

TABLE OF CONTENTS

Preface	1
Chapter 1 - Issues and Opportunities	1-1
1.1 Introduction.....	1-1
1.2 Comprehensive Planning Process.....	1-2
1.3 Goals & Objectives Development Process.....	1-3
1.4 Demographic Characteristics.....	1-6
1.5 Economic Characteristics.....	1-11
1.6 Household Characteristics.....	1-15
1.7 Summary.....	1-17
1.8 Overall Policies & Recommendations.....	1-18
1.9 Overall Programs.....	1-18
Chapter 2 - Housing	2-1
2.1 Introduction.....	2-1
2.2 Town’s Housing Framework.....	2-2
2.3 Housing Needs Analysis.....	2-8
2.4 Housing Programs.....	2-12
2.5 Housing Policies.....	2-12
Chapter 3 - Agricultural, Natural and Cultural Resources	3-1
3.1 Introduction.....	3-1
3.2 Agricultural Resources.....	3-2
3.3 Agricultural Resources Policies.....	3-6
3.4 Agricultural Resources Conclusion.....	3-7
3.5 Natural Resources.....	3-7
3.6 Strategies & Tools for Agricultural & Natural Resource Protection.....	3-22
3.7 Natural Resources Policies.....	3-30
3.8 Architectural & Historical Resources.....	3-31
3.9 Architectural, Historic & Archaeological Resources Policies.....	3-34
3.10 Cultural Resources.....	3-35
3.11 Cultural Resources Policies.....	3-38
3.12 Chapter Conclusion.....	3-38
Chapter 4 - Transportation	4-1
4.1 Overview.....	4-1
4.2 Existing Conditions.....	4-2

4.3 Existing Plans & Projects.....	4-10
4.4 Transportation Issues & Opportunities.....	4-15
4.5 Transportation Goals, Objectives & Policies.....	4-17
Chapter 5 - Utilities and Community Facilities.....	5-1
5.1 Introduction.....	5-1
5.2 Utilities & Community Facilities Inventory.....	5-1
5.3 Existing Plans & Policies.....	5-16
5.4 Utilities & community Facilities Goals, Objectives, and Policies.....	5-17
Chapter 6 - Land Use.....	6-1
6.1 Introduction.....	6-1
6.2 Land Use Planning.....	6-1
6.3 Existing Land Use, Land Use Trends, and Land Use Projections.....	6-1
6.4 Land Use Issues & Opportunities.....	6-9
6.5 Land Use Goals, Objectives, and Policies.....	6-11
6.6 Land Use Maps.....	6-12
Chapter 7 - Economic Development.....	7-1
7.1 Introduction.....	7-1
7.2 Economic Development Existing Conditions & Trends.....	7-1
7.3 Economic Development Issues & Opportunities.....	7-9
7.4 Economic Development Goals, Objectives and Policies.....	7-11
Chapter 8 - Intergovernmental Cooperation.....	8-1
8.1 Introduction.....	8-1
8.2 Government Jurisdictions Adjoining the Town.....	8-1
8.3 State & Federal Agency Jurisdictions.....	8-7
8.4 Potential Concerns & Conflicts.....	8-8
8.5 Intergovernmental Cooperation Goals, Objectives and Policies.....	8-8
Chapter 9 - Implementation.....	9-1
9.1 Plan Implementation.....	9-1
9.2 Plan Policy Tools.....	9-1
9.3 Plan Goal, Objective & Policy Development and Integration.....	9-12
9.4 Plan Updates & Revisions.....	9-22

Appendix.....	1
A. Citizen Participation Plan.....	1
B. Town Survey & Results.....	1
C. 1976 Town Historic Sites and Buildings.....	1

MAPS

Chapter 1 - Issues and Opportunities

Map 1: Town of Johnstown and Surrounding Municipalities.....	1-1
--	-----

Chapter 2 - Housing

Chapter 3 - Agricultural, Natural & Cultural Resources

Map 1: Soil Capability Unit Classification.....	3-4
Map 2: Surface Water.....	3-9
Map 3: Wetlands.....	3-11
Map 4: Depth to Groundwater.....	3-13
Map 5: Hydric Soils.....	3-15
Map 6: Kettles & Depressional Topography.....	3-16
Map 7: Terrain Slope.....	3-17
Map 8 :Parks and Open Space.....	3-21
Map 9: Architecture & History Inventory Sites.....	3-32
Map 10:Archeological Site Inventory Sites & Cemeteries.....	3-34

Chapter 4 - Transportation

Map 1: Town of Johnstown Road Network.....	4-3
Map 2: Functional Classifications.....	4-4
Map 3: Rock County Truck Routes.....	4-6
Map 4: Rock County Rail Systems.....	4-7
Map 5: Bicycle, Pedestrian & Snowmobile Routes.....	4-9
Map 6: US 14/STH 11 Corridor Study Area.....	4-13

Chapter 5 - Utilities and Community Facilities

Map 1: On-Site Sewer Suitability Area.....	5-3
Map 2: Water Supply.....	5-5
Map 3: Parks & Open Space.....	5-7
Map 4: Natural Gas and Cell Towers.....	5-9
Map 5: Electric Utilities.....	5-10
Map 6: School Districts.....	5-13

