
Town of Albion Annex

Community Profile

The Town of Albion is located in the far Southwest quadrant of the County, south of the Villages of Rockdale and Cambridge, east of the Town of Dunkirk and the City of Stoughton. Land use is dominated by agriculture and woodlands, and dispersed one- and two-family homes. According to the United States Census Bureau, the Town of Albion has a total area of 35.81 square miles, 35.19 square miles of it is land and 0.62 square miles is water. The total area is 1.76% water.

As of the 2010 Census, there are 1,951 people, 747 households, and 539 families residing in the Town of Albion. The population density is 54.5 per square mile. There are 925 housing units at an average density of 25.8 per square mile. The municipality population distributed by the Wisconsin Department of Administration indicates that the 2015 population for Town of Albion was 1,965 people and the 10 year average growth for the Town of Albion is 0.26%. Table 1 shows the population profile by age for the Town of Albion according to the 2010 Census.

Table 1 Population Profile of Town of Albion

| Category | Number | Percent |
|-------------------|--------|---------|
| Total population | 1,951 | 100.0 |
| Under 5 years | 95 | 4.9 |
| 5 to 9 years | 93 | 4.8 |
| 10 to 14 years | 233 | 11.9 |
| 15 to 19 years | 119 | 6.1 |
| 20 to 24 years | 84 | 4.3 |
| 25 to 29 years | 98 | 5.0 |
| 30 to 34 years | 99 | 5.1 |
| 35 to 39 years | 110 | 5.6 |
| 40 to 44 years | 136 | 7.0 |
| 45 to 49 years | 202 | 10.4 |
| 50 to 54 years | 184 | 9.4 |
| 55 to 59 years | 141 | 7.2 |
| 60 to 64 years | 122 | 6.3 |
| 65 to 69 years | 76 | 3.9 |
| 70 to 74 years | 64 | 3.3 |
| 75 to 79 years | 39 | 2.0 |
| 80 to 84 years | 29 | 1.5 |
| 85 years and over | 27 | 1.4 |

Data Source: 2010 U.S. Census

American Community Survey estimates for 2014 indicate that the median income for a household in the Town of Albion is \$66,071 and the median income for a family is \$78,098. The per capita income for the

Town of Albion is \$31,981. 8.9% of the population and 4.8% of families are below the poverty line. Out of the total people living in poverty, 18.3% are under the age of 18 and 1.2% are 65 or older. 94.9% of the population has at least a high school degree, while 22.7% of the population holds at least a bachelor's level degree.

Hazard Identification and Risk Assessment

A hazard identification and vulnerability analysis was completed for the Town of Albion using the same methodology in the County's base plan. The information to support the hazard identification and risk assessment for this Annex was collected through a Data Collection Guide, which was distributed to each participating municipality to complete.

The first step in a hazard analysis is to identify which hazards the community is vulnerable to. Table 2 outlines the hazard identification for the Town of Albion based on the Data Collection Guide issued in 2015. The Data Collection Guide listed all of the hazards that could impact Dane County. The purpose of this worksheet was to identify and rank the hazards and vulnerabilities specific to the jurisdiction. The Town of Albion's planning team members were asked to complete the matrix by ranking each category on a scale of 0 to 5 based on the experience and perspective of each planning team member. A ranking of 0 indicated "no concern" while a ranking of 5 indicated "highest concern." This matrix appears as Table 2. This matrix reflects the significance of the hazards relative to one another as perceived by the Town of Albion's planning team.

This matrix reflects that the Town of Albion is most vulnerable to tornadoes, windstorms, and winter storms. The vulnerability established here is a qualitative assumption based on the impacts, geographic extent, probability of future occurrence, and magnitude/severity.

