

4 Utilities and Community Facilities



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4 Utilities and Community Facilities

4.1 Utilities and Community Facilities Plan

Efficient provision of high quality community facilities and services impacts property values, taxes, and economic opportunities, and contributes to the quality of life in the Town of Hubbard. Local features such as parks, schools, utilities, and protective services help define a community. These facilities and services require substantial investment as supported by the local tax base, user fees, and impact fees. As a result, their availability is determined both by public demand for those facilities and services, and by a community's ability to pay for them. Therefore, potential impacts on the cost and quality of utilities and community facilities need to be considered when making decisions concerning the future conservation and development of the Town of Hubbard.

The Town of Hubbard's plan for utilities and community facilities is to maintain the limited local services and facilities that it provides, and to continue to rely on the surrounding region for other essential services (such as police, fire, and ambulance protection, parks, libraries, etc.). Like all communities, the town's primary challenge in this area is to maintain the existing level of services and facilities without creating undue burden on local taxpayers. With the exception of a new or expanded Town Hall, no major upgrades to community facilities and services are presently anticipated. If future growth does warrant the need for other new or expanded facilities, the policies and recommendations of this plan are intended to help ensure that the town has time to develop a planned response to the demand for such needs.

4.2 Existing Status and Planned Improvements

Comprehensive planning includes identifying the need for expansion, construction, or rehabilitation of utilities and community facilities. In addition to infrastructure needs, there are also service level needs that may arise in the community. For example, additional police service, the need for a building inspector, or additional park and recreation services may become necessary.

This section contains an inventory of the public utilities and community facilities currently provided in the Town of Hubbard. This inventory helped the Town of Hubbard to evaluate existing utilities, facilities, and services and determine whether a need for expansion, construction, rehabilitation, or other improvements are anticipated over the planning period.

Refer to Map 4-9 for the locations of existing community facilities. In most cases, existing utilities, facilities, and services have been determined to be adequate. Where projects are identified, they are deemed as either as short-term (1-5 year) or long-term (6-20 year) needs.

Administrative Facilities

The town hall and administrative facilities are located at W2864 W. Neda Road. The Highway Shop (garage facility) is connected to the town hall and provides storage for road equipment. The town also has a designated solid waste and recycling drop off area at this location.

Existing administrative facilities are in adequate to meet the needs of the town currently and over the planning period. It has been identified that the current Town Hall is in need of renovation, expansion or construction of a new Town Hall. Specifically, the current Town Hall does not provide for sufficient office space nor sufficient space to accommodate the general public during public informational meetings and is not compliant with the requirements of the Americans with Disabilities Act. Therefore, it is anticipated that the Town of Hubbard will need to develop a plan for renovation, expansion or a new Town Hall within the next five years (by 2013).

Street Maintenance/Snowplowing

A number of part-time employees of the Town of Hubbard provide street maintenance and snowplowing services. The town owns its own trucks, end-loader, tractor, grass mower and grader. Street maintenance activities include filling potholes, putting up new fire signs, roadside mowing and emergency signage. Extensive road maintenance is contracted to various contractors providing this service.

No short term or long term needs have been identified by the town in the area of Street Maintenance/Snowplowing. Existing facilities, equipment and services are anticipated to be adequate to meet the needs of the town over the planning period.

Schools

There is one private school located in the Town of Hubbard, Hilltop Christian Academy. Portions of the Town of Hubbard are located in, and served by, the following school districts: Dodge land, Hartford Union High School, Horicon, Hustisford, Mayville and Neosho Jt. 3. The town is also a part of the Moraine Park Technical College District.

No short term or long term needs have been identified by the town in the area of school facilities or services. Existing facilities and services are anticipated to be adequate to meet the needs of the town over the planning period. It is expected that the School Districts will continue to plan accordingly for needed improvements.

Police Services

The Dodge County Sheriff's Department serves as the law enforcement agency to the Town of Hubbard and also operates the county jail in Juneau. There are several major divisions of the department including the administration division, criminal investigation division, jail division, radio communications division, snowmobile patrol, and traffic division.

The Sheriff's Department provides 24-hour service to all communities in the county that do not have their own police department. The Sheriff also provides service to communities that do have their own department when requested. The radio communications division dispatches all squads and police personnel within the county with the exception of the City of Waupun, City of Watertown, and the City of Beaver Dam, who have their own full time personnel. In the absence of a dispatcher in the remaining communities, this division provides the police dispatching services. In addition to the police dispatching, this division also dispatches emergency medical

services and fire departments. The Town of Hubbard does provide a Constable for animal control

No short term or long term needs have been identified by the town in the area of police services. Existing facilities and services are anticipated to be adequate to meet the needs of the town over the planning period. It is expected that the Dodge County Sheriff's Department will continue to plan accordingly for needed improvements.

Fire Protection and Emergency Medical Services

Fire and Emergency Medical Services are provided as per contracted areas in the Town of Hubbard by the Horicon, Hustisford, Iron Ridge, Juneau and Woodland Fire Departments. Ambulance Services are provided as per contracted areas by the Horicon, Juneau and Mayville Ambulance services. Refer to Map 4-1 for the service areas of fire departments and Map 4-2 for the service areas of emergency medical service providers.

No short term or long term needs have been identified by the town in the area of fire protection or emergency medical services. Existing facilities and services are anticipated to be adequate to meet the needs of the town over the planning period. It is expected that the Fire Departments will continue to plan accordingly for needed improvements.

Libraries, Churches, Cemeteries, and Other Quasi Public Facilities

There are no libraries located in the Town of Hubbard. Library services are provided by the Dodge County Library System and by area public libraries located in the Villages of Hustisford and Iron Ridge and the Cities of Horicon and Mayville.

