

6.0 UTILITIES AND COMMUNITY FACILITIES

Introduction

Understanding the location, use and capacity of utilities and community facilities is an important consideration when planning for the future. This information, coupled with the demographic trends and projections, provides a realistic picture of service supply and demand. The community facilities and utilities discussed in this chapter were carefully considered in the development of the *Future Land Use Maps*.

Utilities and Community Facilities Vision

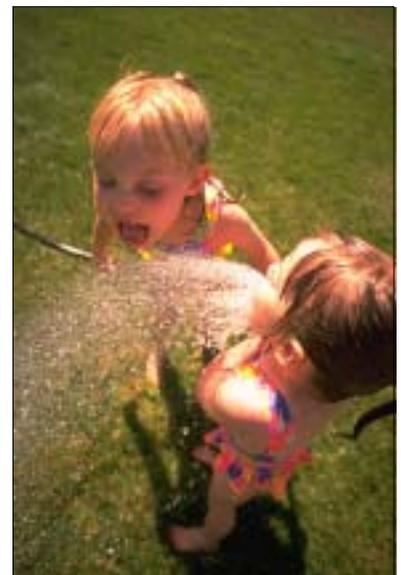
In 2020, The Town of Buffalo continues to provide all the basic Town services it has provided since 2002. The Town works with neighboring communities, to provide residents with efficient, cost-effective regional services that reduce the tax burden. All basic service needs are met by traveling to nearby communities like Montello, Pardeeville and Portage. Residents in need of specialized services travel to Portage and Madison. All residents rely on private well water and individual waste treatment systems.

Existing Utilities Inventory– Location, Use, Capacity

What follows is a description of existing utilities and community facilities within the Town of Buffalo. Neighboring communities or Marquette County provides many of the services available to town residents. These arrangements help to control town costs. Therefore, included in this chapter is information about some of the utilities and community facilities located in and provided by nearby communities and Marquette County.

WATER SUPPLY

Residents and businesses in the Town of Buffalo receive their water from **individual, private wells**. There is no municipal water service in the town and no plans to establish such service. The Town of Buffalo has a high quality supply of potable groundwater and surface water for nearly all anticipated uses. Additional information about groundwater resources is provided in the *Agricultural, Natural and Cultural Resources Element* of this Plan.



WASTEWATER COLLECTION AND TREATMENT

There are **no sanitary districts** in the Town of Buffalo. Likewise, there are no plans to establish sanitary districts. Residents and business utilize on-site private individual or community wastewater systems. The town supports the continued use of these types of private one-site facilities to handle wastewater needs. Furthermore, the town supports the use of *innovative treatment systems*, as approved by the town and permissible through COMM 83, to accommodate some rural development in conservation or cluster subdivisions. The Town of Buffalo does not believe that future residential, commercial or industrial development must connect to municipal sanitary service since safe and efficient on-site service can be achieved in most areas of the town.

STORMWATER MANAGEMENT

Stormwater runoff is water from rainstorms or snowmelt that flows over the land rather than evaporating or soaking into the ground. Stormwater runoff is both urban and rural; however, urban areas generate more runoff because they have more impervious surface. An **impervious surface** is one that prevents water from infiltrating into the ground. Common impervious surfaces include roads, sidewalks, rooftops, and parking lots.

The Town of Buffalo has no curb and guttered areas. Stormwater management requirements are limited to construction sites and agricultural limitations imposed by Marquette County. There is no stormwater management plan in place for the Town of Buffalo. Open ditches are used to provide drainage for stormwater runoff. There are no county drainage districts in the Town of Buffalo and no plans to establish any in the future.

To meet the requirements of the federal Clean Water Act, the WDNR developed the Wisconsin Pollutant Discharge Elimination System (WPDES) Stormwater Discharge Permit Program, which is regulated under the authority of ch. NR 216, Wis. Adm. Code. As part of the EPA National Pollutant Discharge Elimination System, the WPDES Stormwater Program regulates discharge of stormwater in Wisconsin from construction sites, industrial facilities, and selected municipalities. Additional information about WDNR stormwater requirement is provided in the box on the right.

COMM 83

In July 2000, the Wisconsin Department of Commerce implemented an administrative rule known as COMM 83. This rule allows homebuilders to install nine new kinds of innovative septic systems. The rule allows for development in areas that cannot be served by conventional systems.

The Town of Buffalo supports the use of innovative treatment systems permissible through COMM 83.

