

**TOWN OF ASHIPUN  
DODGE COUNTY, WISCONSIN  
COMPREHENSIVE PLAN UPDATE  
1994-1995**

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## LAND USE

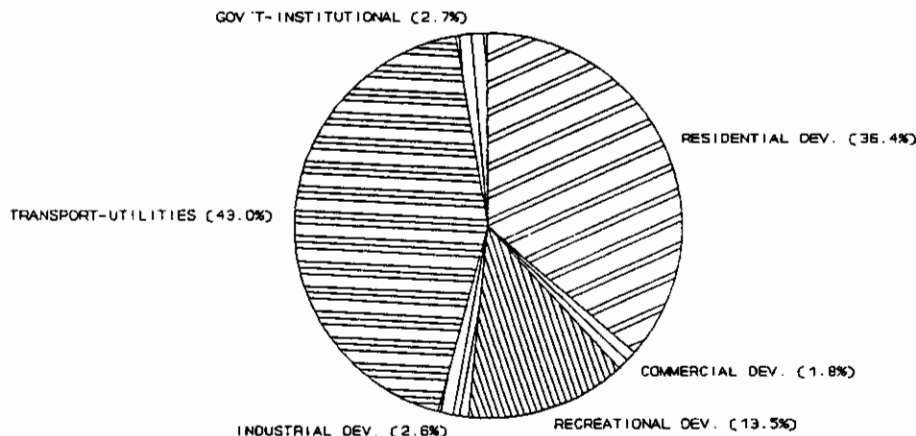
Consideration of the existing land use in Ashippun is necessary in completing a sound and realistic long-range land use planning process. A field survey of existing land uses in the Town of Ashippun was conducted by the Dodge County Planning and Development Department in July of 1994. Land use on each parcel of land was identified, coded, mapped and the amount of acreage in each land use category was then determined. The amount of land devoted to each land use category is summarized in Table 1. The acreages assigned to each land use category were based upon the prepared land use map, Dodge County Real Estate and Description Records and other available records and documents. Table 2 shows the breakdown of all land uses with their corresponding acreages identified by section.

All land uses within the Town are classified as urban or rural. The urbanized land uses include those areas and associated lands where buildings (excluding farmsteads) or infrastructure have been constructed. Rural lands consist of natural physical features, farms and farmland. The total area in the Town of Ashippun is 22,858.1 acres or 35.72 square miles. Of this total, 21,251.5 acres (almost 93%) is rural in character. Map 1 shows the generalized land use patterns in the Town of Ashippun.

### URBAN LAND USE

Urban lands are divided into Residential Development, Commercial Development, Industrial Development, Transportation-Utilities, Government-Institutional and Recreational Development. Urbanized lands in the Town of Ashippun encompass 1606.6 acres and account for 7.03 percent of the total area in the Town. Transportation-Utilities occupy the largest portion of the urban lands at 43 percent and residential lands occupy the second highest portion of urbanized lands at just over 36 percent. Figure 1 graphically represents the make up of the urban lands in the Town of Ashippun. Most of the urbanized land uses are concentrated in and around the unincorporated communities of Ashippun, Old Ashippun and Alderly. Urban development patterns also tend to be more common along the major highways near these communities. Particularly, Highway O just east of Ashippun and just west of Alderly, Highway P throughout the Town and to a lesser extent Highway 67.

