

Population and Household Projections

Jurisdiction	2040 Household	2019 Population	2040 Population	Comment
T Aztalan	649	1,462	1,605	Stagnant population
T Cold Spring	307	786	730	
T Concord	964	2,074	2,285	Appears to be in line with their thoughts. The town sees their growth limit at 3,500 residents.
T Farmington	550	1,380	1,350	Town takes changes as they come
T Hebron	477	1,110	1,158	Very few changes with not much recent activity
T Ixonia	2,880	4,891	7,145	They will continue to grow, but at a slower pace. Sanitary expansion is a limiting factor.
T Jefferson	1,002	2,194	2,383	Not actively planning for growth – a majority of the population is elderly. 2040 projections are optimistic. Annexation will be a key factor
T Koshkonong	1,832	3,674	4,393	Just approved a residential development of 20 units. Conflicted with growth and land availability. Supportive of steady/natural growth.
T Lake Mills	1,060	2,108	2,502	Seems to be right. Town is controlling growth. All subdivisions must be connected to sanitary service
T Milford	491	1,123	1,180	Welcome growth, but at a limited scale
T Oakland	1,534	3,132	3,338	Overall goal is to grow population in Urban Service Area
T Palmyra	514	1,174	1,200	Town officials want NO GROWTH!
T Sullivan	1,076	2,222	2,445	1 subdivision has gone in since 2010. The protection of farmland has killed growth.
T Sumner	361	806	774	The flood of 2008 had a really big effect on the population. Lots of people are leaving the town. Though seasonal residents are moving into the town permanently.
T Waterloo	431	906	1,070	Plan is being updated now, unsure of updates.
T Watertown	880	1,996	2,127	
V Cambridge	60	104	140	Very little of the population is located in Jefferson County
V Johnson Creek	1,843	3,021	4,439	Believes WDOA methodology is flawed. Kyle believes WDOA methodology doesn't work as well in Villages that are experiencing quicker than average growth.
V Lac La Belle	0	1	0	
V Palmyra	817	1,756	1,915	Numbers are ok. We can't grow, but question the authenticity of projections. How did they look last time? Were they close? https://doa.wi.gov/Pages/LocalGovtsGrants/PopulationEstimates.aspx
V Sullivan	363	658	740	Seems appropriate
C Fort Atkinson	6,284	12,437	13,758	City's Comprehensive Plan includes a 2040 population projection between 12,888 and 15,279.
C Jefferson	3,868	7,989	8,688	Community has changed a lot since last update
C Lake Mills	3,241	6,022	7,280	Seems appropriate
C Waterloo	1,590	3,363	3,666	
C Watertown	7,534	15,378	17,568	

C Whitewater	912	2,812	2,139	The ratio of housing stock is out of line in Whitewater with less than 35 percent owning homes and greater than 65 percent renting. Large amount of housing stock is geared towards student renters
Jefferson Co	41,520	84,579	96,018	

Employment Totals

Jurisdiction	2015 Businesses	2015 Employees	% Share	Comment
T Aztalan	23	62	0.17%	Agree there is little employment in the Town.
T Cold Spring	18	162	0.44%	Supervisor thinks this number is a little low
T Concord	45	255	0.70%	Appears to be in line.
T Farmington	43	159	0.44%	Seems correct
T Hebron	29	64	0.18%	
T Ixonia	147	1,241	3.40%	The number of businesses may be right, but the number of employees seems low. The industrial park is full.
T Jefferson	67	476	1.30%	No issues
T Koshkonong	73	455	1.25%	Numbers seem correct
T Lake Mills	43	185	0.51%	Appears to be in line
T Milford	30	136	0.37%	Appears to be correct
T Oakland	53	239	0.65%	No comment
T Palmyra	28	209	0.57%	
T Sullivan	29	128	0.35%	Many Sullivan residents drive to other Counties for work. The lack of opportunities for growth really hurts job growth.
T Sumner	21	48	0.13%	Appears to be correct
T Waterloo	22	84	0.23%	Plan is being updated now, unsure of updates.
T Watertown	53	218	0.60%	
V Cambridge	4	91	0.25%	
V Johnson Creek	181	2,890	7.91%	The Village has no vacant buildings, and everything is utilized at this time.
V Lac La Belle	1	175	0.48%	
V Palmyra	83	912	2.50%	
V Sullivan	52	259	0.71%	The employee number seems high
C Fort Atkinson	609	9,763	26.71%	
C Jefferson	415	4,971	13.60%	
C Lake Mills	286	2,539	6.95%	Projections seem within reason.
C Waterloo	113	1,985	5.43%	
C Watertown	774	8,523	23.32%	
C Whitewater	10	317	0.87%	
Jefferson Co	3,252	36,546	100%	

