



Town of Scott in Crawford County Wisconsin Comprehensive Plan 2025-2045



Prepared by the Mississippi River Regional Planning Commission
Under the Direction of the Town Plan Commission
and Town Board



Town of Scott Board

Wayne Jerrett, Jr. - Chairman

Dennis Bell - Supervisor

Stephanie Roth - Supervisor

Donna Bell - Clerk

Michelle Burbach - Treasurer

Town of Scott Plan Commission

Steven Querin-Schultz – Chairman

Dennis Bell

Tom Carlin

Rodney Wilson

Alex Walker

Ritch Wachuta

Buck Roth

Mississippi River Regional Planning Commission

Jon Bingol – Executive Director

Ken Harwood – Planner

Kia Kling – Planner

Jack Zabrowski – Senior Planner

Sarah Ofte – Senior Office Manager

Contents

Executive Summary.....	1
Vision Statement	1
History Town of Scott in Crawford County.....	2
Early settlement	2
Economic development.....	2
Map – Town of Scott and Neighboring Communities.....	3
Planning Process	4
Goals and Objectives.....	5
Housing Goals and Objectives	5
Transportation Goals and Objectives	5
Utilities & Community Facilities Goals and Objectives.....	5
Agricultural, Natural & Cultural Resources Goal	5
Economic Development Goal	5
Intergovernmental Cooperation Goal	5
Land Use Goals and Objectives	5
Implementation.....	6
Role of Implementation	6
Implementation Strategies.....	6
Plan Administration.....	6
Plan Adoption, Monitoring, Amendments, and Update	7
Town of Scott Action Plan	9
Survey.....	10
Future Land Use.....	10
Nine Planning Elements	11
Issues and Opportunities	13
Population Trends and Projections	13
Table - Population	14

Population Characteristics.....	15
Graph - Race, Ethnicity and Sex	15
Table Race	16
Table Age.....	17
Educational Attainment	18
Table - Educational Attainment of Population Over 25.....	18
Income and Poverty.....	19
Table Mean Income.....	20
Table Median Income.....	20
Table Income	21
Table Income Below Poverty Level*	21
Employment	22
Table Employment by Industry	23
Housing	24
Housing Goals and Objectives	25
Housing Units by Type and Year Built	26
Graph Housing Type and Year Built	26
Table Housing Units	26
Table Housing Structures by Type.....	27
Table Housing Structures by Year Built.....	27
Median Housing Value	28
Table Median Value of Owner-Occupied Housing Units	28
Housing Vacancy Rates	29
Table Owner-Occupied Vacancy Rates	29
Table Renter-Occupied Vacancy Rates	29
Affordability of Housing	30
Table Percent of Household Income Spent on Owner-Occupied Units.....	30
Table Percent of Household Income Spent on Renter-Occupied Units.....	31
Housing Tenure	31

Table Housing Tenure of Owner-Occupied Housing.....	31
Transportation.....	32
Transportation Goals and Objectives	33
Inventory of Existing Transportation Facilities.....	34
Map – Town of Scott Roads	35
State and Regional Transportation Plans.....	38
Utilities and Community Facilities	39
Utilities & Community Facilities Goals and Objectives.....	40
Utilities	41
Map – Town of Scott Watersheds and Wells.....	42
Map – Town of Scott Residential Well Density	43
Map – Town of Scott Broadband Access and Speed.....	45
Community Facilities	46
Public Safety Facilities	47
Agricultural, Natural, and Cultural Resources	48
Agricultural, Natural & Cultural Resources Goals and Objectives.....	49
Agricultural Resources	49
Map - Town of Scott Farmland Classification	51
Natural Resources	52
Map – Town of Scott Natural Resources.....	53
Cultural and Historical Resources	54
Recreational Resources and Open Spaces	54
Economic Development	55
Economic Development Goals and Objectives.....	56
Current Industry Base and Workforce	57
Table – Industry Projections.....	58
Environmental Considerations.....	58
Economic Analysis and Future Opportunities.....	59
Strengths and Weaknesses for Business Attraction and Retention	59

Alignment with Broader Economic Plans	60
Intergovernmental Cooperation	61
Intergovernmental Cooperation Goals and Objectives	62
Adjacent Local Governments	63
Fire Protection	63
Emergency Medical Services	63
School Districts	63
Map – Town of Scott School Districts	65
Crawford County	66
Mississippi River Regional Planning Commission	66
State of Wisconsin	66
Conflict Resolution	66
Land Use	67
Land Use Goals and Objectives	68
Existing Land Use	69
Land Use Regulations	69
Map – Town of Scott Existing Land Use	71
Trends and Land Use Conflicts	72
Future Land Use Projections	72
Opportunities for Redevelopment	73
Land Use Planning Considerations	73
Map – Town of Scott Slope	74
Map – Town of Scott Topography	75
Appendices	76
Appendix A: Public Participation Plan	77
Appendix B: Survey	79
Appendix C: Notice of Public Hearing	94
Appendix D: Resolutions to Adopt the Town of Scott Comprehensive Plan	95
Appendix E: Town of Scott Land Division Ordinance	97

Appendix F: Town of Scott Driveway Ordinance.....	106
Appendix G: Town of Scott Mining Ordinance	125



Executive Summary

The Town of Scott Comprehensive Plan was developed in accordance with Wisconsin's Comprehensive Planning Law, Section 66.1001 of the Wisconsin Statutes. This law, enacted in 1999, requires that all zoning, subdivision regulations, and official mapping align with a comprehensive plan. The plan examines the Goals, Objectives, Policies, and Recommendations of the Plan Commission and uses the Existing Conditions Report and data to provide a clear framework for guiding the Town's future development and decision-making.

Using ideas and input from the community, our committee drafted a set of goals and a vision for the Town. We then established a set of objectives to address issues we felt should be addressed in the coming years.

Vision Statement

“Rooted in rural character, and growing toward a sustainable future, the Town of Scott in Crawford County envisions a thriving community where agriculture remains the heart of our economy, our woodlands and open spaces are preserved, water and natural resources are cherished and protected, and neighbors work together to cultivate opportunity, resilience, and a high quality of life for generations to come.”

The Town of Scott is a rural municipality in southeastern Crawford County, Wisconsin, known for its agricultural heritage, scenic landscapes, and strong community ties. The Town's land use is primarily agricultural, with scattered residential properties, small-scale businesses, and natural resource areas. As a predominantly rural area, the Town of Scott faces unique challenges related to land use, transportation, and infrastructure, while also benefiting from proximity to regional employment hubs and natural amenities.



History Town of Scott in Crawford County

The Town of Scott, located in Crawford County, Wisconsin, has a history intertwined with the broader development of the region.

Early settlement

- In the mid-1840s, William and Randolph Elliott were among the first to explore and claim land in the area that would become the Town of Scott. In 1846, J.R. Hurlbut, William and Elmer Russell, Anthony Laughlin, and Charles F. Coalburn arrived, exploring the area. J.R. Hurlbut moved his family to the town in November 1849.
- Other settlers like Stephen Gardner, James Posey, and S.S. Ferrel with his sons arrived in the mid-1850s, establishing themselves on various sections of land within the township.
- Some early inhabitants like Samuel Wannemaker and L. Parce served in the Union army during the Civil War.
- From 1857 on, the settlers came in quite rapidly.
- Early religious services were conducted in settlers' homes. The first religious services in the Town of Scott were conducted by the United Brethren in the home of William Elliott 1853. A Baptist church was started 1857 (also in homes). A Methodist class was organized in 1858 and built a log meeting house. In 1882 the Roman Catholic church completed a building which cost \$1,000.
- Several schools were started in the Town of Scott and at least one building remains.

Economic development

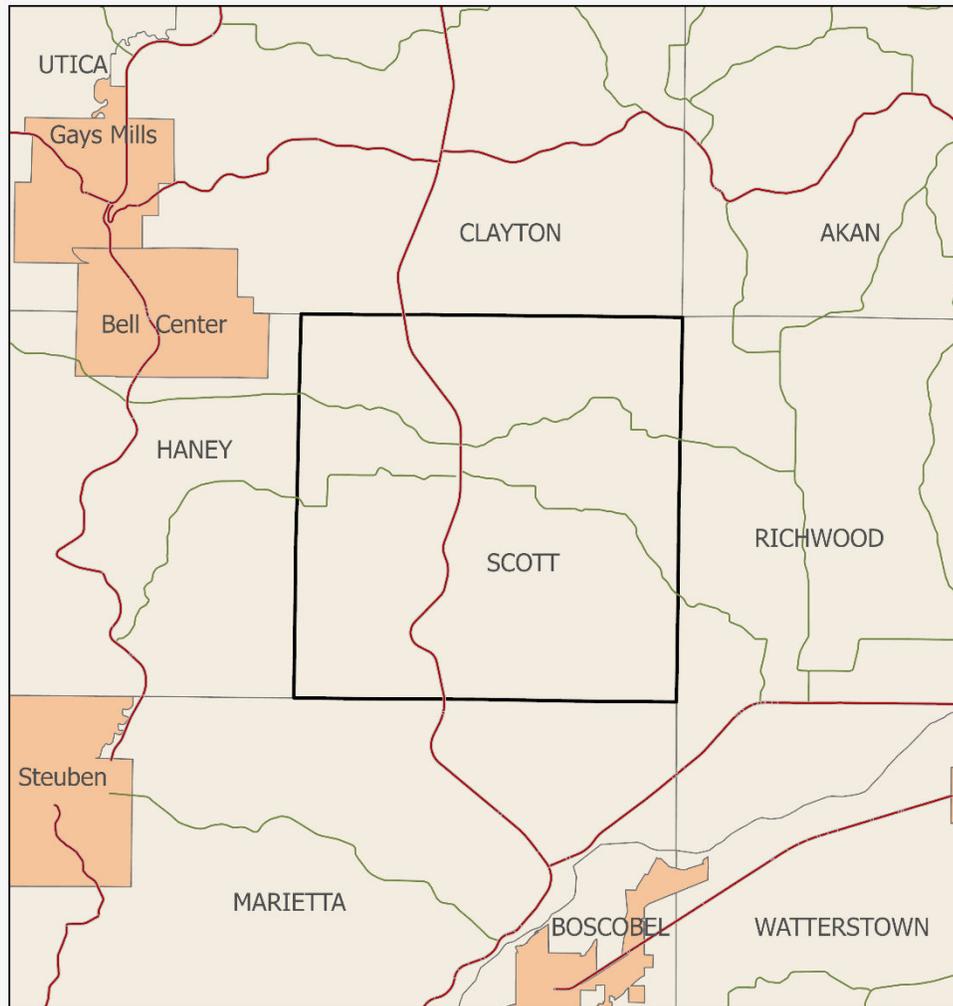
- In addition to farming, early economic activity included a sawmill built in 1858 by J.P. Tower. Edward Davis established a woolen factory in 1859, which was later destroyed by fire and rebuilt. There were two steam mills in the Town of Scott --- one owned by J. J. Hurlbut; this had a twenty-five horse-power engine, which runs saws, planing mill, shingle and heading machines. They also built wagon and furniture stock. The other mill was run by a forty horse-power engine. This was started in the fall of 1882. This mill cuts common lumber and railroad ties.

Taken from *History of Crawford and Richland Counties, Wisconsin* - Union Publishing Company - Springfield, IL – 1884 <http://www.usgenweb.info/wicrawford/books/chap34.htm>

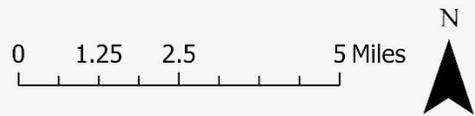


Map – Town of Scott and Neighboring Communities

Town of Scott Neighboring Communities



Town of Scott	County Roads
Towns	US/State Highways
Villages/Cities	





Planning Process

The Town of Scott Comprehensive Plan was developed under the leadership of the Town Plan Commission, with professional planning services contracted through the Mississippi River Regional Planning Commission, which the Town is a member of as a municipality in Crawford County. The planning process began in late 2024, with a community-wide survey distributed to all Town residents, with over 20% of the population providing input. This engagement allowed the plan to reflect the priorities and aspirations of the community.

The plan is structured around clear goals based on input from the survey and community and will guide the Town’s decisions moving forward. These goals were developed later in the process but are placed first in the document to underscore their importance. The planning process began with a comprehensive Existing Conditions Report, a review of the previous plan and ordinances currently in place, followed by the survey. The data and insights gathered were essential in crafting the goals and policies. Finally, an implementation strategy and Future Land Use Objectives were established to provide a framework for decision-making, particularly in areas related to development and zoning. This plan serves as a practical tool for shaping the Town of Scott’s future while preserving its distinct rural character.

The Town of Scott Comprehensive Plan is designed as a living document, intended to be regularly updated as conditions evolve and new challenges or opportunities arise. By revisiting and revising the plan as needed, the Town ensures that it remains responsive to community needs and aligns with its long-term vision. This adaptability allows the plan to serve as a dynamic guide for future development, zoning, and governance decisions, keeping the Town on a path of sustainable growth and preservation.



Goals and Objectives

Housing Goals and Objectives

Goal: Support and sustain a diverse range of safe, reasonably priced, high-quality housing options that meet the needs of all residents and preserves the rural character of the community.

Transportation Goals and Objectives

Goal: Develop and maintain a safe, efficient, and well-connected transportation system that supports the mobility needs of residents, promotes economic and agricultural development, and preserves the rural character of the community.

Utilities & Community Facilities Goals and Objectives

Goal: Ensure the provision of efficient, sustainable, and cost-effective utilities and community facilities that support the health, safety, and quality of life of residents while accommodating future growth and preserving the rural character of the community.

Agricultural, Natural & Cultural Resources Goal

Goal: Protect and promote the community's agricultural lands, natural resources, and cultural heritage to sustain the rural character, environmental health, and local identity for current and future generations.

Economic Development Goal

Goal: Promote a resilient and diverse local economy that supports existing farms and businesses, attracts new opportunities, and enhances the rural community's quality of life while preserving its agricultural heritage and natural resources.

Intergovernmental Cooperation Goal

Goal: Foster effective intergovernmental cooperation to enhance the delivery of services, promote regional planning, and improve resource sharing among neighboring jurisdictions, school districts, and government agencies.

Land Use Goals and Objectives

Goal: Promote orderly, efficient, and sustainable land use patterns that preserve rural character, support agricultural vitality, protect natural resources, and guide growth in a manner that enhances the quality of life for all residents.



Implementation

Implementation element. A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

Source Wisconsin Statute 66.1001: Comprehensive Planning

The comprehensive plan has been prepared to present a vision of the Town of Scott and its relationship to population growth, land development, and infrastructure development.

Role of Implementation

Local governmental bodies (elected and appointed) make decisions that determine how this plan can be realized. All of this affects how the plan relates to the future development of the Town. Over the Plan's twenty-year planning horizon (with a full update in ten years and possible element specific updates as needed), hundreds of decisions will be made which will impact its success. Therefore, it is important that each of these decision-making bodies accepts the basic recommendations of the plan and makes decisions and recommendations based upon it.

Implementation Strategies

To purposefully guide the management of growth and change found in this plan requires a clear vision of what the community desires to be in the future. Achieving the vision or implementing the plan requires a community to take a "proactive" position rather than a "reactive" position. These positions must be carried out within the parameters of federal and state constitutional law, and pursuant to local municipal ordinances or duly established procedures.

Plan Administration

An effective planning program should be continually reviewed and updated to reflect the processes of actual development and the changing attitudes and priorities of the community. This Plan should be a living and working document for the Town. Information should be gathered and studied to determine trends and reevaluate projections, forecasts, and plans. The comprehensive plan should be regularly reviewed in depth to make any



necessary policy and recommendation changes in relation to the direction and character of community development at that time.

The plan is based on variables that are dynamic and whose future direction cannot always be accurately predicted. Accordingly, such variables as population and urban development characteristics should be periodically compared against the plan's assumptions and recommendations. The updating process should include gathering of the most recent demographic information, updated building permit and land use data, analysis, and a public hearing before the Plan Commission and Town Board.

The Commission plays a very critical role in the planning process and must be alert to the opportunities and needs of the community, bringing such needs to the attention of the elected bodies or other agencies within the community which have direct responsibility for public improvements. The appraisal of local needs and the continuing application of the planning principles set forth herein will ensure maximum benefits from the plan and will result in orderly and economic achievement of the goals which have been established in preparation of this plan.

Implementation depends upon both private and public action. Public action includes administration of land platting, long-range financial programming, and the review of proposals affecting the physical development of the community by the board-appointed committees and elected officials. Close cooperation between the Town, surrounding townships, villages, cities and neighboring jurisdictions is essential to the proper administration and implementation of the plan.

The comprehensive plan is a flexible guide to decision making rather than an inflexible blueprint for development. Amendments should be made only after a realistic evaluation of existing conditions and the potential impact of such a change is made. Amendments should not be made merely to accommodate the daily pressures of planning and/or government. It is important to recognize that planning is a process that should occur on a continuing basis if the community is to take advantage of new opportunities as conditions change.

Plan Adoption, Monitoring, Amendments, and Update

Plan Adoption

The first official action toward plan implementation is adoption of the plan document by the Town Board. After the duly required public meeting the Plan Commission adopts the Plan by resolution, then the Town Board must adopt the plan by ordinance. This action formalizes the plan document as the current basic frame of reference for general development decisions over the next 10 years (with a forward view of the next 20 years). The plan, thereby, becomes a tool for communicating the community's land use policy and for



coordinating various individual decisions into a consistent set of actions to harmoniously shape the area's continued growth in the desired manner.

Plan Use and Evaluation

The Town will base its land use decisions on this Plan's goals, objectives, policies, and recommendations, including decisions on private development proposals, public investments, regulations, incentives, and other actions.

Future conditions cannot always be accurately predicted. Accordingly, such variables as community character and transportation safety and mobility should be periodically compared to the Plan's assumptions and recommendations.

This Plan should be evaluated regularly to determine the Town's progress toward implementing the Plan and identifying areas that need to be updated.

Plan Amendments

This Comprehensive Plan may be amended at any time by the Town Board following the procedures set forth in Wisconsin Statutes § 66.0295(4). Amendments are generally defined as minor changes to the plan maps or text. Amendments may be needed for a variety of reasons including:

- Changes in Town goals, objectives, policies, and recommendations
- Unique opportunities presented by private development proposals
- Changes in Town programs and services
- Changes in state or federal laws

Any proposed amendments should be submitted to the Plan Commission for their review and recommendations prior to being considered by the Town Board for final action.

Plan Update

Wisconsin's Comprehensive Planning Law requires that the comprehensive plan be updated at least once every 10 years.



Town of Scott Action Plan

What	Who	When
Communicate the contents of the plan and land use issues to key stakeholders, citizens, surrounding communities, state, and regional entities.	Commission and Town Board	2025/2026
Review and align any Town ordinances or policies with the plan.	Town Board, Plan Commission, Advisors / legal	Ongoing
Base land use decisions against this Plan’s goals, objectives, policies, and recommendations, including decisions on private development proposals, public investments, regulations, incentives, and other actions.	Town Board	Ongoing
Identify opportunities for projects included in this plan like open space and trails, land preservation, and public access to Town lands and resources.	Town Board and Staff	Ongoing
Where appropriate draft new ordinances to support this plan. This may include the adoption of Town Zoning and Permitting in the future.	Town Board, Advisors / legal	Ongoing
Strengthen the Plan Commission / Committee to work on issues with board and review new projects, homes, Ag and commercial development.	Plan Commission and Town Board	Ongoing
Work with surrounding government entities to implement elements of this plan. This includes the Cities and Villages of Boscobel, Gays Mills, Bell Center, and Soldiers Grove. The Towns of Clayton, Haney, Marrietta, Richwood, Crawford County, and the State of Wisconsin and their departments and divisions.	Town Board and Committees	Ongoing
Amend Plan as Needed	Town Board	Ongoing
Update This Plan Every 10 Years	Town Board	2035



The following details and data summarize background information as required for the nine planning elements to be included in comprehensive plans per Wisconsin Statute 66.1001. The information was collected in the years 2024 and 2025 and is subject to change. The information is compiled at the Town level to the extent that such data is available or can be synthesized from standard data sources. Much of the data comes from secondary sources, consisting primarily of the U.S. Census. Caution should be given as most of the data that the US Census collects is from a sample of the total population; and therefore, are subject to both sampling errors (deviations from the true population) and non-sampling errors (human and processing errors).

Survey

To facilitate this plan a Public Survey was used and is included in Appendix B of this report. Over 100 respondents provided both statistical data as well as offering specific observations and ideas for the development of this plan and the future of the Town of Scott. The Planning Commission and Town Board are encouraged to continue to review this input as this plan is implemented.

Future Land Use

Crawford County is not comprehensively zoned so individual projects in the Town of Scott must be reviewed by the Plan Commission and approved by the Town Board.



Nine Planning Elements

In accordance with Wisconsin Statutes, a Comprehensive Plan shall contain the following nine elements:

1. **Issues and Opportunities Element.** Background information presented in the plan should support the Town's overall objectives, policies, goals, and suggested projects to guide the Town for the next 20 years (with an official update in 10 years) and its development and redevelopment efforts.
2. **Housing Element.** This section should list housing types, age, value, and guide the Town to determine adequate housing supply to meet existing and forecasted demands for persons of all income levels.
3. **Transportation Element.** This section should guide future development of various modes of transportation from pedestrian movement to vehicle travel on highways, railroads, truck traffic, transit options and their part in regional transportation plans.
4. **Utilities and Community Facilities Element.** This element should identify utilities and community facilities such as sanitary sewer service, storm water management, water supply, recycling facilities, parks, telecommunications infrastructure, power generation plants and transmission lines, cemeteries, health facilities, public safety facilities, libraries, schools, and other government facilities.
5. **Agriculture, Natural and Cultural Resources Element.** This element looks at programs for conservation, promotion of effective management of natural resources, productive agricultural areas, groundwater, forests, waterways, endangered species, wetlands, mining, parks, open spaces, historic sites and recreational resources.
6. **Economic Development Element.** Consider programs to promote the stabilization, retention and expansion of the economic base and quality employment opportunities in the Town. Identify existing businesses and industries, labor force analysis and available sites for expansion.
7. **Intergovernmental Cooperation Element.** Evaluate existing practices for joint planning and decision making with other jurisdictions, identify any existing or potential conflicts and consider opportunities for improvement in the future.
8. **Land-Use Element.** Identify programs to guide future development and redevelopment of private and public properties. Include maps showing current land use and projected future land use.



9. **Implementation Element.** List a compilation of programs and specific actions to be completed and describe how the elements of the comprehensive plan will be integrated in a consistent manner. Include a mechanism to measure the Town’s progress toward achieving all aspects of the comprehensive plan and a process for updating the comprehensive plan (no less than once every 10 years).

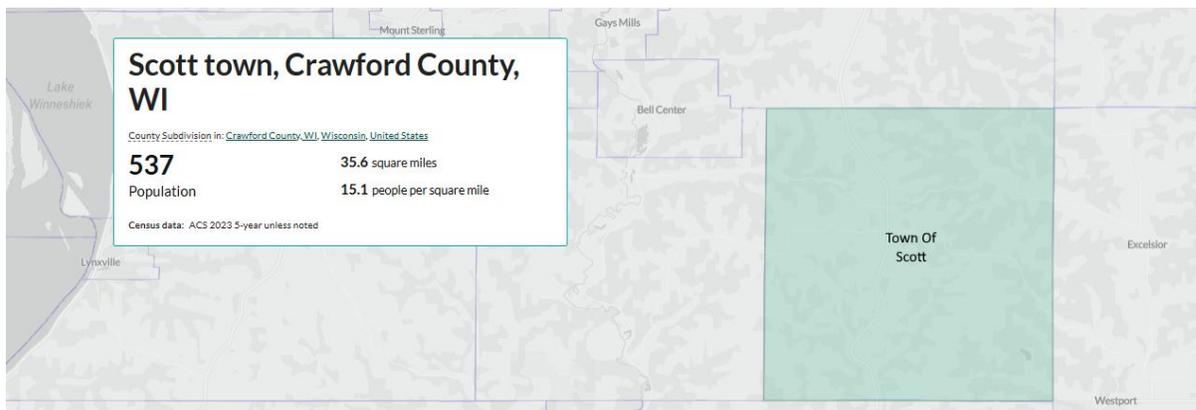


Issues and Opportunities

Issues and opportunities element. Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.

Source Wisconsin Statute 66.1001: Comprehensive Planning

Population Trends and Projections



The population of the Town of Scott has remained relatively stable over the past 20 years, fluctuating around 500 residents. Between 2000 and 2020, the population increased by 16 individuals, representing a modest 3% growth. However, a net population loss of 41 people was recorded between 2000 and 2010. In contrast, Crawford County experienced a 7% population decline during the same timeframe, while Wisconsin as a whole saw a 10% increase.

Looking ahead, projections from the Wisconsin Department of Administration (2013) indicate that the Town of Scott’s population may decrease by 119 residents from 2020 to 2040, a 23% decline. During this period, Crawford County is projected to experience moderate growth of 3%, while Wisconsin is expected to maintain a 10% growth rate.

It is important to note that these projections do not account for unique factors that could influence the population trends of a small community like the Town of Scott, which could result in significant deviations from the forecasted outcomes.



Table - Population

Year	Town of Scott	Crawford County	Wisconsin
2000	503	17,243	5,363,715
2010	462	16,644	5,686,986
2020	519	16,113	5,893,718
2030	445	17,430	6,375,910
2040	400	16,555	6,491,635
Percent Change (2000-20)	3%	-7%	10%
Projected Percent Change (2020-40)	-23%	3%	10%

Source: Wisconsin Department of Administration Population Projections, US Census 2000 – Table DP1, US Census 2010 and 2020 – Table P1

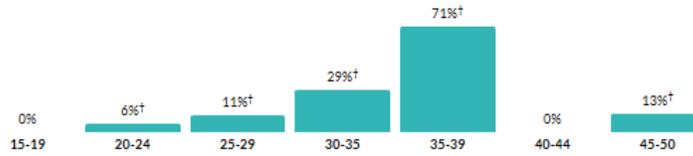
Fertility

9.9%

Women 15-50 who gave birth during past year

nearly double the rate in Crawford County: 5.2% †
about double the rate in Wisconsin: 5%

Women who gave birth during past year, by age group



Census data: ACS 2023 5-year

Foreign-born population

about half the rate in Crawford County: 2.4%
about one-fifth of the rate in Wisconsin: 5.1%



Census data: ACS 2023 5-year

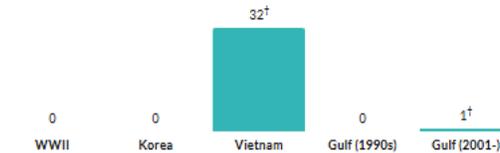
Veteran status

9.3%

Population with veteran status

about 10 percent higher than the rate in Crawford County: 8.5% †
about 1.5 times the rate in Wisconsin: 6.4%

Veterans by wartime service



* Civilian veterans who served during wartime only

37 Total veterans
32 Male
5 Female

Census data: ACS 2023 5-year



Population Characteristics

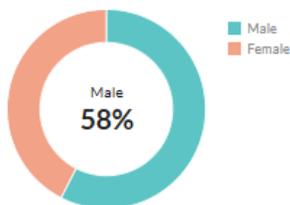
The Town of Scott’s population is predominantly White, with 96% to 99% identifying as such. This percentage is comparable to Crawford County’s 93.8% and is higher than Wisconsin’s 80.4%. The largest minority group consists of individuals identifying as two or more races, representing 2.1% of the population, which aligns with Crawford County’s 3.4% but is lower than Wisconsin’s 6.1%. Other minority groups each make up less than 1% of the Town of Scott’s population but are present within the community.

The median age in the Town of Scott is 40.4 years, notably younger than Crawford County’s median age of 47.3 and consistent with Wisconsin’s median of 40.1.

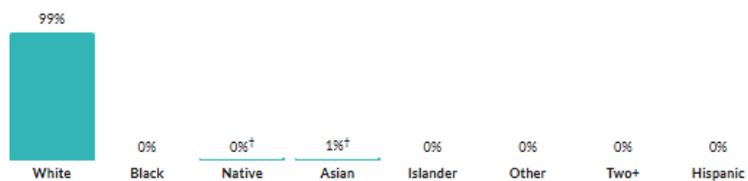
Approximately 19% of Scott’s residents are aged 65 or older, lower than Crawford County’s 25% but comparable to Wisconsin’s 18%. A substantial proportion, 31%, are under 19 years old—a figure nearly 50% higher than Crawford County’s 22% and significantly above Wisconsin’s 24%. The largest age groups in the Town are 15–19 years, 25–29 years, and 50–54 years.

Graph - Race, Ethnicity and Sex

Sex



Race & Ethnicity

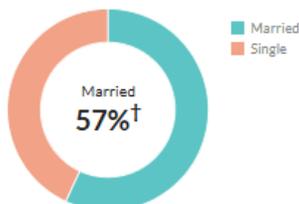


* Hispanic includes respondents of any race. Other categories are non-Hispanic.

Census data: ACS 2023 5-year

Census data: ACS 2023 5-year

Marital status



* Universe: Population 15 years and over

Marital status, by sex

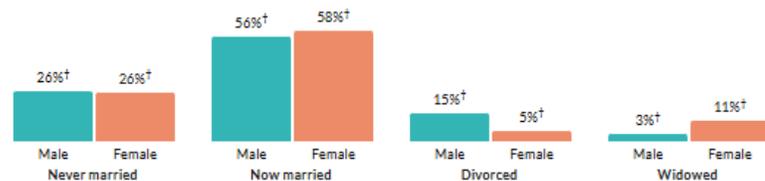




Table Race

Race	#	Town of Scott	Crawford County	Wisconsin
Total Population	519	100.0%	100.0%	100.0%
White Alone	500	96.3%	93.8%	80.4%
Black Or African American Alone	4	0.8%	1.7%	6.4%
American Indian and Alaska Native Alone	2	0.4%	0.3%	1.0%
Asian Alone	2	0.4%	0.4%	3.0%
Some Other Race Alone	0	0.0%	0.4%	3.1%
Population Of Two Or More Races	11	2.1%	3.4%	6.1%

Source: US Census 2020 – Table P1 Race

Age

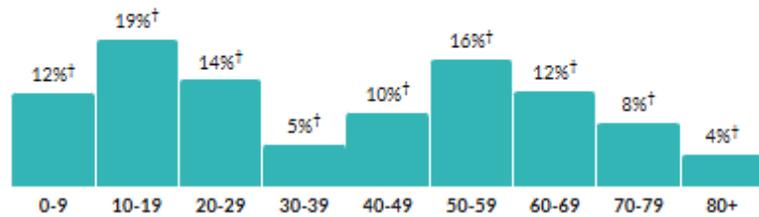
40.4

Median age

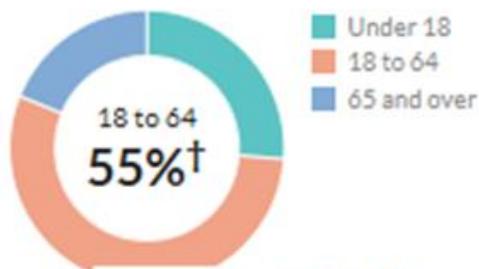
about 80 percent of the figure in Crawford County: 47.3

about the same as the figure in Wisconsin: 40.1

Population by age range



Population by age category



Census data: ACS 2023 5-year



Table Age

Age Statistic	Town of Scott	Crawford County	Wisconsin
Under 5 Years	4%	5%	5%
5 to 9 Years	8%	5%	6%
10 to 14 Years	8%	5%	6%
15 to 19 Years	11%	6%	7%
20 to 24 Years	5%	5%	7%
25 to 29 Years	9%	5%	6%
30 to 34 Years	2%	5%	6%
35 to 39 Years	3%	6%	7%
40 to 44 Years	7%	5%	6%
45 to 49 Years	2%	5%	6%
50 to 54 Years	9%	6%	6%
55 to 59 Years	7%	8%	7%
60 to 64 Years	6%	8%	7%
65 to 69 Years	7%	8%	6%
70 to 74 Years	4%	7%	5%
75 to 79 Years	4%	5%	3%
80 to 84 Years	3%	3%	2%
85 Years and Over	1%	3%	2%
Median Age	40.4	47.3	40.1

Source: ACS 2023 5-Year Estimates – S0101 Age and Sex



Educational Attainment

The Town of Scott is impacted by a high percentage of Amish residents who end their education after the 8th grade resulting in lower educational attainment figures than in Crawford County and Wisconsin overall. Approximately 79% of the Town of Scott’s residents have at least a high school diploma, compared to 92% in Crawford County and 93% statewide.

The primary factor contributing to the Town’s lower rate of high school completion is the high proportion of residents with less than a 9th-grade education, which stands at 16%. This figure contrasts sharply with the 2% reported in both Crawford County and Wisconsin

Table - Educational Attainment of Population Over 25

Educational Attainment	Town of Scott	Crawford County	Wisconsin
Less than 9th Grade	16%	2%	2%
9th to 12th Grade, No Diploma	6%	6%	4%
High School Graduate (Includes Equivalency)	38%	41%	30%
Some College, No Degree	14%	20%	20%
Associate’s Degree	12%	13%	11%
Bachelor's Degree	11%	13%	22%
Graduate or Professional Degree	5%	6%	11%
High School Graduate or Higher	79%	92%	93%
Bachelor's Degree or Higher	16%	18%	33%

Source: ACS 2023 – Table S1501 Educational Attainment



Income and Poverty

All of the following data is significantly impacted by a dramatic increase in the Amish population over the past several years and the acquisition of additional farmland and the divisions of existing land to new families. Potentially they report less income and may be missed in population counts, yet their properties are all on the tax rolls. Those working for area businesses have a reportable income while others live off proceeds from the land and barter within the community.

The Town of Scott has experienced a dramatic increase in mean income over the past decade, rising by 111% from approximately \$50,000 in 2011 to about \$110,000 in 2023. This growth far outpaces both Crawford County (54%) and Wisconsin (49%) during the same period.