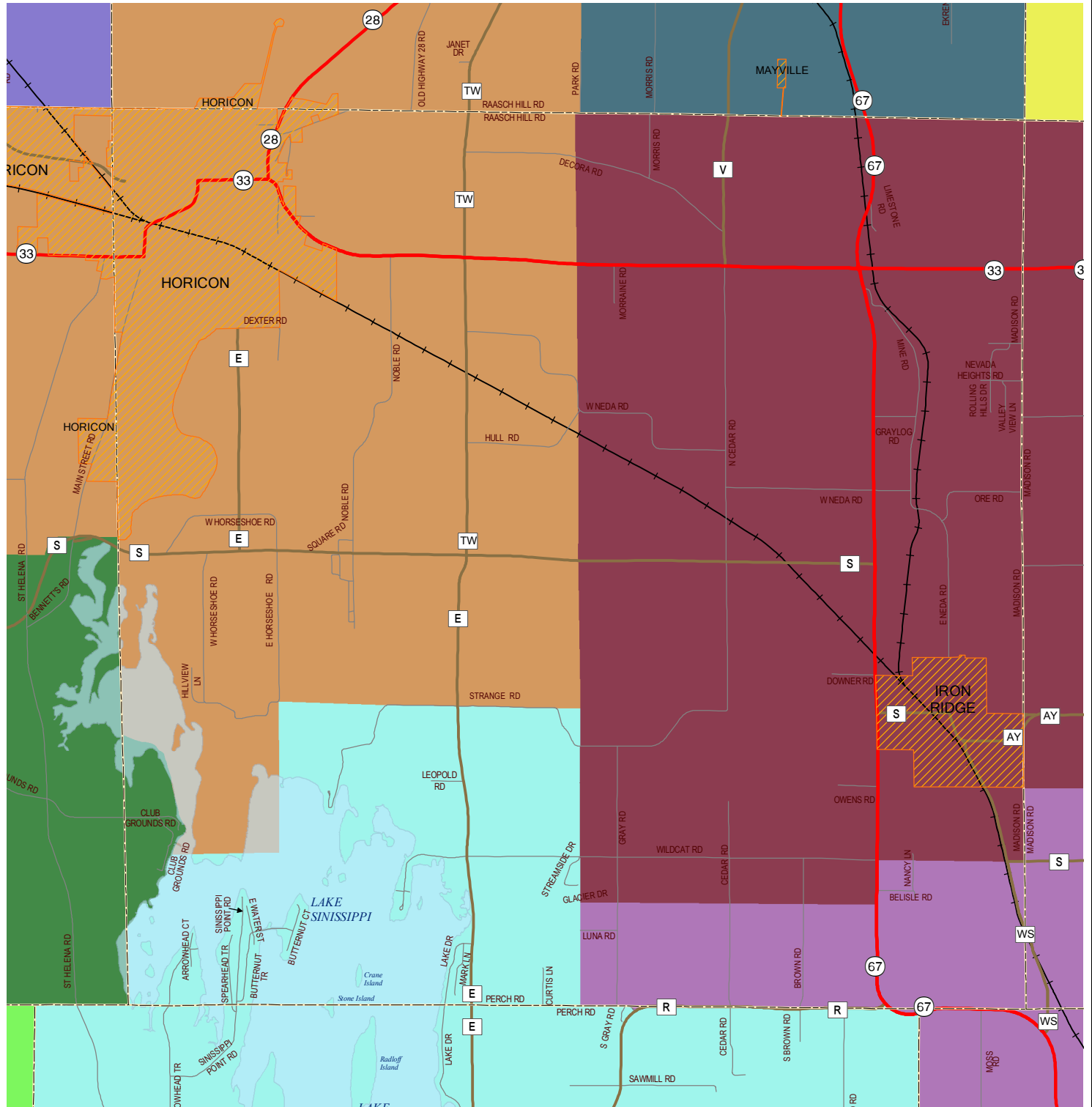
There are three churches in the Town of Hubbard. St. Michael's Lutheran Church is located on the corner of Perch and Gray Roads, St. John's Lutheran Church is located on CTH V and the Pentecostal House of Prayer is located on STH 33. Numerous churches of various denominations are located in neighboring communities.

Town cemeteries are located on STH 33, STH 67, CTH R, Cedar Road and the Rex Cemetery on CTH E.

No short term or long term needs have been identified by the town in the area of quasi-public facilities or services. Existing facilities and services are anticipated to be adequate to meet the needs of the town over the planning period. It is expected that the operators of such facilities will continue to plan accordingly for needed improvements.

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Map 4-1, Fire Emergency Service Areas Town of Hubbard, Dodge County, Wisconsin



Legend		Fire Dispatch Regions	
	U.S. Highway		Burnett
	State Highway		Clyman
	County Highway		Horicon
	Town Road		Hustisford
	Railroad		Juneau
	Town Boundaries		Kekoskee
	Municipalities		Theresa
	Lake		Iron Ridge
			Woodland

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Dodge County Wisconsin

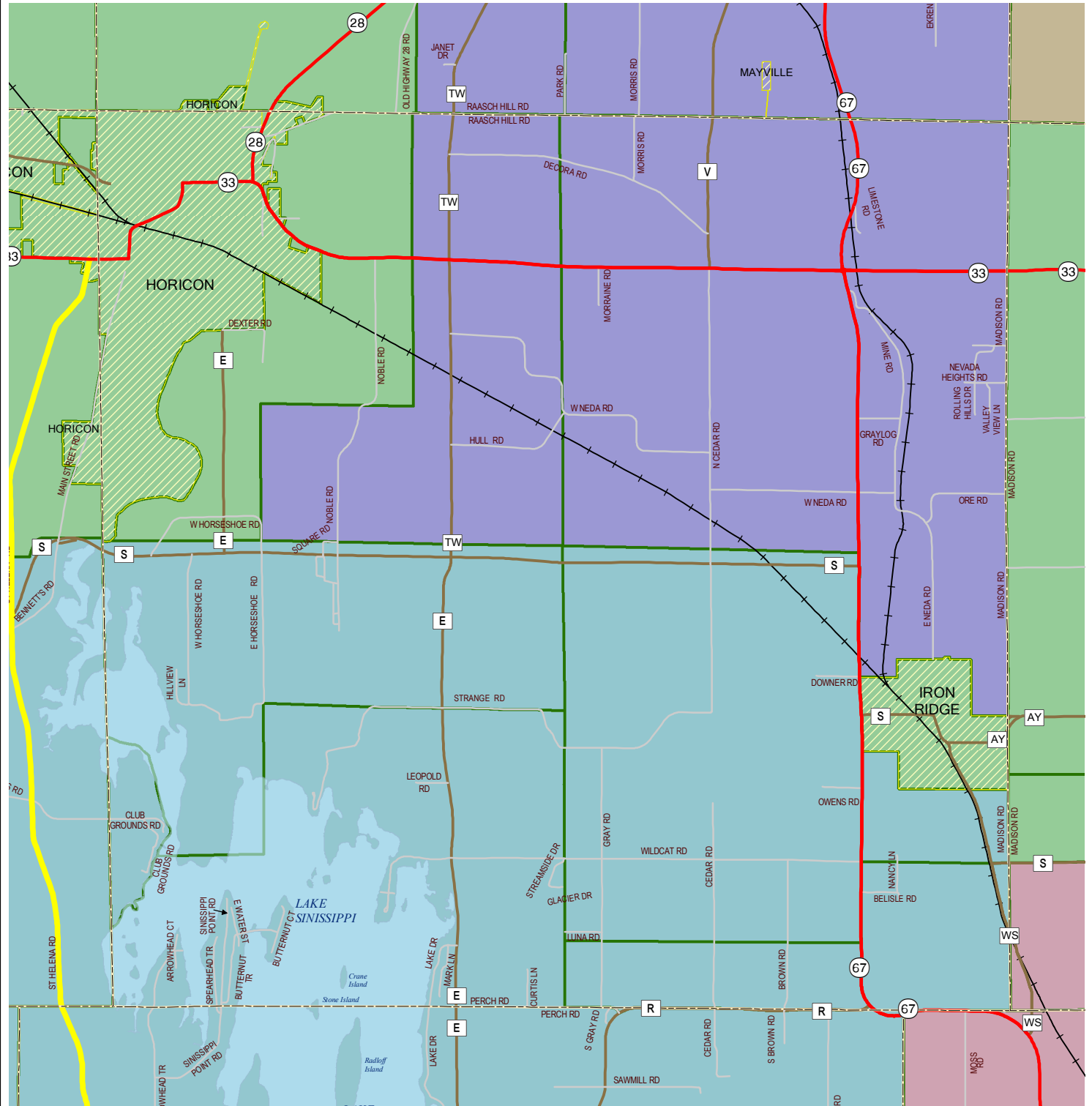
Town of Hubbard

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Source: Dodge County Land Resources and Parks Department, January 2008
Dodge County Sheriff's Department with Woodland per Town of Hubbard contract district

