

# COMPREHENSIVE PLAN 2025

Town of Bloomfield  
Waushara County, Wisconsin  
June 2007

Prepared by the  
East Central Wisconsin Regional Planning Commission

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## ABSTRACT

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This report describes existing conditions, projects future growth and offers recommendations to guide future development in the Town of Bloomfield, Waushara County.



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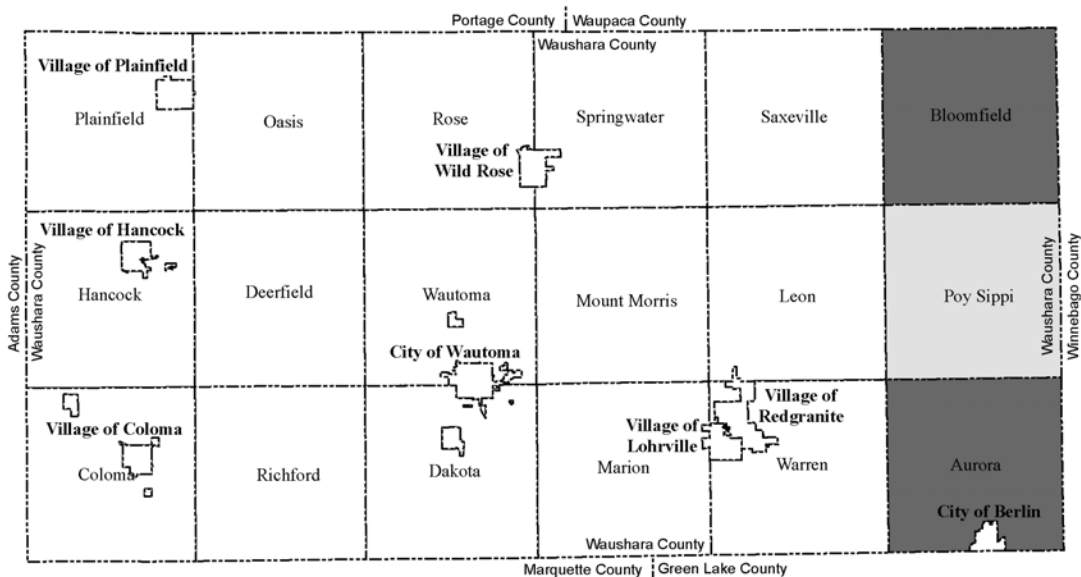
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## INTRODUCTION

### Location

Waushara County communities are preparing comprehensive plans for both their respective individual communities and a county-wide plan. The Group F planning cluster is located in eastern Waushara County along the Winnebago County border (Figure 1-1). The cluster is comprised of the towns of Aurora, Bloomfield, and Poy Sippi. Located along the shores of the Fox River, the Town of Aurora is the southern most community within the cluster, situated on the northwestern shores of Lake Poygan, the Town of Bloomfield is the northern most. In total, the planning area encompasses 106.3 square miles. The total population within the cluster was 2,961 in 2000<sup>1</sup>. While the planning cluster includes the three towns, with the exception of this chapter, this report will address the towns of Aurora and Bloomfield only. The Town of Poy Sippi's comprehensive plan is an update to an existing report, and has therefore been done separately.

**Figure 1-1. Waushara County, Wisconsin.**



The planning cluster offers residents a small town atmosphere while providing many services and amenities (schools, libraries, post offices, etc.) offered in urban areas. Basic services are typically only a 20 minute drive. The planning cluster enjoys a variety of landscapes including family farming operations, forests, diverse wetlands, lakeshores, and rural and suburban residential development. Two major highways (STH 21 and 49) traverse the area and provide easy access to the Fox Cities, Oshkosh, western Wisconsin, Stevens Point, and Waupaca. These transportation corridors provide convenient access to employment opportunities within the planning area and nearby communities.

<sup>1</sup> U.S. Census 2000

## Planning History

This is the first formal planning effort and comprehensive plan for both the towns of Aurora and Bloomfield; the Town of Poy Sippi is preparing its plan as an update to a previously completed land management plan.<sup>2</sup> The communities share common concerns regarding growth and the effects it may have on the area as a whole. These concerns include the possible expansion of the STH 21 corridor and the impact it would have on the Group F planning area; the environmental and economical impacts of unsewered residential growth; and communication between communities. Due to the proximity of the City of Berlin; annexation issues and territorial and extraterritorial zoning are unique to the Town of Aurora.

The communities initiated a multi-jurisdictional planning process and entered into a contract in 2004 to complete a comprehensive plan in compliance with *Wisconsin State Statutes* 66.1001. To be successful, the communities realized that cooperation was imperative. While communities met separately, joint meetings at the beginning and end of the process allowed all three communities to openly address common issues and share individual future land use maps. Increased cooperation not only satisfied the intergovernmental cooperation component of the "Smart Growth" Law, but was more cost-effective and increased the likelihood of receiving grant funding. In addition, a joint planning effort increases communication between communities, and can result in a reduction of duplicate services by adjacent or nearby communities.

## Planning Purpose

A comprehensive plan is created for the general purpose of guiding a coordinated development pattern. This will result in land use decisions that are harmonious with both the overall vision of the community's future and will ensure the future sustainability of the local natural resource base. Developing a comprehensive plan is a proactive attempt to delineate the ground rules and guidelines for future development within a community. Comprehensive planning decisions evaluate existing facilities and future needs; promote public health, safety, community aesthetics, orderly development, and preferred land use patterns; and foster economic prosperity and general welfare in the process of development.

The comprehensive plan is a guideline for future development. The plan evaluates what development will best benefit the community's interests in the area while still providing flexibility for land owners and protecting private property rights.

## Enabling Legislation

This plan was developed under the authority granted by s. 66.1001 of the *Wisconsin State Statutes* and meets the requirements of 1999 Wisconsin Act 9 which states "Beginning on January 1, 2010, any program or action of a local governmental unit that affects land use shall be consistent with that local governmental unit's comprehensive plan".<sup>3</sup>

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<sup>2</sup> ECWRPC. 2002. *Town of Poy Sippi Land Management Plan*.

<sup>3</sup> Wisconsin Legislative Reference Bureau. 1997. *Budget Brief 97-6*.

The Group F communities should consult the plan when making decisions relative to land use and other issues. Individual communities should consult this plan when addressing the following issues:

- Official mapping established or amended under s. 62.23 (6).
- Local subdivision regulation under s. 236.45 or s. 236.46.
- County zoning ordinances enacted or amended under s. 59.69.
- Town zoning ordinances enacted or amended under s. 60.61 or 60.62.
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351, or 62.231.

## Planning Process

The planning process was completed in four stages. These stages included a citizens questionnaire, visioning and issues identification; inventory and interpretation; development of future land use maps; and implementation.

Initially, the general public within the Group F planning cluster was asked to identify issues and concerns relative to land use and development within the area. In 2005, a community-wide questionnaire was mailed to property owners in the towns of Aurora and Bloomfield.<sup>4</sup> The questionnaire gathered opinions from residents and landowners regarding land use and development issues. Having undertaken a similar survey in 2001 when its land management plan was prepared, the Town of Poy Sippi did not participate in the most recent survey.<sup>5</sup> The questionnaire was followed by a SWOT analysis. Meeting attendees were asked to evaluate the strengths, weaknesses, opportunities, and threats to existing and future development in the individual communities and the overall planning area.

The second stage, inventory and interpretation, began with the collection of data on existing conditions within the communities. This data was analyzed to identify existing and potential problem areas. Using results from the community-wide questionnaire, as well as background data compiled during the inventory stage, the planning committees from the individual communities developed vision statements and goals, objectives, and strategies for each of the nine elements required in the comprehensive plan under "Smart Growth."

The third stage was the development of the Future Land Use Maps. The first two stages were combined to create a recommended land use plan to guide future growth and development within the planning cluster over the next twenty years. Preliminary Future Land Use Plans were presented to the citizens of all three communities in the planning cluster as well as nearby municipalities and government organizations for their review and comment. The comments were considered and included in the final land use map and document.

The fourth stage established the tools necessary for implementation of the plan. Recommendations for regulatory techniques including zoning and an action plan with an accompanying timeline were established to ensure that the intent of the plan will be achieved.

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<sup>4</sup> ECWRPC. 2005. *Summary Report: Citizen Questionnaire Results for the towns of Aurora and Bloomfield.*

<sup>5</sup> ECWRPC. 2001. *Town of Poy Sippi Survey Results.*

## Public Participation

A major element of the comprehensive planning process is public participation. In accordance with s. 66.1001 (4), which defines “Procedures for Adopting Comprehensive Plans,” the communities actively sought public participation from their citizens.<sup>6</sup> To gain citizen understanding and support throughout the planning process, the public was provided with a variety of meaningful opportunities to become involved in the process.

Public input was encouraged through meetings and activities. ECWRPC staff conducted approximately five (5) public meetings with the entire planning cluster as well as over 15 meetings with each individual community. All meetings were open to the general public; notices were posted at predetermined public areas. The Town of Bloomfield held four public open houses at various times and locations throughout the town to allow citizens and landowners further opportunities to ask questions and provide input on the progress of the plan. The Town of Aurora invited special interest groups and local residents to planning meetings to solicit input into the planning process. The City of Berlin was kept apprised of the planning effort through monthly ETZA meetings. The communities held separate public hearings to present the final draft version of the plans to the general public and neighboring municipalities and solicit further input. Meeting notices were sent to several local newspapers. The draft plans were available for review at local libraries, town halls, and area fire departments.

## Visioning Process

To identify community issues and opportunities and create a vision for each of the nine elements, a three-step process was employed. The process included a community questionnaire, a SWOT analysis, and element vision development.

### ***Community Questionnaire Results***

In 2005, questionnaires were conducted for the towns of Aurora and Bloomfield to gather opinions from residents and landowners regarding land use and development issues. A similar survey was completed in 2001 in the Town of Poy Sippi. Questionnaires were sent out to all landowners. Additional questionnaires were available through the UW-Extension office and at the respective municipalities for renters and other residents or landowners who did not receive a questionnaire by mail. Each household was asked to complete one questionnaire. A total of 1,398 questionnaires were distributed among the two municipalities, and 440 were returned resulting in an overall response rate of 31.5 percent. The Town of Bloomfield had a significantly higher response rate (39.7%) than the Town of Aurora (22.4%).

The questionnaire contained 16 questions. One open-ended question encouraged respondents to provide written input. Questionnaire results were published in a separate document and distributed to members of the individual planning.<sup>7</sup> Additional copies were distributed to the Berlin Public Library, the Poy Sippi Public Library, the Weyauwega Public Library, the Neuschafer

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<sup>6</sup> *Wisconsin State Statutes*. 2004. s. 66.10001.

<sup>7</sup> ECWRPC. 2005. *Summary Report: Town of Aurora and Town of Bloomfield Group F Planning Cluster, Waushara County, Wisconsin Citizens' Questionnaire*.

Community Library (Fremont), the UW-Extension office (Wautoma), and the towns of Aurora and Bloomfield.

The statistical analysis and written comments from the questionnaire provided valuable insight to the respective planning committees in the preparation of the comprehensive plan. Since the plan and its components are citizen-driven, the added perspective from questionnaire respondents helped ensure that the goals, objectives, and strategies recommended by the committees were consistent with the desires of the communities at large.

### ***SWOT Analysis***

A SWOT analysis is a planning exercise in which citizens identify those aspects of their community which are desirable and ones which need improvement. Citizens were asked to provide a brief inventory of the strengths, weaknesses, opportunities, and threats of their individual community and the overall area. Strengths are classified as physical assets, a program, or an environmental feature which positively influenced the quality of life within the community. Weaknesses are correctable problems which need to be addressed or amended. Opportunities are defined as underutilized features which could positively affect the quality of life within the community. A threat is an internal or external feature that could jeopardize the future success of a community.

The individual planning committees and other attendees in the Group F cluster participated in a SWOT exercise in early 2005. The overall purpose of the exercise was to collect information on how residents felt about their community and the overall area. Each participant was asked to write what they considered to be the strengths, weaknesses, opportunities, and threats to the community. These items could include their opinions on physical features such as roads, utilities, natural resources, etc. and quality of life issues.

After making a list of all the ideas, a brief discussion was held about how each of the items could affect the community. The individual committee members rated their top three issues in each of the four groups. The discussions and rankings were not limited to their specific community. The compiled lists were then utilized as a starting point in the remainder of the planning process.<sup>8</sup>

### ***Vision Development***

According to Wisconsin's "Smart Growth" Law, individual communities are required to develop a vision statement that describes what the community will look like in twenty years as well as a description of the policies and procedures that will achieve this vision. The visioning process identified core values, emphasized regional and local assets, and provided a guiding purpose for the comprehensive planning effort.

To ease concerns and establish a focus for the planning program, the visioning process was held at the beginning of the planning process. The Town of Bloomfield drafted individual vision statements at the beginning of the planning process for all elements and re-visited the statements at the beginning of each element. The towns of Aurora and Poy Sippi drafted

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<sup>8</sup> ECWRPC. 2005. *Summary of Group F Planning Cluster S.W.O.T. Exercise.*



individual vision statements at the on-set of each element and revisited the vision statements at the end of the planning process to ensure consistency between elements. The committees' crafted an overall vision statement as well as visions for each of the nine elements based on their perceptions of what they would like to see preserved, changed, or created in their communities.

Although the three municipalities within the planning cluster developed individual visions for their respective communities, the visions shared several common characteristics such as the creation of "town centers" and agricultural and natural resource preservation. The similarities within the vision statements of all three communities provided a direction and focus for the planning effort and will create a more unified set of goals and objectives for the Waushara County comprehensive plan.

The committees' responses have been summarized in a best case scenario. The vision statements are presented at the beginning of each corresponding element. The overall vision statement is presented as the Issues and Opportunities vision statement.

## **Plan Contents**

The 20-year comprehensive plan contains four major components:

- A profile of the demographic, economic, and housing characteristics;
- An inventory and assessment of the environment; community facilities; and agricultural, natural, and cultural resources;
- Visions, goals, objectives, and implementation strategies; and
- A series of land use maps that depict existing and future land use patterns.

The comprehensive plan contains nine elements that are required by s. 66.1001:

- 1) Issues and Opportunities
- 2) Economic Development
- 3) Housing
- 4) Transportation
- 5) Utilities and Community Facilities
- 6) Agricultural, Natural, and Cultural Resources
- 7) Land Use
- 8) Intergovernmental Cooperation
- 9) Implementation

Each element consists of a vision statement, background information, and goals, objectives, and strategies for the specific vision. The vision statement expresses the community's expectations for the future. These statements provide a framework and context to consider when making future land use decisions. The Issues and Opportunities vision statement serves as the overall vision statement for the entire plan.

Goals, objectives, and strategies each have a distinct and different purpose within the planning process. Goals are broad, long range statements which describe a desired future condition. Goals usually address only one specific aspect of the vision. Objectives are statements which

describe specific conditions which will help attain the stated goals. Objectives can include new ordinances, amendments to existing ordinances, new programs, and other tasks. Strategies are specific actions which must be performed to implement the goals and objectives of the comprehensive plan. Often, strategies are delineated with a specific timeline to ensure timely implementation of the plan. To be effective, objectives and strategies must be reviewed and updated periodically.

Each element discusses specific information pertinent to the overall land use plan. The Issues and Opportunities Element summarizes demographic information. The Economic Development Element inventories the labor force, analyzes the community's economic base, and provides a development strategy regarding existing and future economic conditions within the community. The Housing Element presents an inventory of the existing housing stock as well as an analysis of future housing needs based on population and household projections. The Transportation Element provides an inventory of the existing transportation system and an overview of transportation needs. The Utilities and Community Facilities Element inventories existing utilities and community facilities including schools, recreational facilities, cemeteries, communications, gas, electric, public safety and emergency response services. It also addresses how population projections will affect the efficiency and adequacy of these services. The Agricultural, Natural, and Cultural Resources Element describes the physical setting and cultural resources of the planning area and evaluates how they will affect or will be affected by future growth. Specific natural areas and cultural/historical landmarks are identified for protection and preservation. The Land Use Element inventories and describes existing land use patterns and includes a projection of future land use demands and a Future Land Use map for the community. The Intergovernmental Cooperation Element addresses programs and policies for joint planning and decision-making efforts with other jurisdictions including school districts, adjacent local governmental units, and state and federal agencies. The Implementation Element contains a strategy and action plan to assist implementation efforts of the comprehensive plan.

In addition, the state requires that Wisconsin's 14 goals for local planning be considered as communities develop their goals, objectives, and strategies. These goals are:

- 1) Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- 2) Encouragement of neighborhood designs that support a range of transportation choices.
- 3) Protection of natural features, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
- 4) Protection of economically productive farmlands and forests.
- 5) Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state governmental, and utility costs.
- 6) Preservation of cultural, historic, and archeological sites.
- 7) Encouragement of coordination and cooperation among nearby units of government.
- 8) Building of community identity by revitalizing main streets and enforcing design standards.
- 9) Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.

- 10) Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
- 11) Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local levels.
- 12) Balancing individual property rights with community interests and goals.
- 13) Planning and development of land uses that create or preserve varied and unique urban and rural communities.
- 14) Providing an integrated, efficient, and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

## Element Summaries

A summary of key facts and the vision for each of the nine elements has been prepared as a readily available reference guide for readers of this plan. If more detailed information is desired, it is recommended that the reader review the chapter for the individual element. The summaries follow.

## ISSUES AND OPPORTUNITIES

### Issues and Opportunities Vision for 2025

*In 2025, the quality of life for residents of Bloomfield has never been higher. Residents have gained even greater appreciation of the town's diverse mix of farmlands, woodlands and other natural and cultural amenities. They've taken steps to protect these resources so that they can be enjoyed by future generations of local residents as well as visitors to the area. The town's farm and forest economies are prospering, bolstered by the substantial efforts of the county's educational and business leaders to identify new markets, products, and processes. Competitive wages offered by new businesses who have located in nearby communities are helping the area retain younger members of the workforce and enabling more local residents to work closer to home. However, the convenience to employment and shopping opportunities in the Fox Cities and Oshkosh made possible by Highway 10 continues to attract an influx of new residents, who are drawn to the town for the rural lifestyle they seek. Despite this, the town has been able to retain its rural character by paying careful attention to the number and location of new houses.*

*Although not located within the town, basic medical and 24/7 emergency services and adequate extended care facilities and other housing options are convenient to the town's growing elderly population. Fire protection remains high and there is strong cooperation with surrounding departments. Residents of the town and other areas in the eastern portion of the county are benefiting from improved police protection, as an additional full-time patrol has been assigned to the area by the Waushara County Sheriff's Department. The town has few unkempt properties as pride in home ownership is evident everywhere. Many of the older houses have been renovated or replaced by larger homes, particularly in areas near Lake Poygan. Although most new residential development is concentrated in the Tustin area, other rural areas in the town also continue to attract development. For the most part, however, it largely has been*

*occurring in locations and ways that are respectful of the town's natural features and pre-existing land uses. Much of the new residential growth has occurred along CTH HH in the West Bloomfield area.*

## **Key Findings**

### ***Demographic Trends***

- The population of the towns of Aurora and Bloomfield has remained fairly stable over the past fifty years.
- Overall the population increased by 457 people between 1950 and 2000, an increase of 29.8%.
- Historically, migration has played a greater role in Waushara County's population growth than natural increase.
- Since natural increase rates were negative, the entire increase in population growth between 1990 and 2000 in Waushara County can be attributed to in-migration.
- Average population densities in the towns of Aurora (28 persons per square mile) and Bloomfield (29 persons per square mile) were considerable less than the county (37 persons per square mile) and the state (82 persons per square mile).

### ***Household Structure***

- The majority of households in the towns of Aurora and Bloomfield are family households. However, the share of non-family households is increasing.
- Average household size is decreasing.
- Historically, the Town of Bloomfield has retained the largest average household size (1970, 1980 and 1990), while in 2000 the Town of Aurora took over this distinction.
- In 2000, approximately forty-one percent of all households in the Town of Aurora and thirty-eight percent of all households in the Town of Bloomfield were two person households.

### ***Race and Ethnic Origin***

- Although the number of persons of color is growing, whites still comprised over 98% of the population in the town of Aurora and Bloomfield in 2000.
- The most common ancestry identified in town of Aurora and Bloomfield was German (51% of residents claimed some German ancestry).
- Hispanics, which can be of any race, comprise a small (1%), but growing segment of the population.

### ***Income Levels***

- Although early retirees are moving into the county, the majority of income in the towns of Aurora and Bloomfield comes from earnings, so access to earning opportunities is a strong determinant in meeting the income needs of local residents.
- Growth in median family and median household income between 1989 and 1999 resulted in a smaller income gap between the towns and the state, but more variation in median income between the two towns.

- In 1999, over 80% of towns of Aurora and Bloomfield households had household incomes below \$75,000.
- Between 1989 and 1999, the number and share of persons living in poverty declined in the towns of Aurora and Bloomfield, Waushara County and Wisconsin.
- In 1999, the towns of Aurora (4.4%) and Bloomfield (8.1%) had a lower percentage of persons living in poverty than Waushara County (9.00%) or the state (8.42%).
- Children were more likely to live in poverty than elderly residents during both time periods in the Town of Bloomfield, Waushara County and Wisconsin. In the Town of Aurora, children were more likely to live in poverty in 1989, while elderly were more likely to live in poverty 1999.

### ***Population Forecasts***

- If migration rates remain positive, the Town of Aurora is expected to grow by 15% between 2005 and 2025, while the population in the Town of Bloomfield is expected to decrease by 4%.
- In-migration of retirees coupled with an aging baby boom population could result in a doubling of the elderly population within Waushara County during the planning period. This could have a significant impact on housing and service sector needs.

### ***Household Forecasts***

- The average household size is expected to decrease.
- The number of households in the towns of Aurora (42%) and Bloomfield (19%) are expected to increase between 2000 and 2030.

## **ECONOMIC DEVELOPMENT**

### **Economic Development Vision for 2025**

*The Town of Bloomfield has been successful in attracting several small businesses to the unincorporated villages of Tustin and West Bloomfield. The employment opportunities they provide and the competitive wages they offer have helped retain younger members of the work force and are serving to keep more dollars in the local economy. This in turn has enabled the area's retail base to expand and become more diverse. The downtown areas are thriving and few vacant storefronts exist. Area residents, however, still need to travel to larger urban centers for many of their shopping needs. With an overall population base still too small to generate adequate sales volume to attract most "big box" retailers, several local merchants have successfully expanded their operations and product lines.*

### **Key Findings**

#### ***Educational Attainment***

- A higher percentage of residents in the both the towns of Aurora (41.5%) and Bloomfield (49.5%) have received high school diplomas than the State of Wisconsin (34.6%) in 2000.

- At the County level, high educational attainment appears to correlate with areas that have attracted a sizable number of retirees.
- Over the course of a career, a person with a bachelor degree can expect to earn nearly double the expected earnings of a high school graduate.

### ***Labor Force***

- Labor force growth rates for Waushara County (29.4%) and the Town of Aurora (34.5%) exceeded the state's 14 percent growth rate between 1990 and 2000. The Town of Bloomfield, on the other hand, experienced a slower growth rate (9.2%) than Wisconsin.

### ***Economic Base Information***

- The manufacturing and education, health, and social services sectors employ a large share of workers in both Aurora, and Bloomfield.

### ***Travel Time to Work***

- On average, residents from the Town of Aurora, Waushara County and the state spent less than 30 minutes traveling to and from work in 1990 and 2000. Residents in the Town of Bloomfield spent on an average more than 30 minutes traveling to work in the Town of Bloomfield in 2000.
- Between 1990 and 2000, average commute times rose for all jurisdictions.
- The Town of Aurora experienced the largest increase in average commute times (7 minutes) while the state saw the least (2.5 minutes).

### ***Location of Workplace***

- According to the U.S. Census Bureau, Green Lake County (38.2%) was the most common workplace destination for Town of Aurora residents in 1990. In 2000, the Appleton – Oshkosh MSA (33.5%) was as common of a workplace destination as Green Lake County (33.1%).
- According to the U.S. Census Bureau, Waushara County (38.9%) was the most common workplace destination for Town of Bloomfield residents in 1990. By 2000, Waupaca County (32.0%) and the Appleton – Oshkosh MSA (34.5%) were the two most frequent workplace destinations.
- Within Aurora, the Cities of Berlin (25.1%) and Oshkosh (23.9%) ranked as one of the top two destination workplaces for 2000. Bloomfield residents most frequently worked either within the Town (20.0%) or in the City of Weyauwega (11.1%).

### ***Employment Forecast***

- At the state level, between 2002 and 2012, the largest employment increases are projected to be in the education and health services supersectors.

### ***Industrial Park Information***

- The nearest industrial parks are located in the City of Berlin and Village of Redgranite.
- Currently there are about 160 acres available for development within these industrial parks.

### ***Business Retention and Attraction***

- The Tri-County Regional Development Corporation is an economic partnership that was recently formed between Marquette, Green Lake and Waushara counties.
- The Waushara County Economic Development Corporation is working to foster new business development and support and sustain existing businesses throughout the county.
- Business attraction involves the promotion of community assets.
- Business retention is a relationship building effort between the community and existing local businesses.

### ***Economic Development Opportunities***

- Within the Town of Aurora, future commercial and light industrial development should be directed to the STH 21 and 49 intersection; this area have existing infrastructure and a high traffic volume which can support additional businesses.
- Future commercial development in the Town of Bloomfield should be directed toward Tustin, West Bloomfield, and along the CTH HH and STH 49 corridors where existing businesses can complement new enterprises.
- Heavy industrial development within the Town of Bloomfield should be directed to nearby communities such as the City of Weyauwega where sanitary sewers already exist; light industrial uses shall be considered on a case-by-case basis.
- Waushara County has an excellent natural resource base. Local communities should identify opportunities which would allow existing and new businesses to capitalize on the high demand for recreational based activities.

## HOUSING

### Housing Vision for 2025

*The town accommodates a variety of housing choices. Home ownership continues to be the preferred housing option but the need for affordable rental housing is also being adequately addressed by new duplexes and conversions, primarily in Tustin. With limited shopping and other service needs available within the town to accommodate less mobile residents, the town has been successful in directing concentrated residential uses such as multi-family housing, mobile home parks, and extended care facilities to nearby communities where these conveniences and services exist.*

*Quality single family housing opportunities remain the primary residential choice in the Town of Bloomfield. Most new rural residences have been designed to blend in with the natural features and existing agricultural activities in ways that minimize land use conflicts and preserve rural character. In recent years, scattered single lot rural development has given way to conservation subdivisions which offer common open space, walking trails, and other amenities. These are proving to be an effective way to accommodate new growth without sacrificing rural character. The type of development gained favor when farmers realized they could strategically develop a portion of their land without compromising a viable farm operation. The trend of converting and upgrading seasonal housing in areas near Lake Poygan to year-round family residences continues. Historically accurate renovations of a number of old farmsteads have also occurred.*

### Key Findings

#### ***Age of Occupied Dwelling Units***

- The age of occupied dwelling units indicates that both towns were well established by 1960.
- The highest level of growth between 1960 and 2000 occurred between 1990 and 2000.

#### ***Change in Structural Type***

- Single family housing is the dominant structural type in the towns of Aurora and Bloomfield.
- Between 1990 and 2000, housing choice by structural type decreased in Aurora and Bloomfield. During this time frame, the share of single family housing increased, while the number and share of two and four unit buildings, mobile homes, trailers and other units decreased.

#### ***Occupancy Status***

- The towns of Aurora and Bloomfield, Waushara County and the state, experienced a decrease in the number and share of seasonal units between 1990 and 2000 and an increase in the number of and share of occupied units and total units.



- The majority of occupied units within both towns are owner-occupied. The towns of Aurora and Bloomfield had a higher owner-occupancy rate than Waushara County or the state.

### ***Vacancy Status***

- In 2000, both towns had homeowner vacancy rates below one percent, which indicates a shortage in homes for sale.
- Although in 2000, rental unit vacancy rates are adequate in both Aurora (5.9%) and Bloomfield (4.9%), the decline in the number of units for rent and the number of renter-occupied units is an indicator that housing choice is declining in Aurora and Bloomfield.
- In both years, Bloomfield had a higher share and number of seasonal units than Aurora.
- United Migrant Opportunity Services (UMOS) operates 32 units of seasonal housing in the Town of Aurora. Since this facility is only open from May through October, it does not appear in the U.S. Census numbers.

### ***Owner-Occupied Housing Stock Value***

- Between 1970 and 2000, median housing values for Waushara County rose from \$10,600 to \$85,100.
- In 2000, the median housing values ranged from \$94,800 in the Town of Aurora to \$100,600 in the Town of Bloomfield.
- Over 84% of the owner-occupied housing stock in the towns of Aurora, Bloomfield and Waushara County was valued at less than \$150,000 in 2000.

### ***Housing Affordability***

- Between 1989 and 1999, median housing values rose faster than median household income in Bloomfield. As a result, housing affordability became a larger issue for homeowners in the Town of Bloomfield. This is less of an issue in the Town of Aurora.
- In 1999, the percentage of homeowners paying a disproportionate share of their income for housing was 10.3 percent in Aurora and 26 percent in the Town of Bloomfield.
- In 1999, renters had a harder time finding affordable housing than homeowners in the Town of Aurora. In Bloomfield, homeowners were slightly more likely to pay a disproportionate share of their income for housing.

### ***Housing Conditions***

- According to the Census Bureau in 2000, occupied units without complete plumbing facilities are rare in the towns of Aurora and Bloomfield.

- In 2000, overcrowding was also limited to a small percentage of households. The Town of Bloomfield had the greatest percentage of overcrowded units (1.3% or 5 units), while the Town of Aurora had the least (1.1% or 4 units).

### ***Subsidized and Special Needs Housing***

- The closest access to subsidized housing for qualified elderly, families and persons with disabilities for Aurora residents is within the City of Berlin or the Town of Poy Sippi, while the closest access to subsidized housing for Bloomfield resident is either the Town of Poy Sippi or the Village of Weyauwega.

## **TRANSPORTATION**

### **Transportation Vision for 2025**

*Town residents have access to a network of well-maintained local town roads and county and state highways. These roadways collectively address their needs for mobility of their automobiles, trucks, and farm equipment. Highway 10 continues to provide easy access to the Fox Cities and Oshkosh areas for shopping, employment, and entertainment. The Town has been effective in controlling the number of new private driveway access points onto Highway 49 which, along with spot safety improvements such as turn-out lanes, have minimized safety concerns. To provide safe accommodations for growing numbers of bicyclists and pedestrians, wide striped shoulders have been installed along key county and town roads. While the private automobile is still the vehicle of choice for trips both long and short, the availability of rural public transportation on demand provides a valuable service that is particularly appreciated by the town's growing elderly population. Park 'n' ride lots are available at key locations to promote car-pooling.*

### **Key Findings**

#### ***Streets and Highways***

- The transportation network within the Town of Aurora is comprised of 56 miles of local roads, county highways, and state highways; the transportation network within the Town of Bloomfield contains 69 miles of roadway.
- Local town roads compromise almost half (49.1%) of the network in Aurora and the two-thirds (63.5%) in Bloomfield; county highways account for another 28 percent (28.2%) in Aurora and approximately one-quarter (25.8%) in Bloomfield.
- STH 21 is the only principal arterial in the planning area which accommodates interstate and interregional trips; approximately 8,000 vehicles travel through Aurora on STH 21 in 2000 (west of the STH 12 – STH 49 intersection).

- STH 49 is the only minor arterial serving intra-regional trips between local communities such as Berlin and Waupaca; south of STH 21, over 3,000 vehicles traveled this highway daily in 2000.
- In general, annual average daily traffic counts (AADTs) taken in 2003 were likely affected within the planning cluster due to reconstruction projection along STH 21.
- Over 86 percent of the roads in Bloomfield and over 99 percent of the roads in Aurora are paved.
- The majority of the paved roads in both communities are in good to fair condition. (Aurora – 87.5%, Bloomfield – 73.4%)

### ***Other Transportation Modes***

- Rail service to Waushara County was discontinued several decades ago.
- The nearest commercial rail service is located in Stevens Point; the nearest passenger services are located in Portage.
- The nearest commercial port/waterway in Waushara County is located in Green Bay.
- Recreational boat facilities are located along Lake Poygan and the Fox River.
- Nearby pedestrian facilities included the Bannerman Trail (Redgranite), and hiking trails at county parks.
- Although low housing densities within the cluster may hinder the development of new pedestrian facilities, development opportunities such the Great Wisconsin Birding and Nature Trail offer potential economic development.
- Waushara County Parks Department has established several bicycle routes through the planning cluster; there are 1,000 miles of roadways within the county which provide excellent bicycling opportunities.
- The Waushara County Department of Aging offers bus transportation to elderly and disabled residents for their medical appointments and shopping trips.
- The Wautoma Municipal Airport is a BU-A facility which can accommodate single engine aircraft with a gross weight less than 12,500 pounds and wingspan less than 49 feet. The Wild Rose Idlewind Airport is a BU-A facility, accommodating aircrafts with gross weights less than 6,000 pounds and wingspans less than 49 feet.
- Airports in Appleton, Green Bay, Madison, Mosinee, and Oshkosh offer the closest commercial transportation options.

### ***Future Transportation Projects***

- There are no major reconstruction projects scheduled for the towns of Aurora and Bloomfield in the Wisconsin Department of Transportation (WisDOT) *2006 – 2011 Six Year Highway Improvement Program*.
- Local towns receive general transportation aids (GTAs) for local roadway construction projects; the allocation is determined on a per mile basis.
- Additional transportation funding is available from several grant and loan programs through WisDOT.
- Roadways must be evaluated biannually using the PASER system developed by WisDOT.
- Future local construction projects should use the PASER system as a guideline for prioritization of individual projects.
- The Town of Aurora and others should be involved in any future planning of the STH 21 corridor.
- Upon completion of a STH 21 corridor study, the Town of Aurora should incorporate any pertinent information in its official map [s.62.23(b)].
- Where feasible, the towns of Aurora and Bloomfield should implement the strategies from the WisDOT long-range transportation plan in its comprehensive plan.

## **UTILITIES AND COMMUNITY FACILITIES**

### **Utilities and Community Facilities Vision for 2025**

*Much of the new development in the Tustin area is connected to the wastewater treatment facility, which has helped curb the spread of new development to outlying rural areas. As new subdivisions are platted where these services are available or can be conveniently extended, they are required to connect. When other subdivisions are platted beyond a point where the immediate extension of utilities is not economically feasible, conservation subdivisions are encouraged to enhance the potential that in-ground utilities can be cost-effectively provided at a future date. An ongoing program of monitoring wells and on-site disposal systems is in place throughout other portions of the town to protect the health of residents and ensure that groundwater resources are not compromised. Operational efficiencies enable service providers to hold the line on user fees for water, sewer, solid waste and other municipal services.*

*Town of Bloomfield residents are proud of their new town hall/community center. As part of this project, the Town wisely purchased adequate acreage to develop a new town park. Town residents continue to rely largely on nearby communities for educational, library, medical, financial, retail, and other business services.*

## **Key Findings**

### ***Wastewater Collection and Treatment***

- The North Lake Poygan Sanitary District (NLPD) is located along the northern shores of Lake Poygan in the towns of Bloomfield and Wolf River (Winnebago County). Approximately 245 acres in the Tustin area are served by sanitary sewers.
- Current wastewater treatment facilities should be adequate to handle the additional wastewater flows resulting from the projected population increases through 2025; no upgrades to the plant are anticipated at this time. Existing loads use less than 65 percent of the overall capacity during peak periods.
- Private on-site wastewater treatment systems serve a majority of the development in Bloomfield and all development in Aurora.

### ***Stormwater Management Systems***

- Curb and gutter systems are found in the unincorporated communities of Auroraville (limited) and Tustin. Limited storm sewer systems are also found along portions of STH 21 in the Town of Aurora.
- The curb and gutter system in Tustin drains into Lake Poygan; in Aurora, the systems drain into open ditches or Willow Creek.
- All remaining areas within the towns utilize a system of open ditches and culverts for stormwater drainage.
- The Waushara County Drainage Board administers and oversees the drainage of agricultural lands; it regulates various land practices used to remove excess water from farmlands and raises issues regarding the impacts of scattered rural development and the cumulative impacts on water quality flowing to and through their legal drains.
- Currently, only the Marion-Warren Drainage District is active.
- Localized flooding occurs during periods of heavy rain in both towns.

### ***Water Supply***

- Both Aurora and Bloomfield are served by private wells and rely on groundwater as their source of water supply.
- Elevated nitrate levels have been detected in a few of the private wells within the towns of Aurora and Bloomfield; appropriate precautions should be taken by the individual owners.
- Both towns should take a proactive role in identifying groundwater recharge areas so that future development does not adversely affect the quality of groundwater.

### ***Solid Waste and Recycling***

- Waushara County operates nine waste collection sites for solid waste and recyclables. County residents can drop off their waste at any site within the county, during specified hours and with proper identification.
- The county operates a waste collection drop off site in the Town of Aurora, adjacent to the town hall.
- Bloomfield residents most likely utilize one of two sites, the site in Poy Sippi or the site in Saxeville.

### ***Utilities***

- Wisconsin Power and Light Company, a subsidiary of Alliant Energy, provides electric power to the Town of Aurora. Wisconsin Electric Power Company, a subsidiary of Wisconsin Energy Corporation provides electric power to the Town of Bloomfield under the trade name WE Energies.
- American Transmission Company (ATC) owns and maintains a number of transmission lines in the area.
- Since the substation in Berlin is experiencing low voltages, improvements will be made to the electrical transmission grid within the next 10 years.
- Wisconsin Power and Light Company provides natural gas service to the Town of Aurora; there are no natural gas utilities in Bloomfield.

### ***Telecommunications***

- CenturyTel, Inc. provides telephone service to the area.
- Three cell towers are located in Aurora. Alltel, AAT Communication Corporation, U.S. Cellular each own and operate a tower.
- Due to the proliferation of internet service providers (ISP), area residents can also choose from several national and local ISPs. Dial-up service is available throughout the entire area.
- High speed DSL internet access is available to customers in the Town of Aurora. Bloomfield residents have access to dial-up internet services.

### ***Cemeteries***

- Ten (10) cemeteries are located in the towns of Aurora and Bloomfield. They are owned and maintained by a variety of different entities: municipalities, local churches, and private cemetery boards.

- Most have available room for expansion to accommodate burials for the next 20 years.
- Several family burial plots are located on private land within Bloomfield and Aurora.

### ***Childcare Facilities***

- A total of 11 licensed, certified or regulated facilities are located within the City of Berlin; one (1) is located in the Village of Fremont and one (1) in the Town of Aurora. These facilities have a combined capacity of about 242 children.
- UMOS, a non-profit, community based organization, provides seasonal housing and childcare facilities for migrant workers in the Town of Aurora.
- There is a need for additional childcare in eastern Waushara County, especially for children of non-traditional workers such as the second shift workforce.

### ***Elderly Services***

- The Waushara County Coordinated Transportation System provides rides to almost 2,500 individuals for medical appointments, grocery shopping and personal errands.
- Meals are provided by Waushara County Department of Aging to seniors at six locations throughout Waushara County every weekday; the nearest location is the Redgranite Municipal Building.
- Meals and social activities for area residents are also available through the Berlin Senior Center and the Weyauwega-Fremont Dining Center (Weyauwega). These facilities offer activities such as bingo, card tournaments, cards, and others.
- The Information and Assistance Resource Center (Waushara County Department of Aging) provides information and assistance on aging, long-term care, disabilities, and other related topics.
- Currently, there are 13 residential care facilities with an overall capacity of 194 persons in Waushara County; 6 residential care facilities with an overall capacity of 64 persons in Berlin (Green Lake County); and 15 facilities with a capacity of 184 individuals in Waupaca County.
- Since there is a rapidly growing population of elderly persons (65+) there may be a need for additional facilities or visiting nurses to allow more seniors to remain in their homes.

### ***Safety Services***

- Waushara County upgraded their 911 system about two years ago. The system is expensive and some problems have been noted.

- The Waushara County Sheriff's Office provides law enforcement services for the towns of Aurora and Bloomfield.
- Four officers patrol during the day, while only two patrol at night. Response times for the towns of Aurora and Bloomfield communities range from 15 to 30 minutes.
- A interoperability plan, that was jointly developed between county and local jurisdictions, identifies a variety goals that include improving radio coverage; ensuring communication with other agencies; decreasing reliance on telephone cable; upgrading to digital equipment by 2008; installing video cameras in patrol cars; purchasing new cameras for crime scene investigations; and acquiring specialized equipment for latent prints examination.
- There are three correction facilities in the Waushara County: the Waushara Huber Facility, the Waushara County Jail, and the Redgranite Correctional Facility. The facilities can accommodate 36, 153, and 990 inmates, respectively.
- According to national standards, both the county jail and state correctional facility are over-capacity (>80% occupied). Although there are no plans for future expansions, it may become necessary if inmate populations continue to rise.
- The City of Berlin Fire Department responds to fire related emergencies in the Town of Aurora; the Tustin and West Bloomfield Fire Departments provide service to the Town of Bloomfield.

### ***Medical Services***

- Health clinics and other medical services are readily available in nearby incorporated communities such as Berlin, Omro, Redgranite, and Weyauwega.
- The Berlin Memorial Hospital (City of Berlin) is the nearest hospital to the Town of Aurora; Riverside Medical Center (Waupaca) is the closest hospital to the Town of Bloomfield.
- Emergency medical services for the Town of Bloomfield are provided by the Waushara County EMS. The Town of Aurora has a contract with the City of Berlin for emergency medical services.
- Response times vary from 12 minutes in the Town of Aurora to 20 to 30 minutes in Bloomfield.
- Both the City of Berlin and Waushara County EMS constantly update medical rescue equipment and vehicles on a regular schedule.
- Waushara County EMS Staff is quartered in Poy Sippi.



### ***Educational Facilities***

- Town of Aurora residents utilize either the Berlin Public Library or the Poy Sippi Library. Bloomfield residents use one of several libraries including the Poy Sippi Library, Neuschafer Community Library (Fremont), or Weyauwega Public Library.
- The three libraries have provided between moderate and enhanced levels of service for most standards (per the *Wisconsin Public Library Standards*) for both municipal and service populations.
- Children within the area attend one of several school districts including the Berlin Area School District, Omro School District, Weyauwega-Fremont School District, or Wild Rose School District. Students must be transported to a nearby community to attend school.
- Overall enrollments are declining in all four school districts. Current facilities should be adequate over the next 20 years. However, it may be necessary to provide updates to the technological infrastructure when feasible.
- The area does not contain any institutions of higher education. However, UW – Oshkosh, UW – Stevens Point, and Ripon College are within a one-hour commute of the area.
- Two technical colleges have districts within the planning cluster: Fox Valley Technical College (FVTC) and the Moraine Park Technical College. FVTC maintains a satellite campus in the City of Wautoma which offers a two-year degree.

### ***Miscellaneous Governmental Facilities***

- Several smaller community theaters are located throughout Waushara County offering a diverse schedule of events throughout the year.
- The Town of Aurora opened its new town hall in February 2005; the Town of Bloomfield anticipates constructing a town hall in Tustin as funding becomes available.
- Neither town owns a maintenance garage.

