

Introduction

Utilities and community facilities are important factors in determining development potential and quality of life. The information contained in this chapter, coupled with demographic trends and projections, provides a realistic picture of service supply and demand. The information regarding community facilities and utilities provided here was carefully considered in the development of the Future Land Use Map.

Wisconsin's Comprehensive Planning Law includes 14 goals for local comprehensive planning. Those listed below specifically relate to planning for utilities and community facilities in Clearfield:

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Providing adequate infrastructure and public service and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.

Utilities & Community Facilities Vision

In 2030, the Town of Clearfield coordinates with neighboring local governments and the County to ensure that Town residents have easy access to efficient services and quality facilities. The Town's property taxes have been maintained at a stable level by controlling debt, maintaining Town equipment, and carefully planning expenditures. The Town has been able to reduce costs and improve efficiencies in services by entering into shared service agreements with neighboring communities.

Visions, Objectives, Policies, and Goals

Wisconsin's Comprehensive Planning Law requires that the Utilities & Community Facilities Element contain a compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.

Utilities Inventory¹

This section documents those utilities provided by the Town, Juneau County, neighboring communities, and private providers.

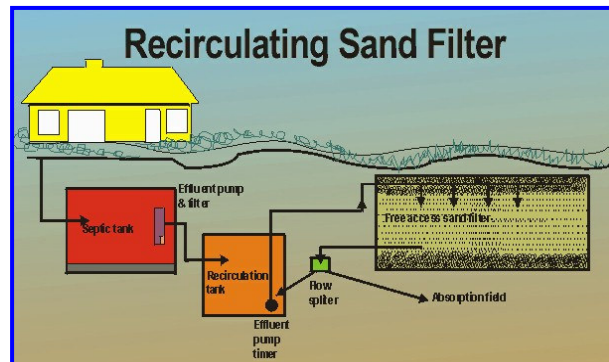
Wastewater Collection & Treatment

All development in the Town of Clearfield is accommodated with private on-site wastewater treatment systems (POWTS). These systems must comply with the state plumbing code (COMM 83), to ensure that on-site systems do not threaten groundwater resources and to keep each permitted system functioning properly over the course of its lifetime. Waste from existing POWTS (primarily septic systems) is trucked to area treatment plants.

The cost of developing a Town-wide municipal wastewater treatment system is not practical given the scattered development located within Clearfield. However, clustered, alternative sanitary facilities can provide an environmentally-friendly wastewater treatment system at a fraction of the cost of on-site systems. Options for clustered sanitary systems for future development include re-circulating sand filters, constructed wetlands, and The Living Machine System, among others.

- **Re-circulating Sand/Gravel Filters**

Re-circulating sand/gravel filters (RS/GF) offer an economically viable, environmentally benign alternative to conventional drain field-based treatment systems. The basic components of a RS/GF system include a septic tank, recirculation tank, and sand or gravel filter. Water discharged from the system far exceeds the quality of a conventional system, and at a fraction of the price. RS/GFs have been in use for more than a century and are a permitted alternative to septic tanks and mound systems.



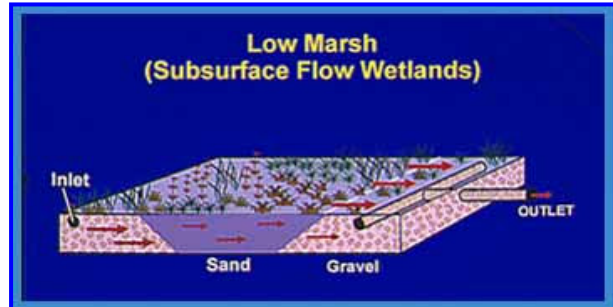
Source: ToolBase Services, 2005.

- **Constructed Wetlands**

Constructed wetlands have been used as effective wastewater treatment systems for more than thirty years. They have become the dominant treatment system for communities in the

¹ Much of the information related to existing facilities and services appearing in this section of the chapter were provided by the Town of Clearfield Clerk.