The Town of Scott's income distribution helps explain the disparity between its soaring mean income and the more moderate growth in median income. A significant proportion of households in the Town of Scott earn \$75,000 or more (47%), with substantial representation in even higher income brackets. These high-income groups disproportionately elevate the mean income, as their earnings skew the average upward. At the same time, the Town of Scott maintains notable representation in lower-income brackets, with 25% of households earning less than \$25,000 annually, a rate higher than both Crawford County (17%) and Wisconsin (13%). This dual pattern of strong upper-income population alongside sizable lower-income representation highlights a significant income gap, with wealth concentrated in higher-income households while a large portion of the population earns modest or low incomes.



Table Mean Income

Mean Income	Town of Scott	Crawford County	Wisconsin
2011	51,355	51,927	66,693
2017	65,556	58,935	74,372
2023	108,386	80,220	99,059
Percent Change (2011-23)	111%	54%	49%

Sources: ACS 2011, 2017, 2023 5-Year Estimates, S1901 Income in the Past 12 months (in 2021 in Inflation-Adjusted Dollars)

Table Median Income

Year	Town of Scott	Crawford County	Wisconsin
2011	46,136	40,933	52,374
2017	49,632	47,331	56,759
2023	72,708	63,496	75,670
Percent Change (2011-23)	58%	55%	44%

Sources: ACS 2011, 2017, 2023 5-Year Estimates, S1901 Income in the Past 12 months (in 2021 in Inflation-Adjusted Dollars)

Income

Census data: ACS 2023 5-year

\$33,843

Per capita income

about the same as the amount in Crawford County: \$34,130

about 80 percent of the amount in Wisconsin: \$42,019

\$72,708

Median household income

about 20 percent higher than the amount in Crawford County: \$63,496

a little less than the amount in Wisconsin: \$75,670

Household income





Table Income

Income	Town of Scott	Crawford County	Wisconsin
Less than \$10,000	4%	4%	4%
\$10,000 to \$14,999	5%	4%	3%
\$15,000 to \$24,999	16%	9%	6%
\$25,000 to \$34,999	5%	12%	7%
\$35,000 to \$49,999	12%	13%	11%
\$50,000 to \$74,999	12%	18%	18%
\$75,000 to \$99,999	22%	16%	14%
\$100,000 to \$149,999	14%	16%	19%
\$150,000 to \$199,999	3%	6%	9%
\$200,000 or More	9%	5%	9%

Table Income Below Poverty Level*

Year	Town of Scott	Crawford County	Wisconsin
2012	12%	12%	13%
2017	13%	13%	12%
2023*	26%	13%	11%

Source: ACS 2022 5-Year Estimates, S1901 Income in the Past 12 months (in 2021 in Inflation-Adjusted Dollars)

* Please note: The significant influx of Amish population has had an impact on income levels using traditional measures. This population has in-kind resources for food and housing. They also have limited expenses for transportation and utilities.

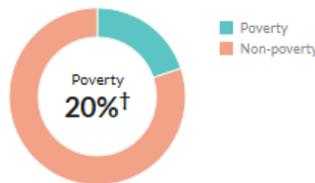
Poverty

25.7%

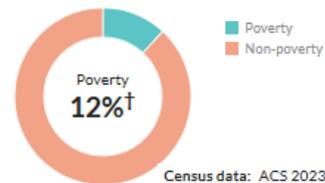
Persons below poverty line

about double the rate in Crawford County: 12.6% †
more than double the rate in Wisconsin: 10.6%

Children (Under 18)



Seniors (65 and over)



Census data: ACS 2023 5-year



Employment

The Town of Scott’s workforce grew slightly between 2011 and 2023, with 10 more workers bringing the total to 224, a 5% increase. Manufacturing dominates employment, making up 39% of jobs in 2023 and adding 28 workers over the period, a 47% increase. Agriculture, forestry, fishing, and hunting also grew by 27%, with 7 additional workers, remaining a key part of the local economy. Public administration, while smaller, saw a sharp increase of 450%, adding 9 jobs, likely reflecting more government or administrative roles. Finance, insurance, and real estate tripled their workforce, though this sector still only accounts for 4% of employment.

Other industries saw declines. Educational services and health care lost 18 workers (-40%) but still account for 12% of jobs. Construction and transportation each lost 5 workers, with transportation shrinking by 71%, leaving just 2 jobs. Retail trade lost 6 workers (-29%), while wholesale trade and information nearly disappeared, losing 4 and 2 jobs, respectively. The data shows the Town of Scott’s economy is concentrated in manufacturing and agriculture, with limited diversification and struggles to maintain employment in sectors like retail, services, and transportation.

Again, the percentages here are not a significant measure due to the small number of people in the Town.



Table Employment by Industry

Industry	2011	2017	2023	% of Workers (2023)	% Change (2011-2023)
Civilian Employed Population 16 Years and Over	214	218	224	100%	5%
Agriculture, Forestry, Fishing and Hunting, And Mining	26	19	33	15%	27%
Construction	22	20	17	8%	-23%
Manufacturing	60	49	88	39%	47%
Wholesale Trade	8	6	4	2%	-50%
Retail Trade	21	14	15	7%	-29%
Transportation And Warehousing, And Utilities	7	17	2	1%	-71%
Information	2	2	0	0%	-100%
Finance And Insurance, And Real Estate and Rental And Leasing	2	6	8	4%	300%
Professional, Scientific, And Management, And Administrative and Waste Management Services	12	21	10	4%	-17%
Educational Services, and Health Care and Social Assistance	45	45	27	12%	-40%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	4	2	7	3%	75%
Other Services, Except Public Administration	3	9	2	1%	-33%
Public Administration	2	8	11	5%	450%

Source: ACS 2011, 2017, and 2023 5-Year Estimates, S2407 Industry by Class of Worker for the Civilian Employed Population 16 Years and Over



Housing

***Housing element.** A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.*

Source Wisconsin Statute 66.1001: Comprehensive Planning

The Town of Scott will not see a significant demand for housing in the future due to the rural location and lack of nearby metro areas. The Town has adopted “village powers” and has a seated Plan Commission who will review future development in the Township. The Town has also adopted a Land Division Ordinance (in Appendix E) limiting the number of times and frequency a property owner may divide their property for the purpose of developing additional housing units. The Town wishes to retain the rural character of the area while addressing the specific needs of the residents. The Plan Commission will consider allowing a diverse range of housing options to address affordable housing, aging in place, energy use, Accessory Dwelling Units (ADUs), preserving and rehabbing older homes. The Plan Commission is aware of the affordability issue currently restricting the availability of affordable homes or rental units in the area and will consider development that addresses these issues. They will also consider the best land use and farmland preservation methods addressed elsewhere in this plan.



Housing Goals and Objectives

Goal:

Support and sustain a diverse range of safe, reasonably priced, high-quality housing options that meet the needs of all residents and preserves the rural character of the community.

Objectives:

- **Preserve Rural Character:**
 - Guide residential development in a way that respects the rural landscape, preserves agricultural land, and maintains open space.
- **Support Housing Affordability:**
 - Promote strategies to allow for more affordable housing options for our socioeconomically diverse population.
- **Encourage Rehabilitation of Existing Housing Stock:**
 - Promote the maintenance, renovation, and adaptive reuse of existing homes and historic structures to improve housing availability and preserve our rural community character.
- **Support Aging in Place:**
 - Encourage housing designs and community amenities that allow older adults to remain in their homes and community safely and comfortably as they age.
- **Promote Energy Efficiency and Sustainability:**
 - Encourage the use of energy-efficient design, building materials, and renewable energy systems in new housing and renovations.



Housing Units by Type and Year Built

Between 2011 and 2023, the number of housing units in the Town of Scott increased by 5, reflecting a modest 3% growth. In contrast, Crawford County saw a 1% decrease in housing units during the same period, while Wisconsin experienced a 5% increase.

Housing in the Town is overwhelmingly composed of single-family detached homes, which account for 85% of all units. Other housing types include single-family attached homes (7%) and mobile homes (7%). This dominance of single-family detached homes is typical for rural Townships like the Town of Scott and is higher than in Crawford County (76%) and Wisconsin (67%).

The Town of Scott also exhibits a unique pattern in housing development. More than 63% of housing structures in the Town were built after 1990, nearly double the percentage in Crawford County (33%) and Wisconsin (33%). This growth was largely driven by a surge in housing development between 1990 and 2009, during which 49% of all homes were constructed. Development has slowed since 2010, with 14% of homes built in this period. Nevertheless, this recent growth rate still surpasses that of Crawford County (6%) and Wisconsin (8%).

Graph Housing Type and Year Built

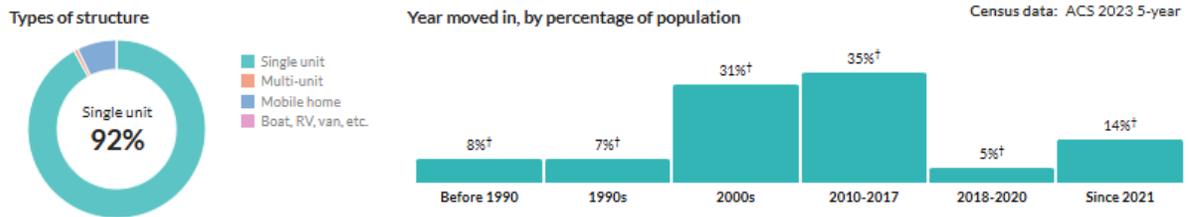


Table Housing Units

Year	Town of Scott	Crawford County	Wisconsin
2011	268	8,806	2,609,819
2017	284	8,930	2,668,692
2023	277	8,705	2,750,750
Percent Change (2011-23)	3%	-1%	5%

Source: American Community Survey 2011, 2017 and 2023 5-Year Estimates - Table B25001 Housing Units



Table Housing Structures by Type

Type of Structure	Town of Scott	Crawford County	Wisconsin
1-Unit, Detached	85%	76%	67%
1-Unit, Attached	7%	1%	4%
2 Units	1%	4%	6%
3 Or More Units	0%	1%	4%
Mobile Home	7%	14%	3%

Source: American Community Survey 2023 5-Year Estimates - Table DP04 Selected Housing Characteristics

Table Housing Structures by Year Built

Type of Structure	Town of Scott	Crawford County	Wisconsin
Built 2020 or later	2%	1%	1%
Built 2010 to 2019	12%	5%	7%
Built 2000 to 2009	30%	13%	12%
Built 1990 to 1999	19%	14%	13%
Built 1980 to 1989	5%	12%	10%
Built 1970 to 1979	11%	15%	14%
Built 1960 to 1969	1%	6%	10%
Built 1950 to 1959	3%	8%	10%
Built 1940 to 1949	4%	6%	5%
Built 1939 or earlier	14%	19%	18%

Source: American Community Survey 2023 5-Year Estimates - Table DP04 Selected Housing Characteristics



Median Housing Value

In 2023, the median home value in the Town of Scott was \$211,200, higher than Crawford County’s median of \$175,100 but lower than Wisconsin’s median of \$247,400. Since 2011, home values in the Town of Scott have increased by 38%. While this is a substantial rise, it is less than the increases seen in Crawford County (51%) and Wisconsin (46%). Despite this slower growth, the Town of Scott’s median home value remains higher than the county average.

The Town of Scott’s relatively slower home value growth is impacted by a number of housing units being built by the Amish Community creating some statistical anomalies and the construction of more affordable housing units in recent years, which has lowered the median price.

While rising home values benefit current homeowners, they can create affordability challenges for prospective buyers, potentially making it more difficult for new residents to settle in the Town.

Table Median Value of Owner-Occupied Housing Units

Year	Town of Scott	Crawford County	Wisconsin
2011	153,600	116,100	169,700
2017	213,500	127,000	169,300
2023	211,200	175,100	247,400
Percent Change (2011-23)	38%	51%	46%

Source: ACS 2011, 2017, and 2023 5-Year Estimates, B25077 Median Value (Dollars)

Value

\$211,200

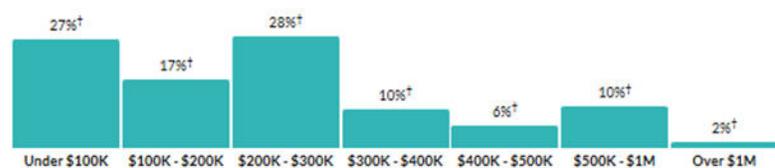
Median value of owner-occupied housing units

about 20 percent higher than the amount in Crawford County: \$175,100

about 80 percent of the amount in Wisconsin: \$247,400

Census data: ACS 2023 5-year

Value of owner-occupied housing units





Housing Vacancy Rates

As of 2023, there was no availability of owner-occupied housing in the Town of Scott, with a 0% vacancy rate. This has been a persistent issue, with 0% availability in 2011 and only 1% in 2017. A healthy housing market typically has a vacancy rate of around 5%, and rates below 2–3% indicate a housing shortage.

In contrast, rental housing vacancy in the Town was reported at 20% in 2023, though this figure is likely subject to error due to the small sample size. Historically, rental vacancy rates were 0% in both 2011 and 2017. For comparison, Crawford County’s rental vacancy rate is 8%, and Wisconsin’s is 5%, reflecting healthier levels of rental housing availability.

Table Owner-Occupied Vacancy Rates

Year	Town of Scott	Crawford County	Wisconsin
2011	0%	1%	2%
2017	1%	2%	2%
2023	0%	1%	1%

Source: American Community Survey 2023 5-Year Estimates - Table DP04 Selected Housing Characteristics

Table Renter-Occupied Vacancy Rates

Year	Town of Scott	Crawford County	Wisconsin
2011	0%	7%	6%
2017	0%	5%	5%
2023	20%	8%	5%

Source: American Community Survey 2023 5-Year Estimates - Table DP04 Selected Housing Characteristics

Units & Occupancy

277
 Number of housing units
 Crawford County: 8,705
 Wisconsin: 2,750,750

Occupied vs. Vacant



Ownership of occupied units



Census data: ACS 2023 5-year



Affordability of Housing

Housing affordability is a concern in the Town of Scott. The standard benchmark for affordability is spending no more than 30% of household income on housing costs, including mortgages, taxes, insurance, utilities, and fees. Of the 191 owner-occupied housing units in the Town, most (62%) are mortgaged.

Among homeowners with a mortgage, 35% spend more than 30% of their income on housing, higher than the rates in Crawford County (29%) and Wisconsin (22%). For those who own their homes outright (without a mortgage), 11% spend more than 30% of their income on housing, compared to 13% in Crawford County and 12% in Wisconsin. This group often consists of retirees living on fixed incomes, who may struggle with affordability despite owning their homes outright.

Rental affordability is harder to assess due to the Town’s small number of rental units. Approximately 22% of renters spend more than 30% of their income on housing, lower than Crawford County (33%) and Wisconsin (43%). While this suggests relatively affordable rental costs, the small sample size limits definitive conclusions.

Table Percent of Household Income Spent on Owner-Occupied Units

Monthly Owner Costs	Town of Scott	Crawford County	Wisconsin
Housing Units with a Mortgage	119	2,382	1,022,974
Less Than 20.0%	40%	48%	52%
20.0 to 24.9%	6%	15%	16%
25.0 to 29.9%	19%	8%	10%
30.0 to 34.9%	1%	8%	6%
35.0% or More	35%	21%	16%
Housing Unit without a Mortgage	72	2,625	626,910
Less than 10.0%	36%	42%	43%
10.0 to 14.9%	18%	19%	21%
15.0 to 19.9%	14%	14%	12%
20.0 to 24.9%	10%	9%	7%
25.0 to 29.9%	11%	3%	4%
30.0 to 34.9%	10%	3%	3%
35.0% or more	1%	10%	10%

Source: American Community Survey 2023 5-Year Estimates - Table DP04 Selected Housing Characteristics



Table Percent of Household Income Spent on Renter-Occupied Units

Monthly Owner Costs	Town of Scott	Crawford County	Wisconsin
Occupied Units Paying Rent	9	1,337	738,245
Less than 15.0%	33%	29%	17%
15.0 to 19.9%	0%	12%	15%
20.0 to 24.9%	44%	16%	14%
25.0 to 29.9%	0%	10%	11%
30.0 to 34.9%	0%	7%	8%
35.0% or more	22%	26%	35%

Source: American Community Survey 2023 5-Year Estimates - Table DP04 Selected Housing Characteristics

Housing Tenure

Housing tenure, or how long residents stay in their homes, is an important factor for community planning. Longer tenures are often associated with stronger community ties. In the Town of Scott, residents tend to stay in their homes longer than in Crawford County or Wisconsin. Only 12% of the Town of Scott’s residents have moved into their current home since 2018, compared to 26% in Crawford County and 31% in Wisconsin. This suggests a relatively stable, rooted population with fewer newcomers.

Table Housing Tenure of Owner-Occupied Housing

Year Moved In	Town of Scott	Crawford County	Wisconsin
Moved in 2021 or later	7%	7%	9%
Moved in 2018 to 2020	5%	19%	22%
Moved in 2010 to 2017	34%	24%	28%
Moved in 2000 to 2009	34%	20%	18%
Moved in 1990 to 1999	9%	15%	11%
Moved in 1989 and earlier	12%	15%	12%

Source: American Community Survey 2023 5-Year Estimates.



Transportation

Transportation element. A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, electric scooters, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.

Source [Wisconsin Statute 66.1001](#): Comprehensive Planning

The Town of Scott is committed to developing and maintaining a safe, efficient, and well-connected transportation system. This system aims to support the mobility needs of residents, promote economic and agricultural development, and simultaneously preserve the community's rural character.

To achieve this, the Town will maintain and improve local roads, regularly assessing and upgrading roads, culverts, and bridges to ensure they are safe and meet current and future traffic demands. They will also coordinate with County and State transportation planning, collaborating with Crawford County and Wisconsin Department of Transportation (WisDOT) officials to ensure rural transportation needs are considered in regional and state planning and funding decisions. A key objective is to support agricultural transportation by ensuring road infrastructure can accommodate farm equipment and trucks essential to the local agriculture economy. The Town of Scott will also enhance transportation safety by identifying and addressing hazards, improving signage, and promoting educational initiatives. Furthermore, the Town plan is preparing to plan for long-term transportation needs, considering future growth patterns, land use changes, and emerging transportation trends. Finally, they will explore rural transit and mobility options, working with Crawford County, surrounding communities, and existing transit providers to support services for seniors, low-income residents, and individuals with disabilities.



Transportation Goals and Objectives

Goal:

Develop and maintain a safe, efficient, and well-connected transportation system that supports the mobility needs of residents, promotes economic and agricultural development, and preserves the rural character of the community.

Objectives:

- **Maintain and Improve Local Roads:**
 - Regularly assess and upgrade local roads, culverts, and bridges to ensure they are safe, well-maintained, and able to meet current and future traffic demands.
- **Coordinate with County and State Transportation Planning:**
 - Collaborate with county and Wisconsin Department of Transportation (WisDOT) officials to ensure rural transportation needs are considered in regional and state transportation planning and funding decisions.
- **Support Agricultural Transportation:**
 - Ensure road infrastructure accommodates the movement of farm and logging equipment, and trucks essential to the local agriculture economy.
- **Enhance Transportation Safety:**
 - Identify and address any hazards or impediments to safe travel, improve signage, and promote educational initiatives to increase overall roadway safety.
- **Plan for Long-Term Transportation Needs:**
 - Consider future growth patterns, land use changes, and emerging transportation trends (e.g., electric vehicles) in transportation planning decisions.
- **Explore Rural Transit and Mobility Options:**
 - Work with our County and surrounding communities as well as existing transit providers to support efforts to provide rural transit services for seniors, low-income residents, and individuals with disabilities.



Inventory of Existing Transportation Facilities

The Town of Scott’s transportation network is centered on US Highway 61, along with County Highways (CTH) S and W, which offer access to neighboring communities. Other modes of transit, such as light rail or air transport, are not present and are unlikely to be developed in the near future due to limited demand.

Walking & Bicycling

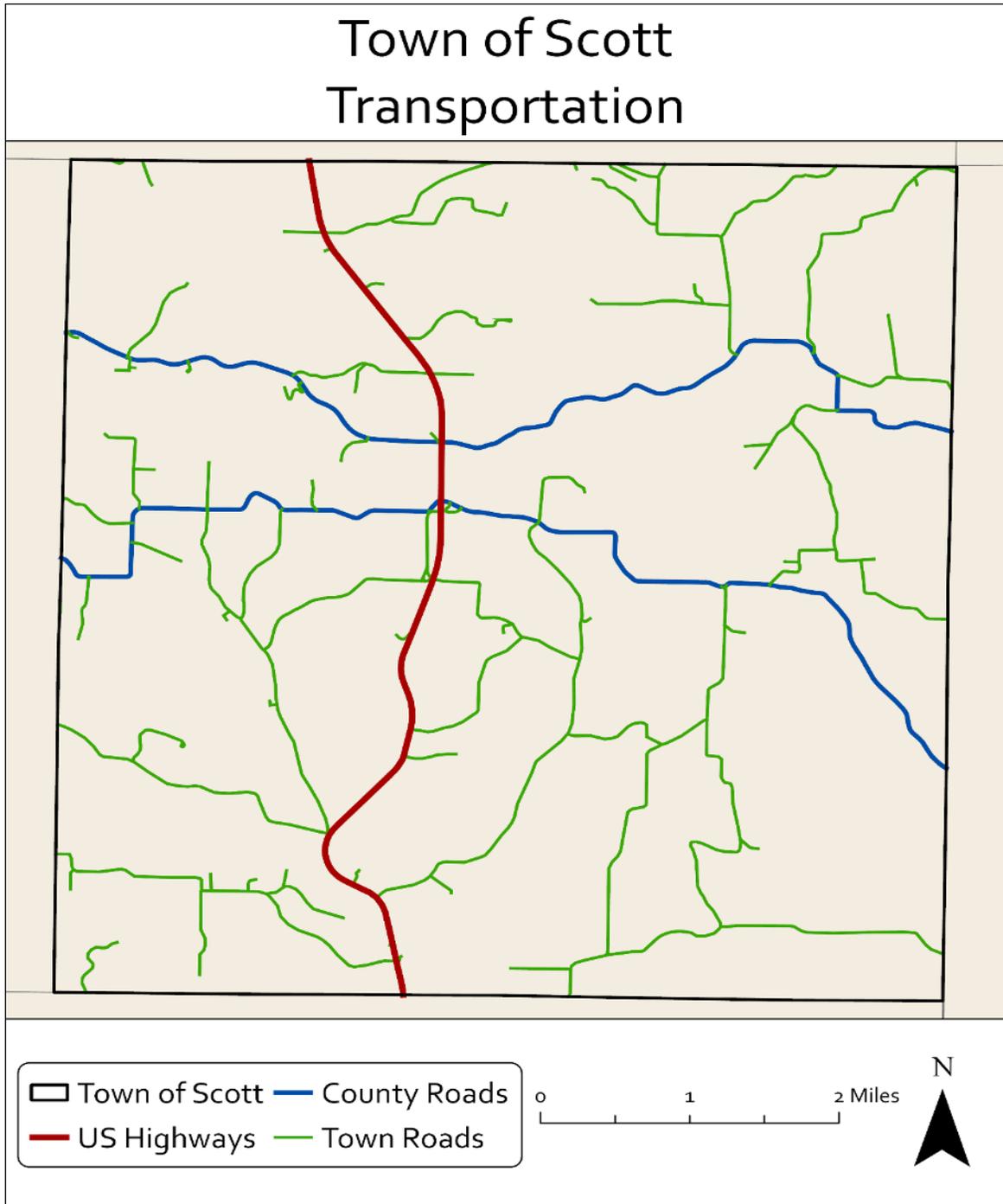
Opportunities for walking and bicycling are restricted to low-traffic country roads, most of which lack shoulders and have speed limits of 45 miles per hour or higher. These conditions limit pedestrian and cyclist safety. Due to the rural nature of the Town, most goods and services are located several miles away, making walking to daily destinations impractical for most residents.

Trails

There are no state or local trails currently within the Town of Scott.



Map – Town of Scott Roads





Railroad Corridors

There are no rail lines running through the Town of Scott. However, the Burlington Northern-Santa Fe Railroad operates a freight line along the east bank of the Mississippi River, on the western end of Crawford County, and the Chicago/Milwaukee/St. Paul Railroad operates a line on the west bank of the river in Iowa.

Snowmobile Trails

Snowmobile trails in the region are managed by the Association of Wisconsin Snowmobile Clubs in coordination with the Crawford County Land Conservation Department. Trail routes rely on agreements with private landowners. Further information is available from the Crawford County Land Conservation Department.

Mass Transit

There are no public transit services currently operating in the Town of Scott, and given the Town's low population density, mass transit options such as buses or rail are unlikely to be established within the next 20 years. As the population ages, there may be a growing need for some form of public transportation, though no immediate plans are in place.

While the Town has no local transit, the Scenic Mississippi River Regional Transit Bus Service's (SMRT Bus) Red Route offers three daily routes starting in Prairie du Chien and stopping at Lynxville, Ferryville, De Soto, Genoa, and Stoddard, ending in La Crosse before returning along the same path. The closest option for Town residents to board the bus is in the Village of Ferryville. The service includes early morning, midday, and afternoon options. Additional routes connect Prairie du Chien with Viroqua, West Salem, Sparta, and Tomah, expanding regional access.

Water Transportation

None of the Town of Scott's streams or surface waters are suitable for water transportation. The closest port facility is located on the Mississippi River.

Truck Transportation

Truck traffic on local roads is a concern for residents, particularly with regard to speed, noise, and volume. State and County highways are designated as truck routes based on factors such as their ability to handle truck weights and their proximity to key destinations. Currently, the Town of Scott has not designated any roadways as "Class B Highways," which would impose additional restrictions on truck sizes.

Airports

There are no airports in the Town of Scott. The nearest airports are:



- Boscobel Airport (General Utility)
- Dane County Airport, Madison (Air Carrier/Air Cargo)
- La Crosse Municipal Airport (Air Carrier/Air Cargo)
- Prairie du Chien Municipal Airport (General Utility)
- Richland Airport, Richland Center (Basic Utility B)
- Viroqua Municipal Airport (Basic Utility B)

These facilities meet current residents’ needs for air travel and business freight. Wisconsin classifies airports based on the types of aircraft they accommodate, from major air cargo facilities to small utility airports.

Streets and Highways

The Town of Scott’s roadways are classified based on their primary function. Arterial roads facilitate the movement of vehicles between areas, while local roads provide direct access to properties. Collector roads connect arterials and local roads, handling both through traffic and local access.

County and State highways qualify for federal and state aid for construction and maintenance projects. This aid is essential for funding capital improvements and is based on a three-year average of expenditures.

Commuting Patterns

Transportation patterns for workers in the Town of Scott reflect its rural character and reliance on personal vehicles for commuting. Of the 223 employed residents, nearly half (48%) commute alone by car, truck, or van, while 22% carpool, highlighting the importance of vehicle access for most workers. Notably, no residents reported using public transportation, likely due to the absence of transit services in the area.

A significant portion of residents (19%) commute using alternative means such as taxis, motorcycles, bicycles, or other methods, which may reflect the Town’s rural infrastructure and the limited availability of traditional commuting options. Additionally, 4% of workers walk to their jobs, indicating local employment in agricultural or nearby businesses. Remote work is also emerging, with 7% of workers reporting they worked from home.

Transportation to work

Census data: ACS 2023 5-year

30.7 minutes

Mean travel time to work

about 1.4 times the figure in Crawford County: 22
about 1.4 times the figure in Wisconsin: 22.2

Means of transportation to work

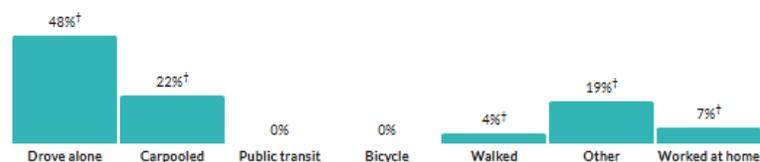




Table – Means of Transportation to Work

Means of Transportation	Number of Workers	Percent of Workers
Total	223	100%
Car, Truck, Or Van - Drove Alone	107	48%
Car, Truck, Or Van - Carpooled	48	22%
Public Transportation (Excluding Taxicab)	0	0%
Walked	10	4%
Taxicab, Motorcycle, Bicycle, Or Other Means	42	19%
Worked From Home	16	7%

Source: American Community Survey 2023 5-Year Estimates, B08101 Means of Transportation to Work by Age

State and Regional Transportation Plans

Several state and regional plans influence the future of transportation in cities, towns and villages:

- [Active Transportation Plan 2050](#): Focuses on promoting walking and bicycling opportunities statewide and aligns with Wisconsin’s broader transportation goals in Connect 2050.
- [Wisconsin State Airport System Plan 2030](#): Outlines the long-term plan for airport infrastructure in the state, building on the policies of Connections 2030.
- [Wisconsin State Freight Plan](#): Addresses freight transportation needs and provides a vision for the state’s freight program through 2028.
- [Connect 2050](#): A multimodal vision plan that sets transportation goals across all sectors, including roads, transit, biking, walking, rail, aviation, and water transport.
- [Wisconsin Rail Plan 2050](#): A long-range plan focusing on freight rail, passenger rail, and rail crossing safety, supporting the broader goals outlined in Connect 2050.



Utilities and Community Facilities

Utilities and community facilities element. A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.

Source Wisconsin Statute 66.1001: Comprehensive Planning

The Town of Scott is focused on ensuring the provision of efficient, sustainable, and cost-effective utilities and community facilities. This goal aims to support the health, safety, and quality of life of its residents, while also accommodating future growth and preserving the community's rural character.

To achieve this, the Town will ensure equitable access to essential services by collaborating with surrounding communities and existing providers to secure reliable access to services like transit, emergency response, fire protection, police services, and solid waste management for all residents. The Town also plans to plan for future facility needs by working with surrounding communities to address long-term resident needs through supporting and planning for the expansion or improvement of public buildings, waste and recycling facilities, and access to public lands and facilities. A significant objective is to support reliable broadband and telecommunications access, advocating for the expansion of high-speed internet and cellular service across the community to benefit education, business, healthcare, and remote work. Furthermore, the Town of Scott will collaborate with regional partners, working with counties, school districts, utilities, and neighboring municipalities to coordinate and share community facilities and services. Finally, the Town is committed to protecting public health and the environment by ensuring that future development, current homes, farms, businesses, and other facilities are managed in ways that safeguard groundwater quality, natural resources, and public health.



Utilities & Community Facilities Goals and Objectives

Goal:

Ensure the provision of efficient, sustainable, and cost-effective utilities and community facilities that support the health, safety, and quality of life of residents while accommodating future growth and preserving the rural character of the community.

Objectives:

- Ensure Equitable Access to Essential Services:
 - Work with surrounding communities and existing providers to secure for all residents reliable access to essential services such as transit, emergency response, fire protection, police services, and solid waste management.
- Plan for Future Facility Needs:
 - Work with surrounding communities to address the long-term needs of our residents by supporting and planning for the future expansion or improvement of public buildings, waste and recycling facilities, and access to public lands and facilities.
- Support Continued Affordable Reliable Broadband and Telecommunications Access:
 - With the expansion of high-speed internet and cellular service now available throughout the community to support education, business, health care, and remote work, we want to focus on affordability and continued access.
- Collaborate with Regional Partners:
 - Work with counties, school districts, utilities, and neighboring municipalities to coordinate and share community facilities and services.
- Protect Public Health and the Environment:
 - Ensure future development, current homes, farms, and businesses, and other facilities are managed in ways that protect groundwater quality, natural resources, and public health.



Utilities

Wastewater Treatment

The Town of Scott does not have a centralized wastewater treatment facility. Residents and businesses rely on private septic systems for wastewater management. Proper maintenance of these systems is essential to prevent environmental contamination and ensure public health. The Crawford County Sanitation Department provides guidelines and support for septic system maintenance and compliance with state regulations.

Water Supply

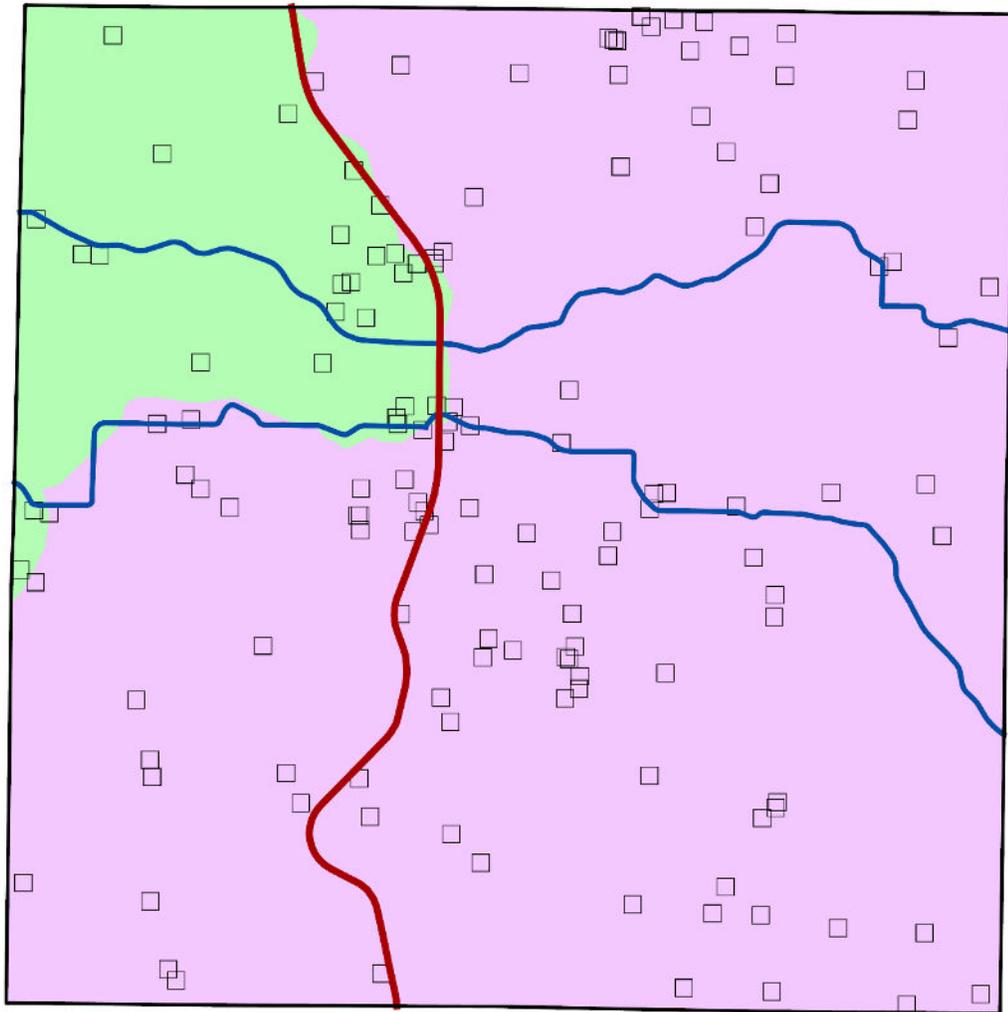
The Town does not operate a municipal water system; instead, residents rely on private wells for their water supply. Regular testing and maintenance of these wells are crucial to ensure safe drinking water. The Wisconsin Department of Natural Resources offers resources and recommendations for private well owners to maintain water quality and address potential contaminants.