### ***Parks and Recreation***

- The Waushara County Park System consists of 15 sites encompassing a total of 761 acres. The individual sites provide primarily active recreational opportunities.
- The towns operate minimal park facilities. “Fountain Park” in Auroraville houses a historical water fountain and offers passive recreational opportunities. The West Bloomfield Fire Department maintains a small playground adjacent to its facilities.
- The Aurora Millpond, Lake Poygan, and numerous streams in the planning area offer a variety of fishing, wildlife viewing, swimming, and other opportunities.

- Waushara County is a popular area for church/youth camps and campgrounds. Although no facilities are located within Aurora or Bloomfield, there may be potential economic benefits for both communities as a result.
- About 285 miles of state-fund snowmobile trails are located in Waushara County. Private clubs also maintain additional trails.
- Two sportsmen clubs are in the area. The Wisconsin Hound Hunters operates a pheasant farm for dog training purposes in Aurora. The Poygan Gun Club in Bloomfield manages both a trap shooting and rifle range on CTH HH.
- Three golf courses in Waushara Country challenging opportunities to golfers of all skill levels. All three courses are open to the public.

## **AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES**

### **Agricultural, Natural, and Cultural Resources Vision for 2025**

*By 2025, the Town of Bloomfield has been able to successfully preserve large blocks of its most productive farmland. Family farms and small corporate farms comprised of extended families and/or neighbors have become profitable by working closely with the educational and business community to identify new markets, products, and processes. Their efforts have been aided by new agricultural-based industrial development in nearby communities. Although farmers are still selling off individual parcels for rural residential homesites and small hobby farms, they are taking care to minimize the potential for conflict with these activities by keeping their most profitable agricultural lands intact and steering new homes to areas where their impact on farming operations is minimal. They have found that conservation subdivisions are proving to be an effective way of doing this.*

*Local residents have taken steps to identify and protect the town's most highly valued environmental and visual features, including its Lake Poygan shoreline, extensive wetlands, and largest blocks of woodland and hunting lands, from rampant development. While new residential growth continues to occur in proximity to these features, it has generally occurred in ways that do not jeopardize the integrity or use of the resource. These efforts have also been effective in preserving the rural character so valued by local residents.*

*Town residents continue to rely on easy access to nearby communities and outlying urban centers to meet many of their cultural and entertainment needs. A group of interested citizens has spearheaded efforts to preserve and restore important historic sites and structures. As a result, the town now sports several excellent examples of historically accurate architectural restorations.*

## Key Findings

### Agricultural Resources

- Approximately 57 percent of the land within the Town of Aurora is considered prime farmland, while nearly 47 percent of the land in the Town of Bloomfield has the same classification. Prime farmland produces the highest yields with minimal inputs of energy and economic resources with the least damage to the environment.
- Approximately 37 percent of the area in the Town of Aurora and 30 percent of the area in the Town of Bloomfield has soils that are classified as unique farmland. Unique farmland is areas other than prime that are used to produce specific high value food and fiber crops.
- Agricultural land cover, which includes row crops, forages, and grassland, makes up approximately 58 percent of the total acreage within both Aurora (57.8%) and Bloomfield (58.2%).
- Both towns experienced a net increase in the total number of farms between 1990 and 1997; the Town of Aurora gained six (6) farms during this time frame, while the Town of Bloomfield gained 11. However, the size of an average farm decreased during this time frame.
- Over 50 percent of the dairy farms in Aurora and approximately 44 percent of dairy farm within the Bloomfield were lost between 1990 and 1997.
- Minor losses of farmland occurred between 1990 and 1997 in both towns. During this time frame, 342 acres of farmland were lost in Aurora (2.6%), while only 257 acres were lost in Bloomfield (2.0%).

### Natural Resources

#### *Soils*

- Approximately 48 percent of the soils in the Town of Aurora are rated suitable at-grade in-ground pressure or mound systems; only 3 percent is rated suitable for conventional systems.
- Approximately 48 percent of the soils in the Town of Bloomfield are rated suitable at-grade in-ground pressure or mound systems; only 10 percent is rated suitable for conventional systems.
- About 30 percent of the total land area in both Aurora (35.4%) and Bloomfield (24.1%) is rated unsuitable for private on-site wastewater treatment systems.
- About 5 percent of the total soils in Aurora (2.1%) or Bloomfield (8.0%) have a very high potential for building site development.

- Almost 80 percent (79.5%) of the land in the Town of Aurora is rated very low or no rating for building site development, while slight over 70 percent (71.1%) of the land in Bloomfield is rated similar.
- About 70 percent (70.1%) of the land in Bloomfield has severe soil limitation for septage spreading; the Town of Aurora (79.0%) has a larger percentage of land in this category.

### ***Geology and Topography***

- Only 0.3 percent of the land in the Town of Bloomfield has slopes greater than 12 percent; slopes within the Town of Aurora do not exceed 12 percent.
- Surface water drainage within the northern five-sixths of the Town of Aurora is predominately northeasterly towards Lake Poygan; the remaining areas drain southerly to the Fox River.
- Surface water drainage for the Town of Bloomfield is predominantly southeasterly towards Lake Poygan.
- Land relief within Aurora is approximately 60 feet, from a low of 750 feet above sea near the Fox River to a high of approximately 810 feet above sea level near Welsh Cemetery
- Land relief within Bloomfield is approximately 150 feet, from a low of 747 feet above sea level at Lake Poygan to a high of approximately 900 feet above sea level along the glacial moraines near West Bloomfield.

### ***Water Resources***

- There is one impoundment (Aurora Millpond) in the Town of Aurora and one natural lake (Lake Poygan) in the Town of Bloomfield. Lake Poygan is classified as an impaired waterway.
- Major waterways in Aurora include the Barnes and Willow creeks, and the Fox River; major waterways in Bloomfield include Alder, Hatton, and Mosquito creeks.
- Approximately 11 percent (2,620 acres) of Bloomfield and 23 percent (5,076 acres) of Aurora are classified as floodplain.
- Approximately 28 percent (6,459 acres) of the Town of Bloomfield is classified as wetlands, while one-third (7,481 acres, 33.8%) of the Town of Aurora falls under this categorization.
- Groundwater flow is toward the southeast and varies from a high of 820 feet above sea level near CTH A in the northwest corner of the Town of Bloomfield to less than 750 feet above sea level in the northeast corner of the Town of Aurora.

- Past testing showed that two (2) private wells within the Town of Bloomfield contained nitrate levels above the EPA's Safe Drinking Water Standard of 10 mg/l.
- The majority of homes within the towns of Aurora and Bloomfield are on private septic systems and wells. A municipal sewer system exists around the Tustin area, and some town residents are connected to this system.
- Groundwater is the primary source of drinking water within both towns.
- Over half (58.6%) or 12,970 acres in the Town of Aurora and about two-thirds (66.8%) or 15,336 acres in the Town of Bloomfield have groundwater depths of less than 2 feet.
- A county-wide water management plan is needed to protect the quality and quantity of both surface and groundwater supplies while meeting the varied needs of agricultural, recreational, and municipal users.

### ***Wildlife Resources***

- The abundance of wetlands provides unique natural communities with diverse wildlife habitats.
- The diversities of land use within the area results in numerous habitat types, enabling the area to support a varied and abundant wildlife and fish community.
- Over 12,569 acres within both Aurora (4,694 acres) and Bloomfield (7,875 acres) can be classified as woodlands; this represents over one-fifth (21.2%) of the Town of Aurora and one-third (34.3%) of the Town of Bloomfield.
- Approximately 2 percent (2.2%) of the land in Aurora and 12 percent (12.1%) in Bloomfield are enrolled in the Managed Forest Law program.

### ***Parks, Open Space and Recreational Resources***

- Pony Creek Park, located on Lake Poygan, provides near shore fishing opportunities. The park is operated by Waushara County on an easement from the Wisconsin Department of Natural Resources.
- The Wisconsin Department of Natural Resources has purchased development rights to approximately 500 acres of agricultural land adjacent to STH 21 in the Town of Aurora.

### ***Mineral Resources***

- There are two active non-metallic mining operations located in the Town of Bloomfield.

### ***Solid and Hazardous Waste***

- There are three (3) sites in the area that are included on the WDNR's registry of active, inactive and abandoned sites where solid waste or hazardous wastes were known or

likely to have been disposed. (Inclusion of a site on this list does not mean that environmental contamination has occurred, is occurring, or will occur in the future)

## **Cultural Resources**

- The Brushville School in the Town of Bloomfield is included on the Architecture & History Inventory found on the Wisconsin Historical Society's Division of Historic Preservation website; thirty properties within the Town of Aurora are included in this database.

## **Land Use**

### ***Land Use Vision for 2025***

*New growth has been accommodated in ways that the fabric of woodlands, farmlands, water bodies, wetlands, and other open space that comprises the town's rural character is not compromised. Great success has been achieved in encouraging conservation subdivisions that cluster new residential development in areas that protect the integrity of existing land uses and the town's most highly valued environmental and scenic features. As a result, land use conflicts such as those between rural residential development and ongoing farming operations are minimal.*

*With the exception of new convenience stores in West Bloomfield and eating and drinking and other establishments that attract boaters, fishers, and hunters to the Tustin area, the town has experienced little commercial development. There is also a bed 'n' breakfast in the town. Industrial development remains non-existent, consistent with the wishes of town residents. The Town would consider an agricultural related business such as an ethanol plant if one were proposed; however, the town's location and road pattern do not have the strategic advantages some neighboring communities offer.*

## **Key Findings**

### ***Existing Land Use***

- A detailed field inventory of land uses was conducted in 2000; subsequent updates were completed during the comprehensive planning process.
- Developed land has been altered from its natural state to accommodate human activities. These land uses include residential (single family, farmstead, multi-family, mobile homes and parks); commercial; industrial; recreational facilities; camps and RV Parks; institutional facilities; utilities and communication; transportation; and airports.
- Undeveloped land include Cropland (irrigated and non-irrigated), woodlands (planted, unplanted or general and silviculture), quarries, water features, and other open land.
- Approximately 7 percent (7.3%) of the land in the Town of Aurora and 5 percent (4.5%) of the land in the Town of Bloomfield is considered developed.

- The most common developed land uses in the towns were transportation (Aurora – 2.5%, Bloomfield – 2.6%), single-family residential (Aurora – 1.3%, Bloomfield – 0.8%), farmstead (Aurora – 1.0%, Bloomfield – 0.9%), and recreational facilities (Aurora – 1.9%,).
- The most prevalent undeveloped land uses in the towns were cropland (Aurora – 40.8%, Bloomfield 42.7%); woodlands (Aurora – 21.2%, Bloomfield – 34.3%) and other open land (Aurora – 29.2%, Bloomfield – 16.9%).

### ***Zoning***

- Zoning ordinances regulate the use of property to advance public health, safety, and welfare while promoting organized and consistent development patterns.
- The towns have adopted the Waushara County general zoning ordinances. If they choose to do so, individual towns may adopt their own zoning ordinances providing they are as or more restrictive than Waushara County Zoning Ordinance.
- Part of the Town of Aurora falls within the extraterritorial area (ETZA) of the City of Berlin and is regulated by the Berlin Zoning Ordinance.
- The predominant zoning districts in both the towns of Aurora and Bloomfield is General Agriculture (Aurora – 59.0%, Bloomfield 83.7%) and Natural Resource Preservation (Aurora – 29.9%, Bloomfield – 13.6%).

### ***Development Trends***

- Growth in the area has been influenced by the abundance of surface waters and the proximity to the Fox Cities and Oshkosh.
- The Town of Aurora experienced significant gains in residential and smaller gains in commercial land uses since 1980. Losses occurred in agricultural land uses.
- The Town of Bloomfield saw gains in residential land uses and losses in agricultural and forest land over the last 25 years.
- Residential densities are defined as the number of housing units per square mile of total land area. Between 1990 and 2000, residential densities increased for the towns of Aurora and Bloomfield, Waushara County and the State. In 2000, the residential density (units per square mile) in both towns (Bloomfield - 13.22, Aurora - 11.36) was lower than the county (21.83) and the state (42.74).
- Intensity is the degree of activity associated with a particular land use. Single-family land use was more intense in Bloomfield (1.23 units/acre) than in Aurora (0.87 units per acre).

### ***Future Land Use Projections***

- Land use projections were based on population and housing projections made by ECWRPC. The projections are used to approximate the amount of land that is anticipated to be needed for future growth and development.
- Land use projections were made by addressing the 14 goals mandated for consideration by s.66.1001 and specific goals addressed within the various zoning ordinances.
- Land use projections are estimates. Actual development will depend on land and housing availability and affordability; the local and state economies; and other factors.
- It is not the intent of the plan to see an entire area within the specified zones to develop. Instead, the specified use shall be allowed if consistent with the type, location, and density of the development. Some of the land within the specified areas would hinder development based on soil suitability, adjacent natural resources, conflicting land uses, or other factors.

### **Town of Aurora**

- Utilizing historical data and existing housing densities, it is anticipated that between 125 and 625 acres are needed for future residential development.
- The town has targeted areas for residential development near Auroraville and the City of Berlin for small lot development. However, it is anticipated that infill development will occur within existing platted subdivisions; the remainder of the town is expected to experience scattered residential development.
- Future commercial and light industrial uses are projected to require an additional 30 acres.
- The town has targeted the area near the intersection of STH 21 and STH 49 for future commercial and light industrial development. However, it is reasonable to assume that commercial growth may also occur near the City of Berlin.
- It is anticipated that agricultural land use in the town will continue to decrease over the planning period.

### **Town of Bloomfield**

- Utilizing historical data and existing housing densities as well as desired zoning requirements as determined during the planning process, it is anticipated that about 326 acres are necessary for future residential development.
- An additional 26 acres will likely be needed for future commercial uses; an additional six (6) acre is anticipated for future industrial calculations.



- These projections account for land that would be necessary to construct any additional roads, on-site stormwater management facilities, and other infrastructure required by current or future legislation.
- Two primary areas were targeted for development in the town: the North Lake Poygan Sanitary District surrounding the Tustin area and the unincorporated community of West Bloomfield.
- Compact lot development was recommended in areas currently served the by sanitary district and areas immediately adjacent to Tustin. New residential development north of CTH A and west of STH 49 has an average lot size of 5 acres; it is assumed that this trend will continue. Residential development elsewhere in the Town, including West Bloomfield, should have a minimum lot size of one (1) acre and a maximum lot size of two (2) acres.
- Several areas along STH 49 and CTH HH in West Bloomfield and adjacent to Tustin are designated for future mixed use residential-commercial development.
- Wherever feasible the Town would like to preserve large tracts of the most productive farmland for future agricultural production. However, for planning purposes, it was anticipated that all new residential development would be a conversion of agricultural lands resulting in a net loss of 208 acres of agricultural land during the planning period.

### ***Land Use Issues and Conflicts***

- To avoid future land use conflicts, neighboring towns should establish a communication process to determine the potential effects of new development within a half mile of their common borders.
- Incompatibilities may arise between adjacent land uses as development continues. Proper planning and use of regulatory controls will minimize the severity and overall number of conflicts. Land use controls such as setbacks, screening, and buffering should also be utilized to limit potential conflicts.

## **INTERGOVERNMENTAL COOPERATION**

### **Intergovernmental Cooperation Vision for 2025**

*In 2025, the Town of Bloomfield is cooperating with each of its surrounding neighbors on a variety of issues. It also has a strong working relationship with its utility districts, school districts, and Waushara County. This spirit of cooperation has led to a more cost-effective delivery of municipal services by eliminating duplication and achieving larger economies of scale. Additionally, the interchange of ideas and information gained from ongoing dialogue among the entities has helped the town better plan for its future needs. Town officials as well as local officials from the surrounding area readily acknowledge that projects slated for one community have benefits for the entire area.*

## **Key Findings**

### ***Communities***

- The City of Berlin exercises extraterritorial zoning jurisdiction within the Town of Aurora.
- Towns cannot annex land from one another. Therefore, borders between towns are fixed and boundary disputes are non-existent.
- The towns of Aurora and Bloomfield share a common rural character with their neighbors. They have established a good working relationship with all neighboring municipalities.
- The North Lake Poygan Sanitary District works closely with the county and Town of Bloomfield to monitor new construction within the sewer service and planning areas on all sanitary related issues.

### ***School Districts***

- While school districts are working with area communities, additional communication and cooperation can be done that will benefit both the school districts and the communities.

### ***Community Facilities***

- Local governments and schools districts should work with utility companies to ensure that the technological infrastructure that is provided is sufficient to attract new growth. Infrastructure should include, but not be limited to natural gas, electricity generation, telecommunications, and other similar services.
- Communities should also periodically meet with providers of utility infrastructure (gas, electric, telephone, etc.), the WisDOT and the Waushara County Highway Department to discuss upcoming road construction and utility upgrades.
- All communities within the area have various intergovernmental agreements with respect to public services and facilities provisions. For example, mutual aid agreements have been established between area fire districts/departments and communities have agreements for road maintenance and snow plowing of roads along common borders.
- All communities should strive to implement new intergovernmental agreements which involve senior citizens and other social services; park and recreational facilities; stormwater management; or other topics.

### ***County, Region, and State***

- Individual communities should continue to work with the various Waushara County Departments, and state and federal agencies, to foster good working relations, promote mutual respect, and coordinate necessary community services.

- Waushara County is a member of the East Central Wisconsin Regional Planning Commission (ECWRPC). ECWRPC provides planning and technical assistance to local communities, counties, and other entities within its jurisdiction. Communities should consider ECWRPC a resource on planning related issues.
- The Wisconsin Department of Natural Resources (WDNR) is responsible for the regulation, protection, and sustained management of natural resources in the state. Communities should seek input into from the WDNR on planning related issues.
- Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) oversees programs which ensure the safety/quality of food, promote fair business practices, and encourage the vitality of agricultural industries which preserve environmental quality. Since agriculture will continue to be an important economic industry within the planning area, many DATCP programs will benefit local citizens.
- The Wisconsin Department of Transportation (WisDOT) oversees all issues related to transportation uses in the planning area. Communities should collaborate with WisDOT to address transportation issues including a long-term vision for the STH 21 corridor and strategic locations for "Park & Ride" lots.

### ***Extraterritorial Jurisdiction***

- Incorporated cities and villages in Waushara County can exercise certain powers within 1.5 miles of their incorporated limits. This area is referred to as the extra-territorial jurisdiction. These powers are summarized below.
  - Incorporated communities can exercise plat review authority in unincorporated areas adjacent to their communities (s.236.10). If incorporated communities have adopted their own subdivision ordinance, they can approve or reject specific plats and certified survey maps as if they were within incorporated limits.
  - Incorporated cities and villages in Waushara County have been given authority to practice extraterritorial zoning within the 1.5 mile area adjacent to their community if they have adopted their own zoning ordinance. In order to practice extraterritorial zoning, an incorporated community must do the following: publicize and adopt a resolution stating its intent to do so; establish a joint committee with representatives from adjacent communities; and adopt specific plans through the joint committee.
- The City of Berlin currently exercises extraterritorial zoning within the Town of Aurora. The two communities will continue to collectively plan and monitor zoning ordinances for the extra-territorial area of the city.

## IMPLEMENTATION

### Implementation Vision for 2025

*In 2025, planning is recognized by Town of Bloomfield residents as their best and most consistent tool in ensuring they continue to provide for the type of community they desire. They have found that their initial comprehensive plan, completed in 2006, has allowed the town to accommodate new growth without compromising the scenic values, rural character, and strong agricultural base they identified. Town leaders are continually encouraged to rely heavily on their plan to steer development to locations best suited to prevent incompatible land use. They also use the plan to solicit creative design solutions to protect its best farmland and other important community natural and man-made resources and promote cost-effective government. They value the opinions of their residents and business owners and respect the responsible efforts of landowners to protect their property and community.*

### Key Findings

- Communities can utilize a wide range of tools to implement the goals, objectives, and strategies discussed in this plan.
- Individual communities should annually review their progress with implementation of the comprehensive plan.
- The planning commissions of the individual communities should review the timelines in the respective implementation tables to ensure each strategy is implemented in a timely fashion.
- Where appropriate, minor modifications should be made to the individual community plans as the need arises. These modifications may include, but are not limited to, the incorporation of new statistical data, changes to individual strategies, and changes to land use maps.
- Individual communities should annually report implementation progress to their citizens. This may be accomplished by an article in the annual report or newsletter.
- Individual communities must update their comprehensive plans every ten (10) years.

## CHAPTER 2: ISSUES AND OPPORTUNITIES

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## ISSUES AND OPPORTUNITIES

### INTRODUCTION

Socioeconomic conditions and growth patterns have implications for the future health and vitality of communities. They help define existing problems and identify available socioeconomic resources. They also represent the current and future demands for services and resources. Changes in population and households combined with existing development patterns and policy choices will determine how well the towns of Aurora and Bloomfield will be able to meet the future needs of their residents and the 14 comprehensive planning goals.

#### ***Issues and Opportunities Vision for 2025***

*In 2025, the quality of life for residents of Bloomfield has never been higher. Residents have gained even greater appreciation of the town's diverse mix of farmlands, woodlands and other natural and cultural amenities. They've taken steps to protect these resources so that they can be enjoyed by future generations of local residents as well as visitors to the area. The town's farm and forest economies are prospering, bolstered by the substantial efforts of the county's educational and business leaders to identify new markets, products, and processes. Competitive wages offered by new businesses who have located in nearby communities are helping the area retain younger members of the workforce and enabling more local residents to work closer to home. However, the convenience to employment and shopping opportunities in the Fox Cities and Oshkosh made possible by Highway 10 continues to attract an influx of new residents, who are drawn to the town for the rural lifestyle they seek. Despite this, the town has been able to retain its rural character by paying careful attention to the number and location of new houses.*

*Although not located within the town, basic medical and 24/7 emergency services and adequate extended care facilities and other housing options are convenient to the town's growing elderly population. Fire protection remains high and there is strong cooperation with surrounding departments. Residents of the town and other areas in the eastern portion of the county are benefiting from improved police protection, as an additional full-time patrol has been assigned to the area by the Waushara County Sheriff's Department. The town has few unkempt properties as pride in home ownership is evident everywhere. Many of the older houses have been renovated or replaced by larger homes, particularly in areas near Lake Poygan. Although most new residential development is concentrated in the Tustin area, other rural areas in the town also continue to attract development. For the most part, however, it largely has been occurring in locations and ways that are respectful of the town's natural features and pre-existing land uses. Much of the new residential growth has occurred along CTH HH in the West Bloomfield area.*

### INVENTORY AND ANALYSIS

This section of the chapter provides a brief summary of historic population growth, followed by more detailed information regarding current population and household characteristics of the region. Population and socioeconomic trends are identified and potential future growth and development patterns are discussed. Characteristics examined include age, race, ethnicity, educational attainment, income and household types. Current and potential population and

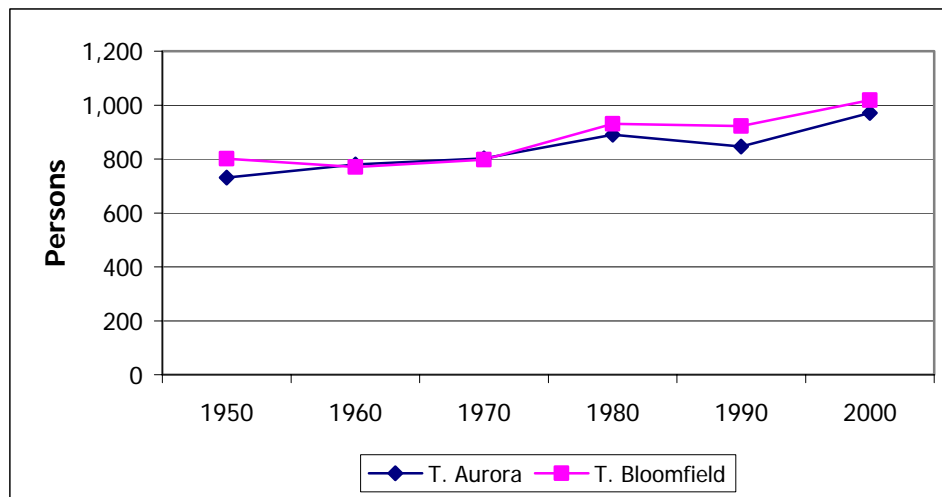
socioeconomic issues are noted. Their potential impacts and policy implications will be discussed in the remaining comprehensive plan element chapters. The remainder of this chapter will briefly describe the policy context, discuss the need for intergovernmental cooperation, assess current and future trends and identify issues that need to be addressed.

## Demographic Trends

### *Historic Population<sup>1</sup>*

Over the past fifty years, the population of the towns of Aurora and Bloomfield has remained fairly stable. Their population increased in some decades and decreased in others. However, overall, both towns experienced an increase in residents between 1950 and 2000. The Town of Aurora experienced the largest increase, 240 residents, while the Town of Bloomfield gained a smaller number of residents, 217 (Appendix B, Table B-1).

**Figure 2-1. Historic Population Change**



Source: U.S. Census: 1950, 1960, 1970, 1980, 1990, 2000; WI DOA 2001-2005.

Between 1950 and 2000, population growth in the towns of Aurora and Bloomfield lagged behind Waushara County, the East Central Region, and Wisconsin. The Town of Aurora's population increased by 32.8 percent during this time period, while Bloomfield's population increased by 27.1 percent. Population increases at the county, region and state level exceeded 55 percent, with Waushara County experiencing the largest increase, 65.7 percent. 2005 population estimates from the Wisconsin DOA indicate that recent growth trends are more in line with regional and state growth patterns. Since 2000, Aurora and Bloomfield's population has increased by 8.9 percent and 2.5 percent respectively, compared to 8.0 percent at the county level, 4.8 percent at the regional level and 4.0 percent at the state level.

### *Components of Population Change*

The two components of population change are natural increase and net migration. Natural increase is calculated by subtracting deaths from births during a specific time period. Net migration is, in theory, the number of people leaving an area (out-migrants) subtracted from

<sup>1</sup> U.S. Census: 1950, 1960, 1970, 1980, 1990, 2000; WI DOA 2001-2005.



the number of people coming into an area (in-migrants). However, since no convenient way of determining the movement of people on a regular basis exists, net migration must be estimated. Net migration can be estimated based on survey data, information from census questions, IRS data or calculated by subtracting natural increase from total population change. Net migration estimates may vary depending on which methodology is used. Data from the University of Wisconsin-Extension Applied Population Laboratory (APL) and the Wisconsin, for example, show similar trends, but their net migration estimates vary.

An examination of the data provided by the University of Wisconsin-Extension APL and the Wisconsin DOA indicate that since 1950, migration has played a greater role in population change in Waushara County than natural increase. With the exception of the 1950s, Waushara County has experienced a positive net migration rate (Tables 2-1 and 2-2). Furthermore, the rate of net migration in Waushara County has exceeded the overall Wisconsin net migration rates each decade since 1980, which indicates that Waushara County is attracting residents from other parts of Wisconsin.

**Table 2-1. Net Migration Estimates, 1950 to 1990**

	Waushara County		Wisconsin	
	Net Migration	Total Change	Net Migration	Total Change
1950 to 1960	-8.62%	-3.04%	-1.44%	15.06%
1960 to 1970	6.37%	9.62%	0.16%	11.79%
1970 to 1980	17.66%	25.22%	0.23%	6.51%
1980 to 1990	7.27%	4.64%	2.68%	3.96%

*Source: UWEX Applied Population Laboratory, "Net Migration by Age for Wisconsin Counties, 1950-1990".*

The role of migration in the county's population growth became more important in the 1990s and early 2000s, when the rate of natural increase fell below zero. Since natural increase rates were negative, the entire increase in population in Waushara County since 1990 can be attributed to in-migration (Table 2-2).

**Table 2-2. Components of Population Change, Waushara County**

	Numeric Change			Percent Change		
	Natural Increase	Net Migration	Total Change	Natural Increase	Net Migration	Total Change
1970-1980	215	3,516	3,731	1.46%	23.76%	25.22%
1980-1990	448	411	859	2.42%	2.22%	4.64%
1990-2000	-23	3,792	3,769	-0.12%	19.56%	19.44%
2000-2005 est.	-131	1,983	1,852	-0.57%	8.60%	8.03%

*Source: Population Trends in Wisconsin: 1970-2000, WI DOA, 2001; WI DOA, 2005.*

Waushara County migration patterns also varied by age<sup>2</sup> (Appendix B, Table B-2). Between 1990 and 2000, young families (age 30 to 44 yrs) and baby boomers (age 45 to 64) moved to Waushara County. During this time period, Waushara County lost population in two other age groups, as many individuals ages 20 to 29 and individuals age 75 and older migrated out of the county. The net loss of young adults is likely attributable to two factors. First, many students leave the county to attend college. Others may have relocated in search of affordable housing and better employment opportunities. The out-migration of elderly individuals likely resulted from a need or desire for additional services. As people age, many eventually need or desire a wider variety of housing, healthcare, support services and transportation options than are available in rural communities.

### ***Population Density***<sup>3</sup>

Population density reflects the degree of urbanization and impacts the demand and cost effectiveness of urban service provision. Over time, urban growth and suburbanization within Waushara County has expanded, and settlement patterns have increased in density. In 2000, population densities for Waushara County towns ranged from 12 to 62 persons per square mile. Population densities in the towns of Aurora and Bloomfield were less than the county average. The Town of Aurora averaged 28 persons per square mile, while the Town of Bloomfield averaged 29 persons per square mile (Appendix B, Table B-3). The average population density for Waushara County was 37 persons per square mile, which was considerably less than the state average of 82 persons per square mile.

### ***Age Distribution***

The age structure of a population impacts the service, housing and transportation needs of a community. Communities with growing school age populations may need to expand school facilities. Communities with growing elderly populations may need to expand healthcare, housing options and transportation services. Currently, the largest age cohort within the region and the state is the “baby-boom” generation, which includes those individuals born between 1945 and 1965. These individuals have had, and will continue to have, a significant impact on service and infrastructure needs within both towns.

The change in population by age cohort between 1990 and 2000 indicates that the area's population is aging<sup>4</sup> (Appendix B, Tables B-4 and B-5). Both towns experienced an increase in persons in the 30 to 64 age cohorts and a decline in the 20 to 29 year age cohort. The Town of Bloomfield lost population in the preschool (age 0 to 5 yrs.) and school age cohorts (age 5 to 19 yrs.) and gained population in the elderly (age 65 and older) age cohort. The Town of Aurora experienced a slight increase in the school age and preschool age populations and lost population in the elderly age cohort during this time period. The largest increase by far for both towns occurred in the 45 to 64 year old age cohort. Between 1990 and 2000, the number of individuals age 45 to 64 increased by 45.5 percent in the Town of Aurora and 36.1 percent in the Town of Bloomfield.

The relative decline in population under age 5 can be attributed to the out migration of individuals age 20 to 29 and the high proportion of residents age 45 to 64, as most individuals

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<sup>2</sup> WI DOA, 2005.

<sup>3</sup> U.S. Census, 2000.

<sup>4</sup> U.S. Census; 1990, 2000.

age 45 and older have moved beyond child bearing. The increase in the number of working age individuals can be attributed to in-migration of individual age 30 and older and the aging of the baby-boomers. The Town of Bloomfield experienced an increase in the number of individuals age 65 and older, which indicates that some Bloomfield residents are choosing to age in place. The Town of Aurora experienced a slight decrease in residents age 65 and older. As individuals age, they may need or desire more accessible housing and additional services such as transportation and healthcare. As a result, it is likely that the smaller gain in the elderly population in the Town of Bloomfield and the decrease in the number of elderly residents in the Town of Aurora is due in part to some individuals migrating out of the area in search of additional services and/or more age appropriate housing.

Median age divides the age distribution of the population in half. One half of the population is younger than the median age, while the other half of the population is older than the median age. As a result, the median age of the population provides some insight to the overall population structure within a community. Median age can and does vary over space and time. Changes in population compositions resulted in most Waushara County communities experiencing an increase in median age between 1990 and 2000<sup>5</sup> (Appendix B, Tables B-4 and B-5).

In 1990, the Town of Bloomfield had the fourth lowest median age in Waushara County, 33.6 years. Between 1990 and 2000, the median age increased by 2.3 years in the Town of Aurora and by 6.5 years in the Town of Bloomfield. By 2000, the Town of Aurora had the fifth lowest median age in Waushara County, 37.6 years. The median age for the Town of Bloomfield was 40.1 years (Appendix B, Tables B-4 and B-5). Both towns had a lower median age than Waushara County and a higher median age than the state in 1990 and 2000. In Waushara County the median age rose from 38.6 years in 1990 to 42.1 years in 2000. In Wisconsin, the median age increased from 32.9 years in 1990 to 36.0 years in 2000.

## **Household Structure**

### ***Household Size***

Household size and changes in household structure help define the demand for different types and sizes of housing units. The composition of a household coupled with the level of education, training, and age also impact the income potential for that household. It also helps define the need for services such as child care, transportation, and other personal services. Decreases in household size create a need for additional housing units and accompanying infrastructure, even if no increase in population occurs.

Household size for both towns, Waushara County and the state has been decreasing since 1970<sup>6</sup> (Appendix B, Table B-23). Historically, the county has retained the lowest average household size. The Town of Bloomfield had the largest average household size in 1970, 1980 and 1990. Changes in household composition resulted in the Town of Aurora having the largest average household size in 2000.

Between 1990 and 2000, the largest decline in average household size occurred in the Town of Bloomfield, which experienced an increase in the number and share of one and two person

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<sup>5</sup> U.S. Census; 1990, 2000.

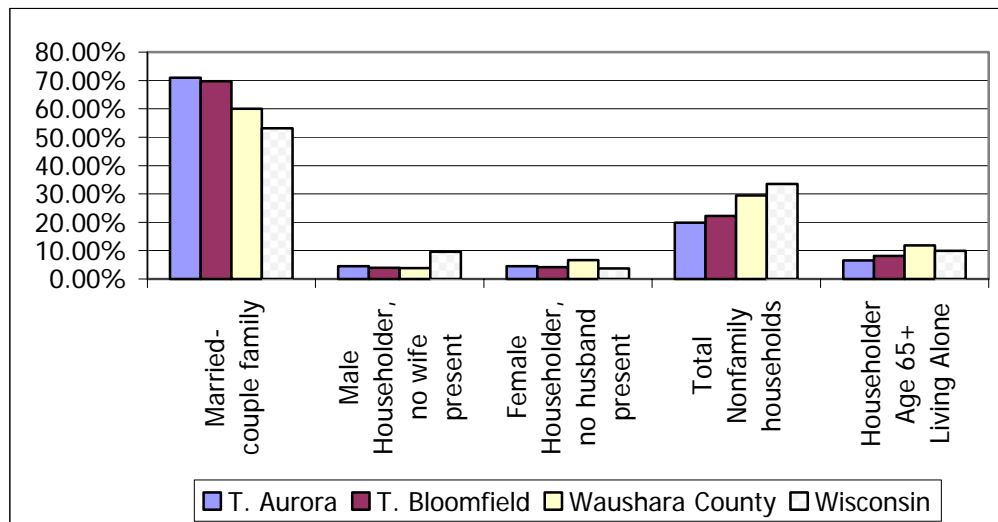
<sup>6</sup> U.S. Census; 1970, 1980, 1990, 2000.

households and a decrease in the number and share of five or more person households<sup>7</sup>. Waushara County experienced the smallest decline in average household size. It was also the only jurisdiction of the four to experience an increase in the number of households in each household size category (Appendix B, Tables B-6 and B-7).

### ***Household Composition<sup>8</sup>***

In 1990 and 2000, the majority of households for all four jurisdictions were family households, and the majority of family households were married couple families (Appendix B, Tables B-8 and B-9). Between 1990 and 2000, all four jurisdictions experienced a decrease in the share of family households and married couple families and an increase in the share of nonfamily households. The share of single parent family households increased in all jurisdictions, but still remained a relatively small share of total family households. In 1990, the share of family households ranged from 70.0 percent of all households in Wisconsin to 81.8 percent of all households in the Town of Aurora. By 2000, the share of family households ranged from 66.5 percent of all households in Wisconsin to 80.1 percent of all households in the Town of Aurora. The state had the largest share of single parent family households and nonfamily households in both years. The Town of Bloomfield had the smallest share of single parent family households for both years, while the Town of Aurora had the smallest share of nonfamily households for both years (Figure 2.2).

**Figure 2-2. Percent of Households by Type, 2000**



Source: U.S. Census; 1990, 2000, STF 1A.

In 1990, householders age 65 or older and living alone ranged from 13.8 percent in Waushara County to 6.1 percent in the Town of Aurora. Between 1990 and 2000, the share of elderly householders living alone decreased in the Town of Bloomfield, Waushara County and the state, and rose slightly in the Town of Aurora. By 2000, elderly householders living alone ranged from 11.9 percent of all households in Waushara County to 6.5 percent in the Town of Aurora.

<sup>7</sup> U.S. Census; 1990, 2000.

<sup>8</sup> U.S. Census; 1990, 2000.

While householders age 65 or older and living alone comprise a very small share of the total households, their numbers are increasing in both towns and Waushara County. Between 1990 and 2000, the combined number of householders age 65 or older and living alone in the towns of Aurora and Bloomfield rose from 47 to 54. While this may be a satisfactory living situation for some, for others it may be a challenge. As costs rise and health declines, elderly singles may have difficulty maintaining their housing unit, especially if they own a larger home. Homes may need special modifications or additional equipment if the elderly or disabled are to live independently. Assistance may also be needed with housekeeping, transportation or meal preparation, etc. Social isolation may also become an issue if these individuals have limited mobility options. The towns of Aurora, Bloomfield and Waushara County may want to consider what options and services will help meet the needs of these individuals.

## **Race and Ethnic Origin**

Population by race and ethnic origin provides information regarding the social and cultural characteristics of an area. It also provides information regarding population dynamics. Access to education and economic opportunities differ by race and ethnic origin. Differences also exist in age structure, language barriers and risks for various diseases and health conditions. Some ethnic groups are also more mobile than others.

Since new immigrants are more likely to settle in areas with existing populations from their countries of origin, race and ethnicity; existing populations may also influence migration patterns. National population trends indicate that persons of color (includes African Americans, Native Americans, Alaskan Natives, Pacific Islanders, Asians and persons declaring two or more races) and persons of Hispanic Origin are growing faster than non-Hispanic whites<sup>9</sup>. As the population of the cluster, Waushara County, and Wisconsin continue to grow, it is likely that the minority proportion of the population (persons of color and whites of Hispanic Origin) will also continue to grow. If this occurs, communities may need to compensate for the changing demographic composition. It is important that these individuals participate in the planning process so that these individuals not only understand local cultural norms, but also have a positive stake in local communities. Communities may also find it beneficial to promote opportunities for positive interaction between cultures. An increase in understanding of differences and similarities in expectations and cultural values may help reduce friction between groups.

## ***Racial Distribution***<sup>10</sup>

Both towns experienced an increase in persons of color between 1990 and 2000 (Appendix B, Tables B-10 and B-11). However, the number of persons of color remained small. Only 23 individuals in the Town of Aurora and 9 in the Town of Bloomfield identified themselves as non-White. Whites continued to comprise an overwhelming majority of the population. Asian or Pacific Islanders comprised the largest nonwhite group in Aurora, while persons of two or more races was the largest nonwhite group in Bloomfield. The 2000 Census was the first Census which allowed persons of mixed race to identify themselves as belonging to two or more races. Less than two percent of state residents and less than one percent of Town of Aurora, Town of Bloomfield, and Waushara County residents declared they were of two or more races.

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<sup>9</sup> U.S. Census.

<sup>10</sup> U.S. Census; 1990, 2000, STF 1A.

The population in both towns is less diverse than that of the county and state. In 2000, whites comprised 97.6 percent of the Town of Aurora's population and 99.1 percent of the Town of Bloomfield's population, compared to 88.9 percent of the state's population and 96.8 percent of Waushara County's population.

### ***Ethnic Origin***<sup>11</sup>

In 2000, the most common ancestry identified by town and county residents was German (Appendix B, Table B-12 and B-13). Forty-nine percent (49.2%) of Town of Aurora and 51.8 percent of Town of Bloomfield residents claimed German ancestry, compared to 38.0 percent of Waushara County residents. Several residents (16.7% of Aurora and 18.7% of Bloomfield residents) could not identify or chose not to report their ancestry. The second most common ancestry identified by Town of Aurora and Waushara County residents was Polish. Approximately ten percent (10.2%) of residents in the Town of Aurora and 7.3 percent of Waushara County residents claimed Polish ancestry. In the Town of Bloomfield, Norwegian was the second most common ancestry identified. These individuals comprised just under five percent (4.7%) of Bloomfield's population (Appendix B, Table B-13).

Although Hispanics are the fastest growing ethnic group in the United States, they currently comprise less than four percent of the county's and state's population (Appendix B, Table B-14). However like the nation, this segment of the population is one of the fastest growing in the area. Between 1990 and 2000, the Hispanic population within Waushara County and Wisconsin more than doubled. At the county level, the Hispanic population increased from 2.0 percent of the county's population to 3.7 percent. At the state level, the Hispanic population increased from 1.9 percent of the state's population in 1990 to 3.6 percent of the state's population in 2000.

Although the number and share of Hispanics increased in the towns of Aurora and Bloomfield between 1990 and 2000, they remain a very small part of the population. In 2000, Hispanics comprised 0.1 percent of the Town of Bloomfield's population and 2.0 percent of the Town of Aurora's population (These figures do not include the UMOS shelter, as it is not open on April 1<sup>st</sup>). If these towns are going to continue to grow through migration, it is likely that the number and percentage of Hispanics in the area will also increase as Hispanics are becoming a larger share of the national, state and county population.

### **Income Levels**

Income includes both earned and unearned income. Earned income includes money earned through wages, salaries and net self-employment income (including farm income). Unearned income includes money from interest, dividends, rent, social security, retirement income, disability income and welfare payments<sup>12</sup>. Traditionally, earned income is geographically dependent, as the quality of local jobs determines the earning potential and quality of life for local residents dependent on earned income. Unearned income is not geographically dependent. Retirement pensions, for example, may come from a company which is located several states away. As a result, a retiree's quality of life is not as dependent on the health of the local economy and quality of jobs in the area as someone who derives the majority of their

<sup>11</sup> U.S. Census, 2000 STF 3A. U.S. Census, 1990, 2000 STF 1A.

<sup>12</sup> U.S. Census Bureau.

income may become more geographically independent. However, at this point in time, little telecommuting occurs in Waushara County.

### ***Impact of Earnings on Household Income***<sup>13</sup>

An examination of 1999 income data indicates that the majority of household income within the towns of Aurora and Bloomfield, Waushara County and the state is derived from earnings. As a result, access to earning opportunities is a strong determinant in meeting the income needs of residents in all four jurisdictions (Appendix B, Table 15). This is especially true for the Town of Bloomfield, which had the highest percent of income derived from earnings and the second highest percentage of households with earnings in Waushara County. Eighty-three percent (83.2%) of income in Bloomfield was derived from earnings, compared to 80.6 percent of income in Wisconsin and 80.1 percent of income in the Town of Aurora. At the county level, only 71.4 percent of income was derived from earnings, which indicates that the county as a whole is less dependent on employment and job creation than the towns of Aurora and Bloomfield.

In all four jurisdictions, the average income per household was higher than the average earnings per household, which indicates that all four jurisdictions also benefit from unearned income (Appendix B, Table 15). In the four jurisdictions, the percent of households with earnings ranged from 83.8 percent in the Town of Bloomfield to 75.7 percent in Waushara County.

