



UPDATING THE TOWN OF LEROY COMPREHENSIVE PLAN

KEN JAWORSKI SENIOR CONSULTANT, CEDAR CORPORATION JANUARY 25, 2023



Agenda

- Understanding Wisconsin's Comprehensive Planning Law Requirements, Update Process & Plan Use
- 2. Town of LeRoy Planning History
- 3. Trends (What can the Town expect?)
- 4. Town Conditions (Current State), Projections & Forecasts
- 5. Your Thoughts: Issues & Opportunities





Wisconsin's Comprehensive Planning Law





Why Update Your Plan?

- 1. To meet the requirements of Wis. Stats. 66.1001; Comprehensive Planning (Smart Growth).
- 2. Requires communities to update their plans a minimum of every 10 years.
- 3. Requires Public Participation.



Why Update Your Plan?

Public Participation

"A small group of thoughtful people could change the world. Indeed, it's the only thing that ever has."

- Margaret Mead



Resolution 2022-02

PUBLIC PARTICIPATION PLAN Comprehensive Plan Update-2022-2023 Town of LeRoy, Dodge County, Wisconsin

Purpose

In order for the Comprehensive Plan to operate effectively and according to the law and to address the needs of citizens of LeRoy, the residents must be kept informed and provided an opportunity to participate in the planning process. In addition, pursuant to s.66.1001 (4)(a) of the statutes written notice shall specifically be provided to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan. Further, public participation will be used to collect data and opinions for the plan update process. The information received will be used to determine the needs of the Town and develop community direction.

Public Participation Efforts

- 1. Interviews with Town Officials, Committee Members, Work Groups, Staff and Agency Personnel
- 2. Present planning process information and provide a "Comment Box" on Town of LeRoy web site
- 3. Meeting notices posted at the Town Hall and two other locations. Also, on the Town web site
- 4. Public hearing on "Planning Commission Recommended Plan". Class 1 Public Notice requirements
- Receive and respond to written, e-mail, or web site Comment Box requests
 Thirty days prior to the public hearing, provide written notice to interested individuals via first class mail in compliance with s.66.1001 (4)(a) of the statutes.

Methodologi

- Hold interviews and meetings with Town Officials, Committee Members, Work Groups, Staff, Agency Personnel and interested citizens.
- Display notices of Plan Commission meetings where in the Comprehensive Plan Update will be discussed in a manner consistent with the usual Town meeting notices.
- Hold at least one public hearing. The meeting notice shall also include the notification of parties specified in s.66.1001 (4)(a) including: (a) an operator who has applied for or obtained a nonmetallic reclamation permit; (b) a person who has registered a marketable nonmetallic mineral deposit; and (c) any other property owner or leaseholder who has an interest in property allowing extraction of nonmetallic mineral resources if the property owner requests in writing to be notified of the hearing.
- The official notice for the public hearing(s) will be by public notice in the official newspaper with a class one notice at least 30 days preceding the hearing. In addition, the public notice shall be posted at the Town Hall, two other required locations and the town web site. These notices will include the following information: time, place and date of hearing; summary of the proposed Comprehensive Plan Update; name of a Town contact who may provide additional information regarding the proposed Comprehensive Plan, adoption ordinance, and information relating to where and when the proposed Comprehensive Plan Update will be passed; how a copy of the Comprehensive Plan Update may be inspected before the hearing; and how a copy of the Comprehensive. Plan Update may be obtained.
- The public may submit comments or questions on the Comprehensive Plan Update to Linda Schraufnagel, Town Chair, N10057 CTY YY, Mayville, WI, 53050, via e-mail at townofleroylschraufnagel.chain@gmail.com> or through the Web Site Comment Box at: www.townleroy.com. The Town will respond in writing to those comments or questions if requested.

Lagrand Colliers

As adopted by the Town Board on

12/12 20

Allest: Clerk-Sandia Porti

Town of LeRoy, Wisconsin

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Why Update Your Plan??

Requires Nine (9) Elements to be addressed:

- Issue & Opportunities
- Housing
- Transportation
- Utilities and Community Facilities
- Agriculture, Natural & Cultural Resources
- Economic Development
- Intergovernmental Cooperation
- Land Use
- Implementation

















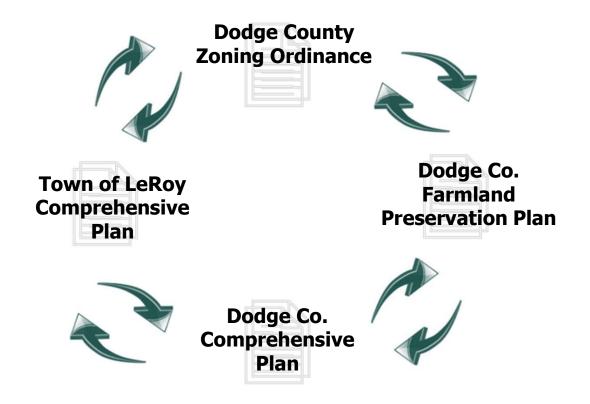


Why Update Your Plan?