The distribution of wells also serves as an approximate indicator of where development and population density are highest within the Town. The Residential Well Density map highlights significant concentrations of wells in specific areas, corresponding to population clusters. The unincorporated community of Mt. Zion, located at the intersection of USH 61 and County Road W, has the highest density of wells, reflecting its status as a primary residential area. Another notable concentration occurs along Wheatville Road and Roth Lane, near USH 61. Smaller clusters of wells are visible near the two subdivisions in the Town: one in the northern section near County Road S and Sleepy Hollow Road and another in the central area near Graham Hollow Road. These clusters align with the limited residential development across the Town of Scott's rural landscape.

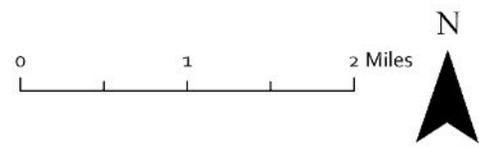


Map – Town of Scott Watersheds and Wells

Town of Scott Watersheds and Wells

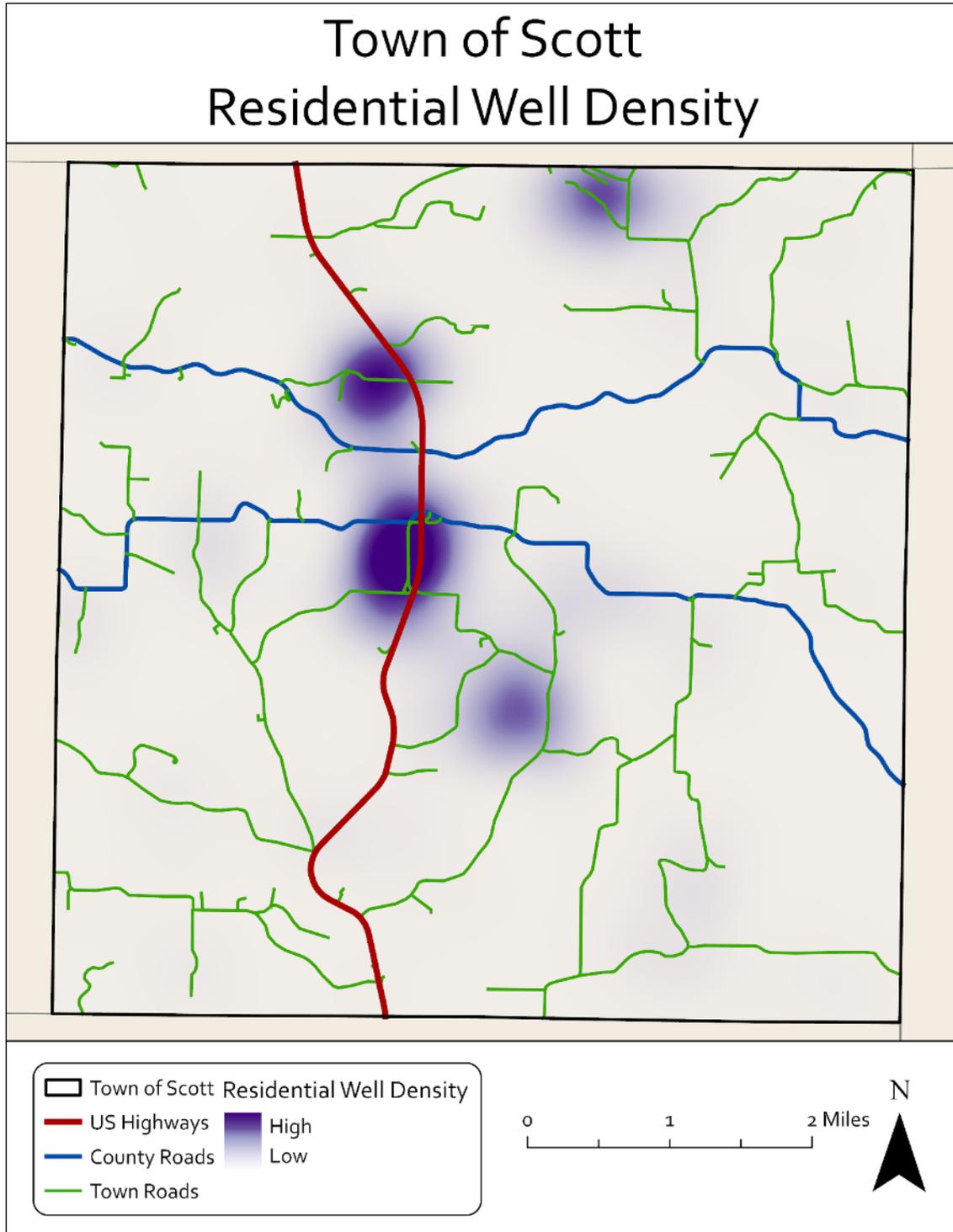


Town of Scott	Watersheds
US Highways	Knapp Creek
County Roads	Lower Kickapoo River
Private Potable Well	





Map – Town of Scott Residential Well Density





Electricity and Natural Gas Transmission

Electricity in the Town of Scott is supplied by regional utility companies, ensuring reliable power for residents. Natural gas services are limited in rural areas like the Town of Scott; therefore, many residents use alternative heating sources such as propane, fuel oil, or wood. The Public Service Commission of Wisconsin oversees utility services in the state to ensure fair access and address service concerns.

Alternative Energy Sources

Interest in alternative energy sources, such as personal or residential solar and wind power, is growing among the Town of Scott residents. Incentives and programs are available at the state level to support the adoption of renewable energy systems. The Office of Energy Innovation in Wisconsin provides information on grants and technical assistance for those considering alternative energy installations.

Solid Waste Disposal and Recycling

The Town of Scott collects waste and recyclables at the Town Hall and contracts with [Republic Services / BFI Waste Service of Boscobel](#) for disposal services. This centralized system ensures that residents have access to essential waste management services. Individuals, farms, and businesses in the Town may also contract with private service providers.

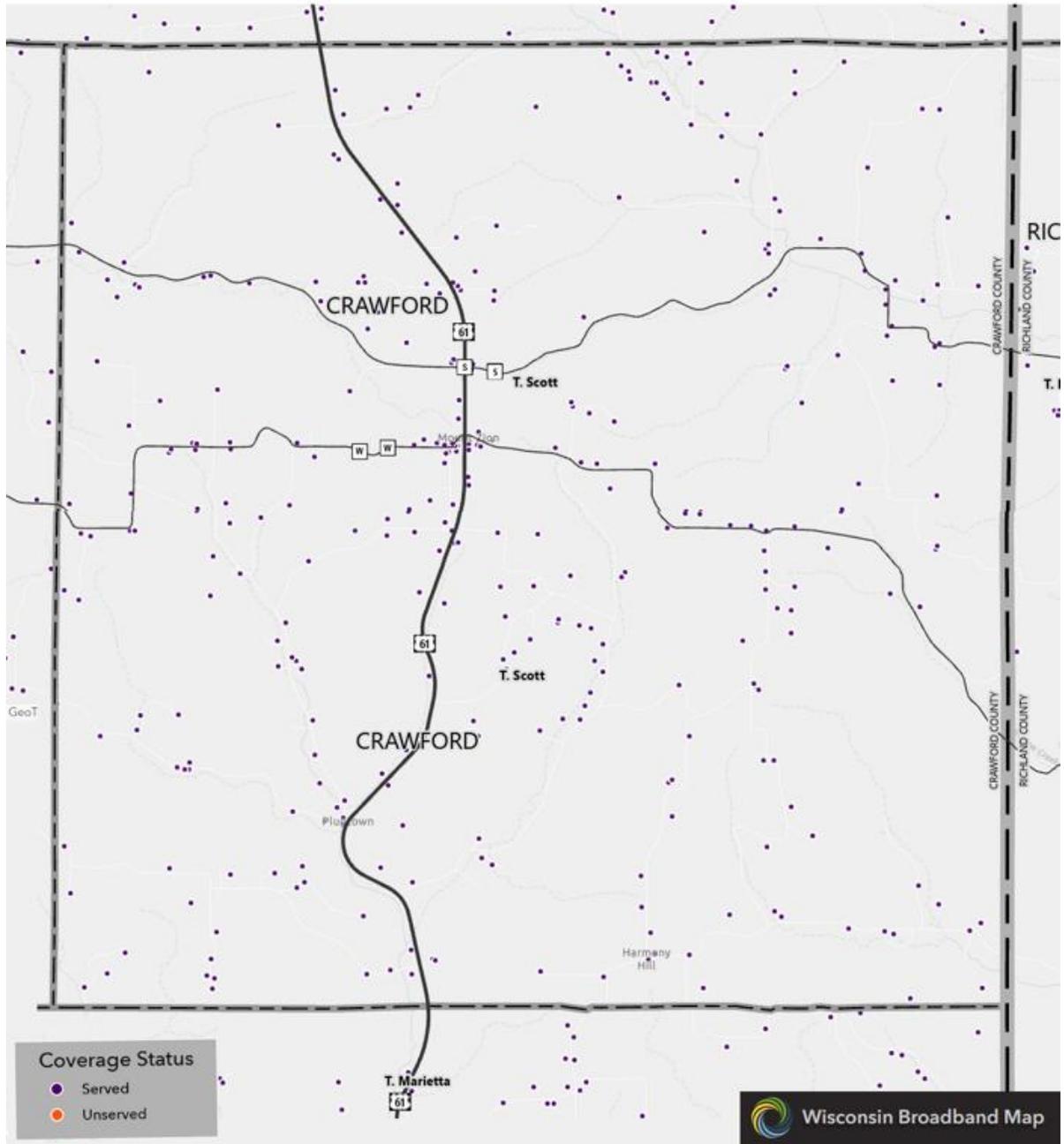
Communication Facilities

Communication services, including telephone and internet, are provided by regional providers. Recent improvements to high-speed internet have been made in the Town of Scott providing fiber to the door of both businesses and residences impacting education, business, and daily life. The Wisconsin Broadband Office works to improve broadband infrastructure and access across the state.



Map – Town of Scott Broadband Access and Speed

Town of Scott (Crawford Cty) Broadband Access





Community Facilities

Local Park and Recreation Facilities

The Town of Scott does not have municipal parks within its boundaries, but residents enjoy access to significant nearby recreational resources, including the La Crosse Area Comprehensive Fishery Area. This publicly managed land spans over 40 acres in the southwest part of the Township, directly accessible off USH 61. It offers a range of outdoor activities such as hiking, fishing, hunting, trapping, wildlife viewing, bird watching, and seasonal berry picking. Managed to protect the public trust and enhance the coldwater fishery, the area provides opportunities for both game and non-game fishing along with rich ecological and recreational experiences. Nearby, Crawford County parks like Beauford T. Anderson Park in the Village of Soldiers Grove and Robb Park in the Village of Gays Mills complement these opportunities with spaces for picnicking, camping, sports, and community events, while Wyalusing State Park in Grant County offers hiking, camping, and scenic vistas of the Mississippi River.

Cemeteries

The Town has a number of local cemeteries, which serve as significant historical and cultural landmarks and provide important community functions.

These Include:

- Irish Ridge Cemetery / Georgetown
- Union Hill Cemetery in Mount Zion, Wisconsin
- Mount Pleasant Cemetery / Also known as Kast Cemetery
- Older private facilities
- Blue River Church Group Cemetery (Amish)

Libraries

While there is no library in the Town of Scott, residents can access library services in nearby communities. The Gays Mills and Soldiers Grove Public Libraries offer books, digital resources, and community programs, while the Hildebrand Memorial Library in the City of Boscobel provides additional services and resources.

Senior Services

Specific senior services in the Town of Scott are limited, but Crawford County provides programs through the Aging and Disability Resource Center (ADRC). These include meal programs, caregiver support, transportation assistance, and healthcare-related resources to enhance the quality of life for older adults.



Town Facilities and Equipment

The Town Hall serves as the central hub for municipal activities, including Town meetings, and community gatherings. The Town also maintains essential equipment for road maintenance and public works, including snow removal equipment, road graders, and other machinery necessary for the upkeep of its rural infrastructure. Backroads Methodist Church is also used for meetings and the Polling Place for all elections held in the Town.

Healthcare Facilities

There are no healthcare facilities located in the Town of Scott. Residents rely on medical providers in nearby communities, such as Emplify (formerly Gundersen) Boscobel Area Hospital in Boscobel, Vernon Memorial Hospital in Viroqua, Kickapoo Valley Medical Clinic is in Soldiers Grove, and Crossing Rivers Health in Prairie du Chien.

Childcare Facilities

The Town of Scott does not have licensed childcare facilities. Residents typically utilize providers in nearby communities or informal childcare arrangements.

Public Safety Facilities

Police Protection

Law enforcement services are provided by the Crawford County Sheriff's Department, based in Prairie du Chien. The department assists with patrols, investigations, and emergency responses in the Town of Scott and the surrounding areas.

Fire Protection

The Town of Scott does not have its own fire department but is part of the Boscobel and Rural Fire Department. The town also has the ability to work with the Gays Mills Volunteer Fire Department and the Soldiers Grove Fire Department. These departments are staffed by trained volunteers and provide fire suppression and emergency response services to the Town.

EMS/Rescue Services

Emergency medical services are provided by regional agencies, including Boscobel EMS, Gays Mills EMS and Soldiers Grove EMS. These services ensure access to pre-hospital care during emergencies and are coordinated through the Crawford County EMS system.



Agricultural, Natural, and Cultural Resources

Agricultural, natural and cultural resources element. A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under section 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

Source Wisconsin Statute 66.1001: Comprehensive Planning

The Town of Scott in Crawford County, Wisconsin is dedicated to protecting and promoting its agricultural lands, natural resources, and cultural heritage. This goal aims to sustain the rural character, environmental health, and local identity for both current and future generations.

To achieve this, the Town will preserve productive agricultural land by supporting policies and land use practices that protect prime farmland from non-agricultural development, including the current policy of limited housing division, and encourage long-term agricultural viability. They will also support local farmers and agricultural practices by promoting local food systems, sustainable farming, and agricultural education. A key objective is to protect water quality and quantity, safeguarding surface water, groundwater, wetlands, and watersheds through responsible land use planning, stormwater management, and coordination with environmental agencies. The Town will further conserve forests, wildlife habitats, and open space by encouraging protection and responsible management of woodlands and habitat corridors through planning, farmland preservation, and strategic partnerships. The Town of Scott will encourage community education and stewardship through partnerships with schools, nonprofits, and local organizations to raise awareness about environmental conservation and cultural preservation. Finally, they will integrate resource protection into land use planning, aligning development policies with long-term goals for natural resource conservation, agricultural sustainability, and rural character preservation.



Agricultural, Natural & Cultural Resources Goals and Objectives

Goal:

Protect and promote the community's agricultural lands, natural resources, and cultural heritage to sustain the rural character, environmental health, and local identity for current and future generations.

Objectives:

- Preserve Productive Agricultural Land:
 - Support policies and land use practices that protect prime farmland from non-agricultural development and encourage long-term agricultural viability. This includes the current policy of limited division for housing and other development.
- Support Local Farmers and Agricultural Practices:
 - Promote local food systems, sustainable farming practices, and agricultural education to strengthen the rural economy and preserve farming traditions both old and new.
- Protect Water Quality and Quantity:
 - Safeguard surface water, groundwater, wetlands, and watersheds through responsible land use planning, stormwater management, and coordination with environmental agencies.
- Conserve Forests, Wildlife Habitat, and Open Space:
 - Encourage the protection and responsible management of woodlands, habitat corridors, and open spaces through planning, farmland preservation and strategic partnerships.
- Encourage Community Education and Stewardship:
 - Partner with schools, nonprofits, and local organizations to raise awareness about the importance of environmental conservation, land stewardship, and cultural preservation.
- Integrate Resource Protection into Land Use Planning:
 - Align development policies with long-term goals for natural resource conservation, agricultural sustainability, and rural character preservation.

Agricultural Resources

Agriculture plays a central role in the Town of Scott's economy and identity. The Town's land is predominantly used for farming, including crop production, dairy farming, and other



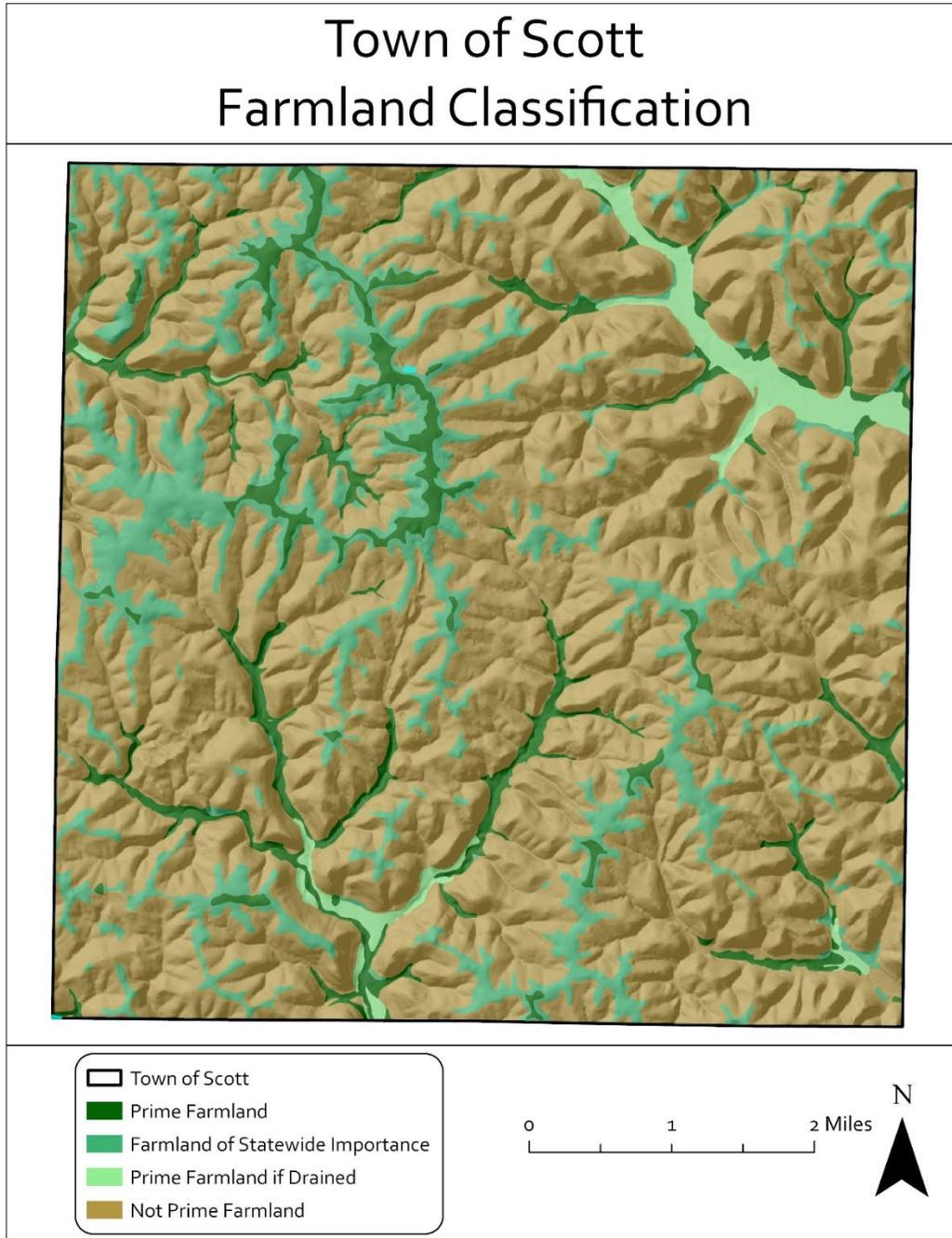
livestock operations. The soils in the Town of Scott are well-suited for agriculture, particularly in the valleys, where productive agricultural areas support long-standing family farms and small-scale agricultural enterprises. Agricultural preservation policies in Crawford County aim to protect prime farmland from non-agricultural development. Local efforts include the use of farmland preservation agreements, which ensure agricultural activities remain a priority.

Challenges include increasing land fragmentation, an aging farmer population, and pressure from residential development. Wisconsin's Farmland Preservation Program helps address these issues while maintaining the Town of Scott's rural character.

Prime farmland is primarily concentrated in the valleys where the soils are most fertile, and terrain is favorable for farming. Farmland of statewide importance is interspersed throughout the Town, often adjacent to prime areas. Land classified as prime if drained is generally found in lower-lying areas requiring drainage improvements for full productivity, while areas not classified as prime make up the majority of the Town and are predominantly on steeper slopes or where soil quality is poor.



Map - Town of Scott Farmland Classification





Natural Resources

Groundwater and Surface Water

The Town of Scott relies on private wells for groundwater supply. Protecting water quality is essential to public health and agriculture, particularly given the potential risks from agricultural runoff, failing septic systems, and spills. There are no rivers in the Town, but there are many smaller streams which provide ecological value and recreational opportunities. Maintaining riparian buffers and addressing nonpoint source pollution are key measures for protecting water resources.

Forests and Wildlife Habitat

Forests within the Town provide habitat for diverse wildlife, support recreational uses, and contribute to soil and water conservation. Sustainable forestry practices under programs like the Managed Forest Law (MFL) help balance resource use with environmental protection. Wildlife habitats, including those supporting game and non-game species, contribute to biodiversity and recreational opportunities, particularly hunting.

Wetlands, Floodplains, and Environmentally Sensitive Areas

Wetlands and floodplains in the Town of Scott mitigate flooding, filter water, and serve as critical habitats for wildlife. Wetlands are found throughout the Town, with the majority of wetlands located in the northeast portion of the Town and adjacent to the path of Knapp Creek. Local, state, and federal regulations restrict development in these areas to preserve their ecological functions. Additionally, steep slopes and erosion-prone soils are managed through land use controls to prevent environmental degradation.

Threatened and Endangered Species

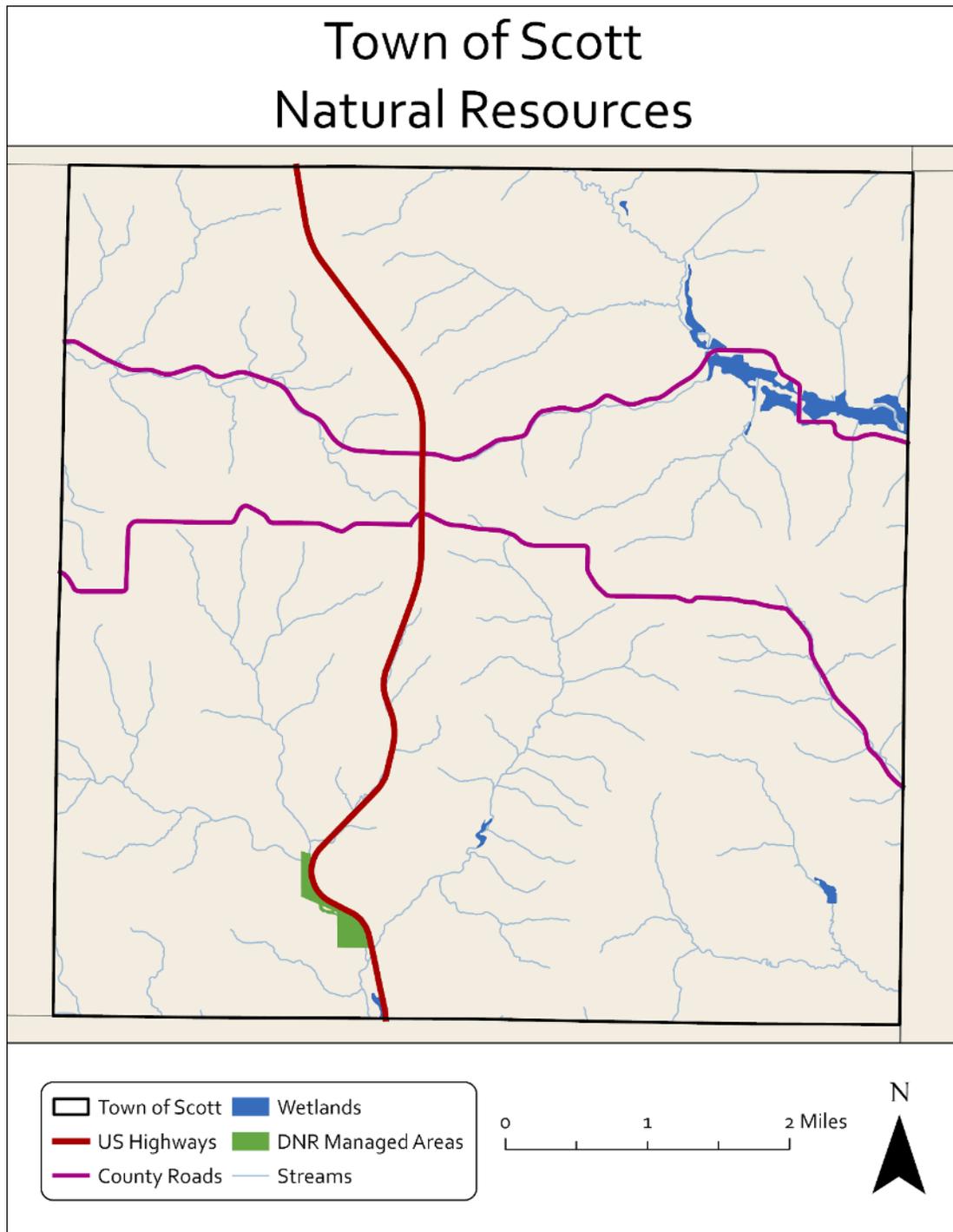
The Wisconsin Department of Natural Resources identifies several threatened and endangered species in the region. Protecting these species requires habitat conservation, careful land use planning, and continued monitoring to maintain biodiversity.

Metallic and Nonmetallic Resources

Nonmetallic mineral resources, such as sand and gravel, are extracted for local construction and road maintenance needs. The Town regulates mining activities through a Nonmetallic Mineral Extraction Ordinance (Appendix G) to balance resource extraction with environmental conservation and community impact mitigation.



Map – Town of Scott Natural Resources





Cultural and Historical Resources

Cultural and historical resources in the Town of Scott include cemeteries, historic farmsteads, and early settlement sites, which provide a sense of identity and continuity for the Town. These resources are integral to the Town’s heritage and are supported through local documentation efforts and partnerships with historical societies. Protecting rural landscapes, open fields, and historic structures through preservation policies ensures these resources remain a defining feature of the Town.

Recreational Resources and Open Spaces

While the Town does not have municipal parks, residents have access to recreational areas in Crawford County, including Beauford T. Anderson Park and Wyalusing State Park. These areas provide opportunities for outdoor activities such as hiking, fishing, and camping. Open spaces within the Town of Scott, including agricultural lands and wooded areas, which also support recreational uses such as hunting and hiking. Preservation of open spaces is managed through land use planning and balancing agricultural productivity with public access to recreational opportunities.



Economic Development

***Economic development element.** A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.*

Source *Wisconsin Statute 66.1001: Comprehensive Planning*

The Town of Scott aims to cultivate a resilient and diverse local economy. This goal focuses on supporting existing businesses, attracting new opportunities, and enhancing the rural community's quality of life, all while safeguarding its agricultural heritage and natural resources.

To achieve this, the Town will support existing local businesses, including farms, by providing access to resources, technical assistance, and streamlined local permitting processes. They will actively promote agricultural and natural resource-based industries through favorable land use policies, infrastructure investment, and marketing of local products. The Town of Scott also plans to maintain affordable broadband and infrastructure by advocating for improved utility access to support business operations, remote work, and digital market access. Furthermore, the town will consider compatible commercial and light industrial development by identifying and promoting suitable areas that align with the Town's rural character and infrastructure capacity. Finally, the Town will pursue regional economic collaboration, partnering with regional organizations, neighboring communities, and counties on marketing, workforce, and investment strategies.



Economic Development Goals and Objectives

Goal:

Promote a resilient and diverse local economy that supports existing businesses, attracts new opportunities, and enhances the rural community's quality of life while preserving its agricultural heritage and natural resources.

Objectives:

- Support Existing Local Businesses:
 - Assist local farms and businesses in retaining and expanding their operations through access to resources, technical assistance, and streamlined local permitting processes.
- Promote Agricultural and Natural Resource-Based Industries:
 - Support the viability of local farms, forestry operations, and agribusinesses through land use policies, infrastructure investment, and marketing of local products.
- Expand Broadband and Infrastructure:
 - Advocate for expanded broadband participation, affordability and utility infrastructure to support business operations, remote work, and access to digital markets.
- Encourage Compatible Commercial and Light Industrial Development:
 - Identify and promote appropriate areas for commercial and light industrial uses that align with rural character and infrastructure capacity.
- Pursue Regional Economic Collaboration:
 - Partner with regional economic development organizations, neighboring communities, and counties to coordinate on marketing, workforce, and investment strategies.



Current Industry Base and Workforce

The employment landscape in the Town of Scott, as discussed in the Issues and Opportunities section, reflects a predominantly commuter-based workforce. While some residents are employed locally in agriculture or small-scale industries, the majority commute to jobs in nearby Towns and urban centers. As a rural Township, the Town of Scott has limited local employment opportunities outside of its agricultural base, which remains a central component of the Town’s economy. Small-scale businesses, such as construction trades and independent services, provide additional localized employment but represent a small portion of the workforce.

The broader Western Workforce Development Area, which includes the Town of Scott, is projected to experience notable shifts in industry composition between 2016 and 2026. Growth is anticipated in construction (10%), professional and business services (13%), and financial activities (13%), reflecting broader regional and national economic trends. These growing sectors are likely to impact the Town of Scott residents who commute to nearby employment hubs. Similarly, service-oriented industries such as leisure and hospitality (10%) and education and health services (9%) are expected to expand, offering further opportunities for the commuting workforce.

Agriculture, which is integral to the Town of Scott’s identity, is projected to grow moderately by 8%, ensuring its continued importance within the Township. However, manufacturing, a key employer for rural residents in surrounding areas, is expected to stagnate with 0% growth, potentially limiting future opportunities for Town’s commuting workforce. Declines in the information sector (-12%) highlight a regional shift away from technology-dependent industries, which have minimal presence in the Town’s economy. These broader regional projections emphasize the importance of maintaining strong transportation infrastructure to support commuting while sustaining and diversifying the town’s local agricultural base and small-scale industries.



Table – Industry Projections

Industry	Projected Change from 2016 to 2026
Goods Producing	3%
Natural Resources and Mining	8%
Construction	10%
Manufacturing	0%
Services Providing	8%
Trade, Transportation, and Utilities	9%
Information	-12%
Financial Activities	13%
Professional and Business Services	13%
Education and Health Services	9%
Leisure and Hospitality	10%
Other Services (except Government)	6%
Government	3%
Self-Employed	9%

Source: Western Wisconsin Workforce Development Board, WIOA Local Plan 2020-2023

Environmental Considerations

The Town of Scott’s economic development potential is closely tied to the condition and management of its environmental resources. Historical contamination sites identified by the Wisconsin DNR’s Bureau for Remediation and Redevelopment Tracking System (BRRTS) have all been successfully remediated and closed:

- 2550 US 61: A leaking underground storage tank (1987–1994) and an environmental repair program (1992–1997) were addressed.
- 45108 CTH W: A spill in 1998 was remediated within two weeks.
- 42743 CTH N, Scott: A spill in 2012 was resolved within four days.
- CTH W & Bannen Rd: A spill in 2018 was remediated in less than a month.

These remediation efforts demonstrate strong environmental stewardship, ensuring that land and water resources remain viable for future development. Continued monitoring of environmental risks and promoting remediated sites for commercial or industrial use can



enhance the Town of Scott’s economic appeal while maintaining public confidence in its resources.

Economic Analysis and Future Opportunities

The Town of Scott’s economic development potential lies in leveraging its strengths while addressing key challenges. The Town’s primary strengths include its proximity to regional employment hubs, a strong agricultural base, and access to transportation infrastructure supporting commuters. These factors allow the Town to serve as a residential community for workers in growing industries such as professional services, finance, and construction. The Town’s rural character and natural beauty also position it as a desirable place to live, supporting small-scale businesses and home-based enterprises.

However, challenges persist. Limited local employment opportunities, an aging workforce, and the stagnation of key industries like manufacturing could hinder long-term growth. Supporting infrastructure, including broadband access and transportation improvements, will be essential to attract and retain residents and businesses. Promoting private smaller alternative energy initiatives and sustainable land use practices can further enhance the Town’s economic resilience.

Strengths and Weaknesses for Business Attraction and Retention

The Town of Scott’s strengths for business attraction and retention lie in its agricultural base, proximity to regional employment centers, and appealing rural character. Agriculture is a cornerstone of the local economy, offering opportunities for value-added agricultural enterprises and diversification. Proximity to growing regional job markets, particularly in industries such as professional services, construction, and finance, positions the Town of Scott as a convenient residential community for workers. The Town’s rural charm and open spaces further contribute to its attractiveness for small-scale businesses, home-based enterprises, and residents seeking a quiet lifestyle.