Table 2 Vulnerability Assessment Matrix for the Town of Albion

| Hazard | Hazard Attributes | | | Impact Attributes | | | | | | Total |
|-----------------|-------------------|--|-------------------------|---|-------------------------------|-------------------------------|--|-----------------|--|-----------|
| | | | | Primary Impact (Short Term - Life and Property) | | | Secondary Impact (Long Term – Community Impacts) | | | |
| | Area of Impact | Past History, Probability of Future Occurrence | Short Term Time Factors | Impact on General Structures | Impact on Critical Facilities | Impact on At-Risk Populations | Social Impact | Economic Impact | Severity Of Other Associated Secondary Hazards | |
| | (1-5) | (1-5) | (1-5) | (0-5) | (0-5) | (0-5) | (0-5) | (0-5) | (0-5) | |
| Dam/Levee | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Extreme Cold | 5 | 5 | 3 | 3 | 4 | 2 | 1 | 2 | 2 | 27 |
| Extreme Heat | 5 | 5 | 3 | 3 | 4 | 2 | 1 | 2 | 2 | 27 |
| Drought | 3 | 2 | 1 | 0 | 1 | 1 | 1 | 2 | 1 | 12 |
| Expansive soils | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Flood | 3 | 3 | 3 | 3 | 2 | 2 | 2 | 2 | 1 | 21 |
| Fog | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| Hail Storm | 1 | 1 | 1 | 1 | 1 | 0 | 0 | 1 | 0 | 6 |
| Landslide | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lightning | 1 | 5 | 3 | 2 | 2 | 1 | 1 | 1 | 1 | 17 |
| Tornado | 4 | 4 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 43 |
| Wildfire | 1 | 1 | 1 | 1 | 0 | 0 | 1 | 1 | 1 | 7 |
| Windstorm | 4 | 4 | 3 | 4 | 4 | 4 | 4 | 4 | 4 | 35 |
| Winter Storm | 4 | 4 | 4 | 3 | 3 | 4 | 4 | 4 | 4 | 34 |

Previous Hazard Events

Through the Data Collection Guide, the Town of Albion noted specific historic hazard events to include in the community profile. These events have been incorporated into the appropriate hazard chapters in the main mitigation plan. These events had a particular impact on the community beyond the impacts and events recorded in the Dane County Hazard Mitigation Plan. This is not a comprehensive summary of past incidents, as the hazard profiles collected in the main Mitigation Plan include other events that may have historically impacted the jurisdiction. The events noted by this jurisdiction in the Data Collection Guide include:

Tornado: August 2006

A small tornado impacted the Northeast corner of the Town of Albion. One house sustained minor damage and several farm fields were impacted by the wind. Debris was scattered throughout the impact area. No losses other than damage to the house were reported.

Flood: June 2008

Flooding in the Town of Albion was localized to the Lake Koshkonong area. There were no deaths or injuries reported, but there was reported damage to property – about 30 homes. Exact numbers were not available. Road closure on Lake Shore Drive impacted the community due to high water. It is unknown if the Town of Albion received FEMA funds to help recover from the hazard. The Town of Albion planning members feel such an event is unlikely to occur again as homes in the area have been raised above flood heights.

Asset Inventory

Assets include the people, property, and critical facilities within the Town of Albion that are exposed to hazards in general. Inventories of property, essential infrastructure, and natural, cultural or historic resources help provide a comprehensive picture of the community and provide a method of assessing exposure to hazards by establishing the improved and total values, capacities and populations for these assets. It also forms the basis for estimating potential losses, where possible.

Population

Table 3 Vulnerable Population Summary

| Disability Status from the 2014 American Community Survey | Number | Percent of Group with Disability |
|---|------------|----------------------------------|
| Population Under 5 years old with a Disability | 0 | 0% |
| Population 5-17 years old with a Disability | 11 | 4.2% |
| Population 18-64 with a Disability | 131 | 10.2% |
| Population Over 65 years old with a Disability | 56 | 22.6% |
| Total Population with Disability | 198 | 10.5% |

Data Source: 2014 American Community Survey

| Other Vulnerable Populations | Estimate | Percentage |
|---|----------|------------|
| Families Below Poverty Level | 26 | 4.8% |
| Individuals Below Poverty Level | 166 | 8.9% |
| Of those poverty: Individuals Under 18 | 63 | 18.3% |
| Of those poverty: Individuals Over 65 | 3 | 1.2% |
| Total Population Over 5 who Speak English less than "very well" | 18 | 1.0% |
| 2014 ACS Total Population Estimate | 1885 | 100% |

Data Source: 2014 American Community Survey

General Property

Table 4 Property Exposure Summary

| Property Type | Total Parcel Count | Improved Parcel Count | Improved Values (\$) | Content (\$) | Total Value (\$) |
|--------------------------------|--------------------|-----------------------|----------------------|-------------------|--------------------|
| Totals | 2,136 | 979 | 128,090,200 | 64,045,100 | 192,135,300 |
| Agriculture | 744 | 223 | 31,879,500 | 15,939,750 | 47,819,250 |
| Commercial | 16 | 11 | 4,897,700 | 2,448,850 | 7,346,550 |
| Utilities | 1 | 0 | 0 | 0 | 0 |
| Industrial | 7 | 7 | 1,101,700 | 550,850 | 1,652,550 |
| Institutional/ Governmental | 13 | 1 | 153,200 | 76,600 | 229,800 |
| Other | 293 | 32 | 4,591,300 | 2,295,650 | 6,886,950 |
| Residential | 1,062 | 705 | 85,466,800 | 42,733,400 | 128,200,200 |