**FIGURE 1**  
**Area of Land Use Within Urban Lands**  
**July, 1994**



Source: Dodge County Planning and Development Department

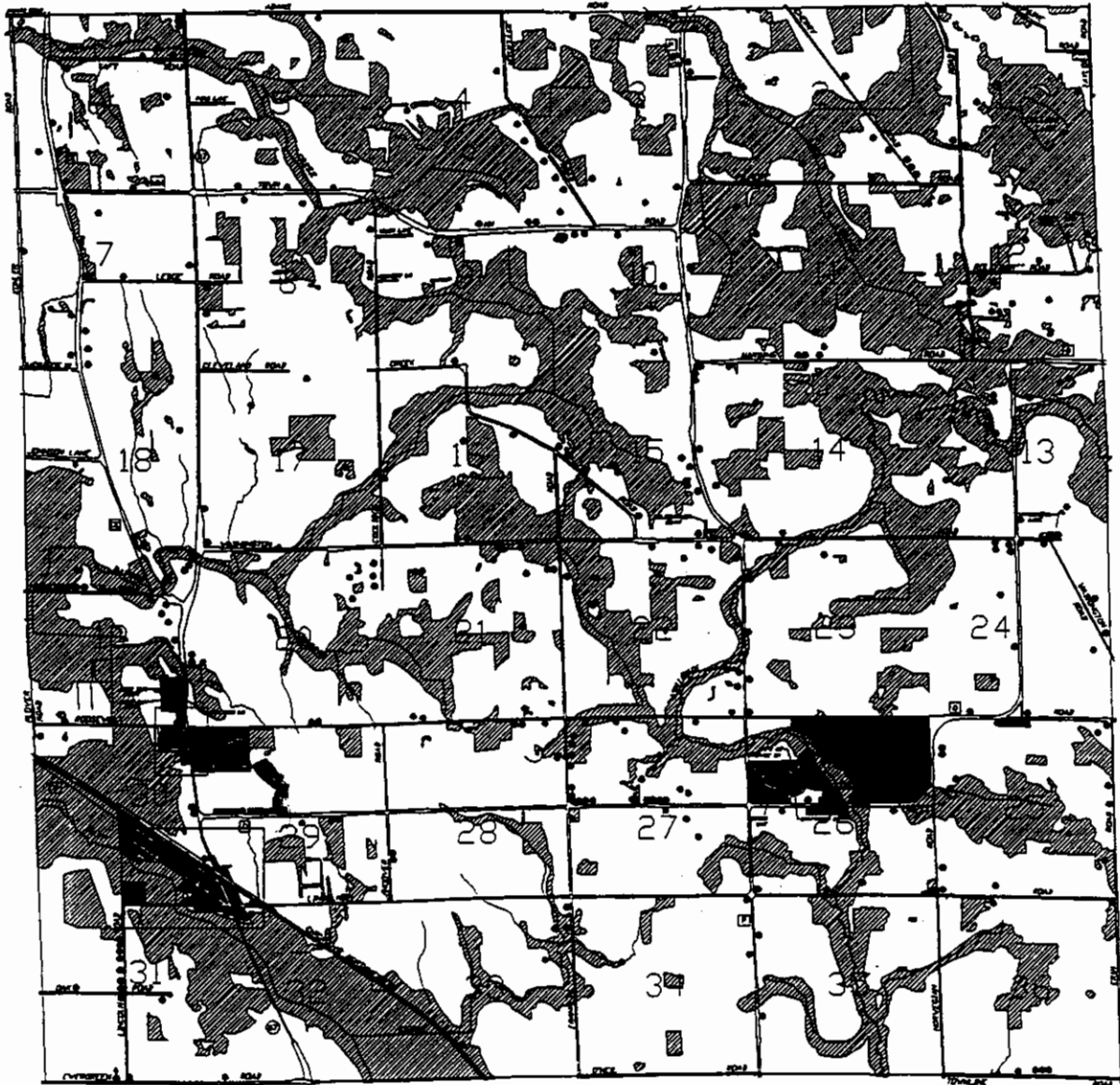
TABLE 1

Town of Ashippun, Summary of Existing Land Use, July, 1994

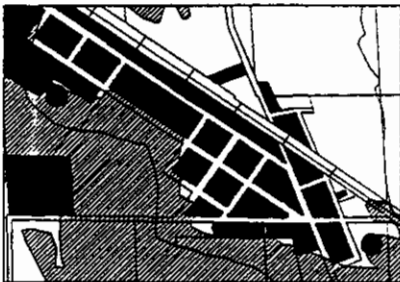
Categories	Acres	% of Subtotal	% of Total
<b>URBAN LANDS</b>			
<b>Residential Development</b>			
Single Family . . . . .	456.0	28.4	1.99
Two Family . . . . .	6.0	0.4	0.03
Multi-Family . . . . .	15.0	0.9	0.07
Mobile Home . . . . .	5.0	0.3	0.02
Seasonal Home . . . . .	1.0	0.1	0.00
Vacant . . . . .	102.0	6.3	0.45
<b>TOTAL RESIDENTIAL</b>	<b>585.0</b>	<b>36.4</b>	<b>2.56</b>
<b>Commercial Development</b>			
Hotels/Motels/Resorts & Commercial Recreation . . .	2.0	0.1	0.01
Wholesale Trade . . . . .	1.0	0.1	0.00
Retail Trade . . . . .	12.0	0.7	0.05
Commercial Services . . . . .	14.0	0.9	0.06
<b>TOTAL COMMERCIAL</b>	<b>29.0</b>	<b>1.8</b>	<b>0.12</b>
<b>Industrial Development</b>			
Mining, Manufacturing . . . . .	42.5	2.6	0.19
<b>TOTAL INDUSTRIAL</b>	<b>42.5</b>	<b>2.6</b>	<b>0.19</b>
<b>Transportation &amp; Utilities</b>			
Transport, Communication, Utilities . . . . .	16.0	1.0	0.07
Railroads . . . . .	46.8	2.9	0.20
Roads . . . . .	627.9	39.1	2.75
<b>TOTAL TRANSPORTATION-UTILITIES</b>	<b>690.7</b>	<b>43.0</b>	<b>3.02</b>
<b>Government-Institutional</b>			
Government, Educational, Cultural, Penal . . . . .	42.8	2.7	0.19
<b>TOTAL GOVERNMENT-INSTITUTIONAL</b>	<b>42.8</b>	<b>2.7</b>	<b>0.19</b>
<b>Recreational Development</b>			
Parks, Playgrounds, Athletic, Golf Courses . . . . .	216.6	13.5	0.95
<b>TOTAL RECREATIONAL DEVELOPMENT</b>	<b>216.6</b>	<b>13.5</b>	<b>0.95</b>
<b>SUBTOTAL</b>	<b>1,606.6</b>	<b>100.0</b>	<b>7.03</b>
<b>RURAL LANDS</b>			
Wetlands	1622.8	7.6	7.10
Woodlots	3365.6	15.8	14.72
Water	165.5	0.8	0.72
Hunting, Nature Preserves	1.0	0.0	0.01
Agricultural-Floodplain	1513.4	7.1	6.62
Agricultural-Upland	14247.2	67.1	62.33
Farmsteads	336.0	1.6	1.47
<b>SUBTOTAL</b>	<b>21,251.5</b>	<b>100.0</b>	<b>92.97</b>
<b>TOTAL</b>	<b>22,858.1</b>	<b>---</b>	<b>100.00</b>

Source: Dodge County Planning and Development Department

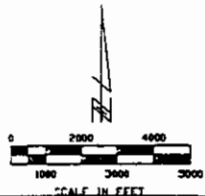
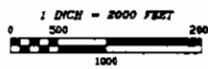
MAP 1  
TOWN OF ASHIPGUN, LAND USE, 1994



ASHIPPUN INSET MAP ASH-1



ASHIPPUN INSET MAP ASH-2



CREATED: DECEMBER 1994  
REVISED:

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
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THIS MAP WAS PREPARED JOINTLY BY THE SURVEY AND DESCRIPTION & THE PLANNING AND DEVELOPMENT DEPARTMENTS OF DODGE COUNTY.

LEGEND

-  ENVIRONMENTAL CORRIDORS
-  URBAN AND NONFARM USES
-  AGRICULTURAL

TOWN OF  
ASHIPPUN

T9N-R17E

## Residential Land Use

Residential land uses account for 2.56 percent of Ashippun's total area, but the 585.0 acres comprise 36.4 percent of all urbanized land area. The land use survey identified 585 residential sites each of which were assigned one acre in size for area determination purposes. Of these residential sites, there were 483 existing residences and 102 vacant lots and buildings. The residential sites include 457 single family residences (including seasonal), six two-family residences and 15 multi-family residences and five mobile homes. Residential development was identified in every section, however, most residential development is concentrated in the three unincorporated areas mentioned previously.