- Update older provisions of the Town's existing comprehensive plan.
- 2. Incorporate new demographic information
- 3. Make plan adjustments based on past experiences, future trends.
- 4. How?
 - Include public input (statute requirement).
 - Revise the Existing Comprehensive Plan Text and Maps
 - Coordinate with the Dodge County Farmland Preservation Plan, Dodge County Comprehensive Plan and Farmland Preservation Zoning Ordinance.
 - Stress consistency between planning efforts



Consistency Between Plans & Zoning Ordinance





Town of LeRoy Planning History





Town of LeRoy Planning History

- The Town of LeRoy developed its first Comprehensive Plan in 2005.
 - Part of a County-wide multi-jurisdictional planning effort.
 - Met the requirements of Wis. Stats. 66.1001; Comprehensive Planning Law (Smart Growth).
- 2. The Town of LeRoy updated their Comprehensive Plan in 2016.
 - This action met the 10-year update requirement
- However, a Comprehensive Plan update can occur at any time based on town needs, developing trends and/or proposed projects.
 - Be Pro-Active over Re-Active



Comprehensive Plan







- 1. The Town hired the consulting firm, Cedar Corporation, to assist in the comprehensive plan update process
- Will hold periodic meetings with the Town Plan Commission & Board to review text and maps
- 3. Adopted a Public Participation Plan. Will hold a Public Informational Meeting and one (1) formal Public Hearing before adoption
- 4. Look for updates on the Town's website
- 5. Adoption scheduled for Spring, 2023

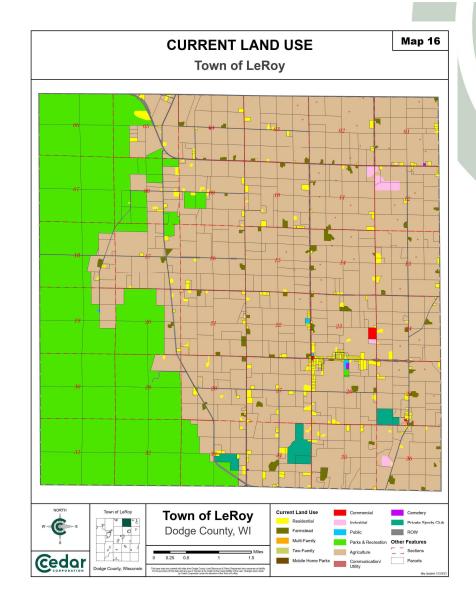


Planning from the "Outside-In": A more Sustainable Approach

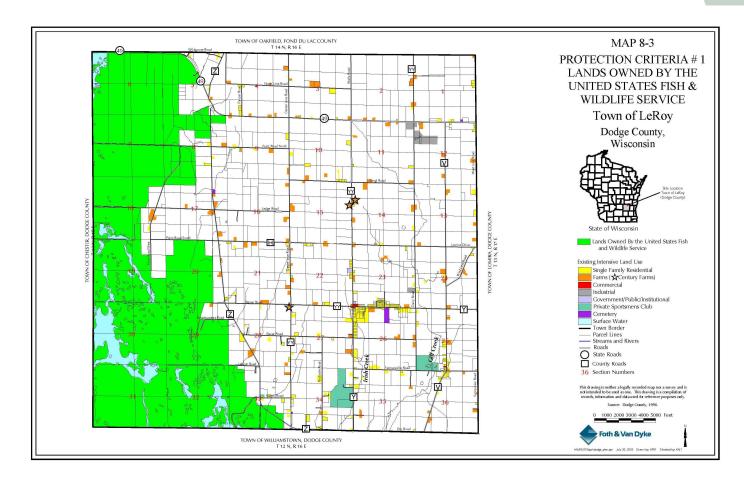
- The Dodge County Farmland Preservation Planning Effort and DATCP Working Lands Initiative have changed how counties & towns should approach land use planning. Planning from the "Outside-In" has pushed development back towards villages and cities under the premise that agricultural land, forests and wetlands are a precious economic resources worthy of protection and management.
- Cities and Villages should be more accountable for their projected land use needs.
- 3. Use land resources more wisely, more responsibly.

"The art of intelligent tinkering starts with saving all the parts".
- Aldo Leopold

