive up school costs and possibly require building on, again driving up taxes for everyone. More houses means more stress on groundwater for wells, and from septic, lawn pesticides, etc. Light pollution will continue to erode night sky vistas, roads and infrastructures will cost more for free

Appendix C:

Public Participation Results

**Kick-Off Meeting
October 24, 2006**



MEETING NOTES

Date: 10/30/06

Landscape Architecture

To: Audrey Rue
Town Clerk

Urban Design

From: Kevin Firchow
Project: Brigham
Comprehensive Plan
SAA #: 2186

Community Planning

Civil Engineering

Re: October Public Meeting

Time/Location: 7:30 pm, October 24, 2006

Discussion: Kick-Off Meeting for the Comprehensive Plan

There were three agenda items for the evening. Each was discussed at length.

1. Introduction (15 Minutes)

Otis Nelson provided a brief introduction by welcoming Brigham residents and thanking them for coming. He then turned the presentation over to SAA.

Reed Dunbar from SAA walked through a PowerPoint presentation that outlined the purpose of the Comprehensive Plan and the new Smart Growth legislation. The presentation explained the role of the public and the responsibility the Town has in writing their comprehensive plan. A copy of this plan will be placed on the Town of Brigham Comprehensive Plan website.

Abby Kiefer of SAA explained the various ways the public will be encouraged and needed throughout the planning process. There will be four public meetings throughout the 18 month planning process. Those meeting will address the following subjects: Identify Issues (October 2006), Set Goals and Future Direction (February 2007), Evaluate Plan Alternatives (April 2007), Review Draft Plan and Recommendations (Fall 2007). In addition to four public meetings, the public is requested to join a Citizen Work Group that will help to write recommendations for each chapter of the plan. If citizens are interested in participating in one of these work groups, they should contact Audrey Rue at 608-924-1013.

SAA outlined that a group of residents have met twice in October in order to review questions that should go into the Brigham Household Survey. These meetings were open to all residents in hopes that the many views held within the Town will be represented in the survey. The survey will be go out to all households within the Town of Brigham in November.

2. Warm Up Exercise

In order to begin a conversation about the issues that exist within the Town, SAA encouraged members to write down their top three likes and their top three dislikes on note cards. Once completed participants were asked to share their thoughts with the other people at the table.

The note cards were collected and tabulated. They are included in a separate document. The likes and dislikes will be analyzed as a part of issue identification in the planning process.

3. Brigham SWOT Exercise:

SAA asked all in attendance to conduct a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis for the Town of Brigham. Meeting participants took 20 minutes to write down as many strengths, weaknesses, opportunities, and threats as they could think of. Each idea was written on a separate post-it note. Once completed, they organized their post-it notes on large pieces of paper on the tables that were divided into strengths, weaknesses, opportunities, and threats. Once all of the ideas were organized by category, each participant received 12 sticky dots for voting. Participants were asked to vote for their top three priorities in each category. The results from the SWOT are included in a separate document. The issues identified and prioritized will help to determine what should stay the same within Brigham and what needs to be improved. This will be directly connected to the goals, objectives, and recommendations found within the Comprehensive Plan.

To conclude the meeting, participants were asked to share some of their top priorities with the entire group.

**MEETING NOTES – LIKES and DISLIKES
OCTOBER 24, 2006**

Likes

Rural character
Natural resources of local and statewide significance
Agriculture
Small quiet community
Beautiful area
Friendly neighbors
Natural landscape, rolling hills, woods intermixed with farm land
Good school system, fire and ambulance service
Progressive orderly growth with good and maintained roads
Friendly environment of the town
Beauty of the Town
Services offered
Friendly
Small community
Fall/spring garbage day
Much wide open and unused space
People actually wave to you
Scenery
Friendly neighbors
Peace and quiet
Good services
Good school
Great place to live
Proximity to Madison
Good schools
Diverse (ag/housing/wooded/open/etc)
School system
Local fire department
Local EMS
Agricultural base
Unique topography
Recreational opportunities
Open green space
Public library
Community owned grocery
Trash and recycle collection
Hoot (Barred) owls in spring nights
Coyote's night music
Good emergency services
Beautiful scenery
Friendly people

Rural setting
Twice a year clean sweep
Grocery co-op/laundry
Good emergency service
Open spaces and environmental abundance
Peace and quiet
Eclectic mix of people and professions
Local government – good town board
Land owners still have rights
Good school
Natural resources – woods, ag, terrain, etc
Friendly community – people
Location relative to larger cities
Fire department and EMT
Schools
Rural areas
Rural nature
Know neighbors
Close enough to large town if we need something we can't get here
School district, library, fire department
Hard working, honest citizens, very caring, share work
The local landowners are great stewards of the land
Scenic beauty, natural prairie habitat that many organizations are trying to preserve
Natural beauty
Roads are adequate
Proximity to culture and natural areas
Open space rural character
Relatively low population density
Preserved farmland
Natural landscape – driftless area beauty
Native species – areas of native prairies, wildlife areas, and sanctuaries
Rural area
Small town
Very little crime
Good roads
Rural setting – quiet and “uncluttered”
There isn't commercial on premiere agriculture

There implementation of ordinances – retaining ag lands (1, 2, and 3) and driveways at 10% or less
Rural attitude
Housing not industry
Not in Dane County
Natural resources
The fact that agriculture is still being practiced in the Township
Rural
Farming emphasis
Open areas
Little industry/commercial
Low taxes without much expense
The fresh air and nature
Fire department equipment
Township democracy

Scenery
Rural character
Interesting people
Bike trail
Low population density
Lots of wood land
Bio-diversity
Wooded hillsides
Family farms
The quiet
Prairie remnants
Rural landscape
Wildlife
Open, rural atmosphere
Country style roads
Lack of housing density