The 1990 U.S. Census found an average of 2.97 persons per household. The 1993 population in Ashippun was 1,843. Based on recent trends the 2010 population projection is 2,083. If current ratios of persons per household remain constant, then an additional 81 households can be expected by the year 2010 which would increase demand for residential development slightly. Most of the anticipated demand for residential development should be able to be satisfied by the use of existing vacant lots throughout the Town, particularly in the Old Ashippun area and a few of the established subdivisions.

## Transportation-Utility Use

Transportation-utility uses occupy 690.7 acres or 43.0 percent of the total urbanized area and 3.02 percent of the total area in the Town. The transportation-utilities category includes roads, railroads and the transport, communication, utilities uses. In the Town of Ashippun, this category covers lands devoted to the highway network, railroad right-of-way, utility transmission and distribution facilities and the sewage treatment plant and other similar facilities.

Public road area was based upon mileages identified in the Town's gas tax maps and County real estate records. A 66 foot standard right-of-way width was assumed for all public roads. Railroad area was based upon County real estate record data, where available. Where data were not available, the area was based upon map measured distances and a 100 foot assumed standard railroad right-of-way. The area designated for transport, communication, utilities was determined through the use of County Real Estate records for the Ashippun sewage treatment facility and the assigning of one acre per other identified transport, communication, utility sites.

In the Town, 46.8 acres are used for railroad right-of-way, 627.9 acres for public road right-of-way, 10 acres for the sewage treatment plant and six acres for utility and communication transmission and distribution facilities and other similar identified facilities.

## Other Urban Land Uses

Commercial Development, Industrial Development, Recreational Development and Government-Institutional uses presently account for 20.6 percent of the urban area, or 1.45 percent of the total area of the Town. Commercial uses make up 1.8 percent of the urban area and include commercial services, retail trade, wholesale trade and commercial recreation uses. All commercial uses were assigned one acre per site. Twelve retail trade, 14 commercial service, one wholesale trade and two commercial recreation establishments were identified

during the survey. As should be expected 20 out of 29 commercial developments were located in or adjacent to the communities of Alderly, Old Ashippun and Ashippun.

Industrial uses make up 2.6 percent of the urban area and include mining and manufacturing uses. Areas were calculated based on the land use map for five identified gravel pits throughout the Town. The area of Jerry's Standard, Inc., property in Section 6 was based upon County Real Estate records due to its size. All other manufacturing sites were assigned one acre per site. Six such sites were in the unincorporated community of Ashippun.

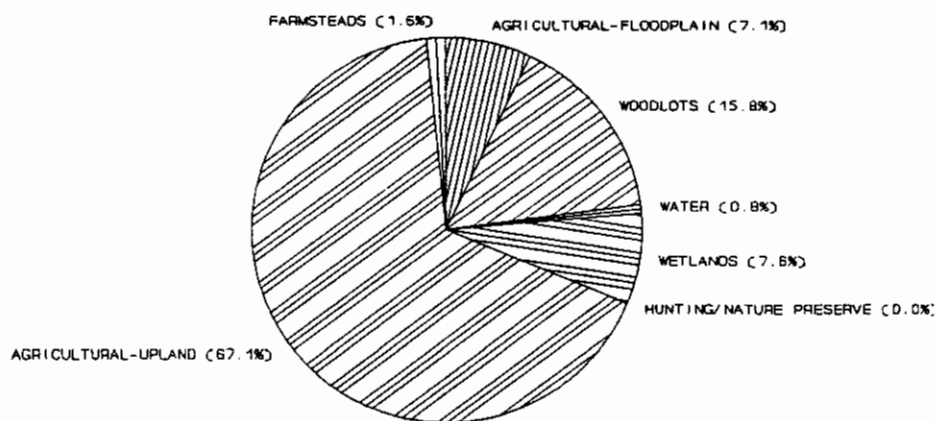
Recreational uses encompass 216.6 acres or 13.5 percent of the urbanized area and .95 percent of the total area in the Town. However, 185 of those acres are part of the Deer Traks Golf Course in Section 26. Of the remaining 31.6 acres, 25 acres are developed as parks and recreation areas with facilities open to the public. The other 6.6 acres consist of dedicated but undeveloped parkland and semi-private recreation areas.

Government-Institutional land uses occupy 42.8 acres, for 2.7 percent of the urban lands and .1 percent of the total area in the Town. The majority of land in this category is occupied by various churches and cemeteries. The town garage, fire station, post office, recycling center and school complete the uses in this category.

### RURAL LAND USE

Rural land uses are natural land features or agricultural lands, including surface water, wetlands, woodlots, agricultural floodplains, hunting/nature preserves, agricultural uplands and farmsteads. Rural lands in the Town of Ashippun encompass 21,251.5 acres or 92.97 percent of the total area in the Town. Agricultural uplands occupy over 67 percent of these rural lands and woodlots occupy almost 16 percent. Figure 2 graphically represents the make up of the rural lands in the Town of Ashippun.

**FIGURE 2**  
**Area of Land Uses Within Rural Lands**  
**July, 1994**



Source: Dodge County Planning and Development Department

## Wetlands

Wetlands are a very significant natural resource in the Town of Ashippun. Wetlands are unique and dynamic ecosystems that provide a variety of benefits and functions. Wetlands provide the most productive and beneficial habitat for wildlife, help to maintain water quality through filtering of sediments and pollutants, provide water storage to reduce flooding and provide groundwater recharge and discharge. Additionally, wetlands provide open spaces that create buffers between land uses to reduce potential conflicts and provide areas for hunting, trapping, bird watching and other forms of recreation.