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Map 4-2, Emergency Medical Service Areas Town of Hubbard, Dodge County, Wisconsin



Legend		EMS Dispatch Regions	
	U.S. Highway		Hartford
	State Highway		Horicon
	County Highway		Juneau
	Town Road		Mayville
	Railroad		Theresa
	Town Boundaries		
	Municipalities		
	Lake		

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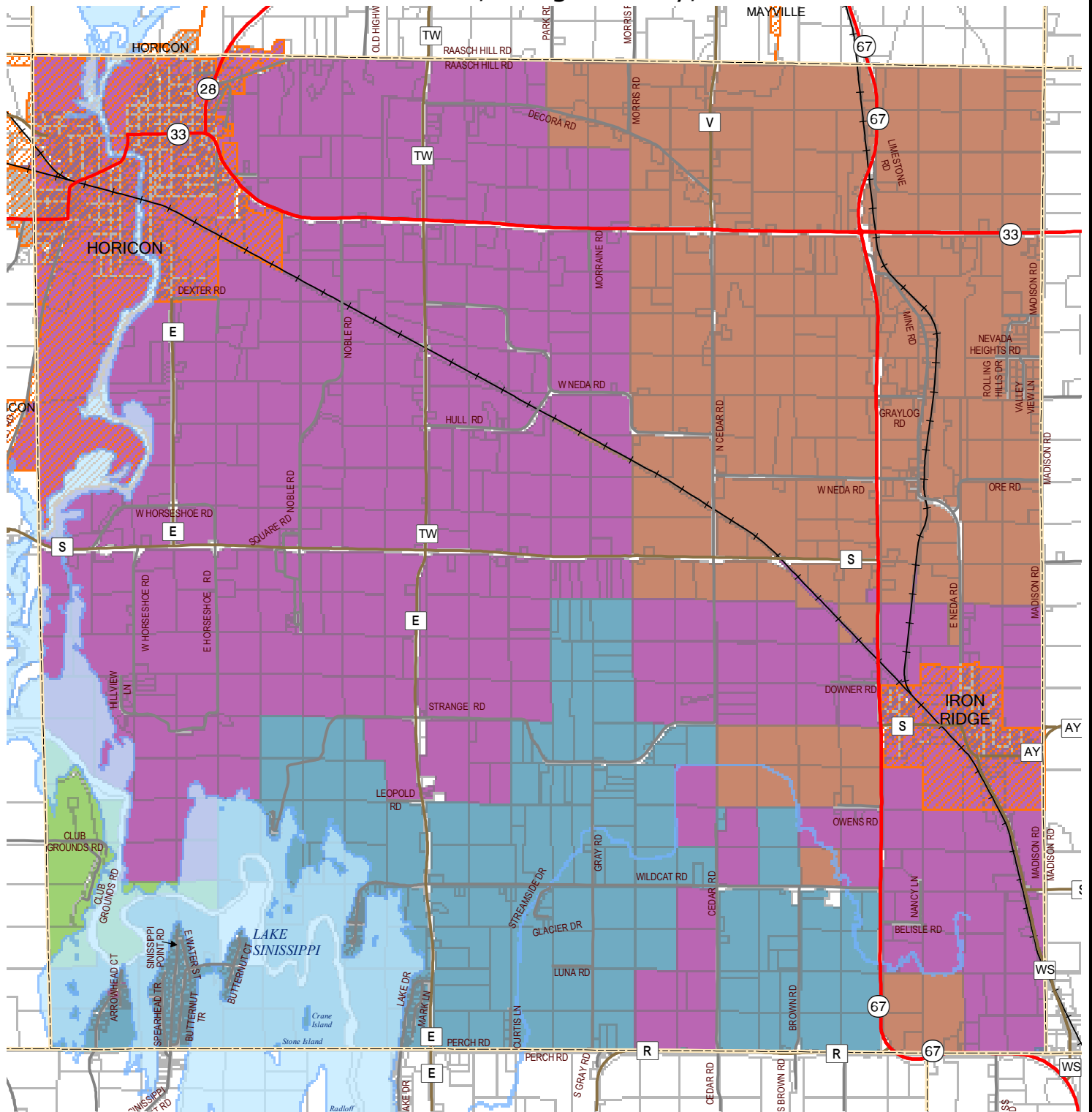
Dodge County Wisconsin

Town of Hubbard

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Map 4-3, School District Boundaries Town of Hubbard, Dodge County, Wisconsin



Legend		School Districts	
	U.S. Highway		DODGELAND (JUNEAU)
	State Highway		HORICON
	County Highway		HUSTISFORD
	Town Road		MAYVILLE
	Railroad		NEOSHO J 3 & HARTFORD UNION HIGH SCHOOL
	Town Boundaries		
	Municipalities		
	Lake		

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Town of Hubbard

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Post Office

There are no U.S. post offices located within the Town of Hubbard. Mail delivery and post office services are provided by the post offices located in Horicon, Hustisford, Juneau, Mayville and Iron Ridge.

No short term or long term needs have been identified by the town in the area of post offices. Existing facilities and services are anticipated to be adequate to meet the needs of the town over the planning period. It is expected that post offices will continue to plan accordingly for needed improvements.

Parks, Recreation and Open Space

The Town of Hubbard owns one park located on Butternut Island. There are a number of lake accesses in various locations around Lake Sinissippi. Boat ramps and accesses are listed on Map 4-9.

Wisconsin Department of Natural Resources owns the Sinissippi Hunting Grounds in the town which are reserved for open hunting. Refer to Map 4-4 for the locations of county, state, and federal recreational areas.

No short term or long term needs have been identified by the town in the area of Parks, Recreation and Open Space. Existing facilities and services are anticipated to be adequate to meet the needs of the town over the planning period.

Solid Waste Management and Recycling Services

The Town of Hubbard has a solid waste and recycling drop-off center located at the town hall property in Neda. Residents who desire curb-side pick up may contract individually with a private provider.

No short term or long term needs have been identified by the town in the area of solid waste management and recycling. Existing services are anticipated to be adequate to meet the needs of the town over the planning period. It is expected that the operators of such facilities will continue to plan accordingly for needed improvements.

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Map 4-4, County, State, & Federal Recreation Areas
Town of Hubbard, Dodge County, Wisconsin

Legend

- U.S. Highway (151)
- State Highway (68)
- County Highway (S)
- Town Road (TOWN RD)
- Railroad
- Town Boundaries
- Municipalities
- Lake
- County Recreation Areas
- Federal and State Recreation Areas

Dodge County Wisconsin

Town of Hubbard

Dodge County Land Resources and Parks Department

Source: Dodge County Land Resources and Parks Department, December 2007

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Source: Dodge County Land Resources and Parks Department, December 2007

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Communication and Power Facilities

WE Energies, Alliant Energy, and Hustisford Utilities provide electric services and WE Energies provides natural gas service to some areas of the town. AT&T and Verizon provide telephone service. Charter provides cable service to some areas of the town. See Map 4-5, for telephone service providers, Map 4-6 for electric utilities and cooperatives, and Map 4-7 for natural gas facilities.