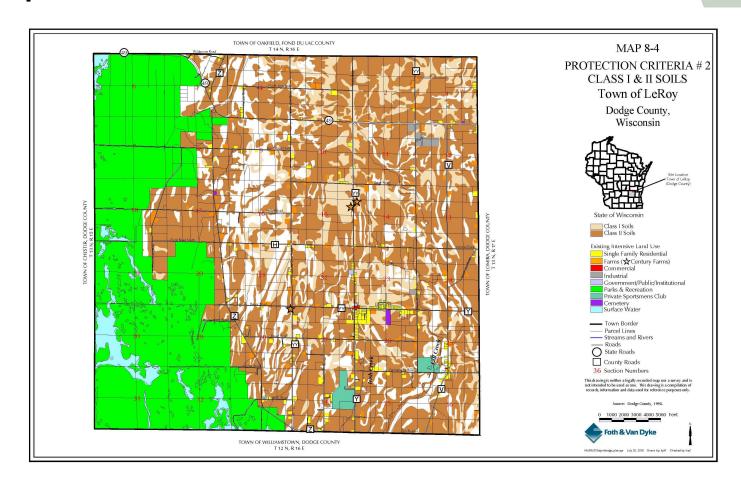




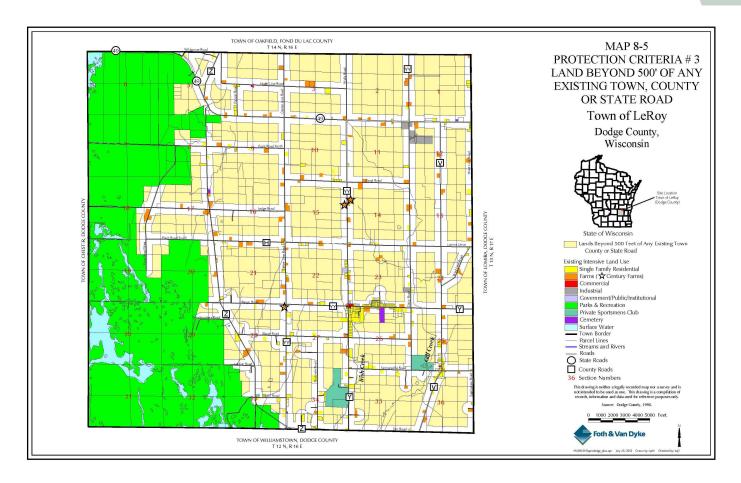




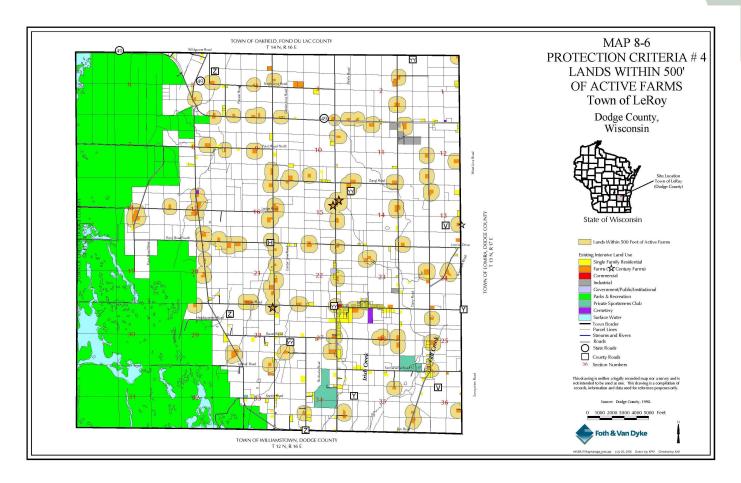




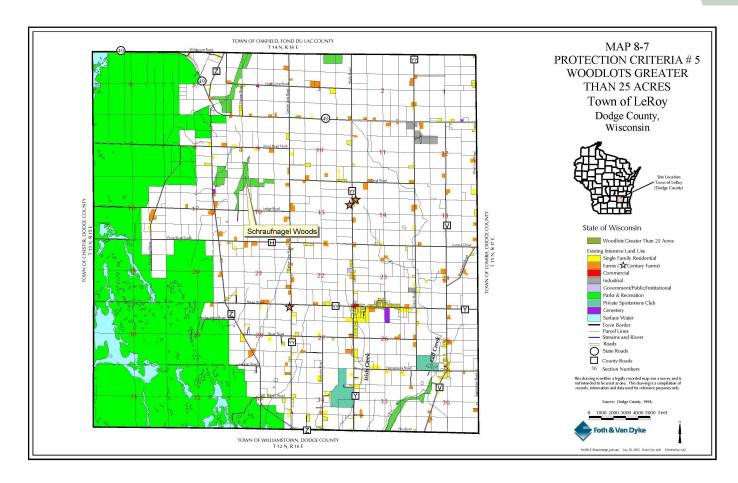




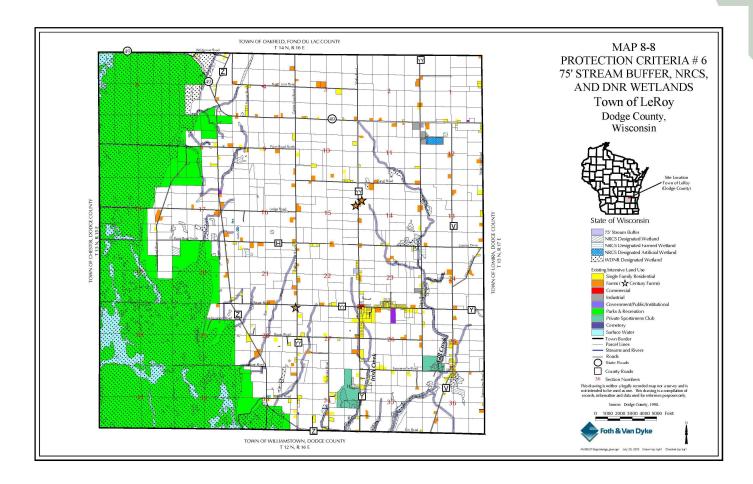




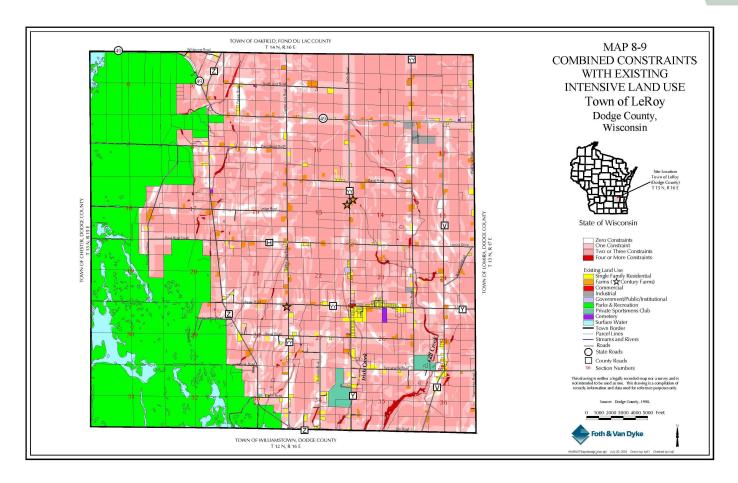












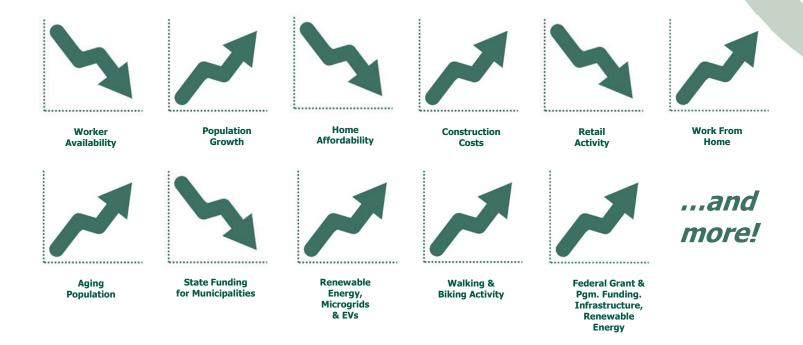


UNDERSTANDING TRENDS





Understanding Trends (Overall)





Understanding Trends Specific to LeRoy

Population & Housing

- Population
- Housing





Population History

	1990	2000	2010	2020
T. Ashippun	1,783	2,308	2,559	2,663
T. Beaver Dam	3,097	3,440	3,962	4,062
T. Burnett	915	919	904	831
T. Calamus	1,009	1,005	1,048	1,043
T. Chester	797	960	687	676
T. Clyman	742	849	774	712
T. Elba	964	1,086	996	1,041
T. Emmet	1,014	1,221	1,302	1,310
T. Fox Lake	1,928	2,402	2,465	2,588
T. Herman	1,127	1,207	1,108	1,135
T. Hubbard	1,390	1,643	1,774	1,772
T. Hustisford	1,209	1,379	1,373	1,357
T. Lebanon	1,630	1,664	1,659	1,587
T. LeRoy	1,025	1,116	1,002	956
T. Lomira	1,280	1,228	1,137	1,099
T. Lowell	1,134	1,169	1,190	1,166
T. Oak Grove	1,200	1,126	1,080	1,028
