

# **TOWN OF TILDEN**

# **COMPREHENSIVE**

# **LAND USE PLAN**

Completed November 2009  
Open House December 8, 2009  
(to be ) Adopted December 9, 2009

# TABLE OF CONTENTS

	Page
History .....	2
1.0 Introduction .....	10
2.0 Issues and Opportunities .....	11
Key Issues, Opportunities and Conflicts .....	11
Socioeconomic Profile .....	11
Household by Type .....	12
Labor Force .....	15
Employment Projections .....	16
3.0 Housing .....	17
General Overview /Basic Objectives .....	17
Basic Objectives .....	17
Occupancy Characteristics .....	18
Socioeconomic .....	19
Low/Moderate Income Housing .....	20
Affordable Housing .....	20
Special Needs .....	21
Federal/State Housing Programs .....	21
4.0 Transportation Element .....	23
Basic Objectives .....	23
Local Road Network .....	23
Road Pavement .....	23
Condition of Local Roads .....	24
Budget Table .....	26
State 5-Year Improvement Plan .....	27
Air Passenger Transportation .....	27
Rail Transportation .....	27
Bicycle/Walking Trails .....	27
Special Transit Facilities .....	28
Review of Existing Transportation Plans .....	28
5.0 Utilities and Community Facilities .....	30
General Overview .....	30
Objectives of the Element .....	30
Existing Public Facilities and Services .....	30
Water Facilities .....	30
Wastewater Facilities .....	30
Storm Water Management Facilities .....	30
Solid Waste Disposal/Recycling .....	31
Recreational Facilities and Area Attractions .....	31

Library Services .....	31
Law Enforcement Protection .....	32
Fire Protection .....	32
Hazardous Materials (HAZ-MAT) .....	32
Emergency Medical Services .....	32
Municipal Buildings .....	33
Energy Sources .....	33
Telecommunications Services .....	33
Health Care Facilities .....	33
Child Care Facilities .....	34
Cemeteries .....	34
School and Education .....	34
Future Needs .....	34
Goals .....	35
6.0 Agricultural, Natural and Cultural Resources .....	36
Existing Conditions .....	36
Local Agricultural Industry Trends .....	36
Natural Resources .....	43
Topography .....	43
Important Farmland .....	43
Steep Slopes .....	43
Wetlands .....	44
Floodplains .....	44
Woodlands .....	44
Hydrology .....	44
Fish .....	44
Wildlife .....	45
Other Resources or Resource Issues .....	45
Groundwater .....	45
Cultural Resources .....	53
7.0 Economic Development .....	54
General Overview and Basic Objectives .....	54
Basic Objectives .....	54
Survey Analysis .....	54
Agriculture .....	54
Housing .....	54
Economic Development .....	54
Natural Resources .....	54
Transportation .....	54
Land Use .....	55
Summary .....	55
Labor and Economics .....	55
Labor Force .....	55
Largest Employers in the Area .....	56

Local Tilden Employers .....	56
Regional Industrial/Business Parks .....	56
Environmental Contaminated Sites .....	57
Economic Development Programs .....	57
State and County Programs .....	57
Selected Economic Development Programs .....	57
Community Strengths and Weaknesses .....	58
Strengths .....	58
Weaknesses .....	58
8.0 Intergovernmental Cooperation .....	59
Overview .....	59
School District .....	59
Wisconsin Department of Transportation .....	59
Existing Areas of Cooperation/Coordination .....	59
Areas to Explore for Additional Cooperation/Coordination .....	60
Process to Resolve Conflicts .....	60
9.0 Land Use .....	62
Basic Objectives .....	62
Survey Results .....	62
Existing Conditions .....	62
Contaminated Sites .....	62
Land Use Conflicts .....	63
Land Use Summary .....	63
Preferred Land Use Map .....	63
Future Conditions .....	64
10.0 Implementation .....	66
Goals and Objectives .....	67
Health, Safety and Wellbeing of Citizens .....	67
Preserve Rural Character of the Town .....	67
Preserve Productive Farm and for Continued Ag Use .....	68
Integration .....	68
Plan Monitoring and Update .....	68
 MAPS	
Map I: Tilden's Boundaries (1883-84) .....	4
Map II: Tilden's Boundaries (1885) .....	5
Map III: Tilden's Boundaries (1901-4) .....	6
Map IV: Tilden's Boundaries (1905-6) .....	7
Map V: Tilden's Boundaries (1907-17) .....	8
Map VI: Tilden's Boundaries (1917-21) .....	9
Map VII: Plat of Existing Houses (2008) .....	22
Map VIII: Roads and Highways in Tilden .....	29