For additional information about the COMM 83 rule and the nine systems permitted, go to the Department of Commerce Web Page at:

www.commerce.state.wi.us

EPA Phase II Stormwater Regulations

In 1999, the EPA finalized its Phase II regulations. Most of the regulations are for communities with 50,000 or more people or communities with 1,000 people per square mile. The regulations now **require construction sites of 1 to 5 acres obtain a permit.**

More information is available at the EPA's website:

www.epa.gov/owm/sw/phase2

Given the limited density of proposed future development, town officials believe that existing practices will be adequate to meet local needs for the next 20 years. The town should also consider some of the following techniques to mitigate potential stormwater impacts:

- **Land Conservation Techniques**
Land conservation techniques include: cluster and conservation subdivisions, setbacks, buffers, land acquisition, and following the development patterns outlined on the *Future Land Use Maps*.
- **Aquatic Buffers**
Aquatic buffers are natural areas on either side of area creeks and streams to buffer against runoff. The Marquette County Land and Water Conservation Department recommends at least a 75-foot buffer on either side of a stream to protect the stream from harmful impacts.
- **Site Design Techniques**
Effective site design techniques will encourage the use of natural landscaping, limit impervious surface, enforce setbacks and buffers, and protect natural resources.
- **Stormwater Best Management Practices (BMP)**
Stormwater best management practices seek to reduce stormwater pollutant loads, maintain ground water recharge and quality, protect stream channels and safely maintain the 100-year floodplain. Successful BMP's include ponds, wetlands, infiltration, filtering systems and open drainage channels.
- **Erosion and Sediment Control**
Typically, erosion and sediment control requirements affect construction sites and farming operations. To be effective, erosion and sediment control measures need to extend beyond these two situations. Probably one of the most effective techniques is to reduce the time that soil is exposed. As with the other mitigation techniques outlined in this subsection, education will be critical to success.

WDNR Stormwater Regulations

In Wisconsin, the WDNR is responsible for issuing stormwater permits. The WDNR has recently adopted a series of stormwater resolutions and requirements.

NR151, Runoff Management–

Modified in 2002, to include five resolutions impacting performance standards for agricultural operations, wetlands and in-fill development.

NR 152, Model Ordinances for Construction Site Erosion Control and Stormwater Management –

Modified in 2002 to reflect changes to NR 216 and NR 151.

NR 216, Stormwater Discharge Permits –

Defines the WDNR stormwater permit requirements. Certain industrial sites in Buffalo are required to obtain discharge permits under this law through the WDNR.

A complete copy of the law is available at:

<http://www.legis.state.wi.us/rsb/code/nr/nr216.pdf>

P-8 Urban Catchment Model.

Available free of charge from the WDNR, this model is used to evaluate site plans for stormwater performance.

ELECTRICITY AND NATURAL GAS

The Town of Buffalo receives its electricity from Alliant Energy Corporation and Adams-Columbia Electric Cooperative. A high-pressure natural gas pipeline extends

through the town. A few farmers have connections to this natural gas pipeline. Most residents who use LP gas have tanks on their property.

Alliant Energy Corporation (Wisconsin Power and Light) is a growing energy-services provider with operations both domestically and internationally. Headquartered in Madison, Alliant Energy provides electric, natural gas, water and steam services 1.3 million customers in 1,000 communities in Iowa, Minnesota, Wisconsin and Illinois. High power overhead transmission lines run north south from this station. Alliant anticipates that it will be able to meet the town's electricity needs for the next 20 years and beyond.



Adams, Columbia, Marquette Electric Cooperative is a rural electric distribution cooperative formed in 1987 serving approximately 33,000 member/owners in parts of 12 central-Wisconsin counties. As such, it is the largest rural electric cooperative in Wisconsin and the largest in Region Five of the National Rural Electric Cooperative Association. Members of the cooperative are served from service centers in Pardeeville and Wautoma. The cooperative has an electrical substation located in the Buffalo off 12th Avenue. The cooperative expects to be able to continue to provide service to the town for the next 20 years and beyond.

American Transmission Company (ATC) maintains the overhead power lines throughout the region. ATC has plans to rebuild, upgrade and relocate a 54-year old line that spans between Portage and Montello in 2004. In the Town of Buffalo, the current lines run along 12th Road to the substation near the intersection of 12th and CTH O. Portions of this route, beyond the Town of Buffalo, run through areas of standing water that severely hampers maintenance efforts. The proposed route will run parallel to CTH T and CTH O. The project will be completed in 2004. The new lines will replace aging, unreliable facilities, improve maintenance access and relocate lines away from environmentally sensitive areas.



Substation on 12th Ave

ANR Pipeline Company (ANR) has a natural gas pipeline extending through the Town of Buffalo, east of STH 22. ANR was the first interstate pipeline to deliver natural gas supplies to Wisconsin, and it currently delivers most of the natural gas consumed in the state. ANR operates and maintains five compressor stations, four warehouses, 130 meter stations and more than 1,700 miles of pipeline. Wisconsin field operations are managed through an area office in Waukesha, which also serves as a satellite marketing office to provide closer liaison with local distribution companies and other customers.

Over the years, ANR has constructed a second 1,000-mile pipeline to bring gas from the Gulf of Mexico to meet rising demands in the Midwest. Canadian gas resources have also proved to be an additional source of natural gas supply for Michigan and Wisconsin.

Existing Community Facilities – Location, Use & Capacity

PARKS

There are **several recreation facilities and state natural areas** located in the Town of Buffalo. However, there are **no town-owned parks**. What follows is a profile of private, county, state and federal park and recreation facilities and lands in the Town of Buffalo.