### ***Income Comparisons***<sup>14</sup>

Three commonly used income measures are median household income, median family income and per capita income. Median income is derived by examining the entire income distribution and calculating the point where one-half of incomes fall below that point, the median, and one-half above that point. Per capita income measures income per person, and is calculated by dividing the total income of a particular group by the total population of that particular group, including all men, women and children, regardless of age and earning potential.

A comparison of median family, median household and per capita income values between 1989 and 1999 indicate that both towns, Waushara County, and Wisconsin experienced an increase in all income measures during this time period (Appendix B, Table 16). The Town of Aurora experienced the largest increase of all four jurisdictions in all three income measures, while the state experienced the smallest increase.

These variations in income growth between 1989 and 1999 resulted in an increased disparity between the Town of Aurora and the Town of Bloomfield. However, since both towns experienced higher growth rates in these income measures than Wisconsin, the income gap between the state and these two communities appears to be narrowing. Waushara County also experienced a higher rate of growth in all three income measures than the state.

In spite of these gains, the State of Wisconsin maintained higher median family and per capita incomes than Waushara County and both towns for both years. With the exception of the

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<sup>13</sup> U.S. Census, 2000, STF 3A.

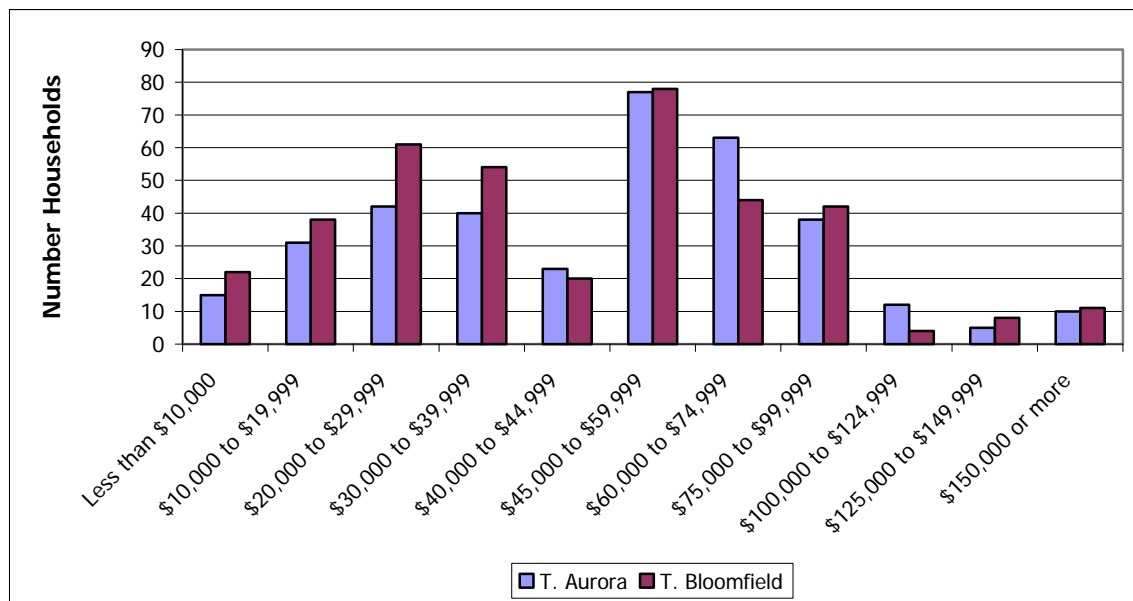
<sup>14</sup> U.S. Census, 2000

Town of Aurora in 1999, the state also maintained a higher median household income (Appendix B, Table 16).

### ***Household Income By Range***<sup>15</sup>

Median and per capita income figures are often used to compare incomes across communities. Household income by range, however, provides a clearer picture of the distribution of income within a community. This allows communities to target policies, programs, housing and economic development opportunities to better meet the needs of their residents. Table B-17 in Appendix B identifies the number of households in income categories ranging from those with incomes of less than \$10,000 through those with incomes of \$150,000 or more. Figure 2.3 shows the distribution of those households. 2000 Census information indicates that in 1999 the Town of Bloomfield had a larger number of households with incomes below \$10,000 (22), than the Town of Aurora (15). The Town of Bloomfield also had a larger number of households with incomes of \$150,000 or more (11), than the Town of Aurora (10). In both towns, the income range with the largest number of households was the \$45,000 to \$59,999 range. Income categories with the smallest number of households include those with incomes of \$100,000 or more.

**Figure 2-3. Distribution of Households by Income Range, 1999**



Source: U.S. Census, 2000

For additional comparison and analysis, the eleven income categories in Appendix B, Table B-17 have been consolidated into five broader income categories and presented in Figure 2.4 as a share of total households with income. As indicated in Figure 2.3 and 2.4, both towns had a slightly different distribution of households by income range in 1999. However, over eighty percent of households in both towns reported incomes below \$75,000. The Town of Aurora had a greater share of households with income between \$40,000 and \$74,999, while the Town of Bloomfield had a greater share of households with income below \$40,000. Approximately 36.0 percent of Town of Aurora and 45.8 percent of Town of Bloomfield households reported

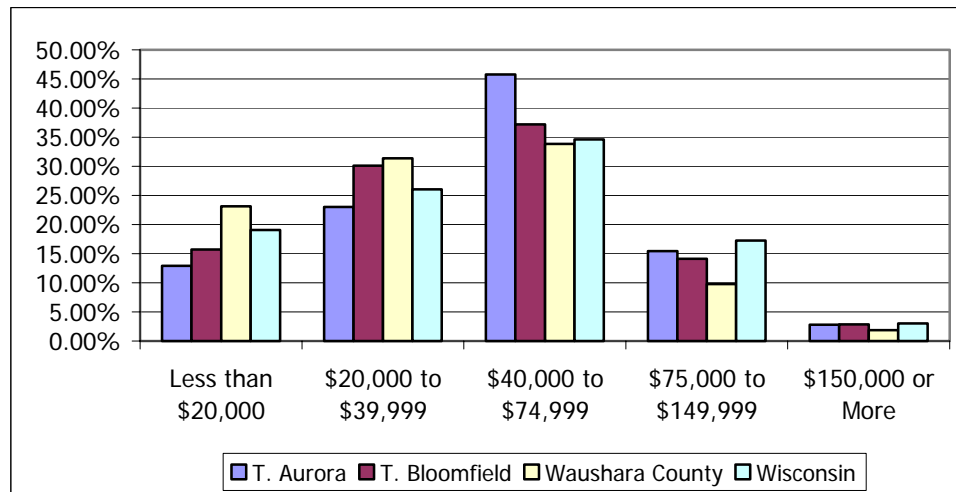
<sup>15</sup> U.S. Census, 2000



income at or below the county median income (\$37,000), which means that many households in the area are likely eligible for programs such as housing rehabilitation grants and loans, guaranteed loans for first time home buyers and job training programs designed to help increase skills which should result in increased earnings potential. Some families may also be eligible for school lunch programs.

The percentage of households with incomes below \$20,000 ranged from 12.9 percent of all households in the Town of Aurora to 15.7 percent of all households in the Town of Bloomfield. In comparison, 23.1 percent of county households and 19.1 percent of Wisconsin households had incomes less than \$20,000. At the other end of the spectrum, 11.7 percent of county households and 20.3 percent of Wisconsin households had incomes of \$75,000 or more, while the percentage of households with incomes of \$75,000 or more ranged from 17.0 percent in the Town of Bloomfield to 18.3 percent in the Town of Aurora.

**Figure 2-4. Household Income by Range, 1999**



Source: U.S. Census, 2000, STF 3A

### **Poverty Status<sup>16</sup>**

The poverty level is determined by the U.S. Census Bureau and based on current cost of living estimates, as adjusted for household size. In 1990, the poverty threshold for a family of four with two children was a household income of \$12,674. By 2000, the poverty threshold for a family of four with two children had risen to \$17,463.

Between 1989 and 1999, both the number and percentage of persons living below the poverty threshold declined in all four jurisdictions (Appendix B, Tables B-18 and B-20). In spite of the decline in poverty, 4.4 percent of Town of Aurora and 8.1 percent of Town of Bloomfield residents still lived below the poverty line in 1999. Nine percent (9.0%) of Waushara County residents and 8.4 percent of Wisconsin residents continued to live in poverty as well (Appendix B, Table B-20), which indicates that poverty is less common in both towns than at the county or state level.

<sup>16</sup> U.S. Census, 1990; U.S. Census, 2000, STF 3A

Poverty by age trends varied. Children were more likely to live below poverty than elderly residents during both time periods in the Town of Bloomfield, Waushara County and Wisconsin. Not only were children more likely to live below poverty, they comprised a greater number and share of total persons in poverty than elderly residents. For example, at the county level, 584 children lived in poverty in 1999 compared to 462 persons 65 and older. The ratio of children to elderly below poverty was even greater at the state level, where 150,166 children lived below poverty compared to 49,245 persons age 65 and older (Appendix B, Table B-21).

In the Town of Aurora, children were more likely to live below poverty in 1989, while elderly were more likely to live below poverty in 1999. In the Town of Aurora, the total number of children increased between 1989 and 1999 while the number of children below poverty declined from 30 in 1989 to 8 in 1999. During this same time period, the total number of elderly decreased in the Town of Aurora while the number of elderly residents in poverty increased from 4 in 1989 to 8 in 1999 (Appendix B, Tables B-19 and B-21).

In 1989, 16.0 percent of children in the Town of Aurora lived in poverty, compared to 3.3 percent of the elderly. By 1999, the share of children living in poverty in the Town of Aurora had decreased to 3.2 percent, while the share of elderly living in poverty had increased to 6.8 percent. During this time period in the Town of Bloomfield, the share of children living in poverty declined from 16.4 percent to 9.9 percent, while the share of elderly residents living in poverty declined from 21.2 percent to 10.7 percent (Appendix B, Table B-19 and B-21).

Of the four jurisdictions, Waushara County had the highest share of children in poverty in 1989, 20.1 percent, while Wisconsin had the lowest, 14.9 percent. Between 1989 and 1999, Waushara County experienced a sharper decline in the share of children in poverty than Wisconsin as a whole. As a result, in 1999 the state had the largest share of children in poverty of all four jurisdictions, 11.2 percent. In Waushara County, 10.9 percent of children still lived in poverty in 1999.

In 1989, the Town of Bloomfield had the largest share of elderly residents living in poverty for all four jurisdictions, 21.2 percent, while the Town of Aurora had the smallest share, 3.3 percent. Nine percent (9.1%) of state residents and 13.9 percent of Waushara County residents lived in poverty in 1989. By 1999, the share of elderly residents living in poverty had decreased to 7.4 percent in the state, 10.8 percent in Waushara County and 10.7 percent in the Town of Bloomfield. In the Town of Aurora, the share of elderly residents living in poverty had increased to 6.8 percent (Appendix B, Table B-19 and B-21).

Between 1989 and 1999, the number of families in poverty declined in all four jurisdictions. Since the total number of families also increased during this same time period, the share of families living in poverty declined. In 1989, the share of families living in poverty ranged from 10.1 percent in Waushara County to 5.8 percent in the Town of Aurora. In 1999, the share of families living in poverty ranged from 5.7 percent in the Town of Bloomfield to 3.9 percent in the Town of Aurora (Appendix B, Table B-18 and Table B-20). In all four jurisdictions, the share of families living below poverty was less than the share of total persons living below poverty for both years.

Most discussions regarding poverty tend to focus on children and elderly, as they are considered dependent populations which have little to no ability to change their circumstances. As a result, they are the populations most in need of assistance. However, as the U.S.

economy moves from a manufacturing based economy to a service based economy, many individuals find themselves falling into a category called the working poor. These are individuals who are working, but their wages are too low to move them out of poverty. Economic development policies which encourage skill development, training and living wage jobs could help Town of Aurora and Town of Bloomfield communities continue to reduce the number of persons living in poverty. The living wage is defined as the hourly wage which will cover the cost of a two bedroom apartment and other basic expenses in a community within a 40 hour work week.

### **Population Forecasts<sup>17</sup>**

Population projections can provide extremely valuable information for community planning; but by nature, projections have limitations which must be recognized. First, population projections are not predictions. Population projections are typically based on historical growth patterns and the composition of the current population base. Their reliability depends to a large extent on the continuation of those past growth trends. Second, population projections for small communities are especially difficult and subject to more error, as even minor changes in birth, death or migration rates can significantly impact community growth rates. Third, population growth is also difficult to predict in areas which are heavily dependent on migration, as migration rates may vary considerably based on various “push” and “pull” factors both within and outside of the area.

Since migration has played such an important role in Waushara County population growth, migration rates are expected to significantly impact future population growth. An examination of past growth trends in the towns of Aurora and Bloomfield indicate that decades of growth occurred during periods of high net in-migration and periods of population decline occurred during periods of low net in-migration. These historic population fluctuations are carried forward in the population forecasts for both towns.

Population growth in both communities will result in an increase in demand for services and land consumption. The density of settlement, coupled with the amount and location of land consumed for housing, commercial and industrial uses will impact service costs. Additional development will decrease the amount of open space. Development choices will also impact the economic vitality of the agricultural and forestry sectors.

Table B-22, Appendix B presents population estimates for Waushara County through 2030. These population projections are based on a combination of average growth trends over the last four decades, anticipated growth patterns developed by DOA, and anticipated impacts from the new Redgranite Correctional Facility. It is assumed that the largest population gains will occur during the first decade and will taper off during the second decade. However as noted earlier, growth rates can shift quickly in smaller communities and migration can vary substantially based on factors within and outside of communities. As a result, it is recommended that the towns of Aurora and Bloomfield review their population growth every five years to determine if their population change is following anticipated trends or if growth trends are shifting.

Both towns are expected to grow through 2010. After 2010, current forecasts indicate that the Town of Aurora is expected to continue growing, while the Town of Bloomfield's population is

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<sup>17</sup> Source: U.S. Census, 1970, 1980, 1990, 2000; WI DOA, 2004; ECWRPC

expected to decline between 2010 and 2030. The Town of Aurora is expected to grow faster than Waushara County between 2000 and 2030, while the Town of Bloomfield is expected to grow at a much slower rate. Factors which may contribute to slower growth in the Town of Bloomfield include a higher median age, a larger share of one person households age 65+ and a population base that is becoming a smaller share of the county's population.

### ***Population Projections by Age Cohort***

Reliable age cohort projections at the community level are not available for the towns of Aurora and Bloomfield. Past trends and anticipated national, state and county trends indicate that population growth has not occurred uniformly in all age groups due to fluctuations in fertility rates and differences in migration patterns by age. These variations in growth rates, coupled with the aging of the baby boom population, will impact the population and age distribution within the Towns of Aurora and Bloomfield.

Wisconsin migration patterns by age indicate that as individuals approach retirement age, many relocate to rural communities. As elderly persons in rural areas age and their health begins to deteriorate, many relocate to urban communities for access to better services and healthcare. However, increases in technology and healthcare have contributed to longer life spans and allowed the elderly to remain more independent. It is unclear at this point how these changes will impact future migration patterns by age. Waushara County population projections by age cohort<sup>18</sup> indicate that the number of county residents age 65 and older may almost double between 2000 and 2030, while the number of children may decline by 21 percent. In the future, the Towns of Aurora and Bloomfield may find themselves balancing the needs of school age children with the needs of their elderly residents.

### **Household Forecasts**

In previous household forecasts, East Central relied on county and minor civil division (MCD) persons per household (pphh) projections from DOA to adjust future household growth to reflect modifications to population forecasts. During this update, MCD level pphh information was not formally released. As a result, staff found it necessary to develop an alternative methodology for forecasting households at the MCD level. After reviewing a number of potential methodologies, staff selected the two methodologies which provide the best fit for the largest number of communities within the region.

While both household forecasts are available for communities and counties to use for planning purposes, ECWRPC uses the methodology which generates the largest number of projected year round households for sewer service area and long range transportation/land use planning purposes. In instances where neither methodology consistently generates the highest number of households for communities within those sewer service and long range transportation plan study areas a combination of both methodologies is used. This allows communities to develop the infrastructure to handle the largest anticipated amount of growth. Communities which experience seasonal fluctuations in populations will need to make adjustments to these numbers in the appropriate sections of this planning document.

The actual growth rate and amount of future growth communities experience will be determined by local policies which can affect the rate of growth within the context of county,

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<sup>18</sup> WI DOA, 2004

state and national population growth trends. Since migration plays such a large role in Waushara County growth patterns, growth rates and trends outside of the county will influence the pool of potential residents the county can attract. If communities prefer a slower growth option which puts less pressure on their natural resources and lessens the impact on their community character, communities are welcome to use the lower estimates. Regardless of whether communities prefer a no growth, low growth or high growth option, it is recommended they adequately prepare for future growth/changes to provide the most cost-effective services possible. Furthermore, individual communities can maximize the net benefits of public infrastructure and services by encouraging denser, efficient growth patterns which maximize the use of land resources while minimizing the impact on the natural resource base.

Based on projected growth patterns and smallest average household size assumptions, the number of households in Waushara County is expected to increase by 28.9 percent between 2000 and 2030<sup>19</sup>. Households in the Town of Aurora may increase by 42.1 percent, while households in the Town of Bloomfield may increase by 18.5 percent during this time period (Appendix B, Table B-24).

The increase in the number of households is expected to result from in-migration of new households and a continued decrease in household size. Since new households are formed within an existing population when households split into two or more households, the number of households can increase even if the population does not. One major factor contributing to an increase in households nationwide will be the aging of the echo-boom generation. As these children of the baby-boomers move out of their parent's home and form their own household, the increase in the number of new households is expected to be large compared to actual population growth.

## **INTERRELATIONSHIPS WITH OTHER COMPREHENSIVE PLAN ELEMENTS**

### **Economic Development**

An aging population creates opportunities and challenges. If current migration trends hold true, the towns of Aurora and Bloomfield will likely continue to attract baby-boomers. Many of these individuals may have personal wealth and/or good retirement incomes. At the same time, both towns have and will likely continue to have persons age 65 and older living in poverty.

A larger population will likely drive the need for additional goods and services. Local companies and communities may need to find creative ways to attract younger working individuals (25 to 45 years old) to live and work in the planning area to meet workforce needs. At the same time, recruiters should allow elderly who seek employment to continue to remain in the work force.

As people are living longer, many are choosing to work into their traditional retirement years. These individuals often desire more flexibility or part-time employment. Other older individuals may need to earn extra income to afford the basic necessities and/or cover healthcare costs. Some retirees may not be interested in continuing in the workforce, but have the skills, knowledge and desire to serve as mentors and teachers. These individuals may, upon request, desire to volunteer to help communities address housing, literacy, financial education or other local needs. Some may wish to provide expertise to emerging businesses through a SCORE

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<sup>19</sup> U.S. Census, 2000; ECWRPC

chapter. Since growing local businesses can be as important as attracting outside firms to locate in the area, new entrepreneurs should be encouraged to develop new industries so that job opportunities are available to all residents. Data indicates that earnings are an important component of household income in both towns. As a result, communities in the area should work together to build and attract living wage employment opportunities.

## **Housing**

Additional housing will be needed to meet the anticipated increase in the number of households, the needs of seasonal residents and changing demographic trends within communities. The type, tenure and quantity of housing needed will vary based on the age structure, physical needs, income levels and preferred housing choices of the overall population. In all likelihood, communities will need a mixture of housing types, styles and price ranges. If current income structures remain in place, quality housing for low income workers and elderly will be important. New single family as well as multi-family homes will be needed. Some conversion of seasonal to year round residences is anticipated. Existing homes may need to be remodeled or rehabilitated to meet changing needs. Communities will likely need housing for singles, young families and their workforce. A variety of housing will be needed for the elderly and disabled as well. Remodeling or rehabilitation may help elderly or disabled individuals who wish to stay in their existing home to remain in their homes for a longer period. Other individuals may desire other alternatives or need assisted living or skilled nursing facilities. Condominiums, efficiency apartments or community based residential facilities may be best suited for this segment of the population. Both towns need to determine if they wish to provide these alternatives or if these individuals should be served elsewhere. Furthermore, housing costs appear to be rising faster than incomes in the Town of Bloomfield. As a result, more attention must be paid to meeting affordable housing needs. Housing can be made more affordable by increasing incomes, subsidizing the cost of existing housing or building housing which is more in line with local incomes.

## **Transportation**

As communities grow, roads and other infrastructure may be needed to access additional housing, commercial, public and industrial buildings that may be constructed to accommodate the increasing population base. Transportation systems should be monitored for adequacy in meeting increased demands for local and through traffic. Potential changes could include additional lanes or other upgrades to existing roads. Local governments should also consider alternative transportation needs and desires. Increased access to bicycle and pedestrian facilities could provide viable, cost-effective transportation options for residents and increase recreational opportunities. As the elderly population's ability to drive decreases, the need for specialized transportation will increase. If these individuals are to remain in the area, increased access to affordable bus, shared ride taxi service or other transportation alternatives will be necessary to ensure that the elderly can visit healthcare professionals, shop for groceries, and meet other basic needs.

## **Utilities and Community Facilities**

As population demographics change, the overall needs of the community also change. A growing elderly population, for example, may increase the need for additional healthcare or adult daycare facilities. School facilities may need to be upgraded or modified to meet changing

educational expectations or to help increase the earnings potential of local residents. An increase in residences may increase the need for police or fire protection. In the future, both towns will likely need to increase the number and availability of services targeted towards the elderly while maintaining a balance with services for working age persons and school age children. Communities will also need to balance the demands and needs of year-round and seasonal populations with the costs of those facilities and services. Ideally, improvements and expansions of utilities and community facilities and services should be coordinated with fluctuations in population. While some national recommendations are provided to help communities determine appropriate levels of service for fire, libraries, schools, open space, recreation and other public services, local governments should tailor services to local conditions to ensure that the basic needs of their citizens are met.

### **Agricultural Resources**

Traditionally many of the farms in the planning area are small family owned operations. Throughout Wisconsin the numbers of agricultural operations, especially dairy farms, are declining significantly as existing farmers reach retirement age. Currently, few younger individuals are entering the farming profession due to increased operational costs and more stringent regulations. As the population in Waushara County increases, more pressure will be placed on landowners to convert land from farmland to residential, commercial and industrial development, which will further exacerbate these trends. Since agriculture is important to the economy of the towns of Aurora and Bloomfield, they should consider ways to reverse the decline in agriculture. Increased reliance on locally produced agricultural products would support the local agriculture and food products sectors and help ensure their continued operation, affordability and access. Alternative farming methods, programs and land use regulations could help meet anticipated increase in food demands.

### **Natural Resources**

The critical question with respect to natural resources is how will an expanding population base affect the protection and preservation of natural resources. The increased demand for housing, commercial and industrial development will consume additional land throughout Waushara County. The abundance of natural resources, including wetlands, lakes, streams and forests sustains a portion of local economy. As development occurs, issues regarding open and natural space preservation/enhancement, water quality protection, wildlife habitat management, floodplain management and others will need to be addressed. Increased road construction will also require gravel, sand, and other non-metallic minerals. Deposits throughout the planning area will need to be identified so that transportation and construction costs can be minimized.

### **Cultural Resources**

Waushara County is rich in historical, archeological, and cultural sites. These sites provide information about early Native Americans, European settlement and the development of the area. Many buildings and areas have significant religious or cultural meaning. While some Town of Aurora and Bloomfield sites are listed on the historical register, others are not. Efforts should be made to inventory and map historical, archeological, and cultural sites so that their significance is not destroyed or altered. These sites provide a link with the county's cultural and ethnic heritage. Preserving them would help document the changing demographics and socio-economic characteristics of the area. Historical sites, heritage corridors and museums may also

provide economic development opportunities. Moreover, a concerted effort should be made to incorporate historical architectural styles into modern construction to enhance local cultural features and preserve community character.

The latest Census data indicates that the population of Waushara County and Wisconsin is becoming more diverse. As the area's population changes, language barriers and a lack of awareness and understanding between races, cultures, classes and generations can lead to conflict. Positive opportunities for cross-cultural, cross-class and multi-generational interaction can help resolve any issues that may arise as the area's population changes.

## **Land Use**

Additional land will be converted to residential, commercial/industrial and public/institutional uses to accommodate anticipated population and household changes. These changes could alter the pattern of existing development and community character and place additional pressure on natural, cultural and agricultural resources. By recognizing the relationship between the density of settlement and amount and location of land consumed, local governments could minimize conflicts and protect natural and agricultural resources, amenities and community character. Two basic options for locating new development are within areas of existing infrastructure and development or converting farm, forest or open space lands to other uses. Either option will impact local communities. The towns of Aurora and Bloomfield will need to make choices that help achieve the envisioned future.

## **Intergovernmental Cooperation**

Although larger populations will result in an increased tax base, the offsetting costs for infrastructure, maintenance and services will require local governments and organizations to identify ways to provide cost-effective services to their residents. Where feasible, local governments must cooperate not only to provide adequate infrastructure to meet increased demands, but also to encourage economic development and employ sufficient staff to handle the anticipated service usage increases. Furthermore, a well-informed staff is necessary for local governments to meet the growing needs of the general public. Through effective communication, training and education, local governments will avoid unnecessary duplication of services and provide more streamlined access to information and services.

## **POLICIES AND PROGRAMS**

Growth and development patterns do not occur in a vacuum. Over time, federal, state and local policies have directed the amount and location of development. Federal immigration policies determine the flow of immigrants into the United States, both in terms of numbers and countries of origin. Concepts such as Manifest Destiny combined with expansive federal housing, land and transportation legislation, policies and subsidies such as the Homestead and Railroad Acts, the interstate highway system and IRS codes, etc. have heavily influenced settlement patterns. Additional federal legislation such as the Civil Rights Act, Americans with Disabilities Act (ADA) and Affirmative Action legislation have increased access and opportunities for persons of color and persons with disabilities. Wisconsin has broadened federal Civil Rights and Affirmative Action laws to include additional protected classes. State transportation policies and state land use legislation such as NR121, farmland preservation, natural resource



protection and real estate tax codes have influenced growth and settlement. Local attitudes towards growth and accompanying zoning legislation, transportation and utility investments and tax and land subsidies also influence the type and amount of growth and development which occurs in each community.

Policies which impact growth and development have been developed over time by different agencies and different levels of government with varying missions and objectives. The resulting policies and programs are sometimes complementary and sometimes contradictory. It is the interaction of these various policies and market influences that determine actual growth patterns. Although many current federal and state policies and subsidies still encourage expansion, other policies such as the 14 land use goals recently developed by the state also encourage communities to accommodate growth in perhaps a more efficient manner than they have in the past. The recently adopted comprehensive plan legislation encourages communities to develop comprehensive plans, but provides communities with the opportunity to determine their own growth patterns. As a result, the type of development which will occur in the future is still open to debate.

### **Regional, County and Local Policies**

**East Central Wisconsin Regional Planning Commission.** East Central Wisconsin Regional Planning Commission is currently developing a regional smart growth plan. As part of this planning process, East Central has identified several key issues:

- How do we plan for continued population growth, which will result in an increase in demand for services and land consumption in the region?
- How do we promote the recognition of the relationship between the density of settlement and amount and location of land consumed for housing, commercial, and industrial uses and the costs of services?
- How do we ensure the economic vitality of the agricultural and forestry sectors in the context of a decrease in the amount of open space?
- How do we address the conflicts that will arise given that the majority of future growth is expected to occur in the urban counties, which is where most of the region's more productive farmland is located? More specifically, how will we address the impact on the farm economy?
- How do we ensure that an increase in urbanization has a positive impact on rural communities?
- Urban counties in the region currently have greater social and economic capital, more government support due to a larger tax base, and greater access to nonprofit services than rural counties. Current trends show the educational and income gap between urban counties and rural counties widening. How do we plan to decrease this gap and promote a healthy, vibrant economy and quality of life for all residents throughout the region?

The core goal for the Issues and Opportunities Section is:

- To promote communities that are better places in which to live. That is communities that are economically prosperous, have homes at an affordable price, respect the countryside, enjoy well designed and accessible living and working environments, and maintain a distinct sense of place and community.

The intent of this goal is to minimize the negative effects of sprawl development and provide a cost-effective variety of services and infrastructure that will meet the changing demographics of the overall population.

## **Federal, State and Regional Programs**

This section includes information on federal, state and regional programs which were used to develop this chapter. Other programs which influence growth and may impact future socio-economic conditions will be described in pertinent chapters within this plan.

### **Federal Agencies**

#### ***United States Department of Commerce***

**Economics and Statistics Administration (ESA).** The Economics and Statistics Administration collects, disseminates and analyses broad and targeted socio-economic data. It also develops domestic and international economic policy. One of the primary bureaus within the ESA is the U.S. Census Bureau. The majority of information analyzed in this chapter was collected and disseminated by the Census Bureau, which is the foremost data source for economic statistics and demographic information on the population of the United States. The Census Bureau conducts periodic surveys and Decennial Censuses that are used by federal, state, and local officials and by private stakeholders to make important policy decisions. The Bureau produces a variety of publications and special reports regarding the current and changing socio-economic conditions within the United States. It develops national, state and county level projections and also provides official measures of electronic commerce (e-commerce) and evaluates how this technology will affect future economic activity.

### **State Agencies**

#### ***Wisconsin Department of Administration (DOA)***

**Demographic Services Center.** The Wisconsin Department of Administration (DOA) Demographic Services Center is responsible for developing annual population estimates for all counties and all minor civil divisions (MCD) in the state. They develop annual estimates of the voting age population by MCD and population estimates by zip code. The Demographic Services Center also produces annual county level housing unit and household estimates. The Demographic Services Center also develops population projections by age and sex for all Wisconsin counties, and produces population projections of total population for all municipalities.

**Wisconsin State Data Center (WSDC).** The Wisconsin State Data Center is a cooperative venture between the U.S. Bureau of the Census, DOA, the Applied Population Laboratory at the

University of Wisconsin-Madison and 39 data center affiliates throughout the state. The U.S. Bureau of the Census provides Census publications, tapes, maps and other materials to the WSDC. In exchange, organizations within WSDC function as information and training resources. DOA is the lead data center and the Applied Population Laboratory functions as the coordinating agency throughout the state. Local data center affiliates, such as East Central, work more closely with communities and individuals within their region.

### **University of Wisconsin-Madison**

**Applied Population Laboratory (APL).** The Applied Population Laboratory is located with the Department of Rural Sociology at the University of Wisconsin-Madison. They conduct socio-economic research, give presentations and publish reports and chartbooks. They will contract to do specific studies or school district projections. APL also functions as the coordinating agency for the WSDC and the lead agency for the Wisconsin Business/Industry Data Center (BIDC).

### ***Regional Programs***

**East Central Wisconsin Regional Planning Agency.** As the state data center affiliate for the region, East Central receives Census materials and Demographic Service Center publications from DOA, plus additional information and reports from other state agencies. This information is maintained within its library, used for planning purposes and published within East Central reports. Information and technical assistance regarding this data is also provided to local governments, agencies, businesses and the public upon request.

While DOA provides base level population projections for the state, local conditions, such as zoning regulations, land-locked communities, and local decisions regarding land use development can influence the accuracy of these base line projections. As a result, East Central has the authority to produce official population projections for the region. East Central also estimates future household growth.

## CHAPTER 3: ECONOMIC DEVELOPMENT

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## ECONOMIC DEVELOPMENT

### INTRODUCTION

Planning for economic development is an on-going process in which a community organizes for the creation and maintenance of an environment that will foster both the retention and expansion of existing businesses and the attraction of new businesses and ventures. It is important to place an emphasis on existing resources which serve as assets for economic development efforts.

#### ***Economic Development Vision for 2025***

*The Town of Bloomfield has been successful in attracting several small businesses to the unincorporated villages of Tustin and West Bloomfield. The employment opportunities they provide and the competitive wages they offer have helped retain younger members of the work force and are serving to keep more dollars in the local economy. This in turn has enabled the area's retail base to expand and become more diverse. The downtown areas are thriving and few vacant storefronts exist. Area residents, however, still need to travel to larger urban centers for many of their shopping needs. With an overall population base still too small to generate adequate sales volume to attract most "big box" retailers, several local merchants have successfully expanded their operations and product lines.*

### INVENTORY AND ANALYSIS

Some components of the area's economy are presented in this chapter to better understand the state of the economy in the towns of Aurora and Bloomfield. Characteristics reviewed in this element include educational attainment, employment and unemployment levels, location of workplace, travel times, and a look at the area's economic base.

#### **Educational Attainment**

Table C-1 (Appendix C) presents educational achievement information from the 2000 Census for residents 25 years of age or older. A higher percentage of residents in the both the towns of Aurora (41.5%) and Bloomfield (49.5%) have received high school diplomas than the State of Wisconsin (34.6%). It is in the area of post-high school achievement where the state generally has a higher level of educational attainment. For example, 70 residents (10.6%) from Aurora and 52 residents (7.5%) from Bloomfield completed four years of college or more. Comparatively, at the state level, 22.4 percent of residents have achieved this goal.

The U.S. Census Bureau reports that a person with a bachelor degree can expect to earn \$2.1 million over the course of a career, nearly double what the expected earnings are for a high school graduate.<sup>1</sup> The results of this study demonstrate there is a definite link between earning potential and education. Greater educational attainment is a goal that all of Wisconsin should be striving toward. Since the data suggests that many of the county's best educated residents are retirees, it points to the apparent lack of job opportunities in the area to retain or attract better educated members of the workforce.

<sup>1</sup> U.S. Census Bureau. 2002. *The Big Payoff: Educational Attainment and Synthetic Estimates of Work-Life Earnings*.

## Labor Force

Labor force is an indicator of economic performance. It shows how quickly the labor force is growing and the extent to which people are able to find jobs. The labor force is defined as individuals currently with a job, the employed; and those without a job and actively looking for one, the unemployed.

Census information indicates that labor force growth rates for Waushara County (29.4%) and the Town of Aurora (34.5%) exceeded the state's 14 percent growth rate between 1990 and 2000 (Table C-2, Appendix C). The Town of Bloomfield, on the other hand, experienced a slower growth rate (9.2%) than Wisconsin. Even though the labor market experienced overall growth in Waushara County, the unemployment rates in the county were higher than the state in both 1990 and 2000 (Table C-3 and Table C-4, Appendix C). According to census data, in 2000, Waushara County and Wisconsin had unemployment rates of 6.6% and 4.7%, respectively. The towns of Aurora (5.1%) and Bloomfield (5.7%) were also high relative to the state, but had lower unemployment rates than Waushara County. Table 3-1 includes more recent information and shows that the consequences of the recession were present at the county and state level between 2001 and 2004.<sup>2</sup>

**Table 3-1. Annual Average Unemployment Rates**

	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>
Waushara County	5.8%	6.6%	6.7%	5.7%
Wisconsin	4.5%	5.5%	5.6%	4.9%

*Source: Wisconsin Department of Workforce Development, 2001 to 2004*

## Economic Base Information

The composition and types of employment in the county and the towns provides a snapshot description of the economic base in the area. Table 3-2 illustrates employment information by occupation and by industry.<sup>3</sup> The manufacturing and education, health, and social services sectors employ a large share of workers in both Aurora, and Bloomfield. This is also true for the county and the state. Retail trade is also prominent in the Town of Aurora. Other important sectors in the Town of Bloomfield include construction and agriculture, forestry, fishing and hunting, and mining. The information sector, which is composed of publishing, telecommunications, data processing, and other like industrial groups, and public administration sector employ the fewest workers in the both towns.

The positive aspect of this distribution is that the manufacturing sector, in general, pays higher wages than most service industries. The negative aspect, however, is that the manufacturing sector tends to be severely impacted by recessions, which is particularly painful for most Wisconsin communities.

<sup>2</sup> Wisconsin Department of Workforce Development, 2001 through 2004. *Local Area Unemployment Statistics Estimates Report*.

<sup>3</sup> U.S. Census Bureau, 2000. *Community Profiles*. <http://www.doa.state.wi.us/dir/wisconsin/index.html>.

**Table 3-2. Employment by Occupation and Industry**

	<b>T. Aurora</b>	<b>T. Bloomfield</b>	<b>Waushara County</b>	<b>Wisconsin</b>
<b>OCCUPATION</b>				
Management, professional, and related occupations	26.7%	27.5%	23.5%	31.3%
Service occupations	10.8%	16.6%	16.1%	14.0%
Sales and office occupations	16.6%	17.6%	21.4%	25.2%
Farming, fishing, and forestry occupations	2.2%	1.7%	2.9%	0.9%
Construction, extraction, and maintenance occupations	13.2%	17.2%	11.1%	8.7%
Production, transportation and material moving occupations	30.4%	19.5%	25.0%	19.8%
<b>INDUSTRY</b>				
Agriculture, forestry, fishing and hunting, and mining	6.3%	11.4%	7.1%	2.8%
Construction	9.3%	15.7%	8.1%	5.9%
Manufacturing	30.6%	25.9%	22.1%	22.2%
Wholesale trade	3.7%	1.7%	3.1%	3.2%
Retail trade	11.6%	8.3%	10.4%	11.6%
Transportation, warehousing and utilities	3.5%	2.1%	5.9%	4.5%
Information	0.7%	0.6%	1.3%	2.2%
Finance, insurance, real estate, rental and leasing	1.7%	3.1%	3.8%	6.1%
Professional, scientific, management, administrative, and waste management services	3.7%	4.8%	3.7%	6.6%
Educational, health and social services	13.8%	11.8%	17.9%	20.0%
Arts, entertainment, recreation, accommodation and food services	4.7%	8.7%	7.5%	7.3%
Other services (except public administration)	7.1%	3.7%	4.4%	4.1%
Public administration	3.2%	2.3%	4.6%	3.5%

Source: U.S. Census, 2000.

Table 3-3 lists the largest employers in Waushara County.<sup>4</sup> Two of the top nine employers are manufacturing facilities. This list also indicates that Waushara County, the Department of Corrections and three school districts provide a large share of public sector employment. Care for the elderly is provided by three of the top 20 employers.

### Travel Time to Work

Travel time to work provides information about the time residents spend commuting to work. On an average, residents from the towns of Aurora and Bloomfield, Waushara County and the state spent less than 30 minutes traveling to and from work in 1990 (Table 3-4). In 1990, average commute times for town residents ranged from 19.3 minutes in the Town of Aurora to 25.6 minutes for the Town of Bloomfield residents. Country residents traveled an average of 21.8 minutes to work, while state residents traveled an average of 18.3 minutes to work.

<sup>4</sup> Wisconsin Department of Workforce Development, 2005. *OEA – Top 100 Employers*.  
[http://dwd.wisconsin.gov/oea/xls/top\\_100\\_all.xls](http://dwd.wisconsin.gov/oea/xls/top_100_all.xls).

**Table 3-3. Top 20 Public and Private Employers in Waushara County**

Employers	Industry/Product/Service	Employees
Waushara County	Executive, Legislative offices Combined	250-499
Department of Corrections	Correctional Institutions	250-499
Jason Inc.	Motor vehicle seating, interior trim manufacturing	100-249
Fleet Guard, Inc.	All other general purpose machinery manufacturing	100-249
Wild Rose Public School	Elementary and public schools	100-249
Wautoma Public School	Elementary and public schools	100-249
Tri-County Area School	Elementary and public schools	100-249
Plainfield Trucking, Inc.	General freight trucking, local	100-249
The Copps Corporation	Supermarkets and other grocery stores, except convenience stores	100-249
Wild Rose Community Memorial	General medical and surgical hospitals	50-99
Wisconsin Illinois	Senior Nursing care facilities	50-99
G R Kirk Co.	Nursery and tree production	50-99
Phoenix Coaters LLC	Metal coating/engraving	50-99
Silvercryst Inc.	Full service restaurant	50-99
Paramount Farms	Potato Farming	50-99
Cooperative Care	Services for the elderly and disabled	50-99
Yellow Thunder Corp.	Other building material dealers	50-99
Especially For You, LTD	All other misc. wood product mfg.	50-99
RMeal LLC	Full service restaurant	50-99
Heartland Preston Inc.	Homes for the elderly	50-99

Source: Wisconsin Department of Workforce Development, 2004.

**Table 3-4. Mean Travel Time to Work, 1990 and 2000**

Jurisdiction	1990	2000
T. Aurora	19.3	26.3
T. Bloomfield	25.6	32.4
Waushara County	21.8	27.1
Wisconsin	18.3	20.8

Source: U.S. Census Bureau, 1990 and 2000.

Between 1990 and 2000, average commute times rose for all jurisdictions, with the towns experiencing the largest increase in average commute times (Tables C-5 and C-6, Appendix C). On an average, commute time for towns of Aurora (7 minutes, 36.3%) and Bloomfield (6.8 minutes, 26.6%) residents increased by about 7 minutes. Waushara County (5.3 minutes, 24.3%) and the state (2.5 minutes, 13.7%) experienced the smallest increase in commute times. In 2000, average commute times for town residents ranged from 26.3 minutes for Aurora to 32.4 minutes for Bloomfield. County residents traveled an average of 27.1 minutes, while state residents traveled an average of 20.8 minutes to work.

Commuting times increased for several reasons. There was a decrease in the share of residents working at home or traveling shorter distances to work. In addition, there was an increase in the share of commuter trips lasting 30 minutes or longer. For example, the share of town residents working at home for the Town of Bloomfield fell from 23 percent to 12 percent. This



indicates that the residents had to travel further away from home to obtain adequate employment and/or wages.

### **Location of Workplace<sup>5</sup>**

Location of workplace data provides information on the direction and distance residents have to travel to find employment. Table C-7 (Appendix C) includes the Top 20 workplace destinations for Waushara County and the towns of Aurora and Bloomfield residents. According to the U.S. Bureau of Census, the over fifty percent (58.7%) of county residents worked in Waushara County in 1990. Unlike the county, residents from the towns of Aurora and Bloomfield were less concentrated in their choice of workplace. In 1990, over a third (38.2%) of the residents from the Town of Aurora worked in the Green Lake County, more specifically the City of Berlin (35.1%). The top destinations for residents from the Town of Bloomfield were Waupaca County (36.6%) and Waushara County (38.9%).

Waushara County (26.9%) and the Appleton-Oshkosh MSA (23.1%) were the second and third most popular workplace destination for the Town of Aurora. The Appleton-Oshkosh MSA (19.9%) was the third most popular destination for Town of Bloomfield residents and the second most popular destination for county residents.

In 2000, the location of workplace somewhat mirrored the information from 1990 but showed an increasing dependence on employment locations outside Waushara County. While the largest share of residents from the county continued to work in Waushara County, this was not the case for either the towns of Aurora or Bloomfield. In 2000, even though over half (52.5%) of county workers continued to work in the county, only a quarter (28.1%) of the workers from the Town of Bloomfield and 16.3 percent of the workers from the Town of Aurora workers did the same.

The number one workplace location for Town of Aurora residents was split between the Appleton-Oshkosh MSA (33.5%) and Green Lake County (33.1%). Although Green Lake County continued to be the top workplace location for town residents, the percentage of residents who worked in the City of Berlin fell from 35 percent in 1990 to 25 percent in 2000. In the Town of Bloomfield the top workplace locations was the Appleton-Oshkosh MSA (34.5%) followed by Waupaca County (32.0%). For Waushara County as a whole, 23.5% of all residents traveled to either the Appleton-Oshkosh MSA or Green Lake County for employment in 2000 compared to 19.8% in 1990. Generally, municipalities nearest the east county line or the City of Berlin have the highest levels of non-county work destinations.