There are numerous towers located just off of Madison Road which include two TV broadcasting towers on which are also located satellites to provide service to U S Cellular and Bertram Wireless cell phone services, a State Patrol tower and a tower that provides local broadcasting service for two-way radios. There is also a satellite tower located on CTH V.

A new electrical sub-station is currently under construction on the corner of STH 33 and CTH TW. This sub-station is owned by American Transmission Company and will provide a new larger transmission line crossing the town from north to south.

Guardian Pipeline is currently in the process of a gas line expansion and extension project.

No short term or long term needs have been identified by the town in the area of communication and power facilities. Existing services and facilities are anticipated to be adequate to meet the needs of the town over the planning period. It is expected that the operators of such facilities will continue to plan accordingly for needed improvements.

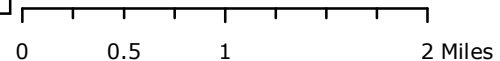
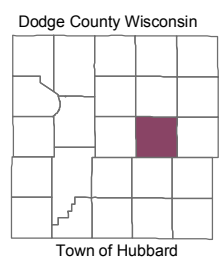
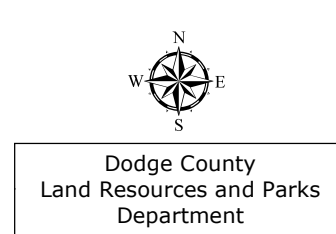
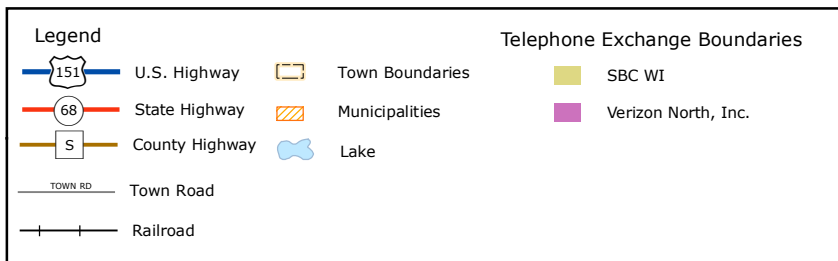
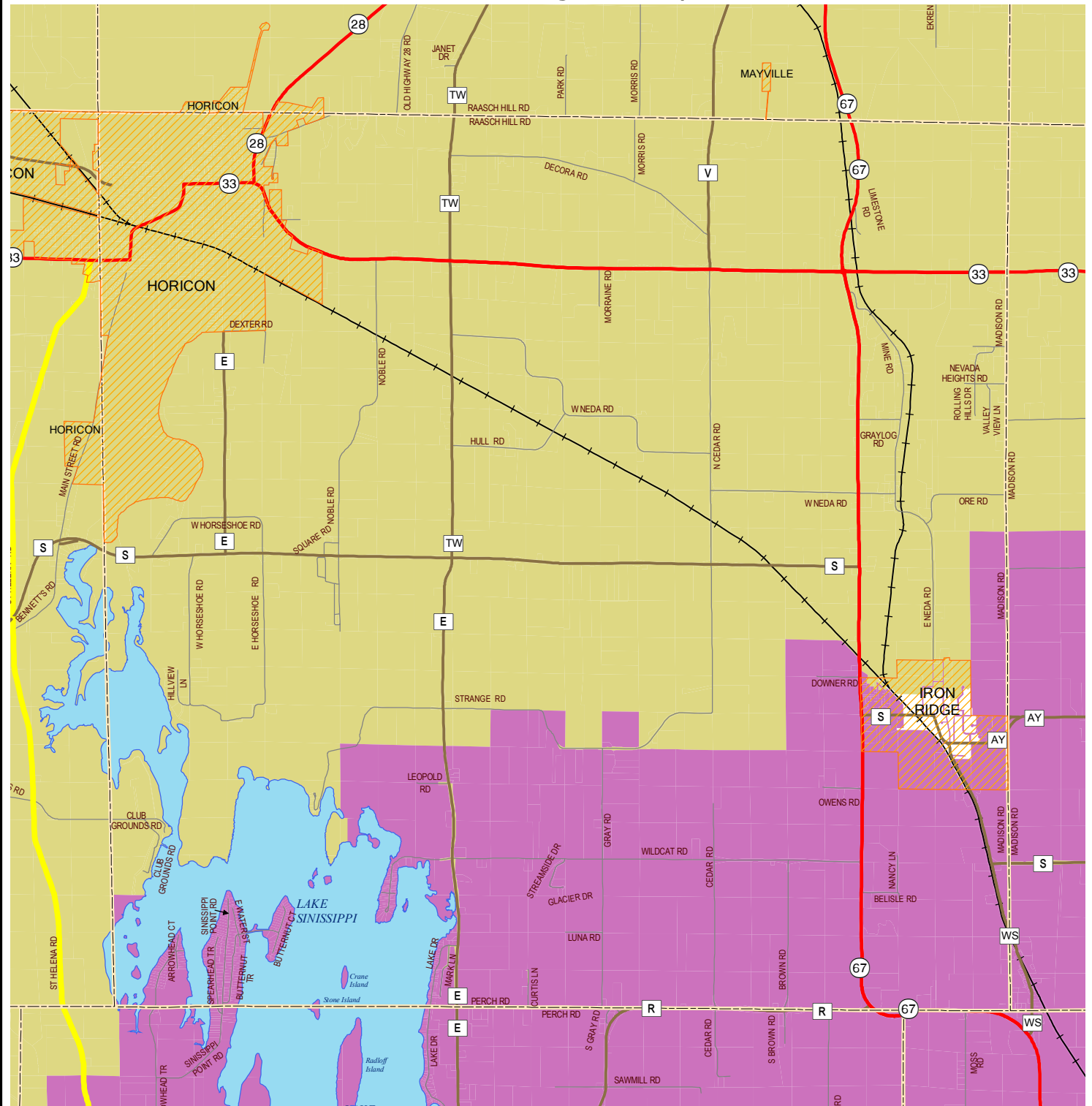
Sanitary Sewer Service/Private On-site Wastewater Treatment Systems

Public sanitary sewer service is not provided by the Town of Hubbard. However, certain areas of the town are located in Herman Sanitary District #1, Hubbard Sanitary District #2 and Hustisford/Hubbard Sanitary District #1 and they provide sanitary sewer service to the properties in their respective districts. Sanitary sewer services are available in the neighboring Village of Iron Ridge and the City of Horicon. The boundaries for the sanitary districts are shown on Map 4-8.

Private on-site wastewater treatment systems, or POWTS, are systems that receive domestic quality wastewater and retain it in a holding tank or treat it and discharge it into the soil beneath the ground surface. The Wisconsin Department of Commerce has administrative rules, Comm 83, for building plumbing and non-municipal sewer lines, and for private onsite wastewater treatment systems. Any system with a final discharge exposing treated wastewater upon the ground surface, or discharging directly into surface waters of the state, is subject to DNR regulation. Additionally, certain POWTS are subject to both Department of Commerce and Department of Natural Resources review and regulation.

