

## Chapter 4: Utilities and Community Facilities Element

*Credit to Thomas and Sally Williams, who originally drafted and presented this element.*

### 4.A. Vision Statements

1. The Town of Concord will retain a quiet, rural atmosphere.
2. Establishment of additional public facilities will not have the purpose of promoting or supporting areas of high population density.
3. Groundwater supply needs and concerns will be evaluated.
4. Needs and services not provided by the Town will be met through cooperation with surrounding communities.
5. The quality of the Town parks will be enhanced, and community athletic programs will be encouraged and supported by the Town.
6. The old Town Hall will be preserved as a historic site for use by the Concord Historical Society.
7. Expenditures related to upkeep of utilities and community facilities, or creation of new facilities, will be moderate and will stay within the Town budget.



### 4.B. Strategies

1. As sanitary sewer systems would tend to promote and support areas of higher population density, it will be the policy of the Town to discourage and limit the creation or extension of public sanitary sewer systems within the Town.
2. As sanitary sewer systems would tend to promote and support areas of higher population density, it will be the policy of the Town to prohibit the creation of additional private sanitary sewer systems within the Town.
3. Expansion of the private sanitary sewer system serving the Spacious Acres mobile home park would be allowed only to serve the future needs of the mobile home park.
4. The Town will prohibit building or development on sites which would be unable to support private on-site wastewater treatment systems.
5. The Town will recommend installation of holding tanks in the event of failing private on-site wastewater treatment systems that cannot be replaced.

6. As a public water supply would tend to promote and support areas of higher population density, it will be the policy of the Town to discourage and limit the creation or extension of public water supply systems within the Town.
7. The Town will consider negotiating with Sullivan, Oconomowoc, Dousman, and Ixonia to establish boundary agreements with a goal of setting limits for the extension of public sewer and water and for annexations.
8. The Town of Concord will continue to support and work with the UW Extension and the Rock River Coalition to determine the existence and extent of water quality and supply problems and to educate the public on these issues.
9. The Town of Concord will continue to follow Jefferson County Zoning and Subdivision regulations to govern storm water management.
10. The Town of Concord will continue its existing Inter-governmental Agreement with the Town of Ixonia to handle solid waste disposal (*see 4.D. Solid Waste Disposal and Recycling Facilities*).
11. As the Town of Concord has no facilities or personnel of its own for law enforcement, it will continue to utilize the existing state and county law enforcement arrangements.
12. The Town will continue to supply fire and emergency medical services (EMS) through intergovernmental agreements with the surrounding communities until such a time when it is determined that there is an economical alternative.
13. It will be the policy of the Town of Concord to continue to utilize public libraries in neighboring communities.
14. The Town will support the Concord Historical Society in its effort to preserve the old Town Hall.
15. It will be the policy of the Town of Concord to continue to work with the Concord Historical Society and the Wisconsin Historical Society to preserve and maintain the cemeteries in the Town in a responsible and respectful manner.
16. The Town will satisfactorily maintain its public buildings and encourage private rentals of the Community Center to help defray costs associated with its maintenance.
17. The Town will encourage shared use of cell towers.

#### **4.C. Issues**

1. The nearest public sanitary sewer service areas are in the Village of Dousman, the Village of Sullivan, the Town of Ixonia, and the City of Oconomowoc. The proximity of these sanitary districts' planned 20-year service areas suggests that at some future date, assuming that the Village of Dousman, the Village of Sullivan, the Town of Ixonia, and the City of Oconomowoc continue to expand, Town of Concord landowners adjacent to these areas might request the extension of public sanitary sewer service to their properties. One scenario might be that, in exchange for sewer service, the landowners would annex into the neighboring community. Such annexations and the extension of public sanitary sewer could set the stage for more intense development. Since Concord desires to retain farmland and a rural lifestyle and character, it may be beneficial to begin negotiating with Sul-

livan, Oconomowoc, Dousman, and Ixonia to establish boundary agreements with a goal of setting limits for sewer extensions and annexations. It should be noted that annexation of land across county lines, as would be the case with annexation of land in the Town of Concord into the City of Oconomowoc, is currently prohibited by state law. Additionally, the 1999 *Jefferson County Agricultural Preservation and Land Use Plan* currently limits annexation of land by neighboring communities within the County to designated “urban service areas.” There is currently no additional land in the Town of Concord within any “urban service area” that has not already been annexed.