Ennis Lake - John Muir Park. This 150-acre property is accessible from CTH F, 1.25 miles north of CTH O in the Town of Buffalo. The site includes restrooms, pavilions, open fields and lake access (motorized boats are prohibited).

This area was first settled in 1849 by the Ennis and Muir families and was the boyhood home of John Muir, founder of the Sierra Club, who admired the natural beauty of the area. Portions of the lakeshore suffer from trampling damage by park users. The park, a popular site for school field trips, is used often during the day. A granite monument was erecting in 1957 when John Muir Memorial Park was dedicated to Muir.



Grand River Marsh Wildlife Area. The Wisconsin Department of Natural Resources owns more than 6,000 acres of property adjacent to the Grand River known as the Grand River Marsh Wildlife Area. Approximately 1,000 acres of this wildlife area is located in Sections 1, 2 and 12 in the Town of Buffalo.



The property is home to various species of waterfowl, deer, wild turkeys, rabbits, pheasants, squirrels, furbearers, osprey, cormorant, herons, and Forester's terns. The area offers three boat landings, plenty of fishing and bird watching opportunities, canoeing, as well as berry and nut collecting. The habitat consists of marsh, farmland, woodlots and the Grand River.

Observatory Hill Natural Area. This 100-acre property is accessible from Gillette Avenue. The site contains an excellent example of extrusive igneous rock (exposed bedrock). Two state-threatened plant species are also found on this property. The area was well known to John Muir, who makes reference to the hill in his letters. The slope of the hill has been selectively logged, most recently in 1989. Observatory Hill has been mentioned in several geological and natural history publications, which has increased recreational use of the site. The site was designated a state natural area in March 1989.

WDOT Wayside. The Wisconsin Department of Transportation maintains a wayside on the east side of STH 22, near the Town of Buffalo’s southern boundary. The department has no plans to expand this facility or build additional waysides in the town.

US Fish and Wildlife Service Area. The US Fish and Wildlife service owns approximately 1,000 acres of property in sections 14, 15, 22 and 23, west of CTH F. This natural area consists of wetlands of the Fox River and provides an important wildlife habitat area in the community.

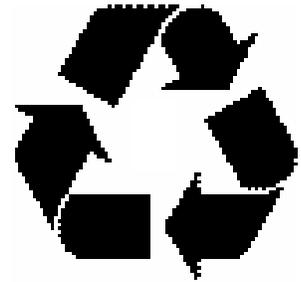
Wilderness Campground. This private facility is located east of STH 22. The campground includes 300 sites (100 with full hookups, 170 with water and electricity, and 30 rustic sites). Wilderness Campground offers a swimming pool, swimming beach, playground, ball diamond, mini golf, horseshoes, volleyball, basketball, shuffleboard, recreation hall, game room, pavilion, trails, boat launch and fishing opportunities. Trailers, bikes, boats, canoes and cabins are available for rent.

Grandview Sport Club. The Grandview Sports club owns 42 acres in Section 2. The Grand River Marsh Wildlife Area surrounds this property.

The National Recreation and Park Association recommends a community standard of 10 acres of local recreation land per 1,200 residents. The current population of the Town of Buffalo is 1,085 persons (2000 U.S. Census). The recreation lands in the Town of Buffalo far exceed this recommendation.

SOLID WASTE DISPOSAL AND RECYCLING

In 1989, the State of Wisconsin adopted a recycling law. Beginning in 1995, the disposal of paper products such as newspaper, office paper, magazines and corrugated cardboard and containers made from aluminum and steel were prohibited from being disposed of in landfills. Certain glass and plastic containers were also banned. In addition, the recycling law also prohibited landfill disposal of tires, automotive batteries, oil, appliances and yard wastes.



The Town of Buffalo has a contract with **Waste Management** (private company) to provide roadside waste and recycling pick-up in the town. The town maintains a waste and recycling **drop-off site adjacent to the Town Hall on CTH O**. Residents can bring their garbage and recycling to this drop-off site, or pay Waste Management an additional fee to have their waste and recycling materials collected once a week at their property in the town.

In the future, the town may consider changing its contract with Waste Management to another private company - if a less expensive service can be found. The town, through its general budget, finances the drop-off site waste and recycling collection. Waste Management anticipates no problems handling the town’s waste disposal and recycling needs for the next 20 years and beyond.

COMMUNICATION FACILITIES

Access to communication facilities is very important in the modern economy. Several communication companies provide telephone, radio, television and newspaper service to the Town of Buffalo from other locations in the state. Cable television service is not available in the town. In addition, the town does not currently distribute a newsletter to residents or provide a town Internet web page. All communication services currently serving the town are expected to continue in the future and be expanded as technology and demand dictates. The quality of communication services depends on the capacity of the lines and towers serving the town.

One particular area of concern with respect to communication facilities is the availability and demand for cellular service. The advent of new communication technologies, such as cell phones, has greatly increased the need for towers to provide receiving and sending capabilities. The federal government formally recognized this need by the passage of the Federal Telecommunications Act of 1996.

