

Appendix B

Vision Session Handouts and Results

**Town of Dellona Comprehensive Plan Committee
Vision Workshop Results/SWOTs
March 29, 2007**

Strengths

Rural Setting
Peace and Quiet
Agriculture
Location
Natural Resources – Waterways
Landscape
Hunting
Clean Air – Environment
Good Water Supply
Natural Beauty
Recreation / Tourism
Christmas Mountain Sanitary District
Opportunities for Rustic Roads
Electrical Power
Diversity of Land Use
Diversity of Home Owners
Maintaining Wholesome Community
Rights of Individuals
Good Roads
Rural Atmosphere
Development Potential
Ag Land
Wildlife Areas
Accom. Town Board
Location
Close to Schools, Shops, Interstate, Hospital
Strong Roots
Reasonable Tax Base
Non- Commercial
Good Neighbors
Air Quality
Water Quality

Weaknesses

Roads: Repair, Plowing, Hazardous, Too Narrow
Fire and Ambulance Service
Traffic and Traffic Enforcement
Fibre Optic Service
Water Management and Runoff
Increase More Board Members (Committees)

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Not Having a Plan for Residential Development
Lack of Community Water Supply
Limited Supply of Food
High Traffic on "P"
Inadequate Planning for Roads
EMS / Fire Service
No Previous Planning (Roads)
Being Close to WalMart
Waterparks?
No Highway Lines
Cellular Service
Three-member Board
Aesthetics of New Development
Town Roads Condition Improvement
Town Roads Signage
Eastern Side of Township Has Poor Fire Rating
Proximity to Interstate
Littering
Lack of Class A Farmland
Fire and EMS Services (Depends on Location in the Town)
Pets Running Wild
Lack of Recreational Trails
Lyndon Road – South Ave.
Vehicle Speed and Enforcement
Lack of Natural Gas
Lack of Cable and High-Speed Internet
Extra Traffic
Lack of Water and Septic Control (public safety)

Opportunities

Control Guidelines for Growth
Park Expansion – Public Use
Hiking Trails, Bicycles, etc.
Purchase of Development Rights – Plans
Land Beautification and Clean Up
Sharing Equipment to Maintain Town Services
Residential Development Subdivisions (Planned Unit Development)
Negotiate with Developers
For Existing Businesses (Planning for Commercial Business)
For Industrial Park
To Combine and Improve Existing Infrastructure
To Develop High Usage Roads
Room Tax Opportunities and Future Commercial Development
Consideration for a Five-member Board

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Township Recreation Park / Playground
Preservation of Wooded Lands, Lakes and Streams
Preservation of Farmland
Highway 12 Expansion
Increase in Property Value
Retirement Area
Recreation Areas
Great Place to Raise a Family
Expand Public Safety

Threats

Urban Sprawl
Keep Land in Tax Base
Commercial Sprawl – Campgrounds
Groundwater Usage Passage (?) (Hi Cap Wells)
Noise Pollution
Annexation – by Other Towns
Large Scale Agriculture
High Capacity Water Wells (Christmas Mountain)
Agriculture
Annexation
Individual Farm Problems Associated w/ Growth
Price of Land
Traffic / Roads: No Speed Limits
DNR Purchase
Adult Entertainment
Oak Wilt Disease
Loss of Farmland
Homes Built on Valuable Farmland
Clean Water Supply
Excessive Business Development Along Main Corridor
Highway 12 Expansion
Lake Delton / Wi Dells Expansions
Ag vs. Residential Expansion
Annexation
Losing Local Government Control
Overpopulating the Township

**Town of Dellona Comprehensive Plan Committee
Vision Workshop Results / Vision Themes
March 29, 2007**

Vision Themes - Sorted by Suggested Categories

Quality of Life, Safety and Security

- Community of family farms and retirement communities with public areas for local recreation with good and responsible government protection and safety
- Providing opportunities for more local independence – more options for care and upkeep
- Mixed communities (elderly,)
- Optimal safety (speed limits)
- Clean, Safe
- Not overpopulated
- Feeling of community
- Recreational activities
- Clean air and caring community
- Community involvement
- Safe environment
- Safe and well-maintained roadways
- Maintain quality of good neighborhood
- Safe, enjoyable place to be
- Maintain good quality of life
- A community that works together for the common good
- A community that listens to all viewpoints

A clean, safe community of family farms and mixed retirement communities, with public areas for local recreation and good government responsible for the public safety; Local independence, and room to grow in a comfortable community, with clean air , good neighborhoods, safe and well-maintained roads and highways, caring, involved citizens and high quality of life.