Minneapolis metropolitan region not served by municipal wastewater treatment. Although there are a variety of wetland-based systems used to treat effluent, the most common is a sub-surface flow wetland. Sub-surface flow wetlands utilize an anaerobic reactor (septic tank) for pretreatment followed by a forced-bed aeration system and wetland treatment cells. Constructed wetlands are designed to achieve tertiary treatment at a fraction of the cost of a municipal system. They become cost-effective at the small scale when treating effluent from eight or more homes.



Source: North American Wetlands Engineering, 2004.

▪ **Living Machines®**

Living Machines are a patented wastewater treatment system that is growing in popularity around the world. They entail a linked-system of tanks teeming with live plants, trees, grasses, algae, fish, shrimp, snails and a diversity of microorganisms and bacteria. Each tank is a mini-ecosystem designed to eat or break down waste. The process takes about four days to turn wastewater crystal clear. It is chemical-free, odor-free, and, compared to conventional wastewater treatment, costs less financially and ecologically². Living Machines are permitted systems and are currently in use at the Conserve School in Land O' Lakes, at Cedar Grove Cheese Factory in Cedar Grove, and at Edgewood College in Madison.



Source: Living Machines, Inc., 2001.

The Town supports the continued use of POWTS, as approved by the Town and County. Based on soil conditions, current and anticipated development densities, state laws governing POWTS and anticipated future technologies in private waste disposal, a municipal sanitary system is not needed for the Town.

² SOURCE: *The Living Machine*, Jeff Wolovitz, Penn State Department of Research and Policy, 2000.

Stormwater Management³

The Town of Clearfield realizes the need to control storm water drainage to preserve water quality in the Wisconsin, Lemonweir, and Little Yellow Rivers and Castle Rock Lake. Open grass lined natural drainage ways slow the flow of stormwater, reduce erosion, filter pollutants, and allow infiltration of groundwater. These grass lined drainage ways are a good way of controlling stormwater in rural areas with small amounts of impervious surface. Given the rural character of Clearfield, existing practices will meet most future rural residential development need in this part of Town. However, additional development may require the use of more effective means of stormwater treatment. Clearfield will protect surface waters by utilizing:

- Watershed Planning. All watershed planning activities in the Town of Clearfield will be coordinated with the Juneau County Land Conservation Department to identify, protect, and enhance critical habitat and aquatic corridors in the community.
- Land Conservation Techniques. Land conservation techniques include: conservation subdivisions, setbacks, buffers, land acquisition, and adherence to the development patterns outlined on the Future Land Use Map.
- Riparian Buffers. Riparian buffers are natural areas extending inland from the streambank and are comprised of a blend of trees, grasses, and other plants. Riparian buffers have proven to be the most effective means of reducing runoff to surface waters.
- Site Design Techniques. Effective site design techniques encourage the use of natural landscaping, limit impervious surface, enforce setbacks and buffers, and protect natural resources.
- Stormwater Best Management Practices (BMP). Stormwater best management practices seek to reduce stormwater pollutant loads, maintain groundwater recharge and quality, protect stream channels and safely maintain the 100-year floodplain. Successful BMPs include ponds, wetlands, infiltration areas and filtering systems, and grassed swales, among others.
- Erosion and Sediment Control. The State of Wisconsin establishes construction site erosion control requirements for development and redevelopment projects in the county. Effective erosion and sediment control measures reduce the amount of time that soil is exposed to the elements.

Given the rate and density of projected future development, existing practices are expected to meet future development needs. However, the Town of Clearfield may adopt and enforce its own stormwater management and construction site erosion control ordinance should it choose to do so.

³ For additional information on stormwater management, including descriptions of local watersheds, please refer to *Chapter 5: Agricultural, Natural and Cultural Resources*.

Water Supply

All home and businesses in the Town of Clearfield are served by private wells. The cost of well installation can range between \$7,000 and \$17,000 depending on soil conditions, depth-to-groundwater, and casing requirements. Shared and clustered wells, serving a small number of homes, may provide a viable alternative to individual private wells; however, they require effective agreements to address issues related to metering and well placement. In addition, they may lead to disagreements over water usage by the homeowners served by the shared water system. A more effective alternative for new subdivisions may be requiring a community water system. Community wells would serve the entire subdivision and offer the safest and most cost-effective alternative for larger residential development projects (typically 20 or more homes). Additional information about groundwater is provided in *Chapter 5: Agricultural, Natural and Cultural Resources*.