Data Source: Dane County Land Information Office, December 2015

Critical Facilities

The Town of Albion has identified the critical facilities important to protect from disaster impacts. These are collected in Table 5. Table 5 is based on GIS data inventories from Dane County and information gathered from the Town. No further supplemental data was provided by the community through the Data Collection Guide.

Table 5 Critical Facility Summary/Essential Infrastructure

| Facility | Type* | No. of Facilities | Replacement Value (\$) |
|--|-------|-------------------|------------------------|
| Airport | VF | 1 | \$60,000 |
| Bridges | EI | 7 | |
| Lien Drive Bridge | | | \$400,000 |
| Willow Road Bridge | | | \$400,000 |
| Aarback Road Bridge | | | \$525,000 |
| Albion Road Bridge | | | \$400,000 |
| Edgerton Road Bridge (2) | | | \$800,000 |
| Bliven Road Bridge | | | \$400,000 |
| Child Care | VF | 2 | \$380,000 |
| Communications Tower | EI | 1 | \$0 |
| Hazardous Chemicals | HM | 2 | \$550,400 |
| Albion Academy Historical Society | VF | 1 | \$200,000 |
| Hickory Hills Campground | VF | 8 | Unknown |
| Park Shelter and Well | VF | 1 | \$200,000 |
| Total | | 23 | \$4,315,400 |
| *EI: Essential Infrastructure; VF: Vulnerable Facilities; HM: Hazardous Materials Facilities | | | |

Data Source: 2015 Town of Albion Data Collection Guide

Other Assets

Other assets help define a community beyond the current composition of the Town of Albion. These assets may provide economic benefit to the community, in addition to preserving the heritage and diversity of the community and may include natural, cultural and historic assets or economic assets such as major employers. It may also include more specific detail on critical facilities. The Town of Albion has not identified any other assets.

Vulnerability to Specific Hazards

This section details vulnerability to specific hazards, where quantifiable, and where it differs from that of the overall County. The previous inventory tables quantify what is exposed to the various hazards within Town of Albion. Table 6 cross-references the hazards with the various tables where exposure or vulnerability specifics are found. The intent of Table 6 is to quantify, where possible, future impacts of

each hazard on the jurisdiction. In many cases it is difficult to estimate potential losses, so the overall exposure of populations, structures, and critical facilities is referenced.

Table 6 Hazard Vulnerability Specifics

| Hazard | Populations | Structures | Critical Facilities | Future Damage Potential |
|--|------------------------|-------------------------------|--|--|
| Dam Failure | None | None | None | Specifics unknown; See hazard profile in County Plan |
| Drought | Minimal | None | Minimal | Specifics unknown; See hazard profile in County Plan |
| Flooding | See section below | See section below | See section below | See section below |
| Fog | Minimal | None | None | Specifics unknown; See hazard profile in County Plan |
| Hailstorm | Minimal | See Property Exposure table 3 | See Critical Facility Inventory Table(s) | Specifics unknown; See hazard profile in County Plan |
| Landslide/ Sinkholes/ Erosion | Minimal | Minimal | Minimal | Specifics unknown; See hazard profile in County Plan |
| Lightning | See Table 2 Population | See Table 3 Property Exposure | See Critical Facility Inventory Table(s) | Specifics unknown; See hazard profile in County Plan |
| Severe Cold | See Table 2 Population | See Table 3 Property Exposure | See Critical Facility Inventory Table(s) | Specifics unknown; See hazard profile in County Plan |
| Severe Heat | See Table 2 Population | None | Minimal | Specifics unknown; See hazard profile in County Plan |
| Severe Winter Storm | See Table 2 Population | See Table 3 Property Exposure | See Critical Facility Inventory Table(s) | Specifics unknown; See hazard profile in County Plan |
| Tornado | See Table 2 Population | See section below | See Critical Facility Inventory Table(s) | See section below |
| Wildfire | Minimal | Minimal | Minimal | Specifics unknown; See hazard profile in County Plan |
| Windstorm | See Table 2 Population | See Table 3 Property Exposure | See Critical Facility Inventory Table(s) | Specifics unknown; See hazard profile in County Plan |

Flood Hazard

Structures and Properties in the Floodplain

Refer to the flood profile in the mitigation plan for a description of the methodology used to identify potentially flood-prone properties. Figure 1 shows mapped floodplains, future growth areas, and critical

or vulnerable facilities. Tables 7 and 8 outline the primary structures and properties with primary structures on them within the Town of Albion. Potential number of individuals at risk figures are based on primary residential structures and the average household size within Dane County.