Dislikes

5 acre minimum lot size
Too much vehicular traffic
Nothing in general
Lack of some modern conveniences – shopping areas (this requires a lot of traveling)/restaurants/hi-speed internet
Possibly a little close to Madison which is coming this way pretty fast
Have to watch to maintain our rural character not let development eliminate the family farms
Lack of planning in development
Under appreciation of natural resources (taken for granted)
Increasing development pressures
Soil type map (where you can build a structure)
Town board having to know exactly what type of house you will build
Fee amounts (driveway)
Inconsistencies
Not adapting to change
Lack of sun
Tree hugger
People who move to Township and buy 40 or less acres of land and then don't want anybody to build houses near by
High taxes
People trying to tell landowners how to run their business

People who have their paradise and not wanting anyone else to move here
People who don't use our local businesses who want all of our municipality services
Little downtown development
Need DSL/Cable access for computers
Confusion of town officials about zoning and ordinance (lack of clarity)
Poor communication
I'm afraid of so many 5 acres minimum housing developments
Arrogance of those who have lived here all their lives
Unwillingness to hear all points of view
Development mentality that seems to permeate the political landscape
People move in then want to govern all
The lack of effort to engage community on issues
Disparity on or lack of clarity in ordinances
Isolation and lack of job opportunities in Brigham
Increase in houses in rural area
Houses all seem to go in on hilltops
Turning from rural to suburb in nature
Interstate bisects Town – lose character, identity of north vs. south
Village of Barneveld's decisions will have a huge impact on town character
Emergency warning system

Speed limits on rural roads
Minimum lot size of 5 acres while all surrounding towns limit density to 1 house per 30 or 40 acres
Development pressure
Town Board interested in developing land, subdivisions
5 acre minimum!
Polarity of citizens
Need for DSL (internet)
Concerns re: subdivisions, development
CWD
Disappearance of whip-poor-wills and ruffed grouse
Can't think of anything else
City people moving in and then wanting to tell us what to do
Bike riders that go through the roads of Brigham
Lousy internet service
Bikes on road

Not completely complying with land use plan
The absolute belief that growth is needed
Lack of public input and there appears to be too much bias
Division of people
Farmers versus others
Lack of respect of land and future generations
Taking the area for granted
Board doesn't like public input
Board doesn't usually listen to people, regardless of group size
Board is very biased toward/against some
Town doesn't understand if development does or doesn't bring in net money to tax base
Long distance telephone calls to Madison
Invasive plants
Ticks
I'm too new to dislike anything yet
Turning onto highway
Invasive species
Sprawl businesses along 18/151 corridor

**MEETING NOTES – SWOT ANALYSIS
OCTOBER 24, 2006**

Strengths

- Good fire/emergency dept (6)
- Natural landscape (6)
- Scenic beauty – keep rural (6)
- Rural area wildlife/farming/good enough tax base (6)
- School/library (6)

- School (5)
- Good school (5)
- Enjoyment of outdoors/nature/woods/wildlife/solitude (5)
- Agriculture base (5)

- Fire & Ambulance (4)
- Good local services (4)
- Open spaces/rural character/relatively low population density/small town feel/nature (4)
- Rural atmosphere/county roads with _____ _____ for wildflowers (4)
- Good services – Fire Dept/EMS/schools (4)

- Location (3)
- Rural atmosphere (3)
- Trash/recyclable pick-up—Fire Dept in Barneveld/Brigham (3)
- Wildlife/Dark skies/few lights/not too much traffic/physical beauty/peace and quiet/Flora and Fauna (3)
- Military Ridge Trail (3)
- Good scenery (3)
- Beauty/interesting art work/unity of residents (3)
- Our present setting – not subdivisions /commercial on 1-2-3 soils (3)
- Bio-diversity (3)
- Big expanses of wood lands (3)
- Fire Dept/EMT's (3)
- Rural character/smart land use decisions (3)

- Nature conservancy preserves and concerns (2)
- Excellent location/access to city but not its problems (2)
- Great community to raise kids (2)
- Rural character (2)
- Roads (2)
- Present local government (2)
- Families living in area for many years (2)
- Natural resources and productive farms (2)
- Unique ecosystems (2)
- Community involved in local government (2)
- Preserve and promote recreational outdoor activities (2)

- Greg Oimoen (2)
- Public participation/transportation corridor/community interest in preserving rural character and natural resources/low crime/Ag. Infrastructure nearby/extraordinary large amounts of cultural resources and rare plant communities (2)
- Sparse population (2)
- Rural character (2)
- Significant natural resources/wildlife habitat (2)

- Not a lot of traffic on county/township roads (1)
- School/farming community (1)
- Peace and quiet (1)
- Small and friendly (1)
- Preserve and promote unique landscape (1)
- Preserve agricultural business base (1)
- Having school system containing only one township of one Village (1)
- Good emergency services (1)
- Community interaction (1)
- Blue Mounds Park (1)
- Engaged citizens (1)

- Land owner opportunity/rural character (0)
- No trailer parks (0)
- Cooperation w/township of Barneveld – efficient (0)
- Natural resources (0)
- Rural setting (0)
- Spring fed streams (0)
- Maintain rural (0)
- Great (local people) are stewards of the land (0)
- Churches/hunting & fishing areas/parks/family farms (0)
- Strong Ag. (0).
- Good roads (0)
- Have a lot of talented people in township (0)
- Stubborn heritages (0)
- Birtah Lake (0)
- Recreation (0)
- Golf Deer Valley (0)
- Nature and beauty
- Rural character/good friendly people (things I would like to happen, maintain rural character/keep good sources/orderly development and maintain productive farmland (0)
- High quality of life (0)