Electricity and Natural Gas Transmission

Town of Clearfield electrical needs are serviced by Oakdale Electrical Cooperative, Oakdale WI. Dwellings in Town of Clearfield use natural gas, LP, electrical, or wood for heating purposes. LP can be purchased from Camp Douglas Farmers Co-op (Camp Douglas WI), Wisconsin River Co-op Services (Adams WI), and Tru-Gas (Mauston WI). A natural gas line runs along Hwy 80 in Clearfield.

Oakdale Electric Cooperative (OEC) is a member-owned cooperative whose mission is to benefit our members by providing reliable electric and energy services - delivered efficiently and with extraordinary customer care. OEC provide power to nearly 16,000 meters in most of Monroe and Juneau counties and parts of Jackson, Sauk and Wood counties.⁴

Alternative Energy Sources

At this time there are no alternative energy source providers located in Clearfield.

Local Park and Recreation Facilities

Although the Town of Clearfield has no parks of its own, Kennedy County Park (operated and maintained by Juneau County) provides camping and fishing opportunities for Town residents. Opportunities for future park development, including potential funding for land acquisition, is provided later in this chapter.

Communication Facilities

Access to communication facilities is very important in the modern economy. Several communication companies provide service to Clearfield. The quality of communication services depends on the capacity of the network (wires, fiber optics, towers, etc.) serving the Town.

⁴ Text excerpted from Oakdale Electric Cooperative website, <http://www.oakdalerec.com/>, 2009.

- Local and Long Distance Telephone Service. Lynxxnet in Camp Douglas and TDS Telecom in Necedah provide landline service in Clearfield. Cellular providers include US Cellular and Alltel.
- Internet. Internet services in Clearfield are provided by Lynxxnet (through Midwest Telnet) and TDS.
- Town Newsletter. The Town of Clearfield has a newsletter that is mailed with annual tax bills and included on the Town website.
- Newspapers. The Juneau County Star-Times and the Messenger of Juneau County are the most frequently read weekly and bi-weekly newspapers in Clearfield.
- Television and Radio. There are no television or radio stations located in Clearfield, but signals are available from surrounding communities. Various cable and satellite providers offer television access in the community. A variety of televisions and radio stations are reachable by residents via antennae.
- Postal Service. The New Lisbon Post Office is located in nearby New Lisbon. The Necedah Post Office is located in the Village of Necedah.

Cemeteries

The only cemetery in the town of Clearfield is a plot cemetery located on 39th Street and maintained by the local Lions Club. Nearby cemeteries in the City of New Lisbon and adjoining towns meet the future needs of the community.

Health Care Facilities

There are no health care facilities located within the Town of Clearfield. Nearby health providers include: Mile Bluff Medical Center in Mauston (MBMC consists of Mile Bluff Clinic and Hess Memorial Hospital), New Lisbon Community Clinic in New Lisbon, and Necedah Family Clinic in Necedah.

Childcare Facilities

There are two known daycare providers. One is located on 8th Avenue and the other is located on 37th Street in Clearfield. In general, people seek childcare providers located near their homes or near their places of employment. Town residents also have informal networks of child care (i.e. family or friends), and some residents may provide licensed childcare from their homes.

Library

There are no libraries located within the Town of Clearfield. However, the following libraries are part of the Winding Rivers Library System and are nearby:

New Lisbon Memorial Library, New Lisbon; Necedah Public Library, Necedah; and Hatch Public Library, Mauston.

Senior Services

There are no senior service facilities currently located within the Town of Clearfield. Nearby senior service facilities include: Crestview Nursing Home in New Lisbon, Oak Groove in Necedah, Villa Pines in Adams, Heritage Manor in Elroy, Fairview Nursing Home and Terrace Heights in Mauston.