According to 1982 Department of Natural Resources statistics, the Town of Ashippun had 3,373.3 acres of wetlands representing 14.8 percent of the total lands in the Town. During the 1994 land use survey, wetlands were identified based upon the 1982 Wisconsin Wetland Inventory Maps prepared by the Department of Natural Resources. However, in preparing the land use map, woodlots were given mapping precedent, thus areas that are wetlands with woodlots are shown only as woodlots. This procedure under represents the actual amount of wetlands within the Town. Wetlands identified on the land use map account for 1,622.8 acres or 7.1 percent of the total area of Ashippun and 7.6 percent of the rural area of the Town.

## Water

Surface water accounts for 165.5 acres or .72 percent of the total area of the Town of Ashippun. Collins Lake, Alderly Mill Pond and the Ashippun River account for a vast majority of the identified surface water; however, small isolated ponds and numerous small creeks were also included. Surface waters such as ponds, streams, lakes and rivers typically attract residential and recreational development. To date, the area near the mill pond at Alderly appears to be the most developed of the surface waters in the Town. As development pressures continue to move into the area, more pressure could be placed upon the Collins Lake area and the Ashippun River shorelines as attractive residential and recreational sites.

## Woodlots

Woodlots can provide economic and ecological value as well as a recreational resource. Woodlots accentuate the beauty of the landscape, help maintain the environmental quality of the area and provide diverse plant and animal habitat. The land use survey identified 3,365.6 acres of woodlots or 14.72 percent of the total area in the Town. Various sized woodlots are generally scattered around the landscape with larger wooded areas common in the northeast part of the Town. Many of the woodlots are located within wetlands and consist of wetland species. As with surface water, woodlots attract residential and recreational development. Residential development pressure and past woodlot cutting practices to clear land for agriculture, combined with the lack of woodlot protection regulations, have decreased and may continue to decrease the quality and quantity of the upland woodlots in the area.

## Agricultural

Agricultural lands were divided into three separate land uses; agricultural-floodplain, agricultural-upland and farmsteads. Agricultural-floodplain was mapped based upon the 1981 Federal Emergency Management Agency's Flood Insurance Rate Map using Zone A, the 100



year floodplain boundary. The 100 year floodplain is that area which can be expected to be covered by water during a flood event which averages a 100 year occurrence.

In mapping these areas, woodlots and wetlands were given precedence, thus the total mapped floodplain areas are under represented compared to the actual number and floodplain acres in the Town. These lands encompass 1,513.4 acres or 6.62 percent of the total area of Ashippun. Agricultural floodplain areas when not in conjunction with wetlands or woodlots, are typically suited to agricultural uses; however, structural development is not appropriate.

Agricultural uplands were assigned to all lands that were not designated under another use. Agricultural-uplands were determined to occupy 14,247.2 acres or 62.33 percent of the total area of the Town. These agricultural-uplands include croplands, pasture land and open space not dedicated to another identified use. Typically these lands are the best and most productive farm land.

Shapes and individual site characteristics were not accounted for in the mapping procedure, thus actual productivity and suitability for agricultural use could vary substantially within these identified areas.

The third type of agricultural land use is farmsteads. Farmsteads were identified as sites with a residence and farm structures. Two acres per identified site was assigned in order to calculate the area typically encompassed by a farmstead. There were 168 identified farmsteads covering 336 acres or 1.6 percent of the rural lands and 1.47 percent of the total area of the Town.

**Town of Ashippun, Land Use Acreages by Section, July, 1994**

Section	Acres In Section	Public Roads	Railroads	Wetland	Water	Woodlots	Parks	Agricultural-Floodplain	Agricultural-Upland
1	635.0	16.3	0.0	12.4	26.0	219.2	0.0	35.2	312.9
2	644.0	13.9	0.0	39.2	3.5	99.6	0.0	127.2	344.6
3	619.0	13.4	0.0	70.0	1.7	96.4	0.0	58.0	364.5
4	634.0	11.1	0.0	103.2	2.4	92.4	1.0	32.0	381.9
5	654.0	13.2	0.0	48.4	3.5	60.8	0.0	94.8	417.4
6	611.0	15.5	0.0	10.0	4.4	52.4	0.0	23.2	452.0
7	612.0	26.3	0.0	5.6	1.5	23.6	0.0	0.0	533.0
8	635.0	16.8	0.0	18.0	1.1	84.8	0.0	30.0	462.3
9	634.0	16.7	0.0	60.0	0.6	56.4	0.0	72.0	407.4
10	643.0	17.9	0.0	47.2	0.0	143.2	1.0	17.6	394.1
11	651.0	8.1	0.0	31.6	2.0	429.8	0.0	22.4	148.1
12	638.0	21.0	0.0	10.8	1.0	156.4	0.0	42.4	360.4
13	651.0	15.5	0.0	46.4	10.6	146.4	0.0	53.6	360.5
14	635.0	8.0	0.0	52.8	12.0	142.8	0.0	62.8	347.6
15	642.0	22.0	0.0	50.0	5.9	127.2	0.0	34.4	374.9
16	626.0	18.1	0.0	78.0	9.0	135.6	0.0	45.6	324.8
17	638.0	14.2	0.0	8.4	1.7	43.6	0.0	31.6	519.5
18	604.0	17.1	0.0	53.6	1.3	48.4	0.0	5.2	457.4
19	595.1	21.0	0.0	157.8	9.3	40.8	0.0	72.0	245.7
20	638.0	9.2	0.0	50.8	3.7	22.8	0.0	66.4	468.1
21	646.0	13.1	0.0	44.4	0.0	97.2	0.0	30.4	443.5
22	640.0	16.2	0.0	58.8	6.2	103.8	0.0	45.2	388.8
23	645.0	11.9	0.0	25.6	1.4	73.6	0.0	48.8	460.4
24	650.0	21.3	0.0	16.4	0.0	8.4	0.0	10.4	562.3
25	646.0	17.2	0.0	38.4	2.0	110.8	0.0	34.0	416.3
26	651.0	30.4	0.0	39.2	25.3	29.2	191.9	40.0	224.0
27	646.0	24.1	0.0	28.0	4.8	52.4	0.0	29.6	467.1
28	646.0	24.2	0.0	20.8	0.0	41.6	0.0	0.8	544.4
29	627.0	34.9	7.4	9.2	0.8	74.8	4.6	0.0	352.1
30	600.0	33.3	16.0	65.2	6.7	176.0	18.1	78.0	84.8
31	609.0	19.3	0.0	36.8	1.1	69.2	0.0	22.0	429.6
32	626.0	14.7	15.0	168.0	2.8	98.4	0.0	63.8	241.3
33	653.0	8.1	8.4	61.8	3.9	57.2	0.0	84.4	421.2
34	643.0	16.0	0.0	22.4	0.0	12.4	0.0	12.8	570.4
35	650.0	12.1	0.0	19.2	7.9	77.2	0.0	60.4	458.2
36	641.0	16.0	0.0	14.4	1.4	60.8	0.0	26.4	506.0
<b>TOTAL</b>	<b>22,858.1</b>	<b>627.9</b>	<b>46.8</b>	<b>1,622.8</b>	<b>165.5</b>	<b>3,365.6</b>	<b>216.6</b>	<b>1,513.4</b>	<b>14,247.2</b>