A recent special tabulation by the U.S. Census Bureau provides journey to work data to the Minor Civil Division (MCD) level for all workplace destinations.<sup>6</sup> That information indicates that in 2000, the top workplace destination for residents from the towns of Aurora and Bloomfield did not mirror county data (Table 3-5). While the towns of Aurora and Bloomfield were within the top five destinations within their respective towns, the remaining top destinations were not in the county. This indicates that workers in both towns do not depend on the county for employment. About half (49.0%) of the residents in the Town of Aurora travel to the City of

<sup>5</sup> U.S. Census, 1990 and 2000.

<sup>6</sup> U.S. Census Bureau, Population Division. 2004. *Journey-To-Work and Migration Statistics Branch Special Tabulation: Worker Flow Files*.

Berlin (25.1%) or the City of Oshkosh (23.9%) for employment and about two-thirds of the residents work within the top 5 destinations. The place of work for Town of Bloomfield workers was more diverse. The top employment destination for workers in the Town of Bloomfield was the town (20.0%). Other destinations in the top five included the cities of Weyauwega (11.1%), Waupaca (6.0%) and Appleton (4.9%) and the Town of Menasha (4.9%).

**Table 3-5. Top Five Destination Workplaces, 2000**

Place of Residence	Place of Work	Number of Employees	Percent of Workers in Sample
T. Aurora	C. Berlin, Green Lake Co.	131	25.1%
	C. Oshkosh, Winnebago Co.	125	23.9%
	T. Aurora	51	9.8%
	C. Ripon, Fond du Lac Co.	31	5.9%
	C. Green Lake, Green Lake Co.	17	3.3%
	Top 5 Totals	355	68.0%
T. Bloomfield	T. Bloomfield	94	20.0%
	C. Weyauwega, Waupaca Co.	52	11.1%
	C. Waupaca, Waupaca Co.	28	6.0%
	C. Appleton, Outagamie Co.	23	4.9%
	T. Menasha, Winnebago Co.	23	4.9%
	Top 5 Totals	220	46.9%
Waushara Co.	C. Wautoma	1,661	16.3%
	C. Berlin, Green Lake Co.	696	6.8%
	C. Oshkosh, Winnebago Co.	686	6.7%
	V. Wild Rose	612	6.0%
	T. Wautoma	525	5.2%
	Top 5 Totals	4,604	41.0%

Source: U.S. Census, 2000

## Employment Forecast

The Wisconsin Department of Workforce Development calculates employment projections for the various industries and occupations for the State of Wisconsin.<sup>7</sup> These projections are completed on a statewide basis and growth is expected in all industries. It is anticipated that the largest increases will be seen in the education and health services supersector. Educational services, which makes up part of this supersector includes all public and private elementary, secondary and post-secondary schools. This supersector also includes ambulatory health care. The ambulatory health care industry is made up of offices of physicians, dentists, and other health practitioners as well as home health care. While the state is expected to see the highest increases in this area, employment opportunities in Waushara County may differ. According to

<sup>7</sup> Wisconsin Department of Workforce Development, 2002. *Wisconsin Detailed Industry Employment Projections, 2002 – 2012.*

the various school districts serving the county, enrollment is declining. These declines in enrollment may be the result of limited work opportunities for county residents, an aging population, and the subsequent loss of residents with children in the school district. Education sector employment is unlikely to increase if enrollments continue to drop. It should be noted that it is difficult to forecast employment for small communities, since the addition or loss of one industry or employer greatly impacts the community's economic base.

### **Industrial Park Information**

There are no industrial parks in the either Aurora or Bloomfield. Most industrial uses within both towns are smaller in nature. Within the Town of Aurora, commercial and light industrial uses are clustered near the intersection of STH's 21 and 49, in Auroraville and near the City of Berlin. In the Town of Bloomfield, industrial uses are scattered throughout the town. There are several vacant buildings within the unincorporated village of Auroraville which could be renovated and utilized for new light industrial facilities; a few vacant industrial sites are scattered throughout the Town of Bloomfield.

Several industrial parks are located in close proximity to Aurora and Bloomfield.<sup>8</sup> Two industrial parks are located within the City of Berlin and an additional park is located in the Village of Redgranite. Acreage is available in all three parks for business development. Table 3-6 contains more information about these industrial parks. When these parks become full, it is important that community leaders plan for the expansion of existing parks and for the development of land for future industrial and business sites. An area where infrastructure is already in place is the most cost efficient choice for the community.

### **Business Retention and Attraction**

Waushara County in partnership with Marquette and Green Lake Counties recently formed the Tri-County Regional Development Corporation (TCREDC). The TCREDC has a 6-member volunteer board of directors, and a fulltime director. The mission of the TCREDC is to work in cooperation with public and private entities; to promote the region and businesses in order to attract, stimulate and revitalize commerce, industry and manufacturing that results in the retention and creation of viable living wage jobs. Within the county, the Waushara County Economic Development Corporation, run by a board of volunteers, is working to foster new business development, and support and sustain existing businesses throughout the county.

Several nearby communities also actively promote business retention and attraction.<sup>9</sup> The Berlin Community Development Corporation facilitates community growth by aiding in the expansion and retention of business in the City of Berlin and surrounding areas; the organization operates eight TIF districts throughout the City. The Redgranite Economic Development Committee manages the two TIF districts within the village and works to retain existing businesses and recruit new businesses to the community. The Redgranite Economic Development Committee is volunteer based. Table C-8, appendix C contains a listing of economic development organizations and groups present in the county.

<sup>8</sup> Forward Wisconsin, 2005. *Wisconsin Building and Sites Database*. <http://www.forwardwisconsin.com/map.php>.

<sup>9</sup> UW – Extension Waushara County, 2005. *Economic Development Organizations*. <http://www.uwex.edu/ces/cty/waushara/cnred/ed/organizations.html>.

The towns of Aurora and Bloomfield have little or no staff to engage in the activities listed below. However, the Tri-County regional Development Corporation and the Waushara County

Economic Development Corporation will be able in certain instances to offer assistance in some of these areas.

Business attraction involves the promotion of community assets. For example, some of the activities that are involved in a business attraction program include:

- Providing information about available commercial/industrial sites
- Identifying labor and community characteristics
- Marketing sites to businesses that would be complementary to existing businesses or would provide diversity to the local economy
- Offering low cost land, state or federal grants or other incentives to encourage businesses to locate in the community

Business retention is very important in that it is a relationship building effort between the community and already present local businesses. Activities associated with business retention programs include:

- Helping businesses learn about potential sites for expansion, offering low cost loans and identifying state and federal grants to finance business expansions
- Providing business areas with reliable, efficient public services such as snow removal, road repair, sewer/water utilities, and technology infrastructure
- Providing a contact person to answer business questions and to serve as a resource for business leaders regarding future business development
- Partnering with organizations to support the development of a qualified, educated and trained workforce

**Table 3-6. Industrial Parks Group F**

<b>Community Name</b>	C. Berlin	C. Berlin	V.Redgranite
Name of Business/Industrial Park	North Business Park	South East Industrial Park	Redgranite Industrial Park
Location of Park	Knopf Park	Industrial Park Road	CTH EE
Contact Person	Mary Lou Neubauer	Mary Lou Neubauer	Madonna Berube
Phone Number	(920) 361-5402	(920) 361-5402	(920) 566-2381
Type of Park	Industrial	Industrial	Industrial
Total Acreage	Unknown	55	22
Acreage Available	Unknown	2.6	22
<b>Parcel Size Available</b>			
Minimum Acreage	None	None	Unknown
Maximum Acreage	None	None	Unknown
Purchase Cost (per acre)	\$5,000/negotiable	\$5,000/negotiable	Negotiable
Ownership	Municipal	Municipal	Municipal
Zoning	Medium Industrial	Medium Industrial	Industrial
<b>Adjacent Land Uses</b>			
North	Agricultural	Industrial	Residential
South	Conservancy	Agricultural	Treatment Plant
East	Agricultural	Industrial	Agriculture
West	Agricultural	Agricultural	Mixed Uses
<b>Park Features</b>			
Acres Available for Expansion	None	None	Unknown
Fire Insurance Classification	4	4	Unknown
Protective Covenants	Yes	Yes	No
Soil Borings	Yes	Yes	No
Floodplain	No	No	No
Topography	Fill/Grade	Level	Unknown
Foreign Trade Zone	No	No	No
Development Zone	No	No	No
Paved Street to Park	Yes	Yes	Yes
Curb/Gutter to Park	No	No	No
<b>Utilities</b>			
Electricity	Alliant Energy	Alliant Energy	Alliant Energy
Water	Municipal	Municipal	Avail/Not Installed
Gas	Alliant Utilities	Alliant Utilities	Avail/Not Installed
Sanitary Sewer	On-site	Yes	Adjacent
Storm Sewer	No	No	Not Available
Fiber Optics Service	Yes	Yes	Unknown
Digital Switching	Yes	Yes	Unknown
<b>Transportation</b>			
Nearest Commercial Airport	Oshkosh (Wittman Field)	Oshkosh (Wittman Field)	Oshkosh (Wittman Field)
Distance to Airport (miles)	20	20s	30
Nearest Local Airport	Berlin	Berlin	Wautoma Municipal Field
Distance to Airport (miles)	3	3	14
Longest Local Runway (feet)	1,500	1,500	3,600
Nearest Major Highway	STH 49	STH 49	I-39, STH 21
Distance to Highway (miles)	0	0.5	30, 1
Number of Lanes of Highway	2	2	4, 2
Rail Service	Not Available	Not Available	Not Available
Rail Spur	No	No	No
Port Service	Not Available	Not Available	Not Available
Location of Port Service	Not Available	Not Available	Not Available

Source: ECWRPC and Forward Wisconsin, 2003. Mary Lou Neubauer, City of Berlin, Feb. 2007.

## **Economic Development Opportunities**

Future economic development in the Town of Aurora will most likely occur in proximity to the City of Berlin or near the intersection of STH 21 and STH 49. Existing infrastructure in areas adjacent to the City of Berlin North Business Park should be adequate to accommodate future development without the need to construct additional facilities. The STH 21/49 intersection currently has several industrial and commercial businesses. Due to its location, this area would make an ideal place for additional businesses. Within the unincorporated village of Auroraville, existing building vacancies and the close proximity to the STH 21 corridor, makes this area ideal for building renovations for new enterprises. However, any new development should strive to preserve the historic significance and character of the community. Finally, industrial development should continue to be directed towards one of the existing industrial parks.

Future economic development in the Town of Bloomfield will most likely occur in one of four locations: along STH 49; along CTH HH west of CTH I; and in the unincorporated villages of Tustin and Bloomfield. The unincorporated village of West Bloomfield currently has several commercial and light industrial enterprises. The volumes of traffic encountered along STH 49 make this location ideal for additional development. Similarly, CTH HH has significant volumes of local traffic. The proximity of West Bloomfield and Metz will allow for future ventures in this area. Tustin is currently a tourist area. Several restaurants serve both local residents and visitors. Since the sanitary district provides readily accessible services, other related ventures could be accommodated without constructing additional facilities.

Although new development is highly encouraged, it must exist in harmony with the local environment. It should not compromise the natural resources or the historical and cultural components of the area. New development should blend into and complement existing development.

## **Commercial and Industrial Design**

Site review procedures and design standards can be used to improve the quality of design and to promote the individual identity for a community. Specific standards regarding commercial building design, lot layout, building materials, parking, landscaping, and preservation of sensitive natural resources where necessary can be created so that developers have a clear understanding of the requirements they need to meet in order for their project to receive approval. Communities should consider applying site plan review to all commercial and industrial buildings. This ensures that downtown areas and other planned development are designed in a manner consistent with the vision of the local community comprehensive plans.

In addition to design standards, restrictive covenants are another tool business and industrial parks can use. The use of restrictive covenants enables communities to develop business parks with quality buildings and businesses. Covenants also serve to protect the investments of businesses that choose to locate in these parks.

## **Infill and Brownfield Redevelopment**

For commercial and industrial uses, Waushara County should complete and maintain an inventory of existing vacant buildings and land identified as potentially contaminated

(Brownfield) with industrial or petroleum-based pollutants. This information can be used to encourage infill development and redevelopment opportunities. It could also be used to take advantage of existing infrastructure and services and to prevent blight created by vacant and dilapidated buildings and parcels. Once identified, Brownfield's should be cleaned up through the use of state and federal Brownfield funding and promoted for redevelopment. A listing of Brownfield and contaminated sites is available from the Wisconsin Department of Natural Resources (WDNR) Bureau for Remediation and Redevelopment. A tracking feature is available at their website.<sup>10</sup>

The WDNR website lists one active entry for the Town of Aurora involving an agricultural chemical spill; no active sites are listed for the Town of Bloomfield. Other historic entries include spills/and or leaking underground storage tanks located in both towns.

Funding resources are listed at the end of the chapter for remediation of contaminated sites. To prevent future environmental damage, the town should encourage environmentally friendly businesses that are properly permitted and regulated to protect the soil and groundwater. This is particularly critical in areas that depend on private wells for drinking water.

## **INTERRELATIONSHIPS WITH OTHER COMPREHENSIVE PLAN ELEMENTS**

### **Housing**

Economic growth will generate more jobs and, consequently, a need for greater housing availability and choices. These choices should reflect the needs of an area. For example if economic growth results in lower wage service sector jobs (retail, leisure, hospitality, and food services) and pay remains at the minimum wage level, housing affordability may become a concern. Therefore it is essential that a balanced mix of well designed housing types of various sizes and prices be available for all income levels. Affordable housing is also an important component of an economic development strategy, as it helps ensure an adequate labor force supply.

### **Transportation**

Facilitating commerce in the area and state is the function of the transportation system. Adequate access to the transportation system is essential to the economic success of the area. Businesses must have the ability to ship and receive goods quickly and economically. Access to and visibility of the business facility may be crucial for both customers and employees. Businesses in different locations may need different transportation accommodations. For example businesses in the downtown area of Tustin may value on-street parking and pedestrian accommodations more than business along either STH 21 or 49.

### **Utilities and Community Facilities**

A vital, safe, clean and healthy environment is an economic draw for new industry and residents. It aids in the retention of existing residents and businesses. Parks and green space

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<sup>10</sup> Wisconsin Department of Natural Resources. 2005. Remediation and Redevelopment Tracking System. <http://botw.dnr.state.wi.us/botw/Welcome.do>

add to the local economy by maintaining or increasing property values; providing a place where local citizens can socialize, play sports or relax; and promoting healthy active lifestyles that encourage physical activity. In addition, local parks and recreational facilities draw visitors to an area. These visitors spend money at local restaurants, motels and businesses.

A good educational system has the ability to respond to the ever changing job market, to educate or retrain the residents of an area and to form partnerships between business and schools.

Citizens, businesses and industries need accessible, reliable, and affordable gas and electric services. To enable economic growth and open up new markets and opportunities for diverse and innovative services, access to fast, reliable, cost effective, and cutting edge telecommunications must be available.

### **Agriculture Resources**

Agriculture and agricultural related industries have been and are still important to the economy of Waushara County. One of the many challenges facing Waushara County and the state is the preservation of prime agricultural soils and the farming industry as more farms are converted out of farming and into other uses. Additionally, the future of family farms is a concern as fewer children are choosing to take over farming operations. Reasons given for this include time commitments, cost of entry and the inability to make a living solely from farming. To remain competitive, farmers working with others in the county may want to explore opportunities for industry cluster development. A cluster, which is a geographical group of interconnected companies or associations in a particular field, can include product producers, service providers, suppliers, educational institutions and trade associations. As part of this effort, specialty and organic crops and livestock, along with support industries could be expanded in the area. Communities could also explore programs that match outgoing farmers with individuals who want to farm.

### **Natural Resources**

Although economic benefits can accrue from both consumptive and non-consumptive use of natural resources, balancing the demands of economic development with the preservation of natural resources is a challenge. Conserving these resources is necessary to maintain and in some cases improve the quality of life for residents while providing an attraction tool for new businesses and workers. Given the importance of tourism in the county, protection of the areas natural resources is essential. However, communities should be aware of the economic trade-offs between sectors. These trade-offs include long term intrinsic values versus current economic gain; high wages versus low wages; informed decisions versus short term economic gains; and actual protection and preservation versus aesthetics.

### **Cultural Resources**

Buildings dating back to the early 1900's can be found throughout the towns of Aurora and Bloomfield. These buildings along with artifacts tell the story of the area. This rich history includes the early Native American habitation, the quarrying of red granite, and the development of the communities that make up the county. While the promotion of economic



development is important, special care must be taken to preserve not only the character but the historical and cultural elements that remain today. Positive economic benefits can be realized by preserving these elements to provide a charming setting for businesses and communities that evokes a feeling in people's minds of a time or era when things were simpler, peaceful and more welcoming. It may also draw people to an area to explore their culture and/or identity.

## **Land Use**

The development of land can impact the value of land as well as the quality of life within the community. Ideally, the siting of commercial and industrial land uses should have minimal environmental impacts and be located near the necessary infrastructure. Restoring and supporting the downtown areas of the unincorporated villages of Auroraville and Tustin is important to the communities and the area. Redevelopment of abandoned buildings and areas contribute to the economic vitality of the area.

## **Intergovernmental Cooperation**

Economic development goes beyond municipal and county borders. Commercial and industrial development as well as sporting, tourism and other activities in one community will impact others. A business in the City of Berlin may employ workers from the towns of Aurora and Bloomfield, who may stop in Poy Sippi to purchase gas. This business may also generate a support industry elsewhere in the county. Working in partnership, communities and the county can promote the amenities of the area that contribute to a high quality of life; work to form industrial clusters that involve producers, service providers, suppliers and education; and promote other things that are important to the economic development of the area such as agriculture, organic and specialty crop production, biomass, and forest products.

## **POLICIES AND PROGRAMS**

### **Regional, County and Local Policies**

#### ***Regional***

**East Central Wisconsin Regional Planning Commission.** East Central is currently working on a regional comprehensive plan. As part of this planning effort, East Central has proposed five draft core economic development goals:

- Promote the expansion and stabilization of the current economic base and employment opportunities, while working to promote a positive, growth oriented, entrepreneurially supportive image to attract new business and create additional employment.
- Increase the awareness of on-going collaborative economic activities in the area to ensure maximum benefit to the regional economy.
- Create better relationships between political representatives and the business and educational sectors to effectively link and apply research, development, and technology to production processes, as well as to ensure an appropriately trained workforce.

- Encourage planning to guide community development to maximize the use of existing infrastructure, facilitate the provision of shared resources, minimize costs and environmental impacts, and promote a sense of place and healthy communities.
- Promote the economic benefits of natural resources, parks and recreation.
- Assess options to increase the viability of family farms.

These goals are consistent with the towns' vision for the future to expand and stabilize the current economic base, increase the awareness of collaborative economic activities, create better relationships between business and the educational sector, encourage planning to guide economic development, promote the economic benefits of our natural resources and amenities, and collaboratively work to increase the viability of farming in the county.

**NorthEast Wisconsin (NEW) Economic Opportunity Study.** Waushara County participated in the NEW Economic Opportunity Study.<sup>11</sup> The NEW Study is a multi-jurisdictional partnership intending to further connect workforce development issues with economic development goals. Even before the economic downturn, the northeast region of Wisconsin experienced declines in its strong manufacturing sector employment levels and these negative changes in many cases have continued. The Fox Valley Workforce Development Board initiated a study to address these negative trends and to present recommendations to change the direction of the northeast Wisconsin economy. In addition to Waushara County, the study area is composed of the following 16 counties: Brown, Calumet, Door, Fond du Lac, Green Lake, Kewaunee, Manitowoc, Marinette, Marquette, Menominee, Oconto, Outagamie, Shawano, Sheboygan, Waupaca, and Winnebago Counties.

The five strategies developed for the NEW Economic Opportunities project are:

- *Strategy I – Move to a New Economy Construct*  
The New Economy building blocks are brain power, risk capital, technological innovation, and entrepreneurship. These New Economy building blocks must be incorporated within the mindset of abundance theory. Business, labor, government, education, and the communities across NEW must all work actively together under a common vision to harness the resources available within the region (and some outside the region) to drive future economic growth.
- *Strategy II – Move to a Collaborative Economic Development Construct*  
NEW must abandon the economic strategy of a cost race to the bottom and embrace the concept of abundance theory – that by collaborating, the pie will increase with everyone getting a larger piece. This is best and most efficiently accomplished through proactive collaboration across all sectors in the region – business, labor, government, education, and the general populace.
- *Strategy III – Change Social and Cultural Mindset to Risk and Collaboration*

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<sup>11</sup> NorthStar Economic, Inc. 2004. *Northeast Wisconsin Economic Opportunity Study*.  
<http://www.neweconomyproject.org/Pages/NEWConStudy.htm>.

Proactive collaboration will require an opening up of the region's mindset both socially and culturally. Cultural diversity is a key to the melding of fresh ideas, best practices, and collaboration. It is what has worked in the country and the region in the past and it will be what works in the future.

- *Strategy IV – Change Regional Image*

NEW and much of the greater Midwest has an image of being a wholesome but dull place. It is perpetuated by the national press and exists in the mindsets of Hollywood and Wall Street. That image is somewhat internalized, but also generally accepted by businesses and worker talent outside the region, making it difficult to retain and attract talent to the region. NEW must also develop both an internal and external image that promotes the resource and lifestyle benefits in the region. Inventorying and promoting the richness of the region's assets will help to retain and attract businesses and workers to NEW.

- *Strategy V – Promote Industry Cluster Development*

This strategy addresses clusters, or a concentration of industries, that have potential for the area based on current industries and their expansion. Waushara County is a part of the Fox Valley Rural Sub-Region and for this sub-region the study recommended the possibility of building a biomass refinery that would use wood and other agricultural products to supply power to local foundries and other users be considered. The study suggests collaboration on food production and processing, safety, and packaging cluster. Specialty and organic crops and livestock should be expanded for farmers in this area.

**Lake Winnebago Anglers' Survey.** Researchers from UW-Extension, UW-Green Bay, UW-Madison, and the Wisconsin Department of Natural Resources (WDNR) recently completed the Lake Winnebago Anglers' Survey.<sup>12</sup> This study examined the economic impact of the Lake Winnebago Pool Lakes fisheries. The study area was defined as the entire pool lake system within the five county region surrounding the Winnebago system (Calumet, Fond du Lac, Outagamie, Waushara, and Winnebago counties). Only fishing trips from the mouth of the Wolf River on Lake Poygan southward to the mouth of the Upper Fox River were considered in this study. An extensive 12-page survey was mailed to a stratified sample of tournament anglers, anglers with the five-county region, anglers statewide, and out-of-state anglers randomly selected from the WDNR ALIS license database. The survey asked specific questions on anglers' fishing habits and preferences, fishing equipment replacement costs, fishing excursions on the Winnebago system, expenditures on these excursions, and attitudes towards current fisheries management practices.

Researchers concluded that:

- Over 1.1 million fishing trips were made on the Lake Winnebago system in 2005.
- 41% of these trips were made by local anglers within the five county region.
- The typical angler from out of the region spent \$273 per day, while out-of-state and tournament anglers spent \$755 and \$469, respectively.
- Conservative estimates indicate that anglers from outside of the five county region contributed \$147.5 million in direct spending in the region.

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<sup>12</sup> UW – Extension and UW – Green Bay. 2005. Lake Winnebago Angler Survey.  
<http://www.uwex.edu/ces/cty/winnebago/cnred/documents/finalinitialdatapressrelease063006.doc>.

- Researchers found that spending generated from fishing created an additional \$73.9 million dollars in indirect and induced spending.

Indirect spending is defined as increased sales among businesses in different sectors. For example, increased sales at a local bait and tackle shop may lead to an expansion of the store size; the bait shop will use the increased revenue to buy building materials from a hardware store. Induced effects result from increased buying power of local employees from the pay raises received.

This study emphasized the true importance of the Lake Winnebago system and the economic implications that a quality natural resource base can have on local communities. The direct revenues generated by fishing were greater than several major events or tourist attractions in the area including the annual EAA Fly-in (\$80 million), Country USA (\$23 million), or the Green Bay Packer Lambeau Field Atrium Complex (\$144 million). Unlike week-long festivals, fishing generates revenues for local businesses throughout the year.

Furthermore, this study will have important ramifications on local land use policies throughout the region. Due to the economic importance of the Winnebago fisheries, local policy makers should continue to address land use issues which have the potential to adversely affect water quality and aquatic wildlife habitat within shoreland areas. Development practices that increase shoreland protection and promote erosion control should be implemented. Since only 10 percent of the population lives on the lakeshores, public access will continue to be a major issue. Providing adequate boat ramps, parking areas, shoreline fishing piers, and handicapped accessible facilities will ensure more people have access to this unique fishery. Since these issues must be addressed within the context of current budgetary constraints, it may be necessary to address how user fees can better contribute to the management of the fishery as well as improving public infrastructure. Creative solutions will be needed to incorporate natural resource policies that enhance the Winnebago system fisheries and complement local economic development and revitalization projects.

## **Federal, State and Regional Programs**

### ***Federal Agencies***

Some communities in Waushara County meet the requirements of the US Department of Agriculture-Rural Development and may be eligible for Rural Development Economic Assistance Programs. However, there is typically strict income limits associated with some of the programs so the Wisconsin Division of USDA-Rural Development should be contacted regarding eligibility for certain programs. A complete listing of USDA-Rural Development Programs can be found at <http://www.rurdev.usda.gov/wi/programs/index.htm>. Grants are also available through the US Department of Labor and can be found at <http://www.doleta.gov/sga>. A partial list is given below.

**Rural Business Opportunity Grants.** The Rural Business Opportunity grant program promotes sustainable economic development in rural communities with exceptional need. Grants typically fund projects that will become sustainable over the long term without continued need for external support. These projects should have the ability to serve as a local catalyst to improve the quantity and quality of economic development within a rural region.

Grant funds can be used for technical assistance to complete business feasibility studies, conduct training for rural managers and entrepreneurs, establishing business support centers, conduct economic development planning, and provide leadership training. Information regarding the Rural Business Opportunity Grant Program can be found at <http://www.rurdev.usda.gov/wi/programs/rbs/opportun.htm>.

### **Rural Economic Development Loans and Grants**

Rural Economic Development Loans and Grants help develop projects that will result in a sustainable increase in economic productivity, job creation, and incomes in rural areas. Projects may include business start-ups and expansion, community development, incubator projects, medical and training projects, and feasibility studies. Information regarding Rural Economic Development Loans and Grants can be found at <http://www.rurdev.usda.gov/wi/programs/rbs/economic.htm>.

**Susan Harwood Training Grants Program.** These training grants are awarded to nonprofit organizations for training and education. They can also be used to develop training materials for employers and workers on the recognition, avoidance, and prevention of safety and health hazards in their workplaces. Grants fall into two categories; Target Topic Training and Training Materials Development. The Target Topic Training grants are directed towards specific topics chosen by OSHA. Follow-up is required to determine the extent to which changes were made to eliminate hazards associated with the chosen topic. The Training Materials Development grants are specifically aimed at creating classroom quality training aids. Aids which are developed under the grant program must be ready for immediate self-study use in the workplace. Information regarding the Susan Harwood Training Grant Program can be found at <http://www.osha.gov/dcsp/ote/sharwood.html>.

**Community-Based Job Training Grants.** Community-Based Job Training grants (CBJTG) seek to strengthen the role of community colleges in promoting the US workforce potential. The grants are employer-focused and build on the President's High Growth Job Training Initiative. The primary purpose of the CBJTG grants is to build the capacity of community colleges to train workers to develop the skills required to succeed in high growth/high demand industries. Information regarding the Community Based Job Training Grants can be found at <http://www.doleta.gov/business/Community-BasedJobTrainingGrants.cfm>.

**H-1B Technical Skills Training Grant Program.** The H-1B Technical Skills Training Grant program provides funds to train current H-1B visa applicants for high skill or specialty occupations. Eligible grant applicants include local Private Industry Councils and Workforce Investment Boards that were established under the Workforce Investment Act. Eighty percent of the grants must be awarded to projects that train workers in high technology, information technology, and biotechnology skills. Specialty occupations usually require a bachelor's degree, and an attainment of this degree is strongly encouraged. The program is designed to assist both employed and unemployed American workers acquire the needed technical skills for high skill occupations that have shortages. Information regarding the H-1B Technical Skills Training Grant program can be found at <http://www.doleta.gov/h-1b/html/overv1.htm>.

## ***State of Wisconsin***

There are many state programs that communities can consider utilizing to meet their stated goals and objectives. While not an all inclusive list, there are several programs that communities should strongly consider and are addressed below. Wisconsin Department of Commerce area development managers assist business expansions, promote business retention, and help local development organizations in their respective territories. Area development managers (ADM) use their knowledge of federal, state, and regional resources to provide a variety of information to expanding or relocating firms. They also mobilize resources to help struggling businesses. Local economic development practitioners can turn to area development managers for assistance with long-term marketing and planning strategies. Waushara County is in Region 3. The ADM is Deb Clements and she can be reached at 715/344-1381 or via email at [dclements@commerce.state.wi.us](mailto:dclements@commerce.state.wi.us).

**Wisconsin Main Street Program.** The Main Street Program is a comprehensive revitalization program designed to promote the historic and economic redevelopment of traditional business districts in Wisconsin and is administered by the Wisconsin Department of Commerce – Bureau of Downtown Development. Communities are selected to participate on an annual basis and are judged on a submitted application. These communities receive technical support and training needed to restore their Main Streets to centers of community activity and commerce. Details regarding the Wisconsin Main Street Program can be found at <http://commerce.state.wi.us/CD/CD-bdd-overview.html>.

**Community Based Economic Development (CBED) Program.** The Community-Based Economic Development (CBED) Program provides financing assistance to local governments and community-based organizations that undertake planning or development projects, or that provide technical assistance services that are in support of business (including technology-based businesses) and community development. The program provides grants for planning, development, and assistance projects; Business Incubator/Technology-Based Incubator; a Venture Capital Fair; and Regional Economic Development Grants. Additional information regarding the CBED program can be found at <http://www.commerce.state.wi.us/CD/CD-bcf-cbed.html>.

**Community Development Block Grant for Economic Development (CDBG-ED).** The CDBG-ED program is designed to assist businesses that will invest private funds and create jobs as they expand or relocate to Wisconsin. The Wisconsin Department of Commerce would award the funds to the community, which then loans the funds to a business. When the business repays the loan, the community may retain the funds to capitalize a local revolving loan fund. This fund can then be utilized to finance additional economic development projects within the community. Communities may also utilize the existing Waushara County Economic Revolving Loan Fund to provide loans to community businesses. Additional information regarding the CDBG-ED program can be found at the following website: <http://www.commerce.state.wi.us/MT/Mt-FAX-0806.html>.

**Early Planning Grant Program (EPG).** This EPG program is designed to encourage and stimulate the start-up, modernization, and expansion of small businesses. Grants may be used only to cover the costs of having an independent third party provide professional services. These services include the preparation of a comprehensive business plan that is necessary to

secure initial business financing. Businesses with fewer than 50 employees are eligible for funding. Specific grants can be obtained for businesses specializing in automation, agricultural/food products, biotechnology, manufacturing, medical devices, paper/forest products, printing, tourism, and child care. Grants provide a 75% match of up to \$3,000. Additional information regarding the EPG program can be found at the following website: <http://www.commerce.wi.gov/BD/Mt-FAX-0809.html>.

**Milk Volume Production (MVP) Program.** The Milk Volume Production (MVP) program is designed to assist dairy producers that are undertaking capital improvement projects that will result in a significant increase in Wisconsin's milk production. This program was created to aggressively support Wisconsin's \$20 billion dairy industry. The goal of the MVP program is to provide qualifying dairy producers with the type of financing necessary to fill the "equity gap" and to partner with local communities to increase dairy production in Wisconsin. It is important to note that the MVP application process is competitive, and not all applications will be funded. Only those projects that have a comprehensive business plan and can demonstrate that they will have a long-term sustainable impact upon Wisconsin's milk production will be successful. Information regarding the Milk Volume Production (MVP) Program can be found at <http://www.commerce.wi.gov/MT/Mt-FAX-0810.html>.

**Dairy 2020 Early Planning Grant Program.** The Dairy 2020 Early Planning Grant Program is specifically designed for small Wisconsin dairy farms. Professional assistance can help keep smaller operations profitable and competitive in the agricultural industry. Information regarding the Dairy 2020 Early Planning Grant Program can be found at <http://www.commerce.wi.gov/BD/Mt-FAX-0820.html>.

**Customized Labor Training Program (CLT).** The CLT program provides a matching grant to assist companies which are utilizing new technologies or manufacturing processes to train employees on new technologies. Grant recipients must either expand and existing or build a new facility within the state. The grants help Wisconsin's manufacturers remain on the cutting edge of technological innovation. Eligible expenditures must focus on the continuing technological education of employees. Grants can cover employee wages, training materials, and trainer costs. Grants provide up to \$2,500 per trainee. Information regarding the CLT Program can be found at <http://www.commerce.wi.gov/BD/Mt-FAX-0802.html>.

**Entrepreneurial Training Grant Program (ETG).** The ETG program provides potential new small business owners with partial tuition for attending the Small Business Center's (SBDC) Entrepreneurial Training Course. This course helps entrepreneurs prepare a comprehensive business plan that evaluates the feasibility of the proposed start up or expansion; identifies possible financing sources; and provides other information in regard to initial business start-up costs. Grants provide up to 75% of total tuition costs. Information regarding the ETG Program can be found at <http://www.commerce.wi.gov/BD/Mt-FAX-0808.html>.

**Business Employees' Skills Training Program (BEST).** The BEST program helps small business in industries that are facing severe labor shortages upgrade the skills of their workforce. This program provides applicants with a tuition re-imbursement grant to cover training costs. To be eligible, businesses must have 25 or fewer employees and sales of less than \$2.5 million. In addition, businesses must specialize in automation, agricultural/food products, biotechnology, manufacturing, medical devices, paper/forest products, printing,

tourism, or child care. All training must be provided by a independent third party. Information regarding the BEST Program can be found at <http://www.commerce.wi.gov/BD/Mt-FAX-0819.html>.

**Industrial Revenue Bond.** The Industrial Revenue Bond program allows all Wisconsin municipalities to support industrial development through the sale of tax-exempt bonds. The proceeds from the bond sale are loaned to businesses to finance capital investment projects. Even though the bonds are issued by the municipality, the interest and principal are paid by the company. Information regarding the Industrial Revenue Program can be found at <http://www.commerce.wi.gov/CD/CD-BED-irb.html>.

**Transportation Economic Assistance (TEA) Program.** The state-funded Transportation Economic Assistance (TEA) program provides fast tract financing to construct rail spurs and port improvements for new or expanding industries. The program is available through the Wisconsin Department of Transportation. Additional information regarding the TEA program can be found at the following website: <http://www.dot.wisconsin.gov/localgov/aid/tea.htm>

### **Wisconsin Department of Commerce**

Listed below are additional Wisconsin Department of Commerce (Commerce) programs. This quick reference guide identified these programs and selected programs from other agencies. COMMERCE maintains a network of Area Development Managers to offer customized services to each region of Wisconsin.

**Brownfields Initiative.** The Brownfields Initiative provides grants to persons, businesses, local development organizations, and municipalities for environmental remediation activities for Brownfield sites where the owner is unknown, cannot be located or cannot meet the cleanup costs. Contact Jason Scott, 608/261-7714.

**CDBG-Blight Elimination and Brownfield Redevelopment Program.** This program can help small communities obtain money for environmental assessments and remediate Brownfield's. Contact Joe Leo, 608/267-0751.

**CDBG-Emergency Grant Program.** This program can help small communities repair or replace infrastructure that has suffered damages as a result of catastrophic events. Call 608/266-8934.

**Community Development Zone Program.** This program is a tax-benefit initiative designed to encourage private investment and job creation in economically-distressed areas. The program offers tax credits for creating new, full-time jobs, hiring disadvantaged workers and undertaking environmental remediation. Tax credits can be taken only on income generated by business activity in the zone. Call 608/267-3895.

**Freight Railroad Preservation Program.** The Freight Railroad Preservation Program provides grants to communities to purchase abandoned rail lines in the effort to continue freight rail service, preserve the opportunity for future rail service, and to rehabilitate facilities, such as tracks and bridges, on publicly-owned rail lines. Contact Ron Adams, Department of Transportation, 608/267-9284.



**Health Care Provider Loan Assistance Program.** This program provides repayment of educational loans up to \$25,000 over a five-year period to physician assistants, nurse practitioner, and nurse midwives who agree to practice in medical-shortage areas in Wisconsin. The program is designed to help communities that have shortages of primary care providers and have difficulty recruiting providers to their area. Contact M. Jane Thomas, 608/267-3837.

**Minority Business Development Fund – Revolving Loan Fund (RLF) Program.** This program is designed to help capitalize RLFs administered by American Indian tribal governing bodies or local development corporations that target their loans to minority-owned businesses. The corporation must be at least 51-percent controlled and actively managed by minority-group members, and demonstrate the expertise and commitment to promote minority business development in a specific geographic area. Contact Mary Perich, 414/220-5367 or Bureau of Minority Business Development, 608/267-9550.

**Physician Loan Assistance Program.** This program provides repayment of medical school loans up to \$50,000 over a five-year period to physicians who are willing to practice in medical-shortage areas in Wisconsin. The program is designed to help communities that have shortages of primary care physicians, and have had difficulty recruiting these physicians to their area. Contact M. Jane Thomas, 608/267-3837.

**State Infrastructure Bank Program.** This program is a revolving loan program that helps communities provides transportation infrastructure improvements to preserve, promote, and encourage economic development and/or to promote transportation efficiency, safety, and mobility. Loans obtained through SIB funding can be used in conjunction with other programs. Contact Dennis Leong, Department of Transportation, 608/266-9910.

**Tax Incremental Financing (TIF).** Tax Incremental Financing (TIF) can help a municipality undertake a public project to stimulate beneficial development or redevelopment that would not otherwise occur. It is a mechanism for financing local economic development project in underdeveloped and blighted areas. Taxes generated by the increased property values pay for land acquisition or needed public works.

**Wisconsin Transportation Facilities Economic Assistance and Development Program.** This program funds transportation facilities improvements (road, rail, harbor, airport) that are part of an economic development project. Contact Dennis W. Leong, Department of Transportation, 608/266-9910.

**Freight Railroad Infrastructure Improvement Program.** This program awards loans to businesses or communities wishing to rehabilitate rail lines, advance economic development, connect an industry to the national railroad system, or to make improvements to enhance transportation efficiency, safety, and intermodal freight movement. Contact Ron Adams, Department of Transportation, 608/267-9284.

**Recycling Demonstration Grant Program.** This program helps businesses and local governing units fund waste reduction, reuse, and recycling pilot projects. Contact JoAnn Farnsworth, 608/267-7154, DNR.

**Wisconsin Fund.** The Wisconsin Fund provides grants to help small commercial businesses rehabilitate or replace their privately-owned sewage systems. Contact Jean Joyce, 608/267-7113.

### ***Regional***

**East Central Wisconsin Regional Planning Commission.** The East Central Wisconsin Regional Planning Commission annually creates a Comprehensive Economic Development Strategy (CEDS) report, which evaluates local and regional population and economic activity. Economic development trends, opportunities, and needs are identified within the CEDS report. All communities, which are served by the Commission, are invited to identify future projects for economic development that the community would like to undertake. Those projects are included within the CEDS and may become eligible for federal funding through the Economic Development Administration (EDA) Public Works grant program. Additional information can be found at <http://www.eastcentralrpc.org/planning/economic.htm>.

**Northeast Wisconsin Regional Economic Partnership.** The combined Bay-Lake and East Central Wisconsin Regional Planning Commission areas were recently named as Technology Zone by the Wisconsin Department of Commerce. The Northeast Wisconsin Regional Economic Partnership (NEWREP) Technology Zone provides \$5 million in tax credits to businesses certified by Commerce, based on a company's ability to create jobs and investment and to attract related businesses. The Technology Zone Program focuses primarily on businesses engaged in research, development, or manufacture of advanced products or those that are part of an economic cluster and knowledge-based businesses that utilize advanced technology production processes in more traditional manufacturing operations. Additional information can be found at <http://www.eastcentralrpc.org/planning/economic.htm>.

**CAP Services, Inc.** CAP Services Inc. (CAP) is a private non-profit corporation offering programs in Waushara, Marquette, Outagamie, Portage, Waupaca and parts of Marathon and Wood counties. The primary mission of CAP is to help low-income households attain economic and emotional self-sufficiency. Programs include Skills Training to help low-income individuals acquire skills to compete for higher paying jobs by assisting them with tuition, books, transportation and child care costs related to training; Business Development to provide entrepreneurs with the technical assistance, coaching advice and loan packaging they need to successfully start and grow their businesses; and Home Buyers Assistance to provide matching dollars to eligible low-and moderate-income, first-time homebuyers for down payment and closing costs. Funds are also available for repair and rehabilitation on newly purchased units; Weatherization measures including caulking, insulation, window repair and other conservation measures; Special Needs Housing; Asset Development to provide financial wellness training and incentives to low-income households; Preschool Services including head start for ages 3-5 and their families; and Crisis Intervention. Additional information can be found at [www.capserv.org](http://www.capserv.org).

### ***Private***

The Wisconsin Public Service Corporation (WPS) also contributes a number of economic development services that communities should be aware of for their businesses. WPS maintains an online database of available industrial buildings with information provided by the

communities. The WPS economic development page can be a useful resource for communities, and can be accessed at <http://www.wisconsinpublicservice.com/business/bcd.asp>.

## **ECONOMIC DEVELOPMENT – Town of Bloomfield**

Economic development within the Town of Bloomfield itself is not a major concern of its planning committee. The Town would like to see its agricultural base remain economically viable (see the Agricultural, Natural and Cultural Resources Element), but it recognizes that it is limited in its capacity to pursue independent actions to spur economic development within its borders. Rather, in fact, the Town feels that certain types of economic activity - principally commercial and industrial development – are more appropriate elsewhere in the area. Thus, in developing its Economic Development Goals and Strategies, the Town of Bloomfield sees its role in advancing the area's economic climate as more supportive and cooperative than proactive.

**OVERALL GOAL: Improve the overall economic well-being of town residents without compromising the natural features and quiet rural character they value.**

### **Goal ED 1. Preserve the environmental features that contribute to the town's quality of life.**

#### **Objectives:**

- **ED 1.1. Encourage practices that promote good management of the town's forestry resource.** The town's extensive woodlands do not have an important role in the town's economy from a timber standpoint, but their aesthetic and wildlife values provide excellent building sites and good hunting land and contribute to the quality of life enjoyed by town residents.

#### **Strategy:**

- Support private efforts to protect and maintain forestlands throughout the town.
- **ED 1.2. Address requests for new or expanded surface mining operations on a case-by-case basis.** Because of their bulk, the cost of transporting extracted materials can be excessive when their source is not convenient to where they are needed. It is important that subsurface sources of gravel and other building and construction materials be protected from development, which could preclude their future extraction. At the same time, concerns about noise, dust and other aspects of the extraction process need to be considered when permitting new or expanded operations.

#### **Strategies:**

- To allow non-metallic mining to occur while balancing residential quality of life factors, the town should discourage adjacent development that conflicts with these operations.
  - Work with quarry operators to maintain a current inventory of existing and future sites.
- **ED 1.3. Encourage industrial and commercial development in appropriate areas.** New commercial and industrial development that is better served by municipal sewer and/or water should be directed to areas outside the town where these services are available. Additionally, the Town should encourage only environmentally friendly business development that is properly permitted and regulated to protect the town's environment, a particular concern because of residents' dependence on private wells.