T. Portland	994	1,106	1,079	1,091
T. Rubicon	1,709	2,005	2,207	2,117
T. Shields	500	554	554	503
T. Theresa	1,083	1,080	1,075	1,089
T. Trenton	1,299	1,301	1,293	1,219
T. Westford	1,248	1,400	1,228	1,313
T. Williamstown	692	646	755	0

	1990	2000	2010	2020
V. Brownsville	415	570	581	598
V. Clyman	370	388	422	397
V. Hustisford	979	1,135	1,123	1101
V. Iron Ridge	887	998	929	904
V. Kekoskee	218	169	161	896
V. Lomira	1,542	2,233	2,430	2,678
V. Lowell	312	366	340	309
V. Neosho	658	593	574	591
V. Randolph*	1,227	1,346	1,339	1,338
V. Reeseville	673	703	708	763
V. Theresa	771	1,252	1,262	1255
C. Beaver Dam	14,196	15,169	16,214	16,708
C. Columbus*	10	36	0	0
C. Fox Lake	1,279	1,454	1,519	1,604
C. Hartford*	9	10	0	9
C. Horicon	3,873	3,775	3,655	3,767
C. Juneau	2,157	2,485	2,814	2,658
C. Mayville	4,374	4,902	5,154	5,196
C. Watertown*	6,754	8,063	8,459	8,252
C. Waupun*	6,086	7,436	7,864	8,014
Dodge County	76,559	85,897	88,759	89,396
Wisconsin	4,891,769	5,363,675	5,686,986	5,893,718

Source: Wisconsin Department of Administration, U.S. Bureau of the Census, 1990, 2000, 2010 & 2020.