TABLE 2

Town of Ashippun, Land Use Acreages by Section, July, 1994

Section	Hunting, Nature Preserve	Government, Cultural Education	Motels, Resorts	Commercial Service	Retail Trade	Wholesale Trade	Transportation, & Utility	Communication	Mining, Manufacturing	Vacant Land, Buildings
1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0
3	0.0	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0
4	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0
5	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
6	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	29.5	0.0
7	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0
9	0.0	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0
10	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	0.0
11	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0
12	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0	19.0
13	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0
14	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
15	0.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0	1.6	0.0
16	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
17	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
18	0.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0
19	0.0	13.5	0.0	2.0	0.0	0.0	1.0	0.0	0.0	2.0
20	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
21	0.0	0.0	0.0	1.0	0.0	0.0	0.0	0.0	1.4	0.0
22	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
23	0.0	2.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0
24	0.0	2.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
25	0.0	4.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0
26	0.0	0.0	0.0	2.0	2.0	0.0	0.0	0.0	0.0	9.0
27	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
28	0.0	3.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
29	0.0	11.2	1.0	3.0	4.0	1.0	1.0	0.0	0.0	53.0
30	0.0	3.0	1.0	2.0	4.0	0.0	11.0	6.0	0.0	7.0
31	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.0
32	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
33	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0
34	1.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0
35	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0
36	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL	1.0	42.8	2.0	14.0	12.0	1.0	16.0	42.5	102.0	

**TABLE 2 (CONTINUED)**  
**Town of Ashippun, Land Use Acreages by Section, July, 1994**

Section	Mobile Home	Multi-Family Residence	Two Family		Single Family Residential		Farmstead	Seasonal
			Residential	Farmstead	Residential	Farmstead		
1	0.0	0.0	0.0	0.0	5.0	8.0	0.0	0.0
2	0.0	0.0	0.0	0.0	8.0	6.0	0.0	0.0
3	0.0	0.0	0.0	0.0	8.0	6.0	0.0	0.0
4	0.0	0.0	0.0	0.0	3.0	6.0	0.0	0.0
5	0.0	0.0	0.0	0.0	5.0	10.0	0.0	0.0
6	0.0	0.0	0.0	0.0	11.0	12.0	0.0	0.0
7	0.0	0.0	0.0	0.0	11.0	10.0	0.0	0.0
8	0.0	0.0	0.0	0.0	5.0	16.0	0.0	0.0
9	0.0	0.0	0.0	0.0	6.0	14.0	0.0	0.0
10	0.0	0.0	0.0	0.0	10.0	10.0	0.0	0.0
11	0.0	0.0	0.0	0.0	6.0	2.0	0.0	0.0
12	0.0	0.0	0.0	0.0	17.0	8.0	0.0	0.0
13	0.0	0.0	0.0	0.0	12.0	4.0	0.0	0.0
14	0.0	0.0	0.0	0.0	2.0	6.0	1.0	0.0
15	1.0	0.0	0.0	0.0	14.0	10.0	0.0	0.0
16	0.0	0.0	0.0	0.0	5.0	10.0	0.0	0.0
17	1.0	0.0	0.0	0.0	4.0	14.0	0.0	0.0
18	0.0	0.0	0.0	0.0	4.0	16.0	0.0	0.0
19	0.0	3.0	0.0	2.0	19.0	6.0	0.0	0.0
20	0.0	0.0	0.0	0.0	7.0	10.0	0.0	0.0
21	0.0	0.0	0.0	0.0	9.0	6.0	0.0	0.0
22	0.0	0.0	0.0	0.0	12.0	8.0	0.0	0.0
23	0.0	0.0	0.0	0.0	4.0	16.0	0.0	0.0
24	0.0	0.0	1.0	0.0	12.0	16.0	0.0	0.0
25	0.0	0.0	0.0	0.0	12.0	10.0	0.0	0.0
26	0.0	0.0	1.0	0.0	53.0	4.0	0.0	0.0
27	0.0	0.0	0.0	0.0	26.0	14.0	0.0	0.0
28	0.0	0.0	0.0	0.0	3.0	8.0	0.0	0.0
29	0.0	11.0	3.0	2.0	45.0	8.0	0.0	0.0
30	2.0	1.0	0.0	0.0	83.0	2.0	0.0	0.0
31	0.0	0.0	0.0	2.0	13.0	12.0	0.0	0.0
32	0.0	0.0	0.0	0.0	12.0	10.0	0.0	0.0
33	1.0	0.0	0.0	0.0	2.0	4.0	0.0	0.0
34	0.0	0.0	1.0	2.0	0.0	4.0	0.0	0.0
35	0.0	0.0	0.0	2.0	2.0	10.0	0.0	0.0
36	0.0	0.0	0.0	0.0	6.0	10.0	0.0	0.0
TOTAL	5.0	15.0	6.0	10.0	456.0	326.0	1.0	1.0

## **POLICIES, GOALS AND OBJECTIVES**

Policies, goals and objectives direct plan implementation activities and development in the Town of Ashippun. They are the core of the Town Plan. They reflect the deliberations of the Town Board and Plan Commission based on the comments and opinions of the people of Ashippun.