**Strategies:**

- If commercial, industrial, and other highly developed land uses are proposed for the town, locate them in areas where potentially adverse impacts on natural resources and features will be minimized.
- Direct industrial uses that are inconsistent with current town/county zoning, incompatible with nearby land uses, or pose a potential threat to the town's groundwater, wetlands and other environmental resources elsewhere or require them to comply with specific conditions that are acceptable to town residents, particularly those who live nearby.
- Where applicable, promote the clean-up and reuse of underutilized, vacant, blighted, or brownfield commercial/industrial sites and buildings to efficiently use existing public utilities, infrastructure, and services.
- Evaluate the feasibility of renovating existing commercial/industrial structures for new enterprises. In terms of existing or past brownfield activity, the town has six sites identified in DNR's Remediation and Redevelopment Tracking System (BRRTS) database (<http://botw.dnr.state.wi.us/botw/Welcome.>). Three of these are listed as "closed" and the remaining three are listed as "no action required".
- Although the Town recognizes the difficulty and the extensive costs involved with environmental clean-up, should additional sites be found, it will rely on private clean-up action where possible.

**Goal ED 2. Protect the economic viability of existing farm operations and the "right to farm".****Objectives:**

- **ED 2.1. Support home-based occupations in the town that are consistent with existing county zoning.**

**Strategy:**

- If deemed appropriate, town residents should be afforded the opportunity to establish home-based occupations.
- **ED 2.2. Encourage innovative farming techniques and methods such as organic farming and other niche type operations.** Farmers throughout the country have found that shifting or augmenting their current operations to accommodate these specialty farming techniques. These may be viable in option in Bloomfield to provide an income stream that may enable them to remain economically viable.

**Strategy:**

- Support local farmers who wish to practice innovative or unique farming methods or products.
- **ED 2.3. Encourage new agricultural service businesses and direct them to areas that are convenient to the farming community.** Convenient access to services and other support businesses saves farmers time and money.

**Strategy:**

- Support entrepreneurs who wish to begin new agribusinesses which are well suited for the area.
- **ED 2.4. Support the agricultural community by meeting annually with farmers to discuss pertinent issues and by promoting the economic vitality of agricultural industries.**

**Strategy:**

- Establish annual meetings in conjunction with the town board, planning commission, and other official meetings.
- **ED 2.5. Promote and encourage the expansion of additional farmers' markets.**  
The Town of Bloomfield has small produce stands that are set up during the summer months and larger farmers' markets are available in nearby communities. Connecting farmers to both restaurants and consumers through direct product purchasing and through an expanded farmers' market program can enhance the relationship between consumers and food providers. It also promotes healthy eating by creating greater access to fruits and vegetables grown locally.

**Strategies:**

- An area-wide organized effort for the promotion of farmers' markets is a step the Town of Bloomfield can take can working with the Tri-County Regional Economic Development Corporation.
- "Farm Breakfast" events which have been held on the last Sunday in June should continue to be promoted throughout the county as a means of promoting agriculture. The event should be rotated among interested farms to increase accessibility to all county residents.
- **ED 2.6. Cooperate with the County to promote agriculture as a tourism activity.** The NEW Study highlighted specialty farming and crop production as an important new market. Organic farming and specialty crops are a growing niche market which presents opportunities to add additional value to the agricultural economy in the town and county.

**Strategies:**

- Promote organic and specialty farming ventures as a desired enterprises in the town. Provide similar financial incentives to these entrepreneurs as new small business owners would receive.
- Expand "farm breakfast" events to include specialty seasonal events such as haunted woods, corn mazes, pumpkin patch kids, horse drawn hay rides, and winter sleigh ride programs.

**Goal ED 3. Attract visitor-dollars by encouraging local businesses that promote and protect the scenic and recreational values of the town's resource base.**

**Objectives:**

- **ED 3.1. Support requests by entrepreneurs to develop accommodations and other facilities that capitalize on "low impact" tourism-based economic activities such as campgrounds, "Bed 'n' Breakfasts", and home and cottage rentals.** The Town of Bloomfield, as well as Waushara County as a whole, should take advantage of opportunities to attract tourism dollars into the local economy. The Tustin area, in particular, stands to benefit economically from its Lake Poygan shoreline setting.

**Strategy:**

- Work with the TCREDC, Waushara County Convention and Visitors Bureau, and Waushara Area Chamber of Commerce to market hunting, fishing, and wildlife viewing activities in Waushara County.

**ED 3.2. Encourage the County and other tourism-promotional groups to market "low impact" tourism attractions such as home and cottage rentals and Bed 'n' Breakfasts that serve as visitor retreats.** These retreats ideally would be lodging for visitors that are pursuing outdoor activities like fishing, hunting, camping, and winter activities.

**Strategies:**

- Inventory all existing campgrounds, rental facilities and other tourism infrastructure.
- Collaborate with other entities in Waushara County and nearby communities to create partnerships to further discuss tourism opportunities which would be beneficial to the entire area.

**Goal ED 4. Support efforts by Waushara County and other entities in Waupaca and Winnebago counties to attract new commercial and industrial development to the area.**

**Objectives:**

- **ED 4.1. Work with the Tri-County Regional Economic Development Corporation and other nearby communities in Waupaca and Winnebago counties to maintain an up-to-date inventory of buildings and sites potentially available for development or redevelopment.** The Tri-County Regional Economic Development Corporation (TCREDC) fosters new business development and supports and sustains existing businesses throughout Waushara, Marquette, and Green Lake Counties. Utilizing this network will increase the potential for attracting new businesses into Bloomfield and the surrounding communities. Currently, the TCREDC maintains a list of available buildings and properties available for commercial ventures. See <http://www.1waushara.com/EDC/>

**Strategies:**

- Inventory all vacant and underutilized structures zoned for industrial and commercial activities. Maintain this database and incorporate it with the TCREDC list. Include pertinent information such as the building name, size, current zoning requirements, address, and other pertinent information.
  - Available buildings and sites can also be marketed on Forward Wisconsin's Locational One Information System Database (LOIS). Forward Wisconsin, the Wisconsin Department of Commerce and the state's electric utilities have joined together to develop and implement a state-wide system that will make available comprehensive building, site, and community information. It is an internet based marketing tool. Any community in Wisconsin can use it as a single point of data entry. There is no charge to use LOIS or to integrate into an existing website. Examples of local organizations that have integrated LOIS into their Web site can be found on Forward Wisconsin's website at [www.forwardwi.com](http://www.forwardwi.com). Click on "Resources for Economic Developers" and then on LOIS: A User's Guide. Additional information about LOIS and get started is also available by contacting East Central Planning Wisconsin Regional Planning Commission at (920) 751-4770.
  - Update and post this list on the discussed websites when additional properties, buildings, and lots become available.
- **ED 4.2. Encourage the Waushara County Economic Development Corporation Revolving Loan Fund administrators to develop criteria consistent with comprehensive planning recommendations.** Revolving loan fund programs (RLFs) provide low interest funding to businesses for working capital, equipment, or expansion. The businesses must in turn create jobs.

**Strategy:**

- To further support the local planning process, the administrators of the Waushara County RLF should refer to local comprehensive plans while evaluating loan applications.
- **ED 4.3. Support entrepreneurial programs to facilitate local business start-ups.** Small and medium sized firms represent 98 percent of all businesses in the United States and account for at least two-thirds of net new jobs in the economy. The creation and support of entrepreneurs is important for economic development within communities.

**Strategy:**

- Utilize existing programs which train and assist new small business owners through training and grant/loan programs. As mentioned above, CAP Services is a resource with an office in Wautoma. Additional support for business plan development, financing information, and other assistance can be found at the following locations
  - Build Your Business: 1-(800)-435-7287, [www.wisconsin.gov/stat/byb](http://www.wisconsin.gov/stat/byb)
  - Small Business Development Centers (SBDC): 1-(800)-940-SBDC, [www.wisconsin.sbdc.org](http://www.wisconsin.sbdc.org)
  - Virtual Business Incubator: [www.virtualincubate.com](http://www.virtualincubate.com)



- Impact Seven: (608) 251-8450, [www.impactseven.orf](http://www.impactseven.orf)
- Fox Valley Technical College E-Seed Program: 1-(800)-735-3882  
[www.fvtc.edu/bis](http://www.fvtc.edu/bis)
- East Central Wisconsin Regional Planning Commission: (920) 751-4770,  
[www.eastcentralrpc.org](http://www.eastcentralrpc.org)

**Goal ED 5. Use the town's quality of life attributes to attract new business and an educated workforce.**

**Objectives:**

- **ED 5.1. Identify and evaluate the most important factors which contribute to the high quality of life in the area so that they may be promoted accordingly.** Many factors contribute to the "quality of life" in a community. These include educational availability and quality, natural resources and recreational opportunities, service provision, and other factors. These amenities are considered by businesses as well as potential new residents when making location decisions.

**Strategy:**

- The Town should cooperate with the surrounding communities to better promote the area's natural, cultural, and educational resources to prospective businesses.
- **ED 5.2. Provide adequate technological infrastructure to accommodate the needs of businesses and residents.** Infrastructure no longer just includes roads, sewer, water, and utilities. Technology designed for high speed communication and business applications is necessary for business to compete in a global economy. Increasing access will support existing businesses, facilitate future business opportunities, and enhance the quality of life for residents. For example, in coming years, access to high speed internet will provide an opportunity for some Bloomfield residents to spend a portion of their work week at home, reducing the need to commute on a daily basis. It could even allow a local enterprising entrepreneur to sell products on a global level.

**Strategies:**

- Evaluate and identify new and existing technologies including dial-up and high speed internet services which are utilized by successful businesses in the area and statewide.
- Evaluate the overall adequacy and reliability of the technologies and service providers that local businesses rely on for technological needs. Parameters to be evaluated should include, but are not limited to, uplink times, download times, reception quality, and frequency of service interruptions.
- Keep informed of new technologies which will improve the communications and overall efficiency of local enterprises such as high definition digital television and others.
- **ED 5.3. Promote the value of education and vocational training both in preparing the local workforce for successful careers and fostering an active business community.**

**Strategies:**

- Partner with educational institutions to promote life long learning for the area's youth and adults. Overall, the support for education and job skills training is essential for increasing the earning potential for all Wisconsin residents. A local branch of CAP Services is located in Wautoma; this resource is available to entrepreneurs for business plan development, information on financing, and other tools necessary for starting a business. The Fox Valley Technical College satellite program is also available.
- Partner with the Northeast Wisconsin Educational Resource Alliance (NEW ERA). This group is a partnership Wisconsin technical colleges, the University System, and private colleges have formed in response to the economic changes Wisconsin is experiencing. One the goals of the partnership is to enhance and expand learning opportunities in Wisconsin in order to offer necessary training/learning to Wisconsin's current and future workers.

## CHAPTER 4: HOUSING

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## HOUSING

### INTRODUCTION

A number of factors influence how well the housing stock meets the needs of the community. The design, placement and density of housing impacts the overall appearance and character of a community by defining a sense of place and encouraging or discouraging social interaction between residents. It influences the cost of housing and the cost and efficiency of other plan elements, such as roadways, school transportation and the provision of public utilities.

The quality and affordability of housing influences the economic health and well-being of the community. Well designed, decent, safe and affordable housing creates a sense of connection and ownership between residents and their neighborhood and community. Residents with decent, safe affordable housing have more resources available for food, clothing, transportation, health care, savings for college or retirement, and other expenses. They also have the resources necessary to maintain their housing, which contributes to the quality of the community's housing stock and appearance of the community.

#### ***Housing Vision for 2025***

*The town accommodates a variety of housing choices. Home ownership continues to be the preferred housing option but the need for affordable rental housing is also being adequately addressed by new duplexes and conversions, primarily in Tustin. Condominiums have recently been built along the shore of Lake Poygan near Tustin. With limited shopping and other service needs available within the town to accommodate less mobile residents, the town has been successful in directing concentrated residential uses such as multi-family housing, mobile home parks, and extended care facilities to nearby communities, where these conveniences and services exist.*

*Quality single family housing opportunities remain the primary residential choice in the Town of Bloomfield. Most new rural residences have been designed to blend in with natural features and existing agricultural activities in ways that minimize land use conflicts and preserve rural character. In recent years scattered single lot rural development has given way to conservation subdivisions, which offer common open space, walking trails and other amenities. These are proving to be an effective way to accommodate new growth without sacrificing rural character. This type of development gained favor when farmers realized they could strategically develop a portion of their land without compromising a viable farm operation. The trend of converting and upgrading seasonal housing in areas near Lake Poygan to year-round single family residences continues. Historically accurate renovations of a number of old farmsteads have also occurred.*

## INVENTORY AND ANALYSIS<sup>1</sup>

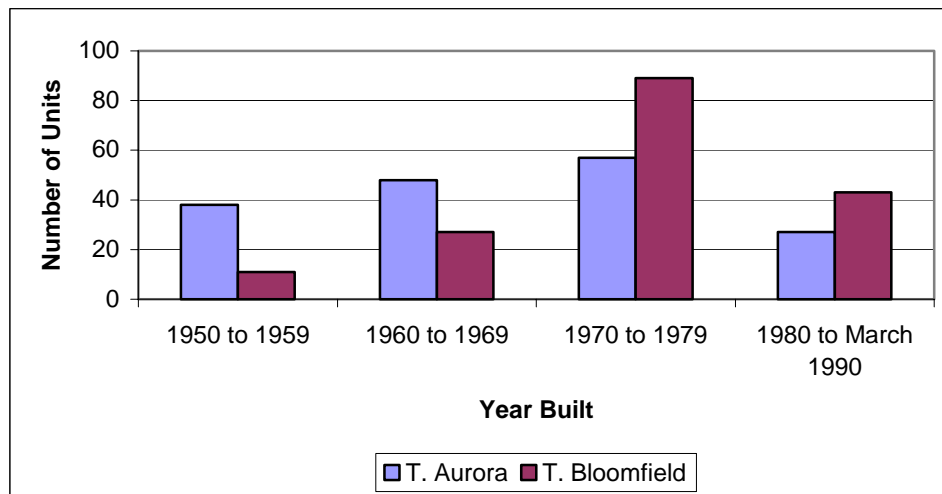
This section of the chapter provides a broad brush of housing characteristics for the towns of Aurora and Bloomfield, plus identifies why a particular housing variable may be important. Characteristics which are unique to a particular community are noted, as are characteristics that can help identify strengths or opportunities for improvement. Tables are provided in Appendix D for those who may be interested in more detail.

### Age of Occupied Dwelling Units

The age of occupied dwelling units reflect the historic demand for additional or replacement housing units, thereby providing historic information regarding settlement patterns, household formation rates, migration trends and natural disaster impacts. The age of units by itself is not an indication of the quality of the housing stock. However, the age of occupied units can provide limited information regarding building construction and material content, as construction techniques and materials change over time.

Census information regarding the age of owner-occupied units indicates that both towns were well established by 1960 (Appendix D, Tables D-1 and D-2). The number of owner-occupied units rose each decade from 1950 through the 1970's, and then fell sharply in the 1980's; this is particularly true in the Town of Bloomfield (Figure 4.1). The number of owner-occupied units began rising again in the 1990's, particularly in the latter half of that decade (Figure 4.2).

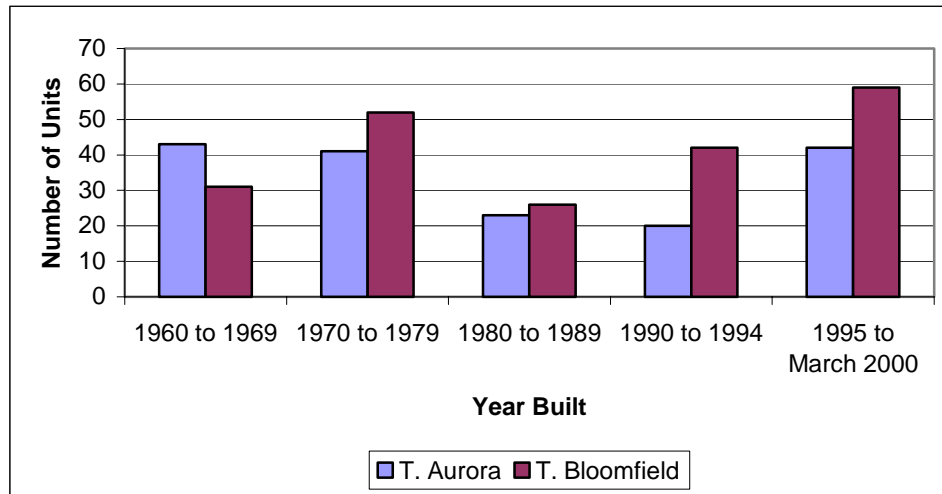
**Figure 4-1. Occupied Dwelling Units by Year Built, 1990**



*Source: U.S. Census, 1990.*

A comparison between the 1990 and 2000 Census data shows a discrepancy in the number of owner-occupied units built in the 1970's. The 1990 Census information indicates that 57 owner-occupied units were built in the Town of Aurora in the 1970's, while the 2000 Census only lists 41, a decrease of 16 units. In Bloomfield, the number of owner-occupied units built in the 1970's was listed as 89 in the 1990 Census and 52 in the 2000 Census, a decline of 37 units.

<sup>1</sup> U.S. Census, 1990 and 2000, unless otherwise noted.

**Figure 4-2. Occupied Dwelling Units by Year Built, 2000**

Source: U.S. Census, 2000.

According to Town of Aurora committee members, the variation in the data between 1990 and 2000 likely reflects the closure of a migrant camp. In Bloomfield, many farms were consolidated. As farms were consolidated, the new owner often removed the extra farmhouse. A portion of the variation in Bloomfield may also be attributed to a change in tenure or status. As retirees move into the area and seasonal residences were converted to owner-occupied residences, it is likely that the composition of owner-occupied units changed between 1990 and 2000.

In 2000, the Town of Aurora's housing stock was slightly older than the Town of Bloomfield's. Both towns had a higher percentage of owner-occupied units built prior to 1960 than the county or the state, which indicates that the demand for new housing stock has been less in Aurora and Bloomfield than at the county and state level. Almost fifty-three percent (52.5%) of Aurora's housing stock was built prior to 1960, compared to 44.7% of Bloomfield's. At the state and county level, 38.7% of Waushara County's housing stock and 44.0% of Wisconsin's housing stock was built prior to 1960.

Between 1990 and 2000, both towns experienced a higher level of growth in owner-occupied units than was indicated in previous Census periods based on the age of structure information provided in the 1990 and 2000 Censuses. The Town of Bloomfield gained 101 new occupied units between 1990 and 2000, while the Town of Aurora gained 62 during this time period. A portion of the growth in the Town of Bloomfield was facilitated by the introduction of sewer in Tustin, which encouraged the updating of older homes and the construction of new units.

### **Change in Structural Type**

Structural type is one indication of the degree of choice in the housing market. Housing choice by structural type includes the ability to choose to live in a single family home, duplex, multi-unit building or mobile home. Availability of units by type is indicative not only of market demand, but also of zoning laws, developer preferences and access to public services. Current state sponsored local planning goals encourage communities to provide a wide range of choice in housing types, as housing is not a 'one size fits all' commodity.

A single person, for example, will have different housing needs than a couple with children. Housing needs also change as we age, lifestyles change, or in the event that one or more members of the household become disabled. Providing a range of housing choices which meets individual household needs and preferences is one way of encouraging individuals to stay in the community and to draw others to locate there.

As with most rural communities, the dominant housing type in the towns of Aurora and Bloomfield is single family housing. In 1990, single family housing comprised 87.0% of the Town of Aurora's housing stock and 85.9% of the Town of Bloomfield's housing stock. Less than four percent of the towns' housing stock was comprised of duplex and multi-family units.

At 49 units, the Town of Bloomfield contained the largest number and share of mobile home, trailer & other units (11.9%). The Town of Aurora had the smallest number (32) and share of mobile home, trailer & other units (9.4%) (Appendix D, Table D-3).

During the 1990s, conversions, deletions and additions to communities' housing stock resulted in a slightly different composition of housing in 2000. Housing choice by structural type decreased in both towns. By 2000, the share of single family units had increased to 89.7% in the Town of Aurora and 91.0% in the Town of Bloomfield, while the number and share of mobile home units decreased in both communities. During this same time period, the number and share of duplex and multi-family units decreased in the Town of Aurora, but increased slightly in the Town of Bloomfield (Appendix D, Tables D-3 and D-4).

Although the number and share of mobile home, trailer and other units dropped, this category remained the second largest category by structural type for both towns. In 2000, mobile home, trailer and other units comprised 8.0% of the Town of Aurora's housing stock and 6.2% of the Town of Bloomfield's housing stock.

At the state and county level, the number and share of single family homes and larger multi-family buildings (those with 5+ units per building) increased, while the number and share of two to four unit buildings and mobile home, trailer and other units decreased. In 2000, single family homes comprised 82.6% of Waushara County's housing stock and 69.3% of the state's housing stock. Mobile home, trailer and other units comprised the second largest housing category for Waushara County, 13.0%. Multi-family units comprised less than five percent (4.4%) of the County's housing stock. At the state level, the second largest housing category was multi-family housing, which comprised 26.2% of Wisconsin's housing stock. Mobile home, trailer and other units comprised 4.5% of the State's housing stock.

## **Occupancy Status**

Occupancy status reflects the utilization of available housing stock. The total number of housing units includes renter-occupied, owner-occupied and various classes of vacant units. Vacant units include those which are available for sale or rent and those which are seasonal, migrant, held for occasional use or other units not regularly occupied on a year-round basis.

For a healthy housing market, communities should have a vacancy rate of 1.5 percent for owner-occupied units and 5 percent for year round rentals. The number of migrant, seasonal and other vacant units will vary depending on the community's economic base.



## Tenure

Occupancy rates vary by community and over time. Total occupancy rates increased for Waushara County, the state and both towns between 1990 and 2000. In both time periods, jurisdictions with the lowest occupancy rates had the highest percentage of seasonal units (Table 4-1). All four jurisdictions experienced a decrease in the number and share of seasonal units between 1990 and 2000 and an increase in the number and share of occupied units and total units. The combination indicates that additional year round units were built and seasonal units were likely converted to year round residences (Appendix D, Tables D-5 and D-6).

Occupancy rates indicate that Waushara County has a higher percentage of seasonal units than the state as a whole. Both jurisdictions experienced an increase in total occupancy rates and a decrease in the number of seasonal units between 1990 and 2000. Waushara County experienced the largest change.

**Table 4-1. Occupied and Seasonal Units as a Share of Total Housing Units, 1990 and 2000**

Jurisdiction	Total Occupied		Seasonal	
	1990	2000	1990	2000
Town of Aurora	87.3%	91.7%	8.0%	5.5%
Town of Bloomfield	75.7%	84.4%	20.2%	11.7%
Waushara County	62.2%	68.3%	31.7%	27.0%
Wisconsin	88.6%	89.8%	7.3%	6.1%

*Source: U.S. Census, 1990 and 2000.*

The majority of occupied units within both towns are owner-occupied. Aurora and Bloomfield also have higher owner-occupancy rates than Waushara County and state (Table 4-2). Between 1990 and 2000, the share of owner-occupied units increased in all four jurisdictions. By 2000, the share of occupied units that were owner-occupied ranged from 90.3% in the Town of Aurora to 68.4% in Wisconsin.

**Table 4-2. Tenure as a Percent of Occupied Units, 1990 and 2000**

Jurisdiction	Owner Occupied		Renter Occupied	
	1990	2000	1990	2000
Town of Aurora	84.1%	90.3%	15.9%	9.7%
Town of Bloomfield	83.5%	89.3%	16.5%	10.7%
Waushara County	80.3%	83.5%	19.7%	16.5%
Wisconsin	66.7%	68.4%	33.3%	31.6%

*Source: U.S. Census, 1990 and 2000.*

## **Vacancy Status**

Vacant housing units are units that are livable, but not currently occupied. The vacancy status of units available for purchase or rent is considered to be a strong indicator of housing availability. Generally, when vacancy rates are below 1.5 percent for owner-occupied units and 5 percent for renter-occupied units, housing is considered to be in short supply and additional units are needed. If vacancy rates are at or above standard, the community may have an adequate number of units for rent or for sale. However, additional information, such as choice in housing and housing affordability is needed to determine if the units on the market meet the needs of potential buyers or renters. A higher vacancy rate may be appropriate, particularly for smaller communities, if the additional units provide needed choices within the housing market. If the existing vacancy rate is too high for existing market conditions, then property values may stagnate or decline.

### ***Owner-Occupied Housing***

Homeowner vacancy rates indicate that the Town of Bloomfield and Waushara County had an adequate share of owner-occupied units for sale in 1990, while the Town of Aurora and Wisconsin had tight housing markets. Between 1990 and 2000, homeowner vacancy rates fell in both towns and Waushara County, but remained stable at the state level (Appendix D, Tables D-7 and D-8). Countywide, the homeowner vacancy rate was 1.9 percent in 2000, which indicates that the county had an adequate number of homes on the market to meet demand. The homeowner vacancy rate for Wisconsin remained stable at 1.2 percent, which was just below the standard for both years. In 2000, both towns had homeowner vacancy rates below one percent, which indicates a shortage of homes for sale.

The drop in the vacancy rates is related to the increase in the number of owner-occupied units within both towns. Since the vacancy rate is a measure of the number of units for sale compared to the number of owner-occupied units, the number of units for sale is expected to rise as the total number of owner-occupied units rise in order to accommodate the growth in households. However, this did not occur in either town in the 1990's.

According to the Census, the Town of Aurora had three houses for sale in 1990 and 2000, while the Town of Bloomfield had four houses for sale in 1990 and three for sale in 2000. In order to meet the accepted vacancy rate standard of a 1.5 percent, both communities should have had at least five units for sale in 2000. The small number of units coupled with the low vacancy rate meant that both towns likely had an inadequate number of homes on the market to provide choice for prospective homebuyers.

### ***Rental Housing***

In 1990, rental vacancy rates for the towns of Aurora (12.8%) and Bloomfield (7.7%) were above the vacancy standard of 5.0 percent, which would seem to indicate that both communities had more than an adequate supply of housing units for rent (Appendix D, Tables D-7 and D-8). However, the actual number of rental units was very small. In comparison, the rental vacancy rates for Wisconsin and Waushara County were 4.7% and 8.5%, respectively.

Between 1990 and 2000, the number of rentals and the rental vacancy rates decreased in both towns and at the county level. In 2000, rental vacancy rates indicate that the rental market

had tightened, but the state, county and Town of Aurora had vacancy rates above 5.0 percent. The Town of Bloomfield's vacancy rate of 4.9%, however, was just below the standard. Waushara County had the highest rental vacancy rate (6.8%) of all four jurisdictions. The rental vacancy rate for the Town of Aurora was 5.9% and the state's rental vacancy rate was 5.6%.

As with the number of homes for sale, the number of housing units for rent in both towns was also small. In 1990, the Town of Aurora had six housing units for rent and the Town of Bloomfield had four. In 2000, the number of housing units for rent decreased to two units in each town. The decline in the number of units for rent and the number of renter-occupied units is another indicator that housing choice is declining in Aurora and Bloomfield. The decline in rental units likely gives a false impression regarding the adequacy of the number of units for rent. With only two units to choose from, the likelihood that a rental unit will meet the needs of prospective renters is very small.

### ***Seasonal Units***

Seasonal units are units intended for use only in certain seasons or for weekend or other occasional use throughout the year. They include properties held for summer or winter sports or recreation such as summer cottages or hunting cabins. They also include time-share units and may include housing for loggers.

Between 1990 and 2000, the number of seasonal units declined in all four jurisdictions. The share of vacant units identified as seasonal showed mixed results. The share of vacant units identified as seasonal decreased in the Town of Bloomfield and Wisconsin, but increased in the Town of Aurora and Waushara County (Appendix D, Tables D-7 and D-8). Between 1990 and 2000, the share of vacant units identified as seasonal declined from 83.2% in the Town of Bloomfield to 74.7%, as many of these units were converted to owner-occupied units. At the state level, the share of vacant units declined from 64.5% of all vacant units to 60.9%. The share of vacant units identified as seasonal increased in the Town of Aurora from 62.8% in 1990 to 65.6% in 2000 and increased in Waushara County from 83.9% to 85.3% during the same time period.

### ***Other Vacant***

Other vacant units include: migrant housing; units rented or sold, but not yet occupied; and units held for occupancy by a caretaker or janitor and units held for personal reasons of the owner, but not classified as seasonal. At the state and county level, units held for occupancy by a caretaker or janitor and units held for personal reasons of the owner, but not classified as seasonal comprised the largest segment of the other vacant unit category. At the town level migrant housing does exist within the Town of Aurora. However, no vacant migrant housing was listed in either Census for the town of Aurora or Bloomfield. The other vacant units listed were a mix of units rented or sold, but not yet occupied and units held for occupancy by a caretaker or janitor and units held for personal reason of the owner.

According to the Census, other vacant units comprised 16.3% of all vacant units for the Town of Aurora and 8.9% of vacant units for the Town of Bloomfield in 1990 (Appendix D, Tables D-7 and D-8). Between 1990 and 2000, the share of other vacant units rose in both towns. By

2000, other vacant units comprised 18.8% of all vacant units in Aurora and 18.3% of vacant units in Bloomfield.

The actual number of other vacant units reported in the Census ranged from seven in Aurora to nine in Bloomfield in 1990. Between 1990 and 2000, the number of other vacant units decreased in Aurora to six and increased in Bloomfield to thirteen. The increase in other vacant units in Bloomfield was equally split between units rented or sold, but not yet occupied and units held for occupancy by a caretaker or janitor and units held for personal reason of the owner.

In addition to the information provided to the Census Bureau, United Migrant Opportunity Services (UMOS) operates 32 units of seasonal housing in the Town of Aurora. This facility, the Aurora Emergency Shelter, is open from May through October to provide housing for temporary farm workers in the area. Since this facility is closed during the month of April, it does not appear in the U.S. Census. However, it provides much needed housing for the workers needed to support the seasonal labor demands of the area.

### **Owner-Occupied Housing Stock Value**

Owner-occupied housing stock values can provide information about trends in property values, housing demand and choice within the housing market. Housing stock values can also help provide prospective new businesses with information regarding how accessible housing will be for their employees.

### ***Median Housing Value Trends: A Broad Historical Perspective***

State and county level information indicate that owner-occupied housing values have risen substantially since 1970. The largest growth in median housing values occurred in the 1970's. Between 1970 and 1980, median housing prices more than doubled in response to inflationary pressures during the late 1970's and increased demand as baby-boomers entered the housing market. Housing prices continued to rise during the 1980's, but at a much slower rate. Housing prices again increased substantially in the 1990's. Lower interest rates and competitive loan products allowed home buyers the opportunity to purchase a higher value home, and the market responded by increasing the average home size for new construction<sup>2</sup>. The number of expected amenities in a home also increased. Communities contributed to the rise in housing prices by increasing minimum lot sizes and minimum square footage. Children of baby-boomers began entering the housing market during this decade, which put additional pressure on the housing market. The increased demand for starter homes and lack of supply drove the value of existing starter homes up substantially. By 2000, the median housing value for Waushara County had risen from \$10,600 in 1970 to \$85,100; and the median housing value for Wisconsin had risen from \$17,300 to \$112,200.

### ***Current Median Housing Value Trends***

Between 1990 and 2000, both towns experienced substantial increases in median housing values, with the Town of Bloomfield experiencing the largest increase. Median housing values

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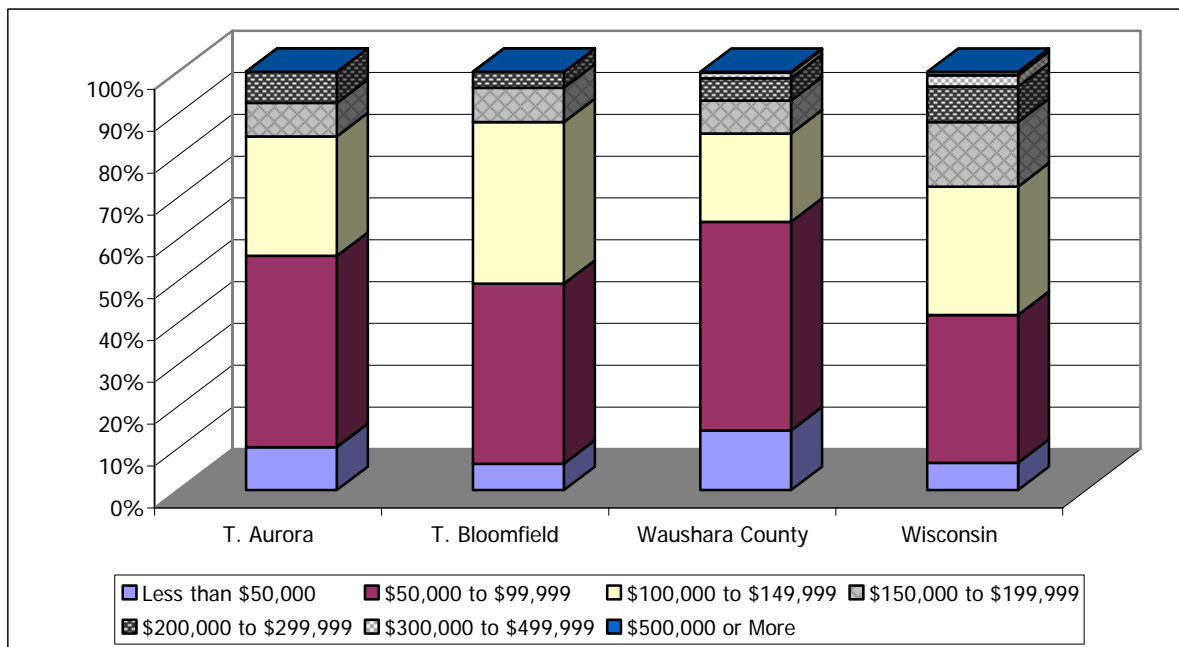
<sup>2</sup> In 1970, the average size of a new single family home in the U.S. was 1,500 sq. ft. By 2000, the average size of a new single family home in the U.S. was 2,266 sq.ft.

increased by 71.7% in the Town of Aurora, compared to an increase of 117.3% in the Town of Bloomfield. By 2000, median housing values ranged from \$94,800 in the Town of Aurora to \$100,600 in the Town of Bloomfield (Appendix D, Table D-9).

### ***Current Values by Price Range***

Over 84% of the owner-occupied housing stock in the towns of Aurora and Bloomfield and Waushara County was valued at less than \$150,000 in 2000. The largest share of owner-occupied units by price range fell within the \$50,000 to \$99,999 range (Appendix D, Table D-9). Forty-six percent of Town of Aurora's owner-occupied housing stock was valued at \$50,000 to \$99,999 compared to 43% of the Town of Bloomfield's. Fifty percent of the county's housing stock and 35% of the state's owner-occupied housing stock was also valued at \$50,000 to \$99,999. Waushara County had the largest share of housing units valued at less than \$50,000, while the Town of Bloomfield had the least (Figure 4-3). According to the 2000 Census, neither town had owner-occupied housing valued over \$300,000. In Waushara County and Wisconsin, 1.5 percent and 3.5 percent of the owner-occupied housing units were valued over \$300,000, respectively. While both towns had slightly different compositions by price range, both towns have about the same level of choice in owner-occupied housing opportunities by price range.

**Figure 4-3. Housing Values by Range, 2000**



Source: U.S. Census, 2000.

### **Housing Costs**

The relationship between housing costs and household income is an indicator of housing affordability, which is gauged by the proportion of household income expended for rent or home ownership costs. Rental costs include contract rent, plus the estimated average monthly cost of utilities and fuel. Owner costs include payments for mortgages, real estate taxes, fire hazard and flood insurance on the property, utilities and fuels. In 1989, the U.S. Department of

Housing and Urban Development (HUD) raised the standard for determining whether rent or home ownership costs comprised a disproportionate share of income from 25 to 30 percent of gross household income. Households spending more than 30 percent of their income for housing may be at risk of losing their housing should they be confronted with unexpected bills or unemployment of one or more workers per household. Communities should be aware that maintenance and repair costs are excluded from this housing affordability formula, as are other outstanding debts, because these items will have policy impacts. Potential homeowners should be aware that these items are excluded from this housing affordability formula, as these items can impact their housing affordability and future financial stability.

Access to affordable housing is not only a quality of life consideration it is also an integral part of a comprehensive economic development strategy. Communities need affordable housing for workers in order to retain existing companies and attract new companies to the area. Households, which must spend a disproportionate amount of their income on housing, will not have the resources to properly maintain their housing, nor will they have adequate disposable income for other living expenses, such as transportation, childcare, healthcare, food, and clothing. This in turn not only has a negative impact on the overall economy, it may also heighten resistance to property tax increases, which is a major source of revenue for many Wisconsin communities.

For persons on the bottom end of the economic ladder, affordable housing is particularly important. A recent study by the Hudson Institute and the Wisconsin Housing Partnership<sup>3</sup> found that the most important factor for individuals to successfully move from welfare to work was their ability to find decent, stable affordable housing.

A review of housing stock values for the towns of Aurora and Bloomfield indicated that housing values were on average lower than the state average. However, many of those units were not affordable for town residents. This was especially true in the Town of Bloomfield.

### ***Owner-Occupied Housing***

In 1989, 15.1 percent of homeowners in the state and 17.7 percent of homeowners in Waushara County were paying a disproportionate amount of their income for housing (Appendix D, Table D-10). Residents in the towns of Aurora and Bloomfield had a slightly harder time finding affordable housing. In 1989, 17.8 percent of Aurora residents and 18.5 percent of Bloomfield residents were spending more than 30% of their income on housing.

Between 1989 and 1999, housing affordability became a larger issue for homeowners in the state, Waushara County and the Town of Bloomfield. The percentage of homeowners paying a disproportionate share of their income for housing in Bloomfield rose to 26 percent. Almost twenty percent (19.7%) of County residents were paying a disproportionate share of their income for housing in 1999, compared to 17.8 percent of state residents. The change in housing affordability likely resulted from housing prices and values rising faster than incomes. The Town of Aurora was the only jurisdiction during this time period where the median household income rose faster than the median price of housing (Figure 4-4.). It was also the only jurisdiction to see a decline in the number and share of homeowners paying a

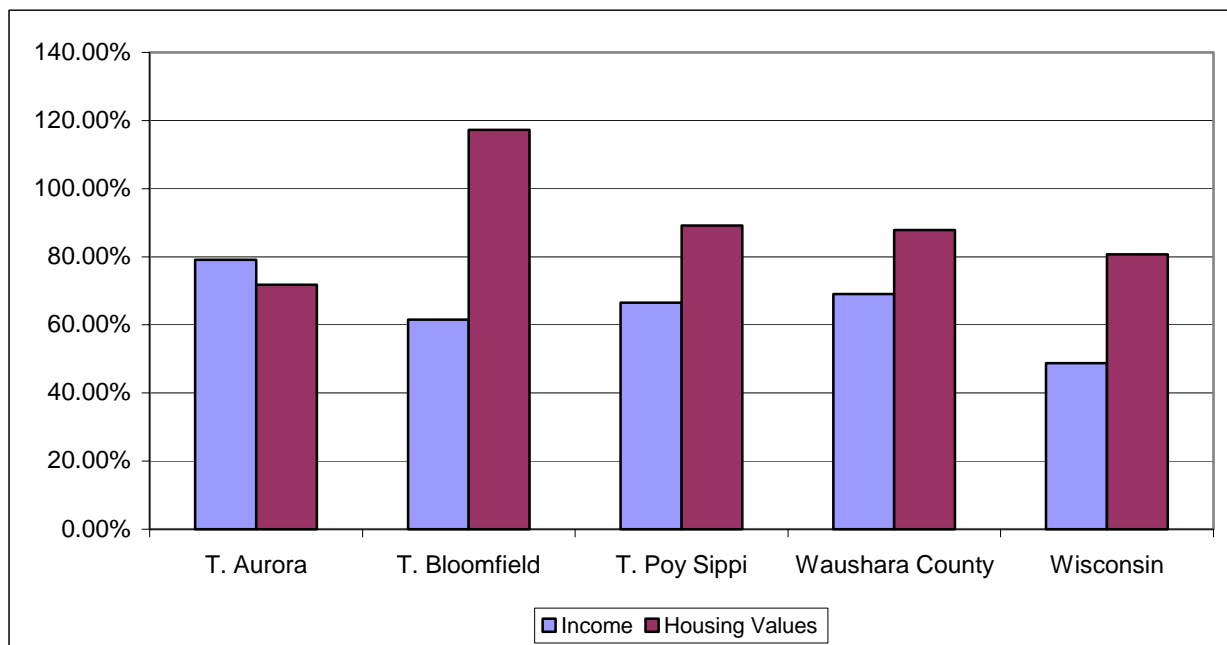
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<sup>3</sup> Rebecca J. Swartz, Brian Miller with Joanna Balsamo-Lilien, Hilary Murrish, 2001. *Making Housing Work for Working Families: Building Bridges between the Labor Market and the Housing Market.*

disproportionate share of their income for housing. In 1999, only 10.3 percent of homeowners in Aurora reported paying a disproportionate amount of their income for housing.

If household income in the Town of Aurora continues to rise faster than housing values, housing affordability issues could be eliminated in the town in the future, thereby increasing the quality of life for all town residents. The Town of Bloomfield suffered the largest disparity in income growth compared to housing value growth during the 1990s. The number of households paying a disproportionate share of their income for housing also doubled. As a result, action should be taken in the Town of Bloomfield to address this issue. Otherwise, the town's housing stock could fall into disrepair. People may not have the necessary resources to meet other needs; and some people could lose their housing. The town will also have greater difficulty raising revenues to meet necessary expenditures. Potential actions could include financial education and budgeting assistance, strategies to increase income opportunities, housing subsidies, aid in refinancing to make housing more affordable, reverse mortgages for elderly homeowners, construction of housing which is more in line with residents' income or any other action that will increase housing affordability for residents.

**Figure 4-4. Change in Median Housing Values Compared to Change in Median Household Income**



Source: U.S. Census, 1990 and 2000.