Table 7 Primary Structures in the Floodplain

| Total Floodway Structures | Floodway Residential Structures | Total Structures in 100 year Floodplain | Residential Structures in 100 year Floodplain | Potential Number of Individuals at Risk in 100 year Flood | Total Structures in 500 year Floodplain | Residential Structures in 500 year Floodplain | Potential Number of Individuals at Risk in 500 year Flood |
|---------------------------|---------------------------------|---|---|---|---|---|---|
| 2 | 2 | 44 | 43 | 100.19 | 60 | 58 | 135.14 |

Source: Analysis based on Dane County Land Information Office Data

Table 8 Properties with Primary Structures in the Floodplain

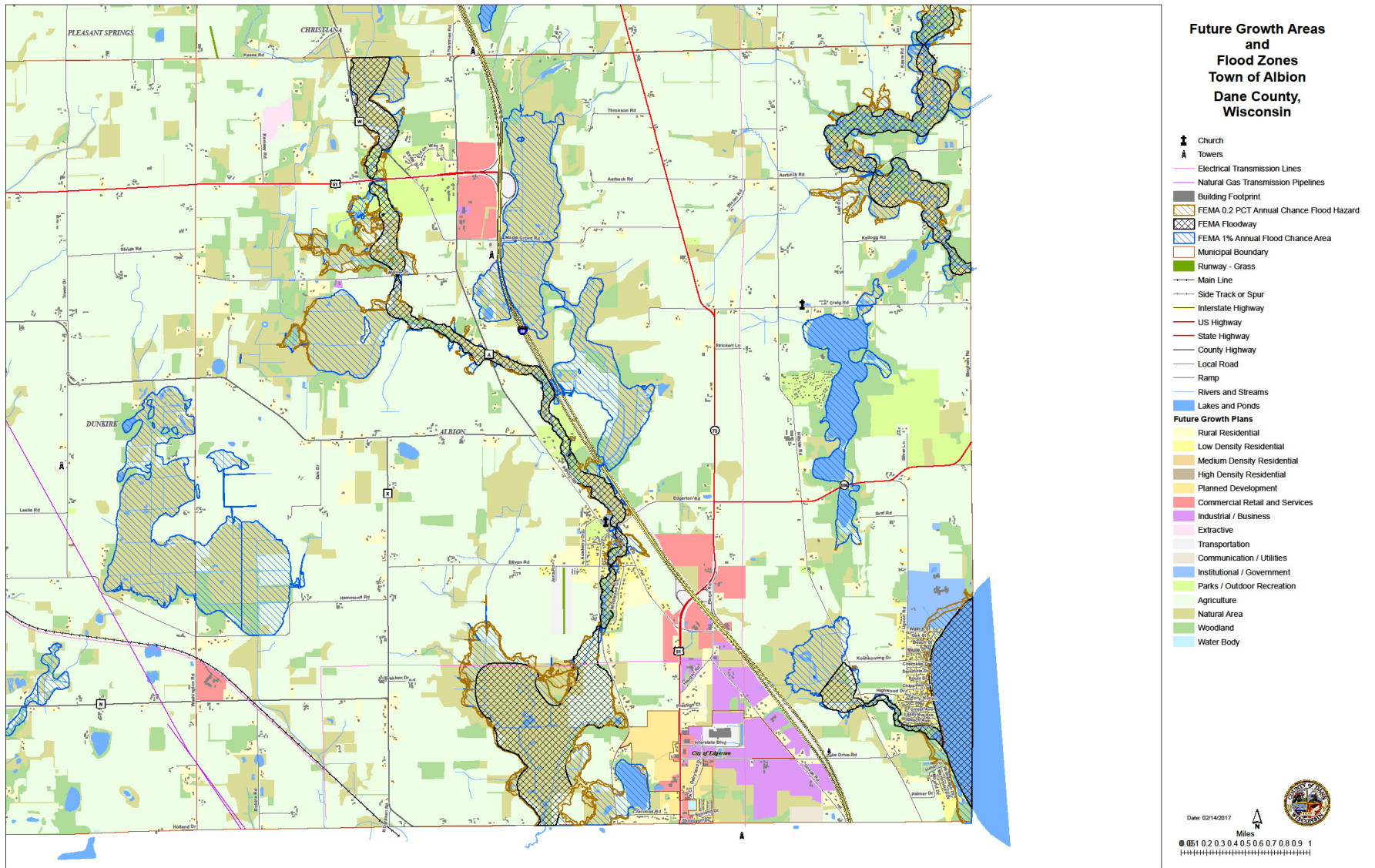
| Total Floodway Properties | Floodway Improved Values | Floodway Residential Properties | Total Properties in 100 year Floodplain | Total Improved Value of Properties in 100 year Floodplain | Residential Properties in 100 year Floodplain | Total Properties in 500 year Floodplain | Total Improved Value of Properties in 500 year Floodplain | Residential Properties in 500 year Floodplain |
|---------------------------|--------------------------|---------------------------------|---|---|---|---|---|---|
| 2 | \$134,200 | 2 | 43 | \$3,469,400 | 42 | 60 | \$4,849,900 | 58 |