According to the 2000 U.S. Census, 99 Clearfield residents (13.4% of the population) were age 65 or over, a decrease of six from the 1990 U.S. Census. However, demographic projections anticipate considerable growth in the Town's population of seniors during the coming two decades. As the percentage of the population over the age of 65 increases, additional services will be required to serve this growing demographic group. As the demand for senior services grows during the coming decades the Town will work with Juneau County to ensure that necessary services are available to those in need.

School Districts

The Town of Clearfield is served by the Necedah Area and New Lisbon School Districts. The majority of the community lies within the New Lisbon District boundaries with a smaller section in the northern part of Clearfield falling within the Necedah District (please see Community Facilities Map on page 4-9). A brief description of each of the Districts appears below.

- **Necedah Area School District**⁵

Necedah School District (NASD) is ranked 244th in size of the 442 school districts in Wisconsin. It provides a Kindergarten through 12th grade education for 803 students in the Village of Necedah and surrounding towns. The NASD includes the Necedah Elementary, Freestyle Middle, and Necedah High Schools. District offices are located at 1801 South Main Street in Necedah.

⁵ Much of the text in this section was excerpted from the Necedah Area School District website, 2009.

▪ **New Lisbon School District**⁶

The New Lisbon School District (NLSLD) is the 284th largest in the state, with a total 2009 enrollment of 646 students. Facilities within the NLSLD include the New Lisbon Elementary, Junior High, and High Schools. NLSLD offices are located at 500 South Forest Street in New Lisbon

Table 19: School District Enrollment Trends, 2001-08.

Year	Necedah Area School District		New Lisbon School District	
	Total Enrollment	Change from Previous Year	Total Enrollment	Change from Previous Year
2009	803	-31	646	-11
2008	834	1	657	-1
2007	833	36	658	-30
2006	797	-23	688	-19
2005	820	14	707	-7
2004	806	43	714	-7
2003	763	7	721	16
2002	756	5	705	-9
2001	751	n/a	714	n/a

Source: Wisconsin Department of Public Instruction, 2009.

Like many school districts in Wisconsin, the Necedah and New Lisbon Districts have experienced fluctuating enrollment during recent years (see Table 19 above). Under the full-time, inter-district open enrollment program, Wisconsin students may apply to attend school in any K-12 public school district in the state, regardless of whether or not they live in the district. Families of students who transfer from their local district do not pay tuition. However, a local district loses state aid for each student who transfers to another district and gains state aid for each student who transfers from another district. The program first took effect in the 1998-99 school year. It is designed to encourage competition among districts as a means of fostering improvement in public schools and to provide families with increased flexibility in their educational choices. Participation has increased each year since the program's inception.

Wisconsin also has a charter schools program. The Wisconsin Charter School Program was initiated in the 1993-1994 school year. Charter schools are public schools that are exempt from many state regulations and rules. In exchange, the schools are accountable to their chartering authority for meeting measurable goals in their charter. This freedom encourages various programs that may stimulate change, innovation, and creativity to enhance student learning. In 2004, there were 137 charter schools in the state. Charter schools are nonsectarian, employ DPI-certified staff, and participate in statewide assessments.

⁶ Much of the text in this section was excerpted from the New Lisbon School District website, 2009.

Community Facilities Map will be inserted here

Town Facilities and Equipment

The Clearfield Town Hall sits on .543 and .060 acres located on 8th Ave. The Town Shop is on one acre of land on 8th Avenue. The Town of Clearfield owns a Sterling dump truck w/sander, a GMC sidekick dump truck w/sander, a Ford pick-up truck w/dump box, a John Deere mower, and miscellaneous tools.

Community Services Inventory

Solid Waste Disposal and Recycling

Town of Clearfield does not collect solid waste and recyclables. Residents may contract with Clark Disposal of Mauston WI on an individual basis. Most residents take their solid waste and recyclables to the Juneau County Landfill located on County Road B and Ceylon Road, Mauston WI.