The Federal Telecommunications Act of 1996 has increased the need for many local governments to examine their zoning ordinances to make sure that they do not discriminate against cellular communications in land use and zoning decisions. Under Section 704 of the act, townships do have the power to regulate the placement, construction and modification of personal wireless facilities, as long as the rules do not unreasonably discriminate between providers or prohibit service.

Currently, there are **no cellular towers** located in the Town of Buffalo and no plans pending for tower construction. Town residents do have cellular service coverage from towers located in neighboring communities. Appendix D provides additional information for the town to consider when siting a tower in the town.

CEMETERIES

Often overlooked, cemeteries are an important facility every community must provide. Currently, there are 5 cemeteries in the Town of Buffalo.

- **St. Andrews Catholic Cemetery** – Adjacent to the St. Andrews Church located on the West side of STH 44, near the town's southern boundary.
- **Greenwood Cemetery** – Located directly across the street from the Greenwood Church on the Corner of CTH B and 18th Road.
- **Rood Cemetery** – This very small private cemetery located near the intersection of Grouse Drive and CTH F. There is no space available for this cemetery to expand.
- **Buffalo UP Cemetery** – Located on 13th Road, north of CTH O, this cemetery is situated around the Buffalo UP Church.



St. Andrews Church & Cemetery

- **Oak Lawn Cemetery** – This town cemetery is approximately 5 acres in size. It is located on the north side of Gem Road near 14th Road. There is room available for future expansion of this cemetery, if necessary.

The town anticipates that there is ample space in the existing cemeteries to meet all future town needs. This is especially true given that some residents choose to be buried elsewhere. The Town of Buffalo has no plans to establish an additional cemetery.

HEALTH CARE FACILITIES

There are **no health care** facilities located in the Town of Buffalo. However, residents of the town can reach several primary and advanced specialty health care facilities located elsewhere in Marquette, Green Lake and Columbia Counties. The population in the Town of Buffalo is not large enough to support its own hospital, primary care, or clinic facility. The nearest clinics are located in Montello, Pardeeville and Markesan. The nearest major hospital facility is located in Portage.

Nearby health facilities provide a range of primary and specialized medical services including: trauma care, neonatal care, rehabilitation, laser vision correction, orthopedic care, cardiac care and cancer treatment. Moreover, these facilities pride themselves on their efforts to maintain a quality care environment through continued efforts to improve facilities and services.

CHILDCARE FACILITIES

According to the 2000 U.S. Census, of the town’s 1,085 residents, 276 (25.4% are under the age of 18). This is a significant portion of the local population that has particular service demands (i.e. schools, parks, child care facilities). While school and park facilities are profiled elsewhere in this chapter, this section discusses childcare facilities available to residents of the Town of Buffalo.

There are **no commercial childcare** facilities located in the Town of Buffalo nor are there any plans to build such a facility. However, residents may have informal networks of child care (i.e. family or friends) and some residents may provide childcare from their home for their neighbors.



The nearest commercial childcare centers to the Town of Buffalo are found in Montello, Pardeeville, Markesan and Portage. As the town population grows, it is possible over the 20 year life of this plan a local center may be built along STH 22 to accommodate demand. However, at this time, space is available in the facilities currently serving the area, though the quantity of available space varies by location and time of year.

SENIOR CARE FACILITIES

According to the 2000 U.S. Census, 150 people (13.8%) living in the Town of Buffalo are age 65 or over. Like youth populations, seniors also demand particular services and housing options to meet their specific needs.



The Town of Buffalo does not have any senior housing, assisted living or retirement communities located within its boundaries. Seniors living in the Town of Buffalo must be able to live independently or find assistance from family members, friends, and neighbors. There are some programs serving Marquette County that provide services and opportunities for older persons living in the Town of Buffalo.

If a senior living in the Town of Buffalo is unable to live independently or desires a living arrangement with other seniors, he or she can find quality assisted living, nursing homes, and retirement homes in other nearby communities. Available space and waiting lists depend on the location and cost of the facility and can fluctuate regularly. Like childcare establishments, providers of senior housing regularly assess the local market conditions to determine if additional facilities or expansion are needed based on local population demands.

Since the town's population base is not large enough to support a local senior care facility, retirement home, or nursing home, it is critical that the informal networks of friends, family and support services continue to provide needed assistance to seniors living in the Town of Buffalo. To facilitate these efforts, it may be desirable for the town to consider using the town hall on a limited basis as a local senior center. The Town of Buffalo must continue to pay particular attention to the special needs of seniors when providing utilities and community facilities.

Marquette County also offers an **elderly nutrition program** through the Human Service Department. Through this program, congregate meal sites and home delivered meals are available.

FACILITIES FOR THE DISABLED

The Town of Buffalo has no facilities or programs for disabled residents. As with programs for elderly residents, Marquette County offers some developmentally disabled services to residents in need.