Source: Analysis based on Dane County Land Information Office Data

Repetitive Loss Properties and Flood Insurance Policies

No repetitive losses have been reported. Flood insurance policies and loss statistics are included as part of the County plan.

Figure 1 Flood Hazards and Future Land Use Map



Tornado

While it is difficult to estimate specific losses to a tornado due to the random nature of the event, a methodology was developed that was applied to each jurisdiction during the 2009 update. The table below estimates the percent area of the jurisdiction that could be impacted based on the average sized tornado (F2) in Dane County. High value exposure is based on 100% loss, medium 50% loss, and low is 25% loss to the property potentially impacted. The loss ratio, which is the ratio of the damaged building value to total exposed building value, is a measure of the impact to the jurisdiction as a whole. Communities with loss ratios 10% or more may have difficulty recovering from a disaster. Refer to the tornado hazard profile in the main mitigation plan for more details on this methodology.

Table 9 Tornado Loss Estimate

| % area impact | Improved Parcel Count | Affected Structure Estimate | Total Exposed Value | Estimated Loss \$ (High Damage Range) | Estimated Loss \$ (Moderate Damage Range) | Estimated Loss \$ (Low Damage Range) | Loss Ratio for Moderate Damage Range |
|---------------|-----------------------|-----------------------------|---------------------|---------------------------------------|---|--------------------------------------|--------------------------------------|
| 2.38% | 1,004 | 24 | 213,759,700 | 5,090,343 | 2,545,172 | 636,293 | 1.2% |

Data Source: Analysis Based on Dane County Land Information Office's data

Growth and Development Trends

Planned land use is shown in Figure 1, in relation to the flood hazard. Table 10 illustrates how the Town of Albion has grown in terms of population and number of housing units between 2010 and 2014-15. Housing data is to 2014 due to data availability. Table 11, drawn from the Demographics Services Center at the Wisconsin Department of Administration, shows population projections through 2035.

Table 10 Town of Albion Change in Population and Housing Units, 2000-2014/15

| 2010 Population | 2015 Population | Percent Change (%) 2010-2015 | 2010 # of Housing Units | 2014 # of Housing Units | Percent Change (%) 2010-2014 |
|-----------------|-----------------|------------------------------|-------------------------|-------------------------|------------------------------|
| 1951 | 1965 | 0.72% | 925 | 924 | -0.1% |

Source: Wisconsin Department of Administration

Table 11 Town of Albion Population Projections, 2015-2035

| Population Projection | 2015 | 2020 | 2025 | 2030 | 2035 |
|--|------|------|------|------|------|
| Increase by same percentage each year (.14%) | 1965 | 1969 | 1972 | 1975 | 1979 |

Data Source: Demographic Services Center, Wisconsin Department of Administration, 2015

Problems or Additional Vulnerability issues

The Data Collection Guide issued in 2015 listed the commercial expansion of Interchange area Exit 160 as a potential growth and development area in the Town of Albion.

Capability Assessment

Capabilities are the programs and policies currently in use to reduce hazard impacts or that could be used to implement hazard mitigation activities. This capabilities assessment summarizes regulatory mitigation capabilities, administrative and technical mitigation capabilities, and fiscal mitigation capabilities for the Town of Albion.

