

## 2.0 UTILITIES AND COMMUNITY FACILITIES



### 2.1 CHAPTER SUMMARY

The purpose of this chapter is to inventory, map, and forecast utilities and community facilities. Often referred to as public works, utilities and community facilities are the physical infrastructure of a community. They facilitate the community’s ability to function and grow.

Community facilities can include garages for road maintenance, libraries, municipal offices, town halls, schools, police stations, fire stations, parks, etc. They are supported by utilities such as water services, sewer system, storm water drainage, electricity, etc. At times, facilities and utilities need expansion, rehabilitation, or the creation of new facilities. As near as possible, this chapter tries to forecast the future utility and community facility needs of your jurisdiction. These needs vary according to growth and level of service deemed publicly acceptable.

**Wisconsin State Statute 66.1001(2)(d)**

**(d) Utilities and Community Facilities**

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, childcare 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.

## 2.2 GOALS

The following are the Utilities and Community Facilities Goals, two of the fourteen Smart Growth Planning Goals required by the planning grant contract.

1. Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
2. Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.

## 2.3 OBJECTIVES AND POLICY AND PROGRAM RECOMMENDATIONS

The following utility and community facility resource objectives and policy recommendations (not in order of priority) support the above goals. They will guide utility and facility resource decisions in the Town of North Lancaster over the next 20 years.

### *NOT IN ORDER OF PRIORITY*

1. **Consider writing and implementing a capital improvements plan (CIP) and review it annually, making adjustments to meet the needs of the community.**
2. **Review new development proposals and carefully examine their impact on the community's services.**
3. **Ensure that new development bears a fair share of capital improvement costs necessitated by the development.**
4. **Develop a process that informs, notifies, and allows for public participation in all capital facility planning projects and proposals.**

## 2.4 PUBLIC UTILITIES AND COMMUNITY FACILITIES

### 2.4.1 MUNICIPAL SANITARY SEWER SERVICE

Municipalities usually have a wastewater treatment facility (WWTF) and a sanitary sewer system to treat wastewater. However, most towns do not have a municipal WWTF and rely mainly on private septic systems. It is possible that a town may have a sanitary district. In that case, there would be sanitary sewer service for town residents.

### 2.4.2 PRIVATE WASTEWATER TREATMENT

For most towns, all private wastewater treatment is through onsite wastewater treatment systems (POWTS), commonly referred to as septic systems. Septic systems treat domestic wastewater, including domestic sanitary, bath, laundry, dishwashing, garbage disposal, etc. The system receiving wastewater either retains it in a holding tank, or treats and discharges the water into the soil. (Any system with a final discharge upon the ground surface or discharging directly into surface waters of the state is subject to DNR regulation.)

Septic systems are most commonly used in rural or large lot areas where municipal sanitary sewer is not available. They are regulated under WI COMM-83 and permits are issued by the Wisconsin Department of Commerce and the WI-DNR. Refer to the Grant County Sanitation Department, the WI DOC, or the WI DNR for more information on sanitary sewer regulations.

The Town of North Lancaster has 179 households and four businesses with private septic systems (there are no public wastewater treatment facilities in the Town). North Lancaster has a large, private wastewater treatment plants – Foremost Dairy.

### 2.4.3 STORMWATER MANAGEMENT

The management of stormwater involves providing the controlled release of runoff to receiving systems, typically through detention and/or retention structures. A stormwater system can be very simple – a series of natural ditches

or a complex system of culverts, pipes, and drains. Either way, the purpose of the system is to store and channel runoff to specific areas, in order to diminish flooding impacts and possible non-point source pollution.

As of August 2004, any construction site disturbing more than one acre of land must get state permits and keep soil on their land during and after construction (NR 151, 216). The threshold was lowered from five acres to one acre in order to comply with U.S. Environmental Protection Agency Phase 2 Storm Water Regulations. The purpose of the regulation is to lower and control the amount of sedimentation that reaches Wisconsin rivers and lakes. Refer to the WI DNR for more information.