Weaknesses

- Unresponsive Town Board on certain issues (7)
- Lack of professional town management – i.e. Town Manager (7)
- Rules/regulations too complicated, lack of common sense (7)

- Lack of business (6)

- Ordinances don't seem to apply evenly to all citizens (5)
- No DSL (5)
- Development pressures (5)
- Town Board already has their mind made up on issues/ignore public input (5)
- Need fair consistent development (5)
- Development on Ag. land (5)

- Systematic regulations that respect landowner (4)
- Five acre minimum for housing divisions (4)
- Job opportunity (4)
- Lack of tax base (4)
- Not enough small local businesses (4)
- Poor communication between Town Board and residents—new residents (4)
- Five acre per housing density rule while all surrounding minimum of 30 to 40 acres per house/short sightedness/rush to develop and lose open land/farmland forever (4)
- 5 acre lots poor vision planning (4)

- Job opportunities in Brigham – people leave for jobs (3)
- Website lacks _____ and polish (3)
- No audible emergency warning signal (3)
- Plans to protect w/o unnecessary limitations on residents (3)
- Farmers should have more say on land issues than someone that owns 5 acres and a house (3)
- 5 acre minimum lot make us a magnet for development (3)

- Inability to consider development options beyond _____ minimum (2)
- Current lack of overall plan guiding development and subdivisions (2)
- Internet/telephone (2)
- Senior care facilities (2)
- Try to get people to participate – newsletter etc. (2)
- Planning processes function as if our resources will never run out and the world and keep consuming more and more/it is time to downsize ASAP! (2)

- Missed opportunities to consider unique resources and economic benefits (1)
- County zoning and township zoning do not work to mitigate land use conflicts i.e. Ag. vs. Non-Ag. (1)
- _____, ineffective town changing (1)
- People afraid to speak out at public meetings because Board Chair allows loud mouths to insult people with opposing views (1)

- Not listening to public/development without planning (1)
- Not enough people at the meetings – thus they really don't know what's going on (1)
- Land use planning so far (1)
- High taxes (0)
- Village growth that doesn't necessarily take township into account i.e. schools (0)
- Mowing along roads needs improvement – tree removal (0)
- Political divisions among town residents (0)
- _____ community for people daily commuting to Madison (0)
- Conservation areas

Opportunities

- Promote recreation – bike trail (8)
- Opportunities to develop a number of cottage industries related to food production for example (6)
- Purchase of development rights (6)
-
- Better representation of township mentality on Town Board (5)
- School size (5)
- Ability to plan future growth (5)
- Military Ridge/Prairie/Heritage Area/Grassland Area (5)
- Limit non-tax paying groups from buying land (5)
- Natural resources and agricultural tourism base economy (4)
- Job/Madison (4)
- DSL/cable for Internet access (4)
- Creation of a small scale, sustainable local economy – small farms/homesteads growing food for local consumption (4)
- Not fully developed yet/have not built roads, houses, businesses land (4)
- Large commercial entering the township (4)
- Develop market for local products like farmer's market (4)
- Natural resources of local/state/regional significance (4)
- Activities for kids (3)
- Controlling future growth (3)
- Preservation of scenic vistas and scenic beauty (3)
- Renewable energy (3)
- UW system locations – close proximity—job opportunity (3)
- Good paying jobs (3)
- Farmer's Market (3)
- Maintain growth – slow and according to all ordinances (3)
- The comp plan should have the chance to maintain the rural setting (3)
- Support organic farming (3)
- Nature based recreation (3)
- More small commercial opportunity (3)

- Grass-fed organic new family _____ (2)
- Expansion of preservation areas with public access (2)
- Maintain/support the family farm (2)
- Plan for maintenance of rural atmosphere (2)
- Recreation/tourism (2)
- Eco-friendly development that includes tourism (1)
- Agricultural easements purchased by town/conservatory agencies (1)
- Population explosion (1)
- Genuine interest of landowners, NGO's, State/Federal Agencies to pressure natural resources and agricultural lands (1)
- Preservation of "green space" (0)
- To be the township that doesn't make the "Mt Horeb" mistake (0)
- Do we want the tax base to increase?
- Conservation land being "farmed" by locals (0)
- Conservation land held to good maintenance/standards (0)
- Carefully planned development (0)

Threats

- Increasing development and pressure (9)
- Stopping all growth (6)
- Unregulated housing development/rampant growth/uncontrolled growth (6)
-
- Development without guidelines (5)
- Change zoning regulation (5 acre minimum) to allow mix of residential lots of normal size with viable agricultural (cropland) and forest land/see Ford Foundation Report (1957) "A Farm to Nurture Man and Nature" (5)
- Subdivision that threaten farm operations because of the city expectations (4)
- Over suburban development due to 18/151 and closeness to Madison (4)
- Losing farms (4)
- Losing property to annexation/tax base (4)
- Ground water (4)
- Losing our youth (4)
- Loss of property rights (4)
- Increasing number of housing developments – five acre minimum/suburbia/developers interested in subdivisions and making Brigham a town (4)
- Subdivisions/more traffic/more light pollution/loss of peace – solitude (4)
- Subdivisions/annexation of town land by Village of Barneveld (4)
- Too much land taken off of normal tax rate/too much development in wrong areas/DNR buying up so much land (4)
- Too restrictive on development (3)

- Drunken driving (3)
- Losing property to non-taxable entities (3)
- Loss of school (3)
- Too many regulations (3)
- Losing some control of land issues as a farmer (3)
- Loss of property rights (3)
- Grassland habitat fragmentation (3)
- Water quality (3)