Programs and services for disabled residents are also provided through Marquette County. Most notably, the **Community Options Program (COP)** assists individuals with chronic illness or disability to obtain services needed to remain in their own home or to return to their home. COP serves children and adults of all ages with long-term disability. COP services include: home healthcare, transportation, respite care, dental care, equipment, home weatherization and remodeling, vans and lifts, therapy, medical

bills, and counseling. County programs and services provide vital services that make independent living possible.

POLICE PROTECTION

The Town of Buffalo does not have a police station or its own police department. The Marquette County Sheriff's Office (MCSO) provides police protection services to the town. MCSO is located at 67 Park Street in the City of Montello. MCSO provides 24-hour primary emergency response service to 15,000 year-round county residents. During the summer months the county population swells to between 40,000 and 50,000 as camps, campgrounds and other tourists visit the area.



MCSO has 10 patrol deputies (2 of which are assigned as school liaison officers), 3 detectives, 1 lieutenant, 1 captain and 1 sheriff. MCSO has a fleet 15 patrol cars. MSCO has a capital outlay program in place to plan for replacement of all vehicles every three years. Under this system, when a patrol car reaches 100,000 miles, it is replaced. MCSO also two personal watercrafts (received in partnership with Yamaha) it allows officers use on an overtime basis to patrol county waterways. The WDNR helps to support the overtime staff hours. MCSO also has 2 snowmobile patrol units.

MCSO tries to maintain 2 on-duty patrol officers all of the time. The departments operates on a staggered split shift which allows for a constant rotation of officers with overlap at key points in the day when additional coverage is needed. Response times for calls to the Town of Buffalo depend on where the nearest cruiser is located and how busy the force is at that moment. Red light response calls (i.e. emergency) range between 4 and 12 minutes. Non-emergency response times average between 20 and 30 minutes.

MCSO also provides “enhanced” 911 emergency dispatch for all county police operations. The system is “enhanced” because it includes a computer aided dispatch (CAD) screen that identifies for the dispatcher the location from which the call is being placed. The 911 dispatch is staffed 24 hours a day, 365 days a year.



MCSO also maintains a jail facility at 67 Park Street in Montello. The capacity of this jail is 60 inmates. The average population is around 40 inmates. A staff of 15 individuals serves the jail facility and emergency 911 dispatch.

MCSO has no plans to expand the police station or jail facility. The current building was constructed less than 4 years ago. Currently MCSO is working to establish a new radio communication system to enhance communications for EMS, Fire, and other county public safety organizations. This upgrade is needed due to aging equipment.

The primary challenge facing MCSO is staffing. The department has staffing needs in all divisions. Current priorities are for additional 911 dispatch and patrol officers. MCSO sees population growth as the biggest concern for the next 25 years. As the population increases, service calls also increase.

In addition to the primary protection services provided by MCSO, the Wisconsin State Patrol has assigned 3 troopers to the STH 23 and STH 22 corridors in the County and the City of Montello has three officers that can provide back-up service to the Town of Buffalo when requested by MCSO.

FBI Standards for police protection generally recommend 2 officers for every 1,000 persons. MCSO serves a year-round population base of approximately 15,000 people with a sworn staff of 16. As a result, the officer to citizen ratio is approximately 1:937, which meets this standard. When the state patrol and local city and village officers are included, residents of Marquette County have more than adequate police protection based on this standard. It is important to note that during the summer months, the county population increases significantly as tourists and seasonal residents move into the area. During this period of time, FBI police protection standards are not met.

The traditional Wisconsin standard for small town/rural police protection is 1.86 officers/1,000 persons. Based on this standard, the MSCO should have a force of 28 officers to serve the year-round population.

FIRE AND RESCUE

The Town of Buffalo participates in the **Montello Joint Fire District** – a multi-jurisdictional fire protection service protecting 5200 people living in an area of 160 square miles, including the City of Montello, Town of Montello, Town of Buffalo, Town of Packwaukee and Town of Shields. This department provides on-call volunteer based fire service to residents in need. The cost for fire equipment and maintenance is based on the population of each community participating. The Town of Buffalo pays less than 20% of all costs. The Town also receives a bill for each fire call made to the town.

The fire station is located in the City of Montello. The department has 28 trained volunteer firefighters (can have up to 36). Given the location of the station, most of the volunteers are from the City of Montello and Town of Montello. Maintaining adequate staffing is a challenge to the department. According to the fire chief, as volunteers become well trained, they often seek opportunities in larger communities to work full-time as a firefighter.

The fire department provides 911-based emergency service

To learn more about the Montello Joint Fire District, visit its web page at:

www.fire-ems.net/firedepart/view/MontelloWI



dispatched by the Marquette County Sheriff's Department. The response time within the Town of Buffalo varies depending on the location of the call and the time of day. Typical response times average between 7-15 minutes.