*Municipality crosses county line, only includes portion in Dodge County.







Town of LeRoy

2010 Census Population	2015	2020 Projection	2020 Census	2025	2030	2035	2040	% Change 2020-2040	Total Population Change 2020-2040
1,002	975	975	956	970	955	920	870	-9.89%	-86

Source: Wisconsin Department of Administration, Demographics Services Center,

Preliminary Population Projections for Wisconsin Municipalities: 2000-2020



Population Age

	Town o	f LeRoy	Dodge County		
	Number	% of Total	Number	% of Total	
Under 5	46	4.36%	4,022	4.51%	
5 to 14	111	10.52%	10,335	11.58%	
15 to 24	101	9.57%	10,329	11.57%	
25 to 34	136	12.89%	10,924	12.24%	
35 to 44	96	9.10%	11,564	12.95%	
45 to 54	148	14.03%	12,299	13.78%	
55 to 64	148	14.03%	14,041	15.73%	
65+	269	25.50%	15,760	17.65%	
Total	1,055	100.00%	89,274	100.00%	
Median Age	48	3.9	42.6		

Source: U.S. Bureau of the Census, American Community Survey 2021 ACS 5-Year Estimates.



Housing Units

Town of LeRoy	2010	Percent of Total	2021	Percent of Total	# Change 2010-2021	% Change 2010-2021
Total Housing Units	433	100.00%	475	100.00%	42	8.84%
Occupied Housing Units	420	97.00%	471	99.16%	51	10.83%
Owner-Occupied	323	74.60%	418	88.00%	95	22.73%
Renter-Occupied	97	22.40%	53	11.16%	-44	-83.02%
Vacant Housing Units	13	3.00%	4	0.84%	-9	-225.00%
Seasonal Units	0	0.00%	2	0.42%	2	100.00%

Source: U.S. Bureau of the Census, American Community Survey. 2010 & 2021 ACS 5-Year Estimates.

Dodge County	2010	Percent of Total	2021	Percent of Total	# Change 2010-2021	% Change 2010-2021
Total Housing Units	36,782	100.00%	38,029	100.00%	1,247	
Occupied Housing Units	33,929	92.24%	35,291	92.80%	1,362	3.86%
Owner-Occupied	25,067	68.15%	24,881	65.43%	-186	-0.75%
Renter-Occupied	8,862	24.09%	10,410	27.37%	1,548	14.87%
Vacant Housing Units	2,853	7.76%	2,738	7.20%	-115	-4.20%
Seasonal Units	894	2.43%	974	2.56%	80	8.21%

Source: U.S. Bureau of the Census, American Community Survey. 2010 & 2021 ACS 5-Year Estimates.



Housing Units

	Town o	f LeRoy	Dodge County		
Occupied Housing Units	Number	% of Total	Number	% of Total	
1-unit detached	450	95.54%	25,508	72.28%	
1-unit attached	10	2.12%	1315	3.73%	
2 units	3	0.64%	1,453	4.12%	
3 or 4 units	3	0.64%	922	2.61%	
5 to 9 units	0	0.00%	2,153	6.10%	
10 or more units	0	0.00%	2,743	7.77%	
Mobile home or other type of housing	5	1.06%	1,197	3.39%	
Total	471	100.00%	35,291	100.00%	

Source: U.S. Bureau of the Census, American Community Survey. 2021 ACS 5-Year Estimates. Occupied Housing Units



Housing Values

	Town o	f LeRoy	Dodge County		
	Number	% of Total	Number	% of Total	
Less than \$50,000	97	23.21%	1,128	4.53%	
\$50,000 to \$99,999	15	3.59%	2,285	9.18%	
\$100,000 to \$149,999	71	16.99%	6,093	24.49%	
\$150,000 to \$199,999	80	19.14%	5,272	21.19%	
\$200,000 to \$299,999	97	23.21%	5,847	23.50%	
\$300,000 to \$499,999	35	8.37%	3,302	13.27%	
\$500,000 to \$999,999	21	5.02%	732	2.94%	
\$1,000,000 or more	2	0.48%	222	0.89%	
Total	418	100.00%	24,881	100.00%	
Median value	\$159	,800	\$173	,700	

Source: U.S. Bureau of the Census, American Community Survey. 2021 ACS 5-Year Estimates. Occupied Housing Units



Persons Per Household / Projections

	2010	2021
Town of LeRoy	2.62	2.24
Dodge County	2.41	2.43

Source: U.S. Bureau of the Census, American Community

Survey. 2010 and 2021 ACS 5-Year Estimates.