2. The nearest public water supply systems are in the City of Oconomowoc and the Village of Dousman. In keeping with the concerns discussed in the sewer section, the Town may benefit from including water extension as a factor in structuring boundary agreements. Again note that annexation of land across county lines is currently prohibited by state law.
3. The Town of Concord has participated in a **GFLOW MODEL** program in cooperation with U.S. Geological Survey (USGS) and the Rock River Coalition, Inc. This study was done in part due to concerns with water quality and supply in the Rock River Basin. The purpose of the GFLOW model is to help communities identify groundwater flow and current or potential groundwater flow problems within the Rock River Basin. As Concord residents rely on their private wells for fresh water, this study should help the Town of Concord evaluate its groundwater supply needs and concerns.
4. In spring 2007, a five-member citizen volunteer group was formed to explore options for the building of a new garage to house Town equipment. The group felt that the Town would be required by the State to build to commercial building standards rather than farm pole barn standards, which would greatly increase the cost. Additionally, the Town would likely need to put in a septic system and a storage water system for truck washing. Some preliminary sketches of what the group felt would be appropriate for a new facility were made. A further aspect of the group’s discussion centered on where such a building could be located. One proposal was to tear down the old Town Hall and use that site for location of a new shed. The Town of Concord Historical Society was against this option. The second proposal was to purchase additional property. A quarter-acre site at a cost of \$25,000 was identified.

The initial impetus for exploring the possibility of a new storage shed was discussion by the Town Board about possible purchase of a new or used snowplow truck to back up the two snowplow trucks the Town already owns. The current garage has three bays in which the Town has stored two plow trucks and an old Oshkosh truck for years. The Oshkosh has been sold, so there is currently room for a third truck in the existing garage should the Town purchase one. There are, however, no truck washing facilities at this site.

## **4.D. Background**

### **Sanitary Sewer Systems and Private On-Site Wastewater Treatment Systems**

The Town of Concord does not currently provide public sanitary sewer service to any residential properties or businesses within the Town. All residences or businesses utilize some form of pri-

vate on-site wastewater treatment system, primarily septic or mound systems. There is no public sanitary sewer treatment facility in the Town of Concord.

The Spacious Acres mobile home park does have a private sanitary sewer system, which provides sanitary sewer service to the residences within the mobile home park. The system currently provides service to approximately 180 mobile home units and has adequate capacity for the park's current and future needs. This is a private sanitary sewer system run by a licensed operator, Bruce Ingersoll.

The nearest public sanitary sewer service areas are in the Village of Dousman, the Village of Sullivan, the Town of Ixonia, and the City of Oconomowoc.

Information from the Jefferson County Zoning Department includes the following:<sup>1</sup>

- The County has issued 378 permits for private on-site wastewater treatment systems in the Town of Concord since 1980. Five of these have been for holding tanks.<sup>2</sup>
- 154 of these permits have been issued in the last 10 years (1998–2008). Ninety-nine permits have been issued for new systems and 55 for replacement systems. Three of these have been permits for holding tanks.<sup>3</sup>
- The County is not aware of any areas within the Town of Concord experiencing problems with failing on-site wastewater treatment systems (*see map 4, Appendix A*).
- The holding tanks existing in the Town are either for businesses that have chosen to install holding tanks or lots in which there was not enough room to build a new private on-site wastewater treatment system on the property.

### **Water Supply**

There is no public water supply in the Town of Concord, and a need for such a system has not been identified. All residences and businesses in the Town utilize private wells and well systems. The nearest public water supply systems are in the City of Oconomowoc and the Village of Dousman.

Information from the Department of Natural Resources (DNR), provided in March 2008 by Marty Nessman, private water specialist for the region including Jefferson County, states:

- The DNR, which issues well permits, does not have any data that indicate a pattern of problems with wells in the Town of Concord.
- Private wells are not required to be tested and so the DNR has no water quality data on private wells in the Town. Wells owned by businesses that serve the public, however, are required to be tested on a regular basis for water quality. The biggest concern in the Town of Concord would be with the presence of nitrate. Wells tested in the Town have not revealed problems in this area. Data are available at: <http://www.dnr.state.wi.us/org/water/dwg/dws.htm>

<sup>1</sup> Information from Jefferson County Zoning Department, March 10, 2008.

<sup>2</sup> The *Sanitary Permits Applications* (Jefferson County Zoning Department, March 10, 2008) report covers Town of Concord Sanitary permits from 1980 to March 2008.

<sup>3</sup> Ibid.

The Town of Concord has participated in a **GFLOW MODEL** program, as previously mentioned in section 4.C.

### **Storm Water Management**

Jefferson County's Zoning and Subdivision regulations currently govern storm water management in the Town of Concord. The Town of Concord does not have a subdivision ordinance of its own in place at this time. Additionally, there is no further land available in the Town with zoning that would allow for the creation of further subdivisions. Current and anticipated residential and non-residential development levels in the Town over the next 20 years may not result in enough impervious surface and increased runoff rates to warrant the creation of a specialized plan for managing storm water runoff in the Town.