Alignment with Broader Economic Plans

The Town of Scott’s economic development goals align with regional and state initiatives to support workforce development, sustainable land use, and rural prosperity. Programs offered by the Wisconsin Economic Development Corporation (WEDC), the Western Wisconsin Workforce Development Board, and other agencies provide technical and financial support for business attraction, workforce training, and agricultural innovation. Participation in these programs will be critical to addressing challenges and capitalizing on opportunities for long-term economic growth.



Intergovernmental Cooperation

Intergovernmental cooperation element. A compilation of objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions, including school districts, drainage districts, and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts, drainage districts, and adjacent local governmental units, and to the region, the state and other governmental units. The element shall consider, to the greatest extent possible, the maps and plans of any military base or installation, with at least 200 assigned military personnel or that contains at least 2,000 acres, with which the local governmental unit shares common territory. The element shall incorporate any plans or agreements to which the local governmental unit is a party under s. [66.0301](#), [66.0307](#) or [66.0309](#). The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.

Source [Wisconsin Statute 66.1001](#): Comprehensive Planning

The Town of Scott is committed to fostering effective intergovernmental cooperation. This overarching goal aims to enhance service delivery, promote regional planning, and improve resource sharing with neighboring jurisdictions, school districts, and other government agencies.

To achieve this, the Town will strengthen communication through regular channels with surrounding Towns, counties, and school districts on shared issues like land use and emergency services. They will actively promote shared services by identifying opportunities for cost-effective joint purchasing and agreements in areas such as road maintenance, law enforcement, and fire protection. The Town of Scott will also collaborate on regional planning efforts, participating in initiatives related to transportation, housing, broadband expansion, and economic development that benefit the broader area. Furthermore, the Town will support local schools and educational partnerships by collaborating on youth programming, workforce development, and facility sharing. Finally, the Town of Scott will coordinate emergency preparedness and response by reviewing the Crawford County Hazardous Mitigation Plan and working with nearby municipalities and counties to ensure unified emergency management, training, and resource deployment.



Intergovernmental Cooperation Goals and Objectives

Goal:

Foster effective intergovernmental cooperation to enhance the delivery of services, promote regional planning, and improve resource sharing among neighboring jurisdictions, school districts, and government agencies.

Objectives:

- Strengthen Communication:
 - Establish regular communication channels with surrounding Towns, counties, and school districts to coordinate on shared issues such as land use, emergency services, and infrastructure development.
- Promote Shared Services:
 - Identify opportunities for cost-effective shared services and joint purchasing agreements in areas such as road maintenance, law enforcement, fire protection, and solid waste management.
- Collaborate on Regional Planning Efforts:
 - Participate in regional planning initiatives, including transportation, housing, broadband expansion, and economic development projects that benefit the broader area.
- Support Local Schools and Educational Partnerships:
 - Partner with school districts and educational institutions to support youth programming, workforce development, and facility sharing when feasible.
- Coordinate Emergency Preparedness and Response:
 - Review the Crawford County Hazardous Mitigation Plan and collaborate with nearby municipalities and counties to ensure coordinated emergency management planning, training, and resource deployment.



Adjacent Local Governments

The Town of Scott maintains cooperative relationships with adjacent Townships to address shared issues such as emergency services, transportation infrastructure, and land use planning. These partnerships ensure that resources are efficiently managed, and regional challenges like road connectivity, stormwater management, and environmental preservation are addressed collaboratively. Mutual aid agreements for emergency services, including fire protection and EMS, are critical components of these relationships. Coordination with neighboring Townships helps promote consistent and effective decision-making across jurisdictional boundaries.

Fire Protection

Fire protection for the Town of Scott is provided by the Boscobel Rural Fire Department. The Town also may be serviced by the Gays Mills Volunteer Fire Department and the Soldiers Grove Fire Department. These departments are staffed by trained volunteers and provide fire suppression and emergency response services to the Town.

The Town works closely with these departments to ensure that equipment, training, and response capabilities meet community needs. Ongoing communication is essential to maintaining high service levels and coordinating responses effectively.

Emergency Medical Services

Emergency medical services in the Town of Scott are delivered by regional providers, including Boscobel EMS, [Ocooch Mountain Rescue Inc EMS](#) (Gays Mills) and Soldiers Grove EMS, under the Crawford County EMS system. These agencies ensure that residents receive timely pre-hospital emergency care. The Town collaborates with EMS providers to address resource needs and to ensure that services remain reliable and responsive to the demands of the community.

School Districts

The Town of Scott is served by three distinct school districts, each catering to specific portions of the Township. The majority of the Town falls within the Boscobel Area School District. The northwest portion of the Town is part of the North Crawford School District, while the northeast portion is included in the Riverdale School District. Each district provides comprehensive educational services to students from pre-kindergarten through grade 12. The Amish also have facilities for educating students through grade 8.

Given the rural character of the Town of Scott, student transportation is a critical concern. The Town collaborates closely with all three school districts to ensure that bus routes are

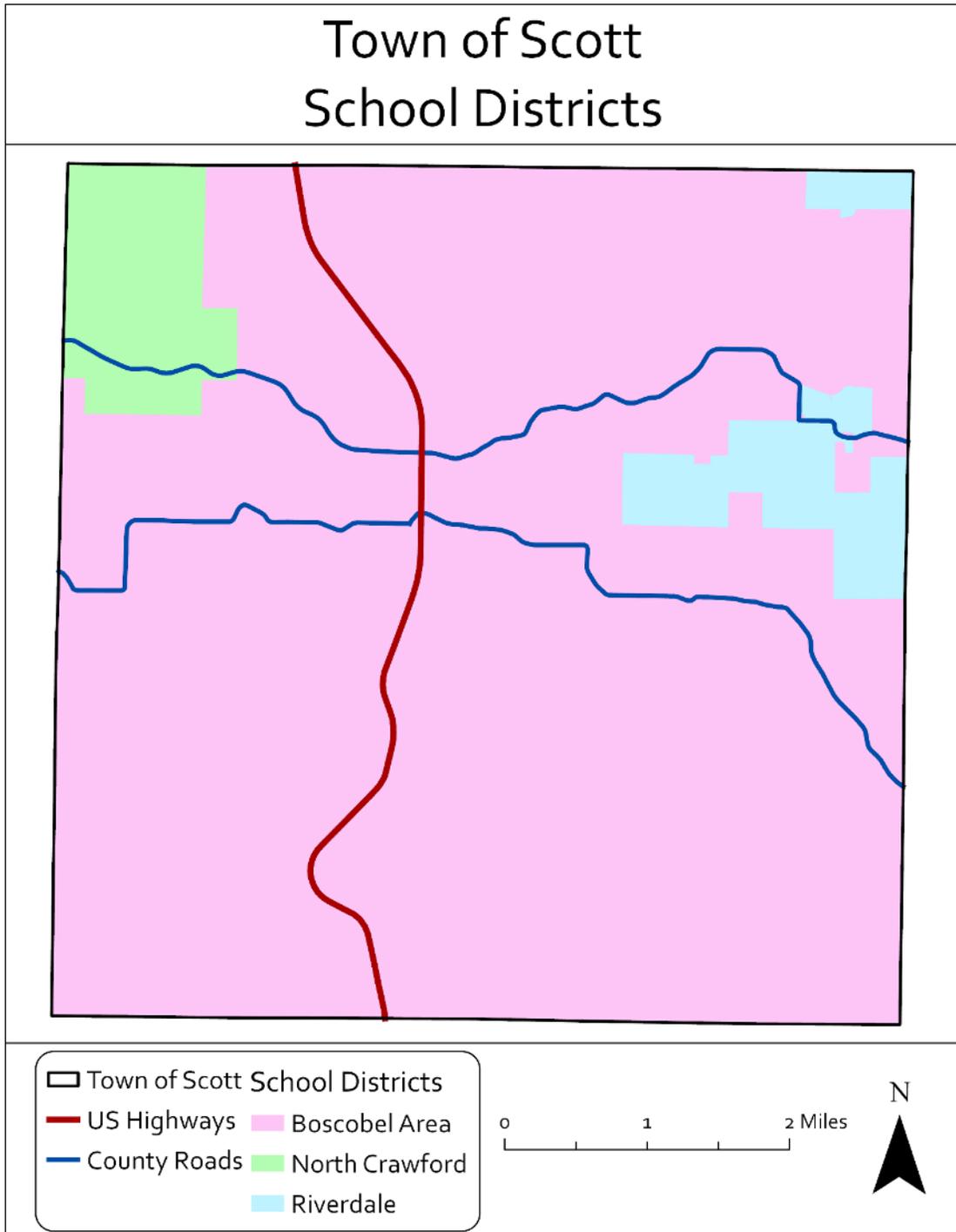


safe, efficient, and well-maintained, particularly during harsh weather conditions. The condition of rural roads is a shared priority, with the Town’s road maintenance efforts directly supporting the reliability of school transportation.

Population trends in the Town of Scott may influence future school enrollment numbers. The Town and the school districts monitor these trends closely to anticipate potential shifts in student populations and adjust resources accordingly. The Town also supports the school districts’ efforts to enhance educational facilities and programs, recognizing the vital role education plays in fostering community well-being and long-term development.



Map – Town of Scott School Districts





Crawford County

Crawford County provides numerous services to the Town of Scott, including highway maintenance, library funding, social services, law enforcement, and land use planning assistance. The county also oversees zoning regulations in areas such as shorelands and consults the Town before making decisions to ensure alignment with local priorities. Key areas of collaboration include road improvements, environmental conservation, and addressing regional challenges such as housing and senior services. These partnerships ensure that the Town of Scott’s needs are integrated into county-wide strategies.

Mississippi River Regional Planning Commission

The Mississippi River Regional Planning Commission (MRRPC) supports multi-jurisdictional planning and economic development across the region. The Town of Scott benefits from the MRRPC’s services, which include comprehensive planning assistance, zoning guidance, grant writing, and economic development support. By collaborating with the MRRPC, the Town remains eligible for economic development funding and gains access to valuable resources that support long-term planning and growth.

State of Wisconsin

The Town of Scott coordinates with key state agencies, including the Wisconsin Department of Natural Resources (WDNR) and the Wisconsin Department of Transportation (WisDOT). WDNR oversees wildlife protection, stormwater management, and the preservation of woodlands and wetlands, aligning closely with the Town’s focus on natural resource conservation. WisDOT is a critical partner in transportation infrastructure planning, particularly for the US Highway 61 corridor, which serves as a primary transportation route for the Town. These partnerships ensure that the Town’s local priorities are integrated with state-level planning and initiatives.

Conflict Resolution

While conflicts with other jurisdictions are rare, the Town of Scott has processes in place to address potential issues. Regular communication with Crawford County, adjacent Townships, and state and regional agencies helps prevent misunderstandings and ensures shared goals are prioritized. When conflicts arise, the Town of Scott utilizes formal agreements under Wisconsin Statutes 66.0301 to establish clear responsibilities and resolve disputes effectively. This approach reinforces collaboration and fosters positive relationships across jurisdictions.



Land Use

***Land-use element.** A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in the Utilities and community facilities element, will be provided in the future, consistent with the timetable described in Utilities and community facilities element, and the general location of future land uses by net density or other classifications.*

Source Wisconsin Statute 66.1001: Comprehensive Planning

The Town of Scott in Crawford County, Wisconsin aims to foster orderly, efficient, and sustainable land use that upholds its rural character and agricultural vitality. A core focus is on preserving agricultural lands by protecting farmland from incompatible development.

The Town also prioritizes the protection of natural and cultural resources, directing development away from sensitive areas such as wetlands, floodplains, woodlands, and steep slopes, while encouraging conservation design. To maintain its rural character, the Town will implement land use policies that promote low-density development, preserve scenic vistas, and respect traditional settlement patterns. Finally, the Town seeks to support efficient public services by guiding development to areas where services like roads and emergency response can be provided cost-effectively, thus avoiding scattered growth that strains infrastructure and service delivery.



Land Use Goals and Objectives

Goal:

Promote orderly, efficient, and sustainable land use patterns that preserve rural character, support agricultural vitality, protect natural resources, and guide growth in a manner that enhances the quality of life for all residents.

Objectives:

- **Preserve Agricultural Lands:**
 - Protect farmland and discourage incompatible development in key agricultural areas. Support policies that promote long-term viability of farming such as farmland preservation programs.
- **Protect Natural and Cultural Resources:**
 - Direct development away from environmentally sensitive areas, such as wetlands, floodplains, woodlands, and steep slopes. Encourage conservation design practices.
- **Maintain Rural Character:**
 - Develop land use policies that reflect the community's rural identity, including low-density development, scenic vistas, and traditional settlement patterns.
- **Support Efficient Public Services:**
 - Guide land use to areas where public services (roads, emergency services, schools, etc.) can be provided cost-effectively. Avoid scattered development that increases infrastructure costs and strains rural service delivery.



Existing Land Use

The Town of Scott is predominantly rural, with the majority of land devoted to agriculture. This includes crop production, pastureland, and areas supporting livestock operations. Wooded areas are also prominent, contributing to natural resource conservation and recreational opportunities. Residential development is scattered, primarily consisting of single-family homes located along Town roads and within small clusters. Commercial and industrial uses are minimal, typically limited to agricultural support services, small-scale operations, and home-based businesses. Public and semi-public uses, such as cemeteries and the Town Hall, occupy a small portion of land.

The intensity and density of development are low, reflecting the Town's rural character and its reliance on agricultural and natural resources. Residential properties generally include larger lots compared to urban areas, further preserving open spaces and minimizing urbanization. Infrastructure and utility networks are limited, with residents relying on private wells, septic systems, and regional utility services. The topography and slope of the land reinforce these patterns. The Slope and Topography maps show a landscape of rolling hills and steep valleys, with elevations ranging from 2250 feet in the valleys to 3950 feet at the ridgelines. Steeper areas, particularly those with slopes exceeding 15%, which make up the majority of the Town, are challenging for development due to erosion risks and construction constraints. These regions are better suited for agriculture, forestry, or conservation, while flatter areas near valleys and existing roads provide limited opportunities for future growth. The Town's land use is intrinsically tied to these physical features, which play a critical role in preserving its rural identity while guiding sustainable development.

Land Use Regulations

In 2007, the Town of Scott adopted a Land Division Ordinance to preserve the rural character and natural beauty of the community to prevent the fragmentation of agricultural and forest lands, and to discourage the proliferation of suburban-style subdivisions. The ordinance establishes controls over the division of parcels smaller than 35 acres and the creation of new lots under 35 acres. Landowners may subdivide existing parcels to create new lots of less than 35 acres, provided certain conditions are met. These include a minimum lot size of 1 acre and a prohibition on creating more than one lot from a single parcel within a five-year period, with further subdivisions of the newly created lots also restricted for five years. Exceptions to these rules are provided for land divisions resulting from court orders, wills, or certain exchanges between adjoining property owners. The ordinance also allows for variances in special cases, such as those involving family circumstances or other unforeseen needs. The Plan Commission supports the continuation



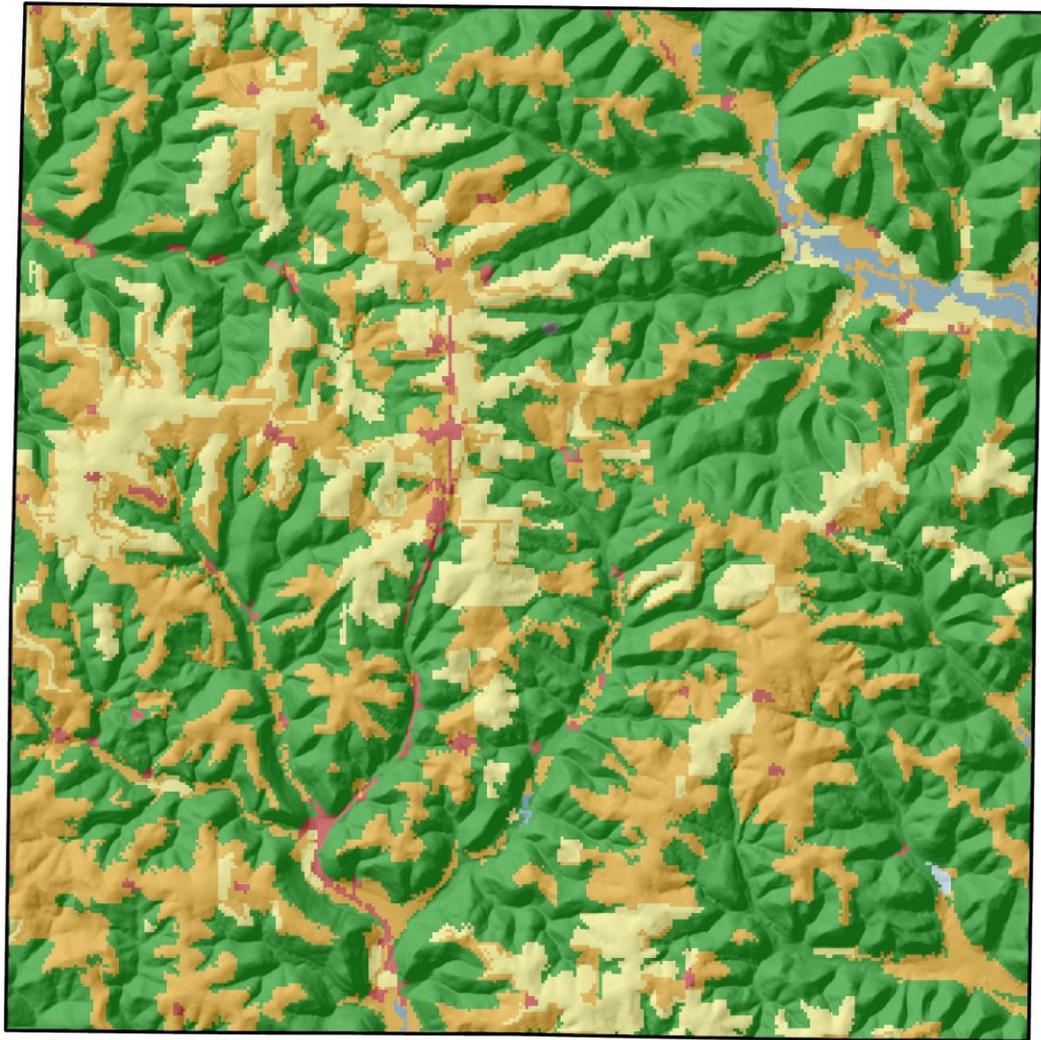
Town of Scott (Crawford County) Comprehensive Plan 2025 – 2045

of the Land Division Ordinance and acknowledges the potential need for periodic adjustments to ensure its effectiveness. Regular review of the ordinance is recommended to maintain its alignment with community goals and changing conditions.

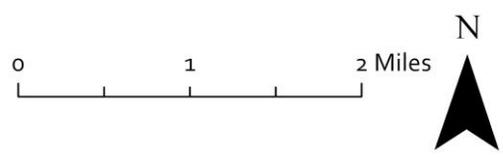


Map – Town of Scott Existing Land Use

Town of Scott Existing Land Use



- | | |
|-----------------|------------|
| Town of Scott | Open Water |
| Urban/Developed | Wetland |
| Agriculture | Barren |
| Grassland | Shrubland |
| Forest | |





Trends and Land Use Conflicts

Land use trends in the Town of Scott highlight the stability of agricultural activity as the dominant use, but several factors are influencing land demand. Increasing interest in rural living has driven moderate demand for residential development, creating potential conflicts with agricultural preservation efforts. The subdivision of larger agricultural parcels into smaller lots for residential use can fragment farmland and impact the viability of farming operations. Additionally, the presence of environmentally sensitive areas, such as wetlands and floodplains, limits land availability for development while creating potential conflicts between conservation and growth.

The demand for recreational land and outdoor spaces has also grown, reflecting broader trends in rural communities. While this aligns with the Town's character, balancing recreational uses with agricultural and residential needs is a key consideration. Rising land values, driven in part by regional migration to rural areas, have created additional challenges for maintaining affordability and preserving farmland.

Future Land Use Projections

Projections for future land use in the Town of Scott over the next 20 years focus on maintaining the Town's rural identity while accommodating modest growth. Agricultural uses are expected to remain the dominant land use, with policies aimed at preserving prime farmland and supporting agricultural sustainability. Residential land use is projected to increase incrementally, driven by demand for rural living. These developments are anticipated to occur along existing roadways to minimize infrastructure expansion and maintain cost efficiency.

Commercial and industrial land use is expected to grow at a slower pace, primarily supporting local agricultural operations and small-scale businesses. Environmentally sensitive areas, such as wetlands and steep slopes, will remain protected, limiting development in these zones. Public and semi-public land use is projected to remain stable, with no significant expansions expected for community facilities or utilities.



Opportunities for Redevelopment

Opportunities for redevelopment in the Town of Scott are limited due to the rural nature of the Town and the low intensity of development. However, existing properties with non-agricultural uses may offer potential for repurposing, particularly for small-scale commercial or agricultural support enterprises. Efforts to address vacant or underutilized parcels, including remediated environmental contamination sites, could contribute to economic development while minimizing land consumption.

Land Use Planning Considerations

Future land use planning in the Town of Scott will prioritize preserving the agricultural base, managing residential growth, and protecting environmentally sensitive areas. Agriculture will remain a cornerstone of land use policy, with efforts aimed at preventing the fragmentation of prime farmland and supporting sustainable farming practices. Maintaining large tracts of contiguous agricultural land is essential to ensure the long-term viability of farming operations and to uphold the Town's rural character.

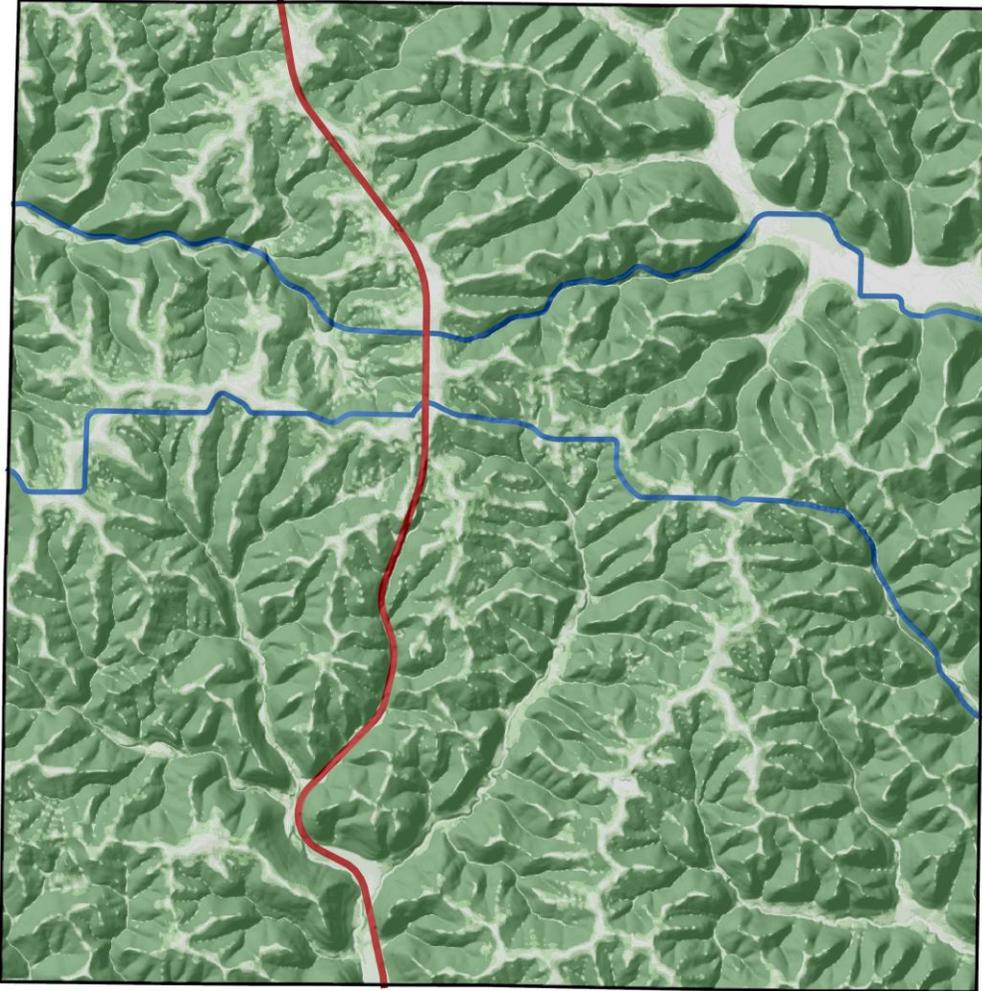
Residential development will be carefully managed to align with the Town's rural identity. Growth is expected to occur incrementally, focusing on low-density housing that preserves open spaces and minimizes conflicts with agricultural uses. Development will likely concentrate along existing roadways to avoid unnecessary infrastructure expansion and to ensure cost-effective service delivery. Protecting environmentally sensitive areas, including wetlands, floodplains, and steep slopes, will remain a central consideration. These areas play a critical role in maintaining water quality, controlling erosion, and supporting local biodiversity, and development in these zones will be strictly limited to prevent environmental degradation.

Infrastructure and utility planning will be essential to support future land use needs. Ensuring that development aligns with available services, such as roads and utilities, will help minimize costs and environmental impacts. Redevelopment opportunities, though limited, may focus on repurposing underutilized parcels or remediated sites for small-scale commercial or agricultural support enterprises, contributing to economic development while preserving the Town's open spaces and natural resources. By addressing these considerations, the Town can balance growth with the preservation of its agricultural and rural heritage.

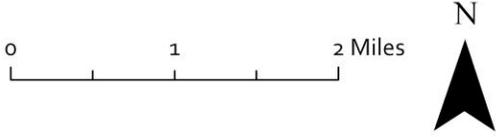


Map – Town of Scott Slope

Town of Scott Slope

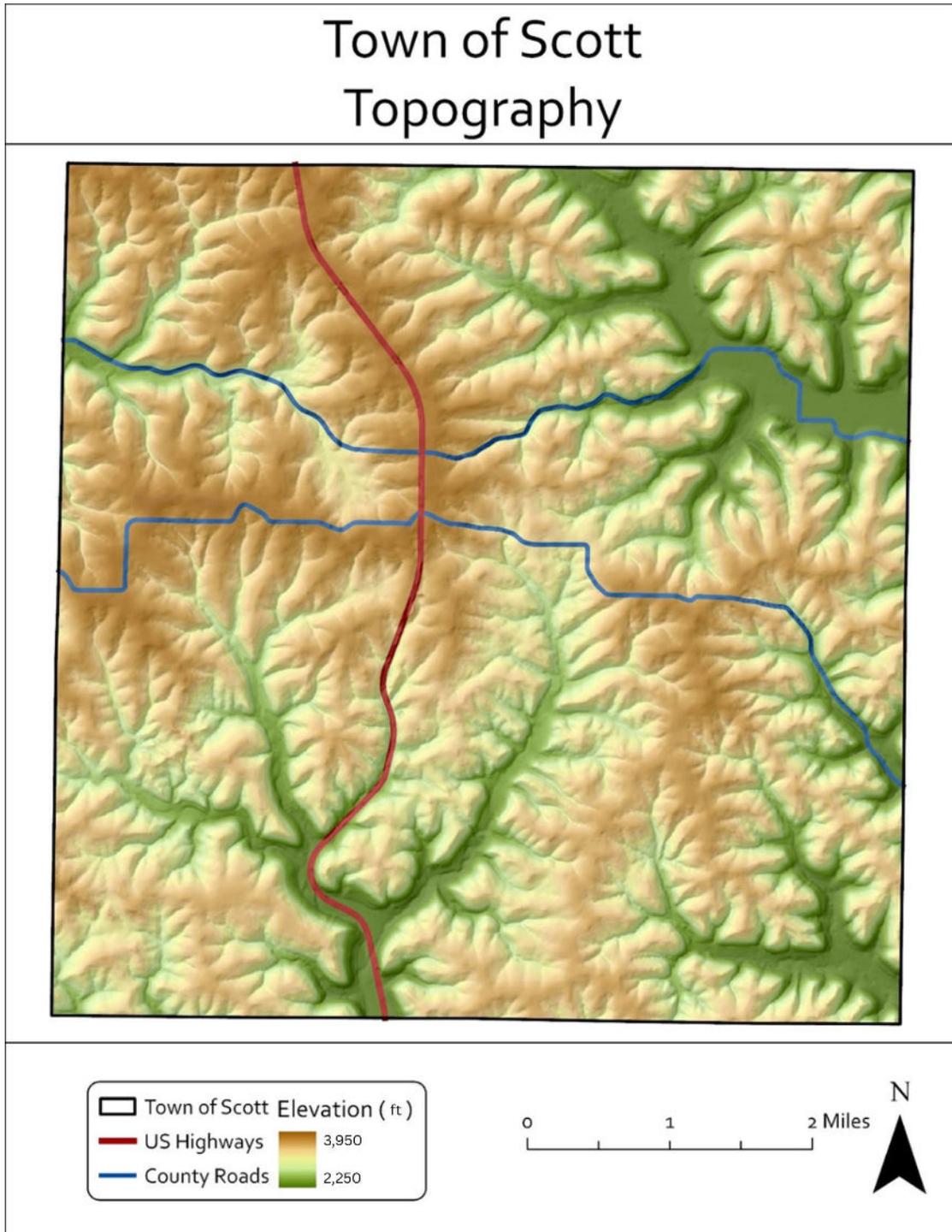


Town of Scott	5%-15%
US Highways	15%-25%
County Roads	25%-35%
Slope	35+%
0%-5%	





Map – Town of Scott Topography





Appendices



Appendix A: Public Participation Plan

PUBLIC PARTICIPATION PLAN

for the Update of the Town of Scott Comprehensive Plan 2025-2026

1. Introduction

Section 66.1001(4)(a) of Wisconsin Statutes requires the governing body of the local government unit to adopt written procedures designed to foster public participation, including open discussions, communication programs, information services, and public meetings for which advance notice is provided, in every stage in the preparation of the updated comprehensive plan. These written procedures contained within this Public Participation Plan have been developed to meet this requirement. This Plan will guide public participation throughout the Town’s Comprehensive Planning Update Process.

This Public Participation Program offers all citizens, businesses, other units of government, and other parties a range of opportunities to participate through the planning process in a meaningful way to shape the future of the Town. Effective public input is critical for the success of this planning process because it is the citizens, businesses, and other organizations that will experience the results of the objectives, policies, goals and programs of the Comprehensive Plan in the future.

The participation program is designed to be inclusive. It encourages people to participate in the process and to maximize the effectiveness of their contributions. The opportunities are open to everyone.

Our public participation process will:

- Ensure all planning decisions are open to public comment;
- Produce better planning decisions;
- Support and add credibility to all Town decision-making processes
- Provide opportunities to disseminate information about the Plan and process to all segments of the Town;
- Strengthen the relationship between our decision makers, residents, and stakeholders.

2. Public Participation Methods and Opportunities

The Town of Scott has established the following list of public participation methods and opportunities.

a. Open Plan Commission Meetings

Plan Commission meetings scheduled during the Town of Scott Comprehensive Plan update process will have an agenda item providing the opportunity for any public comment on or regarding the Town of Scott Comprehensive Plan.

b. Review and Distribution of the Planning Documents

During the Comprehensive Plan update process the public may review and obtain copies of proposed, alternative, or amended elements of the Town’s Comprehensive Plan from the Town upon request. This information may also be distributed through the Town’s website (if one exists) or MRRPC’s website, via paper copies available at Town Hall, or emailed from a Town representative or MRRPC upon request.



Town of Scott (Crawford County) Comprehensive Plan 2025 – 2045

c. Written Comments

The Town will always welcome and consider written comments and will respond either in writing or by public comment during public meetings and/or through the media.

d. Meeting Notices

The Town will post meeting notices for each meeting and event in a timely manner at accessible locations, and the notices will meet the requirements for proper notification regarding purpose of meeting, date, time and location.

e. Public Hearing

The Comprehensive Planning Law requires local units of government to hold at least one (1) formal public hearing with a Class 1 public notice prior to adoption of a revised Comprehensive Plan resolution or ordinance. Prior to adoption of the revised Comprehensive Plan, the Town will conduct this required public hearing.

f. Plan Recommendation Resolution

The Plan Commission or other body of the Town that is authorized to amend the Town of Scott Comprehensive Plan may recommend the adoption or amendment of the Comprehensive Plan only by adopting a resolution by a majority vote of the entire commission or other body. The vote shall be recorded in the official minutes of the committee or other body. The resolution shall refer to maps and other descriptive material that relate to one or more elements of a comprehensive plan. Upon adoption of the plan amendment, the Plan and its resolution shall be distributed by the Town to recipients listed in Section 66.1001(4)(b) of the Wisconsin Statutes.

g. Plan Adoption by Ordinance

No comprehensive plan that is recommended for adoption or amendment may take effect until the Town Board enacts an ordinance that adopts the comprehensive plan or amendment. Upon adoption of this ordinance, it shall be filed with all the entities specified in Section 66.1001(4)(b) of the Statutes.

h. Other

Planning is a continuous process that does not end with the adoption of a Comprehensive Plan. Since new issues and unforeseen circumstances will always arise the Town may amend its Comprehensive Plan with proper public input and in accordance with Town policies and State Statutes at any time.

3. Adoption

Town of Scott adopted this Public Participation Plan on this 16 day of January, 2025.



Town of Scott Board Chair



Town of Scott Clerk



Appendix B: Survey

Note: The responses in this survey reflect the individual opinions of the person filling out the survey. They do not reflect the opinions or position of the Planning Commission or the Town Board. The committee did review this information to look for consensus, new ideas and issues of concern to members of the community.