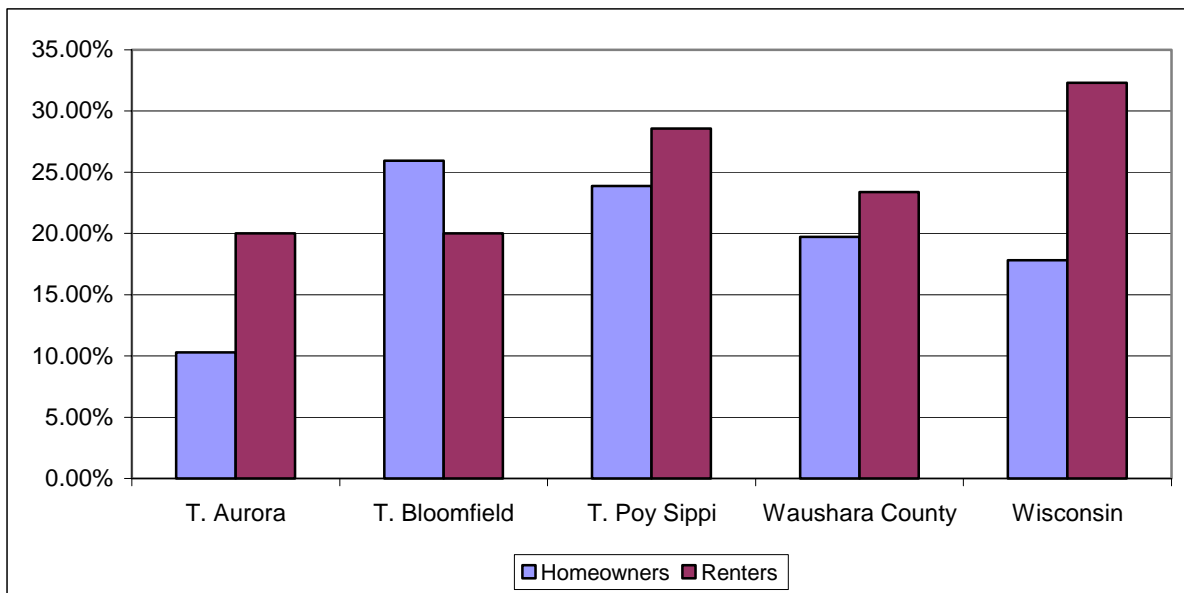
### ***Renter-Occupied Housing***

Census data indicates that renters had far greater difficulty finding affordable housing than homeowners. In 1989, 36.0% of renters in the state and 34.6% of renters in the county paid a disproportionate share of their income for housing, compared to 15.1% and 17.7% of homeowners, respectively. The share of renters paying a disproportionate amount of their income for housing ranged from 25.0% in the Town of Aurora to 27.3% in the Town of Bloomfield.

Between 1989 and 1999, the number and share of households paying a disproportionate share of their income for rental housing decreased in all four jurisdictions. This decrease was accompanied by a decrease in the total number of renters, which indicates that renters may have relocated in search of more affordable housing.

By 1999, the share of renters paying more than 30% of their income for housing had decreased to 20.0% in both towns (Figure 4-5). Thirty-two percent (32.3%) of state residents were paying more than 30% of their income for rental housing, compared to 23.4% of Waushara County residents, which indicates that rent was more affordable for the renters who remained in Aurora and Bloomfield than for renters at the state and county levels.

**Figure 4-5. Percent of Households for which Housing is Not Affordable, 1999**



Source: U.S. Census, 2000.

## Housing Conditions

Two Census variables often used for determining housing conditions include units which lack complete plumbing facilities and overcrowded units. Complete plumbing facilities include hot and cold piped water, flush toilet and a bathtub or shower. If any of these three facilities is missing, the housing unit is classified as lacking complete plumbing facilities. The Census defines overcrowding as more than one person per room in a dwelling unit.

In the Towns of Aurora and Bloomfield, occupied units without complete plumbing facilities are rare. Only five occupied units were listed as being without complete plumbing facilities in 2000. Those units were located in the Town of Bloomfield. Less than two percent of dwelling units within these towns are overcrowded (Appendix D, Table D-11). The Town of Bloomfield had the greatest percentage of overcrowded units (1.3%), while the Town of Aurora had the smallest (1.1%). The actual number of overcrowded units listed was four in Aurora and five in Bloomfield.



## Subsidized and Special Needs Housing

Subsidized and special needs housing should be available for individuals, who because of financial difficulties, domestic violence situations, disabilities, age, alcohol and drug abuse problems, and/or insufficient life skills, need housing assistance or housing designed to accommodate their needs. In some instances, extended family structures and finances may allow families or individuals to cope privately with special needs. Two such examples would be when a child cares for an elderly parent in their own home or when a parent cares for a disabled child in their own home. In most instances, however, some form of assistance is needed. The housing needs of these populations vary based on their circumstances, health, economic conditions and success of educational, training, treatment or counseling programs.

Table 4.3 shows the location of federally assisted rental units by type for Green Lake, Waupaca and Waushara Counties. The closest access to subsidized housing for qualifying elderly, families and persons with disabilities for Town of Aurora residents is within the City of Berlin or Town of Poy Sippi. Town of Bloomfield residents also have close access to the facility in the Town of Poy Sippi. Otherwise the closest subsidized housing for Town of Bloomfield residents is within the Village of Weyauwega in Waupaca County.

**Table 4.3. Federally Assisted Rental Units, 2005**

County	Jurisdiction	Elderly Units	Family Units	Other Units	Total Units
Green Lake	C. Berlin	75	59	11	145
	C. Markesan	24	8	0	32
	C. Princeton	50	0	0	50
Waupaca	C. Clintonville	0	78	16	94
	C. Manawa	32	18	2	52
	C. Marion	20	0	0	20
	C. New London	60	65	1	126
	C. Waupaca	70	59	1	130
	V. Iola	0	16	0	16
	V. Weyauwega	24	0	0	24
Waushara	C. Wautoma	32	14	2	48
	V. Coloma	0	12	0	12
	V. Redgranite	21	0	3	24
	V. Wild Rose	16	0	0	16
	T. Poy Sippi	0	20	0	20

Source: WHEDA website, 2005.

Assisted living options in the area are listed in Table 4.4. All elderly housing options listed for the area are located in nearby incorporated communities. No units or facilities were listed within the Towns of Aurora and Bloomfield. This likely reflects the fact that funding agencies are more likely to provide resources and developers are more likely to build these facilities in areas with easy access to health care, transportation, other services and grocery stores. Since many residents in these facilities may have mobility limitations, they may also prefer to be located in an area with easy access to goods and services.

**Table 4-4. Assisted Living Options, 2005**

County	Jurisdiction	Adult Family Home Capacity	Community Based Residential Care Facility Capacity	Residential Care Apartment Units	Total Units
Green Lake	C. Berlin	4	30	26	60
	C. Green Lake	0	14	26	40
	C. Markesan	0	15	24	39
	C. Princeton	0	15	0	15
Waupaca	C. Clintonville	4	0	65	69
	C. Manawa	4	0	0	4
	C. New London	16	38	23	77
	C. Waupaca	16	26	71	113
	C. Weyauwega	8	16	0	24
	V. Iola	4	0	0	4
Waushara	C. Wautoma	11	70	53	134
	V. Coloma	0	16	0	16
	V. Redgranite	0	20	40	60
	V. Wild Rose	0	8	0	8

Source: WI Department of Health and Family Services Assisted Living Directories, website, 2005.

## Housing Needs Analysis

As part of the regional planning process, ECWRPC developed a matrix of housing conditions to measure housing stress within the region. This matrix uses a combination of ten Census variables to measure five housing characteristics: housing affordability, housing availability, the prevailing age of units compared to housing values, overcrowding and presence of plumbing facilities. A compilation of these variables show that both towns have a moderate amount of housing stress (Appendix D, Tables D-12 and D-13), which indicates that both towns have issues that should be addressed. However, these issues affect no more than a quarter of the population of each community.

Based on inventory analysis, the two largest housing issues facing the towns of Aurora and Bloomfield are access to owner-occupied housing and housing affordability. Of the two identified issues, housing affordability is the most important, as it affects existing town residents. Access to owner-occupied housing is a growth issue. If town residents are comfortable with the current rate of growth and the low supply of homes for sale is not impacting housing affordability, then the low homeowner vacancy rates may actually fit within the overall vision for each community and therefore does not need to be addressed.

### ***Housing Affordability***

Housing affordability is currently an issue in both towns. Renters, in particular, have a difficult time finding units which are affordable. However, proportionally both towns have far more homeowners than renters, so a larger number of homeowners are struggling with housing affordability issues. This is particularly true for the Town of Bloomfield, where the number of homeowners experiencing housing affordability issues doubled in the 1990's. The major factor contributing to housing affordability issues in Bloomfield appears to be that housing values are rising faster than household incomes. The need for affordable housing can be addressed by building units which are affordable for residents, subsidizing the housing costs for existing units, and/or increasing incomes to make the existing housing more affordable.

### ***Housing Available for Rent or Sale***

The towns of Aurora and Bloomfield have an adequate share of units for rent. However, given the small number of units available, communities may wish to evaluate the market demand to see if the units for rent provide an adequate choice for those seeking to rent. Homeowner vacancy rates indicate that both towns have a very tight owner-occupied housing market. Not only are homeowner vacancy rates low, the number of units for sale in each town are also small, which may discourage households from moving into the towns of Aurora and Bloomfield.

### ***Age of Occupied Dwelling Units and Owner-Occupied Housing Values***

This variable compares the percentage of housing stock that was over 40 years of age to the percentage of housing stock that is valued at less than \$50,000. Less than eleven percent of the housing stock in Aurora and Bloomfield is valued at less than \$50,000. So while over 40% of the housing stock is over 40 years old, it is likely that most of these units are well maintained.

### ***Overcrowding***

In 2000, overcrowding affected very few households in the towns of Aurora and Bloomfield. However, overcrowding could increase if households choose to double up or move to smaller units in an effort to lower their housing costs.

### ***Plumbing***

Ninety-nine percent of occupied units had complete plumbing facilities, so incomplete plumbing facilities is a factor for a very small percentage of households.

### ***Community Input Regarding Housing Needs***

Statistical information can only capture a portion of the information necessary to determine housing needs and a community's ability to meet those needs. Market demand and supply characteristics (capacity), socio-economic changes (fluidity) and personal desires and biases (individual choice/NIMBYism<sup>4</sup>) also influence housing needs. For example, housing affordability has been identified as the largest housing need for Group F communities. The need may exist

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<sup>4</sup> NIMBY: Not In My Back Yard

because households are unable to find housing within their price range; they desire more housing than they can afford; zoning and subdivision regulations restrict the development of low to moderate income housing; other government regulations increase the cost of housing; developers prefer to build upper end housing; public opposition has resisted the development of more affordable housing; or housing costs have risen faster than incomes. Possible factors which may have contributed to housing costs rising faster than incomes may include a lack of opportunity for better paying jobs, lack of education and skill to obtain better paying jobs, or income reduction through job loss or wage stagnation.

Two information gathering activities provided additional insight into housing conditions in the towns of Aurora, Bloomfield and Waushara County. An area wide questionnaire was conducted in 2005 as part of the planning process and a county-wide needs assessment was completed as part of the 2005 Continuum of Care grant application process.

### **Group F (Town of Aurora and Town of Bloomfield) Questionnaire Results**

Town residents were asked to rate the type and amount of existing residential development in their community<sup>5</sup>. For each type of housing, residents were asked if the amount present in their community was too much, about right or too low. Table 4.5 represents the opinion of the respondents.

Based on these results, additional assisted living or elderly housing was the highest identified need. Forty-four percent of the respondents noted that the area does not have enough assisted living or elderly housing choices. Support for additional assisted living was much stronger in the Town of Bloomfield than in the Town of Aurora. Almost 54% of Bloomfield respondents (53.8%) stated that the area did not have enough assisted living/elderly housing compared to only 37.2% of Aurora respondents.

Prior to building new housing, communities should check with nearby facilities, service providers and residents to determine if the identified need results from a lack of capacity, lack of affordability, location preferences or a facility/need mismatch. If the response reflects residents' desire to remain in the community, other options could be explored. While the distance to goods and services and lack of infrastructure such as public water and sewer eliminates some options, a variety of elderly housing options are possible. Two such options could include changing zoning laws to allow accessory or "granny" units or remodeling existing homes. Homes could be remodeled to allow seniors to remain in their home longer, to include independent living quarters for live-in caretakers or to accommodate elderly family members while providing privacy for all family members. Other perhaps less familiar options could include universal design homes, adult homes, coop housing, co-housing or other planned elder housing.

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<sup>5</sup> A summary of the questionnaire results are located in Appendix A. A copy of the questionnaire can be reviewed at the Berlin, Fremont, Poy Sippi and Redgranite Public Libraries or obtained from the ECWRPC office (920) 751-4770.

**Table 4-5. Overall Area Questionnaire Results, Existing Residential Development**

Housing Type	Too Much	About Right	Not Enough	Total Respondents
Single Family	6.7%	86.0%	7.2%	100.0%
Low to Moderate Inc.	15.7%	68.6%	15.7%	100.0%
Duplexes	21.0%	69.8%	9.3%	100.0%
Multi-unit Apartments	26.0%	59.3%	14.6%	100.0%
Condominiums	26.8%	63.4%	9.8%	100.0%
Assisted Living	3.5%	52.0%	44.4%	100.0%
Mobile Home Parks	33.5%	62.4%	4.1%	100.0%
High Income Development	28.9%	56.9%	14.2%	100.0%

Source: ECWPRC, 2005.

After assisted living or elderly housing, identified housing needs drop considerably. Low to moderate income housing was ranked second in terms of identified need. Almost sixteen percent (15.7%) of respondents stated that the area did not have enough low to moderate income housing. It should be noted, however, that the same percentage of residents stated that the area had too much low to moderate income development. Town of Aurora residents were more likely to say the area had too much low to moderate income housing than Town of Bloomfield residents. The difference may very well reflect the fact that housing affordability is a bigger problem for Bloomfield residents than Aurora residents. Communities may need to conduct additional education or informational sessions in order to effectively address housing affordability issues. Communities need to understand and alleviate residents' concerns. Residents' may need additional information or education regarding what 'affordable housing' is and what it means to the community. Opposition to affordable housing may stem from misconceptions, opposition to certain styles of housing, existing problems within the community or economic base concerns.

Almost fifteen percent (14.6%) of respondents desired more multi-unit apartments. However, far more respondents (26.0%) noted that the area had too many multi-unit apartments than those who noted that the area did not have enough. As a result, communities may need to carefully consider the amount, impact and potential location of such development. Potential impacts could include changes in community character and the need to add a cluster system for water and on-site wastewater treatment or a need to expand or install a public sanitary sewer system.

Fourteen percent (14.2%) of respondents identified a need for additional high end housing in the area. Twice that many respondents (28.9%) stated that the area already had too much high end housing. Town of Aurora residents (33.9%) were less likely to accept additional high end housing than Town of Bloomfield residents (26.3%).

Approximately ten percent of respondents identified a need for additional duplexes and condominiums. However, 21.0% of respondents felt that the area had too many duplexes and 26.8% of respondents stated that the area had too many condominiums. Residents in the Town of Bloomfield were more amenable to accepting additional duplexes than Town of Aurora

residents. Town of Aurora residents were more amenable to accepting condominiums than Town of Bloomfield residents.

Eighty-six percent of respondents stated that the area had about the right amount of single family homes. Just over seven percent (7.2%) of respondents identified a need for additional single family housing and 6.7% noted that the area had too much single family housing, which means the remainder of residents were just about evenly split in their desire for more single family residences.

Mobile home parks received the lowest rating for existing and future development. Only 4% of respondents to this question stated that the number of mobile home parks was too low. Approximately thirty-three percent (33.5%) stated that the area had too much mobile home park development. Given the strength of opposition to additional mobile home parks, communities will need to do additional education if they wish to facilitate the development of additional parks. Visual aids, tours to well designed parks or design standards could help reduce opposition to such developments.

If one excludes the expressed desire for assisted/elderly housing, in all other cases the percentage of respondents noting that the area does not have enough housing is considerably lower than the percentage of respondents that either noted the area has too much housing or just the right amount of housing. These results indicate that while respondents may not be completely satisfied with housing choices that exist within the area, they are comfortable with the rate of growth the area is experiencing. As both communities plan for future growth and development, housing choice should be an important consideration. Appropriate options for elderly residents should be seriously considered.

Housing does not exist in a vacuum. As a result, both communities will need to consider a variety of issues as they determine the rate of residential growth, type, location and choice in future housing development. In response to questions about future development, 61% of respondents supported the concept of an adequate supply of affordable housing. Seventy-seven percent of residents favored promoting redevelopment. Other concepts related to affordable housing development that received strong support included cost effective government services (82%), encouraging municipal coordination and cooperation (89%), promoting economic growth (78%) and providing infrastructure (including affordable land) for growth (73%).

When compared to other local land use issues, however, affordable housing ranked 12<sup>th</sup> out of the 14 issues in the Town of Aurora and 13<sup>th</sup> in the Town of Bloomfield. Protecting natural resources ranked number one in both towns, followed by protection of farmland and woodlands (#2), which means both communities should seriously evaluate appropriate locations for future residential development. Balancing individual rights with community interests ranked third in the Town of Aurora, while creating a unique setting ranked third in the Town of Bloomfield. Promoting economic growth ranked fourth in Aurora and seventh in the Town of Bloomfield. Bloomfield residents ranked coordination and cooperation between communities as fourth. However, promoting economic growth is related to housing affordability and balancing individual rights with community interests can also be an affordable housing issue. These results indicate that while affordable housing may have ranked low compared to other issues, it should receive attention as recommendations are developed and implemented to meet the needs of town of Aurora and Bloomfield residents.

## **Continuum of Care Needs Assessment**

The Continuum of Care<sup>6</sup> Needs Assessment was a county-wide effort to identify housing resources and to identify and prioritize housing needs of homeless persons within the county. As such, it was a more focused assessment. A number of agencies and individuals were included in this information gathering process including: Waushara County's Department of Human Services, Community Programs, UW-Extension and Job Center; WI Department of Workforce Development Migrant, Refugee and Labor Services; Family Health Medical and Dental Center; All-Area Counseling; CAP Services; and Legal Action of Wisconsin. Individual participants included two homeless members, a representative from the Waushara County Coordinated Community Response Team for domestic violence issues, three persons of Hispanic Origin and 11 victims of domestic violence. A variety of needs were identified, including affordable housing, transportation, childcare, education, employment, medical care, counseling/case management, legal services, and others. When these needs were prioritized, affordable permanent housing ranked as the number one need in Waushara County. The need for permanent affordable housing was followed by affordable transitional housing, legal services, case management/assistance with linkage to other community resources, support groups and assistance obtaining employment or training. CAP Services submitted a grant application to request funds to help meet identified needs, and was awarded \$105,025, which will be used to provide affordable housing and support services to victims of domestic abuse in Portage, Waupaca, Waushara and Marquette Counties.

## **INTERRELATIONSHIPS WITH OTHER PLAN ELEMENTS**

Housing cannot be considered in isolation from other elements. Meeting the housing needs of all Aurora and Bloomfield residents requires an adequate supply of reasonably priced land with the appropriate infrastructure, utilities and services, coupled with access to employment opportunities and dependable transportation options. Decisions regarding economic development, transportation, community and public facilities development, environmental quality and land use have an impact on housing choice, supply and affordability. Likewise, decisions made in the housing sector can influence the cost and efficiency of other plan elements.

### **Economic Development**

Affordable housing is an integral part of a comprehensive economic development strategy. Companies are reluctant to relocate to communities without affordable housing for their workers. Existing companies may move out of the area if they cannot attract an adequate labor force. Labor shortages and high turnover rates resulting from a lack of affordable housing reduce service and productivity, increase administration and training costs, thereby discouraging business development and expansion. In addition, households which must spend a disproportionate amount of their income on housing will not have the resources to properly maintain their housing, nor will they have adequate disposable income for other living expenses, such as transportation, childcare, healthcare, food, and clothing. All this in turn has a negative impact on the overall economy.

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<sup>6</sup> The Continuum of Care model is a coordinated effort between providers of housing and housing related services to move persons from homelessness into emergency shelter, through transitional housing to long-term affordable housing. The Continuum of Care also works to prevent persons at risk of homelessness from becoming homeless.

Redevelopment of vacant industrial or commercial properties could bring these properties back onto the tax rolls, increase revenue and improve the overall appearance of the community. In some instances, these buildings or locations may be more appropriate for commercial or industrial redevelopment. In other instances, or perhaps in combination with commercial redevelopment, the adaptive reuse of these properties may provide unique housing options and increase the supply of affordable housing, elderly housing and utilize space and structures which may no longer be appropriate for commercial or industrial uses. Apartments above stores can help retail and service establishments supplement their income. Appropriate home based businesses and/or owner-occupied units above or behind retail and service establishments can increase housing affordability, lower transportation costs and perhaps increase access to goods and services within the towns.

### **Transportation**

A mix of transportation options is critical to meet personal mobility needs and decrease social isolation for individuals and individual households, particularly for those unable or unwilling to drive. Sidewalks and pedestrian/bicycle trails can provide a healthy, low cost alternative to the automobile for small unincorporated areas where homes, schools, places of business, employment and recreational facilities are in close proximity. For the majority of the area, however, paratransit service or a volunteer driver pool may be needed for those who cannot drive.

A good road network and highway system helps provide access to greater economic opportunities beyond those in the immediate vicinity, which can contribute to housing affordability, provided transportation costs to those areas is not prohibitive. As transportation costs rise, carpooling and vans may be a more cost-effective means of traveling between homes and places of employment.

### **Utilities and Community Facilities**

Affordable housing and upscale employment are linked to education, experience and updating job skills. Financial literacy and life skills also help ensure households make good financial decisions and have the wherewithal to properly maintain their housing unit. As a result, a strong school system which adequately prepares students to meet the demands of the workplace is critical. Adult education, job training, retooling and programs to connect individuals with better economic opportunities also contribute to housing affordability. Programs/agencies which provide counseling, financial and investment literacy, life skills training and support groups/services contribute to household stability.

Good law enforcement, fire and EMS services are important to public and household safety. In turn, housing units and properties must be maintained, as poorly maintained housing may pose a health and/or fire hazard. Cluttered or overgrown drives may also limit emergency access to properties.

Accessible, reliable and affordable electrical and heating sources and services contribute to housing safety and affordability. Accessible, affordable and environmentally safe water and waste disposal sources and services are critical to public safety and housing affordability.

Other community and public facilities such as waste disposal options, recycling facilities, parks, libraries, childcare, eldercare, medical facilities and emergency shelters also contribute to an



area's quality of life and the wellbeing of individual households. Communication, cooperation and coordination with the entities that provide these services are important to ensure Aurora and Bloomfield residents have access to these services. New residents may appreciate information regarding the location and accessibility of these services.

### **Agricultural Resources**

As new households are formed, more land will be converted from farms, forests and open space to residential uses. Farmland in towns of Aurora and Bloomfield is also under pressure from seasonal home development. The amount of land converted will vary depending on the choices made in terms of the density, design and placement of that development.

Choices must be made. Residential land uses have higher property values than farmland, so their expansion is seen as an opportunity to increase tax revenues. Little attention is paid to net tax gains, even though various Farmland Trust studies<sup>7</sup> have shown that the cost of services for other forms of development, particularly single family residential, typically exceeds tax revenues generated by that development, while taxes generated by farmland exceed the cost of services for farmland.

As farmers reach retirement age, many of these individuals see farmland conversion as a quick, easy retirement option, especially in the face of increased conflicts between the realities of farming and the expectation of exurban residents. Modern day industrial farming requires substantial monetary investments, which makes it difficult for young farmers to enter the field. Farming is also under considerable economic pressure, as production costs rise and profits from food sales shift away from farmers to food processing and sales.

Allowing a farmer to develop his land provides housing opportunities and cash benefits for that farmer. However, it also increases the need for additional public services which require additional tax revenues. Nonfarm development may also cause economic, land use and transportation conflicts for the farmer who wishes to maintain or expand his operation.

### **Natural Resources**

Building materials, such as lumber and nonmetallic resources are needed for residential development. The density and location of residential development also impacts the amount of land consumed for development and can fragment ecosystems and place undue pressure on our natural resources. As humans consume more land, the amenities, such as the open space and farm and forest land that attracted initial settlement disappears. Human/animal interaction also increases. Communities must deal with a rising number of complaints about bird feces in parks and on lawns; deer and rabbits damaging trees, shrubs and gardens; and in some instances bears foraging through dumps and garbage cans. Pressure is also placed on fragile wildlife habitats, such as migration corridors.

Many communities have established large minimum lot sizes in an effort to preserve rural character. However, the demand for large lot subdivisions, scattered site housing and seasonal homes is, in reality, fragmenting wildlife habitats and changing the appearance and character of

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<sup>7</sup> American Farmland Trust, 2004. *Farmland Information Center Fact Sheet: Cost of Community Services Studies.*

the landscape. If communities have an interest in preserving natural resources and/or their rural character, other implementation tools may better serve that objective.

### **Cultural Resources**

The existing housing stock in the towns of Aurora and Bloomfield is an important resource. It provides community character and reflects the historical development of the area. In some instances, the material in some of these units is no longer available. To lose these units is to reduce housing choices and to lose a part of the area's history, cultural and community identity.

Environmental regulations designed to protect the health and safety of individuals such as the lead base paint remediation and asbestos removal rules are extremely costly to implement. These regulations make it cost prohibitive to retain historical features on affordable properties, which are not on the historic register and/or eligible for the historic register, yet contain period features. However, removing these historical features destroys the home's character and lowers its potential market value. In order to protect the area's history, communities should identify properties or types of properties in this category they wish to preserve. Policies and programs to help owners preserve these historical features in a cost effective manner should be developed. Possibilities could range from providing financial aid or tax incentives to marketing these properties to buyers who are interested in preserving these features and have the financial wherewithal to do so.

### **Land Use**

An adequate supply of reasonably priced land is a critical component for affordable housing. How much land is required depends on the density, design and placement of residential development. Density, design and placement of residential development not only impacts the amount of land consumed for development, it also impacts the effectiveness and efficiency of public services (law enforcement, fire, roads, etc.), the cost of public and social services, the quality of the environment, the ease of access to goods and services and the mobility of those unable or unwilling to drive automobiles.

Residential, commercial and industrial demand for land increases the value of that land. As land prices rise, converting that land from farm, forest and open space becomes more attractive; and long term consequences such as farm and forest land shortages, loss of wildlife habitat, increased public costs, changes in community character and lack of open space are often not considered. Communities must not only decide how much development, but also the appropriate locations, designs and densities that will accommodate that growth yet preserve important features/characteristics and develop the type of community they desire for the future.

### **Intergovernmental Cooperation**

All levels of government influence housing supply, availability, location, choice and access. Interaction between government, nonprofit and private sectors can facilitate or discourage housing affordability, choice and access.

## POLICIES AND PROGRAMS

### Regional, County and Local Policies

East Central is currently developing a regional comprehensive plan. As part of this planning process, East Central has proposed five core housing goals:

- To help ensure that an adequate supply of affordable housing in the region exists to support economic development efforts and ensure that every household has access to shelter.
- To work with others to increase housing options, so that housing choices better reflect the need of individual households.
- To support the preservation and rehabilitation of the existing housing stock within the region.
- To promote increased coordination and cooperation between governments, and between public, nonprofit and private sectors to increase housing affordability, choice and access within the region.

These goals are consistent with the area's vision for a future, in which a variety of quality housing options meets the needs of all households in urban and rural areas, regardless of age, income, culture, and mobility status. Housing is designed to foster community and neighborhood cohesion and available housing choices are integrated with community facilities and multimodal transportation.

In January 2004, East Central adopted the report, *Overcoming Barriers to Affordable Housing in the East Central Region*. This report is a compilation of input from urban and rural residents, who identified barriers to affordable housing in their communities and suggested potential solutions that local citizens, county and local governments, developers and other housing providers can use to address these issues. Some of the identified issues and potential solutions which are pertinent to residents in the towns of Aurora and Bloomfield include senior housing issues, farm worker and migrant housing issues, absentee landlords, income and economic development barriers and access to funding, to name a few. This report is available online at: [www.eastcentralrpc.org](http://www.eastcentralrpc.org) and through the ECWRPC office. Communities and agencies are encouraged to review the options presented and choose the best option or combination of options which best serve the needs of their residents and clients. Communities and individuals from the private and nonprofit sectors are encouraged to develop additional solutions and share those solutions with others to help improve the quality of life for all residents in our communities.

CAP Services is a regional community action program which aids low income persons in attaining economic and emotional self-sufficiency. They use a number of strategies to reach this goal, including advocacy, administering programs and grants, developing resources and partnering with public, private and other nonprofit or community groups. CAP Services provides a number of services in Waushara County. They also work closely with other agencies. For example, CAP Services partners with the Waushara County Habitat for Humanity to make more efficient use of nonprofit resources. During the 2005 Continuum of Care application process,

CAP Services met with a number of agencies and individuals to identify and prioritize housing needs within Waushara County. These agencies included: the Waushara County Department of Human Services, Community Programs, UW-Extension and the Job Center; the WI Department of Workforce Development Migrant, Refugee and Labor Services; Family Health Medical and Dental Center; All-Area Counseling; and Legal Action of Wisconsin. These agencies plan to meet on a quarterly basis to discuss how best to meet the needs of the area's homeless, including the Hispanic/Latino population.

Waushara County has a number of departments which impact access to housing and housing services for residents in the towns of Aurora and Bloomfield. Some departments such as the Departments of Aging, Human Services, UW-Extension and the Veteran's office provide information and support for residents. Other departments such as Land Records, Public Health, Register of Deeds and Zoning and Land Conservation engage in administrative functions such as enforcing codes and zoning ordinances and collecting fees. These administrative functions can aid or hinder a community's ability to meet the housing needs of their residents.

The towns of Aurora and Bloomfield rely on Waushara County to administer and enforce the uniform dwelling code (UDC). Some communities in the state have found that enforcing the state's uniform dwelling code is not necessarily compatible with preserving some of their existing and historical housing stock. Many of these structures are decent, safe and affordable, but they do not conform to the UDC. This potential conflict can be resolved by adopting a separate building code for older structures which protects the characteristics of those structures while also protecting the health and safety of residents.

## **Federal, State and Regional Programs**

Funding and technical assistance for housing programs are available from several federal, state and regional agencies. A listing of these programs follows.

### ***Federal Agencies***

#### **United States Department of Agriculture**

**Rural Development Housing Programs.** USDA Rural Development offers a variety of housing products including single family, multi-family and farm labor housing products. Assistance can be in the form of a loan, grant or technical assistance. Information about individual products can be obtained from the USDA Rural Development website at: <http://www.rurdev.usda.gov/rhs>. Website information is provided in English and Spanish. Information can also be obtained from the state USDA Rural Development office, which is located in Stevens Point. Their phone number is: (715) 345-7615.

#### **United States Department of Housing and Urban Development**

**Brownfield Economic Development Initiative Grant.** This grant can be used for brownfield sites (converting old industrial to residential). BEDI and Section 108 funds must be used in conjunction with the same economic development project, and a request for new Section 108 loan guarantee authority must accompany each BEDI application. Funds can be used to benefit low-moderate income persons, prevent/eliminate slum and blight, and address imminent threats and urgent needs (usually follow the same guidelines as CDBG). More

specifically, funds can be used for land writedowns, site remediation costs, funding reserves, over-collateralizing the Section 108 loan, direct enhancement of the security of the Section 108 loan, and provisions of financing to for-profit businesses at below market interest rates. The maximum grant amount is \$1 million, and the minimum BEDI to Section 108 ratio is 1:1. For more information, contact David Kaminsky in HUD's Office of Economic Development at (202) 708-0614 ext. 4612 or visit the web site at: <http://www.hud.gov/offices/cpd/economicdevelopment/programs/bedi/bedifacts.cfm>.

**Community Development Block Grant (small cities).** Small cities, towns, and villages with populations of less than 50,000 are eligible to apply for this grant. Funds are used for housing and neighborhood improvement activities for low to moderate income households, including rehabilitation, acquisition, relocation, demolition of dilapidated structures, and handicap accessibility improvements. The Small Cities Community Development Block Grant is administered by states. For more information, visit the Wisconsin Department of Commerce Bureau Housing website at: <http://commerce.wi.gov/housing/cd-boh-Community-Development-Block-Grant-CDBG.html>, or contact Caryn Stone at (608) 267-3682.

**Fair Housing Assistance Program (FHAP).** The federal fair housing law makes it illegal to discriminate in housing based on race, color, national origin, religion, sex, disability or familial status (i.e., the presence of children) in the sale, rental, or financing of housing. The State of Wisconsin also makes it illegal to discriminate based on age, marital status, lawful source of income and sexual orientation. FHAP provides funds to states to conduct intake of fair housing complaints, investigate complaints, counsel those who believe they have been denied equal access to housing and do systemic investigations. The program also provides outreach and education to consumers, advocates and the general public and technical assistance and training for real estate agents, property owners and managers and other members of the housing industry. General information about the FHAP can be obtained from the HUD website: <http://www.hud.gov/offices/fheo/partners/FHAP/index.cfm>. For local information and assistance, Waushara County residents and officials should initially contact the Wisconsin Department of Workforce Development Equal Rights Division Civil Right Bureau. Visit their website at: <http://www.dwd.state.wi.us/er/> or contact LeAnna Ware at: (608)266-1997.

**Multi-family Housing Programs.** HUD offers a number of multi-family programs through the state. These programs fund facility purchases, construction, rehabilitation, lead based paint abatement, energy conservation and accessibility improvements. For more information, visit the Wisconsin Department of Commerce Bureau Housing website at: <http://commerce.wi.gov/housing/#HomePrograms> or contact CAP Services ((920) 787-3949), as CAP Services administers many of these programs in Waushara County.

**Public Housing Programs.** HUD offers a number of public housing programs for the development/redevelopment or management of public housing authorities, rental assistance through the Section 8 program and some limited homeownership opportunities. General information can be found at: <http://www.hud.gov/progdsc/pihindx.cfm>. Waushara County currently has no public housing authority.

**Single Family Housing Programs.** HUD offers a number of single family home programs, including homebuyer education and counseling, downpayment assistance, rehabilitation, weatherization, mortgage insurance and reverse mortgages. For general information, visit HUD's website at: <http://www.hud.gov/offices/hsg/sfh/ins/singlefamily.cfm>. Some of these

products, such as FHA loans, are available through approved lending institutions. Access to HUD single family home programs can also be obtained through WHEDA or the Wisconsin Department of Commerce Bureau Housing. Information about products WHEDA provides can be found on WHEDA's website at: [http://www.wheda.com/cat\\_sfl/home.asp](http://www.wheda.com/cat_sfl/home.asp), or you may contact: Arlene Scalzo at: 1-800-334-6873 Ext. 623 for information. For information about products provided through the state Bureau of Housing, visit the Wisconsin Department of Commerce Bureau Housing website at: <http://commerce.wi.gov/housing/#HomePrograms> or contact: Betty Kalscheur at (608) 267-6904. CAP Services also administers some single family home programs in Waushara County. The local phone number for CAP Services is (920) 787-3949. Their website address is: [http://www.capserv.org/pages/About\\_Us.html](http://www.capserv.org/pages/About_Us.html).

**Special Needs Programs.** HUD also funds programs for special need populations through the state. Information regarding emergency shelter/transitional housing programs or housing opportunities for people with AIDS can be found at the Wisconsin Department of Commerce Bureau Housing website at: <http://commerce.wi.gov/housing/#HomePrograms> or by contacting Judy Wilcox at: (608) 266-9388. The state strongly encourages joint emergency shelter/transitional housing (ESG/THS) grant applications. CAP Services has willingly served as the grant writer for ESG and THS grant applications for Waushara County agencies.

### **Federal Financial Institutions Examination Council**

**Community Reinvestment Act.** Through the Community Reinvestment Act (CRA), banks/financial institutions help meet the credit/investment needs of their markets with the primary purpose of community development. This is in part accomplished through direct grants/investments or loans to nonprofits or agencies to develop affordable housing. Direct loans are also given to individual households of which a certain percentage must go to low to moderate income households. More information can be obtained from their website: <http://www.ffiec.gov/cra/default.htm> or from your local financial institution.

### **United States Department of Veterans Affairs**

**Home Loan Guaranty Service.** The Veterans Administration provides a variety of benefits for eligible veterans and their dependents. Housing products include low cost loans for purchase, construction or repair of owner-occupied housing. General information can be obtained from the Veteran's Affairs website at: <http://www.homeloans.va.gov/index.htm>. Two Waushara County websites provide information for veterans and their dependents: <http://www.co.waushara.wi.us/veterans.htm> and <http://www.visitwaushara.com>. The Waushara County Veterans Service Office can also be contacted at (920) 787-0446 for information about specific programs.

### ***National Organizations***

**National Association of Home Builders (NAHB).** The National Association of Home Builders is a trade organization that represents the building industry. They provide information and education about construction codes and standards, national economic and housing statistics, a variety of housing issues, jobs within the housing industry and information about local builders who are members of their organization. Visit their website at: <http://www.nahb.org/> for more information.

**National Low Income Housing Coalition (NLIHC).** NLIHC is a national advocacy group which conducts research on low income housing issues, provides information and data on a variety of housing or housing related issues affecting low income families and publishes reports and data regarding low income housing issues and legislation. Their mission is to end the affordable housing crisis for low income families. Information about NLIHC and its activities can be found at: <http://www.nlihc.org/>. NLIHC also has a number of state partners. Wisconsin has two State Coalition Partners, the Wisconsin Partnership for Housing Development, Inc. and Housing For All. For information about the Wisconsin Partnership for Housing Development, visit their website at: <http://www.wphd.org/> or call their Madison office at: (608) 258-5560. For information about Housing For All, contact Brian Peters of Independence First at: (414) 291-7520.

**United Migrant Opportunity Services (UMOS).** UMOs works with federal, state and local agencies, employers, for profit and nonprofit agencies to meet the housing needs of migrant workers. Call: (920) 787-4617 for information about services and programs in Waushara County. UMOs also operates an emergency shelter in Aurora for a portion of the year. When the Aurora Center Emergency Shelter is open, it can be reached at: (920) 361-1266. Otherwise, persons needing shelter should call (800) 279-8667 for assistance. Information about UMOs's housing programs can also be found on their website at: [http://www.umos.org/social\\_services/housing.aspx?sm=36](http://www.umos.org/social_services/housing.aspx?sm=36).

### ***State Agencies***

#### **University of Wisconsin - Extension**

**Family Living Program.** The family living program provides assistance to families through Waushara County. Some of these programs include financial education and parent education. For information regarding these and other programs, contact: Jennifer Caravella at 920-787-0416.

**Homeowner Resources.** UW-Extension provides a number of publications and materials to aid homeowners. Topics include home care, home maintenance and repair, life skills, financial information, gardening, landscaping, pest control, etc. These publications may be obtained through the Waushara County UW-Extension office, or accessed online at: <http://www.uwex.edu/topics/publications/> or through <http://infosource.uwex.edu/>.

**Housing – Ownership and Renting.** UW-Extension provides a website which includes information on home maintenance and repair, a seasonal newsletter, and Rent Smart, which is a tenant education program. This website is located at: <http://www.uwex.edu/ces/house/renting.html>. Publications are also included in Spanish.

**Housing Specialist.** Dr. Marc Smith is the state UW-Extension Housing Specialist. He is located in the UW-Madison School of Human Ecology. His position priorities include assistance with the following topics, local housing policies, homeownership training, housing needs assessment, post-purchase support and housing program evaluation. He can be reached at: (608) 262-2831.



## Wisconsin Department of Agriculture, Trade & Consumer Protection (DATCAP)

**Consumer Protection.** DATCAP publishes a number of resources for renters, landlords and homeowners. Some of these are short fact sheets, other such as “The Wisconsin Way: A Guide for Landlords and Tenants” are longer publications. These publications can be found on DATCAP’s website at: <http://www.datcp.state.wi.us/cp/consumerinfo/cp/factsheets/index.jsp>.

## Wisconsin Department of Commerce

**Bureau of Housing.** This department helps to expand local affordable housing options and housing services by managing a number of federal and state housing programs and providing financial and technical assistance. Visit their website at: <http://commerce.wi.gov/housing/> for additional information. The Bureau of Housing also administers WIFrontDoor, which is a collaborative program with WHEDA and the WI Department of Health and Family Services. This website, located at: <http://www.wifrontdoorhousing.org/>, is a searchable statewide data base designed to help connect those looking for affordable housing with those providing housing and housing services. The website is searchable by location, unit size, availability, accessibility and cost of rent. Landlords and property managers can list their properties; they are also responsible for updating information about their properties. Renters can search for housing and services to fit their needs.

**Migrant, Refugee and Labor Services.** This department coordinates services for migrants, foreign-born residents and their families and employers who hire foreign and Limited English Proficient workers. Information regarding these services and contact information can be found at: <http://www.dwd.state.wi.us/dws/programs/refugees>.

## Wisconsin’s Focus on Energy

**Focus on Energy.** This public private partnership offers a variety of services and energy information to energy utility customers throughout Wisconsin. To learn about the programs and services they offer, visit their website at: <http://www.focusonenergy.com/portal.jsp?pageId=3>.

## Wisconsin Historical Society

**Historic Preservation.** The Wisconsin Historical Society offers technical assistance and two tax credit programs for repair and rehabilitation of historic homes in Wisconsin. One tax credit program provides state tax credits; the other program provides federal tax credits. The Wisconsin Historic Society also provides grants to local governments and nonprofit organizations for conducting surveys and developing historic preservation programs. For additional information, visit: <http://www.wisconsinhistory.org/hp/>

## Wisconsin Housing and Economic Development Authority (WHEDA)

**WHEDA Foundation.** The WHEDA Foundation awards grants to local municipalities and nonprofit organizations through the Persons-in-Crisis Program Fund to support the development or improvement of housing facilities in Wisconsin for low-income persons with special needs. Special needs is defined as homeless, runaways, alcohol or drug dependent, persons in need of protective services, domestic abuse victims, developmentally disabled, low-income or frail



elderly, chronically mentally ill, physically impaired or disabled, persons living with HIV, and individuals or families who do not have access to traditional or permanent housing. For more information, visit WHEDA's web site at <http://www.wheda.com/programs/grants/about.asp>, or contact: Arlene Scalzo at: 1-800-334-6873 Ext. 623.

**WHEDA Multi-family Products.** WHEDA offers a number of multi-family home products, including tax credits, tax exempt bond funding, construction, rehabilitation and accessibility loans, asset management and tax credit monitoring services. For information about this programs, visit WHEDA's web site at <http://www.wheda.com/programs/grants/about.asp>, or contact: Diane M. Schobert at: 1-608-266-0191.

**WHEDA Single Family Products.** WHEDA offers a number of single family home products, including home improvement or rehabilitation loans, homebuyer assistance and homebuyer education. For information about this programs, visit WHEDA's web site at <http://www.wheda.com/programs/grants/about.asp>, or contact: Arlene Scalzo at: 1-800-334-6873 Ext. 623.

**Wisconsin Affordable Assisted Living.** WHEDA and the Wisconsin Department of Health and Family Services have partnered to create affordable assisted living for low-income seniors. Through this partnership, housing costs are reduced and assistance is provided to help access the Medicaid program to pay for services. Information regarding elderly statistics, available services, and consumer links to directories of adult day care programs, adult family homes, community based residential facilities (CBRFs) and residential care apartment complexes (RCACs) can be found at: <http://www.wiaffordableassistedliving.org/>.

### ***Regional Programs***

**CAP Services, Inc.** CAP Services is one of 16 community action programs in the state of Wisconsin. CAP Services offers a number of community based programs in Waushara County, including family services, housing, housing assistance, business development and preschool. CAP Services is a state-designated CHDO (Community Housing Development Organization), which means they have access to certain restricted funds set aside to meet housing needs within communities. The local phone number for CAP Services is: (920) 787-3949. Information about CAP Services can also be found on their website: <http://www.capserv.org/pages/byCounty.html>.

## HOUSING – Town of Bloomfield

**Goal H 1. Recognize that the provision of affordable housing is an integral part of a comprehensive economic development strategy for the region.** Rural communities often find themselves at a competitive disadvantage in attracting new employers to nearby areas such as Fremont and Weyauwega. An adequate supply of decent, safe, affordable housing can aid communities in attracting and retaining businesses. Companies are reluctant to relocate to communities without adequate housing for their workers. Existing companies may move out of the area if they cannot attract an adequate labor force.