The mission is the purpose for which planning is done and the direction to guide future decisions. Policies are general statements which guide the planning process in generally accepted directions. Goals are statements of conditions intended to be maintained or achieved at some time in the future. Goals do not have specific time frames and usually cannot be measured. Objectives are actions to be taken in order to achieve one or more goals. Objectives usually have an associated time frame and frequently must occur in a defined sequence. Objectives are normally measurable, and should be regularly reviewed to assess progress in implementing the plan.

Policies rarely change unless the philosophy of the population changes. Goals seldom change unless they have been achieved, and then usually only to maintain the condition which has been achieved. Objectives change frequently. Objectives are regularly achieved, and then are removed. Completion of some objectives often suggests new objectives which were not originally considered, and these should be added. Attempts to implement objectives sometimes reveals that they cannot be achieved, or that achieving them would not have the desired result. In these cases, these objectives should be modified or replaced. A thorough review of the goals and objectives should be conducted annually.

### **MISSION**

To preserve and protect the natural environment as a setting for development; to provide all citizens of Ashippun with healthy, safe, convenient and attractive places to live, work, shop and play; and to achieve its mission by the most practical, economical and efficient means available.

### **POLICIES**

1. A balanced environment, with sufficient places to live, work, shop and play.
2. Development contributing to the physical, social and economic well being of the Town.
3. Development which is orderly and harmonious with Ashippun's natural amenities.
4. The air, land and water regarded as irreplaceable resources to be protected for future generations.

5. Residences set in attractive, healthy, safe and convenient environments.
6. Commerce and industry located to function efficiently, economically, conveniently and safely without encroachment from incompatible land uses and without degrading natural and residential environments.
7. Public and institutional development serving the largest number of residents and enhancing the quality of life in efficient, safe and convenient locations.
8. Development providing for its own infrastructural needs so as not to burden existing taxpayers.
9. All land uses promoting public health, safety, morals, order, convenience, prosperity, efficiency, economy and the general welfare.
10. Public participation in the planning process.

## **GOALS AND OBJECTIVES**

### **Population**

1. Slow, steady population growth.
  - a. Discourage scattered development.
  - b. Encourage large, compact subdivisions.
  - c. Enforce suitable subdivision and zoning ordinances.
2. A larger percentage of the population made up of young families with children.
  - a. Provide local activities for youth.
  - b. Encourage local churches to provide programs for young adults.
  - c. Increase local employment opportunities.
  - d. Encourage expansion and improvement of the schools when justified.

### **Housing**

1. An increased supply of housing for the elderly.
  - a. Encourage rehabilitation and proper maintenance of older homes.
  - b. Promote the development of low income apartments for the elderly.
2. Residential structures containing more than two housing units limited to areas served by public sewer.
  - a. Encourage a variety of residential development in areas served by public sewer.
  - b. Amend the zoning map to encourage higher density development in the sanitary district.

3. Average housing value increases exceeding the rate of increase for Dodge County as a whole.
  - a. Encourage sound design and construction standards for housing.
  - b. Encourage single family and two family permanent housing units.
  - c. Discourage mobile homes.

### Economy

1. Larger, more diverse, local shopping facilities.
  - a. Add a grocery store.
  - b. Add a hardware store.
  - c. Add a service station.
  - d. Attract a convenience store.
  - e. Attract one or more restaurants.
  - f. Attract a drug store.
  - g. Add a laundromat.
  - h. Encourage more local construction contractors or carpenters.
  - i. Encourage new auto repair business.
  - j. Attract more insurance agencies.
  - k. Attract more hair salons.
  - l. Add plumbing and heating contractors.
  - m. Add electricians.
  - n. Establish more real estate agencies.
  - o. Add a child day care service.
  - p. Attract a bookkeeping and accounting service.
  - q. Add a card and gift shop.
  - r. Attract a lawyer.
  - s. Encourage an excavator.
  - t. Add a florist.
  - u. Add a funeral home.
  - v. Attract an automobile dealership.
  - w. Add a liquor store.
  - x. Attract a sport shop.
2. Improved appearance of the shopping area.
  - a. Remove dilapidated, abandoned buildings.
  - b. Encourage store front improvements.
  - c. Promote landscaping and beautification projects.
  - d. Encourage clustering of commercial uses in compact areas to maximize consumer safety and convenience, improve traffic safety and enhance economic viability.
  - e. Avoid strip commercial areas along streets and highways and commercial uses which conflict with surrounding land uses.
3. A expanded base of light industrial uses.
  - a. Add a light industrial zone to the zoning map.
  - b. Encourage expansion of existing manufacturers.
  - c. Locate industrial areas so they are readily accessible from residential areas and are visually and functionally compatible with them.

- d. Limit industrial areas to the sewer system.
  - e. Purchase and develop an industrial park.
4. Improved local health care services.
    - a. Attract a two physician clinic.
    - b. Add an office for two dentists.
    - c. Attract an optometrist.
    - d. Attract a chiropractor.
  5. Average per capita income increases exceeding the rate of increase for Dodge County as a whole.
    - a. Participate in Dodge County economic development activities.
  6. An increased number of employment sources located in Ashippun.
    - a. Ensure ample commercial and industrial sites, located to provide suitable access, reduce conflict with adjacent land uses and with suitable area for expansion.
  7. The equalized value of land and development increases exceeding the rate of increase for Dodge County as a whole.
    - a. Increase the number of commercial properties.
    - b. Encourage higher values in the new homes being constructed, preferably over \$80,000 at 1995 prices.
  8. Tax rates stabilized to the extent possible.
    - a. Use state and federal grant programs to supplement local tax revenue whenever practical and advantageous.
    - b. Institute user fees for some municipal services.
    - c. Enforce park fees for new land divisions.
    - d. Insist that new land development pays for its own improvements.