Town of LeRoy

2010 Housing Units	g 2021	2025	2030	2035	2040	% Change 2021-2040	Total New Units 2021 - 2040
422	475	495	519	543	567	16.23%	92

Source: U.S. Bureau of the Census, 2010, American Community Survey, 2021 ACS 5-Year Estimates. Linear projections completed by Cedar Corporation



Understanding Trends Specific to LeRoy

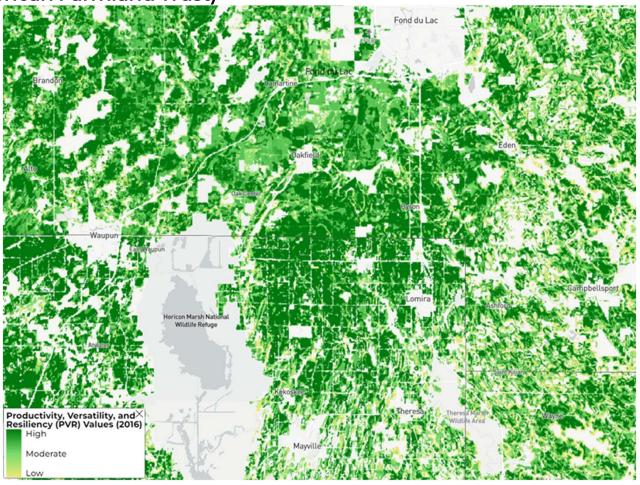
<u>Agriculture</u>

Farmland Preservation Plan
 & Participation



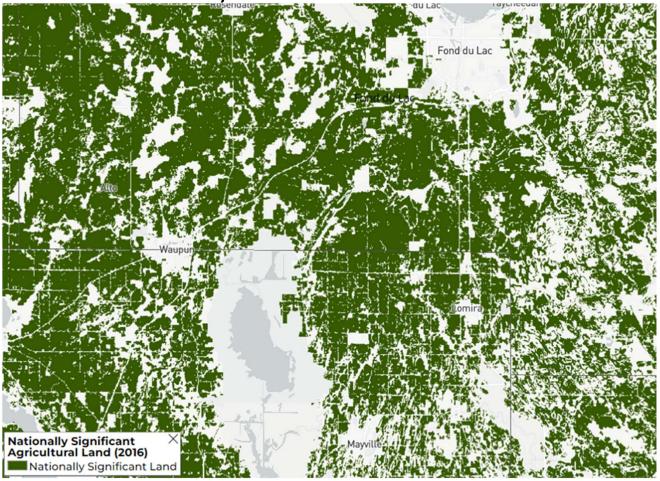


Agricultural Land Productivity, Versatility, & Resiliency; 2016 (Source: American Farmland Trust)



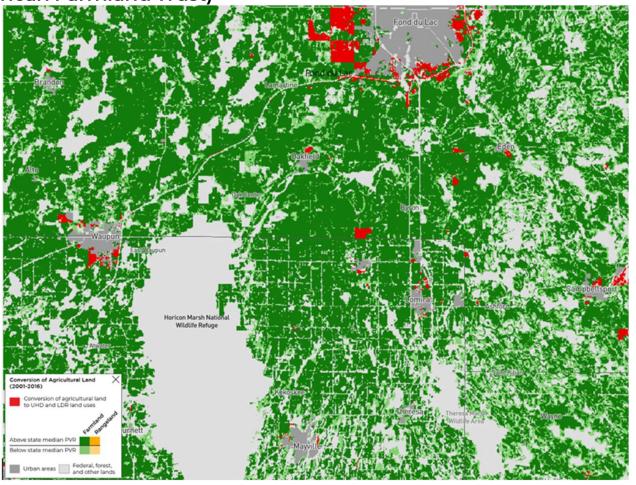


Nationally Significant Agricultural Land; 2016 (Source: American Farmland Trust)

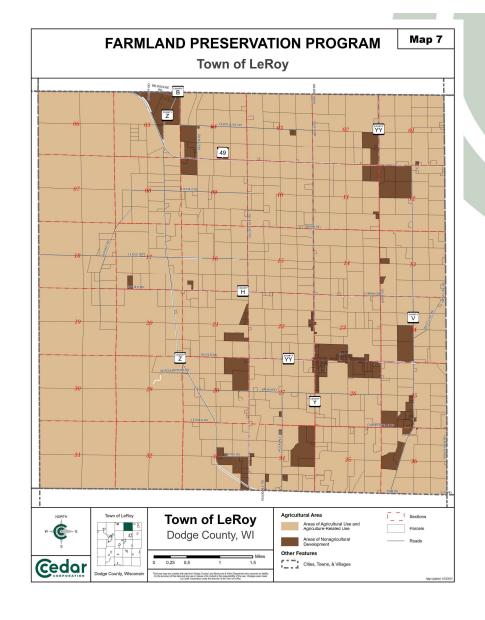




Agricultural Land Conversion; 2001-2016 (Source: American Farmland Trust)