Mitigation Capabilities Summary

Table 12 lists planning and land management tools typically used by local jurisdictions to implement hazard mitigation activities, or by themselves contribute to reducing hazard losses. The table also indicates which of these tools are currently utilized in the Town of Albion.

Table 12 Town of Albion Regulatory Mitigation Capabilities

| Regulatory Tool (ordinances, codes, plans) | Yes/No | Comments |
|--|---------------|--------------------------|
| General or Comprehensive plan | Yes | |
| Zoning ordinance | No | Dane County Zoning |
| Subdivision ordinance | Yes | |
| Growth management ordinance | No | |
| Floodplain ordinance | No | Dane County Zoning |
| Other special purpose ordinance (stormwater, steep slope, wildfire) | No | Dane County Zoning |
| Building code | No | State |
| Fire department ISO rating | No | Edgerton Fire Department |
| Erosion or sediment control program | No | |
| Storm water management program | No | |
| Site plan review requirements | Yes | Engineering Firm MSA |
| Capital improvements plan | No | |
| Economic development plan | No | |
| Local emergency operations plan | Yes | Edgerton Fire Department |
| Flood insurance study or other engineering study for streams | No | |
| Elevation certificates (for floodplain development) | No | Dane County Zoning |

Data Source: Town of Albion Data Collection Guide, 2009

Table 13 identifies the personnel responsible for mitigation and loss prevention activities as well as related data and systems in the Town of Albion.

Table 13 Responsible Personnel and Departments for the Town of Albion

| Personnel Resources | Yes/No | Department/Position | Comments |
|--|--------|---------------------------|--------------------|
| Planner/engineer with knowledge of land development/land management practices | No | | |
| Engineer/professional trained in construction practices related to buildings and/or infrastructure | Yes | MSA Professional Services | |
| Planner/engineer/scientist with an understanding of natural hazards | No | | |
| Personnel skilled in GIS | No | | |
| Full-time Building Official | No | | Part-time official |
| Floodplain Manager | No | | |
| Emergency Manager | Yes | | |
| Grant Writer | No | | |
| GIS Data Resources – (land use, building footprints, etc.) | Yes | Dane County | |
| Warning systems/services (Reverse 9-11, cable override, outdoor warning signals) | No | | |

Data Source: Town of Albion Data Collection Guide

Table 14 identifies financial tools or resources that the Town of Albion could potentially use to help fund mitigation activities.

Table 14 Financial Resources for the Town of Albion

| Financial Resources | Accessible/Eligible to Use (Yes/No) |
|--|-------------------------------------|
| Community Development Block Grants | Yes |
| Capital improvements project funding | Yes |
| Authority to levy taxes for specific purposes | Yes |
| Fees for water, sewer, gas, or electric services | No |
| Impact fees for new development | Yes |
| Incur debt through general obligation bonds | Yes |
| Incur debt through special tax bonds | Yes |
| Incur debt through private activities | No |

Data Source: Town of Albion Data Collection Guide

Additional Capabilities

The homes that were damaged or destroyed by the 2008 Flood have been raised above flood level. Dane County Zoning administered all forms and permits.

Silverwood Park is owned by Dane County and is used for environmental education efforts.

National Flood Insurance Program Participation

The Town of Albion does not participate in the National Flood Insurance Program as a stand-alone entity, but is covered by the County's ordinance.

Public Involvement Activities

The Town of Albion community participated in the County public outreach process. This was a series of public workshops held around the County in which an overview of natural hazard mitigation was given and the County plan was discussed. Residents were then given the opportunity to give their input on mitigation actions that could be taken, and filled out informational surveys that assessed the level of risk the perceived within their own community. More information on these meetings can be found in the County base plan.

Mitigation Actions

Objective 1: Develop an Emergency Operations Plan with Dane County Emergency Management to assist all residents before, during and after a natural hazard event. Create a sandbagging plan to ensure available supplies and organized and effective placement of bags during emergencies.

Steps:

- 1) Develop a database of names and address of all residents.
- 2) Develop strategies to help residents in all aspects of natural hazard events.
- 3) Develop sandbagging plan.
- 4) Monitor flooding in area

Lead Implementing Agency: Town of Albion

Supporting Agencies:

- Dane County Emergency Management
- FEMA

Possible Funding and Technical Assistance:

- Staff Time
- FEMA

Timeline: Begin after plan adoption

Priority: Medium

Estimated Costs: Staff time

Note: This is a continuing mitigation strategy from the 2010 Town of Albion Annex to the Dane County Natural Hazard Mitigation Plan.