#### Land Use

1. A continued quiet, orderly environment.
  - a. Control urbanization trends
  - b. Encourage large landowners to work with developers.
  - c. Preserve natural environments
  - d. Relate residential development to the natural resources of the Town.
  - e. Encourage the use of the Town Plan as a public and private decision-making tool.
2. Limited new development in areas difficult to serve with public sewer and water systems.
  - a. Define the area which can be served by the existing sanitary district.
  - b. Identify areas which could be served by a future sanitary district or extensions of existing systems.
  - c. Amend the zoning map to distribute development in areas difficult to serve with utility systems.
  - d. Encourage new housing units to locate where public sewer is available.
  - e. Discourage scattered development without discouraging desirable development.
  - f. Encourage development where potential pollution hazards are least.



- g. Prohibit development in wetlands and where flood hazard exists.
- h. Relate residential development to existing employment, community facilities and transportation.

### Transportation

1. An improved system of roads and highways.
  - a. Bring pressure on the State Department of Transportation and County Highway Department to improve the highways under their responsibility.
  - b. Insist that STH 67 be widened, straightened, and brought up to at least minimum standards of safety.
  - c. Systematically bring the town road system up to standard.
  - d. Promote safe, modern highways connecting Ashippun with Hartford and Oconomowoc.
2. Restricted access to arterial highways and collector roads to protect traffic carrying capacity.
  - a. Restrict new access points to the highways and roads through subdivision control.
  - b. Object to inappropriate requests for rezonings and conditional use permits at County hearings.
3. No private driveways accepted as part of the town road system.
4. A new town road connecting Hoover Road and Coolidge Road between Roosevelt Road and Washington Road.
5. Cleveland Road extended east to connect with Franklin Road between STH 67 and Coolidge Road.
6. A STH 67 bypass, east of the urbanized area.
7. Straighter, safer arterial and collector highways.
8. All Town roads meeting minimum standards for right-of-way, pavement and shoulder widths.
  - a. Bring roads up to standards in conjunction with periodic road reconstruction.
  - b. Ensure that all roads in new platted subdivisions meet minimum standards by enforcement of the land division ordinance.
9. Adequate off-street parking throughout the Town.
  - a. Encourage schools and churches to provide additional parking as needed.
  - b. Expand parking on public property as needed.
  - c. Require business and industry to provide sufficient on-site parking through enforcement of provisions in the land division and zoning ordinances.
10. An improved pedestrian circulation system.
  - a. Extend the sidewalks in the Ashippun and Old Ashippun areas.
  - b. Require the development of sidewalks in appropriate subdivisions.

## Physical Features

1. The remaining wetlands protected in their natural state.
  - a. Prevent further draining of wetlands.
  - b. Discourage agriculture in wetlands.
  - c. Provide conservancy zoning for wetlands.
  - d. Protect wetlands from siltation and runoff.
2. A reduction in agricultural practices on environmentally sensitive land.
  - a. Encourage reforestation on slopes of 18 percent or more.
  - b. Discourage cultivation of wetlands.
  - c. Encourage farmers to leave wider natural areas near water courses, and to avoid the application of chemicals near them.
3. Lower density residential development on unsewered land with soils that are not well suited to private sanitary systems.
4. No structural development (except for possible stream improvements) on floodplains.
  - a. Prevent the rebuilding of structures in floodplains which are seriously deteriorated, damaged or destroyed.
  - b. Prevent the construction of structures in the floodplain by enforcement of land development ordinances.
5. An increasing number of trees throughout the Town.
  - a. Discourage the clear cutting of any existing woodlot.
  - b. Encourage tree planting on non-agricultural properties, along road right-of-ways, near watercourses, where erosion potential is high and in recreational areas.

## Community Facilities

1. Improved local services.
  - a. Provide better police protection.
  - b. Provide a youth center and increase youth activities.
  - c. Provide a community center.
  - d. Consider a public water system.
  - e. Extend gas mains.
  - f. Develop a system of sidewalks.
  - g. Encourage public facilities to be provided according to long range needs and in proper locations with adequate space for the future.
  - h. Coordinate the provision of public facilities with other units of government.
  - i. Direct public services and facilities into areas planned for development, withholding them from areas that are not planned for development.
  - j. Don't extend public utilities over large undeveloped areas to serve scattered existing parcels.
  - k. Implement the Town Plan.
  - i. Encourage cable television throughout the Town.