Transportation

Theme	Comment	Jurisdiction
ATV/UTV	No ATV/UTV are permitted. Golf carts are allowed	City of Lake Mills
ATV/UTV	Regulations passed in July and ATVs will be allowed on signed routes. Would like to see county also sign some routes (at least to connect town routes).	Town of Concord
ATV/UTV	One route has been identified and signs will be put up. The ATV club handled most of the effort.	Town of Farmington
ATV/UTV	ATVs are only allowed on posted routes – has worked well.	Town of Hebron
ATV/UTV	Have not addressed this issue yet, but would rather see it legally done versus illegally. Businesses are thriving off of ATV use.	Town of Ixonia
ATV/UTV	One town road allows ATVs. There is a lot of pressure for more roadways, but there are concerns with irritation and noise.	Town of Koshkonong
ATV/UTV	Pursuing policy to allow ATVs on all town roads.	Town of Lake Mills
ATV/UTV	ATVs are not currently allowed. Town is working with the ATV club to sign appropriate routes. Club offered to pay for 30% of the signage, but the town isn't willing to spend the money. Town contracts with County for signage	Town of Milford
ATV/UTV	ATV/UTV are not permitted on Town roads	Town of Oakland
ATV/UTV	Use is not allowed on town roads, but is allowed within ROW.	Town of Sumner
ATV/UTVs	ATVs and UTVs are using town roads but they are not allowed to	Town of Aztalan
ATV/UTVs	ATV/UTV use are allowed on Town Roads. Town would like to see ATV/UTV use allowed on County Roads too.	Town of Cold Spring
Bike Routes	There is desire from the City to develop trail to Dorothy Carnes Park	City of Fort Atkinson
Bike Routes	County should be responsible for designating bicycle routes	Town of Oakland
Bike Routes	CTH T is popular for bicyclists and accommodations should be considered here.	Town of Watertown
Bike Routes	The County should consider a bike trail connecting Waterloo to Watertown. There is a lot of TREK traffic.	Town of Watertown
Bridges	The City has identified 13 bridges that need to be redocked.	City of Watertown
Bridges	There is concern of the bridge at CTH E between Jefferson Street and 1 st Street	Village of Palmyra
Budgeting	Always looking at budgeting to figure out ways to save money.	Town of Sullivan
County Highway	Collaborate with County Highway Shop regularly, and it works very well.	Town of Jefferson
County Roads	CTH B needs to be built out, no curb and gutter or storm sewer. There are concerns of site lines at CTH A, the curvy areas of CTH V and CTH B, and a desire for bicycle and pedestrian facilities.	City of Lake Mills
County Roads	Would like to see roundabouts at North Road/STH 16 and River Valley Rd/STH 16. These are the most dangerous intersections in the town.	Town of Ixonia
County Roads	County roads are well maintained and are on a good rotation schedule	Town of Jefferson
County Roads	Highways are in great condition – CTHA is great and is an attraction.	Town of Milford
County Roads	Well maintained	Town of Sullivan
County Roads	Roads are in good shape	Village of Palmyra
Crashes	Speeds are very fast on CTH Q and there have been fatalities. The road is too narrow with a gravel shoulder.	Town of Milford
Expansion	Bypass of US 12 was considered, but became political. There is no room for expansion through the downtown. There is opposition from the town.	City of Fort Atkinson
Funding	Funding for maintenance is a struggle, but the town is better off than others. The County system is good.	Town of Farmington
Funding/Planning	Opportunities should be pursued to assist towns with budgeting for transportation efforts and road planning.	Town of Koshkonong

Intersections	The roundabout at STH 16 and CTH F is nice. Would like to see one at CTH F/CTH E and CTH F/CTH B.	Town of Concord
Interstate	Would like to see I-94 expanded to a 6-lane from Madison to Milwaukee.	Town of Concord
Jurisdictional Transfer	Interest in Harvey Road converting to County Road; roadway volumes highest and heavy semi-traffic	Town of Aztalan
Maintenance	Roundabout maintenance is lacking. Vegetation is too overgrown and these gateways into the City look trashy	City of Watertown
Maintenance	County doesn't mow areas as often as Town does and it can sometimes lead to site issues	Town of Aztalan
Maintenance	County Highways through the Town are well maintained and no issues with bike lanes/complaints from residents who use them	Town of Cold Spring
Maintenance	Maintenance is good and there is a good relationship with County Highway Department.	Town of Concord
Maintenance	Town currently borrows money of overlays and maintenance projects. \$250,000 was borrow this year. Usually \$150,000 is borrowed a year and paid over of a year. Pursue grant funding.	Town of Hebron
Maintenance	Town roads are in bad shape.	Town of Lake Mills
Maintenance	Town roads have maintenance issues. Changing methodology for improvements and working with a contractor.	Town of Milford
Maintenance	County Highways are in great shape and the Town has no complaints	Town of Oakland
Maintenance	Overall CTH Roads A, D, E, P, T, X, and CW are in good shape.	Town of Watertown
Maintenance	Overall, Plowing and maintenance is good and no complaints	Village of Johnson Creek
Mobility Manager	Elderly population has issues getting transportation to appointments. The new mobility manager at the County is an exciting step.	Town of Ixonia
Multimodal	Shared taxi program is used. Excited for the role of the new mobility manager.	City of Fort Atkinson
Multimodal	Bike and pedestrian planning is one area where the County could help local jurisdictions. The City has a safe routes to school plan and inclusion in the comp plan, but greater assistance would be helpful.	City of Fort Atkinson
Multimodal	Focus on multiple modes throughout the community.	City of Waterloo
Multimodal	Bikes currently use CTH B, but people are patient enough. Town roads aren't wide enough for use.	Town of Farmington
Multimodal	Employment could be improved with public transportation options.	Town of Koshkonong
Multimodal	Would like to see bikes on trails, town roads aren't wide enough.	Town of Lake Mills
Multimodal	Transportation options outside of personal vehicles are needed.	Town of Sumner
Operations	City would benefit greatly if on-ramp would be used at CTH A instead of roundabouts.	City of Watertown
Personal Vehicles	What is the future of transportation and personal vehicles. The changes to transportation should be considered. Electric vehicles will likely emerge and charging stations are needed.	Town of Koshkonong
Public Transportation	City support of shared taxi program county wide	City of Fort Atkinson
Public Transportation	Would like to see public transportation throughout County to limit CO ² Emissions	Town of Palmyra
Public Transportation	County Mobility Coordinator should look at connecting Town residents	Town of Palmyra
Public Transportation	No public transportation, no uber, or lyft, and Village doesn't prioritize countywide investment in transportation at this point	Village of Johnson Creek