- Threat of random development that might restrict or reduce ag. Base (2)
- Getting too crowded (2)
- Farm land fragmentation/related rising taxes associated w/sprawl (2)
- Right of landowners overly restricted (2)
- Crown reitch – bad weed (2)
- Loss of unique ecosystems (2)
- Outside influence forcing outside agendas (2)
- Expansion of existing road systems (2)
- Unguided ridge-top development/subdivision of parcels into smaller parcels e.g. Blue ___ Primrose/lose of prime farmland, prairie and oak savannas (2)
- The rural setting won't be maintained/prime soil won't be preserved (2)
- Dane county growth/we don't need to grow to “survive” (2)
- Land ethnicity will not be considered/line of discussion w/town often cut off/cut and run attitudes (2)
- Subdivisions thinking it helps schools tax base, but may not (2)
- Light pollution from billboards/businesses (2)

- Development that is without thought and threatens the rural beauty that is Brigham (1)
- Loss of hunting and fishing opportunities (1)
- Not being able to rebuild our home if a catastrophic event occurs because our land doesn't meet the code! (1)
- Drainage off farmland out roads and river (1)
- High speeds not enforced on rural roads (1)
- Losing agriculture (1)
- Corporate farms (1)
- Rapidly increasing property taxes (1)
- Excessive development (1)
- Big box retailers (1)
- Pollution from large farms/pest-control/groundwater contamination (1)
- Ethanol ___ in town of ___ will pollute our air (1)
- Invasive species (1)

- Hwy 151 corridor development outside village service area (0)
- Individual rights (0)
- Madison growth along interstate (0)
- Invasive species left to grow wild (0)
- Loss of rural sense of community (0)

- Too much control or not enough control by local government/there need to be a middle ground that allows for some development, but within reason (0)
- Poorly planned, excessive development (0)
- Over development (0)
- Doug Cieslak drift less area land conservancy (0)
- Corporate farms (0)

Vision and Goals Setting
March 1, 2007

Brigham Community Meeting #2

March 1, 2007

Goals Worksheet

1. What do you like about the existing goals?

Reflect my values

Sounds wonderful

Pie in the sky

Everyone loves the rural character, but change is inevitable

Like existing goals

Things are changing and will continue to change

Provide a good director to guide the town to maintain the beauty and character of the township

Keep town close to what it is now

I believe that they represent the goals and vision for the majority of people in the town

Generally make sense, however, how do we accomplish meeting peoples' expectations and balance protecting the character

The general idea of keeping Brigham rural

They are simple

Rural character

Keeping the rural setting

Keeping the community "feeling" with a lot of meeting input

Preserve the stewardship of the land

Preserve agriculture

Ability for view of wild life (not domestication)

Quietness – keep water quality high

They are near perfect

Appropriate but quite general

Just about everything

Basic description of the town I would like to reside in

2. What don't you like about the existing goals?

Need to include more

No addressing of need of low crime

Relatively low density of buildings should be defined. Just one example - many points are vague – not clearly defined

Somewhat unrealistic

Narrow vision

Nothing about crime – like living in a safe space

Alternative energy

Low crime

Wind Farms

I agree with the existing goals

Need to be more detailed, more development

Way _____

Perhaps the goals should be somewhat condensed because some of the explanations appear to be more objectives than goals, other wise, no problem Open to interpretation. One person's idea of how to achieve these goals can differ greatly from another

Does not address landowner rights

They don't mention landowners' rights

Define rural character consistently

Farming is not a lifestyle (Page 1 Bottom line)

With growth comes more rules and regulations, but there should be a range of growth

Too open to interpretation

Does not address landowners' rights

Nothing

Quite vague

That these goals have only haphazardly implemented, seemingly at the whim of the plan commission and town board

Too general – realize that goals by there example are such, controls do need to come into play

3. What should be added to the existing goals?

Alternative energy

Clean air

Stop noise, light pollution

Accommodate what appears to be decreased agriculture over the years

List of businesses we don't want here

Work with Village on plans

Clarify "landowner rights"

Broaden – there are many more issues, landowner rights and quality services

Clean air – emissions - protect environment

Quality of clean air, water, ground

Protect landowners' rights

Ag business – limits

Limits in junk

Control emission for air quality

Protect landowners' rights or right to _____ junk

Provide for a managed growth to keep real estate taxes at their low level

Pressure to develop from Dane County

Farming

Not exclude some

Support

DATCP – look at whole Wisconsin

Support state, county initiatives

Perhaps add, create agricultural and natural resources based tourism

Maintain quality services

Maintain schools
Preserve landowner rights – my choice of what I want done with my land. Not be told by someone else what to do with my land within reason. Add some connection to Village of Barneveld
Equitable land division policy
Encourage conservation easements with financial compensation to landowner per landowner choice
Cooperation with Village of Barneveld (Growth Goals)
Need equitable land division policy fair to private owners and subdivisions
Right to conservation easements
Connection to Barneveld with EMS and fire
Adequate land division policy *
Keep traffic flow low
Easements
Protect the environment
Agricultural land division policy
Landowners' right to make choices
We should work with other agencies DNR, conservation groups, state etc. to obtain the goals
Encourage small-scale sustainable cottage industry type business consistent with the other expressed goals of township
Accountability for adhering to them in a consistent, unbiased and objective manner
A component that addresses development of our economy within the standards set by the goals, not independent of them
Protection of waterways and _____
How to transition from ag based to residential

4. What needs to be removed from the existing goals?

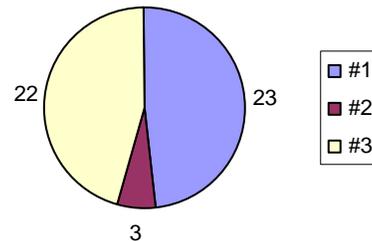
School development
Trucks farms, small farms
Wis Aca. Future of farms
Maintain services
Maintain quality schools K-12
Allow reasonable organized well planned
Preserve since of community
See #2 condensed goal statements
Too vague
Landowner to choose what they want conservation rights – encourage financial compensation
Maintain quality services
Emergency services
Maintain schools
Nothing
Schools
Nothing
Ag is less important in an economic sense than it was ten years ago

**Alternatives Evaluation
May 31, 2007**

**Results from Public Information Meeting #3
“Alternatives and Policy Evaluation”
May 31, 2007**

Participants were shown a brief slide presentation on the three alternatives and asked to choose their favorite (each attendee given one sticky dot), or to provide comments on the policies (unlimited comments). Attendee preference for alternatives 1, 2, and 3 is shown on right. Alternative #1 “Status Quo” (23) and Alternative #3 “Conservation” (22) recorded the most votes. Comments listed below by alternative.