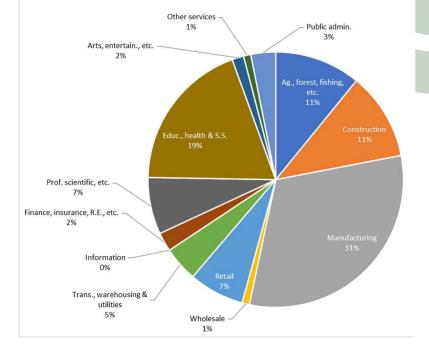




Agricultural Employment

	Town of LeRoy		Dodge County	
	Number	Percent of	Number	Percent of
Industry	Number	Total	Number	Total
Agriculture, forestry, fishing and hunting, and mining	59	10.89%	1,403	4.14%
Construction	60	11.07%	2,887	8.53%
Manufacturing	170	31.37%	11,280	33.31%
Wholesale trade	5	0.92%	920	2.72%
Retail trade	38	7.01%	3,468	10.24%
Transportation and warehousing and utilities	24	4.43%	1,866	5.51%
Information	0	0.00%	238	0.70%
Finance, insurance, real estate, and rental and leasing	13	2.40%	1,512	4.47%
Professional, scientific, management, administrative, and waste management services	39	7.20%	1,734	5.12%
Educational, health, and social services	104	19.19%	5,060	14.94%
Arts, entertainment, recreation, accommodation, and food services	8	1.48%	902	2.66%
Other services (except public administration)	5	0.92%	1,263	3.73%
Public administration	17	3.14%	1,329	3.92%
Total	542	100.00%	33,862	100.00%

Source: U.S. Bureau of the Census, American Community Survey 2021 ACS 5-Year Estimates





Agricultural Land Values

Table 8-2
Agricultural Land Sales, Dodge County, 2017-2020

					# Change	% Change
	2017	2018	2019	2020	2017-2020	2017-2020
Ag Land Continuing in Ag Use						
Number of Transactions	15	20	19	23	77	
Acres Sold	1,054	865	1,050	1,646	4,615	
Dollars per Acre	\$7,053	\$7,091	\$6,474	\$7,328	\$275	3.8%
Ag Land Being Diverted to Other Us	es					
Number of Transactions	0	1	0	1	2	
Acres Sold		27		64	91	
Dollars per Acre		\$23,000		\$12,359		
Total of all Ag Land						
Number of Transactions	15	21	19	24	79	
Acres Sold	1,054	892	1,050	1,710	4,706	
Dollars per Acre	\$7,053	\$7,573	\$6,474	\$7,516	\$463	6.2%

Source: United States Department of Agriculture, National Agricultural Statistics Service, Land Sales Without buildings, 2017-2020



Natural & Cultural Resources

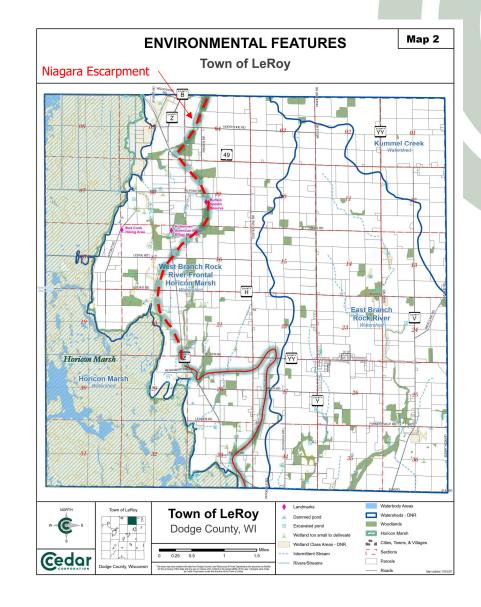
- Horicon National Wildlife Refuge
- Niagara Escarpment (The Ledge)
- LeRoy Effigy Mounds



FUTURE



Plan Update Process





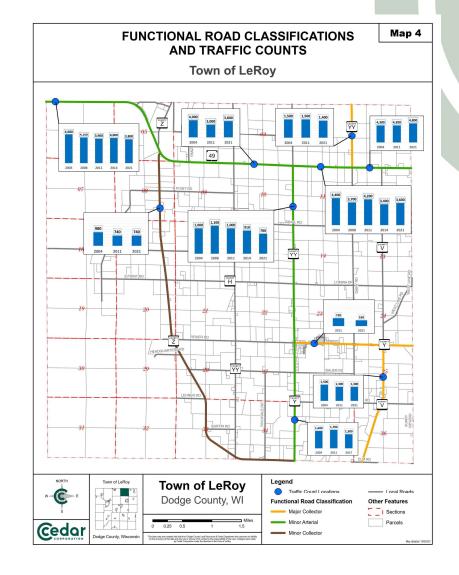
Public Services

- Transportation (Federal, State, County & Local)
- LeRoy Sanitary District (Providing Public Water & Sewer Services)



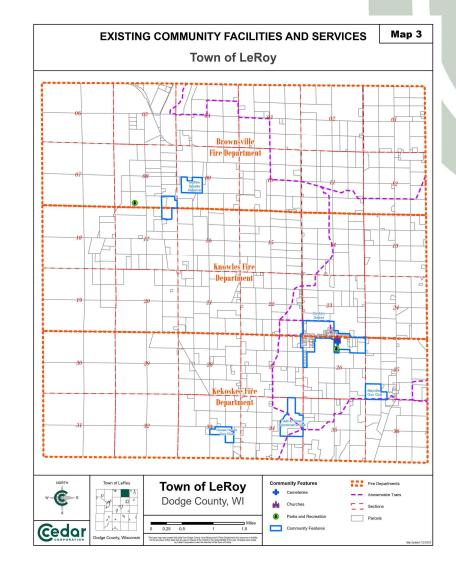


Plan Update Process





Plan Update Process













• Renewable Energy (Wind & Solar) – Coming to your town?