The department has a variety of specialized equipment to meet fire service needs. Specifically, the department has:

- 2001 Pierce Heavy Duty Rescue
- 1999 F350 – Ford Brush Truck
- 1997 Pierce Saber – 1,500 gpm (gallon per minute) Pumper Truck
- 1994 Freightliner FL80 – Water Tender (tanker) 2,100 gallons
- 1989 Pierce Lance – 1,250 gpm Pumper Truck
- 1984 GMC Top Kick Water Tender (Tanker) 2,100 gallons
- 1968 Chevy Pick-up 500 gpm Pumper (used to pump water out of a nearby lake or pool)

In 2002, the Insurance Services Office (ISO) rated fire protection service by the department as a 5 (out of 10 with 1 being the best). The ISO issues “fire protection” ratings and classifications across the United States. Most insurance underwriters utilize the assigned fire protection rating to calculate residential, commercial and industrial insurance premiums. Fire Districts are evaluated on a cyclical basis that is determined by district growth and the size of the population served

The fire department annually considers needs for additional equipment and vehicle replacement and upgrades. Generally, the department is on a 20-year rotation for major vehicle replacements. Recommendations by the Fire Chief are forwarded to the Joint Fire Board (representatives from all communities) for approval. Upcoming major planned purchases include a new truck in 3 to 4 years and a cold storage addition on the Fire Station to keep records, hoses and other equipment protected from the elements.

MARQUETTE COUNTY EMS

The town is provided with ambulance service by the Marquette County EMS organized by the Marquette County Sheriff's Department. Marquette County EMS is made up of several volunteers who live across the county and respond to calls in their area. Like fire protection, response time varies by the location of the caller to the nearest EMS technician. Generally, EMS response times range between 4 and 15 minutes, depending on the location of the nearest EMS volunteer and road conditions. The county has no full-time paid paramedic service and no plans to establish this type of service. The Marquette County Sheriff's Department dispatches Marquette County EMS. The nearest EMS units to the Town of Buffalo are located in the City of Montello and Briggsville.

LIBRARIES

The Town of Buffalo is located within the **Marquette County Public Library System**. The nearest libraries to the Town of Buffalo are located in **Montello, Endeavor and Packwaukee**. Each of these branch libraries have limited staff and hours each week. All town residents have access to the shared catalogue of items owned by the system and services provided by any member library.

All of the libraries in Marquette County Public Library System facilities are part of the thirty public libraries from five counties that make up the **Winnefox Library System**. Serving a population of over 300,000 residents from Fond du Lac, Green Lake, Marquette, Waushara and Winnebago counties, Winnefox Library System provides access to materials and services available at all member libraries. Residents within the system area also have access to libraries throughout the state per agreements with other Wisconsin Library Systems. Of the seventeen public library systems in Wisconsin, Winnefox ranks number one in the state in per capita circulation.

These libraries also have access to a web catalogue that can be accessed 24 hours a day from the Internet. **WISCAT** is the statewide bibliographic database and catalogue for Wisconsin. It contains 6.7 million bibliographic records with local holdings statements for 1,270 libraries of all types throughout Wisconsin. The libraries listed in WISCAT are willing to loan many of the materials through established statewide interlibrary loan channels. WISCAT has been on-line since the summer of 2000. Users simply connect to the Internet web page, search for the materials they are interested in, and place a hold on those materials so that they can be picked up during regular library hours.

Given the improved access to resources via the web catalogue and the interlibrary loan program, in addition to the resources the internet makes available to town residents, it is anticipated that library services will be adequate to meet future demands through 2020.

SCHOOL DISTRICTS

The Town of Buffalo is served by **three school districts**, but there are no actual school buildings located in the town. Almost the entire town is in the Montello School District. Two properties are in the Markesan School District and one property is in the Pardeeville Area School District.

Montello School District

TABLE 16				
MONTELLO SCHOOL DISTRICT				
School Name	Address	Grades	Enrollment*	Capacity*
Forest Lane Elementary	222 Forest Lane, Montello	K-6	752	1,600
Montello Junior/High	222 Forest Lane, Montello	7 – 12	752	1,600

Source: Montello School District Superintendent – Nancy Hipskind, July 2002

* The elementary and junior/high school share the same building. The total enrollment for all grades is 778. The K-6 enrollment is 330 and the 7-12 enrollment is 422. The total building capacity is 1,600.

The Montello School District serves the vast majority of the Town of Buffalo. Currently, the district employs 64 teachers. Given declining enrollment trends, the district has no plans to expand its existing building or build a new school.

Also located at 222 Forest Lane, is the **Community Learning Center**. The Community Learning Center has a lot of different components for students, families, and senior citizens. Specifically, through the Community Learning Center the following programs and events are offered:

- **Weekday student after school program.** This includes recreation activities, a snack, homework time and enrichment classes taught by volunteers from the community.
- **Field trips** during the school year and summer months. Field trips are open to anyone in school district, not just children in the after school program. A fee is charged to cover the cost of admission (when applicable) and transportation. Field trips have included: Devil’s Lake State Park, EAA in Oshkosh, museums, zoos, and the like.
- **Family Recreation.** Through this program on Saturday’s the school district welcomes parents and their children into the school to use the gym and other.
- **Summer School** is offered weekdays between 1pm and 4pm. Summer school includes many organized activities and outings. The program is \$10 per class with a maximum of \$60 per student. Scholarships are available.
- **Adopt a Grandparent.** This innovative mentoring program pairs children with seniors. The senior participants are coordinated through the Marquette County Commission on Aging.
- **Annual Intergenerational Prom.** In 2002, 230 people attended this event. Held in the school gym on the Sunday after the Junior Prom, the school jazz band and community band entertain families, students and seniors.