**Attendee Preference PIM #3
May 31, 2007**



Alternative #1: “Status Quo”

Sticky Dots: 23

Comments:

- Land Use Policy – drop minimum lot size; instead adopt a housing density goal for the entire town.
- The continued approval of rezones is causing too much trouble. Attorneys will become more and more involved if this practice continues.
- Permit low impact non-polluting cottage industries, homestead businesses (low traffic) throughout town.
- They aren’t making any more farmland. No development on 1, 2, or 3 agricultural land.
- Drop minimum lot size to 2-acres.
- Please address driveway slopes – current is too stringent.
- Increase minimum lot size to 10 acres or more and regulate density to preserve rural areas.
- Increase lot size and preserve the rural character of town (per survey!).
- Just say “no” to the “Status Quo”.
- Change slope requirement to 15% or greater.
- Keep Ag 1, 2, 3 restriction in ALL plan options and adhere to them.
- Make sure “com/busin (?)” stays if Prime Soil. Stop using the word “subdivision” per survey.
- Remove reference to “encourage” this or that. Replace that word. Just let it happen if wanted. We don’t have a development committee and letter 2 said development was much faster than forecast.
- Driveway slopes relaxed for paved driveways.
- Keep slope grade at 12% or less.
- To have industrial businesses on 1-2-3.
- Change slope of building sites to 15% and some farmland.

- The impact of this land use plan on our shared water quality and quantity needs to be formally and scientifically assessed before decision for adoption is made.
- Allow slope for development to 15%.
- Erosion control measures on any structure built on slopes 8% or greater. Our Pecatonica River is fragile and needs extreme protection.
- Encourage and allow private business and cottage industry without rezone.
- An engineering opinion from experts should be obtained regarding development and driveways on +10% sloped land.
- Use cluster housing to lower the density – fewer houses on larger plot of land.
- Allow 5+acres landowners/farmers to use their land just as they wish not on ag 1-2-3
- Land Use Policies #3 – no residential subdivisions (5+) in any area.
- Density plan must accompany lower lot sizes. House surveys indicated people want to preserve rural character. If 1, 2 or 3 acre lot sizes are desirable, link to 35 or 40 acres set aside per lot.
- Status quo does not contain acceptable subdivision parameters.
- Permit cell towers and other structures throughout town that will make high speed internet and cell phone service throughout town.

Alternative #2: “Growth Emphasis”

Sticky Dots: 3

Comments:

- Remove “encourage” from choices – we’re not “selling” to anyone, just let it happen.
- Do NOT relax Ag 1, 2, 3 standards prohibiting use of these soils for anything but ag use.
- The impact of this land use plan on our shared water quality and quantity needs to be scientifically assessed before decision for adoption is made.
- Business zones adjacent to 18/151 seem to make sense for all 3 options.
- Need high speed internet throughout the town.
- Please treat the survey results as “gospel”.
- I think that housing developments and decrease of lot sizes will have a negative impact on our area.
- Make sure development is on NON prime (soil?). All development.
- Design standards are a great idea.
- Cottage industries/home businesses seems appropriate to all options.
- Increasing development along 151 might help to take pressure off more rural areas.
- Alternative #2 (#1 Brigham Rd. don’t put on soils 1, 2, 3) (#2 Enforce through Building Site Ordinance and results of the survey).
- I support cottage industries in all options.
- Prohibit new buildings and driveways on 1, 2, 3. Change “encourage” to “consider proposals for” in #5.

- Allow for technology that permits high speed internet and cell phone coverage throughout the town. Make provisions for towers, other types of support structures.

Alternative #3: “Conservation Emphasis”

Sticky Dots: 22

Comments:

- The 12% grade thing seems to warrant further evaluation reading appropriateness.
- Encourage protection of prairies, birds, and other natural resources that make Brigham so unique.
- Size of lots not as important as total number of houses. Brigham has changed dramatically in the last 20 years. What will happen in the next 20? Will ordinance preserve rural character and natural beauty people here value so much?
- Any meaningful “conservation” alternative requires prohibiting subdivisions.
- Delete minimum lot size (5 acres) to allow for smaller lots and clustering.
- Eliminate language upping slope restrictions – instead include language that would permit housing that works with the landscape aesthetically.
- Cluster housing needs to be encouraged in alternative #1.
- Please work with TNC, DNR, etc. to help identify critical prairie, grassland, habitat for consideration in environmental corridors.
- Option 3 gives Brigham residents the most influence on how their neighborhoods develop. Residents should have the most say not outside developers.
- The impact of the land use plan needs to be formally and scientifically assessed before it goes to the Planning Commission for adoption.
- If we are serious about preserving ag land and scenic character, then this seems like the reasonable option.
- Brigham has some of the best natural resources in the state – really! Encourage hiking, bird-watching, etc. and have businesses available to tourists. Support small business, tourism, festivals, etc. as well as agriculture.
- Use a total density plan for the town.
- Any policy that is finally agreed upon MUST include a mechanism for accountability – how do we ensure that the plan commission and town board abide by the plan?
- Need size of lot. NOT allow minor subdivision in rural areas.
- Permit businesses and operations with conservation foundation.
- The Nature Conservancy and others aren’t going anywhere – work with them, take advantage of their work.
- More housing won’t necessarily be good for the town. Grow within means, but as soon as you need more staff or improved services tax benefits are lost. People who work in Madison won’t spend much \$ here.