Figure 1: Tilden Elevations .....	46
Figure 2: Tilden Soil Texture .....	47
Figure 3: Tilden Slopes .....	48
Figure 4: Tilden Flooding Frequency .....	49
Figure 5: Tilden Forestland .....	50
Figure 6: Tilden Possible Depth to Water .....	51
Map IX: Tilden Land Cover Map .....	52
Map X: Tilden Comprehensive Land Use Map (2009-2029) .....	65
Map XI: 1999 Proposed Land Use Map .....	77

## Lists of Tables

### Tables

Table 2-1: Population Changes .....	11
Table 2-2: Population Projections .....	12
Table 2-3: Population and Household Comparison .....	12
Table 2-4: Households by Type .....	12
Table 2-5: Gender and Age .....	13
Table 2-6: Educational Attainment .....	13
Table 2-7: School Enrollment .....	14
Table 2-8: Town of Tilden Income .....	14
Table 2-9: Historical Labor Force .....	15
Table 2-10: Employment Status .....	15
Table 2-11: Employment by Industry .....	16
Table 3-1: Age of Housing .....	17
Table 3-2: Housing Starts .....	17
Table 3-3: Structural Value .....	18
Table 3-4: Occupancy .....	18
Table 3-5: Housing Tenure .....	18
Table 3-6: Occupancy .....	19
Table 3-7: Household Size .....	19
Table 3-8: Socioeconomic .....	19
Table 3-9: Percent of Low and Moderate Income Households .....	20
Table 3-10: Monthly Owner Costs as Percentage of Household Income .....	20
Table 3-11: Poverty Status .....	20
Table 3-12: Facility Type .....	21
Table 4-1: Maintenance Responsibility .....	23
Table 4-2: Pacer Rating Report (2007) Part I .....	24
Part II .....	25
Part III .....	25
Table 4-3: Average Treatment Costs .....	26
Table 4-4: Town Highway Budget .....	26
Table 4-5: Town 5 Year Improvement Plan .....	26
Table 4-6: County 5 Year Improvement Plan .....	26
Table 4-7: Bridges .....	27
Table 6-1: Farm Ownership – Town and County .....	37

Table 6-2: Population Living on Farms- Town and County .....	37
Table 6-3: Farm Employment .....	38
Table 6-4: Changes in Dairy Farm Numbers .....	39
Table 6-5: Dairy Farms per Square Mile .....	40
Table 6-6: Farmland Kept in Farming .....	41
Table 6-7: Farmland Sold .....	41
Table 6-8: Land Prices .....	42
Table 6-9: Farmland Prices .....	42
Table 7-1: Employed Civilian Population .....	55
Table 7-2: Class of Worker .....	56
Table 7-3: Commuting to Work .....	56
Table 7-4: Regional Industrial /Business Parks .....	56
Table 9-1: Tilden Valuation Statement (2009) .....	63

## Appendix

Appendix A: Dates/Meetings inviting Public Participation .....	69-70
Appendix B: Newsletter inviting Public Participation .....	71-77
Appendix C: Page in Newsletter Inviting Public Participation .....	78
Appendix D: Town of Tilden News Letter Survey and Results .....	79-81
Appendix E: 1999 Town of Tilden Community Survey and Results .....	82-100
Appendix F: Resolution 2009-2 Public Participation .....	101
Appendix G: Adoption to Tilden Code of Ordinances .....	102