Public Transportation	Businesses (i.e. Master Mold) are starting shuttle services from bigger urban areas to serve employees	Village of Johnson Creek
Roads	There are no growing pains or areas that are experiencing over capacity or intersection challenges because new development is occurring along new roads	Village of Johnson Creek
Safety/Geometry	Safety concerns with CTH N/N. Tratt Street and Schwager Drive. As well as near Bloomingfield Drive and Foxglove Lane and intersection of W. Starin Road	City of Whitewater
Sidewalks	Hwy 26 and CTH B could use sidewalks. If this were to become reality, a maintenance agreement would be necessary	Village of Johnson Creek
Speed Limits	CTH E towards Pipersville, should have speed limits reduced from 45 mph to 35 mph, because of recent residential development and home for individuals with disabilities	City of Watertown
Speed Limits	CTH B and CTH Q should have speed limits reduced from 55 mph to 45 mph. There have been fatalities at this intersection and four-way stop was not approved by county.	Town of Aztalan
Speed Limits	Enforcement needed on CTH H, CI, E, and Z. Speeders and drivers under the influence	Town of Palmyra
Speed Limits	Would like to see reduced speed limits at CTH CI from 55 mph to 45 mph	Town of Palmyra
State Roads	State highways are in poor condition and aren't slated for improvements until 2023. Capacity is ok on the roadways.	City of Fort Atkinson
Town Roads	Town roads are the biggest issue currently	Town of Farmington
Town Roads	Town uses a private contractor for the roadways. Doesn't collaborate much with the Highway Department	Town of Hebron
Town Roads	Concern with maintenance. The number of bridges is high.	Town of Ixonia
Town Roads	The town has been able to do a decent job with maintenance. They are always looking for additional funding options. There are two full time guys with roadway maintenance	Town of Sullivan
Town Roads	Struggle with maintenance and mowing. Mowing is a big operation and includes 6 cemeteries. Currently have 2 full time staff for road maintenance.	Town of Sullivan
Town Roads	Maintaining the infrastructure at its current level is an issue. They have no long-range plan to improve, just band aids to fix what is broken. They don't receive enough state funding at the local level.	Town of Jefferson
Trails	There is not a good trail head at STH 26	City of Jefferson
Transit	Doesn't see mass transit as an option	Town of Jefferson

Land Use

Theme	Comment	Jurisdiction
Annexation	Not necessarily in support of annexation into cities and villages, but understand that it will happen. Current plans for property annexation into Fort Atkinson for a hospital.	Town of Jefferson
Annexation	Questions regarding annexation process and process for communities to annex into Jefferson County.	Town of Concord
CAFO	Town does not want to see Concentrated Animal Feeding Operation (CAFO) expansion	Town of Palmyra
Density	Overarching goal for the county should be to develop at higher densities around CTV and encourage growth, but not in pop up fashion, rather along transportation corridors	Village of Johnson Creek
Development	Northeast portion of the community will see commercial development	City of Whitewater
Enforcement	Currently working with a Junkyard on Highway 18 that receives a lot of complaints. What is the process for complaints and how can we make the ordinance stricter.	Town of Sullivan
Growth	The I-94 corridor is reserved for development and Village believes they can attract high quality businesses at these locations	Village of Johnson Creek
Growth	Community is experiencing growth in every direction. Growth will follow I-94 and WIS 26 corridors. No vacant land, will need to expand outward.	Village of Johnson Creek
Growth	There is a need for more industrial land within the City	City of Lake Mills
Growth	City is growing to the north, west, and south/southwest. Expanding a 30-acre industrial park on the north side.	City of Jefferson
Growth	The City is landlocked by agricultural land and farmers who do not want to see development	City of Jefferson
Growth	Any growth would occur to the west and north. Forest will not allow for development	Village of Palmyra
Growth	The I-94 corridor is reserved for development and Village believes they can attract high quality businesses at these locations	Village of Johnson Creek
Growth	Growth is occurring in the west and south, and not much infill area left	Village of Cambridge
Growth	The Hamlet of Rome provides opportunity for growth and an increase in tax base. A small portion is on a sanitary district. Capacity for approximately 125 homes.	Town of Sullivan
Growth	Meetings are very quiet, a few zoning items here and there. There are currently 2 CAFOs in the town.	Town of Hebron
Growth	Growth areas around South of STH 16. Agriculture will be maintained north of STH 16.	Town of Ixonia
Growth	The area around I-94 and CTH F isn't developed and they don't want to see it developed.	Town of Concord
Growth	Town growth versus city growth. City growth is defined through an intergovernmental agreement that may expire soon. The agreement provides the town with the tax revenue generated for a short period.	Town of Lake Mills
Growth	There is some room for growth in Shorewood Hills	Town of Lake Mills
Growth	There is a development plan for 140 acres north of Interstate that is going through annexation.	Town of Lake Mills
Growth	The number of A3 lot splits are down as there isn't a lot of property left.	Town of Lake Mills
Growth	There is some development potential in the land area (Olson Road). These are serviced by the CKSD (Town of Fulton and Newville). Surface water management and overland flooding are issues in the area.	Town of Sumner

Growth	Residents are happy with agricultural preservation. They enjoy the sense of place and economy. Survey in the 1990's found that residents wanted to keep rural areas rural and a change isn't perceived.	Town of Koshkonong
Growth	A Walmart was proposed within the town, but it was denied.	Town of Koshkonong
Growth	Town realizes that growth may occur. Want to be aware regional, national and global needs. As the climate changes, we need to have space to grow foods, so agricultural land should be preserved.	Town of Koshkonong
Growth	A land suitability analysis should be used to find what is buildable and then use that to define our population growth.	Town of Koshkonong
Growth	Had a 10-year development agreement that not annexation would be pursued, but the agreement has expired.	Town of Koshkonong
Growth	Take into consideration how our County is different than other parts of the State. We haven't progressed in a negative way.	Town of Koshkonong
Growth	Availability of land for growth is an issue for the City. Subdivision have been approved surrounding the town to limit growth. The City wants to protect interests for growth. 3 mile ETZ is used.	City of Fort Atkinson
Growth	Ag transition zoning has been helpful. Would like to explore ways that the County could be a better resource between Cities/Villages and Towns to facilitate growth discussions.	City of Fort Atkinson
Growth	Land availability is an issue for growth. Currently have one residential subdivision with infrastructure and two greenfield developments.	City of Waterloo
Growth	There are businesses that want to move to the community and need 300 employees. It is not an issue of getting the employees, it is finding the employees housing.	City of Waterloo
Planning	The current plan doesn't have great guidance about where and what we want to grow, and need to add in the County's regulations.	Town of Ixonia
Planning	Would like to see the County treat the towns of a greater size differently. This could provide them with some control and/or responsibility.	Town of Ixonia
Planning	Need assistance with coordination on land use review.	Town of Ixonia
Planning	Likes the check and balance between the town and the county. Desires to remain a rural county versus an industrial county.	Town of Concord
Planning	Current plan is working well. They have a limit of two lot splits, and one additional lot split with the original farmhouse	Town of Lake Mills
Planning	The town's comprehensive plan was coordinated by Steve Grabo. It was updated in 2010.	Town of Koshkonong
Policy	Don't agree with County Clustering, especially with driveway length policy.	Town of Aztalan
Policy	Town follows County Comprehensive Plan. Desire for the town to start a stricter permit process	Town of Cold Spring
Policy	Town is generally stricter than County on land splits. The Town follows a Smart Growth Plan and adheres to the plan in limiting development in agricultural areas of the town. The town allows three buildable sites per parcel. Town desire to be allowed to develop Urban Service Area property in accordance to Town Smart Growth Plan and not have to go through additional steps from the County.	Town of Oakland
Policy	Town does not open new development until 75 percent capacity. Town is currently at 85 percent.	Town of Oakland
Policy	County plan should give greater freedom and more flexibility to those Towns which have larger residential populations. The concept of limiting growth to municipalities is not always in the best interest of the residents and needs to be reassessed in the County process.	Town of Oakland