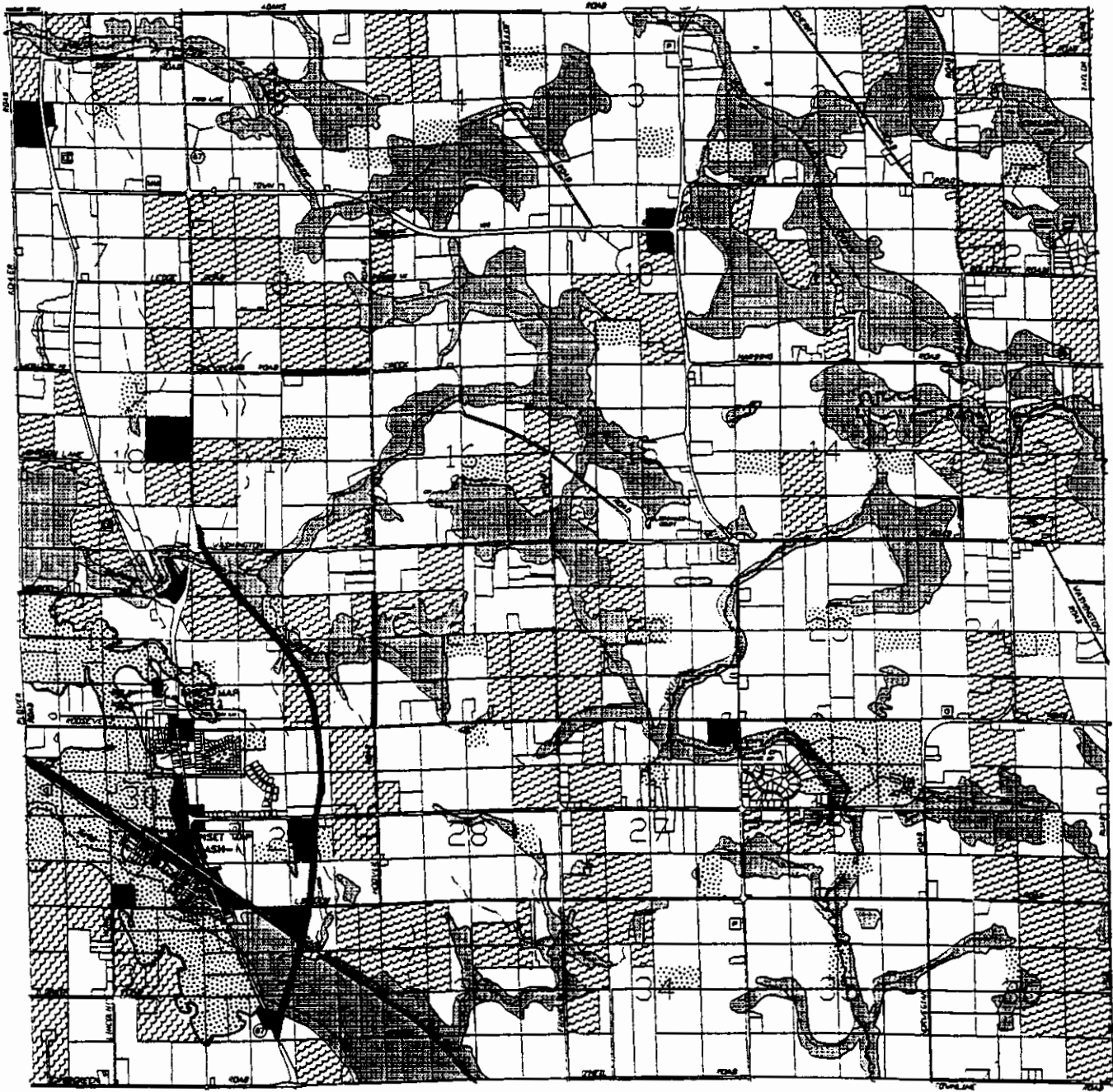
2. Expanded recreational opportunities.
  - a. Expand nature preserves and hunting land.
  - b. Add an ice skating rink.
  - c. Add a softball diamond.
  - d. Increase fishing opportunities.
  - e. Add picnicking areas.
  - f. Add biking and hiking paths.
  - g. Add a basketball court.
  - h. Establish a tennis court.
  - i. Establish cross-country ski trails.
  - j. Develop a sledding hill.
  
3. Land for nature preserves added to the Town and County park systems.
  - a. Encourage the County Board and Park Commission to acquire land for nature preserves.
  - b. Purchase wetlands as part of the Town park system.
  - c. Obtain stewardship grants to purchase land for nature preserves.
  - d. Encourage the State Department of Natural Resources to acquire wetlands.
  - e. Encourage cooperative long range land acquisition and development plans by all public bodies.
  
4. Adequate Town park facilities available to meet local needs.
  - a. Develop a parks, outdoor recreation and open space plan.
  - b. Adopt an Official Map Ordinance.
  - c. Make all park and recreational facilities accessible to senior citizens and the handicapped.
  - d. Acquire land as needed in developing areas.
  - e. Require parkland dedication or fees in new land divisions.
  
5. A sewage treatment system capable of serving the needs of the population of the Ashippun Sanitary District.
  - a. Consider the expansion of the District to serve adjacent lands which are suitable for development.
  - b. Monitor plant capacity and problems to ensure that the plant can efficiently serve the District.
  - c. Consider sanitary system services for the new portions of the Town as development pressure increases.

#### Regulation

1. A zoning map which reflects current development trends and Ashippun's town plans.
  - a. Periodically review the zoning map to evaluate its relevance.
  - b. Review zoning districts which are not used in Ashippun to assess their usefulness for the Town.
  - c. Petition the County Board to change the zoning map when it requires updating.
  
2. Up-to-date County zoning, reflecting Ashippun's development goals and a quick and efficient process.

- a. Periodically assess the County Zoning Ordinance and procedures to determine if they require revision to better meet the needs of Ashippun citizens and those seeking to move to Ashippun.
  - b. Petition the County Board to change the Zoning Ordinance when improvements are needed.
  - c. Petition the County Planning and Surveyor Committee to change zoning procedures when improvements are needed.
3. A Land Division Ordinance which efficiently assists the Town of Ashippun in meeting its development goals.
- a. Periodically evaluate the Land Division Ordinance and its administration to determine if revision might better meet the needs and aspirations of the Town.
  - b. Amend the Land Division Ordinance or revise the procedures for its administration when improvements are needed.
4. An Official Map Ordinance to protect the capacity of existing and proposed highways and roads.
- a. Discourage development along existing roads and highways.
  - b. Prevent development on land intended for future roads and parks.

# TOWN OF ASHIPGUN DODGE COUNTY



ASHIPPUN INSET MAP ASH-2



## LAND USE TRANSPORTATION PLAN TOWN OF ASHIPGUN


1 INCH = 600 FEET  
0 200 400 600 FEET

ASHIPPUN INSET MAP ASH-1



### LEGEND

-  PUBLIC PARKS & RECREATION
-  RETAIL TRADE & MANUFACTURING
-  RESIDENTIAL
-  NATURAL AREA
-  AGRICULTURE
-  PROPOSED ROADS

DODGE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT	DATED 5/20/2010 REVISED	 1 INCH = 1200 FEET 0 200 400 600 FEET
	5/20/2010	