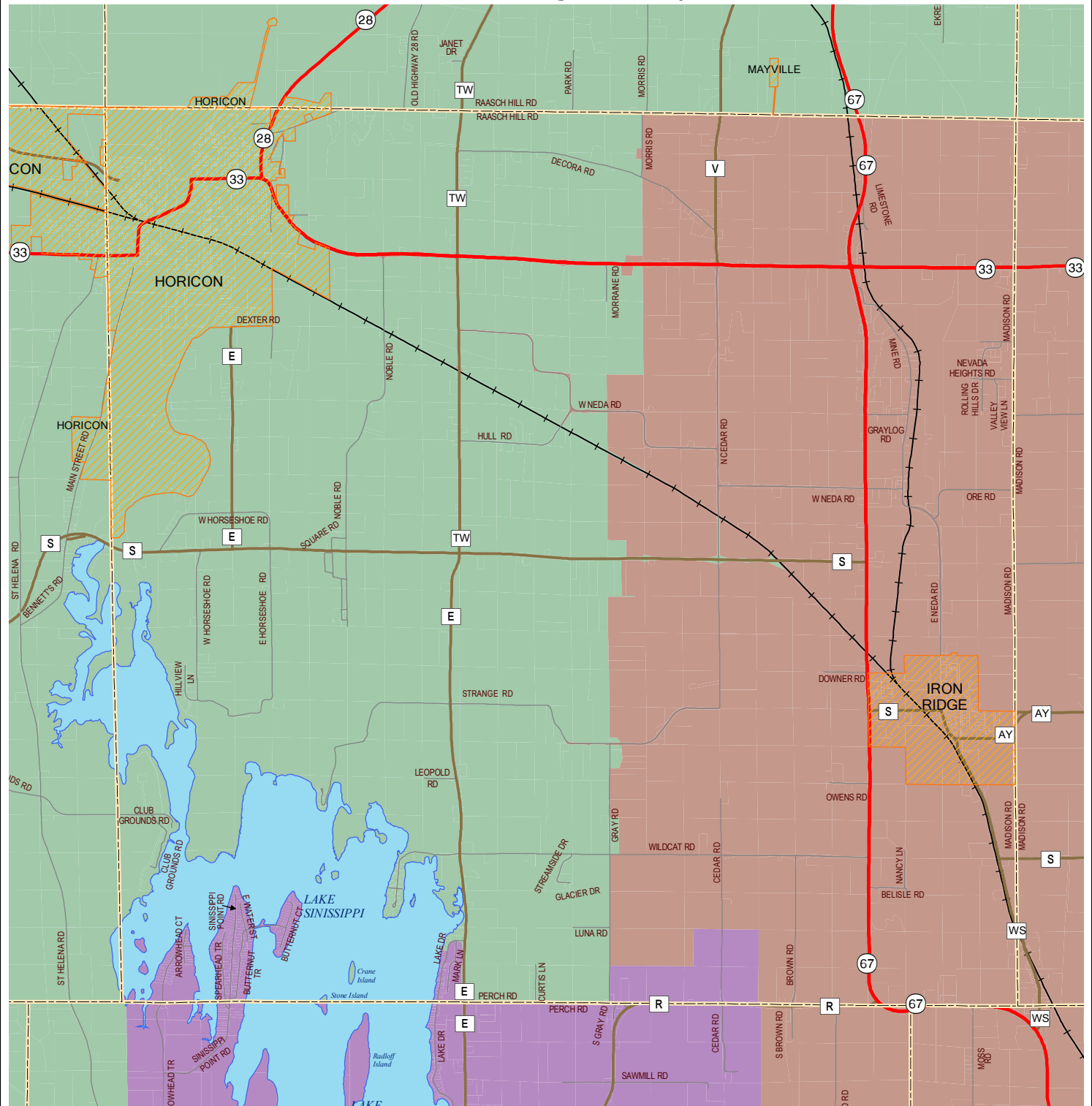
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Map 4-5, Telephone Service Providers Town of Hubbard, Dodge County, Wisconsin



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Map 4-6, Electric Utilities and Cooperatives Town of Hubbard, Dodge County, Wisconsin



Legend

- U.S. Highway
- State Highway
- County Highway
- Town Road
- Railroad

- Town Boundaries
- Municipalities
- Lake
- Alliant Energy
- Hustiford Utilities
- Wisconsin Electric Power Co. (private)

Source: Dodge County Land Resources and Parks Department, February 2008
 Derived from Wisconsin Department of Administration maps dated June 2002.
 Hustiford Utilities provided data for their boundaries, December 2007

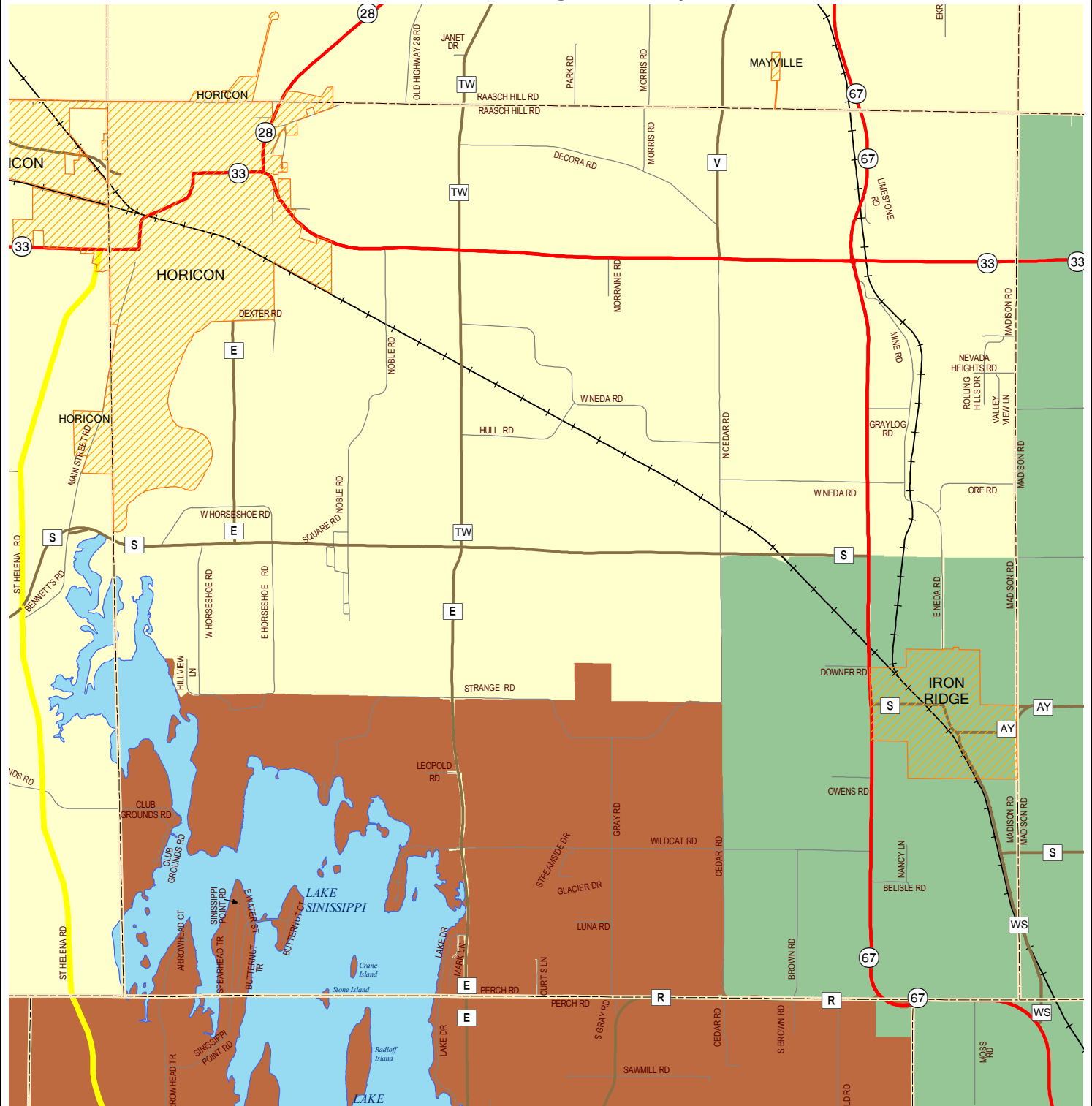
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Dodge County Wisconsin