Resiliency	Consider climate change into long range planning efforts – changing weather, migrating populations, impacts to climate change	Town of Koshkonong
Water	<ul style="list-style-type: none"> Don't forget about water issues – especially ground water. We need to make sure it is protected. 	Town of Koshkonong
Zoning	Town does not want lot restrictions (non-conforming lots) and would like to make own plan if county plan does not work for them.	Town of Aztalan
Zoning	Town is considering opting out of County Zoning	Town of Aztalan
Zoning	Town would like to see more restrictive zoning for new lots and more restrictive at the County level. Preserving land by limiting development should be the way the County moves forward.	Town of Palmyra
Zoning	Town would like better A-2 regulations. Building berms, trees, screening buffer, and encouraging A-2 zones in preferred areas	Town of Watertown
Zoning	Property owners are confused about the procedures for development review. It would be helpful to have a process laid out for them.	Town of Milford
Zoning	The language in the zoning code needs to be improved. The existing language is very vague and there are multiple sections that can apply to one issue. Specific examples were provided of areas that were interpreted differently. Want to ensure that our code guides the County to its desired future – don't want to become Waukesha County.	Town of Milford
Zoning	Flexibility in the zoning ordinance is desired.	Town of Farmington
Zoning	Explore tools for city/village growth areas.	City of Fort Atkinson
Zoning	Maybe looking for additional assistance from the County.	Village of Sullivan
Zoning/ Planning	<p>Walt's desires for future planning/ordinance changes:</p> <ul style="list-style-type: none"> Restricting buildings on top of hills The development of a outdoor lighting ordinance (Town of Koshkonong adopted an ordinance), though it is hard to enforce <p>The development of an ordinance that preserves the character and natural view.</p>	Town of Koshkonong

Community Facilities and Utilities

Theme	Comment	Jurisdiction
Drones	Drones have come up as a privacy issue – there need to be some regulations.	Town of Jefferson
Education	There is a referendum for improvements to the HS. Former building location could turn commercial in the future.	Village of Johnson Creek
EMS	County should take initiative and leadership role on EMS system	Village of Johnson Creek
Facilities	Village would like better access to/for Ice Age Trail from Park and parking lot near lake.	Village of Palmyra
Facility	There is a desire for local pharmacy/grocery store.	Village of Johnson Creek
Infrastructure	Focus infrastructure in Jefferson and spread resources through all of Jefferson County.	Village of Johnson Creek
Infrastructure	City interested in combining heat/power at ethanol plant and interested in opportunities to utilize power from the dam	City of Jefferson
Infrastructure	City fire district serves Towns of Koshkonong, Hebron, Jefferson, Oakland, and Sumner. No gaps in the system and response times are very good. Countywide EMS is supported by the City.	City of Fort Atkinson
Sanitary Sewer	Currently in the property acquisition phase, but upgraded system will be up and running no later than 2023. It is planned to be 25% over capacity to expand below that. They are currently not in compliance with the DNR due to the amount of phosphorus.	Town of Ixonia
Septic	Well and septic permitting through County is good. They do a great job with record keeping and maintenance.	Town of Jefferson
Sewer	Current plans are to join with the town for sewer service under financial interest. This is at a big expense for Village residents, but it is the best option for continuing to provide service.	Village of Sullivan
Solar	Town officials in large support of solar farms	Town of Palmyra
Solar	Currently have one farm with a 150 MW facility. Still unsure of impacts as a majority is still unknown. The current lease on the property is for 4 years, but it will take 24 months before it is up and running. Questions have com up about what will happen to the land after the solar had run its life.	Town of Jefferson
Solar	The town’s plan doesn’t address green energy at an industrial level. Ranger Power/Badger State has been great to work with as they pursue the farm. They held meetings to chat through concerns and questions.	Town of Jefferson
Solar	Haven’t experienced an green infrastructure requests	Town of Sullivan
Solar	Property owners on the western portions of the town have expressed interest in solar and a handful have signed agreements.	Town of Ixonia
Solar	Concerns with the aesthetics. Don’t want to see productive land turned into solar farms.	Town of Ixonia
Solar	There has been positive feedback in the town, but now applications have been received.	Town of Koshkonong
Solar	There are no solar farms in the town yet, but people have been approached. There are a few questions about the use, particularly aesthetics	Town of Farmington
Technology	There are numerous internet and broadband complaints. Wi-Fi and cell coverage is spotty and has several dead spots. New broadband tower by motor cycle track land wasn’t going to be helpful and the town still is not covered	Town of Aztalan
Technology	Cell phone reception has improved as the town officials recently worked with broadband providers	Town of Cold Spring
Technology	Town believes telecommuting is an important consideration. Wi-Fi and internet coverage is spotty and needs to be improved.	Town of Oakland