North Lancaster controls stormwater runoff through detention dams, agricultural conservation techniques, and ditches and culverts.

**2.4.4 WATER SUPPLY**

Wells are safe, dependable sources of water if sited wisely and built correctly. Wisconsin has had well regulations since 1936, and today is recognized as a national leader in well protection. NR 812, formerly NR 112 and referred to as the Well Code, outlines how wells must be constructed and pumps installed. It is administered by the WI DNR. The Well Code is based on the premise that if a well is properly located, constructed, installed, and maintained, it should continuously provide safe water without a need for treatment. Refer to the WI DNR, the Grant County Department of Sanitation for more information on water quality and well regulations.

North Lancaster has 169 household and one business with private wells in the Town. One high capacity well at Majestic View Dairy LLC (a well pumping more than 100,000 gallons a day) was reported in the Town.

**2.4.5 SPECIAL SERVICE DISTRICT**

A special purpose district is an area designated to perform specific tasks essential to a community's or region's well being. It requires a government entity responsible for oversight of the district. Special districts include sanitary districts, metropolitan sewerage districts, drainage districts, inland lake protection and rehabilitation districts, business improvement districts, tax incremental financing districts, architectural conservancy districts, and port authorities. Refer to Chapter 6, Economic Development, for more information.

**2.4.6 SOLID WASTE DISPOSAL AND RECYCLING FACILITIES**

In 1996, Wisconsin revised its solid waste rules to exceed the Federal (Subtitle 'D') rules for municipal solid waste landfills, becoming the first state to receive approval of its solid waste program by the U.S. Environmental Protection Agency. The WI DNR authorizes solid waste disposal pursuant to Wis. Stats. 289.35, and numerous WI Administrative Codes. Refer to the WI DNR and the Department of Planning and Zoning for more information on landfill regulations.

The Town of North Lancaster has garbage pick-up services four times a month and recycling pick-up two time a month. It does not share these services with any other jurisdiction. There is a capped landfill (closed in 1988) in the jurisdiction but no active ones.

**2.4.7 MUNICIPAL BUILDING AND/OR TOWN HALL**

In most towns, the Town Hall is integral to the operation of the local government, providing a location for offices, supplies, and personnel. In some cases, it also serves as a community center. Currently there are no plans for updating the North Lancaster Town Hall or garage or building a new Hall or garage.

Table 2.1 Town Facilities

TYPE OF FACILITY	LOCATION AND ADDRESS	AMENITIES
X TOWN GARAGE	420 County Limits Rd Lancaster, WI	Water & sewer
X MAINTENANCE SHED	420 County Limits Rd Lancaster, WI	Water & sewer
X SALT SHED	420 County Limits Rd Lancaster, WI	Water & sewer
X RECYCLING	Curbside	

**2.4.8 PARKS AND RECREATIONAL FACILITIES**

Parks and recreational locations might be considered only as part of a jurisdiction’s natural resources; however they are also part of a jurisdiction’s facilities, adding to community infrastructure and quality of life. The Town of North Lancaster does not have any parks or recreational facilities of its own but is served by the City of Lancaster park system and Klondyke Seclude Acres.

**2.4.9 WIND FARMS**

Wind farms are quickly becoming a viable alternative for “green” energy production. However, they can sometimes be considered problematic to site due to the amount of land they require and their impact on the viewscape. Senate Bill 334, passed in 2003-2004, states that cities, towns, villages, and counties cannot place restrictions on the installment of wind energy systems except instances where the restriction would serve to protect or preserve public health or safety, where cost does not significantly increase or decrease its efficiency, or where the restriction would provide a new system of comparable cost and efficiency. Therefore, a jurisdiction could indicate on its map where a wind energy system might be best placed but it cannot ban them altogether. A total ban would have to meet the above criteria of SB 334. Currently there are no wind farms in North Lancaster, nor are any proposed for the Town.