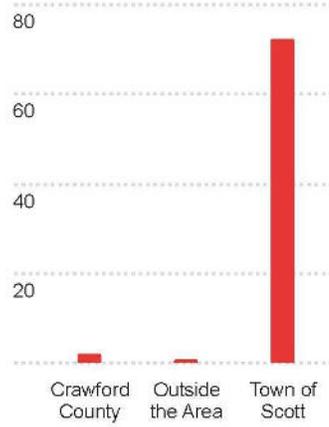
1

Town of Scott in Crawford County Survey Data

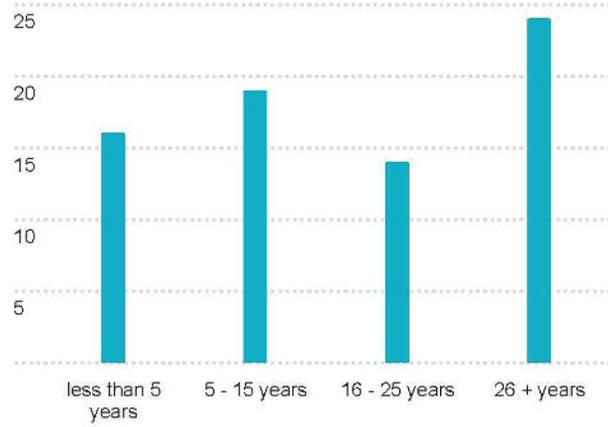




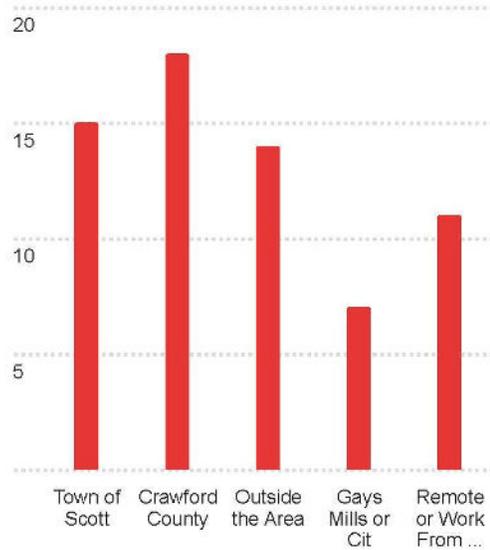
Q3 - 1. Where do you live?



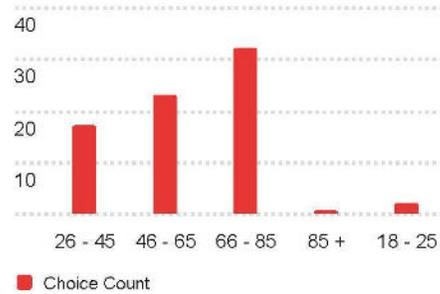
Q5 - 2. If a Township resident, how long have you been a resident of Scott?



4. Where do you Work?

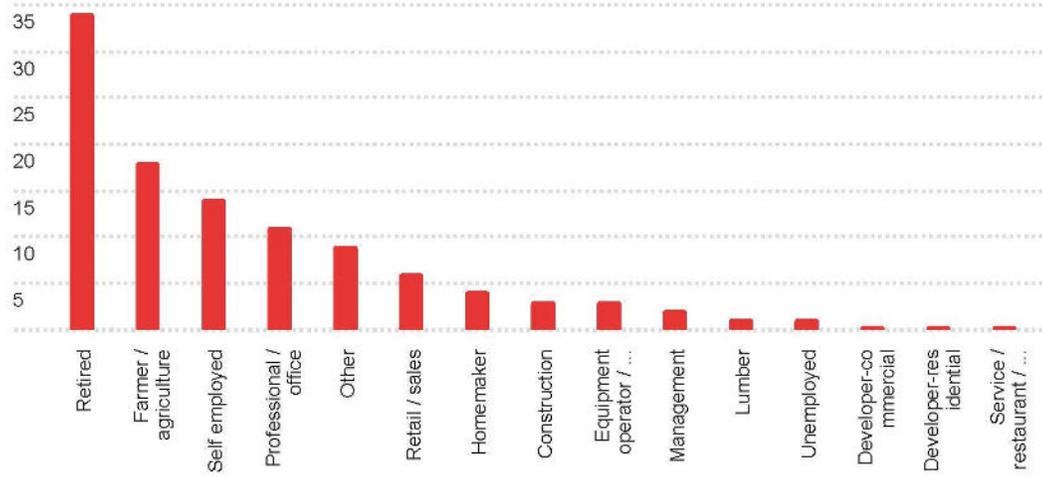


8. Your age?





Q6 - 3. What is your occupation? (Check all that apply) - Selected Choice



Other - Text

Semi-retired - part time orchard work

Welder

Kitchen Cabinets

Build trusses

Sawmill worker

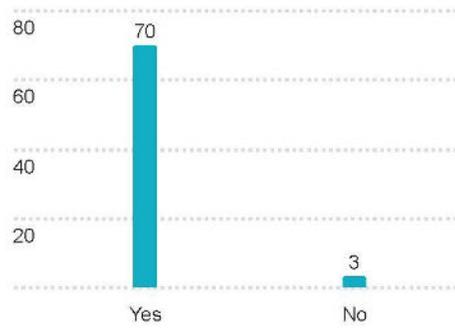
disabled

Kitchen Aide

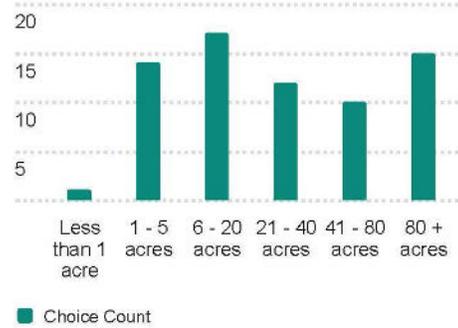
Registered Nurse



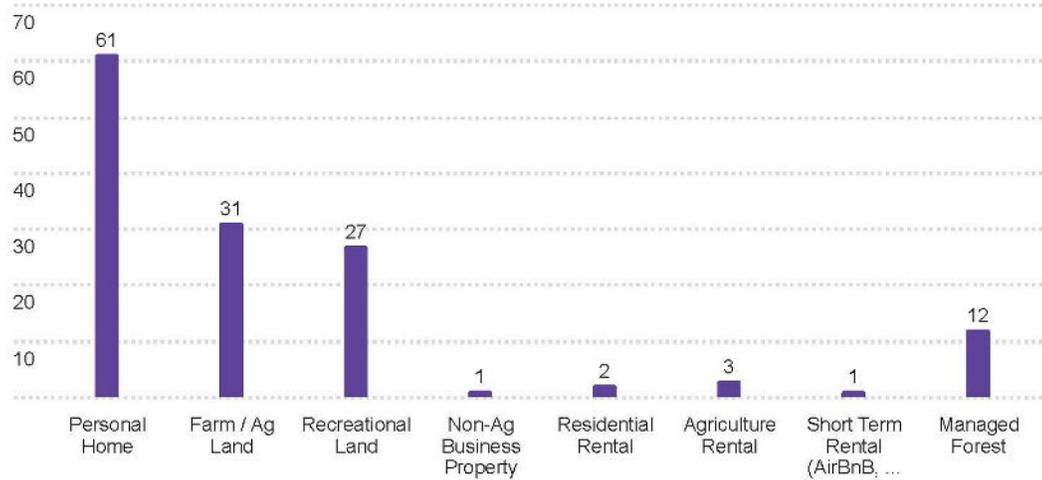
Q8 - 5. Do you own property in the Town of Scott?



Q9 - 6. If Yes, how much total land do you own?

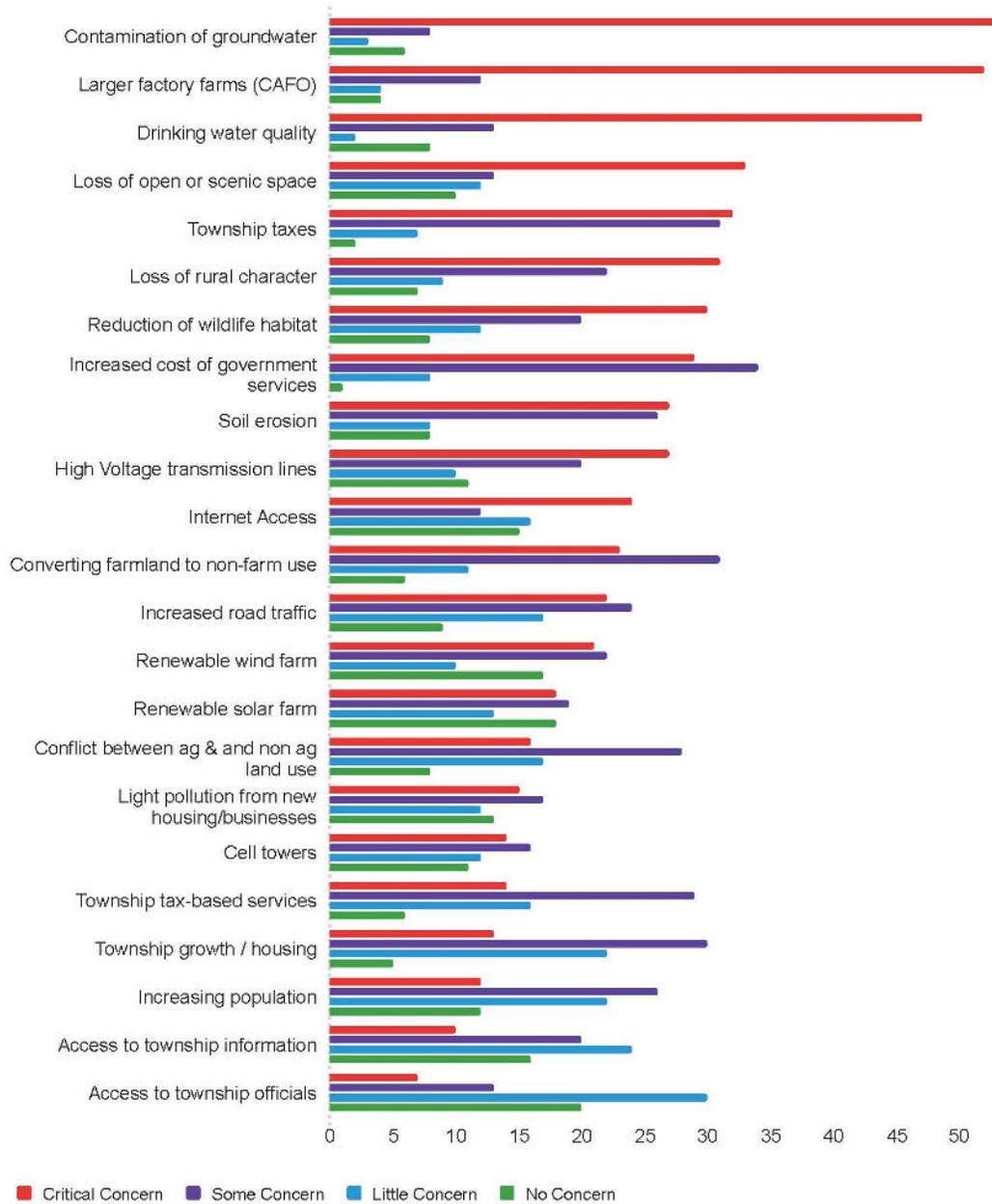


Q36 - 7. If you own property, how is it used? (Check all that apply)



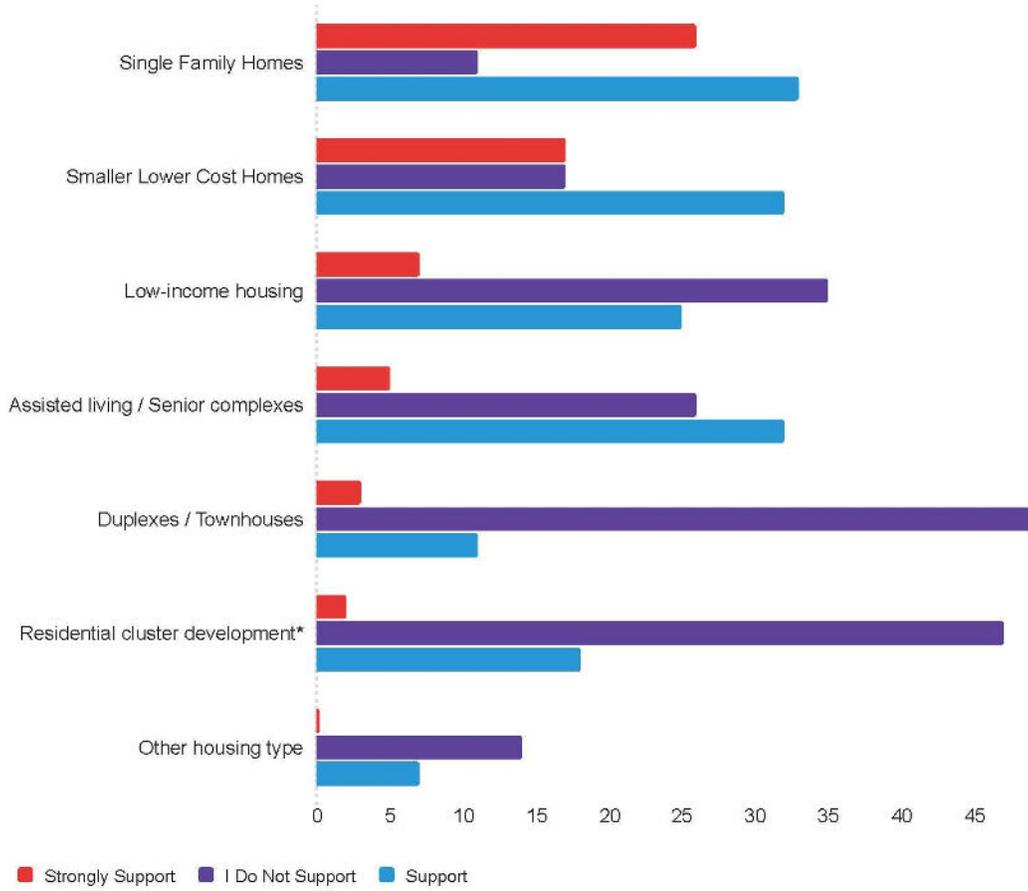


Q11 - 9. Please provide your level of concern regarding the following items in th...



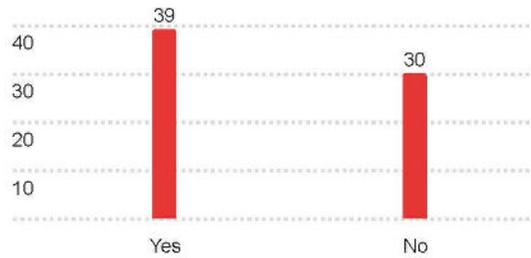


13. Which of the following types of housing do you feel are needed in Town...

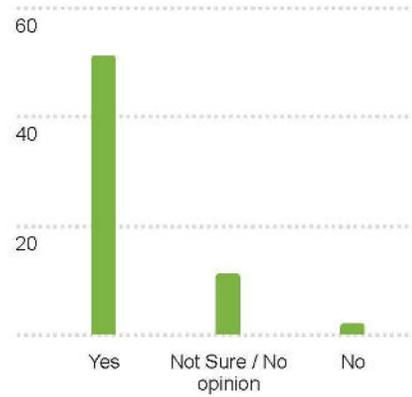




14. Surrounding communities have zoning ordinances to preserve high quality farmland (Class 1 and 2). Should the Township consider adopting similar restrictions on future housing and development on productive farmland?

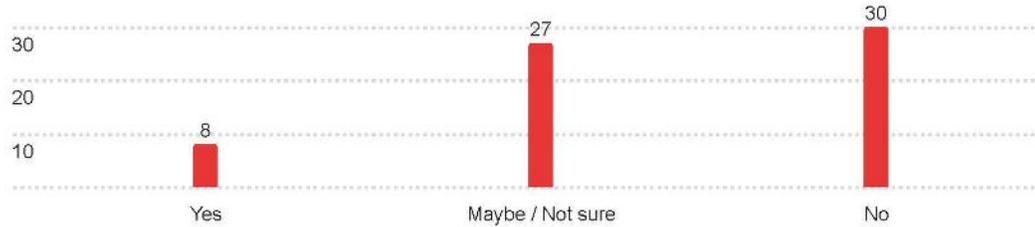


25. Should Scott Township continue to preserve productive farmland?

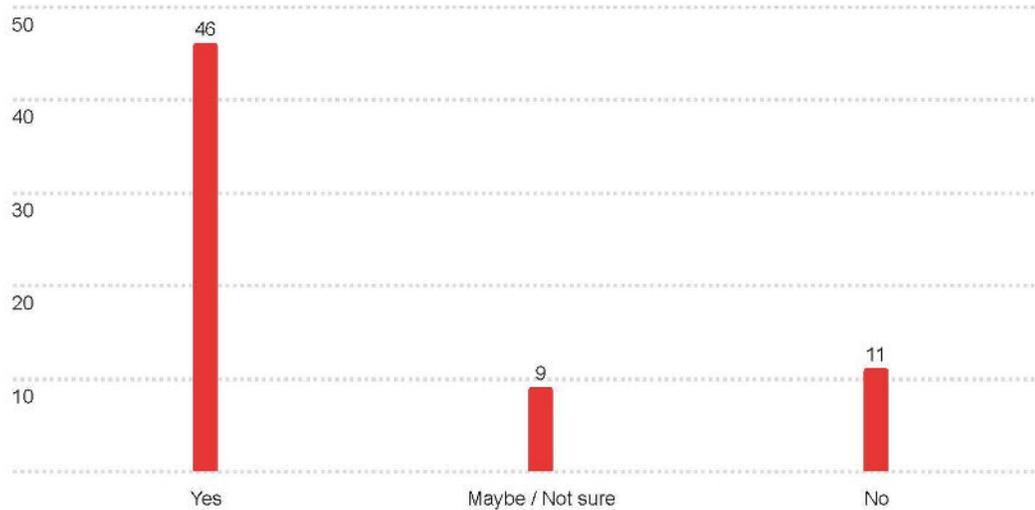




Q19 - 15. Should the Township consider planned higher density development where appropriate?

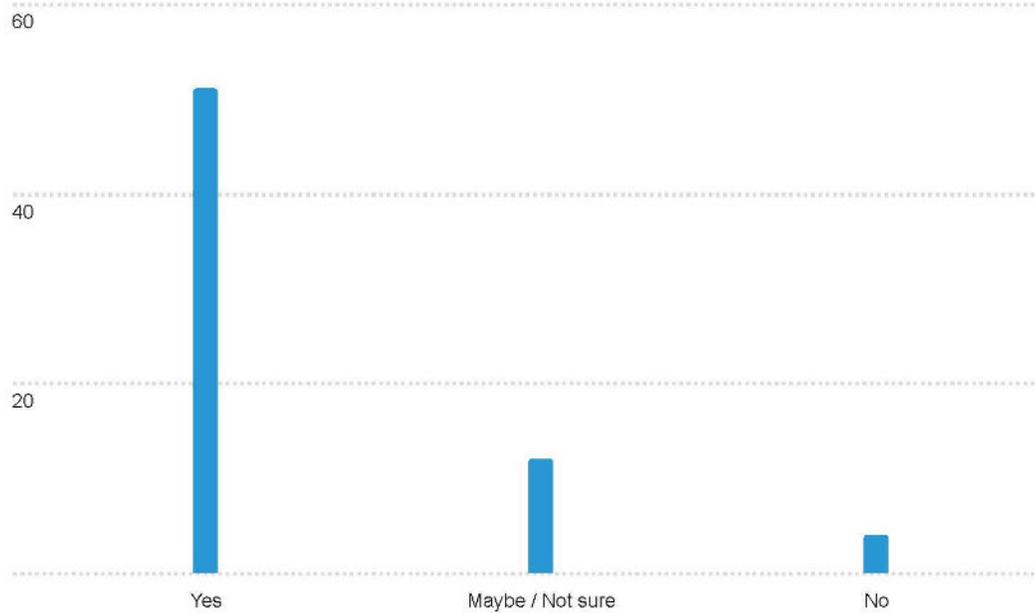


16. Should high density residential development be required to provide / preserve open space (parks, nature strips, farmland, wildlife, etc.)?

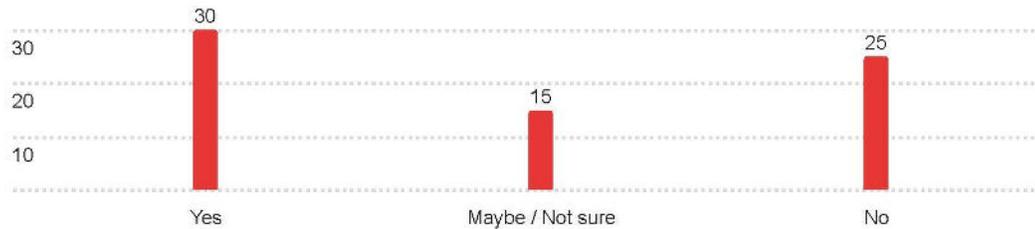




Q21 - 17. Should the Township charge developers impact fees to offset cost incurred by the Town?

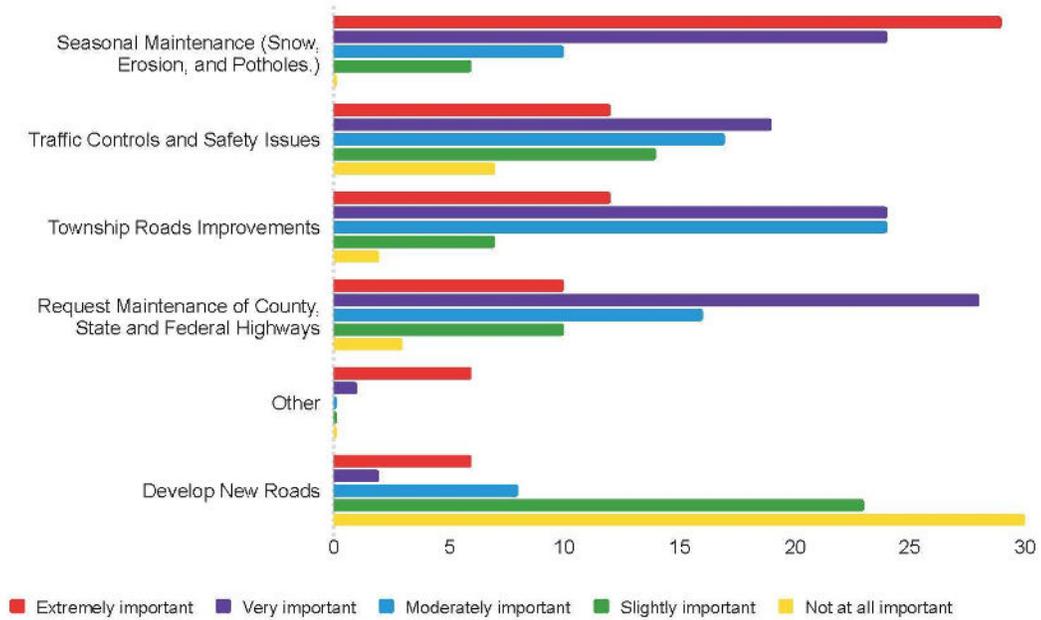


Q22 - 18. Should your neighbors be able to use their property in any way they desire? You may add additional comments below.





Q24 - Roads and Transportation 19. What Road and Transportation issues should th...

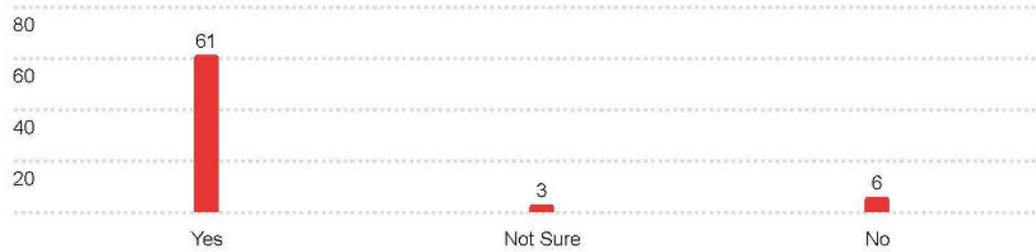


Other - Text

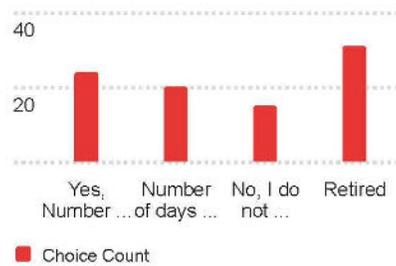
- Bridges
- No waste and keep green.
- Townships should prohibit the use of ATVs/UTVs on town and county roads.
- Less chemical on road
- mowing
- County roads not being finished after 2 years. Other county roads being completed within months.
- Get rid of our gravel roads
- Seal coat gravel roads



20. Do the roads and highways in the Township adequately meet your needs?



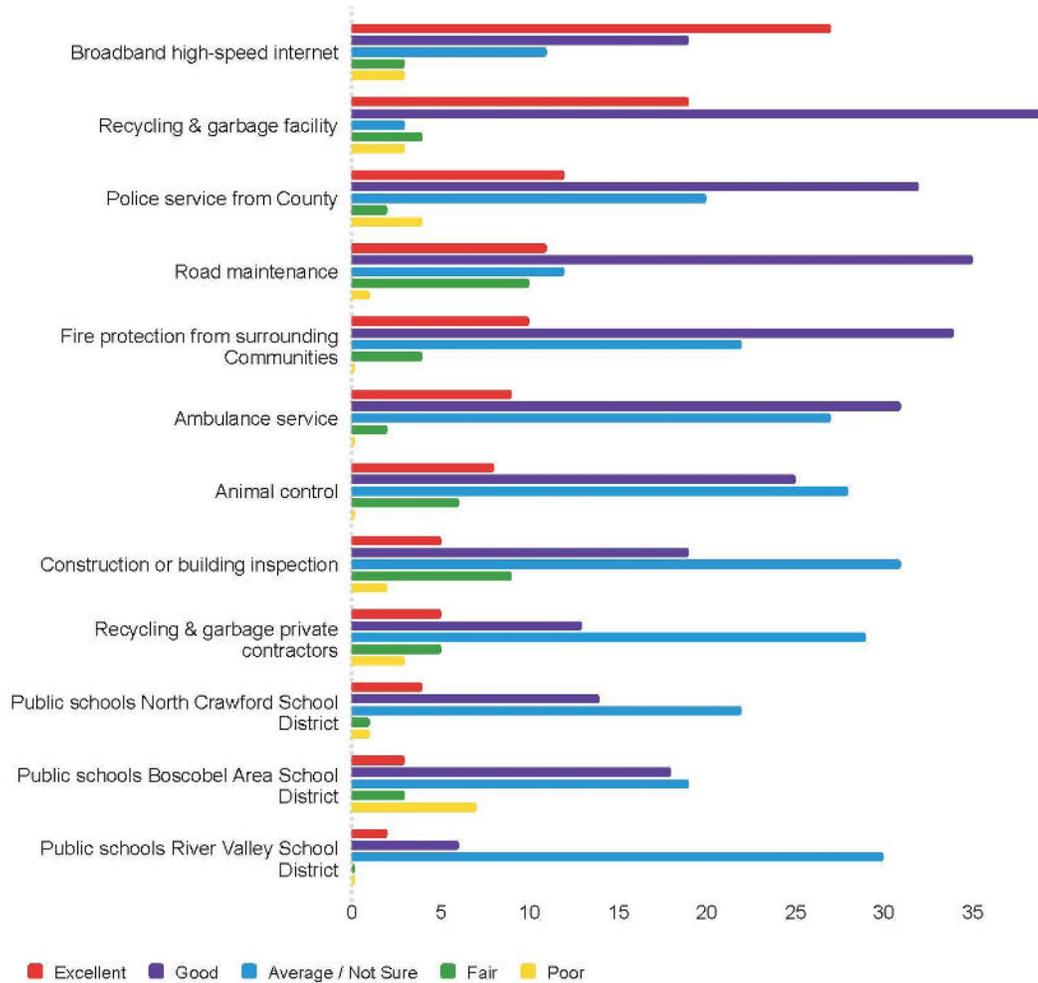
21. Do you commute / drive to work? - Selected Choice



Yes, Number of Miles - Text	Number of days per week? - Text
10	5 to 6
35 to 40	5
15	4
30	5
1.5 miles	5
1/4 mile	5
40 miles	3
72	4-5
100 miles	1
180 total	6
100	7
12	5
1	4
8	5
27	5
20	5
200-400	3 to 7
100 miles	5
15	4
30 to 500	4

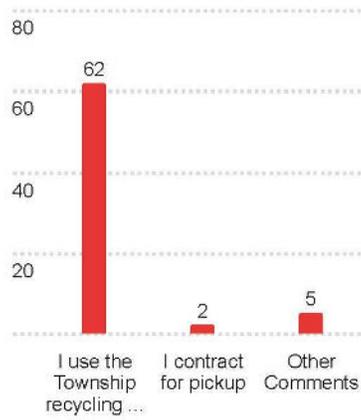


Q28 - 22. Listed below are several area community services offered in the Town, a...



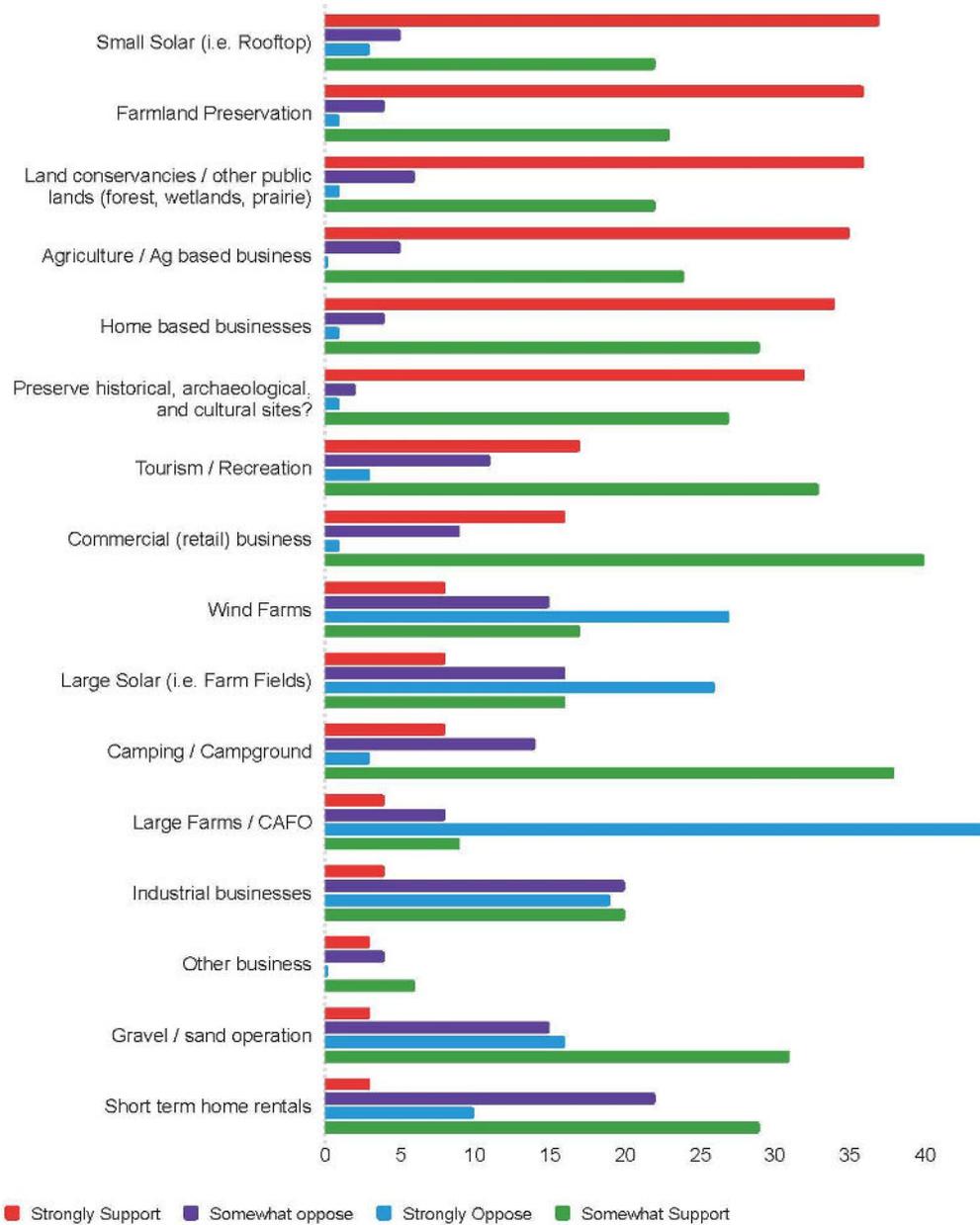


24. How do you handle trash and waste?





26. Which of the following should be allowed / encouraged in the Town of Scott.







Appendix C: Notice of Public Hearing

NOTICE OF PUBLIC HEARING
Town of Scott Comprehensive Plan
Crawford County, Wisconsin

PLEASE TAKE NOTICE that the Town of Scott Planning Commission and Town Board will hold a joint public hearing on Thursday, October 16, 2025, at 6 p.m. at the Town Hall located 43590 County Road W, Gays Mills, Wisconsin, in the Town of Scott, Crawford County, Wisconsin.

The purpose of the hearing is to gather public comments and testimony on the proposed Town of Scott Comprehensive Plan. During this public hearing oral comments and questions from the public will be considered by the Board and Planning Commission.

The proposed Comprehensive Plan is a document that will guide the Town's future development and redevelopment over a 20-year period. This plan has been developed in accordance with Wisconsin Statute 66.1001.

A summary of the proposed Comprehensive Plan is available for review by contacting Steve Querin-Schultz, Chairman of the Planning Commission at 808-872-2118 or via email at querinschultz@gmail.com. The plan is also available online at www.MRRPC.com and selecting "Plans For Review".

Written comments on the proposed plan may be submitted to the Steve Querin-Schultz, Chairman of Planning Commission at 43572 S Sleepy Hollow Road, Gays Mills, WI 54831 or via email at querinschultz@gmail.com by 5:00 PM on Tuesday, October 14, 2025. All comments received will become part of the public record.

****Please note that the Town Board may take action to approve this Comprehensive Plan at their regular monthly meeting immediately following the public hearing.**

This notice is published as a Class 1 notice under ch. 985 of the Wisconsin Statutes.

Dated this 28th Day of August, 2025.