Police Protection

Police protection in the Town of Clearfield is provided by the Juneau County Sheriff's Department (JCSD). The JCSD is located at 200 Oak Street in Mauston. In addition to patrolling the unincorporated communities, the CCSD provides back-up assistance to residents of cities and villages within Juneau County. In addition to a number of jail and administrative staff, the JCSD includes:

- The Sheriff
- Two Patrol Captains
- Three Patrol Lieutenants
- Four Special Deputies
- Fourteen Patrol Officers (Deputies)

Fire Protection

Town of Clearfield is serviced by New Lisbon Fire Department (NLFD) and the Necedah Volunteer Fire Department (NVFD). The NLFD has 30 volunteer fire fighters serving out of the Fire Station located at 234 W. Pleasant Street in New Lisbon. The NVFD Fire Station is located at the intersection of STH 21 and STH 80 in Necedah and has 30 volunteer fire fighters.

Mutual aid is provided by other nearby fire departments.

Emergency Medical Service

Emergency medical and rescue services in the Town of Clearfield are provided by New Lisbon First Responders, Camp Douglas Rescue Squad and Necedah Ambulance Service. Mutual aid is provided by other nearby rescue services.

Utilities and Community Facilities Issues & Opportunities

This section of the chapter describes the various issues, concerns, and opportunities related to utilities and community facilities in the Town of Clearfield.

Maintaining Reasonable Tax Levels

Town residents respect the fiscal discipline demonstrated by local officials and value their reasonable tax rates. Given limited finances, coupled with long-term uncertainties surrounding Wisconsin's shared revenue program and state-imposed levy limits, the Town of Clearfield understands the need to carefully consider all expenditures. This consideration certainly extends to providing utilities and community facilities for the community. To provide efficient, cost-effective services, the Town has a history of cooperatively working with neighboring communities and Juneau County (i.e. fire protection, police protection, senior services, road maintenance, etc.). Regionalizing services can minimize duplication and promote cost efficiency, which may reduce the tax burden for all residents. To keep local taxes at a reasonable level, Clearfield will continue to consider shared service opportunities with neighboring communities.

Wind Energy

With the rising cost of energy in the U.S., capturing the wind has grown in popularity as a source of alternative, renewable energy. Although it is a very cost-effective source of electricity, it has raised other concerns, particularly with respect to wildlife. Opponents of wind farms have argued that the rotating blades can disrupt, and even kill, certain bird and bat species. Studies conducted on the affect of wind turbines on bird and bat mortality have thus far shown minimal impacts. However, proponents believe that the greater benefit provided by this renewable energy source, given increased awareness of global climate issues, more than justifies its recent and future growth.



Wind turbines in Kewaunee County. Source: Renewable Energy Policy Project, 2007.

Current wind-generation capacity is found in the locations listed below. A listing of proposed wind power projects in Wisconsin can be found in Table 20 (on the following page).

- De Pere, Brown County: 1.2 MW (megawatts)
- Red River, Kewaunee County: 11.22 MW
- Lincoln, Kewaunee County: 9.24 MW
- Byron, Fond du Lac County: 1.32 MW
- Monfort Wind Farm (Eden, Iowa City): 30MW
- Green Field Blue Sky (Fond du Lac County) 154MW

The Town of Clearfield does not have an ordinance focused on the regulation of wind turbines. To effectively regulate their placement and operation, the Town should consider adopting such an ordinance. A model ordinance has been drafted by the Wisconsin Department of Administration (available on-line at <http://www.doa.state.wi.us/docview2.asp?docid=2869&locid=5>). It must be mentioned, however, that the State legislature is considering adopting state-wide standards for wind farms similar in scope to ATCP-51, the livestock siting standards.

The installation of wind turbines, should they be constructed, will result in benefits and challenges in Clearfield. Challenges are largely focused on three aspects: visibility, noise, and wildlife impacts.

1. Wind towers are highly visible. Modern wind turbines producing power on the megawatt scale typically stand 212+ feet, with blade rotors of about 230+ feet in diameter (up to 393 feet tall and 341 foot rotor diameters for the 3.6 MW turbine)⁷. Wind power plants consist of clusters or lines of turbines spread across hilltops, ridgelines, or open stretches of water. Turbine viewsheds, or distances within which the turbines can be readily seen, can reach 5 miles. A formal study conducted by the Renewable Energy Policy Project indicated that the wind turbines in Kewaunee County had no negative effect on the property values in the view shed, described as the 5-mile radius around the wind turbines⁸.