**2.4.10 CEMETERIES**

Cemeteries are identified as prominent historic and cultural resources. They can provide an historic perspective of an area, providing names and ethnicities of previous residents, linking a community to its past. They also can provide greenspace in more urban areas. The Town is served by one cemetery: Dyer Cemetery located on Dyer Road near Lancaster. The Town is responsible for mowing.

**2.4.11 POLICE, FIRE, AND RESCUE SERVICES**

Police, Fire, and Rescue Services for the Town of North Lancaster are shared with neighboring jurisdictions. Table 2.2 below lists the types of protection. For more information on whom services are shared with, refer to Chapter 7, Intergovernmental Cooperation.

Table 2.2 Police, Fire, and Rescue Service Protection

TYPE OF PROTECTION	PROVIDER?	STAFFING (I.E. VOLUNTEER, PAID, ETC.)
X FIRE PROTECTION	City of Lancaster City of Fennimore	Volunteer
X LAW ENFORCEMENT	Grant County Sheriff Department City of Lancaster	Paid
X EMERGENCY RESPONSE	City of Lancaster City of Fennimore	Volunteer

**2.4.12 LIBRARY FACILITIES**

Grant County libraries are part of the Southwest Library System which was created in 1971, when the Wisconsin State Legislature passed a law creating the 17 Library Systems in Wisconsin. The purpose of the system is to provide free and equitable access to public libraries for all residents in Wisconsin even if their community has none. The library system also serves to take on projects too costly or complex for individual community libraries. The funding for the Public Library System comes from a set percentage of the budgets of all public libraries in Wisconsin. The Town of North Lancaster residents use the services of the Schreiner Memorial Library located at 113 W. Elm Street in the City of Lancaster. Among other services, it has internet capability, interlibrary loans, and children’s programs.

**2.4.13 PRIMARY, SECONDARY, AND HIGHER EDUCATION FACILITIES**

A quality education system is the foundation of a strong democracy and healthy economy. The New Wisconsin Promise is the State’s commitment to ensure a quality education for every child. Raising achievement for all students and closing the achievement gap between economically disadvantaged students, students of color, and their peers is the No. 1 priority.

Residents of the Town of North Lancaster attend schools in Lancaster Community School District. Table 2.3 highlights the public educational facilities available to residents of the Town of North Lancaster, the current enrollment of these public school districts, and the estimated capacity of these districts (i.e. the number of students they could effectively teach, using existing facilities). When coupled with projected population numbers, knowing a school’s estimated capacity is helpful for all types of planning, including utilities, land use and transportation. Private schools attended by Town of North Lancaster children are also listed below, but it is more difficult for a community to plan in conjunction with private schools and therefore enrollment and capacity numbers are not provided for these institutions.

Table 2.3 Education Facilities: Town of North Lancaster

SCHOOL NAME	LOCATION	GRADE LEVELS*	CURRENT ENROLLMENT	ESTIMATED CAPACITY
Fennimore Community School District	Fennimore	E, M, H	766	1375
Lancaster Community School District	Lancaster	E, M, H	922	1300
St. Clement School	Lancaster	E	Private	Private

\*E = Elementary, M= Middle, H=High School

There are several regional institutions of higher education offering a wide variety of educational opportunities including certificates, technical diplomas, associate, bachelor, and master’s degrees. The nearest colleges and universities are located in Fennimore (Southwest Wisconsin Technical College), Platteville (UW - Platteville), Monroe (Blackhawk Tech) Madison (Edgewood College, UW-Madison, Madison Area Technical College) and Dubuque (University of Dubuque, Loras College, and Clarke College).