Technology	There is a huge “black hole” in the middle of the city for dependable Wi-Fi, Internet, and cell phone coverage	City of Lake Mills
Technology	Adequate Wi-Fi, internet and cell phone coverage	Village of Palmyra
Technology	Speeds and coverage areas of Wi-Fi, internet, and cell phone are spotty.	City of Whitewater
Technology	There are new farming innovations that depended on broadband that can't be used. Right now Jefferson County can't complete in some industries due to the lack of broadband.	Town of Jefferson
Technology	Century Tel provides all service in the area.	Town of Sullivan
Technology	Lacking services. New AT&T is going up.	Town of Hebron
Technology	There is access in the town, but it could always be better.	Town of Concord
Technology	Service is better than some other areas.	Town of Lake Mills
Technology	Not necessarily a big priority for the town.	Town of Milford
Technology	There is access throughout the town, but the issue is the cost. Charter is the main provider	Town of Koshkonong
Technology	There is a need for expanded technology throughout the town. Some areas are better than others.	Town of Farmington
Utilities	Utilities are set up in the north and west to help with expansion	City of Jefferson
Utilities	No planned sewer or water extensions or utilities	Village of Palmyra
Utilities	Joint Sewer District with Town of Oakland	Village of Cambridge
Utilities	City infrastructure is not meeting needs. Sewer/water has 1,900 watermains that are old and need to be replaced. Storm sewer is not sufficient, and it would cost \$24 million to fix.	City of Watertown
Utilities	Sanitary is currently provided by Oconomowoc, but will transition as new facility is constructed. One subdivision is currently provided water service (1,000 homes).	Town of Ixonia
Utilities	Sanitary district does not extend north of the Interstate. There are no plans (or desire) to extend sewer district to northern town border. Town is respectful of environmental corridors.	Town of Lake Mills
Utilities	Well and septic permitting with the County is good.	Town of Milford
Utilities	Power outages have been an issue recently. People are purchasing whole house surge protectors.	Town of Sumner
Utilities	The provision of utilities are an issue for the community and meeting standards.	City of Waterloo
Utility	Areas to the south and east of the City will need expanded utilities	City of Lake Mills
Water	There is no municipal water, all development is on wells.	Village of Sullivan

Natural and Cultural Resources

Theme	Comment	Jurisdiction
Outdoor Recreation/Tourism	Desire to promote tourism and outdoor recreation with proximity to rivers	City of Jefferson
Parks	Adequate number of parks located within town boundaries	Town of Cold Spring
Parks/Maintenance	Town would like better County support for parks, and restore wetlands in environmentally sensitive areas	Town of Palmyra
Parks/Maintenance	City is short staffed for maintaining parks, and a maintenance scheduled from the County would be helpful	City of Watertown
Renewable Energy	A hot button issue for the City is to promote renewable energy and green energy	City of Jefferson
Stormwater Management	City is looking to take advantage of credits for Stormwater Adaptive Management	City of Watertown
Town Roads	No new parks and/or trails in Johnson Creek, however; County should be involved with Rock River environmental corridor and improve bicycle connections/stops.	Village of Johnson Creek
Trail Connections	Village working with Dane County on connection from Cam Rock Trails to Glacial Drumlin Trail	Village of Cambridge

Agricultural Resources/Preservation

Theme	Comment	Jurisdiction
Agricultural Development	Encourage growth in areas that make sense (i.e. along highway corridors and higher traffic areas). Preserve rural areas and farmland.	Village of Johnson Creek
Agricultural Practice	The spreading of manure is changing. The equipment that they are using is getting bigger, putting strains on transportation. They are also beginning to pipe the manure to the field (crossing roads and creeks). There are no state, county or local requirements for these requirements.	Town of Jefferson
Agricultural Practice	There have been recent complaints from chemical spraying and concerns of the impacts to residential areas	Town of Jefferson
Agricultural Practice	Farms and consolidating and getting bigger.	Town of Hebron
Agricultural Practice	Town is home to 2 CAFOs. The handling of manure is changing. Everything is now being hosed. State law allows for the use of road right-of-way for the hose. Some systems are 4 miles long.	Town of Hebron
Agricultural Practice	The practice of spreading human waste as a fertilizer in the fields has community members concerned.	Town of Sumner
Agricultural Practice	Hasn't experienced people buying farms and expanding their practice, but people are buying the land for residential development.	Town of Sumner
CAFO	There are concerns with CAFOs in the town regarding smell, water contamination, traffic, manure pits (land needed for manure spreading)	Town of Ixonia
CAFO	Day Break Foods (chicken farm) is under construction and people are concerned with the smell, noise and feathers	Town of Lake Mills
CAFO	There is 1 dairy farm in town and a couple of beef farms. Most agriculture is crops.	Town of Farmington
Innovative Agriculture	Plan should recognize new forms of agriculture as acceptable uses (i.e. Solar, Wind, Aquaponics) and provide clear definitions of these.	Town of Oakland
Innovative Agriculture	Town going in on a one-acre hydro farm and has been approached for a 25-year contract for an additional solar farm.	Town of Oakland
Innovative Agriculture	Town in favor of solar farm between Concord and Watertown	Town of Watertown
Preservation	County zoning is working well for the Town. Farmland preservation policy is well received.	Town of Hebron
Preservation	Believe that residents want to maintain the rural atmosphere.	Town of Concord
Sustainable Agriculture	Town would like to see more sustainable agriculture. This includes more training for municipal and county staff on sustainability best practices as well as greater participation from the Land and Water Conservation District	Town of Palmyra