/s/ Donna Bell, Clerk
Town of Scott
Crawford County, Wisconsin

(Pub. 8/4/25) WNAXLP



Appendix D: Resolutions to Adopt the Town of Scott Comprehensive Plan

Resolution #10-16-2025-1

RESOLUTION BY PLAN COMMISSION TO RECOMMEND

ADOPTION OF COMPREHESIVE PLAN
Wisconsin State Statue 60.23(33) and 66.1001(4)(b)

State of Wisconsin
Town of Scott
Crawford County

The Planning Commission of the Town of Scott, Crawford County, Wisconsin, by this resolution, adopted by a majority of the Town Plan Commission on a roll call vote with a quorum present and voting and property notice having been given, resolves and recommends to the Town Board of the Town of Scott as follows:

The vote of the Town Plan Commission in regard to this resolution shall be recorded by the secretary of the Town Plan Commission in the official minutes of the Plan Commission of the Town of Scott.

The Town Clerk shall property post and publish this resolution as required under Wis. State Statue 60.80.

Adopted this 16th day of October, 2025.

Steve Querin-Schultz, Chairman & Secretary

Dennis Bell

Rich Wachuta

Absent
Alex Walker

Absent
Buck Roth

Rodney Wilson

Absent
Tom Carlin



Resolution # 10-16-2025 - #2

**RESOLUTION TO ADOPT THE COMPREHENSIVE PLAN
BY THE BOARD OF THE TOWN OF SCOTT
Wisconsin State Statue 60.23(33) and 66.1001(4)(b)**

State of Wisconsin
Town of Scott
Crawford County

Upon completion of a public hearing with proper notification held on October 16, 2025, the Planning Commission of the Town of Scott, Crawford County, Wisconsin, has adopted the 2025-2045 Comprehensive Plan by majority vote and has therefore sent this document to the Town of Scott Board for approval.

Now Therefore Be It Resolved, that the Town of Scott Board hereby approves the 2025-2045 Comprehensive Plan as presented and approved by the Planning Commission.

The Town Clerk shall property post and publish this resolution as required under Wis. State Statue 60.80.

Adopted this 16th day of October, 2025.

Wayne Jerrett, Jr., Chairman

Stephanie Roth, Supervisor

Dennis Bell, Supervisor

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Town Board of the Town of Scott on October 16, 2025.

Donna Bell, Town Clerk



Appendix E: Town of Scott Land Division Ordinance

TOWN OF SCOTT
CRAWFORD COUNTY, WI
LAND DIVISION ORDINANCE

1.01 DISCLAIMER

- (1) Multiple Jurisdictions. All persons reviewing the provisions of this Ordinance should be aware that the Town of Scott is only one of a number of governmental bodies that may have jurisdiction over proposed land divisions or development. The Town of Scott cannot make any representations on behalf of any other governmental body. No land division may be made unless all required approvals have been given.
- (2) Binding Acts. No statement or actions by any official, employee, agent, or committee of the Town of Scott should be construed or taken as a binding act of the Town of Scott except as a resolution, motion, or ordinance that has been adopted by the Town of Scott at a lawfully conducted Town Board meeting, or by the Town electorate at a duly constituted Annual or Special Town Meeting. This includes, but is not limited to, interpretation of this Ordinance.
- (3) Compliance Assurance. The Town of Scott expressly states that it has no responsibility whatsoever for assuring that land and/or buildings sold in the Town are in compliance with any ordinances, regulations, or rules. The Town also assumes no responsibility for the suitability of any property whose land division has not been approved by the Town Board.

1.02 AUTHORITY

These regulations are adopted under the statutory authority granted pursuant to section 236.45 of the Wisconsin Statutes.

1.03 PURPOSE AND INTENT

The purpose and intent of this Ordinance are to regulate and control the division of land within the limits of the Town of Scott, Crawford County, Wisconsin, in order to:

- (1) Promote the public health, safety, and general welfare of the community.
- (2) Supplement county and state land division controls to implement the Town's comprehensive plan/master plan/land use plan.
- (3) Promote the planned and orderly layout and use of the land.



- (4) Encourage the most appropriate use of the land throughout the Town.
- (5) Minimize the public impact resulting from the division of large tracts into smaller parcels of land.
- (6) Facilitate adequate provision of transportation, water, sewerage, health, education, recreation, and other public requirements.
- (7) Provide the best possible environment for human habitation.
- (8) Enforce the goals and policies set forth in the Town's comprehensive plan/master plan/land use plan.
- (9) Ensure that the design of the road system will not have a negative long-term effect on neighborhood quality, traffic flow, and safety.
- (10) Realize goals, objectives, policies, and development standards set forth in plans, codes, and ordinances adopted by the Town.
- (11) Secure safety from fire, flooding, and other dangers.
- (12) Avoid the inefficient and uneconomical extension of governmental services.
- (13) Conserve the value of prime agricultural soils.
- (14) Provide for the conservation of the Town's agriculturally important lands by minimizing conflicting land uses.
- (15) Promote the rural and agricultural character, scenic vistas, and natural beauty of the Town.
- (16) Provide for the administration and enforcement of this Ordinance.

1.04 ABROGATION AND GREATER RESTRICTIONS

It is not the intent of this Ordinance to repeal, abrogate, annul, impair, or interfere with any existing easements, covenants, agreements, rules, regulations, permits, or approvals previously adopted or issued pursuant to law. However, where this Ordinance imposes greater restrictions, and such restrictions do not contravene rights vested under law, the provisions of this Ordinance shall govern.



1.05 INTERPRETATION

The provisions of this Ordinance shall be interpreted to be minimum requirements and shall be liberally construed in favor of the Town, and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes.

1.06 AMENDMENTS

The Town Board may, upon recommendations of the Town Plan Commission, amend, supplement, or repeal any of these regulations after public notice and hearing and as may be required by Chapter 236 of the Wisconsin Statutes.

1.07 SEVERABILITY

The provisions of this Ordinance shall be deemed severable. It is expressly declared that the Town Board would have passed the other provisions of this Ordinance irrespective of whether one or more provisions may be declared invalid. If any section, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

1.08 REPEAL

All other ordinances or parts of ordinances of the Town inconsistent or conflicting with this Ordinance, to the extent of the inconsistency only, are hereby repealed.

1.09 JURISDICTION

This Ordinance shall apply to all lands within the Town of Scott.

1.10 APPLICABILITY

- A. Any division of land within the Town that results in a land division as defined in Section 1.11 of this Ordinance.
- B. The provisions of this Ordinance, as it applies to divisions of tracts of land shall not apply to the following:
 - (1) Land division resulting in the creation of lot(s) of 35 acres or more
 - (2) Transfers in interest in land by will or pursuant to court order.
 - (3) Leases for a term of not more than ten (10) years, mortgages, or easements.
 - (4) The sale or exchange of land between owners of adjoining property if

P-3



additional lots are not thereby created and if the lots resulting are not reduced below the minimum size required by this ordinance.

- (5) Cemetery plots under Wisconsin Statute section 157.07.

1.11 DEFINITIONS

For the purposes of this Ordinance, the following definitions shall apply. Words used in the present tense include the future; the singular number includes the plural number; and the plural number includes the singular. Any words not defined in this Section shall be presumed to have their customary definitions as given in standard reference dictionaries.

- (1) Agricultural Use. As defined in sec. 91.01(1) of the Wisconsin Statutes to mean beekeeping; commercial feedlots; dairying; egg production; floriculture; fish or fur farming; forest and game management; grazing; livestock raising; orchards; plant greenhouses and nurseries; poultry raising; raising of grain, grass, mint and seed crops; raising of fruits, nuts, and berries; sod farming; placing land in federal programs in return for payments in kind; owning land, at least 35 acres of which is enrolled in the conservation reserve program under 16 USC 3831 to 3836; participating in the milk production termination program under 7 USC 1446(d); and vegetable raising.
- (2) Certified Survey Map. A map of a land division prepared in accordance with sec. 236.34 of the Wisconsin Statutes and in full compliance with the applicable provisions of this Ordinance. A Certified Survey Map has the same legal force and effect as a land division plat.
- (3) Comprehensive or Master Plan. The plan, as defined by Section 66.1001 of the Wisconsin Statutes, adopted by the Town of Scott.
- (4) Conservation Easement. Property rights transferred to a third party that permanently prevent the development of the land for purposes inconsistent with the easement. See Wis. Stats. Sec. 700.40.
- (5) Deed Restriction. A restriction on the use of a property set forth in the deed, including, but not limited to, a restriction placed on undeveloped land as a condition for the division or development of adjacent land.
- (6) Land Divider. Any person, partnership, corporation, or other legal entity, dividing or proposing to divide land resulting in a land division, as defined by this Ordinance. The person, partnership, corporation, or other legal entity must have ownership or another legal interest in the subject land.
- (7) Land Division. The division of a lot, parcel, or tract of land by the owner thereof or the owner's agent for the purpose of sale or of building development where the

0 4



act of division creates two or more parcels or building sites, inclusive of the original remnant parcel, any of which is less than 35 acres in area, by a division or by successive divisions of any part of the original property within a period of five years.

[Note: sometimes lenders will want a mortgage to apply to only the part of a larger parcel that has the house and buildings on it. The recording of a survey to accomplish this would be exempt.]

- (8) Land Use Plan. The plan, concerning issues of land use in the Town, adopted by the Town of Scott, including any subsequent amendments.
- (9) Lot. A parcel of land that is more than 1 acre, and is created by a land division. Designated parcel, tract, or area of land established by plat, land division or as otherwise permitted by law to be conveyed, used, developed, or built upon as a unit.
- (10) Master Plan. The plan, concerning issues of land in the Town, adopted pursuant to section 62.23 of the Wisconsin Statutes.
- (11) Natural Resource. Air, land, water, groundwater, drinking water supplies, wildlife, fish, biota, and other such resources belonging to, managed by, appertaining to, or otherwise controlled by the United States, Wisconsin and/or the Town of Scott.
- (12) Parcel. All of a contiguous area of land to which legal or equitable title is held by a single owner, regardless of whether the owner acquired the land by one conveyance or by more than one conveyance and regardless of whether the land is separated into parts by roads, streams, railroad crossing right of ways, and other barriers.
- (13) Subdivider. The term subdivider, when incorporated by reference herein from Chapter 236 of the Wisconsin Statutes, shall mean land divider as defined in this Ordinance.
- (14) Town. The Town of Scott, Crawford County, Wisconsin.
- (15) Town Board. The Board of Supervisors for the Town of Scott.
- (16) Town Clerk. The Clerk of the Town of Scott.
- (17) Wetland. An area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophilic vegetation, and which has soils indicative of wet conditions.

1.12 COMPLIANCE

R-5



No person, partnership, corporation, or legal entity of any sort shall divide any land subject to the requirements of this Ordinance and no such land division shall be entitled to record unless such land division is in full compliance with:

- (1) All requirements of this Ordinance;
- (2) Chapter 236 of the Wisconsin Statutes;
- (3) The Town Comprehensive Plan or any component thereof;
- (4) Crawford County Zoning Regulations, Building Code, Sanitary Code, erosion control regulations, and land division regulations;
- (5) State of Wisconsin Department of Natural Resources rules on wetlands, shorelands, sewers, septic systems, and pollution abatement;
- (6) All applicable state and local sanitary codes;
- (7) Applicable Town of Scott ordinances
- (8) State of Wisconsin Department of Transportation and/or Crawford County Highway Department rules relating to safety of access and the preservation of the public interest and investment in the highway system, if the land owned and controlled by the land divider abuts on a state or county trunk highway or connecting road or street; and
- (9) All applicable master plans, zoning ordinances, or official maps adopted pursuant to sec. 62.23 of the Wisconsin Statutes, and any other pertinent town or county ordinances and regulations.

Where provisions of this Ordinance impose greater restrictions than (2) through (9) above, it is intended that the provisions of this Ordinance shall apply.

1.13 LAND SUITABILITY

- (1) Minimum Lot Size. All lots created by a land division occurring after the effective date of this Ordinance shall be at least one acre in size.
- (2) Successive Land Divisions. No land division shall be made that creates more than one lot from a single parcel within a 5 year period. Lots created by land division after the effective date of this ordinance shall not be divided within 5 years.
- (3) Natural and Preexisting Divisions. No land will be divided solely because the parcel is bisected by a road, railroad, right of way, stream, or other natural feature on the land.

2-6



- (4) Material Interference with Goals of Comprehensive Plan/Master Plan/Land Use Plan. No land shall be divided if the Town Board determines that it will materially interfere with existing agricultural uses or will conflict with other goals, objectives and policies as set forth in the Town of Scott comprehensive plan/master plan/land use plan.
- (5) Threat to Groundwater. No land shall be divided for a purpose that poses a significant threat to the quality or quantity of Town groundwater.
- (6) Unsuitable Conditions. No land shall be subdivided which is held unsuitable for its proposed use by the Town Plan Commission for reason of flooding, inadequate drainage, dangerous or hazardous land conditions, adverse soil or rock formation, severe erosion potential, unfavorable topography, inadequate water supply or sewage disposal or maintenance capabilities, improper utilization of prime farm soils, undue costs and inefficiencies in the provision of governmental services, or any other feature likely to be harmful to the health, safety or welfare of future residents of the Town. The Plan Commission may require the land divider to furnish maps, data and other information as may be necessary to determine land suitability.

1.14 VIOLATIONS

It shall be unlawful to build upon, divide, convey, record instruments relating to any parcel created after the effective date of this Ordinance that has not been reviewed and approved under this Ordinance or that is otherwise in violation of this Ordinance or the Wisconsin Statutes. No person, partnership, corporation or other legal entity shall be issued a driveway permit or a building permit, authorizing the building on, or improvement of, any land division within the jurisdiction of this Ordinance not of record as of the effective date of this Ordinance until the provisions and requirements of this Ordinance have been fully met. The Town may institute appropriate action or proceedings to enjoin violations of this Ordinance.

1.15 ADMINISTRATION

- (1) The Administrative Procedures contained within sections 18.08 and 18.09 of the Crawford County Subdivision and Platting Ordinance are adopted herein by Reference, with the following exceptions and modifications:
 - (a) The reference to "15 acres" shall be changed to "35 acres" throughout Sections 18.08 and 18.09.
 - (b) References to County officials shall be changed to Designated Town Officials.
 - (c) If the Town has participated in the Preliminary Meeting required by

E-7



Sections 1808(2) and 1809(2), an additional meeting with the Town shall occur only if the Town officials request same. A Preliminary Meeting shall be held with the Town if the land division does not fall Under the jurisdiction of the County Ordinance.

- (d) The procedures of sections 18.08 shall apply where the format of the proposed land division is other than a subdivision plat; the procedures of section 18.09 shall apply where the format is a subdivision plat.
 - (e) Sections 18.08(4) and 18.09(5) (SUBDIVISION DESIGN STANDARDS) are inapplicable to land divisions that do not fall within the jurisdiction of the County Ordinance.
 - (f) The procedures of Town review shall be as designated by the Town Board, substituting for the provisions of subsections (6) of the two referenced County Ordinances. The Town review fee shall be \$10.00.
- (2) Variances can be granted by the Plan Commission in cases involving family circumstances, natural disasters or other unforeseen situations.
- (a) Requests for variances shall be filed with the chairman of the Plan Commission.
 - (b) The chairman shall call a meeting of the Plan Commission to consider a request for variance within 30 days of receiving such a request.
 - (c) The Plan Commission shall make a decision by majority vote within 30 days of the initial meeting. The commission shall notify the person or persons involved in the request for a variance within 15 days of the decision.
 - (d) Decisions of the Plan Commission may be appealed to the Town Board. Any appeal must be filed with the Town Clerk, who will place the appeal on the agenda of the next Town Board meeting. The Town Board will make a final decision by majority vote within 30 days of the filing of the appeal.

1.16 PENALTIES

- (1) Any person, partnership, corporation, or other legal entity that fails to comply with the provisions of this Ordinance shall, upon conviction thereof, forfeit not less than \$ 100 plus any additional applicable costs incurred by the Town for each offense. Each day a violation exists or continues shall constitute a separate offense. Violations and concomitant penalties shall include the following:
 - (a) Recordation improperly made carries penalties as provided in Section

D-8



- (c) Monuments disturbed or not placed carries penalties as provided in Section 236.32 of the Wisconsin Statutes.
- (2) Enjoinment. No person shall sell land in lots unless the lots have been lawfully approved pursuant to the terms of this Ordinance or any predecessor procedure. The unlawful sale of lots is deemed to be a public nuisance, which may be enjoined by a court of record.

1.17 PLAN COMMISSION RECOMMENDATION

The Town Plan Commission recommended adoption of this Land Division Ordinance at a meeting held on the 19 day of JAN, 2007

1.18 TOWN BOARD APPROVAL

The Town Board of the Town of Scott held a public hearing on this Ordinance on the 8 day of JAN, 2007, preceded by a Class 2 notice under Wisconsin Statutes ch. 985, and concurred with the recommendations of the Plan Commission and adopted the Land Division Ordinance at a meeting held on the 19 day of JAN, 2007.

APPROVED BY:

Ronald J. Lys
(name), Chairperson

Wayne M. Johnson
(name), Supervisor

Wayne J. Smith
(name), Supervisor

ATTESTED BY:

Mary Dweeney
(name), Clerk



Appendix F: Town of Scott Driveway Ordinance

DRIVEWAY/ROADWAY ORDINANCE TOWN OF SCOTT

ORDINANCE NUMBER - 01-2021

AN ORDINANCE TO ESTABLISH RULES, REGULATIONS, AND SPECIFICATIONS FOR THE CONSTRUCTION AND/OR ACCEPTANCE OF PRIVATE ROADS IN THE TOWN OF SCOTT, CRAWFORD COUNTY, WISCONSIN

WHEREAS, the Town Board of the Town of Scott anticipates growth of the township to an extent that will require private roads, private driveways, and field, logging and woodland roads to be added within the Town;

WHEREAS, the Town Board has determined that the general welfare, convenience and safety of the public demand that any proposed or existing private road, private driveway, or field, logging and woodland road meet certain minimum specifications before the Town can accept any proposed road or driveway

WHEREAS, a Town Board is empowered by WI. Stats. Secs. 60.50 (1) and (2) to acquire land and make provision for construction of highways;

NOW, THEREFORE, THE TOWN BOARD OF THE TOWN OF SCOTT, CRAWFORD COUNTY, WISCONSIN, DO ORDAIN AS FOLLOWS:

SECTION 1: STATEMENT OF PURPOSE

(A) **Purpose:** The purpose of this ordinance is to provide a uniform system and uniform standards by and under which a person or group of persons may build an access road which is regulated by this Ordinance, to land occupied by one or more dwelling units, whether the intent is to keep the road private or turn it over to the Town for ownership and/or maintenance; and to provide a system by which the Town can evaluate the feasibility of taking over a heretofore private existing road for ownership and/or maintenance.

(B) **Intent:** It is the intent of the Town Board of Scott that all-new access roads serving one or more dwelling units, regardless of whether the road remains in private control, or is a public road operated by the Town, shall meet certain minimum standards to:

1. Allow access of emergency vehicles to the principal structures,
2. Manage residential development
3. Control soil disturbance and erosion,
4. Protect existing vegetation,
5. Protect the aesthetic views of hillsides,
6. Protect both the Town and private property owners, and the general public, present, and future, against undo risk and property loss due to poorly designed and maintained road accesses.



Town of Scott, Crawford County, Wisconsin
Private Driveway/Roadway Ordinance

SECTION 2: DEFINITIONS

The definitions used in this ordinance for “roads” and “drives” are for the purpose of this ordinance only, and are not related to the “road” and “lane” identifications given Town roads for 911 Emergency purposes. The following words used in this Ordinance shall have the following meanings:

Accessory Costs - All costs associated with the signage necessitated by construction or rehabilitation of a road, such as fire number identification signs at intersections, road identification signs, stop signs and other traffic safety signs on the subject road, as well as “road crossing” and other signage made necessary on an existing road as a result of construction of a new intersecting road.

Angle of Entry - The angle, at which the subject road enters onto the public road, using the public road as the base of the angle.

Approach - That portion of road extending 100 feet on each side of culvert or bridge.

Base Course - Course gravel laid as the first and supporting level of the roadbed.

Drainage - To make gradually dry, by trenches, channels, or other means.

Field Road, Logging or Woodland Road - Any privately owned or maintained road or drive for any purpose or any length, that intersects with a public or private road, and does not fit into the category of private road or private drive.

Grade - The rate of ascent or descent of a road.

Improvement - Any type of raised structure other than a residence or primary dwelling. Any trailer to be left over 60 consecutive days on a property will be considered an improvement and the road serving this improvement will be subject to private road and driveway standards. Fences are not be considered an improvement under this definition

Private Driveway - Any road, of any length, which has been built by private interests and which serves one or two (1-2) residential dwelling unit, a place of business intended to be open to the general public, such as a restaurant, retail store, etc., any other improvement, or any private driveway of any length serving at least one residence regardless of the continued private ownership and maintenance of the road, shall be subject to the terms of this ordinance.

Private Roads - Any road, of any length, which has been built by private interests and which serve two (2) or more residential dwelling units or a place of business intended to be open to the general public, such as a restaurant, retail store, etc., any other improvements or any private road of any length, serving at least two (2) residences regardless of continued private ownership and maintenance of the road, shall be subject to the terms of this ordinance.

Public Road - Any road which is owned and/or maintained by the Town of Scott or other general-purpose unit of government, and is open to travel by members of the general public, regardless of length or how many residential dwellings are served by the road.

Residence - A dwelling place or residence is considered a place where people do live or may live for at least a part of the year. Such residency may be determined but not limited to such factors as onsite mailing address, existence of drilled water well, the building being equipped with indoor plumbing, water heater, flush toilet and properly installed sanitary waste water disposal system. The Town Board may make the final determination if a building or mobile home is a residence and such designation can refer to the building itself if not the current occupants



Town of Scott (Crawford County) Comprehensive Plan 2025 – 2045

Town of Scott, Crawford County, Wisconsin
Private Driveway/Roadway Ordinance

Right-of-Way - The land width and length owned by, or dedicated by easement to, the Town for placement of a public road, including the drainage facilities. Unless stated otherwise building setback requirements are measured from the nearest edge of the right-of-way.

Roadbed - The whole material of the roadway, laid in place and ready for travel.

Roadway - The combined width of the travel way and shoulders on each side. The same as the surface width.

Surface Course - The top of the roadway.

Surface Width - The combined width of the travel way and shoulders. The same as roadway.

The Town - The Town of Scott, Crawford County, Wisconsin

The Town Board - The Board of Supervisors of the Town of Scott, Crawford County, Wisconsin

The Town Clerk - The Clerk of the Town of Scott, Crawford County, Wisconsin

Town Road - Any road which is a town road of the Town of Scott under applicable law, regardless of length or how many residential dwellings, business or improvements are served by the road.

Travel Way Width - The width portion of roadway which normally carries traffic exclusive of the shoulders.

Utilities - This includes various buried or overhead wiring and piping as for electrical service, telephone, cable TV, piped gas service, water and sanitary wastewater disposal.

Any property that has or requires a 911 sign must meet Town of Scott Ordinance specifications.

SECTION 3: PROCEDURE TO APPLY FOR PERMIT FOR LAYING PRIVATE ROADS, PRIVATE DRIVEWAYS, FIELD AND WOODLAND AND LOGGING ROADS:

- (A) **Permit Required.** A permit shall be obtained from the Town Board prior to any commencement of any physical work to lay a private road, private driveway, or field, logging or woodland road. Permit applications shall be in a form prescribed by the Town Board. A completed written application for a permit may be delivered to any Town Board Member or the Town Clerk and shall be made at least thirty-five (35) days prior to approval by the Town Board. An application fee, which includes required inspections, of one hundred (\$100.00) for private driveways and two hundred (\$200) for private roads, and fifteen dollars (\$15.00) for field, logging and woodland roads shall be submitted with any applications. Approval of permits will take place at a regularly scheduled Town Board meeting, which is held the third (3rd) Thursday of every month. An emergency approval may be obtained prior to a regular meeting by paying an additional fee of Two Hundred Dollars (\$200.00). The Town Clerk shall not issue permits until roads have final written approval by the Town Board. Issuance of a permit shall NOT obligate the Town Board to accept a road as a town road. The Town Board reserves the right to decline any proposed dedications at it sees fit under applicable law.



Town of Scott (Crawford County) Comprehensive Plan 2025 – 2045

Town of Scott, Crawford County, Wisconsin
Private Driveway/Roadway Ordinance

- (B) **Inspection** – Upon receipt of the application, the Town Board shall examine the proposed route of the road. The individual or group making application may proceed to build the road under the supervision of the Town Board only after the Town Board has approved the plan for the proposed road and issued a permit. Private road or private driveway construction for new buildings/improvements shall be done prior to construction of new buildings/improvements and shall be inspected before any such construction begins to determine if additional base material is needed. The surface course must be completed before building occupancy.
- (C) **Name of Private Roads** – All private roads shall be named by the individual or group making application with the approval of the Crawford 911 Coordinator to insure there are no duplicate road names in Crawford County, Wisconsin.
- (D) **Reflectors** – Pursuant to Section 346.41(3) of the Wisconsin Statutes, no person shall place or maintain or allow to be displayed any red or amber reflector within the limits of town road boundaries at or near the entrance to a private driveway, field, logging or woodland road.
- (E) **Obstruction/Excavation Beyond Lot Line or Within Town Road** – Section 66.045 of the Wisconsin Statutes shall be complied with to the extent that it is applicable.
- (F) **Maintenance** – Maintenance of any private road, private driveway, or field, logging or woodland road shall remain the responsibility of the owners.

SECTION 4: STANDARDS AND REQUIREMENTS

- A. **Applicability** – This Section establishes the minimum standards and requirements established by the Town of Scott for the construction of any private drives, public or private roads, or field, logging or woodland roads and for the takeover by the Town of Scott for ownership or maintenance of any existing roads.
- B. **Table** – The table entitled Road Standards for Town of Scott attached as Exhibit A and incorporated herein by reference illustrates some but not all of the minimum standards and requirements required by this Section.
- C. **Accessory costs** - all necessary costs associated with private road or private drive construction will be the responsibility of the private parties responsible for the road.
- D. **Angle of Entry** – The angle created by any town road, private road, private driveway or field, logging and or woodland road subject to this Ordinance at its intersection with, or entry into, any other road subject to this ordinance, shall be no less than seventy (70) degrees for a horizontal distance of fifty (50) feet from the intersection or entry point, measured from the edge of the roadway except private driveway or field roads which are no less than seventy (70) degrees for a horizontal distance of thirty (30) feet from the intersection or entry point.
- E. **Base Course** - The base course of any road or drive public or private, subject to this ordinance shall be six (6) inches of two (2) to three (3) inch breaker rock. The base course of field, logging or woodland roads shall be at the discretion of the owner.
- F. **Bridges** - The Town Board may make the determination that a bridge should be built (rather than planned or existing culvert) prior to the accepting the road as a Town Road. Costs of engineering and construction will be paid by the appropriate private interests. All required notices shall be given and all required permits shall be obtained for bridge construction under applicable law. Bridges shall conform to any and all requirements under applicable law.

Page | 4



Town of Scott (Crawford County) Comprehensive Plan 2025 – 2045

Town of Scott, Crawford County, Wisconsin
Private Driveway/Roadway Ordinance

- G. Cul-de-sac - All dead-end public and private roads shall have a cul-de-sac or a turning tee or stub to allow for the safe turn around of emergency vehicles. The Town Board will evaluate each road to determine the appropriate length, without intersecting road access out of the closed system. Generally, roads with an ADT of 250 or greater should have a second access point to allow for free traffic flow if one road is blocked.
- H. Culverts - Culverts will be at least 30 feet in length on public or private roads, and on private drives and field roads will extend at least 2 feet on either side of the roadway edge. Culverts on public or private roads will be a minimum of 18 inches in diameter and made of steel. Private drive and field road culverts will be 18 inches in diameter and made of steel. Culverts will be marked at both ends by an approved marking device.
- I. Curvature - the radius of curves will be determined by the Town Board but minimum in the range of 90 feet will be considered appropriate.
- J. Ditch crossing - any crossing of an existing drainage ditch by a public or private road, or any private drive, field, or woodland or logging road, regardless of length or number of residences served the owner(s) will present the engineering specifications and the necessary DNR permits to the Town Board for review and approval before a decision to grant permission is given. The Town may make a determination to require the plans be prepared by a registered professional engineer.
- K. Ditching - All roadways must be completed and have proper elevation to provide for the removal of water. Where it becomes necessary to make a lateral trench leading from the main ditch, the additional land necessary for the removal of accumulated water must be dedicated to the Town; provided, however, that the Town Board shall have the powers specified in Section 81.06 of the Wisconsin Statutes, concerning entry on lands and road materials, in the absence of such dedication or shall obtained by easement.
- L. Grade at intersection - The grade of the subject public or private road approaching the intersection with any public or private road shall be no greater than 4.5 percent for a distance of at least 100 feet from the edge of the intersecting roadway and a grade of no greater than 2.5 percent for a distance of at least 50 feet from the edge of the intersecting roadway. The grade of a private drive or field road shall be no greater than 4.5 percent for a distance of at least 30 feet from the edge of the intersecting roadway.
- M. The length of the proposed road is to be measured to the nearest tenth of a mile.
- N. Overall Grade - the grade on the common run of the road shall not exceed 11% at any point.
- O. Right-of-way width - the right-of-way for any public roadway shall be a minimum of 66 feet. The width will be evaluated by the Town Board.
- P. Roads in the flood plain - Private roads and drives may be permitted in the flood plain provided proper permits have been obtained by the owner from the DNR, Corps of Engineers, and other regulatory agencies as appropriate. The Town will consider requests to take over such roads on an individual basis.
- Q. Roadway Clearance - Minimum height and weight clearance free of trees and wires shall be 18 feet on private road and private driveways.



Town of Scott (Crawford County) Comprehensive Plan 2025 – 2045

Town of Scott, Crawford County, Wisconsin
Private Driveway/Roadway Ordinance

- R. Roadway Width – The roadway width of private driveways shall be sixteen (16) feet and of town roads and private roads shall be twenty-four (24) feet. The roadway width of field, woodland and logging roads is the discretion of the owner.
- S. Slope - The human altered road bank slope shall not exceed 20% until it blends into the natural lay of the land. All altered soil/slopes shall be seeded with an appropriate vegetative mixture and mulched before as soon as possible and prior to final approval.
- T. Traveled Way Width – The traveled way width of private driveways shall be twelve (12) feet and of town roads and private roads shall be eighteen (18) feet. The traveled way width of field, woodland and logging roads is at the discretion of the owner.
- U. Surface Course - The surface course of any road or drive, public or private, subject to this ordinance shall be 6 inches of 3/4 inch-crushed gravel or at the option of the owner, or Town Board if the road is to be turned over to the Town, an asphalt paving material at least 3 inches thick may be laid over the aforesaid gravel base and top.
- V. Utility apparatus - Utility apparatus must be placed at least 30 feet from the center of the roadway. Utility apparatus must be placed as far from the road on the right-of-way as possible and marked with an upright 8-foot fluorescent orange pole. Placement of the above and below ground portions of the utility will be determined by the Town Board if located within the right-of-way. Utility providers will provide maps to the Town Board showing the exaction location and depth of all their lines, cables, pipes, tubes and other structures within the Town right-of-way.
- W. County Board Powers – This section is not in derogation of the power of the county board to establish excess widths of streets and highways subject to the approval of the Town Board pursuant to Section 80.64 of the Wisconsin Statutes



Town of Scott, Crawford County, Wisconsin
Private Driveway/Roadway Ordinance

SECTION 5: PRIVATE ROAD STATEMENT OF UNDERSTANDING

If a Road is to remain private and a certified survey map is required by county ordinance or Wisconsin Statue, a “**Private Road Statement of Understanding**” shall be placed on the certified survey map which is approved by the Town and filed with the Register of Deeds for Crawford County, Wisconsin, after all appropriate signatures are placed thereon. If no certified survey map is required; a Private Road Statement of Understanding must be placed on any survey which is prepared by the landowner, which survey shall contain said Private Road Statement of Understanding and be recorded in the office of the Register of Deeds for Crawford County, Wisconsin. In the event there is no certified map or survey showing the location of said private road, a Private Road Statement of Understanding shall be drafted and recorded in the office of the Register of Deeds for Crawford County, Wisconsin, which document shall indicate each quarter section in which the private road is located and shall be executed by the landowner. The Private Road Statement of Understanding which shall appear on all certified survey maps required by this section shall contain the following language:

Private Road Statement of Understanding - The undersigned developer and/owner hereby acknowledges that he/she has been advised and understands that those roads denominated as “Private” on this certified survey map or which about this property, are subject to the following provisions pursuant to Section 18.08(4)(a) 2 of subdivision ordinances of Crawford County, WI:

1. That the road is private and that the county, town or governing body is not responsible for construction or maintenance of such road;
2. That the maintenance and care of the road is the responsibility of the subdivider and/or present or future owners of land within the subdivision or to the abutting landowners if there is no recognized subdivision;
3. That if quality accessibility, maintenance and care of the road is not provided, emergency vehicle and/or school bus service may be impeded or interrupted.

Dated _____

Developer _____

Owner _____



Town of Scott, Crawford County, Wisconsin
Private Driveway/Roadway Ordinance

SECTION 6: PROCEDURE TO APPLY FOR PERMIT TO UPGRADE PRIVATE ROADS TO TOWN ROAD STATUS

- (A) **Permit Required** -A permit shall be obtained from the Town Board prior to any commencement of any physical work to upgrade a private road for the purpose of supporting a petition to convert the same to a TOWN road. Permit applications shall be in the form prescribed by the Town Board. A completed written application for a permit may be delivered to any Town Board Member or to the Town Clerk and shall be made at least thirty-five (35) days prior to approval by the Town Board. An application fee, which includes inspections, of two hundred dollars (\$200.00) for private roads shall be submitted with applications. Approval of permits will take place at a regularly scheduled Town Board Meeting. An emergency permit may be obtained prior to a regular meeting by paying an addition fee of two hundred dollars (\$200.00). The Town shall not issue permits until roads have final written approval by the Town Board. Issuance of a permit shall not obligate the Town Board to accept a road as a town road and the responsibility for maintenance of any private road shall remain with the owners until any such acceptance. The Town Board reserves the right to decline any proposed dedications as it sees fit under applicable law.
- (B) **Inspection** – Upon receipt of the application, the Town Board shall examine the proposed upgrade of the road. The individual or group making application may proceed to upgrade the road, under the supervision of the Town Board only after the Town Board has approved the plan for the proposed upgrade of the road. Private road upgrade construction for new buildings/improvements shall be done prior to construction of new buildings/improvements and shall be inspected before any such construction begins to determine If additional base material is needed.
- (C) **Obstruction/Excavation Beyond Lot Line or Within Town Road** – Section 66.045 of the Wisconsin Statutes shall be complied with to the extent that it is applicable.