Town of Hubbard

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Map 4-7, Natural Gas Service Providers Town of Hubbard, Dodge County, Wisconsin



Legend

- U.S. Highway
- State Highway
- County Highway
- Town Road
- Railroad

- Town Boundaries
- Municipalities
- Lake

- Wisconsin Electric Gas Operations
- Wisconsin Gas Company
- Alliant/Wisconsin Power & Light

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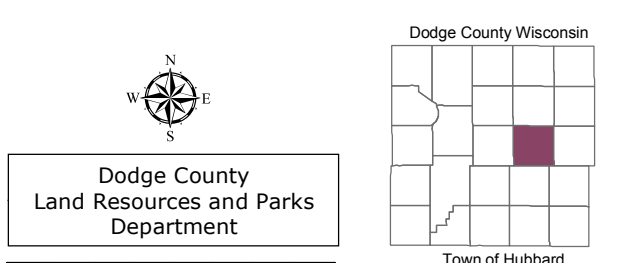
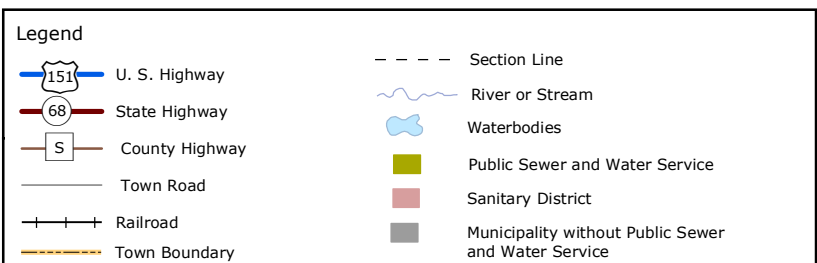
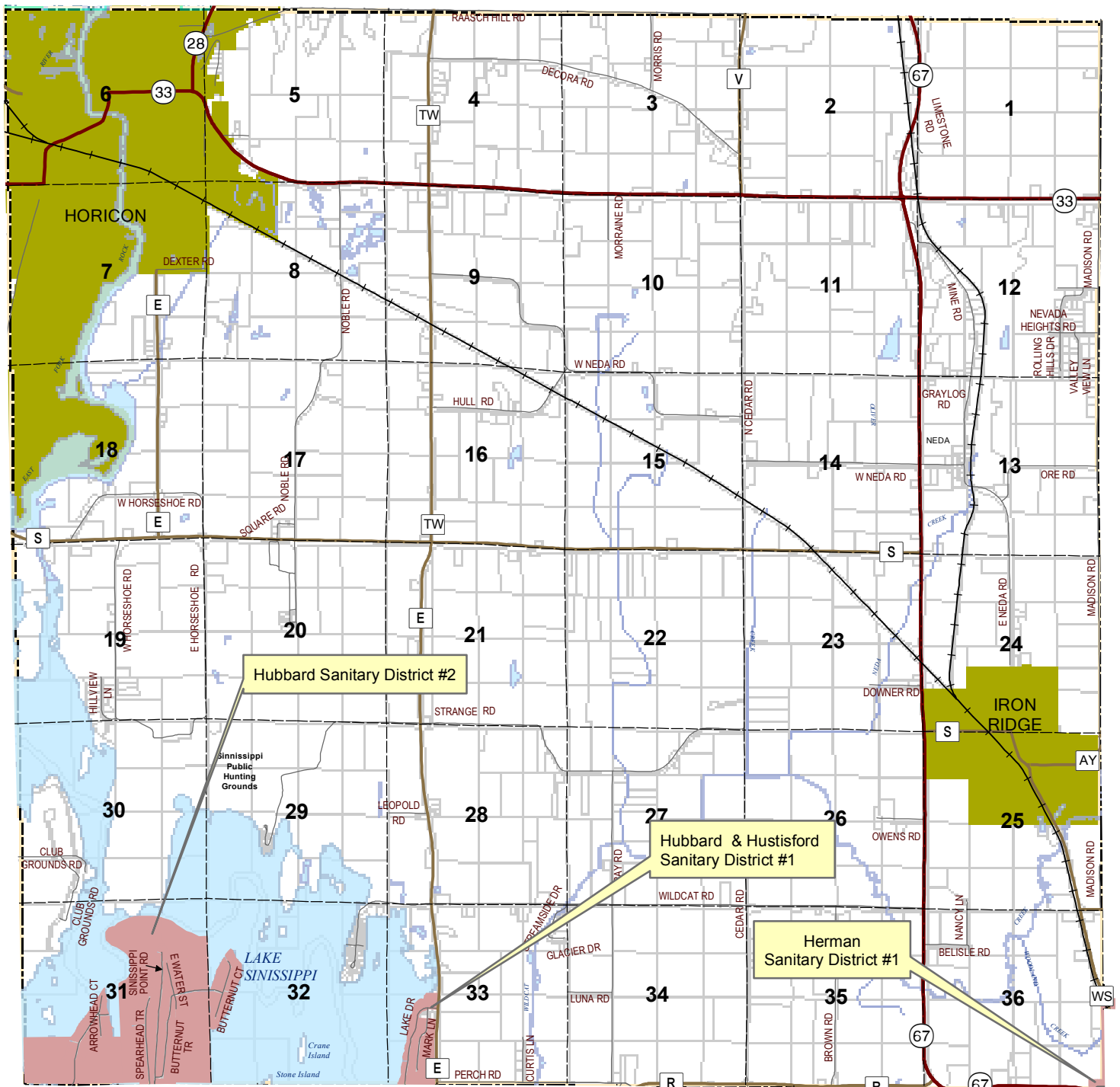
Town of Hubbard

Source: Dodge County Land Resources and Parks Department, December 2007
Derived from Wisconsin Department of Administration maps dated December 2002