### **Solid Waste Disposal and Recycling Facilities**

“Solid waste disposal” is the term for the pickup and/or disposal of residential and non-residential trash, garbage, and rubbish. The Town of Concord currently supplies a solid waste disposal service and a recycling service for the residents of Concord through an intergovernmental agreement with the Town of Ixonia. The Town of Concord residents deliver their solid wastes and recyclables to the designated site in the Town of Ixonia on an as-needed basis. The residents pay a fee each time they deliver wastes. From an existing resolution by intergovernmental agreement with the Town of Ixonia, specified in the Town of Concord ordinances:

**Part 1.** The Town of Concord Board of Supervisors hereby resolves that the Town of Ixonia be designated as the responsible unit for the Town of Concord's recycling activities according to section 66.30 of Wisconsin Statutes.

**Part 2.** Whereas the Town of Concord operates in a joint venture in recycling solid waste with the Town of Ixonia and the site for conducting such activities exists in the Town of Ixonia, the Town of Concord designates the Town of Ixonia be the responsible unit for Ixonia and Concord recycling as specified in statute No. 159.09 and that funds from the State of Wisconsin Recycling Grant that would be designated as the Town of Concord's share, would go directly to the Town of Ixonia and that the Town of Ixonia be responsible for all duties and powers as required by said statute.

There are also several private solid waste pickup services available to the Town of Concord residents. These currently include Waste Management and Veolia.

### **Parks**

There are currently four parks in the Town of Concord:

- **Joy Park** is located on County Road F about one mile north of I-94 on the shores of Spence Lake. This is a 1-acre park used as a wayside and for picnicking, fishing, and bird watching. A path extends from the mowed area to the lake. Existing facilities include an entrance sign, parking lot, 2 picnic tables, and 1 trash receptacle.
- **Dahnert Park** is located on Concord Center Drive. This is a 14-acre park used for play, picnicking, relaxing, and community sports and events. Existing facilities include a parking lot with disabled parking slots, picnic tables, trash receptacles, a baseball diamond with backstop and bleachers, electronic scoreboard, swings and a slide, a sand area, pit

toilet, authentic log cabin, War Memorial Monument, 2 lighted volleyball courts, a large open area, and a shelter.

- **Ruders Circle Park** is a 1-acre park located in the southeast part of the Town on Ruders Circle. Existing facilities include a swing set and slide.
- **Golden Lake Park Circle Park** is a 1-acre park located in the southeast part of the Town on Lake Park Circle Road. Existing facilities include a backstop and small bleachers.
- There are also a number of unimproved 1-acre open spaces throughout the Town. One such lot exists in each of the following subdivisions in the Town: Grey Fox Subdivision, Colonial Drive Subdivision, and County View Subdivision.

### **Cemeteries**

The Concord Historical Society (CHS) is currently helping to evaluate Town cemetery needs. The CHS has contacted the Wisconsin Historical Society for their guidelines regarding cemetery upkeep and proper tombstone repair and will work with the Town on an advisory level to help meet the Wisconsin State requirements. The CHS donated \$200 to the Town in 2007 for tombstone repair at the Webster Holcomb cemetery on CTH B because a Civil War veteran is buried there.

The Town of Concord is responsible for the upkeep of the 6 public cemeteries in the Town:

- **Farmington Concord Cemetery** on CTH B near CTH P
- **Pioneer Cemetery** on the northwest corner of Pioneer Drive and Bakertown Road.
- **Concord Center Cemetery** on CTH E just north of CTH F
- **Delafield Road Cemetery** on the east edge of the Town of Concord along Concord Center Drive
- **Webster Holcomb Cemetery** on west CTH B on the south side of the road
- **Thayer Cemetery** on the north side of CTH B across from the Webster Holcomb Cemetery

There are four private cemeteries in the Town of Concord:

- **Saint Stephens Cemetery** north of CTH B off Highmound Road
- **The Concord United Methodist Church Cemetery** on Concord Center Drive. Anyone can buy a lot there. It is maintained by the Concord UMC Cemetery Association.
- **St. Mary Help of Christians Cemetery** at St. Mary Help of Christians Church on the northeast corner of CTH F and Hwy 18
- A small cemetery on Bakertown Road just east of CTH P

### **Telecommunications Facilities**

Several communication facilities exist in the Town of Concord. There is a telecommunications tower just south of I-94 on Morgan Road. There are currently three cell towers in the Town: one

along I-94 west of CTH F south of Island View Road, another north of I-94 on CTH F, and a third at the border of the Town of Concord and the Village of Sullivan on Bakertown Road.