Source	Distance (feet)	Sound Levels (decibels)
Jet Engine	200	120
Freight Train	100	70
Vacuum Cleaner	10	70
Freeway	100	70
Large Transformer	200	55
Wind in Trees	40	55
Light Traffic	100	50
300 kW Wind Turbine	400	45
Soft Whisper	5	30

Source: Paul Gipe, *Wind Energy Comes of Age*, 1995, as cited in National Wind Coordinated Committee, "Wind Energy Environmental Issues," *Wind Energy Series*, January 1997 and "The Environmental Case for Wind Power in Wisconsin," Elizabeth Ridlington and Jennifer Giegerich, July 2005.

2. Wind power plants produce steady, low-volume noise caused by wind trailing off rotor blades and by the machinery driven by the turbines. The wind itself may mask any such noise produced by the turbine. The list below provides a comparison of noise volumes.
3. Compared with other energy sources, wind has a modest impact on wildlife. It does not require the mining or transportation of fuel, nor does it produce air pollution or contribute to global warming. Wind installations do consume small amounts of land for each turbine footing and may alter wildlife behavior in the surrounding areas. Some species change their feeding, breeding, and nesting habits within the immediate area of wind towers. In areas

⁷ Source: General Electric

⁸ Source: Renewable Energy Policy Project, *The Effect of Wind Development on Local Property Values*, 2003.

where the land is already used for intensive agriculture (i.e. row crops), the wildlife impact and habitat loss is minor. In more remote areas, the disruption from a wind farm will be more significant, if only from a visual perspective. Overall, wind power projects are responsible for one or two of every 10,000 bird collision-deaths in the country annually. Housecats, office buildings, and patio doors each kill far more birds than wind turbines⁹.

There are several benefits that may be accrued by the Town of Clearfield should it encourage the creation of wind farms in the community. First, the Town has a relatively low population density. This would help to limit the impact of the towers (particularly with respect to noise) to the limited number of people living within 500 or 1000 feet of the proposed structures. Moreover, the lease of land for the turbines will provide a source of revenue for those landowners on which the tower is sited. Since many of these landowners are farmers, the supplemental income will help to sustain their farm operation. Finally, by siting any prospective towers in the community, demand for additional residential development in this portion of the Town will likely be reduced, therefore, helping the town to retain its undeveloped lands and farmland resources. However, any proposal to site wind farms in the Town is sure to generate passionate discussion regarding their merits.

Table 21: Proposed Windpower Projects in Wisconsin, 2008.

	Town/County	Developer	Utility	MW	Name and In-service Date
1	Fond du Lac and Dodge Cty	Invenergy, LLC.	MG&E (15 MW), WPPI (25 MW), Other utilities	99	Forward Wind Center – 2008
2	Marshfield- Calumet and Fond du Lac Cty	WE Energies	WE Energies	145	Blue Sky / Green Field – 2008
3	Eden and Empire- Fond du Lac Cty	Alliant Energy	Alliant Energy	68	Cedar Ridge – 2008
4	Herman-Dodge Cty	Midwest Wind Energy	WPPI	54	Butler Ridge – 2008
5	Springfield-Dane Cty	EcoEnergy LLC.	None	9	EcoDane – 2008
6	Seymour- Lafayette Cty	Horizon Wind Energy	None	99	Darlington Wind Farm – 2009
7	Eden-Fond du Lac Cty	Eden Wind Energy, LLC.	None	3	2007-08
8	Addison- Washington Cty	Addison Wind Energy, LLC.	None	2	2007-08
9	Rhine, Sheboygan Cty	Ritger Law	None	2	Unknown
10	Ashford-Fond du Lac Cty	Eden Wind Energy, LLC.	None	3	Unknown
11	Fredonia-Ozaukee Cty	Ritger Law	None	1.65	Unknown
12	Two Creeks, Mishicot, and Two Rivers – Manitowoc Cty	Navitas Energy	None	98	Unknown
13	Randolph and Scott- Columbia Cty	Midwest Renewable Energy	None	80	Columbia Wind Farm – 2008
14	Mishicot-Manitowoc Cty	Emerging Energies	None	19	2008

⁹ Source: Wallace Erickson, et. al., *Avian Collisions with Wind Turbines: A Summary of Existing Studies and Comparison to Other Sources of Avian Collision Mortality in the United States*, National Wind Coordinating Committee, August 2001.