Housing

Theme	Comment	Jurisdiction
Multifamily	There are more apartments and condo projects planned for the future. Community members are afraid in some cases about who may occupy these units.	Village of Johnson Creek
Affordable housing	Need to consider subsidized housing for a very low income.	Town of Ixonia
Affordable Housing	Considerations should be made for lower income housing	Town of Koshkonong
Cluster	Goal for the Town is to cluster new development within existing residential areas	Town of Watertown
Development	House splits in agricultural areas are very population.	Town of Koshkonong
Farmsteads	When a farm is sold the farmstead is sold separately and sectioned off for a new owner. However, there are lots of family farms that are being passed down.	Town of Jefferson
Farmsteads	There are desires to build additional homes on farms to provide housing for family members, but prime farm regulations prohibit.	Town of Sullivan
Farmsteads	Farmsteads are split off for residential use. There are limited vacancies.	Town of Hebron
Group Homes	Group homes are allowed without a CUP with 6 or less individuals live on the property. This causes issues with emergency services and is taking on their service. Ambulances are called at least once per month.	Town of Ixonia
Housing Market	Market is doing well. Relators say that house sell as soon as they are on the market.	Town of Farmington
Housing type	Looking for a mix of housing types – both single and multi family.	City of Waterloo
Housing Types	No apartments are located in town. Most residents age in place, there are some assisted living and rehab facilities located in town.	Town of Cold Spring
Housing Types	There is a “definite” need for senior and workforce housing in the City of Lake Mills. There is land identified in the south part of the City for this. There also is not enough appropriate housing for middle class.	City of Lake Mills
Housing Types	Decent stock of Senior Housing, area two blocks south of downtown. Concern from some residents for the apartment condition and number of residents in some of the apartments (extended family/friends) along WIS 59.	Village of Palmyra
Housing Types	More housing of all types and for all age demographics is needed in the City. Deal with Bethesda for new residential development. Senior housing is growing every year.	City of Watertown
Housing Types	The ratio of housing stock is out of line in Whitewater with less than 35 percent owning homes and greater than 65 percent renting. Large amount of housing stock is geared towards student renters	City of Whitewater
Maintenance	Maintenance of the existing housing stock will always be an issue.	Town of Hebron
Maintenance	Housing maintenance and enforcement is an issue in some areas. Example of an existing mobile home park that has been a challenge from a maintenance perspective.	Town of Concord
Maintenance	Housing in hamlets (London and Crowvile) can be poor. Enforcement is an issue, but the county was very helpful a few years ago. Would be nice to see the salvage ordinance more restrictive.	Town of Lake Mills
Maintenance	Maintenance of the existing housing stock is an issue – hoarding, run own, running a business from property, etc.	Town of Sumner
Market	The City is in need of 200+ units. Multifamily and single family are in demand	City of Fort Atkinson
Market	Housing market is strong, things don’t stay on the market long and stock is generally less expensive than housing to the east in Waukesha County.	Town of Ixonia

Market	The housing market is good, with limited vacancies.	Town of Lake Mills
Market	Housing doesn't sit vacant for long.	Town of Koshkonong
Market	There is an need for more housing within the community.	City of Waterloo
Market	People find what they need for housing. 20 single family lots are available.	Village of Sullivan
Multifamily	Town does have some condos and apartments. They are seeing older farmhouses converted to duplexes.	Town of Ixonia
Multifamily	According to the city's housing assessment, 200 new multifamily units are needed to meet the demand.	City of Fort Atkinson
Senior Housing	"The View" a 56 private pay senior living facility is coming in. This will fulfill transitional senior living.	Village of Johnson Creek
Senior Housing	There is desire for different (phased) levels of Senior Housing so residents can age in place and have housing stock that meets the needs of everyone	Village of Cambridge
Senior Housing	There is a shortage of rehab/senior housing in the county, especially near the Town of Palmyra	Town of Palmyra
Senior Housing	There is not much Senior Housing available in the Town. Most residents end up moving to the City. Is there a better way to develop existing dwellings to accommodate senior living through single family or multifamily options?	Town of Watertown
Senior Housing	There is a need for more senior housing. Additionally, the senior streak doesn't come into Ixonia.	Town of Ixonia
Shortage	There is a shortage of housing of all types within the City. City is promoting multi-family and there is a project underway to create 36 apartments.	City of Jefferson
Single Family	Focus on single family housing on larger lots in the western edge of Village	Village of Johnson Creek
Single Family	Very few newer single-family homes to direct people to. Trotter's Lane has a few	Village of Palmyra
Single Family	The draft assessment also identifies the need for more single family lots.	City of Fort Atkinson
Stock	Mixed bag of existing stock. Includes properties that need maintenance help. Working with county to assist with this.	Town of Sullivan
Stock	Town has a wide range of options – Mansions to shacks	Town of Milford
Studies	City of Whitewater would like to do a data driven Housing Study to document needs and define goals, objectives, policies for housing.	City of Whitewater
Studies	No long range planning related to housing. Biggest changes are related to the maintenance of homes.	Town of Jefferson

Economic Development

Theme	Comment	Jurisdiction
Airports	Would like to see the County update local airports to support economic development.	City of Fort Atkinson
Assistance	The City is looking for more help from the County regarding Economic Development. The City is having trouble attracting developers. They are working with Victoria at the County and she has been a great resource for larger business retention. However, fundamental needs are not being met.	City of Watertown
Businesses	Milford Hills is an attraction in the town, causing lots of event traffic. They are currently growing.	Town of Milford
Development	City has a diversified economic base with Valero, Nestle, Generac and other mid-size employers. Not many vacant buildings	City of Jefferson
Development	Town officials do not want to see new land for new businesses to come in	Town of Palmyra
Development	Ethanol plant is the biggest concern. Aging farmers not wanting to sell land is also a concern.	Town of Aztalan
Employment	We need to have a great focus on the creation of jobs. There are areas that have good manufacturing and industrial parks.	Town of Sullivan
Employment	A lot of "help wanted" signs for businesses throughout community. There is concern that the population cannot support business and will need to attract regional employees – maybe higher paying jobs to make travelling to Johnson Creek for work worth it.	Village of Johnson Creek
Opportunities	TIF District 6 closing and decent opportunity after 2021-2022	City of Whitewater
Opportunities	Forming TID #7. This will be located on the north side of I-94. Once this get established, the City should see strong growth. City will also expand to the south and east.	City of Lake Mills
Opportunities	There is an area at Main Street and Sandy Beach Road that is a prime area for business development. This area is likely for substantial redevelopment in the next 5-10 years. There is also an area that has been recently annexed in the City and a desire to redevelop mobile home park on Sandy Beach Road.	City of Lake Mills
Opportunities	City is pro-growth, pro-expansion, pro-business. Would like to attract younger families as the roots of Jefferson are very "blue collar"	City of Jefferson
Strategies	The Village recently removed angle parking in the downtown area which is a problem to some residents	Village of Palmyra