- Why hasn't alternative considered density-based cluster housing? For example, 4 houses on 4 acres based on a total density bonus of 160 acres or 320 acres.
- A 5-acre lot size not linked to density is no a conservation alternative.
- Make cluster housing the preferred option. Builders and developers would have to justify not using cluster development.
- Subdivisions can be less disturbing if clustered development is used.
- Keep subdivisions near the villages adjacent to already developed communities not in the rural areas.
- Subdivisions located anywhere except on property near the village is contradictory not only to the results of the survey but to the overall consensus of the comprehensive plan efforts thus far.
- Push for strong economy of agriculture and nature-based recreation. Avoid being just a bedroom community for Madison. Be poised to take advantage of upcoming biofuel industry.
- Rejection of McKenzie's subdivision at the County shows that they are not going to approve subdivisions in rural areas. We should take them out of all 3 alternative plans.
- Strongly support no subdivisions in "rural areas"
- The addition of an A-2 zone is a great idea.
- The impact of this land use plan on our shared water quality and quantity needs to be formally and scientifically assessed before decision for adoption is made. Cottage and home business should be encouraged as long as they don't create a prohibitive volume of traffic.
- Land Use Policy – drop specific minimum lot size and instead use total housing density goal for the town.
- REALLY like the idea of prohibiting development on ridge lines/bluffs. Preserve views.
- We need a density goal. What's the total amount of housing per total acreage we'd want to see developed? This could allow for clustered housing plus 30, 35, or 40 acre set asides per house to preserve rural character.
- Many opportunities exist here for nature-based tourism.
- How will reports from Nat. Resource Committee member on natural resources/water resources of town and significance be shared/aired so all folks may become aware of significance of this area? Posting on web not likely to reach many.
- Where there is land north of 18/151 that is not 1, 2, or 3 and less than 12% slope for development?
- Need limits on development density. Surrounding towns restrict development density to one house per 30-40 acres. Without development density restrictions we will still be wide open for developers.
- While there needs to be restrictions, Alt. #3 has an unreasonable number of restrictions. Many are not even feasible options.
- Subdivisions should be eliminated on all three proposals follow the survey it was not used writing the proposals.

- 35-acre density has never been discussed Ridgeway Town is 35-acre, Arena is 30, how do you maintain rural character at 5 acres?
- Commercial and industry / future highway access has been studied. Roads will be closed.
- Get rid of the term “minor subdivisions”. They are just land divisions that are regulated.
- Put limits on frequency and elevation of private/public aircraft over town.
- Allow for towers and other structures that would permit high speed internet and cell phone service throughout the town.
- Where are the speakers to inform us on tax and school concerns with our town doubling every 20 years or less?

**Final Open House
January 8, 2008**

**Results from Public Information Meeting #4
“Open House”
January 8, 2008**

The Open House was held on January 8, 2008 in the Barneveld/Brigham Municipal Building. The public meeting included displays of plan maps, policies, and other information presented to inform the public about the plan’s direction. A formal presentation opened the meeting, and participants were allowed time to provide oral or written comments. There were approximately 40-50 people in attendance.

While no written comments were submitted, there was some discussion about the “Commercial Overlay” location (at CTH 10 and E. Brigham Rd.) because it contains prime farm soils. In response, attendees were informed that the surrounding land uses, including existing commercial, and its location next to an incorporated community and along a county highway make this a logical location for commercial use, should there be demand for this use in Brigham. Another common discussion was about implementation of the plan. Attendees were told that to enable portions of the Land Use Plan there would need to be ordinance changes. These ordinance changes are identified in the Action Plan located in the Implementation Element.

The meeting was also used to announce the public hearing date (March 4, 2008) and the Town Board meeting for final adoption (April 9, 2008)

Appendix D:

Existing Conditions Data

Sensitive Species

40605 : BIRD							
Scientific	Common	Federal	State	SRank	GRank	Date	Total
AMMODRAMUS	GRASSHOPPER						
SAVANNARUM	SPARROW	SC/M	S3B	G5	1993	2	
BARTRAMIA	UPLAND						
LONGICAUDA	SANDPIPER	SC/M	S2B	G5	1998	3	
LANIUS	LOGGERHEAD						
LUDOVICIANUS	SHRIKE	END	S1B	G4	1992	1	
STURNELLA	WESTERN						
NEGLECTA	MEADOWLARK	SC/M	S3B	G5	1998	1	
VIREO BELLII	BELL'S VIREO	THR	S2B	G5	1994	7	
EMPIDONAX	ACADIAN						
VIRESCENS	FLYCATCHER	THR	S2B	G5	1992	1	
40605 : COMMUNITY							
Scientific	Common	Federal	State	SRank	GRank	Date	Total
DRY PRAIRIE	DRY PRAIRIE	NA	S3	G3	2001	4	
DRY-MESIC	DRY-MESIC						
PRAIRIE	PRAIRIE	NA	S2	G3	1987	1	
MESIC PRAIRIE	MESIC PRAIRIE	NA	S1	G2	1996	1	
SOUTHERN	SOUTHERN						
DRY-MESIC	DRY-MESIC						
FOREST	FOREST	NA	S3	G4	1992	1	
DRY CLIFF	DRY CLIFF	NA	S4	G4G5	1976	1	
DRY PRAIRIE	DRY PRAIRIE	NA	S3	G3	1976	1	
PINE RELICT	PINE RELICT	NA	S2	G4	1976	1	
SOUTHERN	SOUTHERN						
DRY-MESIC	DRY-MESIC						
FOREST	FOREST	NA	S3	G4	1992	2	
SOUTHERN	SOUTHERN						
MESIC FOREST	MESIC FOREST	NA	S3	G3?	1976	1	
HESPERIA							
LEONARDUS	LEONARD'S						
LEONARDUS	SKIPPER	SC/N	S3	G4T4	1996	1	
40605 : PLANT							
Scientific	Common	Federal	State	SRank	GRank	Date	Total
ASCLEPIAS	WOOLY						
LANUGINOSA	MILKWEED	THR	S1	G4?	1999	1	
ASCLEPIAS							
PURPURASCENS	PURPLE						
S	MILKWEED	END	S3	G5?	1931	1	
CACALIA	PRAIRIE INDIAN						
TUBEROSA	PLANTAIN	THR	S3	G4G5	2000	9	
CAREX	RICHARDSON						
RICHARDSONII	SEDGE	SC	S2	G4	1996	1	
CIRSIIUM HILLII	HILL'S THISTLE	THR	S3	G3	2000	5	
CLEMATIS	PURPLE						
OCCIDENTALIS	CLEMATIS	SC	S3	G5	1901	1	
LESPEDeza							
LEPTOSTACHYA	PRAIRIE BUSH-						
A	CLOVER	LT	END	S2	G3	2002	3
ONOSMODIUM							
MOLLE	MARBLESEED	SC	S3	G4G5	1996	10	
OROBANCHE	ONE-						
UNIFLORA	FLOWERED	SC	S3	G5	1999	1	
	BROOMRAPE						
PARTHENIUM	AMERICAN						
INTEGRIFOLIUM	FEVER-FEW	THR	S3	G5	1994	2	
PEDIOMELUM	POMME-DE-						
ESCULENTUM	PRAIRIE	SC	S3	G5	2000	8	
CAREX	SMOOTH-						
LAEVIVAGINATA	SHEATH SEDGE	END	S1	G5	1932	1	
	SMALL WHITE						
CYPRIPEDIUM	LADY'S-						
CANDIDUM	SLIPPER	THR	S3	G4	1999	1	

Wisconsin Architecture and History Inventory (AHI)

Ahi#	County	TRS	Civil Township	Location	Historic Name
47052	IOWA	5.05E-02	BRIGHAM	COUNTY HIGHWAY H, N SIDE, .2 MILE W OF COUNTY HIGHWAY HK	
47053	IOWA	5.05E-02	BRIGHAM	COUNTY HIGHWAY H, S SIDE, .7 MILE E OF COUNTY HIGHWAY K	MIDDLEBURY METHODIST CHURCH
47055	IOWA	5.05E-05	BRIGHAM	URNES RD, N SIDE, .2 MILE W OF COUNTY HIGHWAY K	URNES SCHOOL-DISTRICT 16
47057	IOWA	5.05E-08	BRIGHAM	CLAY HILL RD, S SIDE, .3 MILE E OF COUNTY HIGHWAY F	AADE AADERESON BRATTLIE HOUSE
47061	IOWA	5.05E-09	BRIGHAM	NE CORNER OF CLAY HILL RD AND SCHOOL RD	
47062	IOWA	5.05E-14	BRIGHAM	MILL DAM RD, W SIDE, .2 MILE N OF COUNTY HIGHWAY HK	
47221	IOWA	6.05E+01	BRIGHAM		
47222	IOWA	6.05E-06	BRIGHAM	BOE-HARRIS RD, LEFT FORK, .25 MILE N OF HIGHWAY 18/151	EVAN D. EVANS HOUSE
47223	IOWA	6.05E-06	BRIGHAM	S SIDE OF US 18/151, E OF COUNTY HIGHWAY T	
47225	IOWA	6.05E-10	BRIGHAM	S SIDE OF US 18/151 OVER DANE-IOWA COUNTY LINE	John Adams House (Walsh House)
47226	IOWA	6.05E-13	BRIGHAM	NW CORNER OF COUNTY HIGHWAY K AND LANGBERRY RD	JONES VALLEY SCHOOL
47228	IOWA	6.05E-20	BRIGHAM	COUNTY HIGHWAY K, E SIDE, .6 MILE N OF PRAIRIE GROVE RD	
47229	IOWA	6.05E-21	BRIGHAM	NE CORNER OF MEADOW GROVE AND PRAIRIE GROVE RDS	MEADOW GROVE SCHOOL, DISTRICT 12
47233	IOWA	6.05E-23	BRIGHAM	SEE ADDITIONAL COMMENTS	ELMER BRUFLAT FARM
47238	IOWA	6.05E-25	BRIGHAM	COUNTY HIGHWAY K, W SIDE, .2 MILE N OF COUNTY HIGHWAY T	WILLIAM H. JONES HOUSE
47239	IOWA	6.05E-25	BRIGHAM	COUNTY HIGHWAY K, W SIDE, .7 MILE S OF PRAIRIE GROVE RD	
47240	IOWA	6.05E-31	BRIGHAM	COUNTY HIGHWAY T, N SIDE, AT NW CORNER OF COUNTY HIGHWAY K	
47245	IOWA	6.05E-32	BRIGHAM	COUNTY HIGHWAY K, W SIDE, 1.3 MILE N OF COUNTY HIGHWAY T	
47333	IOWA	7.05E-26	BRIGHAM	COUNTY HIGHWAY HH, W SIDE, 1/2 MILE N OF BRYN GRYWEN RD	
47335	IOWA	7.05E-21	BRIGHAM	MEADOW VALE RD, 1/2 MILE NW OF RIDGEVIEW RD	
47336	IOWA	7.05E-21	BRIGHAM	RIDGEVIEW RD, N SIDE, .2 MILE SW OF MEADOW VALE RD	
47337	IOWA	7.05E-29	BRIGHAM	BRYN GRYWEN RD, N SIDE, .3 MILE E OF COUNTY HIGHWAY T	
67286	IOWA	6.05E+01	BRIGHAM		
89885	IOWA	6.05E-06	BRIGHAM	7777 STATE HIGHWAY 18/151	Thomas stone barn
96375	IOWA	5.05E-10	BRIGHAM	CLAY HILL RD	
102924	IOWA		BRIGHAM	8180 LANGBERRY RD	