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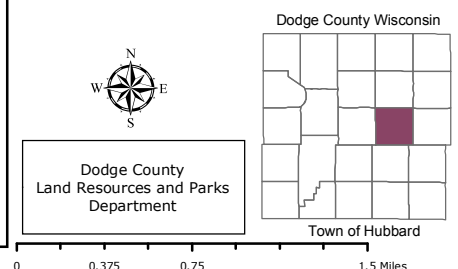
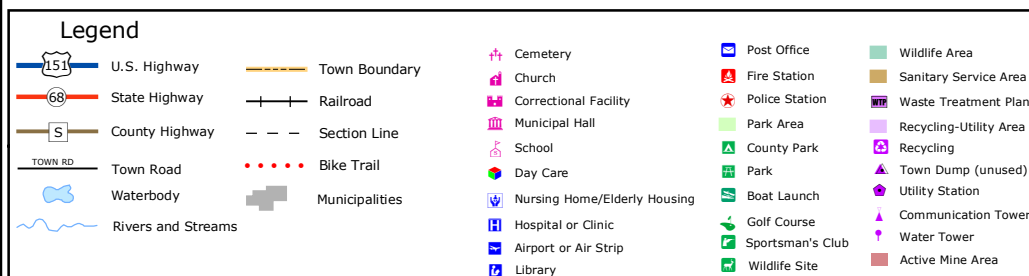
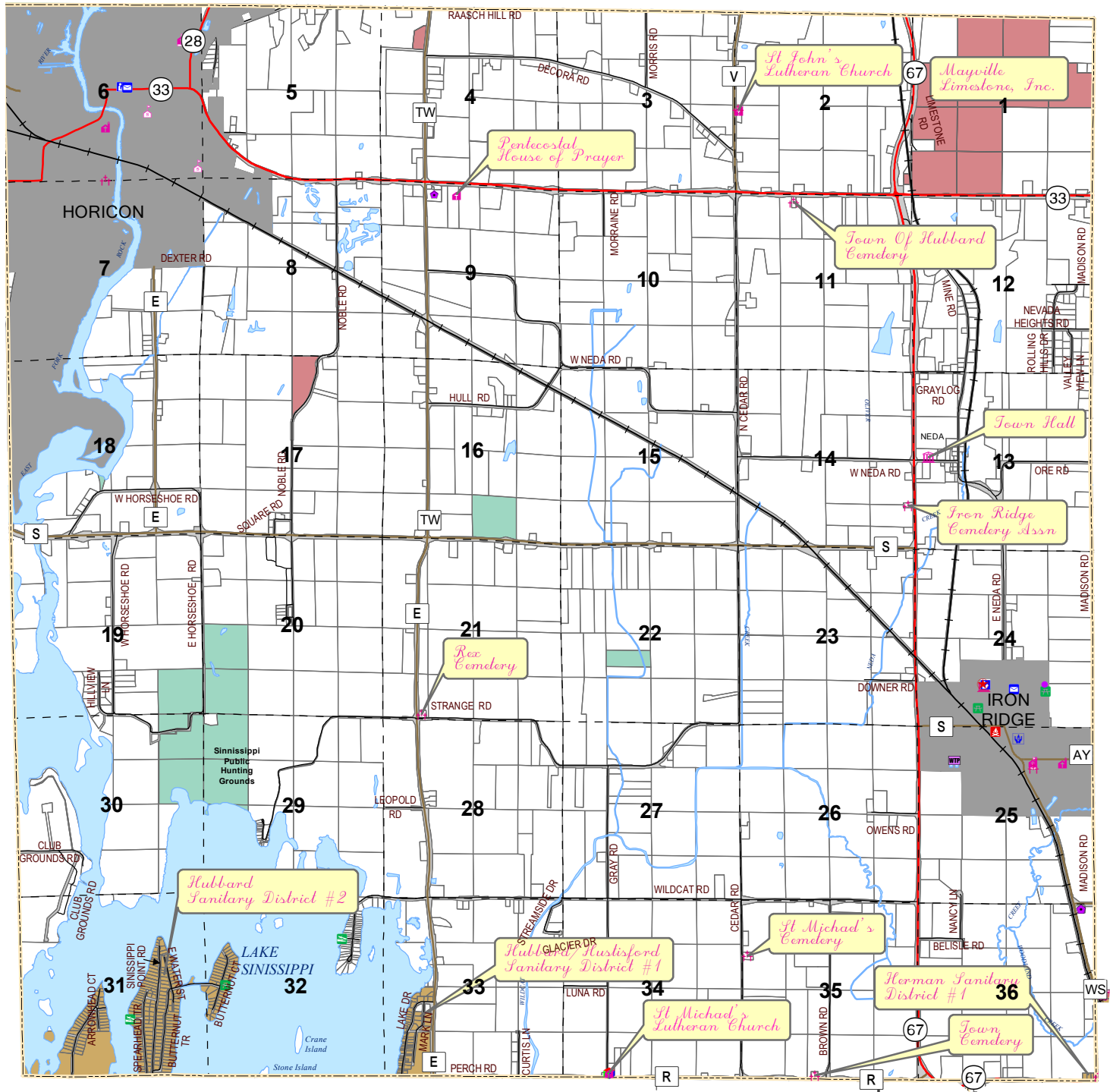
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Map 4-8 , Public Sewer Town of Hubbard, Dodge County, Wisconsin



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Map 4-9, Utilities and Community Facilities Town of Hubbard, Dodge County, Wisconsin



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Residents of the town primarily rely on POWTS for wastewater service, and Dodge County provides administration of the related codes and ordinances in the town. No short term or long term needs have been identified by the town in the area of POWTS. Existing services provided by Dodge County are anticipated to be adequate to meet the needs of the town over the planning period.

Public Water Supply

The Town of Hubbard is not served by a public water system as there are no publicly operated water supply facilities located in the town. Public water is available in neighboring villages and cities. Residents rely on individual/private wells for water. Refer to Map 4-8 for the service areas of public water systems. No short term or long term needs have been identified by the town in the area of public water. It is not anticipated that the need for public water service will become an issue for the town over the planning period.

Stormwater Management

The Town of Hubbard does not have a storm sewer system. The primary method of stormwater management is through culverts and ditches. Drainage District #72 has an extensive system of ditches that drain farmland water into Wildcat Creek.

No short term or long term needs have been identified by the town in the area of stormwater management. Existing services and facilities are anticipated to be adequate to meet the needs of the town over the planning period.

Health and Child Care Facilities

Area medical facilities include Agnesian Healthcare in Mayville and Aurora Health Center in Hartford with a satellite clinic in Hustisford. Regional medical and specialty services are available in Fond du Lac, Madison and Milwaukee.

There is currently one day care facility located in the Town of Hubbard. The Town allows for the development of commercial day care facilities under the Residential Estate, Urban Residential/Open Space, Residential Hamlet & Waterfront Zoning Districts. Commercial daycare services are also provided in neighboring Towns, Villages and Cities. No short term or long term needs have been identified by the town in the area of health and day care facilities. Existing services and facilities are anticipated to be adequate to meet the needs of the town over the planning period.

4.3 Utilities and Community Facilities Goals and Objectives

Community goals are broad statements expressing public preferences for the long term (20 years or more). They specifically address key issues, opportunities, and problems that affect the community. Goals are value-based statements that are not necessarily measurable. They represent an end to be sought, although some may never be fully realized. Objectives are

narrower and more specific than goals. Objectives are measurable statements of desired ends. The accomplishment of objectives contributes to fulfillment of the goal. Objectives are attained through the comprehensive plan's policies, recommendations, programs and implementation strategies.