Intergovernmental Cooperation

Theme	Comment	Jurisdiction
Agreements	No intergovernmental agreements are in place although they tried to establish with the City of Watertown years ago.	Town of Watertown
Agreement	The Town of Oakland and the Village of Cambridge have an existing Intergovernmental agreement that creates a Joint Planning Committee	Town of Oakland
Agreement	Boundary agreement with Town of Lake Mills that will go into effect in 2022.	City of Lake Mills
Agreement	City would like to prioritize agreement with Town of Watertown	City of Watertown
Agreements	No Intergovernmental Agreements are in place.	Town of Watertown
Annexation	Town concerned that areas that received federal and state grants for urban housing will be annexed in the future by Lake Mills	Town of Aztalan
Annexation	City of Whitewater may be looking to annex to the northwest into Cold Springs. Would like to see county encourage growth to go upwards not outward	Town of Cold Springs
Annexation	Not looking to annex property, except for area near wastewater treatment plant to expand sewer and water services	City of Watertown
Assistance	Village working on TIF with Ben	Village of Johnson Creek
Assistance	The County should facilitate larger discussions between Cities, Villages, and Towns and just have more Planning and Planning Staff involvement	City of Fort Atkinson
Assistance	City would be in favor of holding a bi-annual County Symposium to discuss relevant issues facing the communities and ways in which the County could help	City of Fort Atkinson
Disagreement	There is hostility between the Town and the Village regarding the airport property.	Village of Palmyra
Emergency Management	County Emergency Management is a great resource	Town of Jefferson
EMS	Ixonia covers area to I-94. Sullivan/Western Lakes provides EMS service. A premium is paid for 2 4hour ambulance, but had issues where services wasn't fast enough.	Town of Concord
EMS	Would like to see a county wide EMS provider.	City of Fort Atkinson
Fire	Sustain services for City and surrounding townships including shared fire and EMS duties. There is already an issue with response times in some areas of the City.	City of Watertown
Fire	Would like to see EMS and Fire be more centralized. Three districts currently provide service, and this is a challenge.	Town of Jefferson
Fire	Town has its own fire district, but is currently making payments on two fire trucks. EMS service is hired through Western Lakes. Would like analysis of what is most effective. Department is all volunteer	Town of Sullivan
Fire	Three districts serve the town (Fort, Jefferson and Rome). The costs are what they are – we need them, they don't need us	Town of Hebron
Fire	Watertown, Concord and Ixonia service. All volunteer fire and ems.	Town of Ixonia
Fire	Service provided by Ixonia and Sullivan. Sullivan is having trouble getting volunteer and providing adequate responses. There aren't many building fires. Many responses along I-94, and Oconomowoc provides the quickest response	Town of Concord
Fire	Fire is provided by Lake Mills and Cambridge. EMS was a struggle from a service time (particularly with senior living facilities).	Town of Lake Mills
Fire	Covered by three districts (Watertown, Lake Mills, Johnson Creek)	Town of Milford
Fire	Fire protection provided by Fort Atkinson and Edgerton. The prices have increased and the agreements have become an issue. Districts are asking for more than the Town can provide.	Town of Sumner

Fire	Fire protection is provided by Milton, Fort ad Whitewater. The town is signing a new 10 year agreement with Fort Atkinson.	Town of Koshkonong
Fire	Fire service provided by Johnson Cree, Helenville, and Jefferson . Relationships are ok, but Johnson Creek is costly in some regards.	Town of Farmington
Fire	City's fire service extends into Koshkonong, Hebron, Jefferson, Oakland and Sumner. Agreement are being signed and the ISO rating was just increased.	City of Fort Atkinson
Fire	Fire district extends into six adjacent towns. There is a desire for more fulltime staff (currently 7 full time employees)	City of Waterloo
Fire	Finding it hard to find volunteer fire fighters. Funding of the department is also challenging. Service extends into the Town of Concord.	Village of Sullivan
Fire	The Town of Oakland provides 50 percent funding to the Cambridge Fire Department and the Town maintains a part-time police department.	Town of Oakland
Fire	City is in favor of shared services for fire/EMS/rideshare.	City of Lake Mills
Fire	Fire/EMS/Police serve the Town of Palmyra too. Doing a good job with response times despite being under staffed.	Village of Palmyra
Fire	Village supports a countywide 911 system and a "bulk buy" where County charges municipalities accordingly	Village of Palmyra
Fire	Fire Commission crosses county lines, but firefighters still volunteer. EMS have transitioned from 4 volunteer to pay, which is a large financial burden on the Village. The Village contracts with Dane County for police services.	Village of Cambridge
Fire/EMS	City is very much understaffed when it comes to fire and EMS service.	City of Lake Mills
Opportunity	Opportunity for intergovernmental cooperation along four acres of water front at City/County highway shop. Maybe a park?	City of Jefferson
Opportunity	The Village needs a good partnership and assistance from the county to stay competitive. School choice and a failed referendum is a huge issue	Village of Palmyra
Police	Sheriff does a great job and would like to see this model used for fire protection.	Town of Jefferson
Police	Sheriff service works well, through response times can be drawn out.	Town of Sullivan
Police	Sheriff Department has a good relationship with town.	Town of Hebron
Police	Sheriff covers the town, but service can be spotty (thought it is getting better).	Town of Ixonia
Police	Town Police Department provides police service and lake patrol for 2/3 of the lake shore. Department has 5 to 6 officers that also get assistance from the Sheriff's department	Town of Lake Mills.
Police	Sheriff's department provides policing in the Village. However, they feel like there is no presence.	Village of Sullivan
Shared Services	Interested in opportunities for shared service as it is too expensive to have individual departments.	Town of Sullivan