### **Objective:**

- **H 1.1. Encourage community leaders, housing providers and consumers to work together to help promote the development of housing that meets the needs of all income levels within a community, including entry level and low skill workers.** Some businesses which employ low wage workers, such as restaurants, coffee shops, daycare centers, dry cleaners, etc., contribute to the overall amenities of the area, and are part of a package that contributes to the area's quality of life and attracts higher income residents. Affordable housing provides greater financial stability for these workers, which contributes to greater employee satisfaction and productivity.

**Goal H 2. Maintain an adequate housing supply that will meet the needs of current and future residents and promote a range of housing choices for anticipated income levels, age groups and special housing needs.**

### **Objectives:**

- **H 2.1. Support efforts to supply affordable housing in the area so every household has access to shelter, which is a basic human need.**

### **Strategies:**

- **Promote collaboration within and between governmental, private and non-profit sectors to ensure the provision of an adequate supply of affordable housing.** Many individuals tend to assume or prefer that the private sector will meet housing needs. In reality, the private sector can only meet a portion of market demands. Existing household income, public opposition and regulatory, market and information barriers often prevent the private sector from addressing many segments of the housing market. Cooperation and coordination is needed from all sectors to help identify and meet housing needs.
- **Promote the use of under-utilized facilities for affordable housing.** Identify vacant or other under-utilized buildings that may fulfill the housing needs of the community. Work with private developers, non-profits, and others to identify structures which can be renovated to provide affordable housing.
- **H 2.2. Support efforts lead by others that pursue federal funding to meet affordable housing needs of the very low income households within the area.** Rural areas rarely have the staff and resources available to meet the housing needs of all their citizens. Rural communities are also often unaware of programs and funding that is available to meet housing needs.

**Strategy:**

- **Identify the type of housing and services that are needed for existing very low income residents.**
- **H 2.3. Increase awareness of the issues surrounding affordable housing among decision makers, realtors and the public.** Discussions should specifically attempt to overcome the stigma that affordable equals social/ welfare housing, as well as to promote quality design that is cost effective.

**Strategies:**

- **Monitor the availability of state and federal programs for the development or redevelopment of low to moderate income housing.**
- **Refer to support and funding agencies, such as CAP Services, USDA Rural Development, and Waushara County's Veteran's Administrator to find out what assistance may be available.**
- **Refer interested individuals to job training opportunities that will help to increase earning potential.**
  - Job training may be provided through the technical college, job center, CAP Services or other agencies. The CAP Services building in Wautoma houses the job center which is a part of the Fox Valley Workforce Development Board.
- **Recognize that some first time homebuyers that want to live in the community may have difficulty finding affordable housing.**
  - There are many examples of individuals falling within this category like some members of the elderly population living on an income based largely on social security or families that have faced unexpected medical expenses or circumstances.
- **H 2.4. Encourage residential development that provides a balance of low-income, moderate-income, and high-income housing.**

**Strategies:**

- **Consider support for housing proposals that include new affordable housing that fits in with the rural character of the Town of Bloomfield.**
  - Garnering support may include involving the surrounding neighbors to areas targeted for new housing development. Including them in the process by gathering input and, if necessary, conducting educational campaigns to encourage local support will assist the town in meeting the town's design preferences for new housing as well as meeting the need for available affordable housing.
- **When reviewing new development proposals, consider requiring developers to build an appropriate mix of single-family, two-family, and senior housing.**

- **H 2.5. Monitor the housing needs of the elderly within the community**

**Strategies:**

- Cooperate with the appropriate agencies to ensure that an adequate amount of housing options are available for the elderly including at-home assistance, senior housing complexes, or assisted living facilities.
- As needed, promote the increased availability of assisted living and elder care facilities.
- Collaborate with appropriate agencies (CAP Services, Waushara County Aging, etc.) the accessibility of senior housing in Waushara County. CAP Services did a study which indicates there is "enough" senior housing in Waushara County even though the number of individuals 65 and older far exceeds the capacity of these facilities. A study needs to be completed to understand why the perceived needs do not match population base. Reasons may include a location mismatch, the available housing is unaffordable, or current stock does not meet the needs.

**Goal H 3. Provide for housing development that maintains the attractiveness and rural character of the community.**

**Objectives:**

- **H 3.1. Promote residential development that is consistent in quality, character, and location with the comprehensive plan.**

**Strategies:**

- Where feasible, encourage infill development within the unincorporated communities of Tustin and West Bloomfield. Infill development is defined as new housing development on vacant or unused parcels of land. In addition, infill development may included renovation of existing non-residential structures for new housing.
  - Encourage development of existing platted lots before new out-lots are created in other areas of the town.
- **H 3.2. Encourage the use of creative development designs that preserve community character and natural resources.** This will also help protect farmland.

**Strategies:**

- Consider the use of conservation subdivisions within newly platted rural areas in the town
- Consider utilizing density development zoning to ensure that a good percentage of newly created parcels are maintained in native vegetation.

**Goal H 4. Support housing choices that reflect the needs of individual households.**

Housing is not a one size fits all commodity. Different types of households have different housing needs and preferences. As the population in the area changes, housing needs change also. Options need to be expanded to address housing needs of emerging households, the elderly, new immigrants, the growing minority population and an increasing variety of household types and preferences.

**Objective:**

- **H 4.1. When evaluating housing needs in Bloomfield, support the development and preservation of varied types of housing developments.** This may occur when the town is reviewing proposals from developers. During the review process it may be necessary to work with the developer to incorporate a range of housing opportunities. This also can occur in mixed use areas where there are commercial and residential land uses. For example, an apartment above a retail space can provide year round income for the landlord, which helps to subsidize the cost of the retail space.

**Strategy:**

- **Increase public awareness of cultural and generational differences in housing preferences.**
  - The number and share of elderly residents is rising. Some elderly residents prefer to remain in their homes while others desire to relocate. Some seniors may not be able to stay in their homes without modification, transportation services or assistance in meeting their daily care needs. This can be a difficult time for individuals when they lose some of their independence; therefore, outreach to these residents may be necessary to help them during this transition.

**Goal H 5. Encourage preservation and rehabilitation activities to preserve the integrity of the existing housing stock and the cultural identity and history of the area.** The existing housing stock in the area is an important resource, which provides community character, cultural identity and reflects the historical development of the area. It also increases the housing stock diversity, provides housing choice and helps maintain housing affordability.

**Objectives:**

- **H 5.1. Address building code issues for houses built prior to the adoption of the Uniform Dwelling Code.** Many older buildings may be structurally sound, decent and affordable; however, they do not meet current building code standards. In many instances, it is cost prohibitive to bring older buildings up to current building code standards, consequently these properties may be allowed to deteriorate. In the process, historic and period architecture are lost. In terms of new construction and building inspections, the Home Safety Act legislation that was passed in December of 2003 requiring all municipalities to Enforce the Uniform Building Code (UDC). The Wisconsin Department of Commerce is the state agency administering this program. The Town of Bloomfield currently contracts with Waushara County for the enforcement of this law.

**Strategies:**

- **Encourage community/housing improvement activities.**
  - Reduce the incidence of poorly maintained owner and renter-occupied housing.
  - Promote community-wide clean up days or other efforts initiated by the town in partnership with church and/or civic organizations can assist the elderly or other residents with home maintenance issues.
- **Encourage better landlord tenant communication and coordination.**

- Both tenants and landlords should have a clear understanding regarding which party is responsible for what maintenance items and activities.
  - **Help landlords recognize that maintaining properties is a good business decision.**
    - This can be done by positively reinforcing responsible landlords in the community. The town could recognize land lords formally or informally with the intent of fostering relationships between the town and good stewards of property in the town.
  - **Refer individuals to educational opportunities that assist with tenant training for life skills including property maintenance.**
    - Programs are available through UW-Extension and some nonprofit agencies.
  - **Encourage citizen education on unsafe and unsanitary housing conditions such as lead paint, radon, faulty wiring, and broken/missing smoke detectors.**
- **H 5.2. Identify additional funding sources and encourage better use of existing programs to make the most efficient use of housing dollars.** Many funding agencies such as WHEDA and USDA Rural Development will come make presentations to your community.

**Strategies:**

- **Encourage public private partnerships that promote economic opportunities and provide for decent, safe affordable housing.**
    - One example could be a joint construction training program between local schools and construction companies.
  - **Collaborate with the appropriate agencies to identify additional sources of funding for rehabilitation and/or new construction projects.**
- **H 5.3. Encourage the creation of multi-organization partnerships that allow agencies to share staff time and leverage housing development resources.** Many rural communities have part-time staff, who maintains full-time jobs elsewhere. As a result, paid staff is not available to apply for or administer programs. However, retirees or others within the community may have skills or expertise that they would be willing to share.

**Strategies:**

- **The area should consider the establishment of a housing coalition consisting of persons and agencies willing to assist in gathering information, preparing applications, presenting information to local council/board meetings and provide other technical assistance upon request.**
  - **Invite funding agencies, consultants and nonprofit agencies to attend town board meetings to explain their programs.**
  - **Establishing a talent pool of volunteers who may be able to assist with the issues identified in this section**
- **H 5.4. Address the relationship between housing and other land uses.** Decisions made about housing impacts housing choice, supply and affordability. It also

impacts other planning areas including future services provided by the town, economic development, transportation and community facilities, environmental quality and the overall land use and character of the town. This planning process will assist the Town of Bloomfield in making future land use decisions that will be in the best interest of the town as a whole.

**Strategy:**

- **Review all new housing proposals taking their spatial relationship to other land uses into consideration such that decisions will be made in the best interest of the town as a whole.**

## CHAPTER 5: TRANSPORTATION

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## TRANSPORTATION ELEMENT

### INTRODUCTION

The towns of Aurora and Bloomfield are comprised of a transportation system that is made up of local roads, collectors and arterial streets. The predominant transportation corridors include STHs 21 and 49. STH 21, which connects Oshkosh and Tomah, traverses the area and brings vehicles through Aurora. STH 49 passes through both Aurora and Bloomfield providing a north-south travel corridor through central Wisconsin. While private vehicles are the primary mode of transportation in the area, there are several biking and pedestrian opportunities available to the residents and visitors of the area.

#### ***Transportation Area Vision for 2025***

*Town residents have access to a network of well-maintained local town roads and county and state highways. These roadways collectively address their needs for mobility of their automobiles, trucks, and farm equipment. Highway 10 continues to provide easy access to the Fox Cities and Oshkosh areas for shopping, employment, and entertainment. The Town has been effective in controlling the number of new private driveway access points onto Highway 49 which, along with spot safety improvements such as turn-out lanes, have minimized safety concerns. To provide safe accommodations for growing numbers of bicyclists and pedestrians, wide striped shoulders have been installed along key county and town roads. While the private automobile is still the vehicle of choice for trips both long and short, the availability of rural public transportation on demand provides a valuable service that is particularly appreciated by the town's growing elderly population. Park 'n' ride lots are available at key locations to promote car-pooling.*

### INVENTORY AND ANALYSIS

This chapter provides an inventory of the existing transportation, pedestrian, cycling, trucking, and airport facilities in the area. In addition, a summary of the existing transportation plans, policies and funding sources associated with these facilities are discussed. The chapter also utilizes the citizen committees' vision for the future to develop the associated goals, objectives and recommendations to achieve them.

#### **Streets and Highways**

The primary transportation system consists of a hierarchical network of highways, byways, and other roads and streets that pass through a community. The entire transportation network in Aurora and Bloomfield are comprised of approximately 56 and 70 miles of roads, respectively (Table 5-1). Local town roads make up almost half (49.4%) of the network in Aurora and (57.5%) in Bloomfield.

**Table 5-1. Road Network by Jurisdiction**

Municipality	STH Miles	CTH Miles	Local Miles	Total
T. Aurora	12.69	15.65	27.66	56.00
T. Bloomfield	8.02	17.09	44.7	69.81
Total	20.71	32.74	72.36	125.81

Source: WisDOT 1998, 2004

The hierarchy of the road network calls for each roadway to be classified according to its primary function, ranging from its ability to move vehicles (i.e., a freeway) to its ability to provide direct access to individual properties (i.e., a local street). The three general categories of functional classification used by transportation officials include arterials, collectors, and local roads.<sup>1</sup>

Because traffic volumes are typically a good indicator of a roadway's appropriate functional classification, the Wisconsin Department of Transportation (WisDOT) conducts traffic counts at key locations throughout the state on a regular rotating basis. Displayed as average annual daily traffic (AADT), these counts are statistically adjusted to reflect daily and seasonal fluctuations that occur on each roadway.<sup>2</sup> The most recent counts in Waushara County were conducted in 2000 and 2003. When a significant difference in the two counts is encountered, it can generally be explained by a road closure, detour, or similar circumstance that temporarily disrupts the normal flow of traffic. Traffic counts varied between 2000 and 2003 in both Aurora and Bloomfield. The reduction in traffic counts on STH 21, west of STH 49, and the increase in traffic counts on STH 49 through both towns, most likely was caused by construction activities on STH 21 during its reconstruction in 2003. The resulting detour forced people to find alternative routes. Exhibit 5-1 displays the functional classification and AADT of selected roadways within the area.

### ***Principal Arterials***

Principal arterials serve interstate and interregional trips. These routes generally serve all urban areas with populations greater than 5,000. These roadways are most important in terms of commerce and the transport of goods and services. Rural principal arterials are further subdivided into 1) Interstate highways and 2) other principal arterials. There are no principal arterials in the Town of Bloomfield.

- **STH 21** is classified as a principal arterial-other providing east-west linkage between Oshkosh/USH 41 and Tomah/I-94. Generally, AADT's on STH 21 decrease as traffic flows westward through the county, increasing only in the more congested semi-urban areas in and near the Village of Redgranite and City of Wautoma. Between 2000 and 2003, AADT's decreased near STH 49 due to reconstruction of the highway. Traffic counts are taken at three locations along STH 21: near the Winnebago – Waushara County line and immediately east and west of the STH 21 – STH 49 intersections. Between 2000 and 2003, traffic counts increased from 6,700 to 7,100 at the Winnebago-Waushara County line. During the same time frame, traffic counts decreased east and west of the STH 21 – STH 49 intersection.

<sup>1</sup> WisDOT. 2002. *Facilities Development Manual: Procedure 4-1-5*.

<sup>2</sup> WisDOT. 2001 and 2003. *Wisconsin Highway Traffic Volume Data*.

AADTs decreased from 7,400 to 6,700 (700 trips) east of the intersection and from 8,300 to 5,900 (2,400 trips) west of the intersection. Traffic counts along STH 21 were likely influenced by reconstruction projects throughout eastern Waushara County from 2000 to 2003. Depending on the exact location of the project and accompanying detours, different counts were affected. Overall, traffic has increased slightly (countywide) from 2000 to 2003.

### ***Minor Arterials***

In conjunction with the principal arterials, minor arterials serve other population centers and major traffic generators providing intra-regional and inter-area traffic movements.

- **STH 49** provides a north-south linkage between the Waupun, Berlin, Fremont-Weyauwega, and Waupaca areas. STH 49 enters the Town of Aurora from the south (Green Lake County) and traverses the entire extent of Waushara County as it continues northward to several Waupaca County communities. STH 49 is the main thoroughfare in both Auroraville and West Bloomfield. Traffic volumes generally increased northward from the southern border of Aurora to STH 21; traffic volumes decrease significantly north of STH 21. Due to construction detours, AADTs along STH 49 increased from 2,300 to 2,900 north of Auroraville and from 3,600 to 4,100 near Cypress Avenue. Traffic counts near the City of Berlin remained constant. In Bloomfield, traffic volumes along STH 49 also increased between 2000 and 2003 likely due to STH 21 reconstruction projects. AADTs increased from 2,500 to 2,900 near 33<sup>rd</sup> Drive, from 1,800 to 2,100 near Apache Avenue, and from 1,700 to 2,400 near the southern border. In Bloomfield, traffic volumes along STH 49 were typically heavier north of West Bloomfield.

### ***Major Collectors***

Major collectors provide service to moderate sized communities and other intra-area traffic generators. Major collectors often link those generators to nearby larger population centers or higher function routes.

- **CTH A** provides east-west service between the Town of Plainfield and the West Bloomfield area. CTH A is designated as a major collector from the western border of the town to STH 49. AADTs were collected immediately west of the southern STH 49 – CTH A intersection. Traffic increased from 900 in 2000 to 1,200 in 2003. This represents a slight increase in traffic volume.
- **CTH H** provides an east-west travel corridor along the southern border of Bloomfield. The route provides linkage between the unincorporated village of Tustin on Lake Poygan and the Village of Wild Rose at its western terminus; CTH H continues northwesterly to the Village of Fremont in Waupaca County. CTH H is classified as a major collector from 34<sup>th</sup> Avenue to CTH I. No traffic counts were taken along this section.
- **CTH I** provides north-south service between the unincorporated village of Tustin and STH 49 in the north-central portions of the Town of Bloomfield. AADTs were collected north of the Archer Drive and south of the STH 49 – CTH I intersection. Traffic counts at both locations remained constant between 2000 and 2003.

### ***Minor Collectors***

Minor collectors collect traffic from local roads and provide links to all remaining smaller communities, locally important traffic generators, and higher function roads. All developed areas should be within a reasonable distance of a collector road.

- **CTH A** travels concurrently with STH 49 through West Bloomfield for approximately one-half mile until it turns northward and hence westward towards the Waupaca County. The road is a minor collector from the northern CTH A – STH 49 intersection northward towards the Waushara – Waupaca county line. AADTs increased from 300 in 2000 to 420 in 2003; this represents a slight increase in traffic flow.
- **CTH H** is classified as a minor collector from CTH I eastward to Tustin. AADTs were taken immediately west of Tustin. Traffic remained fairly constant on CTH H between 2000 (340) and 2003 (450); they increased by only 90 trips during this time frame.
- **CTH HH** originates at STH 49 in West Bloomfield. The road provides for east-west travel between the unincorporated villages of West Bloomfield and Metz on the Waushara – Waupaca County Line; CTH HH continues eastward until it terminates on the Wolf River. Traffic remained constant on CTH HH between 2000 (220) and 2003 (260).
- **CTH M** provides originates at STH 49 and travels westward to CTH E in the Town of Saxeville. CTH M is classified as a minor collector between STH 49 and 31<sup>st</sup> Avenue. Traffic counts remained stable between 2000 (230) and 2003 (340).
- **CTH XX** originates in the City of Berlin, travels northward through Aurora, and terminates at CTH D near Borth. This entire roadway is classified as a minor collector within the Town of Aurora with the exception of the stretch between the southern and northern intersections with 34<sup>th</sup> Road. Several traffic counts were taken along CTH XX. Both counts north of CTH X remained constant. The count immediately north of STH 21 increased from 560 to 690 between 2000 and 2003, while the traffic decreased from 540 to 440 at the southern CTH XX – 34<sup>th</sup> Road intersection during this same time frame. AADTs increased significantly immediately south of CTH X by 500 trips between 2000 (2,100) and 2003 (2,600).
- **34<sup>th</sup> Road** travels in a southwest-northeasterly direction with both of its termini on CTH XX. Since 34<sup>th</sup> Road provides a more direct route between Berlin and Borth, this section receives more traffic than CTH XX in the center portion of Aurora.

### ***Local Roads***

Local roads provide access to adjacent land and provide for travel over relatively short distances. All roads not classified as arterials or collectors are local roads. These roads provide access to residential, recreational, commercial, and industrial uses within the area. WisDOT does not generally conduct official traffic counts for local roads; however, local roads probably carry fewer than 200 vehicles per day. Due to roadway alignments, 34<sup>th</sup> Road was classified as a minor collector.

- **CTH X** originates at STH 49 near the City of Berlin and travels eastward for approximately two miles. At this point, CTH X turns northward and terminates at STH 21 near the eastern

border of Aurora. Between 2000 and 2003, remained fairly constant in this area; AADTs increased from 1,300 to 1,500 between STH 49 and CTH XX.

### Pavement Surface Evaluation and Rating (PASER)

Every two years all jurisdictions in Wisconsin are required to rate the condition of their local roads and submit the information to WisDOT. The surface condition rating of each roadway is updated in the State's computer database, the Wisconsin Information System for Local Roads (WISLR). The WISLR database is available to all jurisdictions via the internet and can be used to develop a capital improvement and maintenance program. The WISLR analysis is based, in most cases, on the PASER road rating method.<sup>3</sup>

**Table 5-2. PASER Ratings and Maintenance Needs**

Paved Road Rating	Condition	Needs
9 & 10	Excellent	None
8	Very Good	Little maintenance
7	Good	Routine maintenance, crack filling
6	Good	Sealcoat
5	Fair	Sealcoat or nonstructural overlay
4	Fair	Structural improvement - recycling or overlay
3	Poor	Structural improvement - patching & overlay or recycling
2	Very Poor	Reconstruction with extensive base repair
1	Failed	Total reconstruction
Gravel Road Rating	Condition	
5	Excellent	Little maintenance
4	Good	Routine maintenance
3	Fair	Regrading, ditch & culvert maintenance, additional gravel
2	Poor	Additional aggregate, major ditch & culvert maintenance
1	Failed	Complete rebuild and/or new culverts

Source: Transportation Information Center, UW-Madison; 2000, 2001, and 2002

PASER pavement management system (PMS) has been developed and improved over the years by the Transportation Information Center (TIC) at the University of Wisconsin – Madison in cooperation with WisDOT and others. In general, PASER rates paved roadway surfaces on a scale of 1 to 10, with 1 being a road that needs to be reconstructed and 10 being a newly constructed road.<sup>4</sup> Unpaved roads are rated on a scale of 1 to 5, with 1 being a road that needs rebuilding and 5 being a brand new road.<sup>5</sup> This inventory provides the basis for developing a planned maintenance and reconstruction program and helps the town to track necessary improvements. Prompt maintenance can significantly reduce long-term cost for road

<sup>3</sup> WISLR. 2006. *Wisconsin Information System for Local Roads*. <https://trust.dot.state.wi.us/wislr/>.

<sup>4</sup> Transportation Information Center. 2000, 2001, and 2002. *PASER Manuals: Asphalt, Brick & Block, Concrete, and Sealcoat*.

<sup>5</sup> Transportation Information Center. 2001 and 2002. *PASER Manuals: Gravel and Unimproved Roads*.

repair and improvement. As of 2001, local governments are required to submit their PASER ratings every two years to WisDOT. Table 5-2 and Appendix E provide a breakdown and display the PASER ratings, conditions and maintenance needs.

**Table 5-3. Total Miles of Local Roads by PASER Rating**

Paved Road Rating	T. Aurora	T. Bloomfield	Total
10		1.04	1.04
9	0.25	1.04	1.29
8	6.09	0.30	6.39
7	4.17	9.81	13.98
6	10.31	5.94	16.25
5	5.60	6.77	12.37
4		2.79	2.79
3	0.05	7.13	7.18
2			
1			
Not Rated		0.28	0.28
Subtotal	26.47	35.10	61.57
Gravel Road Rating			
5		1.36	1.36
4	0.92	8.03	8.95
3	0.27		0.27
2			
1			
Not Rated		0.21	0.21
Subtotal	1.19	9.60	10.79
Total	27.66	44.70	72.36

*Source: WisDOT-WISLR, 2005*

Table 5-3 provides a summary of the total miles of local roads in each municipality by PASER rating. About three-quarters (78.5%) of the roads in Bloomfield and 96 percent (95.7%) of the roads within Aurora are paved. Of the total paved roads within these two towns, roughly 14 percent of the paved roads are in excellent to very good condition and require little maintenance; in Aurora, 24 percent (6.34 miles) require little maintenance, while 6.8 percent (2.38 miles) require little maintenance in Bloomfield. Around three-quarters of the roads in Aurora (20.08 miles, 75.9%) and Bloomfield (25.11 miles, 71.5%) are considered to be in good to fair condition. While they are in good condition structurally, they will need slightly more maintenance work. This work may involve seal coating, crack filling and possibly a non-structural overlay. The remaining local roads will require substantially more work. In Bloomfield 7.13 miles (20.3%) of the roads will require structural improvements that could involve pavement recycling, overlay and patching, within Aurora less than one (0.05) mile require similar repairs. There are no roads within either town that were rated less 3. About a quarter mile of paved roads within the Town of Bloomfield was not rated. A “not rated” does not necessarily mean that the road was not evaluated; it just means that it was not recorded in the WisDOT-WISLR data base.

Gravel roads within the two towns are also generally well-maintained. All rated gravel roads within the Town of Bloomfield need little (1.36 miles, 14.2%) to only routine maintenance (8.03 miles, 83.6%). Although there are only 1.19 miles of gravel roads within the Town of Aurora, only a quarter mile (0.27 miles) will require regarding, ditch and culvert maintenance and additional gravel. The majority of the gravel roads within Aurora will require only routine maintenance. About a quarter mile of paved roads within the Town of Bloomfield were not rated. A "not rated" does not necessarily mean that the road was not evaluated; it just means that it was not recorded in the WisDOT-WISLR data base.

## Rustic Roads

The Rustic Roads System was created by the State Legislature in 1973 to help citizens and local units of government preserve scenic lightly traveled country roads for the leisurely enjoyment of bicyclists, hikers, and motorists.<sup>6</sup> They offer excellent opportunities to travel through an attractive rustic area. The scenic qualities of these roads are protected by agreement with bordering property owners and by implementing roadside maintenance practices that allow wildflowers and other native flora to extend to the edge of the pavement. A town road (26<sup>th</sup> Rd.) in Saxeville is the only road in Waushara County currently enrolled in the Rustic Roads program. Several town roads within the planning area may have the same potential.

## Truck Transportation

There are several designated truck routes within the planning area. STH 21 is the primary truck transportation route in Waushara County. STH 21 provides direct access to Oshkosh and the Fox Cities to the east. Western destinations include the I39/USH 51 corridor, I90, I94, and western Wisconsin. Within the planning area, other major truck routes include STH 49. STH 49 provides access to Fremont and Waupaca to the north and Berlin and Waupun to the south. Local truck traffic occurs on several other county highways throughout the planning area, but is more limited in volume. Several local companies provide both long distance and local freight hauling within the area (Table 5-4).

**Table 5-4. Transportation Companies**

Company	Transport Service	Location
Flash Trucking	Excavating	C. Green Lake
Laudloff Trucking	Excavating	C. Berlin
Paugel's Trucking	Excavating	C. Berlin
Petraszak Excavating Ltd.	Excavating	C. Berlin
Thoma Excavating, Inc.	Excavating	C. Berlin
Ron Grahn Construction	Concrete	T. Aurora
Ron's Delivery Service	Delivery	C. Berlin

Source: Ameritech Yellow Pages, 2005

<sup>6</sup> WisDOT. 2005. *Wisconsin's Rustic Roads: A Positive Step Backward*.  
<http://www.dot.state.wi.us/travel/scenic/rusticroads.htm>.



## Railroads

There no longer are any operating railroads in Waushara County. The nearest rail service is available at Stevens Point, which is a division headquarters for the Canadian National railroad. Other rail lines include the Union Pacific, which passes through southern Marquette County, and the Canadian Pacific Railway, which has a major yard facility in Portage. All three lines generally connect Chicago with the Twin Cities and points westward. Amtrak utilizes the Canadian Pacific line to provide passenger service. In addition to Portage, station stops include Columbus, Wisconsin Dells, and Tomah.

## Waterways

There are no commercial ports in Waushara County. The nearest commercial port is located in Green Bay. Passenger ferries are located in Manitowoc and Milwaukee. Both ports offer passage across Lake Michigan to Lower Michigan.

Several municipalities and Waushara County operate recreational boat facilities throughout the county. There is a boat launch located at Otto Brey County Park in Aurora. A local snowmobile club also maintains walk-in launch facilities on STH 49 on the Aurora Millpond for small craft. The Town of Bloomfield operates both a public boat launch and walk-in facilities on Lake Poygan. Boat launch facilities are located at the end of Park Street off of CTH H; walk-in facilities are located at the end of both Center and Franklin Streets in Tustin. Walk-in small craft access is available Pony Creek County Park east of Tustin on CTH H.<sup>7</sup>

## Pedestrian Facilities

Walking is emerging as an important exercise as well as mode of transportation. The *Wisconsin Pedestrian Policy Plan 2020* outlines statewide and local measures to increase walking throughout the state as well as promote pedestrian safety and comfort. Pedestrians, by definition, are anyone who travels by foot. In addition, this definition has been extended to disabled persons who require the assistance of a mobility device. Pedestrian traffic can be difficult along highways where sidewalks are not present, safety measures are absent, or traffic volume is heavy.

Waushara County has several pedestrian opportunities. Hiking trails are located at several county parks. The county also operates the Bannerman Trail. A trailhead is located in downtown Redgranite on the south side of STH 21. The trail provides recreational opportunities for pedestrian activities as well as cross-county skiing, bicycling, and snowmobiling. The trail utilizes the former railroad grade that served quarries located in the Redgranite/Lohrville area. The seven mile trail terminates at STH 73 north of Neshkoro.

Most of the town roads have limited shoulder areas, and the posted speed limits are 45<sup>8</sup> miles per hour or greater. These conditions often hamper safe pedestrian travel. The relatively low density development and lack of sidewalks do not facilitate increased pedestrian mobility. The centralization of goods and services often requires residents to use motor vehicles for routine trips.

<sup>7</sup> Waushara County. 2004. *Public Access and Boat Landings*. [http://www.co.waushara.wi.us/boat\\_landings.htm](http://www.co.waushara.wi.us/boat_landings.htm)

<sup>8</sup> Posted speed in the unincorporated village of Tustin is 35 mph.

Future opportunities for increased pedestrian traffic exist throughout eastern Waushara County. Officials in the towns of Aurora and Bloomfield should address current pedestrian traffic volumes and how to increase future pedestrian traffic in the area. Future development should include pedestrian facilities such as sidewalks within the unincorporated villages and multi-use trails. Multi-use recreational trails provide the best opportunity to increase pedestrian opportunities within the towns of Aurora and Bloomfield.

### **Cycling Opportunities**

Over 1,000 miles of highly scenic low volume road provide abundant opportunities for bicycling in Waushara County. As such, Waushara County has established an interconnected system of bicycle routes throughout the county.<sup>9</sup> The rolling topography offers several challenges for bicyclists of all fitness levels. The routes follow existing town roads and county trunk highways. Bicycle routes range in distance from 23 to 35 miles in length and offer several rest stops at municipal and county parks as well as local tourist attractions. Two routes within the planning area offer scenic views of the Village of Redgranite, Auroraville, Tustin, West Bloomfield, and the countryside of the surrounding towns (Exhibit 5-2).

Roadways with traffic volume less than 1,000 vehicles per day are considered generally safe for bicycling. Roadways meeting this criterion that are located within a primary bicycle corridor identified by WisDOT provide potential linkages between existing bicycle trails and are considered to be part of an interconnected statewide bicycle route network. Currently, the Bannerman Trail is the only multi-use recreational trail within Waushara County.

WisDOT has made several recommendations for bicycle traffic for the planning area in the *Wisconsin State Bicycle Transportation Plan 2020*.<sup>10</sup>

#### Aurora

- STH 49, STH 21, and CTH XX between CTH X and the City of Berlin are not recommended as bicycle routes due to the high volumes of traffic and areas of poor visibility.
- CTH XX from Chicago Avenue to approximately 0.67 miles west of 36<sup>th</sup> Avenue has been identified as a road with excellent conditions for bicycling.
- Other roads within the planning area with moderate conditions for bicycling include CTH X and CTH XX from STH 21 to approximately 0.75 miles east of 34<sup>th</sup> Drive.

#### Bloomfield

- STH 49 is not recommended as bicycle routes due to the high volumes of traffic and areas of poor visibility.
- All county highways within the Town of Bloomfield have been identified as roads with excellent conditions for bicycling.

### **Airports**

The four airports most convenient to area residents that provide scheduled commercial air service are: Central Wisconsin Regional Airport in Mosinee, Outagamie County Regional Airport

<sup>9</sup> Waushara County Parks Department. 2005. *Bike Routes*. [http://www.co.waushara.wi.us/bike\\_routes.htm](http://www.co.waushara.wi.us/bike_routes.htm).

<sup>10</sup> WisDOT. 1998. *Wisconsin State Bicycle Transportation Plan 2020*.

in Appleton, Dane County Regional Airport in Madison, and Austin Straubel Airport in Green Bay. Many residents prefer to fly out of Milwaukee or Green Bay. Other airports/airfields offering a lesser range of services include those in Oshkosh, Stevens Point, Wisconsin Rapids, Wautoma, Waupaca, and Wild Rose.

Two Basic Utility airport facilities are located in Waushara County. A Basic Utility (BU) airport is capable of handling single engine piston aircraft and smaller twin engine aircraft. Basic Utility airport facilities are sub-classified as class B (BU-B) and class A (BU-A) according to the gross weight and wingspan of the aircraft. These aircraft typically seat up to six persons and are used for private corporate travel, charter flying, recreational flying, and crop dusting. The Wautoma Municipal Airport is a BU-B facility located southwest of the City of Wautoma in the Town of Dakota. The airport has two paved runways measuring 1,190 feet and 3,300 feet in length and a turf runway measuring 2,280 feet. Aircrafts with gross weights of less than 12,500 pounds and wingspans less than 49 feet can be accommodated at this airport. Besides serving local air needs, the airport is utilized by pilots attending the annual EAA fly-in in Oshkosh. The Wild Rose Idlewild Airport is BU-A facility. The airport can accommodate aircraft with gross weights less than 6,000 pounds and wingspans less than 49 feet. A helipad is also located at the Wild Rose Community Memorial hospital for “flight for life” emergencies.<sup>11</sup>

Several private airports are located throughout Waushara County. Private facilities are generally characterized by short (2,500 to 3,000 feet) turf covered runways. Private runways primarily provide services for recreational flyers.

### **Bus Service**

There is no scheduled bus service within the county. However, the Department of Aging administers two programs on a county-wide basis that serve the elderly and disabled residents of Waushara County. These two programs are a volunteer driver program and a mini-bus program. The mini-bus program is based in the City of Wautoma and provides transportation for both medical and personal trips. Other members of the public can also utilize the mini-bus if space is available.<sup>12</sup>

### **Current and Future Transportation Projects**

In 2004, the state replaced the faulted joints and performed a diamond grid on STH 21 between the Village of Redgranite and STH 49. In the most recent plan, no major reconstruction plans are scheduled for the towns of Aurora and Bloomfield.<sup>13</sup> However, WisDOT will replace the STH 49 Fox River Bridge in the City of Berlin. This project may affect traffic patterns during its completion.

County trunk and state highways comprise the Federal Aids Secondary System, thus qualifying them for federal aid for capital projects involving construction or repair. Waushara County is responsible for routine maintenance on these roadways. Maintenance of roads such as town roads and city/village streets not on the state or county system rests with the local jurisdiction. As Table 5-1 indicates, these local roads comprised the bulk of a community's total roadway

<sup>11</sup> WisDOT. 1999. *Wisconsin State Airport System Plan*.

<sup>12</sup> Baugrud, P. 2005. Personal Communication. Waushara County Aging and Disability Resource Center.

<sup>13</sup> WisDOT. 2004. *Wisconsin 2004-2009 Six Year Highway Improvement Program*.

mileage. To assist communities with the cost of constructing and maintaining these roads, the state provides general transportation aids (GTA) which are available based on lane mileage and aidable local costs. Aidable local costs generally include the local share of all road and street construction and construction materials. The rate-per-mile is statutorily specified and will be \$1,862 in 2006.<sup>14</sup> It should be noted that road spending fluctuates, especially for larger municipalities, and depends on the number and types of projects that have been allocated for that year. Cities and villages also have more costly facilities, such as curb and gutter, storm sewer, and sidewalks which raise the cost per mile above town spending amounts.

## **INTERRELATIONSHIPS WITH OTHER COMPREHENSIVE PLAN ELEMENTS**

### **Economic Development**

Providing a quality transportation system is important to the economic success of the area. Businesses need to assess the transportation system as to its ability to ship and receive goods and provide access and increase visibility for customers. Employee access to the business facility is also crucial, especially if the jobs offered will be in the lower-wage category. These jobs are frequently filled by second wage-earners in the household or by persons with limited job options, including untrained persons with disabilities or young people. These groups of people are frequently not able to drive or cannot afford reliable transportation. Service occupations, which employ over 20 percent of people in the county, encompass such jobs.

Additionally, it is important to remember that different businesses have different transportation requirements. For example, retail businesses near the City of Berlin or local farmers' markets may value on-street parking and pedestrian accommodations more than service businesses elsewhere in the town. Businesses which are located along major transportation corridors will require off-street parking.

Continued highway development may impact future STH 21 expansions. The STH 21 – STH 49 intersection has had significant development within the past several years. A new ethanol plant and service station have been constructed. Future development should be planned with consideration of potential interchanges and lane expansions.

### **Housing**

Housing plays a strong role in transportation since either the origin or the destination of most trips is the home. When new residential developments are planned, it is important to consider how the new development will affect the transportation infrastructure, community accessibility, and the safety of the area. Affordable housing, including mixed income development, should be located in a manner that facilitates transportation access to services and employment. Consideration to both pedestrian and bicycling facilities should be given in all housing developments.

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<sup>14</sup> WisDOT. 2005. *General Transportation Aids*. <http://www.dot.wisconsin.gov/localgov/highways/gta.htm>

## **Utilities and Community Facilities**

Joint and/or coordinated planning of public and transportation facilities is essential. The location of schools is closely related to transportation. Ideally, primary and secondary schools should have safe pedestrian and bicycle access. Trip distances should be minimized to reduce the need for school busing and automobile transportation to the school. Access to public transportation can also help minimize transportation costs for the school district. Colleges and universities can also benefit greatly by having public transit available by reducing the need for parking space and by making the campus more accessible to a broader range of students including local, low-income, and disabled students.

Similar to schools, it is important that government buildings as well as human services be located with access to public transportation. Coordinating transportation planning with sewer service area planning helps minimize the overall cost of providing infrastructure.

## **Agriculture Resources**

The transportation system provides access and mobility for rural residents and the farming community. Farmers utilize the transportation system to both transport goods to market and to provide mobility between their various farming operations. STH 21 and STH 49 afford the farmers in the area access to both local and regional markets. When considering possible STH 21 expansion projects, the impact on existing farming operations, especially as it relates to the creation of split parcels of agricultural land, must be considered. Access to these parcels may require unsafe highway crossings by farm equipment, or ultimately the loss of use of this land for agricultural purposes.

## **Natural Resources**

Transportation decisions can both positively and negatively impact the environmental quality of the area. Development and subsequent transportation improvements on the existing STH 21 and STH 49 corridors or other potential projects may impact the area's natural resources (wetland areas and forestland). Loss of wetlands, which act as a natural buffer to filter nutrients and other pollutants, can be harmful to the wildlife habitat, including endangered species, and groundwater recharge. Finally, sprawl leads to longer travel times, which could result in increased air quality issues due to automobile emissions.

## **Cultural Resources**

Early Native American habitation, the geological landscape, and the area's historic buildings are significant to the local history. It is imperative that as growth occurs and transportation projects are proposed, sensitivity be given to both the identified resources and to the areas where other historic and cultural resources may exist. Since the identity and integrity of the community depends on the preservation of these unique features, the impact from expanded transportation corridors and new land development must be kept to a minimum. Consideration should also be given to the impact of future transportation projects on the cultural identity of the historic downtown areas of Auroraville, Tustin, and West Bloomfield. For example, when widening an existing residential street, community leaders must determine how the widening of a road and possible elimination of existing trees will impact the aesthetics and cultural identity of the established neighborhood.

## Land Use

Transportation, as with other planning elements, has a strong connection to land use. While transportation's primary purpose is to serve land use, land use patterns are dependent upon the condition and effectiveness of the transportation system. Expanded arterials, such as US 10, spur development by attracting development in proximity to new interchanges. Secondly, the traffic may be relocated if county highways or local roads are bisected or re-routed. Existing businesses may be negatively impacted as the former traffic flows for economic survival.

The efficient movement of vehicular traffic provides a quicker connection from one place to another. The expansion of STH 21 from two lanes to four lanes may reduce travel times from the Fox Cities to Waushara County and other areas. However, the increased accessibility may create additional development pressure as people are able to move further from urban centers without significantly increasing travel time to work and shopping.

## Intergovernmental Cooperation

Transportation systems go beyond municipal boundaries. Regional development patterns and municipal land use policies affect the transportation network. This network must efficiently move people and goods from one place to another. The transportation system is made up of local roads, collector and arterials, none of which stop at municipal borders but continue from one community to another. An efficient transportation system can not be dependent on the decisions of one community but instead upon the input and cooperation of many different entities working together. The bridge reconstruction of STH 49 or possible expansion of STH 21 would affect many jurisdictions. Each of these jurisdictions, along with the State of Wisconsin, would have input into the expansion of these transportation corridors. The resulting expansion will not only impact the local jurisdictions that it passes through, but could also impact the economics of the state as goods and people are more quickly and efficiently transported.

## POLICIES AND PROGRAMS

### State, Regional, County, and Local Policies

#### *State of Wisconsin*

**Wisconsin State Highway Plan 2020.** Wisconsin's State Trunk Highway system, consisting of approximately 11,800 miles of roads, is aging and deteriorating at the same time traffic congestion is increasing. In response to this critical issue, WisDOT, in partnership with its stakeholders, has developed the *Wisconsin State Highway Plan 2020*, a 21-year strategic plan that considers the highway system's current condition, analyzes future uses, assesses financial constraints, and outlines strategies to address its preservation, traffic movement and safety needs.<sup>15</sup> The plan is updated every six years to reflect changing transportation technologies, travel demand, and economic conditions in Wisconsin.

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<sup>15</sup> WisDOT. 1999. *Wisconsin State Highway Plan 2020*.

According to the Wisconsin State Highway Plan 2020, STH 21 is expected to be moderately congested in 2020 between Omro and STH 73, east of Wautoma. Traffic congestion on STH 21/73 is expected to be severe through the Wautoma area, while west of the city traffic congestion is not anticipated. STH 21 from Oshkosh to I-39/U.S. 51 has been identified as a potential major project. Potential projects are subject to environmental analysis and legislative approval; they will be re-evaluated in future state highway plans.

This plan also stressed the need to develop a safe inter-modal transportation system which can accommodate alternate forms of transportation, including designating specific state and county highways capable of safely accommodating bicycle transportation. Specific accommodations recommended in the plan include the use of designated bicycle lanes in urban areas, widening traffic lanes to allow for bicycle travel, and paving shoulders to allow for increased bicycle use. The plan estimated that approximately \$6 million would be necessary to provide adequate bicycle accommodations throughout the state.

**Wisconsin State Bicycle Transportation Plan 2020.** The *Wisconsin State Bicycle Transportation Plan (WSBTP) 2020* specifically addresses the future needs of bicycle transportation. Two primary goals exist in the plan: to double the number of bicycle trips made by 2010 and to reduce the number of motor vehicle-bicycle crashes by 10 percent by 2010. To achieve these goals, objectives for engineering, education, enforcement and encouragement were identified. These included not only the need for the construction of an expanded network of transportation facilities that allows for safe bicycle travel, but also for the promotion of education to advance vehicle driver awareness of bicyclists (drivers licensing and bicycle safety courses). Finally, tips to promote the utility and ease of bicycle transportation were identified as well as the mandate to increase the enforcement of reckless driving behavior by motorists and bicyclists alike.