**2.4.14 CHILDCARE FACILITIES**

Adequate childcare facilities are of great importance to local and regional economies. The Department of Health and Family Services (DHFS), Division of Children and Family Services (DCFS), Bureau of Regulation and Licensing (BRL) is responsible for the licensing and regulation of child care programs, children’s residential programs and private child welfare agencies for foster care and adoption. The purpose of the Bureau of Regulation and Licensing is to promote the health, safety and welfare of children in regulated community care arrangements. In addition to family and group child care programs, BRL regulates day camps, group foster homes for children, residential care centers for children and youth, shelter care facilities and child placing agencies.

Childcare facilities available to Town of North Lancaster residents are shown in Table 2.4 below.

Table 2.4 Childcare Facilities

FACILITY NAME	FACILITY LOCATION	AGE LEVELS AND SCHOOL DISTRICT SERVED
Little Prints	City of Lancaster	Newborn to 5 years old
Maple Street Kids	City of Lancaster	Newborn to 5 years old
Numerous private licensed providers	City of Lancaster	Newborn to 5 years old

**2.4.15 HEALTHCARE FACILITIES**

Healthcare facilities are an integral part of a community’s infrastructure. Having access to adequate and supportive healthcare services becomes even more important in areas where a population has large sections of vulnerable individuals: the very young and the very old. In particular, health care services for the elderly are becoming more and more important as the population of the U.S. grows older. The trend of an aging population is found throughout Grant County, the State of Wisconsin, and the country as a whole.

Table 2.5 lists the medical care facilities that are either in the Town of North Lancaster or serve the residents of the Town.

Table 2.5 Healthcare Facilities

Facility Name	Facility Location
<b>Hospitals:</b> Grant Regional Health Center	507 S. Monroe, Lancaster
<b>Medical Clinics:</b> Family Medical Center Grant Community Clinic Fennimore Family Medicine	Lancaster, WI Lancaster, WI Fennimore, WI
<b>Nursing Homes:</b> Fennimore Good Samaritan Orchard Manor Lancaster Care Center	Fennimore, WI Lancaster, WI Lancaster, WI
<b>Assisted Living Facilities:</b> Morningside Assisted Living	Lancaster, WI
<b>Chiropractic:</b> David Whitty Lancaster Chiropractic LLC Luhman Chiropractic, LLC	Lancaster, WI Lancaster, WI Lancaster, WI
<b>Dentists:</b> Wegmon & Farmer Dental Lancaster Dental Associates	Lancaster, WI Lancaster, WI
<b>Optometrist:</b> Davis Duehr Dean	Lancaster, WI
<b>Podiatrist:</b> Grant Regional Clinic	Lancaster, WI

**2.4.16 TELECOMMUNICATION FACILITIES**

Telecommunication towers, specifically cellular phone towers, are on the rise with increased use of cellular phones. Refer to the Federal Communications Commission FCC - ([www.wireless2.fcc.gov](http://www.wireless2.fcc.gov)) or the Grant Country Planning and Zoning Committee for more information on telecommunication regulations in the County.

The Town of North Lancaster does have cell towers in the jurisdiction (refer to Map 2.2 for locations) but as of yet, the Town has not identified any potential future locations for any cell towers, including co-located towers.

**2.4.17 POWER PLANTS AND TRANSMISSION LINES**

The Town of North Lancaster’s power needs are supplied by the Scenic Rivers Energy Cooperative. For information regarding their service territories, transmission lines, and substations, please refer to Map 2.2. Internet services are available in the Town from TDS Telecom and Scenic Rivers.

**2.4.18 POSTAL SERVICE**

Post Offices are located in most Grant County communities. Town residents are served by two post offices: Lancaster Post Office in Lancaster, WI, and the Fennimore Post Office in Fennimore, WI.

**2.5 CAPITAL IMPROVEMENTS PLANS**

A capital improvements plan (CIP) is a multi year scheduling of physical public improvements based on the examination of available fiscal resources, as well as the prioritization of such improvements. Capital improvements are those that include new or expanded physical facilities that are relatively large, expensive, and permanent. Street improvements, public libraries, water and sewer lines, and park and recreation facilities are common examples of capital improvements. The Town of North Lancaster does not have a CIP or a 5 or 10 year utility plan at this time.