Parks and Recreation

Theme	Comment	Jurisdiction
Park	Mush-ko-se-day Park in the town is a great park, #1 stewardship park.	Town of Koshkonong
Parks	County does a good job maintaining the system.	Town of Jefferson
Parks	No County parks, but town parks and well maintained	Town of Sullivan
Parks	The town manages three parks. New subdivisions should also have parks.	Town of Ixonia
Parks	Maintenance issues with current town parks, not looking for additional town park facilities. The County facilities in the area are nice.	Town of Lake Mills
Parks	Not a big need – everyone lives on a park.	Town of Milford
Parks	Existing town parks are great. Town not willing to take over North Shores as it is too much maintenance for the town to handle.	Town of Sumner
Parks	Supports greater involvement and promotion of the County’s park systems. Would like to see an understanding of the service areas.	City of Fort Atkinson
Planning	The City does not complete a separate CORP, everything is included within the Comp Plan.	City of Fort Atkinson
Recreation	Kushman Bridge is used for canoeing, kayaking, and fishing along the river.	Town of Hebron
Recreation	Bark River is used for camping, but public access is limited.	Town of Hebron
Recreation	Would like to see more dog parks.	Town of Ixonia
Recreation	Would like to see more winter recreation options – trails for cross country, sledding hills, etc.	Town of Ixonia
Recreation	Glacial Heritage Trail and the Rock River Trail and used for water recreation. Canoe rental is available in the city and is growing in popularity.	City of Fort Atkinson
Staff	Looking for park staff.	City of Waterloo
Trail	Would like to have county maintain the trailhead in town.	City of Waterloo
Trails	Existing bike trail does get used.	Town of Sullivan
Trails	Bike trail is well used and there is a good system overall.	Town of Jefferson
Trails	There is some disagreement about trails from adjacent property owners (privacy, digging up trees, litter, restrooms). Generally, the public is excited about the trail, but there is desire for more communication.	Town of Ixonia
Trails	Glacial Drumlin Trail is heavily used. There is a lot of use in the town for special events (e.g., Ragnar), which includes 5 to 6 events a summer. There is a special event ordinance.	Town of Lake Mills
Trails	Bike trails and state designated bike routes should be highlighted.	Town of Koshkonong
Trails	Looking for better connections to Jefferson and Whitewater. Many Fort Atkinson residents have ties to the University.	City of Fort Atkinson

*The Town of Oakland provided two-pages of comment prior to the meeting titled “Town of Oakland Issues for the Jefferson County Comprehensive Plan and Agricultural Preservation and Land Use Plan.” The comments are provided as an attachment to this summary.

Town of Oakland Issues for the Jefferson County Comprehensive Plan and Agricultural Preservation and Land Use Plan.

1. The Town of Oakland wants Section 1 of the Recommended Detailed Urban Service Polices on page 106 of the Agricultural Preservation and Land Use Plan deleted. Land within the Urban Service area should not be designated for Agricultural Preservation. These are lands which are contemplated for future development; otherwise they would not have been placed in the Urban Service area. Designating land in the Urban Service Area as Agricultural Preservation adds uncertainty and complication to the process of developing the land. The idea that the restriction can be removed only if step a, step b, step c and so on are completed properly complicates matter. A property owner who works with their local Town or governing body seeking to develop housing should not have the uncertainty of having to go through a lengthy process to get the Agricultural Preservation removed, only to find out that some issue or technicality will stop the process.
2. The Town of Oakland also believes that in the Urban Service Area Amendment Procedures that the opening sentence should add the word Town, after central municipality and before and/or sanitary district... Further section 1 should be amended to add Towns to entities which may request an amendment to the Urban Service Area.
3. The Town of Oakland is one of the most populous Towns in the County and has both a vibrant agricultural population and a large permanent and seasonal community surrounding Lake Ripley.
4. The Town has a comprehensive land use plan (Smart Growth Plan) which protects the agricultural area with limited development. The Town has been very stringent in adhering to the Smart Growth plan and limiting development in the agricultural areas of the Town. The Town in its Smart Growth plan is more restrictive than the County in the number of splits allowed on agricultural parcels. Further the Town allows for additional growth and development in accordance with its Smart Grow Plan in the Urban Service area. The Town needs to be allowed to develop their Urban Service Area property in accordance with Town's Smart Growth Plan. The County should not place additional steps in this process.
5. The Town maintains an active planning committee which follows the Smart Growth plan very carefully in their review of the requests they receive. The committee provides recommendations to the Town Board which they best believe is in accordance with the Town's Smart Growth plan
6. With the demands and challenges being placed on the Town by the residents of the Urban Service in regards to Police/Fire/EMS and other typical municipal services, development of property is important to be able to fund these services. At the same time as more services are being requested by the residents we see a growing aversion to move from the rural Town setting into the boundaries of a City or Village.
7. The Town of Oakland with its Lake Ripley residential area in the Urban Service area is different from many other Town areas in the County.

- a. The full-time population of the Lake Ripley community in the Town of Oakland is equal to or greater than the adjacent Village of Cambridge. The seasonal population during the vacation and holiday seasons more than doubles the population of Cambridge.
 - b. The adjacent Village of Cambridge is primarily in the County of Dane.
 - c. The Village of Cambridge has and is pursuing development and additions to their Village in Dane County.
 - d. The Town of Oakland and The Village of Cambridge have an existing Intergovernmental agreement that creates a Joint Planning Committee
 - e. This agreement restricts the area in the Town of Oakland which the Village can develop and draws boundaries which give greater responsibility to the Town of Oakland for the development of property in the Urban Service Area.
 - f. The Town of Oakland provides 50% of the funding for the Cambridge Volunteer Fire Department and the Cambridge EMS Department along with funding similar services from Fort Atkinson and Jefferson for portions of the Agricultural area. Additionally, the Town maintains part-time Police department that along with performing normal Police activities, provides a water patrol on Lake Ripley during the busy summer season.
 - g. The Town of Oakland has three recreational venues located in the Town. There is a Country Club with dining and bar, a bowling alley with dining and a bar and the Lake Ripley Park which provides lake access and recreational facilities for an entry fee. The Town also provides a free Lake access and pier on the north side of the lake and boat launch and pier on the east end of the lake. Finally, in the Town are one Family Restaurant and six more Eating/Drinking establishments.
 - h. The Town has 3 Trailer Parks, a Lake Management District and a Sanitary Sewer district.
8. We believe that the County Plan needs to give greater freedom and more flexibility to those Towns like the Town of Oakland which have larger cohesive residential population. The concept of limiting growth to municipalities is not always in the best interest of the residents and needs to be reassessed in the County's planning process.

Other Concerns:

Traffic and road improvements – Seek input from the Towns on which roads need improvement or expanded capacity. Plans that minimize disruptions to the business community and plans that prevent land locking a community (Lake Mills summer of 2019 comes to mind)

Will the plan have the adaptability to recognize new forms of Agriculture as acceptable uses in the Ag area. Solar, wind, Aquaponics – Others?????

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