Chapter 6 - Land Use	
Map 1: Town of Johnstown Existing Land Use.....	6-13
Map 2: Town of Johnstown Zoning.....	6-14
Map 3: Town of Johnstown Future Land Use.....	6-16

Chapter 7 - Economic Development	
Map 1: Existing Business/Industry.....	7-6

Chapter 8 - Intergovernmental Cooperation

Chapter 9 - Implementation

FIGURES

Preface

Figure 1: Goals, Objectives, and Policy Development.....	2
--	---

Chapter 1 - Issues & Opportunities

Figure 1: Population Change, 1990-2005, Town and Surrounding Communities.....	1-8
Figure 2: Population by Age Group, Town of Johnstown.....	1-9
Figure 3: Educational Attainment, Town of Johnstown.....	1-10
Figure 4: Municipal Per Return Income, 2000-2004.....	1-13
Figure 5: Median Household Income, Town of Johnstown And Neighbors, 1989 & 1999.....	1-13
Figure 6: Janesville-Beloit Metropolitan Area Employment Forecast, 2004-2008.....	1-15
Figure 7 :Number of Housing Units & Household Density, Town of Johnstown.....	1-16

Chapter 2 - Housing

Figure 1: Age of Housing as a Percent of 2000 Housing Stock, Town of Johnstown Comparison.....	2-5
Figure 2: Range of Home Values, 2000.....	2-6
Figure 3: Average Residential Value, Town of Johnstown, 1980 - 2015.....	2-7
Figure 4: Projected Housing Units, 2005 - 2035.....	2-9
Figure 5: Housing Affordability, 1999.....	2-10

Chapter 3 - Agricultural, Natural & Cultural Resources

Figure 1: Comparative Lot Sizes W/Similar Density.....	3-24
Figure 2: Large Lot Rural Development.....	3-26

Chapter 4 - Transportation

Figure 1: Town of Johnstown Functional Road Classification.....	4-5
---	-----

Chapter 5 - Utilities and Community Facilities

Chapter 6 - Land Use

Figure 1: Land Use Category: 2007.....	6-2
Figure 2: Zoning Districts: 2008.....	6-3
Figure 3: Land Use Zoning: 2007.....	6-4
Figure 4: Land Ownership: 2007.....	6-4
Figure 5: Total Equalized Value: 2007.....	6-5
Figure 6: Land Use Category: 2002 - 2007.....	6-5
Figure 7: Lands Rezoned from Agricultural District (A1): 1986-2007.....	6-6
Figure 8: New Residential Building Permits: 2002-2007.....	6-6
Figure 9: Total Equalized Value: 2002-2007.....	6-7
Figure 10: Agricultural & Forest Land Sales: 2002-2006.....	6-7
Figure 11: Residential Land Sales: 2002-2006.....	6-8
Figure 12: Projected Residential Units: 2010-2035.....	6-8
Figure 13: Projected Land Use Acreage.....	6-9
Figure 14: Acreage rezoned out of A1 Zoning District 2010-2035.....	6-9
Figure 15: Cost of Community Services 1986-2006.....	6-10

Chapter 7 - Economic Development

Figure 1: Employment Status of Work Force: 2000.....	7-2
Figure 2: Household income: 2000.....	7-3
Figure 3: Industry of employed Work Force: 2000.....	7-4
Figure 4: Commuting Method of Employed Work Force: 2000.....	7-4
Figure 5: Business/Industries in Town.....	7-5
Figure 6: Employment Status of Work Force: 1980-2000.....	7-7
Figure 7: Median Household Income: 1979-1999.....	7-7
Figure 8: Industry of Employed Work Force: 1980-2000.....	7-8
Figure 9: Commuting Method of Employed Work Force: 1980-2000.....	7-8

Chapter 8 - Intergovernmental Cooperation

Chapter 9 - Implementation

Figure 1: Slide Scale Zoning.....	9-11
Figure 2: Fused Grid Design.....	9-12

Figure 3: Goal, Objective, & Policy Development.....9-13

TABLES

Chapters 1 - Issues and Opportunities

Table 1: Population Data, 1970-2005.....1-6
 Table 2: Population Change, 1970-2005.....1-7
 Table 3 : School Enrollment – Persons age 3 & Over
 Town of Johnstown, 2000.....1-9
 Table 4: Population Forecast, Rock County 2000-2015.....1-11
 Table 5: Occupation & Industry of the Employed,
 Town of Johnstown 1980-2000.....1-14
 Table 6: Town of Johnstown Employment Forecast, 2000-2035.....1-15
 Table 7: Town of Johnstown Household Type &
 Vacancy Rate, 1980-2000.....1-17

Chapter 2 - Housing

Table 1: Housing Types, 2000.....2-3
 Table 2: Occupancy Statistics, 1980-2000.....2-4
 Table 3: Affordable Housing Costs, 2002-2012.....2-11

Chapter 3 - Agricultural, Natural & Cultural Resources

Table 1: Music and Theater Venues.....2-37

Chapter 4 - Transportation

Chapter 5 - Utilities and Community Facilities

Chapter 6 - Land Use

Chapter 7 - Economic Development

Chapter 8 - Intergovernmental Cooperation

Chapter 9 - Implementation