**2.6 UTILITY AND COMMUNITY FACILITY AGENCIES AND PROGRAMS**

There are a number of available state and federal agencies and programs to assist communities with public works projects. Below are brief descriptions of various agencies and programs. Contact information has been provided for each agency. To find out more specific information or which program best fits your needs contact the agency directly.

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

**COMMUNITY FACILITIES DIRECT GRANT AND LOAN PROGRAM**

The community facilities grant program provides grants to assist the development of essential community facilities in rural areas and towns of up to 20,000 people. The objective of the agency is to construct, enlarge, extend, or otherwise improve community facilities providing essential services to rural residents. This can include the purchase of equipment required for a facility’s operation. All projects that are funded by the RHS grant program must be for public use.

**USDA RURAL DEVELOPMENT OF WISCONSIN**  
 4949 Kirschling Ct  
 Stevens Point, WI 54481  
 Phone: (715) 345-7615  
 FAX: (715) 345-7669  
<http://www.rurdev.usda.gov/wi/>  
<http://www.rurdev.usda.gov/rhs/>

**COMMUNITY FACILITIES GUARANTEED LOAN PROGRAM**

The community facilities loan program is similar to the grant program in that it provides funding for essential community facilities, such as schools, roads, fire halls, etc. Again local jurisdictions must have a population of less than 20,000 to be able to apply. Applications are funded based on a statewide priority point system. For more information on the loan program log on to the USDA-RD website or call the office listed above.

**UNITED STATES DEPARTMENT OF AGRICULTURE – RURAL UTILITIES**

There are a number of available programs through USDA-RUS as part of the Water and Environmental Programs (WEP). WEP provides loans, grants, and loan guarantees for drinking water, sanitary sewer, solid waste, and storm drainage facilities in rural areas, cities, and towns of 10,000 or less. Public bodies, non-profit organizations and recognized Indian Tribes may qualify for assistance. WEP also makes grants to non-profit organizations to provide technical assistance and training to assist rural communities with their water, wastewater, and solid waste programs. Some of the available programs include:

- Water and Waste Disposal Direct and Guaranteed Loans
- Water and Waste Disposal Grants
- Technical Assistance and Training Grants
- Solid Waste Management Grants
- Rural Water Circuit Ride Technical Assistance

**UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION (NRCS)**  
**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (US EPA) COOPERATIVE STATE RESEARCH**  
**EDUCATION EXTENSION SERVICE (CSREES)**

**FARM\*A\*SYST**

Farm\*A\*Syst is a national program cooperatively supported by the above agencies. The program enables you to prevent pollution on farms, ranches, and in homes using confidential environmental assessments. This program can help you determine your risks. A system of fact sheets and worksheets helps you to identify the behaviors and practices that are creating risks. Some of the issues Farm\*A\*Syst can help you address includes:



**Farm\*A\*Syst Home\*A\*Syst**

- Quality of well water, new wells, and abandoned wells
- Livestock waste storage
- Storage and handling of petroleum products
- Managing hazardous wastes
- Nutrient management

Farm\*A\*Syst is a voluntary program, so you decide whether to assess your property. This program has been nationally and internationally recognized for its common-sense approach to managing environmental risks. Contact the Farm\*A\*Syst office for more information on available programs.

**FARM\*A\*SYST & HOME\*A\*SYST**  
 303 Hiram Smith Hall  
 1545 Observatory Drive  
 Madison, WI 53706-1289  
 Phone: 608-262-0024  
<http://www.uwex.edu/farmasyst>  
<http://www.uwed.edu/homeasyst>

**HOME\*A\*SYST**

Also available through the cooperative efforts of USDA, NRCS, CSREES, and US EPA is the national Home\*A\*Syst program. This program is very similar to the Farm\*A\*Syst program explained above, but instead is specific to your home. The program begins with a checklist to identify risks including safety of drinking water, use and storage of hazardous chemicals, and lead based paint. The program can help you develop an action plan to reduce your risks. Contact the Home\*A\*Syst program to find out more information and to obtain worksheets to begin your assessment today.

**WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WIDNR)****BUREAU OF COMMUNITY FINANCIAL ASSISTANCE (DNR-CFA)**

The Bureau of Community Assistance administers a number of grant and loan programs. The Bureau supports projects that protect the public health and the environment and provide recreational opportunities. The Bureau has three major areas of programs, which include the following:

- Environmental Loans: This is a loan program for drinking water, wastewater, and brownfield projects.
- Environmental Financial Assistance Grants: This is a grant program for non-point source runoff pollution, recycling, lakes, rivers, municipal flood control and well compensation.
- Land and Recreation Financial Assistance Grants: This is a grant program for conservation, restoration, parks, stewardship, acquisition of land and easements for conservation purposes, recreational facilities and trails, hunter education, forestry, forest fire protection, gypsy moth, household hazardous waste collection, dam rehabilitation and abandonment, dry cleaner remediation, and urban wildlife damage.

**WISCONSIN DEPARTMENT OF  
NATURAL RESOURCES (WI-DNR)**

**101 S Webster St  
Madison WI 53703**

**Phone: 608-266-2621  
Fax: 608-261-4380  
<http://www.dnr.state.wi.us>**

These programs listed above are the major program headings. There are numerous programs available for specific projects underneath these umbrella programs. For example, under the Environmental Loans Program, there is the Safe Drinking Water Loan Program (SDWLP). The SDWLP provides loans to public water systems to build, upgrade, or replace water supply infrastructure to protect public health and address federal and state safe drinking water requirements. For more information on other available programs, contact the Wisconsin DNR or visit the website listed above.

**WISCONSIN WELL COMPENSATION GRANT PROGRAM**

Another program available through the Wisconsin DNR is the Well Compensation Grant Program. To be eligible for a grant, a person must own a contaminated private water supply that serves a residence or is used for watering livestock. Owners of wells serving commercial properties are not eligible, unless the commercial property also contains a residential unit or apartment. The Well Compensation grant program provides partial cost sharing for the following:

- Water testing if it shows the well is contaminated
- Reconstructing a contaminated well
- Constructing a new well
- Connecting to an existing private or public water supply
- Installing a new pump, including the associated piping
- Property abandoning the contaminated well
- Equipment for water treatment
- Providing a temporary bottled or trucked water supply

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**WISCONSIN DEPARTMENT OF COMMERCE****WISCONSIN COMMUNITY DEVELOPMENT BLOCK GRANT  
PROGRAM PUBLIC FACILITIES (CDBG-PF)**

This program is designed to assist small communities with public facility improvements. Eligible activities would include publicly owned utility system improvements, streets, sidewalks, disability accessibility projects, and community centers. Local governments including towns, villages, cities, and counties are eligible. Entitlement cities, over 50,000 in population, are not eligible. Federal grant funds are made available on an annual basis. The maximum grant for any single applicant is \$750,000. Grants are only available up to the amount that is adequately justified and documented with engineering or vendor estimates.

**WI DEPARTMENT OF COMMERCE  
DIVISION OF COMMUNITY  
DEVELOPMENT**

**PO Box 7970  
Madison, WI 53707**

**Phone: 608-266-8934  
Fax: 608-266-8969  
<http://www.commerce.state.wi.us>  
<http://www.rurdev.usda.gov/rhs/>**

**WISCONSIN COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM PUBLIC FACILITIES (CDBG-PFED)**

This program helps underwrite the cost of municipal infrastructure necessary for business development. This program requires that the result of the project will ultimately induce businesses, create jobs, and invest in the community. More information is available from the Wisconsin Department of Commerce.