Protect Farmland and Natural Resources and Maintain Rural Character

- Committees under Town Board to find funding that's available for land protection
- Protection of natural resources
- Preserve natural, rural beauty
- Maintain a family environment, preserving agricultural character
- Wildlife
- Retain farmland
- Preserve the diversity, cleanliness, affordability and wholesomeness of a rural community
- Preserving use of farmland
- Retain natural beauty of area
- Preserve natural resources – air, water, wildlife
- Development right compensation vs. farmland

**Town of Dellona Comprehensive Plan Committee
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- Preserve farmland
- Maintain and preserve historical records and artifacts of township

Seek funding for to compensate landowners that protect natural resources, rural beauty, and farmland; Maintain a family environment and preserve Dellona's natural rural diversity and character with farms, wildlife, clean air and water. Maintain and preserve the Town's cultural heritage, historical records and artifacts.

Community Services and Cost

- Investigate opportunities for community facilities (I.e. fire, ambulance, etc.)
- Maximize services and minimize taxes
- Ultimate services (schools, fire, EMS, health care services)
- More immediate emergency services

The Town of Dellona should investigate all opportunities for providing adequate community facilities and services (i.e. schools, fire and EMS, health care services, etc.) to help maximize the delivery of services and minimize property taxes.

Well- Planned Development

- Well-planned residential areas; Keep subdivisions in one organized area.
- Concentrate subdivisions
- Single-family homes; blending in with the landscape
- Control areas of growth, discourage sprawl and to promote planned development

Create well-planned, carefully-situated and attractive single-family residential areas that blend in with the landscape, accommodate managed growth, and that discourage sprawl.

Economic Development Opportunities

- To have well-paying jobs
- We want our children to have opportunities we had
- To purchase land
- Sufficient communication availability
- Small, locally, family-owned businesses
- Preserve local control
- Preserve the right to farm
- Maintain private property rights
- Make farming more profitable

Residents in the Town of Dellona have access to well-paying jobs and are able to provide their children with the opportunities they have had: residents are able to purchase land, the Town encourages small, locally, family-owned businesses; residents and businesses are served with sufficient communications availability; the

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Town maintains local control over its decisions; it preserves the right to farm, supports private private property rights, and seeks ways to make farming more profitable.

Town of Dellona Comprehensive Plan

Draft Vision Statement

Over the next 20 years, the predominant visual character of the Town of Dellona will be an agricultural landscape as it now exists with well-maintained family farms, small family businesses, and rural residential properties with managed change. The value of agricultural land remains competitive with that of development land by encouraging non-traditional and value added farm income opportunities as they relate to the Town's rural character and history. Existing and future land uses will not only maintain but also enhance the town's rural character and ecological systems including its wetlands, streams, forests and productive soils and wildlife habitat. As part of this charter, the Town of Dellona aims to continually recognize the needs of all its citizens and landowners by placing an emphasis on community decision-making that respects the Town's proud heritage, natural environment, agricultural and local business base and sense of community. This will lead to the realization of a high quality rural atmosphere and way of life.

Town of Dellona Comprehensive Planning Committee

Consensus and Decision Making

1. The Committee will strive to reach consensus on a set of goals and policies through a cooperative problem-solving process. We will work to minimize and avoid the use of formal voting whenever possible.
2. In the planning process, consensus may not represent unanimity. Consensus will represent substantial agreement that the Committee agrees can move forward. The facilitators are responsible for seeking and probing for consensus. It is the responsibility of each Committee member to voice dissent if s/he cannot live with any particular recommendation.
3. Major consensus decisions will be made using a two-step meeting process spanning two Committee meetings to assure adequate notice of and deliberations by Committee members.
4. Committee discussions will continue until there is agreement to support a consensus. If consensus is not possible, the Committee can acknowledge disagreement and document the reasons. This will be termed broad support for a particular recommendation, meaning that most of Committee members support a particular recommendation, but there are specific and identifiable areas of disagreement by a few members.
5. Only after exhausting attempts to resolve conflicts and agree on a mutually acceptable recommendation will the group be asked to vote. A 70 percent majority of members present will allow such recommendations to move forward. Areas of disagreement will be documented fully and represented faithfully to the public in the record of meetings.
6. Committee members are free to abstain from a determination of consensus if they have a conflict of interest that would prevent them from offering such advice, or for whatever other reasons they may choose. It is the responsibility of Committee members to affirmatively state their desire to abstain from participating in the determination of consensus, if they choose to do so.