### **Power Plants and Transmission Lines**

There are currently no power plants or transmission lines (other than for residential service) running through the Town of Concord, nor is there an anticipated requirement or plan for the placement of power plants or transmission lines through the Town. There is a gas pipeline easement in the Town, and the potential exists for future use of this easement for transmission lines.

### **Police** *(also see Chap. 9: Intergovernmental Cooperation Element)*

The Town of Concord currently utilizes the Jefferson County Sheriff's Department and the Wisconsin State Patrol to handle its police patrol and dispatch service requirements. There is no direct cost to the Town for these services. The residents of Concord are satisfied with the level and quality of service from these departments. If the Town of Concord can maintain its small-town, rural environment, it is not anticipated that there will be a requirement for a local community law enforcement facility in the Town of Concord.

### **Fire and Rescue** *(also see Chap. 9: Intergovernmental Cooperation Element)*

In 2004, the following communities formed the Sullivan EMS: the Town of Concord, the Town of Sullivan, the Town of Farmington, the Town of Jefferson, and the Village of Sullivan. Each community has a representative on the committee that runs the EMS district. In April 2004, the Town Board approved a 10-year loan for \$90,000 for Concord's portion of costs associated with start-up of the EMS Service and purchase of an emergency response vehicle. In September 2004, the Town Board approved the *Sullivan Ambulance and Emergency Medical Services Agreement*. About 37 percent of those serviced by the Sullivan EMS are in the Town of Concord. The Sullivan EMS is staffed by volunteers who are trained emergency responders.

All other fire and rescue and EMS services for the Town of Concord are currently being met through intergovernmental agreements with the Towns of Sullivan and Ixonia and with the Village of Johnson Creek. The Town maintains annual contracts with these communities for service coverage in different areas of the town *(see map 5, Appendix A)*.

### **Child Care Facilities**

The Town of Concord does not have any publicly run child care facilities and does not foresee the need for such facilities.

### **Health Care Facilities**

There are no health care facilities in the Town of Concord. However, Watertown Memorial Hospital and Oconomowoc Memorial Hospital offer a full range of services including emergency services. In addition to these two existing hospitals, a new hospital is being constructed by Aurora Health Care at the I-94 and Highway 67 intersection. These hospitals are within 10 to 15 miles of the Town. In addition, excellent teaching hospitals, medical research centers, and trauma centers are accessible approximately 50 miles away in Madison and in the Milwaukee area. The nearby cities of Watertown and Oconomowoc both have many offices of physicians, dentists, chiropractors, and physical therapists. The Jefferson County Health Department is

staffed with public health nurses, technicians, and nutritionists who provide a variety of services and programs to county residents.

### **Schools**

There are no longer any schools in the Town of Concord. The majority of school-age children attend the elementary, middle, and high schools in the Watertown School District, Johnson Creek School District, Oconomowoc School District, or Jefferson School District (*see map15, Appendix A*). There is an open enrollment policy in Jefferson County that permits students to apply to attend schools outside their districts.

There are also a number of private parochial schools in the neighboring communities that some of the school-age population attend. Finally, as in many other communities throughout the country, a number of school-age children are home-schooled.

### **Libraries**

There are currently no public libraries in the Town of Concord. Many Town of Concord citizens use the Watertown Public Library which is a full-service library. There are also public libraries located in the City of Oconomowoc, the City of Jefferson, and the Village of Johnson Creek that are accessible to residents of the Town.

In addition, as residents of Jefferson County, households in the Town of Concord are automatically taxed yearly for access to the various libraries of the Mid-Wisconsin Federated Library System. This includes the nearby libraries in Watertown, Jefferson, and Johnson Creek and gives residents access to the materials in the 27 member libraries.

### **Other Government Facilities**

- **The old Town Hall** is located on Concord Center Drive. This building was originally a one-room schoolhouse. It is currently used by the Concord Historical Society for their monthly meetings.
- **The Town of Concord Community Center** is located at W1095 Concord Center Drive. This building had been used as a school in the Watertown School District for many years and was purchased by the Town of Concord in 2004. The building has a gymnasium with a stage area and a capacity of 260, multiple smaller classroom-sized rooms, a kitchen, a bathroom with handicap access, a parking lot, and a playground. The building is currently used for Town meetings, elections, a community senior citizen group, and various other community events. It is also available for private rental.

A garage and mechanics shop and a salt shed are located on Concord Center Drive next to the old Town Hall for the storage of town equipment.