To continue to offer many diverse programs for students and the community, the **Community Learning Center** is always looking for additional volunteers. Interested residents and organizations should contact the school district. The more volunteers available, the more children the center can accommodate.

The **Markesan District Schools** includes the following school buildings:

- Mackford Elementary, Rr 2, Markesan
- Markesan Middle School, 200 S. Margaret Street, Markesan
- Markesan High School, 100 W. Vista Blvd, Markesan



Markesan Middle School

As indicated on the *Utilities and Community Facilities Map*, only two properties in the Town of Buffalo is included in this school district. The school district has no plans to expand its boundaries in the Town of Buffalo or construct any school facilities in Buffalo.

The **Pardeeville Area School District** includes the following school buildings:

- Pardeeville Elementary, 503 E. Chestnut, Pardeeville
- Marcellon Elementary, W6183 School Road, Pardeeville
- Pardeeville Junior High, 120 South Oak Street, Pardeeville (combined w/High School)
- Pardeeville High School, 120 South Oak Street, Pardeeville (combined w/Jr. High)

As is indicated on the *Utilities and Community Facilities Map*, only 1 property in the Town of Buffalo is included in the Pardeeville School District. The school district has no plans to expand its boundaries in the Town of Buffalo or construct any school facility in the town.

Town Facilities

Town facilities generally include such things as fire stations, meeting halls and equipment. The Town of Buffalo has a town hall located near the intersection of CTH O and 17th Road. The town hall is a classic 1-room schoolhouse with no indoor plumbing facilities. The town also maintains a waste and recycling collection site immediately east of the Town Hall. The town does not own any other properties and has no plan to acquire additional properties.



During the planning process, some residents expressed a desire to expand the town hall to serve as a community center. This expansion would also upgrade the building to include indoor plumbing. The town's ability to complete this project would depend on taxpayer support and available grant funding sources.

Resident Satisfaction with Utilities and Community Facilities

In the Community Survey conducted by Marquette County, Town Residents were asked to rate public facilities and services on a scale of 1 to 5 (1=Very Poor; 5=Very Good). What follows is a summary of the results:

Public Recreation Lands - 3.81	Library - 3.38
School Facilities - 3.56	Garbage/Recycling - 3.22
Fire Protection - 3.54	Hospital/Medical Services Availability - 3.02
Emergency Medical Services - 3.48	Adult Education Opportunities - 2.92
Law Enforcement - 3.46	
Maintenance/Condition of Roads - 3.45	

Utilities and Community Facilities Map

The *Utilities and Community Facilities Map* provided on the next page illustrates the location of utilities and community facilities in the Town of Buffalo. The map outlines the school district boundaries, telephone area codes, identifies the location of the Town Hall, electric substation, churches, cemeteries and recreation facilities serving the town.

Utilities and Community Facilities Concerns

Generally, town residents are satisfied with the Utilities and Community Facilities available. If one concern were to be identified it would be the **road naming system**. Many of the town roads are named numerically. What is particularly challenging is that the same number may be used to describe a certain road, but depending on the location, it is a street, avenue, or court. This situation can be very confusing for utility service providers and the public.

The town also has some concern about **police protection services**. Through the planning process, residents indicated that local patrolling by the sheriff's department was extremely limited. Residents feel many people travel at excessive speeds through the Town of Buffalo. Additional police patrols would help to address this concern.

Residents are also concerned about cellular towers. While residents understand the issues of supply and demand for cellular service, the town does not want to see **extensive cellular tower development**. Given the rolling hills in the town, the fear is a tower would be placed in a prominent hilltop location, visible for miles, with a light on top. Towers are also believed to have a negative impact on local bird populations. The Town of Buffalo will only consider tower applications that support many users, located near STH 22, less than 200 feet in height, and designed to minimize impact on local bird populations. For more information on cellular towers, refer to Appendix D.

Utilities and Community Facilities Funding Options

Many of the utilities and community facilities serving the Town of Buffalo are provided by other governments and agencies (i.e. county and school districts). As such, they are funded through their general budgets and funding through tax revenues and referendums.

The Town of Buffalo, like other communities across the state, welcomes opportunities to finance needed utilities and community facilities. There are numerous grant and loan programs that the town may seek to help finance needed improvements. These programs are available through the State of Wisconsin and the U.S. Federal Government. What follows is a description of some of the major opportunities available to the town.

RURAL DEVELOPMENT COMMUNITY FACILITY GRANTS

The USDA Rural Development also offers grants to communities seeking to build or improve their community buildings (i.e. halls, libraries, community center, and fire departments). These grants are awarded to communities with a population up to 10,000 based on a competitive application process. If the town were to decide to upgrade its town hall facility, this funding source is recommended.