Goal 1. Maintain and improve the quality and efficiency of town government, facilities, services, and utilities.

Objectives

- 1.a. Develop a plan for renovation, expansion or building of a Town hall within the next five years (by 2013).
- 1.b. Monitor the adequacy of public utilities to accommodate anticipated future growth and desired economic development.
- 1.c. Consider the potential impacts of development proposals on the cost and quality of community facilities and services, and balance the need for community growth with the cost of providing services.
- 1.d. Improve the efficiency of the delivery of community services and operation of community facilities.
- 1.e. Ensure that fire and emergency service levels are appropriate for the existing and future needs and demands of the town and its land uses.
- 1.f. Seek increased levels of police and other law enforcement in the town as needed.
- 1.g. Explore opportunities to provide or improve town facilities, equipment, and services cooperatively with neighboring communities.

Goal 2. Promote a variety of recreational opportunities within the community.

Objectives

- 2.a. Monitor the adequacy of park and recreational facilities to accommodate existing residents and anticipated future growth.
- 2.b. Maintain and improve existing public access to waterways.
- 2.c. Consider the continued viability and quality of recreational pursuits when reviewing development proposals and making land use decisions.

Goal 3. Ensure access to appropriate level of utilities and corresponding services are available for Town residents.

Objectives

- 3.a. Ensure cell phone service and high speed internet access is available to all residents.

4.4 Utilities and Community Facilities Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses to the issues that the town is concerned about. Policies and recommendations become primary tools the town can use in making land use decisions. Many of the policies and recommendations cross element boundaries and work together toward overall implementation strategies. Refer to Section 9.5 for an explanation of the strategies cited as sources for many of the policies and recommendations.

Policies identify the way in which activities are conducted in order to achieve fulfillment of goals and objectives. Policies that direct action using words “will” or “shall” are advised to be mandatory and regulatory aspects of the implementation of the Town of Hubbard Comprehensive Plan. In contrast, those policies that direct action using the word “should” are advisory and intended to serve as a guide.

Recommendations are specific actions or projects that the town should be prepared to complete. The completion of these actions and projects is consistent with the town’s policies, and therefore will help the town fulfill the comprehensive plan goals and objectives.

Policies: Town Position

- UCF1 Planned utilities, service facilities and roads shall be designed to limit the impact to environmental corridors, natural features and working farmland.
- UCF2 An approved Capital Improvement Plan/Budget shall support the development of new facilities.
- UCF3 The Town shall work with the county to review all permits that are under the jurisdiction of the Dodge County Wireless Communications Facilities Ordinance adopted by the Town on May 9, 2000. Criteria to review the placement of any such facilities should include the potential impacts on surrounding residential properties, the potential for co-location, setbacks from highways and other structures, visual impacts, abandonment, antenna location and property access, lighting and security so as not to be accessible by the general public.
- UCF4 All unsewered subdivisions shall be designed to protect the immediate groundwater supply through the proper placement and operation of private wells and on-site wastewater treatment systems.
- UCF5 Proposed developments shall not increase flooding potential to adjacent lands.
- UCF6 New development shall use best management practices for construction site erosion control.

- UCF7 A proportional share of the cost of improvement, extension, or construction of public facilities shall be borne by those whose land development and redevelopment actions that made such improvement, extension, or construction necessary (Source: Strategy UCF1).
- UCF8 New utility systems should be required to locate in existing rights-of-way whenever possible (Source: Strategy UCF1),
- UCF9 Telecommunication, wind energy, and other utility towers should be designed to be as visually unobtrusive as possible, support multi-use and reuse, and be safe to adjacent properties (Source: Strategy UCF8).
- UCF10 Substantial development proposals should provide an assessment of potential impacts to the cost of providing community facilities and services (Source: Strategy UCF1, ED3).
- UCF11 Development occurring within or near recreational resources should incorporate those resources into the development rather than harm or destroy them (Source: Strategy UCF6, LU2).

Recommendations

- ♦ The town will develop a plan for renovation, expansion or build-out of a new Town Hall by 2013.
- ♦ The town will continue to offer drop-off recycling and garbage collection services.
- ♦ Telecommunication facilities and towers shall utilize existing facilities to the maximum extent possible.
- ♦ Telecommunication towers shall be designed to be as unobtrusive as possible, support multi-use and/or reuse and be safe to adjacent properties.
- ♦ Stormwater management shall be addressed as a requirement of all development proposals.
- ♦ Continue the current building permitting process which requires erosion and sediment control practices to be used when removing the vegetative cover of the land or exposing the soil.
- ♦ Stormwater retention and detention basins and sedimentation basins will be blended into the landscape to the greatest extent possible.
- ♦ Create a standard development agreement that includes provisions for financial assurance, construction warranties, construction inspections, and completion of construction by the town under failure to do so by the developer (Source: Strategy UCF1).

- ♦ Require major land divisions, conditional uses, and other substantial development projects to submit an assessment of potential impacts to the cost of providing community facilities and services (Source: Strategy UCF1, ED3).
- ♦ Modify existing land division and impact fee ordinances to comply with Wisconsin Act 477 regarding exactions for parks and recreational facilities (Source: Strategy UCF1).
- ♦ Assess capacity and needs with regard to administrative facilities and services and public buildings every five years (Source: Strategy UCF4).

4.5 Utilities and Community Facilities Programs

The following programs are currently utilized by the community or are available for use by the community to implement the goals, objectives, policies, and recommendations identified.

Recycling Program

The town has participated in the recycling of all mandated materials since 1994 and periodically distributes flyers to the residents describing the program. The town applies for and receives a Recycling Grant to help defray the costs of this program. The sanitation attendants oversee the disposal of recyclable materials.

Clean Sweep Program

The Clean Sweep program is dedicated to the proper disposal of hazardous waste materials-products containing hazardous chemicals that could contaminate soil or groundwater if disposed of improperly. Dodge County conducts Household Hazardous Waste Clean Sweep programs and Agricultural Chemical Clean Sweep collections periodically. Clean Sweep is advertised in local newspapers and by posters and flyers distributed at the town garbage/recycling facility.

Community Development Block Grant for Public Facilities (CDBG-PF)

The Wisconsin CDBG Public Facilities Program is designed to assist economically distressed smaller communities with public facility improvements. Eligible activities include, but are not limited to, publicly-owned utility system improvements, streets and sidewalk improvements, development of community centers. Federal grant funds are available annually. 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. The Wisconsin Department of Commerce, Bureau of Community Finance should be contacted for further information.

Community Development Block Grant Public Facilities for Economic Development (CDBG-PFED)

The CDBG Public Facilities for Economic Development Program helps underwrite the cost of municipal infrastructure necessary for business development that retains or creates employment opportunities. Eligible activities are improvements to public facilities such as water systems, sewerage systems, and roads that are owned by a general or special purpose unit of government, and which will principally benefit businesses, and which as a result will induce businesses to create jobs and invest in the community. The Wisconsin Department of Commerce, Bureau of Community Finance should be contacted for further information.