15	Ridgeville-Monroe Cty	Invenergy, LLC.	None	75	2008-09
16	Glenmore-Brown Cty	Emerging Energies	None	12-19	2008
17	Chilton and Rantoul-Calumet Cty	EcoEnergy, LLC.	None	60-80	Ecomet, 2009
18	Casco-Kewaunee Cty	Urban Wind Co.	None	5-10	2008
19	New Holstein-Calumet Cty, Kaukauna-Outagamie Cty, Westby-Vernon Cty, and Evansville-Rock Cty	EcoEnergy, LLC.	WPPI	Up to 24	2008-09
Source: RENEW Wisconsin, www.renewwisconsin.org, 2008.					

Park and Recreational Opportunities

The National Recreation and Park Association (NRPA) recommends a community standard of 10 acres of local recreation land per 1,200 residents. The current population of Clearfield is an estimated 798 persons, with a projected 2025 population of 1,018. To meet the NRPA standard by 2025, the Town would need a minimum of 8.5 acres of public parkland.

The funding of local parkland acquisition and development has become more difficult with recent legislation limiting local government’s ability to establish and enforce impact fees upon new residential development projects. As a result, more Wisconsin communities are seeking grant funding to offset the cost of park and recreation development. Wisconsin statutes prohibit local government from applying for State and Federal park and recreation funding without a locally-adopted Comprehensive Outdoor Recreation Plan (CORP).

By adopting and periodically updating an Outdoor Recreation Plan, the Town will become eligible for state grant funds. Grants, donations, park impact fees (which can be collected from developers proposing any new land divisions or subdivisions - must be compliant with Act 477)¹⁰ are all tools

What is a Comprehensive Outdoor Recreation Plan?

A Comprehensive Outdoor Recreation Plan, or CORP, is a document that describes existing open spaces, parks, and recreational facilities and identifies future needs. Typical components of a CORP include:

- A definition of the planning area
- The identification of park and outdoor recreation planning standards
- An inventory of existing parks, trails, wildlife areas, and other recreational assets
- A natural resources assessment
- A park and outdoor recreation facility needs assessment
- Recommendation for necessary facilities and improvements
- A trail plan
- Acquisition, maintenance, and operation recommendations
- Goals, objectives, and policies
- Maps of existing and proposed parks and recreational facilities

¹⁰ Passed May 30, 2006, Act 477 updates impact fee legislation. Counties can no longer collect impact fees, and municipalities can no longer use them for “other transportation uses,” “other recreational uses,” or vehicles. Fees are to be collected from the builder or property owner within 14 days of the issuance of the building or occupancy permit, must be placed in separate accounts, and must be spent within 7 years or refunded.

available to offset taxpayer costs for new park space. Potential locations for future parks and recreational facilities are illustrated on the Future Land Use Map in Chapter 10.

Utilities and Community Facilities Programs

Numerous grant and loan programs are available to Town government to finance future improvements. Programs are available through the State of Wisconsin and the federal government. The following sections provide a description of some of the opportunities available to the Town of Clearfield.

Water and Wastewater Grant and Loan Program

The USDA Rural Development (Rural Utility Service) has a water and wastewater grant and loan program to assist cities, villages, tribes, sanitary districts, and towns in rural areas with a population up to 10,000. The program provides loans and grants to construct, improve, or modify municipal drinking water and wastewater systems, storm sewers, and solid waste disposal facilities. This program may be useful for establishing shared/cluster sanitary and water systems in Clearfield.