STATE TRUST FUND LOAN PROGRAM

The Board of Commissioners of Public Lands provides this loan program with terms of up to 20 years and deeply discounted interest rates. Loans may be used for a variety of purposes including: road improvements, community centers/halls, trail development, and property acquisition. The funds available fluctuate annually. The current annual loan limit is \$3,000,000. If the town were not successful in obtaining a grant to upgrade its town hall, this program offers many attractive loan options.

FIRE ADMINISTRATION GRANTS

The Federal Emergency Management Administration (FEMA) offers over \$100,000,000 in annual grant awards to fire departments in six specific areas: training, fitness programs, vehicles, firefighting equipment, and Fire Prevention Programs. Applicants from communities, which serve a population of less than 50,000, must provide a 10% match.

Coordination with Other Comprehensive Plan Elements

Utilities and community facilities can dictate future planning for a community if capacity, location, and services are not adequate to support development. Therefore, it is important to inventory existing utilities and community facilities and understand how utilities and community facilities will be provided over the planning period. Furthermore, utilities and community facilities have a direct impact on the other elements of the comprehensive plan. In particular, the Housing, Economic Development, Land Use, and Intergovernmental Coordination Elements are most directly impacted by utilities and community facilities.

HOUSING

Improvements such as roads, recreational facilities and schools all need to be coordinated with the housing decisions and vice versa. The best method to coordinate improvements is to follow the land use pattern presented on the *Future Land Use Maps* as closely as possible and plan for future improvements. This approach will greatly enhance the efficiency of capital improvements expenditures. To provide further assistance in these efforts, the town should consider the use of a capital improvement plan as a tool to help organize and plan for future capital expenditures.

ECONOMIC DEVELOPMENT

The availability of utilities like electricity and communications services is critical to economic development. This infrastructure is needed to support growth in the Town of Buffalo. Therefore, the goals and objectives of this chapter seek to maintain, and where feasible, improve local utilities and community facilities to provide some additional economic development opportunities in the Town of Buffalo.

LAND USE ELEMENT

Land use dictates the need for utilities and community facilities. Inversely, the availability of utilities and community facilities can dictate where development can and should occur. The *Future Land Use Maps* were developed after careful consideration of where utilities and community facilities are now available, or will be available, within the planning period. In addition, the *Future Land Use Maps* consider the economic feasibility of utilities and community facility extensions to serve areas planned for future development. Areas where the extension communication services, power supplies or the like are cost prohibitive are not encouraged for future residential, commercial or industrial development.

INTERGOVERNMENTAL COORDINATION

As is obvious from this chapter, utilities and community facilities are not provided solely by the Town of Buffalo. Utilities and community facilities that serve the area are provided by Marquette County, private companies and neighboring communities. It is important that these utilities and community facilities continue to effectively serve the Town of Buffalo. Therefore, continued coordination is essential to ensure that development in the Town of Buffalo is compatible with local utility and community facility capacities. Goals and objectives included in this chapter, as well as the Intergovernmental Coordination Element, support continued coordination to efficiently provide needed utilities and community facilities to the Town of Buffalo.

Goals and Objectives

It is the goal of the town that all future utilities and community facilities needs will be met through the year 2020 (and beyond). Though many of these facilities will be located outside of the town limits, they will be easily accessible in nearby cities and villages. The services provided will also meet the special needs of the elderly and youth populations in the town.

Because the Town of Buffalo has a minimal amount of control over resource allocations in neighboring communities and the school district, the goals in this section are related to actions that the town can control. The Town of Buffalo will work, in accordance with the Intergovernmental Coordination Element of the Wisconsin “Smart Growth” Law, with neighboring communities and school districts to ensure that adequate community and utilities facilities are available to serve the area.

OVERALL GOALS

1. Support the continued operation of community facilities provided by Marquette County, the local school districts, private companies and neighboring communities, which serve residents of the Town of Buffalo.

2. Seek to ensure that all development is served by adequate utilities.

OBJECTIVES

1. As desirable, issue permits for innovative waste treatment systems (pursuant to the requirements of COMM 83) that will provide safe and effective results for commercial development opportunities along STH 22.
2. Work with Marquette County, and if necessary adopt a town policy and supporting zoning requirements, to encourage developers to consider alternative waste treatment systems in support of innovative subdivision designs (i.e. cluster and conservation subdivisions)
3. Seek to educate residents of the Town of Buffalo about available community facilities and services in the area through a community newsletter and web site, particularly to ensure that populations with special needs (i.e. seniors and disabled) can obtain services.
4. Coordinate with Marquette County to ensure that the county cellular tower ordinance provides adequate protection and provisions for the Town of Buffalo. If deemed necessary, develop a town cellular ordinance to further encourage co-location, stealth technologies, and other techniques to minimize the visual impact of cellular towers. Furthermore, the ordinance should address policies with respect to the location of towers on town property.