Appendix E:

Recommending Resolution

TOWN OF BRIGHAM

407 E. CTY HWY 10

BARNEVELD WI 53507

PHONE # 608-924-1013

FAX # 608-924-1345

brighamclerk@charterinternet.com

RESOLUTION 2008-01

RE: ADOPTION OF THE RECOMMENDED COMPREHENSIVE PLAN AS PREPARED BY THE TOWN OF BRIGHAM PLAN COMMISSION

WHEREAS, the Town Board of the Town of Brigham charged the Plan Commission with preparing a recommended Comprehensive Plan for the Town of Brigham; and

WHEREAS, numerous persons involved in local planning provided information at regular and special meetings called by the Brigham Plan Commission; and

WHEREAS, members of the public were invited to make comments at said meetings, wherein the Comprehensive Plan herein adopted was reviewed and commented upon by members of the public; and

WHEREAS, the Town of Brigham Plan Commission has reviewed the recommended Comprehensive Plan at a scheduled special meeting; and

WHEREAS, members of the public, adjacent and nearby local governmental units, and Iowa County will be given a 30-day review and comment period prior to the public hearing, which will be conducted by the Town Board for the Comprehensive Plan; and

WHEREAS, after said public hearing, the Town Board will decide whether to adopt by ordinance the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan may be used as the basis for, among other things, updating local ordinances, and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of the Town of Brigham; and

WHEREAS, this Comprehensive Plan may from time to time be amended, extended, or added to in greater detail.

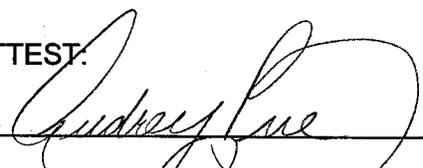
NOW, THEREFORE, BE IT RESOLVED, by the Town of Brigham Plan Commission that the Comprehensive Plan is hereby recommended to the Town Board for adoption by ordinance, after a 30-day public review and comment period and public hearing as the Town of Brigham's Comprehensive Plan pursuant to s.66.1001, Wis. Stats.

APPROVED:



Chairperson, Plan Commission

ATTEST:



Appendix F:
Ordinance for Adoption

RECEIVED
MAY 28 2008

ORDINANCE NO. 7.01

BY:.....

**AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN
OF THE TOWN OF BRIGHAM, WISCONSIN**

The Town Board of the Town of Brigham, Wisconsin, do ordain as follows:

WHEREAS, pursuant to Wis. Stats. §§ 60.22(3), 61.35 and 62.23(2) and (3), the Town of Brigham is authorized to prepare and adopt a Comprehensive Plan as defined in Wis. Stats. §§ 61.1001(1)(a) and 66.1001(2); and

WHEREAS, the Town Board of the Town of Brigham has adopted and followed written procedures designed to foster public participation at every stage of the preparation of a Comprehensive Plan containing all of the elements specified in Wis. Stats. § 66.1001(4)(a); and

WHEREAS, on January 22, 2008, the Plan Commission of the Town of Brigham, by a majority vote of the entire Commission recorded in its official minutes, has adopted Resolution No. 2008-01 recommending to the Town Board the adoption of the document entitled "Town of Brigham Comprehensive Plan," pursuant to Wis. Stats. § 66.1001(2); and

WHEREAS, the Town of Brigham has held a public hearing on March 4, 2008, preceded by Class 1 notice, in compliance with the requirements of Wis. Stats. § 66.1001(4)(d);

NOW, THEREFORE, the document entitled "Town of Brigham Comprehensive Plan" is hereby formally adopted as the Town of Brigham's Comprehensive Plan pursuant to Wis. Stats. § 66.1001(4)(c).

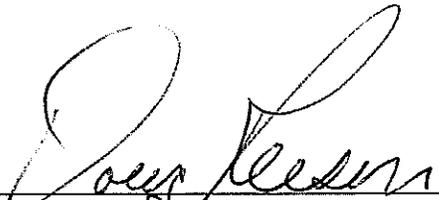
This Ordinance shall take effect upon passage by a majority vote of the members of the Town Board and publication as required by law.

The above and foregoing Ordinance was duly adopted at a regular meeting of the Town Board of the Town of Brigham on the 14th day of MAY, 2008.

TOWN OF BRIGHAM

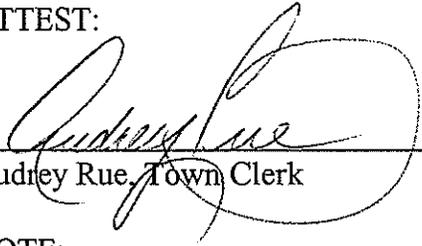
Otis Nelson
Otis Nelson, Town Chairperson

Rita Zander
Rita Zander, Supervisor



Doug Reeson, Supervisor

ATTEST:



Audrey Rue, Town Clerk

VOTE:

Ayes: 3

Noes: 0

Published: 5-29-2008

Adopted: 5-14-2008