SECTION 7: ACCEPTANCE OF ROAD

- A. Upon receipt of notice of completion of the proposed road, the Town Board will make a final inspection and will either accept or reject the road. If the road is rejected, the Board will give the applicant(s) written notice of the rejection and a list of corrections which must be made prior to further inspection. Failure to correct within sixty (60) days will be deemed a withdrawal of the application for the proposed roadway unless a time extension is requested from the Town Board and approved by it.
- B. Upon final approval of the proposed road, the owner(s) shall dedicate the property to become the right-of-way and provide title by proper conveyance and proof that all construction costs have been paid. The Board will then proceed to accept the highway.
- C. Construction or rehabilitation of private road to town standards described by this ordinance does not necessarily mean or imply that the road will be accepted by the Town for Town Road status.



Town of Scott (Crawford County) Comprehensive Plan 2025 – 2045

Town of Scott, Crawford County, Wisconsin
Private Driveway/Roadway Ordinance

SECTION 8: SEVERABILITY

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by reason of any decision of any court of competent jurisdiction, such decision shall not affect the validity of any other section, subsection, sentence, clause or phrase or portion thereof.

SECTION 9: EFFECTIVE DATE

This ordinance shall take effect upon passage and posting as required by law. The ordinance supersedes all other ordinances establishing rules, regulations and specifications for the construction and/or acceptance of private roads in the Town of Haney, Crawford County, Wisconsin. All previous Ordinances addressing construction and/or acceptance of private roads in the Town of Haney, Crawford County, Wisconsin, are repealed and are rendered void upon the date this ordinance becomes effective.

Dated this 16 day of December, 2021.

TOWN OF SCOTT

Donna Beel
Town Clerk

Wayne Smith Jr.
Town Chairman

Heather A. Roth
Supervisor

Dennis Bell
Supervisor

Date Passed: 12/16/2021

Date Posted: _____



ROADWAY SPECIFICATIONS Town of Scott

All classes of roads in the Town of Scott are regulated at the point of entry onto another public or private road. This is intended to protect the physical integrity of the public road system, as well as the safety of the traveling public. All the standards developed and placed upon private roads by the Town are intended to protect the long-term integrity of the road system which serves residents and travelers in the Town of Scott, and to protect the Town's interest in the event of the eventual takeover of a currently private road by the Town.

In the Town of Scott, a "Public Road" and a "Private Road" have the same standards. A private Road is defined as "any roadway, owned and maintained by parties other than the Town, Village, County, or State, which serves two (2) or more residential dwelling units, or any business serving the public.

A "Private Drive" is any road in private ownership and control which serves 1 or 2 dwelling units. A private drive which due to additional development or lengthening, subsequently serves three (3) or more units or becomes longer, becomes a Private Road and would need to have more stringent standards.

A "Field Road" is any road in the Town not covered by the previous classifications which intersects a Public or Private Road. The intention of the town is to regulate the intersection of these roads with Town Roads to protect the safety and integrity of the Town Road system.



Town of Scott (Crawford County) Comprehensive Plan 2025 – 2045

Town of Scott, Crawford County, Wisconsin
Private Driveway/Roadway Ordinance

Road Standards to Town of Scott – Exhibit A

Road Characteristics	Scott Public Road	Scott Private Road	Scott Private Driveway	Scott Field Road
Description of Road Classification	Any town road open to the public	Any road with 2 or more residences or businesses or 660 ft or more in length	Any drive with 1 or 2 residences	Any road not regulated
Road right of way width (ft)	66 ft minimum	66 ft minimum	16 ft	
Roadway width (ft)	24 ft	24 ft	12 ft	
Travelway	18 ft	18 ft	Included in roadway width	
Road width (ft) shoulders	Included in roadway width	Included in roadway width	18 ft	
Vertical Clearance	18 ft	18 ft		
Grade after 1 st 100 ft	11% maximum grade	11% maximum grade	11% maximum grade	
Grade and length at intersection entry	2.5% max 1 st 50 ft 4.5% max 2 nd 50 ft	2.5% max 1 st 50 ft 4.5% max 2 nd 50 ft	4.5% for 1 st 30 ft	
Drainage way grade of ditch slope	No more than 20% (1:5)	No more than 20% (1:5)	No more than 20% (1:5)	No more than 20% (1:5)
Base Course	6" of 2-3" breaker	6" of 2-3" breaker	6" of 2-3" breaker	Discretion of owner
Surface Course	6" of ¾" gravel	6" of ¾" gravel	6" of ¾" gravel	Discretion of owner
Pavement	Optional 3"	Optional 3"	Optional 3"	
Curvature (right or left)	Not less than 90 ft radius	Not less than 90 ft radius	Not less than 90 ft radius	
Culverts	As needed throughout length	As needed throughout length	As needed throughout length	As needed throughout length
Minimum length (ft)	30 ft	30 ft	Extending 2 ft to either side	Extending 2 ft to either side
Minimum diameter(in)	18 inches	18 inches	18 inches	18 inches
Material of manufacture	Steel	Steel	Steel	Steel
Angle of entry at intersection	Should be 90 degrees, not less than 70 degrees	Should be 90 degrees, not less than 70 degrees	Should be 90 degrees, not less than 70 degrees	Should be 90 degrees, not less than 70 degrees
Utilities	30 feet from center line	30 feet from center line		
Cul-de-Sac	At a dead end road	At a dead end road		
Cul-de-Sac radius	45 foot radius	45 foot radius	Turning Tee	
Maximum length of run	Variable	Variable	1,320 feet maximum	

Town of Scott roadway specifications page 2



**TOWN OF SCOTT
APPLICATION FOR PRIVATE DRIVEWAY OR ROAD PERMIT**

NAME OF APPLICANT _____ DATE _____

ADDRESS OF APPLICANT _____

PHONE NUMBER _____ EMAIL ADDRESS _____

THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO CONSTRUCT: (Indicate type of road applying for)

_____ Private Driveway

_____ Private Road (2 or more residence on the road)

_____ Field Road

_____ Public (Town) Road

➤ ADDRESS OF PROPOSED DRIVEWAY OR ROAD _____

➤ PARCEL NUMBER _____

➤ IDENTIFY: SECTION NUMBER _____ RANGE _____ QUARTER _____

➤ INDICATE IF ROAD IS NEW CONSTRUCTION OR UPGRADE: _____ NEW ROAD _____ UPGRADE TO ROAD

INDICATE WHICH OF THE FOLLOWING THIS ROAD/DRIVEWAY WILL ACCESS:

_____ Town Road Town Road Name _____

_____ County Road/Highway County Road Name _____

_____ State Road/Highway State Road Name _____

➤ Describe Proposed Land Use of Property that this road/driveway will access: _____

➤ Name of Property Owners Whose Land Abuts Proposed Construction/Upgrade for this road/driveway:



Town of Scott (Crawford County) Comprehensive Plan 2025 – 2045

- Indicate the Name, Address & Phone Numbers of the Contractors who will be doing the work for this road/driveway _____

Certificate

I hereby certify that all of the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief. I agree to comply full with Sections 66.0425 and 86.07 Wis. Stats, regarding correction of damage to public roads and to comply with all applicable stands and ordinances established by the Town of Scott Road Construction Ordinance and all standards required by the Town Board in accordance with said Ordinance.

Permit(s) May be Revoked if misrepresentation of any of the above information or attachments or materials submitted subsequent to the application is found to exist.

Changes in the plans or specifications, once approved, shall not be made without prior written approval of the Town Board.

- A Sketch map showing the conceptual idea of the project and approximate location and dimensions shall be submitted with the application in order for the Town Board to provide initial comments and review of the proposal. However, formal approval for a Town Driveway Permit will not be granted without the submission of complete supporting documents as required by Ordinance or by the Town Board as permitted under the Ordinance.

Applicable Fees:

_____ Private Driveway	\$100.00
_____ Private Road	\$200.00
_____ Field/Logging Roads	\$15.00
_____ Town Road	\$200.00

Applicant/Owner's Signature

Dated



PRIVATE DRIVEWAY/PRIVATE ROAD PERMIT

Check One:
DRIVEWAY PERMIT _____ PRIVATE ROAD PERMIT _____

ISSUED TO _____ DATE: _____
ADDRESS _____

ADDRESS OF DRIVEWAY/ROAD _____

➤ **Conditions, if any:**

- Culverts:

Length & width (as determined by the Town Board)

- Erosion Control Measures:

(As determined by the Town Board)

- Bridges:

(As determined by the Town Board)

- Other:

(As determined by the Town Board)

The Town of Scott has made the following determination on whether the proposed construction/upgrade of a road/driveway:
_____ **Permit Allowed** - Meets required standards
_____ **Permit Denied** - Does not meet required standards

This permit is valid for 12 months after the issuance date set forth above. Any conditions set forth above are in addition to and not in lieu of the minimum requirements of the Town's Ordinance unless expressly stated otherwise on this permit.

Approved at a Town Board meeting held on _____

Town Chairman

Town Clerk



Steps to Follow To Obtain a Driveway or Road Permit:

- Contact Town Board Member or Town Clerk for an application and the summary of the Ordinance as provided
- Read the information below to better understand the requirements of the driveway or road.
- Turn in the application along with the fee to the Clerk or Board Member at least 35 days prior to the proposed beginning date of the project. Be sure to attach a sketch map of the proposed driveway/road along with the application for review and approval. Include a complete description and location of the proposed driveway/road.
- Once the application has been turned in to a member of the Town Board, or it's representative, a time will be set up to meet to inspect the placement and plans for the proposed driveway/road.
- Town Board will review the application at their Regular Monthly Board Meeting. This is held the 3rd Thursday of each month and must be to the Town Clerk 30 prior to the scheduled meeting.
- Once the Town Board has reviewed the application and the permit has been issued the driveway or road may be constructed.

**DRIVEWAY/ROAD SPECIFICATIONS
Town of Scott**

All classes of roads in the Town of Scott are regulated at the point of entry onto another public or private road. This is intended to protect the physical integrity of the public road system, as well as the safety of the traveling public. All the standards developed and placed upon private roads by the Town are intended to protect the long-term integrity of the road system which serves residents and travelers in the Town of Scott, and to protect the Town's interest in the event of the eventual takeover of a currently private road by the Town.

In the Town of Scott a private Road is defined as "any road, owned and maintained by parties other than the Town, Village, County, or State, which serves two (2) or more residential dwelling units, or any business serving the public. A "Private Driveway" is any road in private ownership and control which serves 1 or 2 dwelling units. A private driveway which due to additional development or lengthening, subsequently serves three (3) or more units or becomes longer, becomes a Private Road and would need to have more stringent standards.



Road Standards to Town of Scott – Exhibit A

Road Characteristics	Scott private Road	Scott Private Driveways
Description of Road Classification	Any road with 2 or more residences or businesses or 660 ft or more in length	Any drive with 1 or 2 residences
Road right of way width (ft)	66 ft minimum	
Roadway width (ft)	24 ft	16 ft
Travelway	18 ft	12 ft
Road width (ft) shoulders	Included in roadway width	Included in roadway width
Vertical Clearance	18 ft	18 ft
Grade after 1 st 100 ft	11% maximum grade	11% maximum grade
Grade and length at intersection entry	2.5% max 1 st 50 ft 4.5% max 2 nd 50 ft	4.5% for 1 st 30 ft
Drainage way grade of ditch slope	No more than 20% (1:5)	No more than 20% (1:5)
Base Course	6" of 2-3" breaker	6" of 2-3" breaker
Surface Course	6" of 3/4" gravel	6" of 3/4" gravel
Pavement	Optional 3"	Optional 3"
Curvature (right or Left)	Not less than 90 ft radius	Not less than 90 ft radius
Culverts	As needed throughout length	As needed throughout length
Minimum length (ft)	30 ft	Extending 2 ft to either side
Minimum diameter(in)	18 inches	18 inches
Material of manufacture	Steel	Steel
Angle of entry at intersection	Should be 90 degrees, not less than 70 degrees	Should be 90 degrees, not less than 70 degrees
Utilities	30 feet from center line	
Cul-de Sac	At a dead end road	
Cul-de-Sac radius	45 foot radius	Turning Tee
Maximum length of run	Variable	1,320 feet maximum

Town of Scott Driveway/Road specifications page 2



Town of Scott-Summary of Private Driveway/Road Ordinance

SUMMARY OF PRIVATE DRIVEWAY AND ROADWAY ORDINANCE

AN ORDINANCE TO ESTABLISH RULES, REGULATIONS, AND SPECIFICATIONS FOR THE CONSTRUCTION AND/OR ACCEPTANCE OF PRIVATE ROADS AND DRIVEWAYS IN THE TOWN OF SCOTT, CRAWFORD COUNTY, WISCONSIN

STATEMENT OF PURPOSE

Purpose: The purpose of this ordinance is to provide a uniform system and uniform standards by and under which a person or group of persons may build an access road which is regulated by this Ordinance, to land occupied by one or more dwelling units, whether the intent is to keep the road private or turn it over to the Town for ownership and/or maintenance; and to provide a system by which the Town can evaluate the feasibility of taking over a heretofore private existing road for ownership and/or maintenance.

Intent: It is the intent of the Town Board of Scott that all-new access roads serving one or more dwelling units, regardless of whether the road remains in private control, or is a public road operated by the Town, shall meet certain minimum standards to:

1. Allow access of emergency vehicles to the principal structures,
2. Manage residential development
3. Control soil disturbance and erosion,
4. Protect existing vegetation,
5. Protect the aesthetic views of hillsides,
6. Protect both the Town and private property owners, and the general public, present, and future, against undo risk and property loss due to poorly designed and maintained road accesses.

DEFINITIONS:

Private Driveway – Any road, of any length, which has been built by private interests and which serves one or two (1 or 2) residential dwelling unit, a place of business intended to be open to the general public, such as a restaurant, retail store, etc., any other improvement, or any private driveway of any length serving at least one residence regardless of the continued private ownership and maintenance of the road, shall be subject to the terms of this ordinance.

Private Roads - Any road, of any length, which has been built by private interests and which serve two (2) or more residential dwelling units, places of business intended to be open to the general public.

PROCEDURE TO APPLY FOR PERMIT FOR LAYING PRIVATE DRIVEWAYS OR PRIVATE ROAD

Permit Required. A permit shall be obtained from the Town Board prior to any commencement of any physical work to lay a private driveway or private driveway. Permit applications can be obtained by contacting the Town Clerk, Donna Bell, at 608-872-2414. A completed written application for a permit may be delivered to any Town Board Member or the Town Clerk at least 35 days prior to approval by the Board. An application fee, which includes inspections, of one hundred (\$100.00) for private driveways, or an application fee, which includes inspections, of two hundred (\$200.00) for private roads shall be submitted with the application. Approval of permits will take place at a regularly scheduled Town Board meeting, which is held the 3rd Thursday of each month beginning at 7:00 p.m.

In the case of an emergency a permit may be obtained prior to a regular meeting by paying an additional fee of Two Hundred Dollars (\$200.00) for the Board to hold a Special Meeting.

The Town shall not issue a permit until the driveway or road has final written approval by the Town Board.

The Town Board reserves the right to decline any proposed dedications at it see fit under applicable law.



Town of Scott-Summary of Private Driveway/Road Ordinance

Inspection – Upon receipt of the application, a member of the Town Board, or its representative, shall examine the proposed route of the driveway or road. Work on the driveway or road may begin only after the Town Board has approved the plan for the proposed driveway or road and has issued a permit. Private road or private driveway construction (of the base course for new buildings/improvements shall be done prior to construction of new buildings/improvements and shall be inspected before any such construction begins to determine if additional base material is needed). The surface course must be completed before building occupancy.

Name of Private Roads – All private roads shall be named by the individual or group making application with the approval of the Crawford 911 Coordinator to insure there are no duplicate road names in Crawford County, Wisconsin.

Reflectors – Pursuant to Section 346.41(3) of the Wisconsin Statutes, no person shall place or maintain or allow to be displayed any red or amber reflector within the limits of town road boundaries at or near the entrance to a private driveway, field, logging or woodland road.

Obstruction/Excavation Beyond Lot Line or Within Town Road – Section 66.045 of the Wisconsin Statutes shall be complied with to the extent that it is applicable.

Maintenance – Maintenance of any private road, private driveway, or field, logging or woodland road shall remain the responsibility of the owners.

STANDARDS AND REQUIREMENTS

Applicability – This Section establishes the minimum standards and requirements established by the Town of Scott for the construction of any private driveways or private roads.

Table – The table entitled Road Standards for Town of Scott attached as Exhibit A and incorporated herein by reference illustrates some but not all of the minimum standards and requirements required by this Section.

Accessory costs - all necessary costs associated with private road or private drive construction will be the responsibility of the private parties responsible for the road.

Angle of Entry – The angle created by any private driveway or roads, subject to this Ordinance at its intersection with, or entry into, any other road subject to this ordinance, shall be no less than seventy (70) degrees for a horizontal distance of fifty (50) feet from the intersection or entry point, measured from the edge of the road except private driveway or field roads which are no less than seventy (70) degrees for a horizontal distance of thirty (30) feet from the intersection or entry point.

Base Course - The base course of any private road or driveway, subject to this ordinance shall be six (6) inches of two (2) to three (3) inch breaker rock.

Bridges - The Town Board may make the determination that a bridge should be built (rather than planned or existing culvert) prior to the accepting the road as a Town Road. Costs of engineering and construction will be paid by the appropriate private interests. All required notices shall be given and all required permits shall be obtained for bridge construction under applicable law. Bridges shall conform to any and all requirements under applicable law.

Cul-de-sac - All dead-end public and private roads shall have a cul-de-sac or a turning tee or stub to allow for the safe turn-around of emergency vehicles. The Town Board will evaluate each road to determine the appropriate length, without intersecting road access out of the closed system. Generally, roads with an ADT of 250 or greater should have a second access point to allow for free traffic flow if one road is blocked.

Culverts - Culverts will be at least 30 feet in length on private roads and on private driveways. Culverts on driveways or private roads will be a minimum of 18 inches in diameter and made of steel. Culverts will be marked at both ends by an approved marking device.

Curvature - the radius of curves will be determined by the Town Board but minimum in the range of 90 feet will be considered appropriate.



Town of Scott-Summary of Private Driveway/Road Ordinance

Ditch crossing - any crossing of an existing drainage ditch by a public or private road, or any private drive, field, or woodland or logging road, regardless of length or number of residences served the owner(s) will present the engineering specifications and the necessary DNR permits to the Town Board for review and approval before a decision to grant permission is given. The Town may make a determination to require the plans be prepared by a registered professional engineer.

Ditching – All roads must be completed and have proper elevation to provide for the removal of water. Where it becomes necessary to make a lateral trench leading from the main ditch, the additional land necessary for the removal of accumulated water must be dedicated to the Town; provided, however, that the Town Board shall have the powers specified in Section 81.06 of the Wisconsin Statutes, concerning entry on lands and road materials, in the absence of such dedication or shall obtained by easement.

Grade at intersection - The grade of the subject public or private road approaching the intersection with any public or private road shall be no greater than 4.5 percent for a distance of at least 100 feet from the edge of the intersecting road and a grade of no greater than 2.5 percent for a distance of at least 50 feet from the edge of the intersecting road. The grade of a private drive or field road shall be no greater than 4.5 percent for a distance of at least 30 feet from the edge of the intersecting road.

The length of the proposed road is to be measured to the nearest tenth of a mile.

Overall Grade - the grade on the common run of the road shall not exceed 11% at any point.

Right-of-way width - the right-of-way for any public road shall be a minimum of 66 feet. The width will be evaluated by the Town Board.

Roads in the flood plain - Private roads and drives may be permitted in the flood plain provided proper permits have been obtained by the owner from the DNR, Corps of Engineers, and other regulatory agencies as appropriate. The Town will consider requests to take over such roads on an individual basis.

Road Clearance – Minimum height and width clearance free of trees and wires shall be 18 feet on private roads and private driveways.

Road Width – The road width of private driveways shall be sixteen (16) feet and of private roads shall be twenty-four (24) feet.

Slope - The human altered road bank slope shall not exceed 20% until it blends into the natural lay of the land. All altered soil/slopes shall be seeded with an appropriate vegetative mixture and mulched before as soon as possible and prior to final approval.

Traveled Way Width – The traveled way width of private driveways shall be twelve (12) feet and of town roads and private roads shall be eighteen (18) feet.

Surface Course - The surface course of any road or drive, public or private, subject to this ordinance shall be 6 inches of 3/4 inch-crushed gravel or at the option of the owner, or Town Board if the road is to be turned over to the Town, an asphalt paving material at least 3 inches thick may be laid over the aforesaid gravel base and top.

A complete copy of the Driveway and Road Ordinance can be obtained by contacting the Town Clerk. Donna Bell, 45941 Bell Center Road, Gays Mills or 608-872-2414 or email at clerk.scotttownship@gmail.com



Appendix G: Town of Scott Mining Ordinance

7-13

THE TOWN OF SCOTT, CRAWFORD COUNTY NONMETALLIC MINE OPERATOR'S LICENSE ORDINANCE

Ordinance 2013-2

Section 1.01. Finding, Purpose and Authority

(1) Findings. Nonmetallic mining operations, while a vital component of our state and local economy, can have both direct and indirect adverse impacts. Studies have documented that, depending on the size of the mining operation, the type of geological deposit being mined and the manner and methods of mining and processing used, nonmetallic mining can have adverse impacts on property values, groundwater and surface water, and can generate harmful levels of dust and noise particularly if blasting and crushing operations, or washing and drying processes, are undertaken. Nonmetallic mining sites can have negative impacts on the landscape and aesthetics if not properly screened, and can present safety concerns to members of the public if not properly secured. Nonmetallic mining operations can also generate high volumes of truck traffic that can present safety issues and concerns for the proper and timely maintenance of Town roads, and exposure to nuisances of noise, light pollution and dust. While certain aspects of mining operations are subject to state or federal regulation, there is no comprehensive state or federal regulation of nonmetallic mining operations. Many aspects of nonmetallic operations are left unregulated with potential adverse impacts on public health, safety and welfare of the residents of the Town.

(2) Purpose. The purpose of this Ordinance is to provide minimum standards for large nonmetallic mining operations and processing facilities in the Town, to require licenses for nonmetallic mining operators and facility operators in order to protect public health and safety, to minimize or prevent adverse off-site impacts from on-site and off-site operations, and to promote the general welfare of the people and communities within the Town of Scott.

(3) Authority. This Ordinance is adopted by the powers granted to the Town of Scott by the Town's adoption of Village powers under Wis. Stat. §§ 60.10 and 61.34, its authority under § 66.0415, and other authority under the statutes. Any amendment, repeal or recreation of the statutes relating to this Ordinance made after the effective date of this Ordinance is incorporated into this Ordinance by reference on the effective date of the amendment, repeal or recreation.

Section 1.02. Applicability and Scope

(1) This Ordinance shall apply to all nonmetallic mining operations and mine sites including processing facilities within the Town of Scott which extract, process or transport more than 50,000 cubic yards of material in any calendar year from one or more mine sites in the Town.

(2) This Ordinance does not apply to the following activities:



- (a) Excavations or grading by a person solely for domestic or farm use at that person's residence or farm.
- (b) Excavations or grading conducted for the construction, reconstruction, maintenance or repair of a highway, railroad, or any other transportation facility where the excavation or grading is entirely within the property boundaries of the highway, railroad or other transportation facility.
- (c) Grading conducted for preparing a construction-site or restoring land following a flood or natural disaster.
- (d) Excavations for building construction purposes conducted on the building site.
- (e) Nonmetallic mining at nonmetallic mining sites where less than one acre of total affected acreage occurs over the life of the mine.
- (f) Removal from the earth of products or commodities that contain only minor or incidental amounts of nonmetallic minerals, such as commercial sod, agricultural crops, ornamental or garden plants, forest products, Christmas trees or plant nursery stock.

Section 1.03. Definitions

- (1) "Buffer" means an undisturbed vegetated area measured from the nonmetallic mine site or processing facility border into the nonmetallic mine site or processing facility, in which no nonmetallic mining activities, structures or roads can occur except for the construction and maintenance of a vegetated berm.
- (2) "Dwelling" means a structure or part of a structure that is used or intended to be used and occupied for human habitation as a home or residence by one or more persons.
- (3) "Heavy Vehicle" means a vehicle over 48,000 pounds.
- (4) "Karst feature" means an area or surficial geologic feature subject to bedrock dissolution so that it is likely to provide a conduit to groundwater, and may include caves, enlarged fractures, mine features, exposed bedrock surfaces, sinkholes, springs, seeps or swallets.
- (5) "Landowner" means the person or entity who has title to land in fee simple or who holds a land contract for the land.
- (6) A "mine site" or "site" means land from which mineral aggregates or nonmetallic minerals will be extracted for sale or use by the Operator; all land in or contiguous to areas excavated for nonmetallic mining on which any structures, equipment, storage facilities, stockpiles, washing, drying, processing, separation, blending or screening



facilities, private roads or haulage ways associated with nonmetallic mining operation are or will be located; and all contiguous lands to the nonmetallic mining operation under common ownership or control of the owner or Operator.

(7) "Neighboring landowner" means any property within 1 mile of the proposed mine site or processing facility regardless of whether there is a residence or structure on the property.

(8) "Nonmetallic minerals" means a product, commodity or material consisting principally of naturally occurring, organic, inorganic, nonmetallic, non-renewable material. Nonmetallic minerals include but are not limited to stone, rock, sand, gravel, asbestos, beryl, diamond, clay, coal, feldspar, peat and talc.

(9) "Nonmetallic mining" or "nonmetallic mining operation" means any or all of the following:

(a) Extraction from the earth of mineral aggregates or nonmetallic minerals for off-site use or sale, including drilling and blasting as well as associated activities such as excavation, grading and dredging of such materials.

(b) Manufacturing or industrial processing operations that may involve the use of equipment for the crushing, screening, separation, washing, drying or blending of the mineral aggregates or nonmetallic minerals obtained by extraction from the mining site, or from materials transferred from off-site.

(c) Manufacturing processes aimed at producing nonmetallic products for sale or use by the Operator.

(d) Stockpiling of nonmetallic products for sale or use off-site and stockpiling of waste materials.

(e) Transporting of the extracted nonmetallic materials, finished products or waste materials to or from the extraction site and/or processing site(s).

(f) Stockpiling, storing or processing of nonmetallic products off of the mine site.

(g) Disposal of nonmetallic mining waste materials.

(h) Reclamation of the mine site.

(10) "Operator" means any person who is engaged in, or who has applied for a license engage in nonmetallic mining whether individually, jointly or through subsidiaries, agents, employees, contractors, or subcontractors.

(11) "Operator's license" or "license" means the license required of mining operators in this Ordinance to undertake nonmetallic mining or processing in the Town of Scott,



(12) "Planned Mining Operation" means nonmetallic mining authorized pursuant to section 1.12 of this Ordinance.

(13) "Processing facility" or "processing site" means a location off of the mine site on which any facilities, structures, equipment, private roads or haulage ways associated with nonmetallic storage facilities, stockpiles, washing, drying, processing, separation, blending or screening operations are conducted. NOTE: Such processing facilities and operations conducted on the mining site are considered part of the mine site.

(14) "Retained expert" means professional consultants including but not limited to engineers, attorneys, planners, environmental specialists, personnel from the Crawford County Land Conservation Department and other consultants with skills relevant to reviewing, processing and acting upon applications for a Operator Licensing or Planned Mining Operation or to issues associated with the inspection, monitoring and enforcing of approvals arising under this Ordinance.

(15) "Town" means the Town of Scott.

(16) "Town Board" means the Town Board of the Town of Scott.

(17) "Waste Material" means the non-marketable by-product that results directly from or is displaced by extraction or that is a by-product of a manufacturing process that is scheduled for disposal at the extraction site or some other site as part of a reclamation plan.

Section 1.04. License Required

(1) License Requirement. Except as provided in sub (6) or (7), no person shall operate a nonmetallic mine or processing facility within the scope of this Ordinance in the Town of Scott without first obtaining an Operator's license from the Town Board.

(2) License Term.

(a) An Operator's license shall be granted for a period of one year commencing on January 1 and ending on December 31 of each calendar year. For the first year of licensing under this Ordinance, the Operator's license will extend from the date of issuance through the first full 12-month period ending December 31 after the license is issued. For example, if the license is first issued in February 2014, it will extend to December 31 of 2015.

(b) An Operator's license may be renewed as set forth in Section 1.08.

(3) License Amendment. If the Town has issued an Operator's license, the Operator may request an amendment to that license during the license term, using the same process as the original license application.



(4) License Transfer. An Operator's license may not be assigned or transferred without the express written consent of the Town.

(5) License Revocation. An Operator's license may be revoked under the procedures in Section 1.09.

(6) Existing Facilities. Non-metallic sand and gravel mines in operation prior to the effective date of this ordinance are eligible for a registration license under this subsection provided that such operations meet the following requirements:

a. The operation has been in existence and operating for at least 2 years within the Town and during that time has not had a material violation of state or local law, and has not created nuisance conditions nor been the subject of any legal proceedings alleging negligence or nuisance conditions.

b. The nonmetallic mining operation does not extract or process more than 100,000 cubic yards in any one calendar year.

c. The operation has a Reclamation Permit from Crawford County, and files a copy of the Permit and any reclamation plans with the Town.

d. The operation is for the original reclamation plan approved by Crawford County. If the reclamation is modified, the mine is considered a new operation and is subject to the licensing requirements of this ordinance.

e. The Operator files a certification with the Town Board that it will use best management practices to control noise, dust, light, surface water runoff and other off-site impacts from the operations.

f. Registration licenses shall be subject to renewal every two years as set forth in Section 1.08(2) and subject to the inspection, enforcement and provisions of Section 1.09.

(7) Planned Mining Operation. A person may operate a nonmetallic mine or processing facility if the person has obtained approval of a Planned Mining Operation in accordance with Section 1.12.

Section 1.05. Procedures For Applying For An Operator's License

(1) Application The applicant shall submit five (5) copies of an application that contains all required documentation required under Section 1.06 to the Town Clerk accompanied by the payment of the appropriate fees as set forth herein. The application shall be signed by the Operator and by the landowner, provided the landowner is a person other than the Operator.



(2) Reimbursement Of Fees And Costs.

(a) Reimbursable Costs. The Town Clerk and other Town staff may expend time in the review and processing of the application. The Town may also retain the services of a Retained Expert for purposes of reviewing, processing and acting upon applications for Operator Licensing or Planned Mining Operation.

(b) Preliminary Cost Reimbursement Agreement. At the time an application for approval of an Operator's License or Planned Mining Operation is filed with the Town, the applicant shall execute for the benefit of the Town an agreement agreeing to pay and providing adequate security guaranteeing payment of the cost of the investigation, review and processing of the application, including any Retained Experts and staff administrative costs. The agreement and the security shall be in form and substance acceptable to the Town. The Town shall not begin processing the application until the preliminary cost reimbursement agreement is approved and signed and until the required security is provided to the Town. The Town may accept an initial deposit to begin license processing and to provide an estimate to the applicant of anticipated costs, but it shall not be required to incur any processing costs beyond that for which a deposit or other security has been approved.

(3) Preliminary Review and Decision

(a) Preliminary Review. The Town Clerk shall forward the application to the Town Board for initial review to determine if additional information or expertise is necessary to properly evaluate the application. If no additional information or expertise is deemed necessary the Town Board shall issue a public notice and schedule a hearing under sub (4).

(b) Additional Information. The Town Board may request the applicant to submit additional information if the Town Board determines that the application is incomplete, or if the Town Board determines that additional information is needed to determine whether the proposed nonmetallic mining operation will meet the standards of this Ordinance.

(c) Retained Expert Reports. Any Retained Expert shall report to the Town Board whether the application meets the standards of this Ordinance, and whether additional information is required

(d) Preliminary Decision. Upon completion of its review and that of any Retained Experts, the Town Board shall issue a proposed decision whether to grant a license to operate a nonmetallic mine or processing facility with or without restrictive conditions on use, or to deny the application for a license.

(4) Decision by the Town Board.



(a) Notice and Hearing. Town Clerk shall place the preliminary decision of the Town Board on the agenda for the next regular meeting of the Town Board. The Town Board shall set a date for a public hearing and give Class III public notice plus the designated posting places at least fifteen (15) days prior to the date scheduled for the hearing, with the notice mailed to all neighboring landowners. At the public hearing, the Town Board shall take public comment on the proposed mine license.

(b) Town Board Decision. Following the public hearing, the Town Board may take immediate action or set a date for the meeting at which time they shall make a final decision on the Operator's license. The Town Board shall review the application, any Retained Experts' reports, and public comments made and information provided at the public hearing. In the case of an application for an Operator's license, the Town Board shall grant the license if it determines that the operation of the nonmetallic mine or processing facility will be consistent with the minimum standards and the purposes of this Ordinance. If the Town Board denies the license, the applicant may request a hearing under the provisions of Section 1.09(3). In the case of an application for approval of a Planned Mining Operation, the Town Board may, in its sole discretion, approve or deny the Planned Mining Operation.

Section 1.06. License Application Requirements.

All applicants for a nonmetallic mining Operator's license and all applicants for approval of a Planned Mining Operation shall submit the information required in this section. The applicant may provide this information by reference to other documents submitted to other governmental agencies, but in such cases shall provide a copy of the referenced document and a specific cross reference identifying where the information required by this section is located in any referenced material.

(1) Ownership Information.