Two Creeks Solar Farm - Image Source: Madison.com



Grant County Wind Farm. Source: RENEW



Wisconsin's Renewable Energy Initiative (How did we get here?)

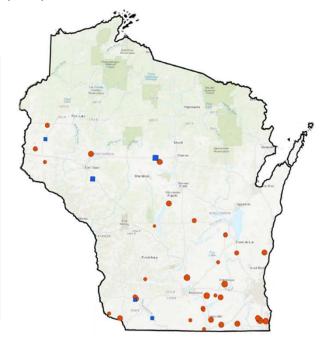
Renewable Energy Projects in the Interconnection Queue as of (1/2020)



- 64.0 80.0
- 80.1 150.0
- 150.1 250.0
- 250.1 414.0
- 414.1 600.0

Queue Solar Projects (MW)

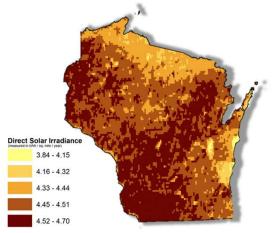
- 25.0 40.0
- 40.1 75.0
- 75.1 125.0
- 125.1 250.0
- 250.1 400.0



- Wisconsin's Energy Policies are attracting renewable energy developers.
- Local governments cannot prevent the development of renewable energy.
- What can local governments do?
 - Comprehensive Planning
 - Model Ordinances
 - Local Government Permitting Checklists



- Developers attracted to:
 - Areas of low residential density with open, mostly agricultural use
 - Proximity to conversion facilities (sub-stations) and transmission
 - Proximity to users (Population Centers)







WI Stats 66.1001 – Comprehensive Planning

- Zoning decisions must be consistent with the Comprehensive Plan. Does this elevate planning as a guiding tool? <u>We say</u> <u>"yes"!</u>
- Renewable Energy Impacts within Comprehensive Plan Elements:
 - Issues and Opportunities
 - Utilities and Community Facilities
 - Economic Development
 - o Land Use
 - o Intergovernmental Cooperation
 - o Implementation

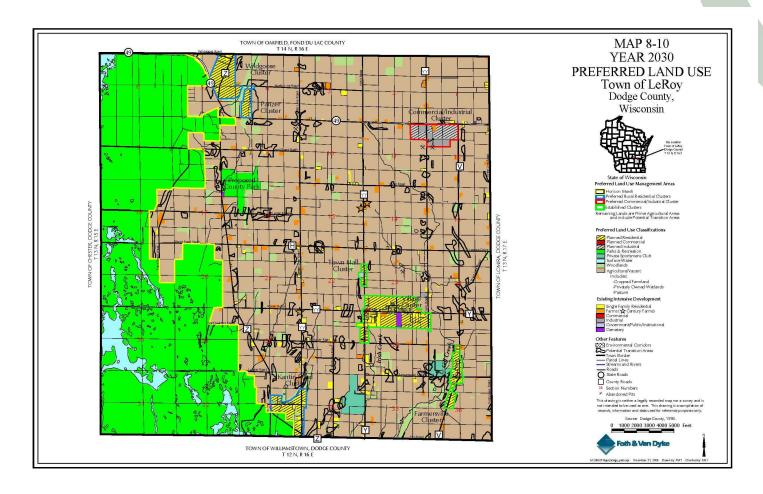


Consistency with Future Land Use Map

- The "Future Land Use Map" is the primary guide for future land use within the Town of LeRoy Comprehensive Plan
- This map should maintain very close consistency with the Dodge County Farmland Preservation Plan, Dodge County Comprehensive Plan and the Dodge County Zoning Ordinance.
- This map could also show locations to accommodate large scale renewable energy production.



Consistency with Future Land Use Map









THANK YOU



KEN.JAWORSKI@CEDARCORP.COM



HTTP://WWW.CEDARCORP.COM/

BUILDING TRUST

Your Project, Our Passion

Let's Have a Discussion!

We would like to ask everyone in attendance tonight two basic questions.

These were the same two questions asked of the Town residents back in 2005.

We will record everyone's comments and ask you to vote for your <u>top three</u> responses.





Question #1

Be advised that comments can be both issues and opportunities.

What do you consider the biggest issues facing the Town over the next (10) ten years?



Question #2

Be advised that comments can be both issues and opportunities.

What do you consider the greatest opportunities for the Town over the next (10) ten years?