State Trust Fund Loan Program

The Board of Commissioners of Public Lands provides this loan program with terms of up to 20 years and deeply discounted interest rates. Loans may be used for a variety of purposes including: road improvements, water and sewer, equipment, recreational facilities, industrial development, and other public facilities that may include community centers/halls and trail development. The funds available fluctuate annually. The current annual loan limit is \$2,000,000. The Town of Clearfield could utilize these funds for development of new park facilities, trails, road projects (including projects to pave shoulders for trail routes), or expansion and renovation of the Town Hall. However, it must again be noted that federal and state funding for parks acquisition is contingent upon the approval and adoption of a local CORP (see box at left).

Rural Development Community Facility Grants

The USDA Rural Development also offers grants to communities seeking to build or improve their community facilities. These include schools, libraries, childcare, hospitals, medical clinics, assisted living facilities, fire and rescue stations, police stations, community centers, public buildings and transportation. These grants are awarded to communities with a population up to 20,000 based on a competitive application process.

Assistance to Firefighters Grant Program

The U.S. Department of Homeland Security awards competitive grants to fire departments and non-affiliated emergency medical services that will enhance the ability of first responders and firefighters. In 2006, the program was allotted \$485,595,000 to be disbursed through three separate programs: the Assistance to Firefighters Grant, Staffing for Adequate Fire and Emergency Response Grants, and Fire Prevention and Safety Grants.

State Stewardship Fund

The Stewardship Fund is the State of Wisconsin's land acquisition program for public outdoor recreation and habitat protection. Administered by the Department of Natural Resources, the fund makes 60 million dollars a year available to buy land for nature-based parks and associated infrastructure improvements, trails, habitat areas, and campgrounds. The funds can also be used for shoreland stabilization and riparian buffer enhancement projects. The Stewardship Grants provide up to a 50% match in funds to that coming from the local government. In order to be eligible, local and tribal governments must have a DNR approved Comprehensive Outdoor Recreation Plan or Master Plan that has also been adopted by the local governing unit (Town Board). Clearfield could use these funds to establish local trails or a new nature-based park and its associated infrastructure.

Capital Improvements Plan

A Capital Improvements Plan (CIP) is typically a five-year plan with updates occurring annually. Capital items are generally defined as those items that are more expensive and will last at least 3-5 years. These items are financed through borrowing, as they may overburden the annual operating budget. A general CIP includes a community's capital items such as:

- Parkland acquisition and improvements
- Trail development projects
- Public buildings improvements and maintenance
- Emergency vehicle or road maintenance vehicle purchase and replacement
- Street maintenance and reconstruction
- Replacement of aged sanitary sewer and water mains

The Town of Clearfield will consider developing a CIP to more effectively implement the Comprehensive Plan and prepare for future expenditures.

Coordination with Other Comprehensive Plan Chapters

Utilities and community facilities can dictate future planning for a community if capacity, location, and services are not adequate to support development. Therefore, it is important to inventory existing utilities and community facilities to understand how utilities and community facilities will be provided during the tenure of the Comprehensive Plan.

Housing

Improvements such as roads, sewer, parks, recreational facilities, and schools are all affected by residential development. The recommended method to coordinate improvements is to follow the land use pattern presented on the Future Land Use Map as closely as possible and plan for future improvements in a CIP.

Future Land Use Chapter

Land use drives the need for utilities and community facilities. Conversely, the availability of utilities and community facilities can determine where development can occur. The Future Land Use Map was developed with careful consideration of where utilities and community facilities are now available, or will be available, within the planning period. In addition, the Future Land Use Map carefully considers the economic feasibility of utilities and community facility extensions to serve areas planned for future development. Areas where the extension of sewer service, alternative treatment systems or other basic infrastructure is cost prohibitive are not encouraged for future development.

Intergovernmental Cooperation

The Town currently participates cooperatively with the County and neighboring communities to provide efficient services. During the implementation of this plan, Clearfield will consult with adjoining municipalities, NCWRPC, and Juneau County, among others, to coordinate road maintenance, park planning, wastewater treatment options, and other utilities and facilities needs.

Utilities & Community Facilities Policies, Goals, and Objectives

The policies, goals, and objectives related to Utilities & Community Facilities in the Town of Clearfield can be found in *Chapter 10: Implementation*.