- (a) The name, address, phone numbers, and email address of the Operator of the nonmetallic mining operation.
- (b) The name, address, phone numbers, and e-mail address of all owners or lessors of the land on which the nonmetallic mining operation will occur.
- (c) If the operator does not own the proposed mine site or processing facility, a copy of a fully executed lease and/or agreement between the landowner and the Operator who will engage in mining operations on the proposed site.
- (d) Proof that all property taxes on the proposed mine site or processing facility are current.

(2) Site Information and Maps.



(a) Parcel identification numbers of all contiguous parcels owned by the same landowner/lessor on which the nonmetallic mining operation will be located. Survey maps shall be provided of any of those parcels as may be available at the time of application.

(b) An aerial photo of the proposed site at a scale of not less than 1 inch equals 660 feet

(c) A topographic map of the nonmetallic mine site or processing facility extending 1 mile beyond the site boundaries at contour intervals no wider than 10 feet showing the boundaries of the site, the location and total acreage of the site, and the name of all roads within one mile of the site. All known karst features, such as sinkholes, shall be labeled on the map and shall be described.

(d) A site plan for the nonmetallic mine site or processing facility showing the location within the site of all existing and proposed buildings and other structures, equipment, stockpiles, storage and parking areas, road access points, and buffer areas along bordering properties and public roads.

(e) A plan for staking or marking the borders of the entire nonmetallic mine site or processing facility, and for securing the site by appropriate measures which may include fencing or alternative measures consistent with mine safety and security.

(f) A map on which all residential, agricultural and municipal wells within 1 mile of the boundaries of the nonmetallic mine site or processing facility in all directions are marked and given a numerical identification of the location.

(g) The location and name of all surface waters, including lakes, private or public ponds, streams (including intermittent streams and headwaters), drainage ditches, wetlands, drainage patterns, karst features and other water features on the site and within ½ mile of the nonmetallic mine site or processing facility. The base flow of the surface waters within ½ mile of the nonmetallic mine site or processing facility shall be determined at the time of application.

(h) The Operator shall place sufficient test wells to verify the groundwater elevations, gradient and depth of the groundwater, and any karst features on the nonmetallic mine site or processing facility. Test wells located in the down-gradient direction of groundwater flow shall be located so that they can serve as permanent sentinel monitoring wells during the course of operations. In addition, the Operator shall install sufficient wells to determine the amount of drawdown estimated to occur from the mining operation.

(i) A description of the distribution, depth and type of topsoil for the mine site not only of the area of the site currently proposed for mining and for which an



Operator's license or Planned Mining Operation application is being submitted, but also of the entire acreage of land contiguous with the proposed mine site that is owned by the same landowner/lessor. The description shall include the geological composition and depth and width of the nonmetallic deposit and the location of slopes greater than 20% and highly erodible soils.

(j) A map identifying the location of all other non-contiguous mine sites within the Town of Scott and adjacent towns, if any, that will contribute extracted material to the same processing facility for which the applicant seeks a license.

(k) A letter from the Wisconsin Department of Natural Resources concerning any threatened or endangered species at the mine site.

(3) Operation Plan.

(a) Dates of the planned commencement and cessation of the operation of the mine and the processing facilities.

(b) Description of hours of operation, of the nonmetallic mine site or processing facility including all times when vehicles will enter or leave the site or facility.

(c) Description of mining methods, machinery and equipment to be used for extraction and processing of the extracted material, and the sequence of operations.

(d) Estimated volume of material to be extracted over the life of the mine and for the next calendar year.

(e) Identification of all proposed off-site trucking routes, together with the frequency of traffic and the common schedule of travel to be used for transporting extracted materials or products to or from the nonmetallic mine site or processing facility, an assessment of the adequacy of roads within proposed off-site trucking routes and a description of any proposed alterations or improvements to such roads, and a description of any traffic control or other measures needed to protect public safety.

(f) A water budget, including an estimate of the amount of daily water use, water sources, and methods for disposing of water used or falling on the nonmetallic mine site or processing facility, including methods used for infiltration and control of run-off.

(g) A listing of any hazardous materials, including fuel supplies that will be stored on nonmetallic mine site or processing facility and a description of measures to be used for securing and storing these materials. The operation plan shall include a written plan for responding to spills of these materials and fuels on the site and the frequency of regular drills for responding to spills on the site.



(h) A listing of all flocculants and other chemicals used in the manufacturing or processing operations or in controlling dust, and a detailed description of expected releases and final disposal of each.

(4) Information Demonstrating Compliance with Minimum Standards.

(a) The Operator shall provide such additional information the Town deems necessary to determine whether the mining operation will comply with the minimum standards in Section 1.07, or which the Town deems necessary to evaluate the proposed Planned Mining Operation.

(b) For mining operations commencing after the effective date of this Ordinance, the Operator shall also provide information establishing baseline conditions at the nonmetallic mine site or processing facility before operations commence, including the groundwater elevation across the site, groundwater quality at the site for lead, arsenic, turbidity, total suspended solids, chlorides, nitrates, specific conductivity and any chemical or residual of the chemical used as a flocculant and any other toxic substance that may reasonably be believed to be present in the area or in the type of deposit from which the extraction will be made, and the base flow of surface waters within ½ mile of the site.

(c) For mining operations and processing facilities commencing after the effective date of this Ordinance, the Operator shall also provide information establishing background conditions for air quality at the site including PM₁₀, PM_{2.5} and total suspended particulates (TSP) before operations commence using appropriate EPA methods.

(5) Special Exceptions. The applicant may request a special exception from the application requirements of this section. The Town Board may grant the special exception if the applicant demonstrates that the application requirement for which the exception is requested can be satisfied by alternative means, or is not necessary for an evaluation of the particular mining operation, and that the purposes and intent of this Ordinance and the public health, safety and welfare will not be adversely affected thereby.

Section 1.07. Minimum Standards of Operation

The Town Board shall grant an Operator's license if it finds that the proposed nonmetallic mining operation will be consistent with the following standards, and the purposes of this Ordinance:

(1) General Standards.



(a) The borders of the entire nonmetallic mine site or processing facility will be appropriately staked or marked, and the site will be secured by appropriate measures which may include fencing or other alternative measures consistent with mine safety and security.

(b) The nonmetallic mining will comply with all applicable Town Ordinances.

(c) The Operator shall demonstrate that all other applicable federal, state and local permits and approvals required for the nonmetallic mining operation have been or will be obtained prior to commencement of operation. The Operator shall demonstrate this by submitting a copy of all permits, approvals, or waivers of permits to the Town prior to commencing operations.

(2) Buffer Areas

(a) Except as noted below, the Operator shall provide a buffer area of a minimum of 50 feet from the nonmetallic mine site or processing facility, to protect bordering properties from noise, dust, lighting, odors, blasting, and other adverse impacts of the operation, along bordering property lines and public roadways. In addition, the buffer area shall provide a setback of $\frac{1}{4}$ mile from the mine site to the location of any dwelling unless the landowner consents to a lesser distance but not less than 50 feet and $\frac{1}{2}$ mile to any school or medical facility.

(c) The buffer area shall provide a setback of $\frac{1}{2}$ mile from a processing facility to the location of any dwelling, unless the landowner consents to a lesser distance but not less than 50 feet, and 1 mile to any school or medical facility.

(d) If a berm is placed within the buffer area and it lies along a public roadway, bottom edge of the berm shall be a minimum of 10 feet from the edge of any road right of way or any road side ditch, whichever is greater and shall be vegetated to minimize erosion entering the ditch.

(e) The Operator shall screen the mining operations from public view to the maximum extent practicable. Screening may be achieved through the use of berms, additional setbacks or other measures deemed adequate by the Town Board.

(3) Hours of Operation

(a) The Operator shall limit normal hours of operations at the nonmetallic mine site or processing facility to 12 hours a day Monday through Friday not earlier than 5:00 a.m. and not later than 9:00 p.m. and on Saturday not earlier than 5:00 a.m. and not later than noon, to avoid substantial or undue impacts on neighboring properties and town residents. Operations on-site shall not occur on Sundays or named holidays.



(b) Operation of Heavy Vehicles leaving the nonmetallic mine site or processing facility shall be limited to 12 hours a day Monday through Friday not earlier than 6:00 a.m. and not later than 6:00 p.m. and on Saturday not earlier than 6:00 a.m. and not later than noon. There shall be no operation of Heavy Vehicles leaving the nonmetallic mine site or processing facility on Sunday or named holidays.

(c) The Operator shall schedule Heavy Vehicles to and from the mining site in a manner to avoid interfering with the safety of children being taken or returned from school, the safety of slow-moving farm vehicle traffic, or the safety of residents and commuters at times when traffic volume from commuters going to and from work is highest.

(4) Use of roads within the Town

(a) The Operator shall identify the routes which it will use for trucks traveling to or from the Property; and shall use only the routes identified.

(b) The Operator and any Heavy Vehicles under contract, lease or license with the Operator shall provide to the Town Board for review and approval, financial assurance to address any potential damage to Town Roads resulting from the use of such roads. Such financial assurance can include but is not limited to the following:

1. An agreement to rebuild the Town Roads used as truck routes within six months of the commencement of mining operations to standards appropriate to the weight of the vehicles used by the Operator, subject to prior review and approval of the Town Board, and subject to the provision of a fund for maintenance and replacement of the road at the end of its useful life.

2. An irrevocable letter of credit or escrow deposit in an amount sufficient to rebuild and maintain the Town Roads used as truck routes.

3. Other financial assurance measures agreed upon by the Town Board.

(c) The Town may adjust the amount of financial assurance on an annual basis to ensure that the amount is adequate to rebuild and maintain the Town Roads.

(d) If the Town Roads are being used by more than one Operator, the Operators may propose and the Town Board shall consider a joint agreement to satisfy the financial assurance obligations in this section.

(5) Control of Light and Noise



(a) The Operator shall limit night lighting on nonmetallic mine site or processing facility, to that which is minimally necessary for security and worker safety. Every effort consistent with the legal requirements for safety shall be made to minimize illumination of the night sky and neighboring properties. At a minimum such measures shall include the following:

1. The use of full cutoff shrouds on all lights.
2. Portable lighting shall be used only as necessary to illuminate temporary work areas.
3. The use of berms of sufficient height coupled with other methods of visual screening to block light from the mine or processing facility to neighboring properties.
4. The design and location of access roads to minimize lights from traffic and operations to neighboring properties.

(b) The Operator shall control off-site noise levels to the maximum extent practicable to avoid adverse impacts to neighboring landowners. The noise levels at the boundaries of the mining or processing site shall not exceed 60dB. The noise levels at the boundaries of any school or medical facility shall not exceed 50 dB. Decibels shall be based on dBA, which is the unit of sound level expressed in decibels (db) and A- weighted as described in ANSI § 1.4. 1983 and shall be measured in accordance with accepted protocols.

(c) Noise levels shall be monitored at the nonmetallic mine site or processing facility property boundary by an independent testing company. The tests shall occur for a 10 day period at least once per quarter. The results shall be reported to the Town within 30 days of the last test result.

(d) The use and regulation of compression release engine brakes, commonly known as jake-brakes is prohibited except for emergencies.

(6) Control of Air Pollution

(a) State requirements. The Operator shall utilize all relevant dust control measures specified in Wis. Admin. Code § NR 415.075 and in any approved Fugitive Dust Control Plan.

(b) High wind events. The Operator shall have an established protocol, approved by the Town Board, for additional dust control measures when the National Weather Service has issued a High Wind Warning for the area or the wind speed is detected in the area by an approved monitor at the same level as a National Weather Service Wind Advisory. (A Wind Advisory is for winds greater than or equal to 30 mph lasting for one hour or longer, or winds greater than or equal to



45 mph for any duration.) The established protocol shall include the specific location of the anemometers that the Operator will rely upon to determine wind speed and a daily procedure to ensure wind speed is monitored and appropriate measures are implemented during high wind events.

(c) Air monitors.

1. The Operator shall install air monitors at all nonmetallic mining operations including the mine site and any processing facility in accordance with ambient air monitors required by DNR.

2. In addition to ambient monitoring required by the DNR, the Operator shall be required to monitor the ambient level of Total Suspended Particulates (TSP) as measured by the method described in Appendix B of 40 C.F.R. part 50 (2013) or a method approved in writing by the Town. The Operator may monitor for PM₁₀ as a surrogate for monitoring for TSP if approved in writing by the Town. If PM₁₀ is used as a surrogate, it shall be measured by the method described in Appendix L of 40 CFR part 50 (2013).

3. The type and number of TSP monitors needed, the location of the monitors, and frequency and duration of the monitoring program shall be determined by agreement of the Operator, the Town Board and its consultant, but all costs associated with monitoring shall be borne by the Operator. The monitoring shall be conducted for the life of the mine. Monitoring frequency may be revised if no active mining is occurring for 6 months or more.

4. The Operator shall submit all monitoring results to the Town Clerk on a monthly basis. Results for each month shall be postmarked or received by the Town Clerk no later than the last day of the following month. The Town Board shall provide public access to all results. The Town Board may require additional or updated monitoring as part of licensing renewal if there have been complaints about dust and particulates from the mine site.

5. If the air monitors show an exceedance of 150 micrograms per cubic meter of TSP in any 24 hour period, the Operator shall evaluate and implement additional best management practices to minimize TSP. If there are repeated exceedances of these standards notwithstanding the implementation of best management practices, the Town may suspend or revoke the license.

6. If no ambient air monitoring plan is required by the DNR, the Operator shall submit an ambient air monitoring plan to the Town Clerk 60 days before beginning operations at the mine. The Town shall approve, modify



or deny the plan within 60 days of the Operator's submission of the plan. If subject to this subsection, the Operator may not begin operations without an approved ambient air monitoring plan.

(d) Other requirements. The Operator shall completely enclose any dry processing facilities and shall enclose to the extent practicable any loading or unloading facilities. The Operator shall cover all trucks hauling sand with secured tarps.

(7) Control of Waste Materials

The amount of waste material (non-marketable fines) returned to a mine site as part of the reclamation process shall not exceed the site specific ratio of waste to target material of the extracted raw material as determined prior to the processing of the raw material. A processing facility shall keep records of the tonnage of raw material drawn from each raw material source. The tonnage of waste byproduct that is returned to each mine reclamation site shall not exceed the tonnage of waste contained in the raw material received at the processing facility from that site.

(8) Standards Regarding Groundwater and Surface Water. The requirements in this subsection apply to any nonmetallic mining site and any processing facility involving a wash plant or other water intensive process.

(a) Impacts to Groundwater Quality.

1. The nonmetallic mine site or processing facility shall have at least one sentinel well, and may be required to have additional wells at Town Board discretion, at the boundary of the nonmetallic mine site or processing facility that is down gradient of the groundwater flow. The Operator shall take quarterly samples from the sentinel well for lead, arsenic, turbidity, total suspended solids, chlorides, nitrates, specific conductivity and any chemical or residual of the chemical used as a flocculent and any other toxic substance that may reasonably be believed to be present in the area or in the type of deposit from which the extraction will be made during the first 2 years of operation and twice a year in subsequent years.

2. The mining company shall sample private wells within ½ mile of the nonmetallic mine site or processing facility down gradient of the groundwater flow every 2 years and private wells on the perimeter of other sides of the mine site every 3 years. Monitoring shall continue 3 years after the closure of the mine.

3. Monitoring at the sentinel well shall determine changes in the level of the groundwater table.



4. Prior to the onset of nonmetallic mining operations, the Operator shall sample all private wells within 1 mile of the property on which the nonmetallic mine site or processing facility is located. The wells shall be sampled for lead, arsenic, turbidity, total suspended solids, chlorides, nitrates, specific conductivity and any other toxic substance that may reasonably be believed to be present in the area or in the type of deposit from which the extraction will be made.

5. Nonmetallic mining operations shall not cause an exceedance of groundwater quality standards in Wis. Admin. Code Chapter NR 140.

6. All samples shall be analyzed by an independent laboratory.

7. All wash plant settling ponds shall be lined with at least 5 feet of clay meeting the technical standards contained in Wis. Admin Code §NR 504.06(2) for clay liners.

(b) Impacts to Groundwater Quantity.

1. At least 60 days prior to commencement of nonmetallic mining operations, the Operator shall place sufficient test wells to verify the groundwater elevations on the nonmetallic mine site or processing facility. Test wells located in the down-gradient direction of groundwater flow shall be located so that they can serve as permanent sentinel monitoring wells during the course of operations.

2. Mining operations shall not extract materials at a depth below the point that is 10 feet above the maximum established groundwater table.

3. Mining operations shall not cause a significant reduction in the quantity of groundwater available for reasonable use by current users within ½ mile of the nonmetallic mine site or processing facility. A significant reduction includes a drop in the water table that results in a substantial adverse impact on a private well including but not limited to the inability of a well to provide water on a continuous basis.

(c) Impacts to Surface Water Base Flow. Mining operations shall not cause a lowering of the groundwater table that results in adverse effects on surface waters within 1/2 mile of the nonmetallic mine site or processing facility, including but not limited to, a reduction of water in streams and tributaries to or below base flows established prior to the beginning of mining operation.

(d) Impacts to Surface Water Use. Mining operations shall not cause a lowering of the groundwater table that results in adverse effects on surface waters which serve as a critical source of water for agricultural, recreational or municipal functions



such as fire protection within ½ mile of the nonmetallic mine site or processing facility. Adverse effects include but are not limited to a reduction of water in streams and tributaries to or below base flows established prior to the beginning of mining operations.

(e) The Operator shall undertake all measures necessary for the control of surface water runoff from nonmetallic mining operations in order to prevent pollution and erosion of sediment onto neighboring properties, surface water and groundwater, and shall also comply with the standards for erosion control under Wis. Admin. Code Chapters NR 216 and NR 151, as applicable.

(f) In the event that the mine site contains areas adjacent to the nonmetallic mining operations that are being used for agricultural, commercial or residential purposes, the Operator shall undertake all measures necessary to control surface water runoff from those areas from entering mining operations or otherwise causing contamination of surface water and groundwater.

(9) Hazardous materials.

(a) All hazardous chemicals shall be stored, used and disposed of in accordance with applicable state and federal law.

(b) The Operator shall not use as landfill material or dispose of onsite, any waste material that contains a toxic amount of a hazardous chemical or a toxic residual.

(c) The Operator shall have a plan for responding to spills of any hazardous materials on the nonmetallic mine site or processing facility.

(10) Additional Standards.

The Town Board may, at any time, impose requirements in addition to or exceeding the minimum standards if it has evidence that the public health, safety and welfare are not being or will not be adequately protected without the imposition of additional measures.

Section 1.08. Reporting, Annual Report and License Renewal

(1) On-going Reporting Requirements.

(a) The Operator shall provide notice to the Town of any notices of violations, citations, or other enforcement actions taken by any other governmental authority against the mining operation. The Operator shall provide notice to the Town of such actions within 15 days after receiving such notice from the governmental authority.



(b) All monitoring data, sampling results and any other test results required by this Ordinance shall be undertaken at the Operator's expense and provided to the Town Clerk. Unless otherwise specified in this Ordinance, all monitoring data sampling results and any other test results shall be provided to the Town Clerk within 30 days of receipt of the results by the Operator.

(2) Annual Report.

(a) No later than October 1 of each calendar year, the Operator shall submit an annual report to the Town Board for all active and intermittent mining sites and processing facilities for which the Operator has a license in the Town of Scott. The reporting period shall be from the date of the issuance of the first Operator's license to August 31, and thereafter from September 1 to August 31.

(b) The annual report shall include the following information:

1. An identification of the Operator and location of the nonmetallic mine site or processing facility.
2. A map or drawing accurately showing the area of excavation, the unclaimed area and the reclaimed area including a calculation of the number of acres for each type.
3. A description of activities, including sand extraction and waste material production and operations on the nonmetallic mine site or processing facility for the previous calendar year including the cubic yards each of material extracted, sand processed, and waste material produced.
4. A description of activities and operations on the nonmetallic mine site, including sand extraction and waste material production or processing facility anticipated for the following calendar year including the cubic yards each of material to be extracted, sand to be processed, and waste material to be produced.
5. A written report demonstrating how the Operator has been in compliance with all terms and conditions of its license and this Ordinance. The report shall include all groundwater, surface water and other monitoring results, as well as a copy of all annual reports submitted to all other agencies.
6. A summary of all areas of non-compliance, and a plan for bringing non-compliant areas into compliance.

(3) License Renewal.



Town of Scott (Crawford County) Comprehensive Plan 2025 – 2045

(a) The Operator shall make written request to the Town Clerk for a renewal of the license to operate the mine no later than October 1 of the year in which the license will expire. The application shall be accompanied by the payment a fee in an amount in accordance with the reimbursement provisions set forth in Section 1.05(3) (a).

(b) The written request for renewal shall incorporate by reference the annual report from the previous calendar years in accordance with the provisions of sub. (2).

(c) The Town Clerk shall review the renewal application within 60 days of receipt to determine whether the application is complete and upon a determination that it is complete shall forward it to the Town Board.

(d) The Town Board shall review the application to determine if additional information or expertise is necessary to properly evaluate the application. The Town shall utilize a Retained Expert to inspect the nonmetallic mine site or processing facility unless the site is reported as being inactive during the past year, in which case a member of the Town Board may be assigned to inspect the site. If no additional information or expertise is deemed necessary the Town Board shall schedule the application for a decision under par. (g).

(e) If the Town Board determines that additional expertise is required, the Town Board shall authorize hiring a Retained Expert to advise the Town and shall give written notice to the applicant of the additional administrative fee to be charged beyond the base administrative fee to cover the cost of additional review by the Retained Expert and any administrative staff. The additional fee shall be paid before additional review is undertaken.

(f) Once the applicant has submitted any additional information and has paid the fee in the amount charged, the Retained Expert shall report to the Town Board on whether the renewal application meets the requirements of this Ordinance. The Town Clerk shall place the request on the agenda of the next regular meeting or a special meeting of the Town Board prior to the expiration of the license.

(g) The Town Board shall grant the request for renewal if it finds:

1. There have been no material violations of the Ordinance or the license which have not been appropriately remedied, and
2. The Operator has not received multiple or recurring citations or orders for violations of the Operator's license or this Ordinance.
3. All applicable fees have been paid and financial responsibility requirements have been met.



(h) If the Town Board denies the request for renewal, the Town Board shall notify the Operator and provide the Operator with an opportunity for a hearing under Section 1.09(3).

Section 1.09. Inspection, Enforcement, Procedures and Penalties

(1) Inspection.

(a) In addition to an annual inspection pursuant to Section 1.08 (2), the Town Board or other authorized representative of the Town, may make inspections or undertake other investigations to determine the condition of a nonmetallic mine site or processing facility in the Town of Scott in order to safeguard the health and safety of the public and determine compliance with the minimum standards under this Ordinance upon showing proper identification, and upon reasonable notice.

(b) If, as a result of any inspections or investigations the Town Board determines that a Retained Expert should undertake any further inspections or investigations, the Town may hire a Retained Expert which expense shall be paid by the Operator. If the Operator fails to provide access or provide payment of the Town's expenses, the town may take enforcement action under sub (2).

(2) Violations. The following are violations under this Ordinance:

(a) Engaging in nonmetallic mining without an Operator's license granted by the Town Board.

(b) Failure to comply with the applicable minimum standards and other terms of this Ordinance.

(c) Making an incorrect or false statement in the information and documentation submitted during the licensing process or during inspection of the operation by the Town or its duly appointed representative.

(d) Failure to timely file the annual operational report under Section 1.08.

(e) Failure to comply with any conditions of approving the application, or any agreements entered into as a condition of approving the application.

(f) Failure to provide or maintain any financial assurance required as a condition of approving the application

(g) Failure to take appropriate action in response to a notice of violation, citation, request for additional financial assurance under Section 1.10 or other order issued by the Town.

(3) Hearings.



(a) Any person affected by a notice and order issued in connection with the enforcement of this Ordinance under sub. (4), or upon denial of an application for a license or license renewal, may request and shall be granted a hearing on the matter before the Town Board, provided such person shall file with the Town Clerk, a written petition requesting the hearing and setting forth his name, address, telephone number and a brief statement of the grounds for the hearing or for the mitigation of the order. Such petition shall be filed within thirty days of the date the notice and order are served or upon 30 days upon denial of an application for a renewal. Upon receipt of the petition, the Town Clerk shall set a time and place for a hearing before the Town Board and shall give the petitioner written notice thereof.

(b) After the hearing, the Town Board by a majority vote, shall sustain, modify or withdraw the notice under sub. (4), or grant or deny the license or license renewal, depending on its findings as to whether the provisions of this Ordinance have been complied with, and the petitioner shall be notified within ten days in writing of such findings.

(c) The proceedings of the hearing, including the findings and decision of the Town Board and the reasons therefore shall be summarized in writing and entered as a matter of public record in the office of the Town Clerk. Such record shall also include a copy of every notice and order issued in connection with the case.

(4) Remedies.

The Town Board may take any appropriate action or proceeding against any person in violation of this Ordinance, including the following:

(a) Issue a stop work order.

(b) Issue a notice of violation and order that specifies the action to be taken to remedy a situation.

(c) Issue a citation in accord with the Town of Scott citation ordinance.

(d) Refer the matter to legal counsel for consideration and commencement of legal action including the assessment of forfeitures under sub. (6) and injunctive relief.

(e) Suspend or revoke the Operator's license under sub. (5) in the event there are repeated exceedances of the standards incorporated into an Operator's License or Planned Mining Operation Agreement.

(5) License Suspension or Revocation. After giving notice and a hearing, the Town Board may suspend or revoke an Operator's license for a violation under sub. (1).



(6) Penalties.

(a) Any person or entity who is adjudicated for a violation shall pay a forfeiture of not less than \$500 per violation nor more than \$5,000 per violation and/or be subject to injunctive relief. Each day a violation exists is a separate violation.

(b) Any person or entity adjudicated for violation of this Ordinance shall pay court costs and reasonable attorney's fees. The remedies provided herein shall not be exclusive of other remedies.

(7) Non-Waiver. A failure by the Town to take action on any past violation(s) shall not constitute a waiver of the Town's right to take action on any present or future violation(s).

Section 1.10. Financial Assurance

(1) Financial assurance shall be provided to the Town as a condition of license approval in the amount necessary for the following:

(a) Road repair. An amount necessary for the repair and maintenance of Town Roads used for truck traffic transporting materials to or from the nonmetallic mine site or processing facility in accordance with the provisions of Section 1.07.

(b) Water Supply. An amount necessary to provide an alternative water supply to potentially affected residences or agricultural operations within 1 mile of the mine site or such other area shown to be impacted by the Operator's operations.

(2) The form of financial assurance made to the Town of Scott shall be that form agreed to by the Town Board and may include escrow accounts, irrevocable letters of credit or other measures agreed upon by the Town Board.

(3) In the event the Town determines that the amount of financial assurance must be increased to meet specific road repair or water supply needs, or the amount available has been utilized, the Town shall notify the Operator of the additional amount needed and the basis for the request. The Operator shall have 30 days to provide the increased amount.

(4) The Operator shall also provide to the Town proof that it has provided the financial assurance for reclamation required under Wisconsin law.

Section 1.11. Damages to Private Water Supplies

(1) A property owner within 1 mile of the mine site may seek remedies under subs. (2)-(5) for any of the following damages to private water supply:

(a) A maximum contaminant level, preventative action limit or enforcement standard is exceeded in a private water supply well on the owner's property.



(b) A substantial adverse impact on the quantity of water from a private well on the owner's property occurs, including but not limited to the inability of any such well to provide water on a continuous basis.

(c) A lowering of surface waters which serve as a source of water for personal, agricultural or municipal functions on the owner's property to levels below base flow levels for more than 5 days.

(2) Any property owner under sub. (1) seeking a remedy under this Section shall simultaneously file a notice with the Town and the mine Operator of the occurrence of the event under sub. (1) explaining the nature and extent of the problem.

(3) Within 24 hours of receipt of such notice under sub. (2), the Town may use funds provided under Section 1.10 to provide an adequate interim water supply. The Town shall also use funds under Section 1.10 to indemnify the Town for any claims filed under Wis. Stat. § 281.77(4). An interim water supply shall continue until the Town has approved the report or plan under sub. (4).

(4) Within 20 days of receipt of notice under sub. (2), the mine Operator shall provide to the property owner and to the Town a report that demonstrates that the impact to the property owner was not attributable to the mining operation or to present a plan for a permanent alternative water supply to be paid by the Operator.

(5) The Town shall in consultation with the property owner review the report or plan and approve or deny such plan. If the Town determines that the mine Operator was not the cause of damage to the private water supply, the Operator may elect to be reimbursed by the property owner for the costs of supplying water during a period not exceeding one year.

(6) A property owner beyond 1 mile of the mine site may apply to the Town for use of funds under Section 1.10 to remedy damages to a private water supply identified in sub. (1), provided that the property owner can demonstrate to the Town that the damage to the private water supply was caused by the mine. If the Town determines that the damage was caused by the mine, the property owner can utilize the remedies in subs. (2) to (4).

Section 1.12. Planned Mining Operation Approval

(1) Purpose. The purpose of this section is to provide a voluntary procedure for authorizing nonmetallic mining using legislatively developed regulations and standards that are unique to a particular proposed nonmetallic mining or processing operation.

(2) Authorization. This section provides an alternative to the otherwise applicable regulations set forth in this Ordinance. In exchange for greater flexibility in developing regulations and standards that are unique to a proposed mining operation, a Planned Mining Operation approval may require additional or different standards, requirements,



levels of review, monitoring and compliance mechanisms, and measures to mitigate or compensate for impacts, as determined in the sole discretion of the Town Board.

(3) Application for a Planned Mining Operation.

(a) The application requirements, approval requirements and procedures in Section 1.05 apply to an application for approval of a Planned Mining Operation, except that the standard for granting the application is set forth in (4).

(b) The application shall include all of the information and other materials required in Section 1.06.

(c) The application shall describe all ways in which the proposed Planned Mining Operation will deviate from the otherwise applicable regulations in this Ordinance, including but not limited to the term of the approval, the process for inspection and review of operations, and the minimum standards of operation.

(d) The application shall provide a written justification for any proposed deviations from the otherwise applicable regulations in this Ordinance which may include provisions to minimize, mitigate or compensate for potential impacts to public health, safety and welfare including impacts to property value.

(4) Decision by the Town Board.

(a) The Town Board may review the application, any Retained Experts' reports, and public comments made and information provided at the public hearing, and any other information the Town Board deems appropriate. The Town Board may, in its sole discretion, approve the Planned Mining Operation in the exercise of its police powers.

(b) If the Planned Mining Operation is approved, all standards and regulations in this Ordinance that are not expressly modified in such approval shall apply to the Planned Mining Operation.

(c) The Town Board may condition its approval on the Operator entering into such agreements and providing such financial assurance as the Town Board deems appropriate to promote the public health, safety and general welfare.

1.13 Severability, Interpretation, And Abrogation

(1) Severability.

(a) Should any section, clause, provision or portion of this Ordinance be adjudged unconstitutional or invalid, unlawful, or unenforceable by a final order of a court of competent jurisdiction including all applicable appeals, the remainder of this Ordinance shall remain in full force and effect.



(b) If any application of this Ordinance to a particular parcel of land is adjudged unconstitutional or invalid by a final order or a court of competent jurisdiction including all applicable appeals, such judgment shall not be applicable to any other parcel of land not specifically included in said judgment.

(2) The provisions of this Ordinance shall be liberally construed in favor of the Town of Scott and shall not be construed to be a limitation or a repeal of any other power now possessed or granted to the Town of Scott.

(3) This Ordinance is not intended to repeal, annul or interfere with any easements, covenants, deed restrictions or agreements created prior to the effective date of this Ordinance.

Section 1.15. Effective Date Following passage by the Town Board, this Ordinance shall take effect the day after the date of publication or posting as provided by Wis. Stat. § 60.80.

ADOPTED July 18, _____, 2013.
TOWN OF

Wayne Janette
_____, Town Board Chairperson

Wayne Minthorn
_____, Supervisor

Dennis Bell
_____, Supervisor

Attested to as of July 18 _____ 2013.

Maggie Meyra
_____, Town Clerk



HIGHLIGHTS OF THE REVISED NONMETALLIC MINING ORDINANCE

- 1) **Existing gravel pits/mines:** Accommodates them with a simple registration license, under specific requirements, for projects where 50,000 to 100,000 cu yards are mined per year for road projects.
- 2) **Processing Facilities:** Addresses the need for license for this type of facility regardless of whether they are on the same site as the mine or standalone.
- 3) **Definitions:** Clearer and more complete.
- 4) **Planned Mining Operation:** Provides the Town and Operator with the flexibility to agree on a “proposed mining operation” with different or additional standards, requirements, review etc. while providing structure to this process. The Town retains the power, at its discretion, to approve or deny such a Planned Mining Operation.
- 5) **Karst:** Includes identification of such features in the application.
- 6) **Operation Plan:** Requires additional information about the proposed operation.
- 7) **Town Roads:** Improves the requirements of use of Town roads through route identification, escrow deposits, and ability of Town to adjust the amount of financial assurance annually.
- 8) **Noise:** Provides noise level testing.
- 9) **Wind:** Requires additional dust control measures when the wind speed is 30 mph or greater as detected by an approved wind monitor.
- 10) **Air Monitors and Dust:** Requires ambient air monitoring for either Total Suspended Particulates (TSP) or Particulate Matter (PM₁₀) as a surrogate even if the DNR does not require it. Requires Operator to submit monitoring data to Town Clerk monthly. Requires additional or updated monitoring, if requested by Town, for License Renewal. Requires complete enclosure of dry processing facility, covering loading/unloading facilities, and covers that trucks hauling sand.
- 11) **Water:** Gives Town flexibility to require more than 1 sentinel well. Requires operator, prior to onset of mining, to sample and test all private wells within 1 mile of mine for contaminants. Requires all samples be analyzed by an independent laboratory. Requires 5 foot clay liners for retention ponds.
- 12) **Hazardous Materials:** Requires Operator have a plan for responding to spills.
- 13) **Monitoring data:** Requires specific monitoring data go to Town Clerk on a timely basis.
- 14) **Violations:** Adds two more situations as violations of ordinance; 1) failure to comply with conditions defined in the approval or any agreement, and 2) failure to provide or maintain financial assurances.
- 15) **Suspension or Revocation:** Allows Town to do so if there are repeated exceedances of the standards in the License or Planned Mining Operation Agreement.