The *WSBTP* provides suggestions for both intercity (rural) and urban/suburban bicycle facilities. For the purposes of the *WSBTP*, urban areas were defined as villages or cities with populations of 5,000 persons or greater. The suitability of rural roads for bicycles is primarily determined by the paved width of the road and the volume of traffic. To be bicycle accessible, high volume roads (greater than 1,000 vehicle trips per day) should have a paved shoulder. Most State Trunk Highways located on the Priority Corridor System meet this criterion. No improvements were recommended for low volume roads (less than 1,000 vehicles per day). Finally, separated multi-use paths (trails) were also promoted as a viable option to increase bicycle transportation opportunities within rural areas. Urban improvements should include designated bicycle lanes within the street area, widened lanes, and paved shoulders. Larger urban parks often have both paved and unimproved multi-purpose trail systems, which often parallel rivers or other scenic corridors.

**Wisconsin State Airport System Plan 2020.** The *Wisconsin State Airport System Plan 2020* provides a framework for the preservation and enhancement of a public-use airport system which will meet future aviation demands for the state. It provides an inventory of existing public-use airport facilities; and categorizes them according to their current services, projected use, and future scheduled maintenance and construction projects. Based on existing conditions and projected improvements that are listed within airport master or layout plans, forecasts are made for future airport classifications. No projected changes have been made in the status of Waushara County's airport classifications. Several improvements have been recently completed

at the Wautoma Municipal Airport. In fall 2004, the taxiways at the airport were expanded, and the entrance was repaired. Additional improvements scheduled for 2007 include hangar renovation and construction, runway expansion, and installation of a weather forecasting system.

### ***Regional***

**East Central Wisconsin Regional Planning Commission.** East Central Wisconsin Regional Planning Commission is currently preparing a regional smart growth plan. As part of this planning process, East Central has proposed five core transportation goals:

- To act to help ensure that the negative effects of sprawl development on our regional transportation system are minimized by encouraging new development to locate where adequate services and facilities exist.
- To work with all levels of government and organizations throughout the region to pursue adequate funding for transportation projects and programs which meet short term and long term needs.
- To help ensure that the regional transportation network links economic centers and efficiently moves people and freight throughout the region.
- To help maintain and continue the balance between transportation and the environment through efficient and consistent transportation and land use planning.
- To help ensure that alternative modes of transportation to the automobile exist and mobility options for all are efficient.

These goals are consistent with the area's vision for the future to minimize the negative effects of sprawl development, to provide a well maintained street and road network, to provide a balance between transportation needs and the environment, to ensure that alternative modes of transportation to the automobile exist, and that an adequate amount of funding for transportation projects is available.

In 2002, East Central prepared a *STH 21 Corridor Study* that examined the corridor from Oshkosh to the Town of Rushford in Winnebago County. While this study looked at only a small portion of STH 21, it did address the long term needs of the entire corridor. According to the study, "In the future it may be desirable to construct STH 21 as a four lane expressway to Interstate 90/94".

### ***County***

**Zoning.** The *Waushara County Zoning Code* sets standards for access driveways and streets. Sec. 58.828. regulates access driveways (access permits, spacing standards, and number and width of driveways per land use) while Sec. 42-81 regulates street design within subdivisions.

The county zoning ordinance (Sec. 42-81) requires all roads within subdivisions to be built to certain standards. This is important to the continued success of the transportation network.



**Highway Department.** The Waushara County Highway Department provides maintenance on county highways found in the area. It also provides roadway and ditch maintenance for the towns within the county on a contract basis. The County does not have an officially adopted transportation plan or Capital Improvement plan. However, it is the policy of the County to evaluate the county road system in the spring of the year and set a specific roadway maintenance schedule for the coming year.

## **Federal, State and Regional Programs**

### ***Federal Agencies***

**Surface Transportation Program – Rural (STP-Rural).** This program allocates federal TEA-21 funds to complete a variety of improvements to rural county highways. To be eligible, two conditions must be met, the road must be located outside of an urban area and must be classified as at least a rural minor collector. Project proposal applications are accepted only in odd numbered years. More information can be found at <http://www.dot.wisconsin.gov/localgov/highways/stp-rural.htm>.

### ***State of Wisconsin***

**General Transportation Aid.** Road maintenance is in part funded by disbursement of the State Transportation Fund. The largest portion comes from General Transportation Aids. The State provides an annual payment to each county and municipality, which augments the local government's cost for activities such as road construction, crack and pothole filling, snow removal, and other related transportation maintenance. Disbursements from the account are determined by the total mileage of local roads within the municipality or by a formula based on historic spending. This information must be reported annually. More information can be found at <http://www.dot.wisconsin.gov/localgov/highways/gta.htm>.

**Local Roads Improvement Program (LRIP).** This program provides funding to improve or replace seriously deteriorating county highways, town roads, and city or village streets. New roads are not eligible. LRIP funds pay up to 50% of total eligible costs while the remaining amount must be matched by the local government. The program has three basic programs: County Highway Improvement (CHIP); Town Road Improvement (TRIP); and Municipal Street Improvement (MSIP). Additional discretionary funds are available for high cost projects. More information can be found at <http://www.dot.wisconsin.gov/localgov/highways/lrip.htm>.

**Connecting Highway Aids (CHA).** The CHA program assists municipalities with costs associated with increased traffic and maintenance on roads that connect segments of the State Trunk Highway system. Over 120 municipalities receive quarterly payments on a per lane mile basis. More information can be found at <http://www.dot.wisconsin.gov/localgov/highways/connecting.htm>.

**Traffic Signing and Marking Enhancement Grants Program (TSMEGP).** This program provides funds to local units of government to install traffic signing and roadway marking enhancements. The ultimate goal of the TSMEGP is to improve traffic safety and visibility for both elderly drivers and pedestrians. All Wisconsin counties, cities, villages, and towns are eligible to submit project proposals. The program provides up to 75% of eligible funds for

project completion while the local government must fund the remaining 25%. More information can be found at <http://www.dot.wisconsin.gov/localgov/highways/signing.htm>.

**Flood Damage Aids.** This program provides funds to assist local units of government to improve or replace roads or roadway structures that have sustained major damage from flooding. The program helps defray costs for damaged streets, highways, alleys, or bridges which are not associated with the State Trunk Highway System. More information can be found at <http://www.dot.wisconsin.gov/localgov/highways/flood.htm>.

**Rural and Small Urban Area Public Transportation Assistance Program.** This program allocates federal funds to local units of government to provide both capital and operating costs for public transit services which operate within rural areas. All municipalities with populations less than 50,000 are eligible. More information can be found at <http://www.dot.wisconsin.gov/localgov/transit/ruralsmall.htm>.

**Wisconsin Employment Transportation Assistance Program (WETAP).** This program is designed to provide transportation for low-income workers to jobs, training centers, and childcare facilities through enhanced local transportation services. Funding is provided by a combination of federal, state, and local funds. This program provides a crucial link to allow low-income workers to remain in the workforce. More information can be found at <http://www.dot.wisconsin.gov/localgov/transit/wetap.htm>.

**Local Transportation Enhancement Program (TE).** This program provides funds that increase multi-modal transportation within a region while enhancing the community and the environment. Eligible projects include multi-use recreational trails, landscaping, or the preservation of historic transportation structures. Funds cover up to 80% of the total eligible project costs. More information can be found at <http://www.dot.wisconsin.gov/business/econdev/te.htm>.

**Transportation Economic Assistance Grant Program (TEA Grant).** This program provides a 50% state grant to local governments, private businesses, and consortiums for road, rail, harbor, and airport projects that are necessary to help attract employers to Wisconsin. These grants have a performance-based incentive and successful funding requires that businesses and industries created by the grant program retain and expand local economies in Wisconsin. More information can be found at <http://www.dot.wisconsin.gov/business/econdev/tea.htm>.

**County Elderly and Disabled Transportation Assistance Program.** County governments are eligible for funds to establish a transit program for elderly and disabled citizens. The program allows for flexibility in various transportation options to their clients. County governments must provide a 20% match in funds. More information can be found at <http://www.dot.wisconsin.gov/localgov/transit/countyelderly.htm>.

**EXHIBIT 5-1**

**HIGHWAY FUNCTIONAL CLASS AND AVERAGE DAILY TRAFFIC VOLUME**

**EXHIBIT 5-2**  
**WAUSHARA COUNTY BIKE ROUTES**

## TRANSPORTATION – Town of Bloomfield

### **Goal TR 1. Ensure that the STH 49 corridor is well maintained, efficient, and safe for its residents.**

#### **Objectives:**

- **TR 1.1. Maintain safe locations and designs for access onto major roads such as STH 49 and county highways that will promote several modes of transportation.** Citizens of Bloomfield should evaluate current traffic conditions for vehicular, pedestrian, and bicycle transportation along the STH 49 corridor and assess various alternatives to reconstruction projects; these conditions should be periodically evaluated along other county highways to ensure safety throughout the town. These options should be documented into a formal report and communicated with the Wisconsin Department of Transportation.

#### **Strategies:**

- **Driveway access standards have been established to allow driveway access to a state highway at specific intervals.** The town should follow these guidelines.
  - **Driveway location can become a safety concern if there are many driveway access points along a roadway.** Shared driveways are an alternative in situations where many homes are located along the same stretch of roadway. The town could encourage the County to adopt zoning language to allow shared driveways in rural residential areas.
- **TR 1.2. Recognize the importance of regional transportation networks in ensuring Bloomfield's continued vitality.** Interstate and other federal highways allow citizens greater access to regional goods and services. Due to its proximity to US 10, the Town of Bloomfield must monitor the condition and accessibility to US 10 in Waupaca County and STH 21 in the Town of Aurora. Continued maintenance of STH 49 will ensure that goods and services are readily available to town residents.

#### **Strategies:**

- **The town should keep informed of construction projects along these highways and STH 49 throughout Waushara County to continually evaluate how regional road construction projects will affect traffic conditions for vehicular, pedestrian, and bicycle transportation throughout the town.**
  - **When necessary, the Town should recommend the appropriate detours to the Waushara County Highway Department, WisDOT, and other agencies.**

### **Goal TR 2. The town should ensure that its local transportation system is well maintained, efficient, safe, and cost-effective for its residents.**

#### **Objectives:**

- **TR 2.1. Develop minimum standards for street and driveway construction.** WisDOT and Waushara County have defined road construction standards driveway

access standards in the Wisconsin State Statutes and county zoning ordinance. Since the Town of Bloomfield has adopted county zoning, these standards should be adhered to for all roads

**Strategies:**

- **The driveway access standards allow driveway access to a town or county road at specific intervals.** The town should follow these guidelines.
  - **Driveway location can become a safety concern if there are many driveway access points along a roadway.** Shared driveways are an alternative in situations where many homes are located along the same stretch of roadway. The town could encourage the County to adopt zoning language to allow shared driveways in rural residential areas.
- **TR 2.2. Address private roads.** The town does not accept roads unless they are built to required standards. However, extremely long driveways have the potential to become a private road if a division(s) of land occurs at a later time. In these unplanned scenarios, fire numbering problems and other service provision concerns arise placing the town in a reactive position. In addition, poorly maintained private roads may hinder adequate response from emergency personnel.

**Strategy:**

- **The town should petition the county to incorporate construction standards for private road entrances into their zoning ordinances.** These standards should be equivalent to the construction standards for the county and local road system.
- **TR 2.3. Ensure timely response to site-specific road maintenance and/or safety issues.** For roadway maintenance, it is best to be proactive in maintaining and repairing local roadways. Wisconsin uses the PASERWARE pavement management system to inventory the condition of local roads in the town. This rating system provides the basis for developing a planned maintenance and reconstruction program. It will assist the Town of Bloomfield in tracking timely improvements as they are needed. Prompt maintenance can significantly reduce long-term costs for road repair and improvement. Additionally, budgeting for road improvements over an extended period can help to minimize annual fluctuations in town tax rates.

**Strategies:**

- **Utilize the PASER rating system to evaluate the conditions of all roads within the town.** Town officials should perform the PASER analysis of all roads within the town on a biannual basis.
- **Consider initiating a capital improvements program to assess upcoming town needs and expenses.** Where feasible, appropriate monies to a dedicated fund to ensure that road repairs can be completed as necessary.
- **Maintain contact with the Waushara County Highway Department and WisDOT to ensure coordination on regional and statewide transportation issues that may affect town is a way for the town to be proactive in meeting transportation needs.** It is suggested that annual meetings be established with both of these transportation providers.

- **TR 2.4. Minimize the costs to citizens resulting from road repairs and new construction.** Roads are expensive to build. Construction costs associated with transportation infrastructure can total up to 50% of all development costs. In order to promote development and attract new residents several cost saving techniques can be employed.

**Strategies:**

- **Direct new growth to existing roads.**
- **Consider requiring developers to bear an equitable share of the costs for the improvement or construction of transportation systems (roads, sidewalks, bike paths, etc.) needed to serve new development.**
- **Monitor the effectiveness of existing shared service agreements and enhance opportunities for new partnerships for providing local road development and maintenance.**

**Goal TR 3. Encourage the expansion and safety of non-motorized transportation and transportation opportunities.**

**Objectives:**

- **TR 3.1. Accommodate bicyclists and pedestrians in areas of high activity and promote these activities as a tourism opportunity.** Bicycling and walking are important modes of transportation and are used for commuting to school and work, social interaction, recreation, and an exercise. For some people, such as children and household with no car, this is the primary means of transportation. Bicycling and walking have health benefits, move people inexpensively, and reduce congestion and air pollution. The availability of sidewalks near schools may also reduce the need for bussing for students within walking distance.

**Strategy:**

- **Encourage Waushara Co. Parks Dept. to provide signage identifying the recommended bicycle routes as indicate on their web site.**
- **TR 3.2. Consider establishing bicycle, pedestrian, and other non-motorized recreational trails.** The development of multi-use trails would provide the best way to increase pedestrian opportunities. Pony Creek Park and the unincorporated village of Tustin may provide area residents with wonderful hiking opportunities. In addition, the rural roads in the surrounding towns may allow new trails to be connected with existing facilities such as the Bannerman Trail in Redgranite or the Ice Age Trail west of Wautoma.

**Strategies:**

- **Utilize a capital improvements program to set aside funds to install wider shoulders along the roadways.** These projects will be completed when scheduled maintenance is performed on these roads.
- **The town could work with the County to investigate the possibilities for improving and expanding both non-motorized and motorized off-road**

recreational trail system designed to accommodate a range of compatible uses.

- **TR 3.3. Identify conflict areas between vehicles and bicyclists/pedestrians.** STH49 has been identified as having conditions that can be unsafe for pedestrians and bicycles. Areas around West Bloomfield, the downtown area of Tustin, and the surrounding country side may experience higher levels of bicycle and pedestrian traffic because of and people enjoying the views of Lake Poygan and the scenic views.

**Strategy:**

- **Inventory areas which experience high levels of bicycle traffic and assess safety factors for non-motorized traffic.**

**Goal TR 4. Encourage affordable transportation options for all age and income groups.**

**Objectives:**

- **TR 4.1. Encourage the County to provide transportation for elderly and disabled residents within the municipality.** The County's Department of Aging administers programs for elderly and disabled residents. There is a volunteer driver program for medical trips and a medi-van program. There is also a meals-on-wheels program.

**Strategy:**

- **If there is a need for ride services, then the town could work with Waushara County to enhance current Department of Aging programs to further meet the needs of elderly and disabled residents.** The Town of Bloomfield could also establish a pool of volunteers to drive town residents to appointments when necessary.
- **TR 4.2. Increase ride sharing for work, shopping, and other trips.** Due to the limited amount of industrial and commercial establishments in the Town of Bloomfield, residents must commute to Oshkosh and/or the Appleton area for work, shopping, and for other necessary trips. Rising oil prices are increasing the overall costs associated with transportation. To counteract these trends, new transportation options should be offered to help residents of Bloomfield enjoy their current quality of life and level of income.

**Strategies:**

- **If the number of residents making these trips increases significantly, the town could identify "park and ride" parking areas to encourage ride sharing to these destinations.**
- **The Town should contact Waushara County, surrounding towns, and/or WisDOT to determine if "Ride Share" programs located in major urban areas would be feasible in a rural setting such as Bloomfield.**



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## UTILITIES AND COMMUNITY FACILITIES ELEMENT

### INTRODUCTION

One responsibility of a community is to maintain a certain level of community services. To achieve it, they must continuously maintain, upgrade, and expand existing facilities in a cost-effective manner based on future growth projections and the desires of the community. The involvement of the community in the planning process illustrates the importance that the board places on maintaining a high level of public services and facilities. The following section provides an inventory of some of the services and facilities available in the community. The analysis of facilities is based on generalizations and predictions and is no substitute for detailed engineering or architectural studies, which should be completed before municipal funds are expended on specific projects. The size of community facilities along with the cost of providing services is directly related to land use, development patterns, and the existing and future densities of development. See Exhibit 8-1, Existing Land Use Map, and Exhibit 6-1, Community Facilities, which illustrate the location of the various items discussed below.

#### ***Utilities and Community Facilities Vision for 2025***

*Much of the new development in the Tustin area is connected to the wastewater treatment facility, which has helped curb the spread of new development to outlying rural areas. As new subdivisions are platted where these services are available or can be conveniently extended, they are required to connect. When other subdivisions are platted beyond a point where the immediate extension of utilities is not economically feasible, conservation subdivisions are encouraged to enhance the potential that in-ground utilities can be cost-effectively provided at a future date. An ongoing program of monitoring wells and on-site disposal systems is in place throughout other portions of the town to protect the health of residents and ensure that groundwater resources are not compromised. Operational efficiencies enable service providers to hold the line on user fees for water, sewer, solid waste and other municipal services.*

*Town of Bloomfield residents are proud of their new town hall/community center. As part of this project, the Town wisely purchased adequate acreage to develop a new town park. Town residents continue to rely largely on nearby communities for educational, library, medical, financial, retail, and other business services.*

### INVENTORY AND ANALYSIS

This section describes the existing utilities and community facilities within the towns of Aurora and Bloomfield.

#### **Wastewater Collection and Treatment**

The **North Lake Poygan Sanitary District** is located along the north shores of Lake Poygan in the towns of Bloomfield and Wolf River (Winnebago County). The Sanitary District encompasses the unincorporated community of Tustin, development along CTH H, and areas

adjacent to Lake Poygan in the Town of Wolf River. To date, the treatment plant serves development along the lakeshore (1,000 feet from shoreline).

The District operates a wastewater treatment facility (WWTF) that is located on CTH H, northeast of Tustin. The District owns and maintains approximately 7 miles of sanitary sewer and 10 lift stations. The plant uses a lagoon process with treated effluent being discharged into an unnamed stream which empties into the Wolf River. No major re-construction has occurred at the plant since its initial construction. The designed loadings for biological oxygen demand (BOD) are 122 pounds per day (lbs/day) with effluent limits of 30 milligrams per liter (mg/l). Currently, the annual monthly average BOD loadings are approximately 50 lbs/day with effluent discharges of approximately 12 mg/l. The total suspended solids (TSS) effluent limit is 30 mg/l, and effluent discharges have been averaging approximately 17 mg/l.<sup>1</sup>

The North Lake Poygan Sanitary District currently serves approximately 270 connections. No upgrades to the plant are anticipated at this time to increase flow capacity, provided current land use trends stay consistent. The North Lake Poygan Sanitary District has not completed a Sewer Service Area Plan to update planning efforts for future renovations. It is highly recommended that the Sanitary District and Town of Bloomfield collaborate on these efforts to ensure that sewer service capacity will accommodate any increased development.

Private on-site wastewater treatment systems (POWTs) serve a majority of the development in Bloomfield and all development in Aurora. Typically, individual systems are designed for each household or business based on the site's soil characteristics and capabilities. However, in some cases, a community, or 'cluster' system, may be used to serve more than one household. In rare cases, some existing development may have only a privy or no system at all. On-site systems, depending on the type and maintenance frequency, can function for 15 to 30 years and can cost-effectively treat wastes in rural areas not served by public sewers.

Beginning in 2000, Waushara County began an inspection program for POWTs. Newer POWTs built since 2000 are inspected every three years. Additional systems are included in the inspection program as they are replaced. Waushara County does not allow holding tanks systems for new construction, although they are an option for replacement situations. The Comm 83 rules do allow the use of holding tanks for new construction, however, individual counties and municipalities can continue to enforce such a ban at their discretion. The allowance of private on-site treatment systems will certainly be needed to accommodate new and existing development within the rural portions of the planning area.

## **Stormwater Management**

Stormwater runoff and management have recently gained more attention as an environmental concern due to flooding and surface water quality issues. When the impacts of stormwater management are considered from a regional perspective, the potential for damage is tremendous. Although an individual development may not seem to have a significant impact on the natural drainage system, the cumulative impacts of development and urbanization can influence natural system functions. According to studies by the Center for Watershed Protection, as little as 10% impervious cover (concrete, asphalt, buildings, etc.) can negatively

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<sup>1</sup> Heim, R. 2006. Personal Communication. North Poygan Sanitary District No. 1. Operator.

impact fish habitat. Moreover, if 25% of an area is impervious, the natural functions of a watershed become overloaded and stream quality can become permanently degraded.<sup>2</sup>

### ***Drainage Districts***

The Waushara County Drainage Board administers and oversees the drainage of agricultural lands. It regulates various land practices used to remove excess water from farmlands and raises issues regarding the impacts of scattered rural development and the cumulative impacts on water quality flowing to and through their legal drains. In addition, county drainage boards are authorized to assess costs to a landowner for any adverse impacts on downstream water quality that can be directly attributed to that landowner. Landowners must receive drainage board approval before undertaking any action which could potentially affect a drainage system.

Drainage districts usually require a 20 foot vegetated strip on both sides of any ditch, which is to be used as a maintenance corridor, or any applicable stream within the watershed. Row cropping is prohibited within this corridor. These requirements can be coordinated with soil and water conservation plans required under the Farmland Preservation program<sup>3</sup>.

Eight drainage districts have been established within Waushara County. The only active district is the Marion-Warren district.

### ***Stormwater Sewer Systems***

Typically, curb and gutter stormwater systems are located in urbanized areas. Due to the rural nature of the towns, curb and gutter is limited. A small curb and gutter system is located in downtown area of Tustin; stormwater drains directly to Lake Poygan. Small curb and gutter systems in the Town of Aurora also direct water flow in scattered areas along STH 21 and in Auroraville, along STH 49.

A series of open ditches, culverts and drainage channels collects stormwater in the towns of Aurora and Bloomfield. The ditches discharge water into local streams and rivers at various points throughout the area.

During heavy rains localized flooding occurs throughout the planning area. Several areas within Aurora are prone to flooding. Due to the channelization of Barnes Creek, areas within the southwestern corner of the town experience flooding. In addition, areas along privately maintained ditches are frequently flooded. Within Bloomfield, areas along CTH H west of Tustin and the wetland areas throughout the town also flood during storm events. Overall, the natural drainage system within Bloomfield is very efficient. Water drains to Lake Poygan with minimal adverse affects. The towns, the Waushara County Land Conservation Department, and local landowners should continue to monitor drainage issues and collaborate to develop solutions if adverse situations arise.

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<sup>2</sup> *Site Planning for Urban Stream Protection*. 2004. Center for Watershed Protection.

<sup>3</sup> *Guide to Community Planning in Wisconsin*. 1999. Ohm, B.W.

## ***Surface Water Quality Monitoring and Prevention***

Several different methods can be used to control and reduce the amount of stormwater runoff into local waterways. These methods can be implemented at a localized, town-wide, or regional level.

**Watershed Planning.** A watershed is an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed.<sup>4</sup> This approach allows stakeholders on an individual water body to collectively focus their interests on improving the water quality in one area.

**Land Conservation Techniques.** Land conservation techniques are used to provide physical barriers and improvements and may include legislative actions to change the physical environment and reduce current levels of runoff. These techniques can include cluster or conservation subdivisions, setbacks, buffers, and land acquisition.

**Aquatic Buffers.** An aquatic buffer is an area along a shoreline, wetland, or stream where development is restricted or prohibited.<sup>5</sup> Natural vegetation is highly encouraged in the buffer area. If properly designed, buffers can physically protect waterways from future disturbance or encroachment. Furthermore, buffers can protect surface water quality by removing nutrients and silt from stormwater runoff.

**Site Design Techniques.** Site design techniques can be applied to all developments. Every development should incorporate three main goals: reduce the amount of impervious cover, increase the amount of lands set aside for conservation, and utilize pervious areas for more effective stormwater treatment.<sup>6</sup> Techniques that can be used to achieve these goals include reduction in lot sizes, building narrower streets, planting rain gardens, creating bioretention ponds, etc.

**Stormwater Best Management Practices (BMPs).** Best Management Practices (BMPs) is a general term used to describe a broad range of structural controls that may be utilized by agricultural, residential, and commercial developments to control and reduce the amount of erosion caused by stormwater.<sup>2</sup> These practices may be used to reduce pollutant loads, maintain groundwater recharge areas, protect stream quality, and limit development within the 100-year floodplain.

## **Water Supply**

The towns of Aurora and Bloomfield are served by private wells. As such, groundwater is the source of drinking water within the towns. As with many other locations in Wisconsin, a high concentration of minerals in the soil substrate creates “hard” water. Iron, one mineral which contributes to hardness, is found at extremely high levels.<sup>7</sup> In addition, elevated nitrate levels

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<sup>2</sup> *Site Planning for Urban Stream Protection*. 2004. Center for Watershed Protection.

<sup>4</sup> *The Watershed Approach*. 2004. Wisconsin Department of Natural Resources.

<sup>5</sup> *Aquatic Buffers*. 2004. Center for Watershed Protection.

<sup>6</sup> *Better Site Design*. 2004. Center for Watershed Protection.

<sup>7</sup> Summers, W.K. 1981. *Geology and Groundwater Resources of Waushara County, Wisconsin*. United States Geological Survey Report 1809-B.

have been detected in a few of the private drinking water wells within the towns of Aurora and Bloomfield. See the natural resources element for more information. Continued monitoring should be completed to ensure that contamination issues do not worsen due to the prevalence of agriculture within the town. Due to the low population density, municipal water systems will continue to be cost-prohibitive for both communities.

## **Solid Waste and Recycling**

Waushara County currently subsidizes waste management within the county. The County operates nine waste collection sites and contracts with Waste Management of Wisconsin, Inc. and Onyx Waste Services to haul waste and recyclables, respectively that are collected at the sites. All non-recyclable wastes are hauled to Valley Trail Landfill in Berlin, Wisconsin. Wastes generated by commercial establishments are not accepted at the sites. Most commercial businesses and some rural residents also have curbside pickup. It is the policy of Waushara County to pay tipping charges for municipal, commercial, and rural residents that choose to have curbside pickup. The county also provides partial compensation for municipalities (cities and villages) to help them finance the hauling portion of waste disposal. The County does not pay tipping charges for foundry sand, demolition materials, rolloff containers, or compactors. The drop-off sites are open on Wednesdays from 12:00 PM to 4:00 PM and Saturday from 10:00 AM to 4:00 PM all year round; and Sunday from 12:00 PM to 3:00 PM during the months of June, July and August.<sup>8</sup>

Residents of the Town of Aurora are able to utilize any drop-off site within the county, but they are most likely utilize the Aurora site. The Aurora site is located on STH 21 adjacent to the town hall. The approximately 2 acre site is owned by the Town of Aurora; Waushara County has a ten year lease agreement to operate the site with an option to renew. Two county employees operate the 6 cubic yard containers and one compactor at the site.

Residents of the Town of Bloomfield are able to utilize any drop-off site within the county, but they will most likely utilize one of two sites. The Saxeville site is located in the Town of Saxeville east of CTH E on Archer Avenue. The approximately 10 acre site is owned by the Town of Saxeville; Waushara County has a ten year lease agreement to operate the site with the option to renew. Two county employees operate the one compactor; a few overflow containers are available at the site. The Poy Sippi site is located in the Town of Poy Sippi on Big Horn Road. The approximately 1 acre site is owned by Waushara County. Two county employees operate the one compactor; a few overflow containers are available at the site.<sup>9</sup>

All waste management sites in Waushara County accept recyclable materials. Recyclables are sent to Paper Valley Recycling in Menasha (paper) and Resource Management in Chicago (co-mingled). Waste oil is subcontracted by Superior Services to Jacobus in Madison. Iron and tin collected by Superior Services is subcontracted to Fox Valley Metal in Oshkosh. Subsidized by the County, residents receive no payment for these materials. Materials that are collected include: glass, tin, aluminum, plastic, newsprint, cardboard, magazines, office paper, yard waste, scrap iron, waste oil, batteries, and tires.

<sup>8</sup> Schuman, S. 2005. Personal Communication. Waushara County Parks, Recreation, and Solid Waste Department. Director.

<sup>9</sup> Waushara County Parks, Recreation, and Solid Waste Department. 2006.  
<http://www.co.waushara.wi.us/recycling.htm>



According to Waushara County, the county is monitoring waste volumes and will provide upgrades as necessary. At this time, no upgrades are planned.

## Electricity

**Wisconsin Power and Light Company and Wisconsin Electric Power Company** provides electric power to the area.<sup>10</sup> Wisconsin Power and Light (WP&L), a subsidiary of Alliant Energy Corporation<sup>11</sup>, serves 450,000 electric customers.<sup>12</sup> Wisconsin Power and Light provides electricity to the Town of Aurora. Wisconsin Electric Power Company, a subsidiary of Wisconsin Energy Corporation, serves over 1.1 million electric, natural gas, and steam customers throughout Wisconsin and Upper Michigan.<sup>13</sup> Wisconsin Electric Power Company provides electrical service to the Town of Bloomfield under the trade name WE Energies.

## Natural Gas

**Wisconsin Power and Light Company** provides natural gas service to the Town of Aurora.<sup>14</sup> The company sells and distributes natural gas to about 180,000 customers throughout central and southern Wisconsin.<sup>12</sup> There are no natural gas utilities within the Town of Bloomfield.

## Power Generation Plants and Transmission Lines

**ANR Pipeline Company** (ANR) owns and operates several gas pipelines within Waushara County.<sup>15</sup> A 12" pipeline runs in a southwest – northeast line through the towns of Leon, Saxeville, and Bloomfield.<sup>16</sup> The nearest substation is located in the unincorporated village of Poy Sippi.

**American Transmission Company** (ATC) owns and maintains a number of transmission lines in the area. A 69 kV transmission lines runs in a predominantly east-southeasterly direction from the City of Wautoma to the City of Berlin; this line does pass through Aurora. Another transmission line runs northward from this transmission line paralleling STH 49 north of Auroraville before terminating in the Town of Poy Sippi. An electrical substation is located near the corner of STH 49 and CTH D.

According to ATC, the 69 kV transmission systems throughout Waushara and Green Lake Counties are overloaded and experiencing low voltages.<sup>17</sup> To increase transmission capacities, several projects are planned. The capacitor banks will be upgraded to 8.2 MVAR at the Berlin substation. Upgrades to the transmission lines will occur in the Berlin area in 2014. Two 16.3

<sup>10</sup> Wisconsin Public Service Commission. 2002. *Wisconsin Electric Utility Service Territories*. <http://psc.wi.gov/utilityinfo/maps/documents/electricmaps.pdf>.

<sup>11</sup> Alliant Energy. 2006. <http://www.alliantenergy.com/docs/groups/public/documents/pub/default.hcsp>.

<sup>12</sup> Hoover's. 2006. *Wisconsin Power and Light Company*. <http://rd.business.com>.

<sup>13</sup> Wisconsin Energy Corporation. 2004. *2004 Performance Report*. [http://www.wisconsinenergy.com/performrpt/pdf/exec\\_summary.pdf](http://www.wisconsinenergy.com/performrpt/pdf/exec_summary.pdf).

<sup>14</sup> Wisconsin Public Service Commission. 2003. *Natural Gas Utility Service Territories*. <http://psc.wi.gov/utilityinfo/maps/documents/gasmap.pdf>.

<sup>15</sup> Personal Communication, 2005. ANR Pipeline Company.

<sup>16</sup> Wisconsin Department of Administration. 2005. *Wisconsin Energy Statistics – 2005*.

<sup>17</sup> ATC. 2005. *10-Year Assessment 2005*.

MVAR capacitor banks will be installed and the transformers will be upgraded at the Wautoma substation. These projects are scheduled for completion between 2007 and 2011.

## **Telecommunications Facilities**

### ***Telephone***

CenturyTel, Inc. provides service to the entire planning area.<sup>18</sup> CenturyTel is a national company whose focus is on geographically clustered markets in rural areas and small cities.<sup>19</sup> A service substation is located in the unincorporated village of Poy Sippi.

The advancement of telecommunication technologies, such as cell phones, has greatly increased the need for towers to provide receiving and sending capabilities. The number of telecommunications towers in the United States currently exceeds 77,000; this number could double by 2010.<sup>20</sup> The federal government recognized this need with the passage of the Telecommunications Act of 1996. Currently, the Waushara County Zoning Ordinance regulates the placement of cell towers within the county.

Three cell towers are located in the Town of Aurora. The tower at the end of 34<sup>th</sup> Drive is owned and operated by U.S. Cellular, while the tower in Section 12 north of STH 21 is chartered by AAT Communication Corporation. A third tower owned and operated by Alltel is located adjacent to the Aurora Town Hall. There are no cell towers in the Town of Bloomfield. Cell tower locations are shown on Exhibit 6-1.

### ***Internet***

Due to the proliferation of internet service providers (ISP), area residents can also choose from several national and local ISPs. The Athena Group, Wild Blue, Dotnet and CenturyTel are among some of the providers who supply internet service to the area. High speed DSL internet access is available through CenturyTel and Charter Communications to residents of Aurora. Services are accessed via a local phone line. High speed access is currently unavailable in Bloomfield. The availability of high speed access may change as ISPs increase coverage areas or if state and federal regulations or involvement change.

## **Cemeteries**

The ownership and maintenance of the cemeteries within the towns of Aurora and Bloomfield varies between private organizations and public entities. According to state statutes, if the authority (organization, family or individual) who owns or manages a cemetery fails to care for it for a period of five or more years, then the municipality where the cemetery is located is required to take over the control, management and care of the cemetery<sup>21</sup>. In this manner, some municipalities acquire the management and care of cemeteries; in other instances, the cemetery has always been under public ownership. Municipal responsibility of the management

<sup>18</sup> Wisconsin Public Service Commission. 2006. *Local Service Competitors in Wisconsin*.

<http://psc.wi.gov/apps/teleprovider/content/citylist.aspx?county=69&name=Waushara>.

<sup>19</sup> Century-Tel, Inc. 2006. *Company Profile*. <http://www.centurytel.com/about/companyProfile/index.cfm>.

<sup>20</sup> Wind Turbines and Birds: Putting the Situation in Perspective in Wisconsin. 2004. Sagrillo, M.

<sup>21</sup> Wisconsin State Statutes, Chapter 157.

and care of the Teska Cemetery (Town of Bloomfield) and the Sacramento Cemetery (Town of Aurora) were obtained under this legislation. A number of cemeteries are located within the area and are indicated below by municipality.<sup>22</sup>

### **Town of Aurora**

Pine Grove Cemetery is located on CTH Q approximately one mile northwest of Auroraville. The cemetery was established in the 1870s. The property is owned and maintained by a private board. The site is still in use and limited room is available. Sacramento Cemetery, one of the oldest cemeteries in Waushara County, is located in the southeastern corner of the town on 36<sup>th</sup> Road. Some of the original settlers of Waushara County are buried here. Maintained by the town, new burials are no longer done. Shead Island Cemetery is located on STH 21 near the eastern border of the county. Established in the 1860s, the cemetery has additional room available. A private cemetery association owns and maintains the property. Welsh Cemetery, owned and maintained by a private cemetery board, is located on STH 49 near the City of Berlin. There is room for future burials. The Mary Decorah burial plot is located on CTH XX north of STH 21.

### **Town of Bloomfield**

Bloomfield Union Cemetery is located on the east side of STH 49 on the northeast corner of the town. This cemetery dates back to 1860s and is owned and maintained by the town. The site is still in use and additional room is available. The Brushville Cemetery is located on STH 49 south of the unincorporated village of West Bloomfield. It is owned and maintained by a private board. The cemetery has been used since the 1860s. Limited space is available for future burials. Concordia Cemetery is located on CTH HH in the unincorporated village of West Bloomfield. The cemetery was founded in the early 1900s. The property is owned and maintained by a private board. Ample room is available for future burials. The East Bloomfield Cemetery is located on the northwest corner of CTH HH and 36<sup>th</sup> Avenue. Owned and maintained by the Bloomfield Cemetery Association, there is room for additional burial plots. The Old German Cemetery is located on CTH HH approximately 0.75 miles east of STH 49. Established in the 1860s, the last internment was performed in the 1940s; there is no room for future expansion. Maintenance and upkeep are performed by the town. The Teska Cemetery is a family burial plot located on CTH I; no additional room is available for future burials. Maintenance and upkeep are performed by the Town.

There are several known family burial plots located on private lands throughout the town. Although these burial sites may not be accessible to the public, private landowners often care for these historical sites. The Braun Cemetery is located northeast of the corner of Apache Avenue and CTH I in Section 13. The landowner performs routine landscaping maintenance within the burial plot. Nehring Burials is a family plot located in Section 26 on Archer Dr. The plot is no longer in use. The Timm Cemetery is located on 31<sup>st</sup> Road. This family plot is no longer being actively used.<sup>23</sup>

<sup>22</sup> Town of Aurora and Bloomfield Comprehensive Plan Committees. 2005. Personal Communications.

<sup>23</sup> RootsWeb.com. 2006. *Waushara County Cemeteries*.  
<http://www.rootsweb.com/~wiwausha/cemeteries.html>.

## Childcare Facilities

Public involvement at the state level in the role of childcare falls largely under the supervision of the Wisconsin Department of Workforce Development's Office of Childcare (OCC). One of the OCC's primary areas of responsibility is the oversight of the Wisconsin Shares program, which is a childcare subsidy program.

The Wisconsin Shares program is administered by local counties, tribes and Wisconsin Works (W-2) agencies. The program assists families whose incomes are less than 200% of poverty to pay for childcare services. Parents choose the type of care and share the cost through co-payment. In order to be eligible for reimbursement, childcare providers must be licensed by the State, certified by county or tribal government, or operated by a public school. Research indicates that public dollars play a large financial role in the provision of childcare in the state, and in both urban and rural counties. Table 6-1 identifies available information on the number of regulated childcare facilities in the area. These figures are for licensed childcare providers only. A license is required for those who provide care for four or more children under the age of 7 at any one time.<sup>24</sup>

ChildCare Resource & Referral, Inc. works with counties and the State in monitoring childcare provision and has reported that the highest demand for care is for full-time, first shift (6 AM to 6 PM) hours. The Mid-Wisconsin ChildCare Resource & Referral, Inc. works with Waushara County.

Residents of the Town of Aurora most likely use childcare facilities in the City of Berlin. A total of 11 licensed, certified or regulated facilities are located in Berlin. These facilities have a combined capacity of 144 children. According to the 2000 census, 204 children 14 years old or younger lived in the Town of Aurora; 51 (25.0%) were 5 years or younger. According to the Town of Aurora comprehensive plan committee, there is also one licensed child care facility across from the UMOs site.

Residents of the Town of Bloomfield would most likely use childcare facilities in the Village of Fremont. One (1) licensed, certified or regulated facility is located in Fremont. This facility has a capacity of 40 children. According to the 2000 census, 198 children 14 years old or younger lived in the Town of Bloomfield; 57 (28.8%) were 5 years or younger.<sup>25</sup>

UMOS is a non-profit, community-based organization which provides housing and other services to underserved populations.<sup>26</sup> Within Waushara County, migrant workers utilize these programs. UMOs operates a housing complex, Head Start program, and childcare facilities in the Town of Aurora. The licensed facility provided childcare for 58 children during the summer of 2006.<sup>27</sup>

<sup>24</sup> *Wisconsin State Statutes 48.65.*

<sup>25</sup> Silter, L. 2006. Personal Communication. Executive Director. Mid-Wisconsin ChildCare Resource & Referral, Inc.

<sup>26</sup> UMOs. 2006. *Welcome to UMOs*. <http://www.umos.org>.

<sup>27</sup> Executive Director. 2006. UMOs Aurora Center Emergency Shelter.

**Table 6-1. Childcare Facilities**

Facility	C. Berlin		C. Fremont		T. Aurora	
	Number	Capacity	Number	Capacity	Number	Capacity
Licensed Group Centers (Full and part day)	2	100	1	40		
Licensed Family Programs	4	32				
Certified Family Programs	4	4				
Dual Regulated Family Programs <sup>1</sup>	1	8				
United Migrant Workers (UMOS)					1	58
Total Capacity	11	144	1	40	1	58

Source: Mid-Wisconsin ChildCare Resource & Referral, Inc., 2006.

<sup>1</sup> Number included in Licensed Family Program.

According to the Mid-Wisconsin ChildCare Resource & Referral agency, a need exists in Waushara County for additional childcare, especially for children of non-traditional workers such as second shift. It should be noted that the available capacity versus number of children 12 years old and under may not be representative of the need, since not all children in this age category require licensed childcare. Some children come from families in which the primary caregiver is not employed outside of the home, while other people may seek childcare near their place of employment or utilize unlicensed facilities or family and friends for childcare needs.

## Elderly Services

**Waushara County Department of Aging** offers several programs to area senior citizens. In 2004, these programs provided almost 2,500 individuals with assistance.<sup>28</sup> The Waushara County Coordinated Transportation System offers rides to not only senior citizens but also to veterans, and human service clientele on Medical Assistance. Transportation is provided by either mini-bus or volunteers. While transportation for medical appointments is provided almost exclusively by volunteer drivers, the mini-bus offers rides for not only medical appointments but also for grocery shopping and other personal errands. This program has been successful and may need to expand to serve the increasing number of senior citizens. "God's People", a non-profit group working with area churches has been formed to provide transportation. However, at this time this group is still in the planning stage.

Meals are provided to seniors at six locations throughout Waushara County every weekday. These locations include the Wautoma-Waushara Senior Center (Dakota), the Wild Rose Community Center, the Redgranite Municipal Building, the Hancock Community Building, the Plainfield Senior Center, and the Coloma Community Center. Meals are served at noon at the Saxeville Town Hall on Mondays and Wednesdays only (pre-registration is required)<sup>29</sup>. Meals are also delivered to individual residences. Currently, the county provides this service to nearly 1,000 senior citizens.

<sup>28</sup> Waushara County Department of Aging Services. 2004. *Waushara County Department of Aging Services Summary*.

<sup>29</sup> Meals at the Saxeville site were added after publication of 2004 *Waushara County Department of Aging Services Summary*.

The Information and Assistance Resource Center provides information and assistance on aging, long term care, disabilities, and other related topics. A recent grant allowed this program to be expanded to form a consortium with similar departments in both Green Lake and Marquette Counties.

A trained benefit specialist is available to help seniors and their families find information on public programs such as Social Security, Medicare, and other related programs. This individual not only provides guidance by thoroughly explaining all available options, but also assists seniors with completing all required paperwork for these programs. The benefit specialist offers flexible hours at meeting locations which include the office, local senior centers, and personal residences. Since this program is supervised by an attorney, legal help is available to seniors with an appeal processes if they are denied claims or assistance.

According to the Department of Aging, additional service needs have been identified on the eastern side of the county. Additionally, the Department has identified the need for additional transportation, a disability specialist (would assist all age groups), provision of health services to people without insurance, long term option counseling, and exercise opportunities. A disability specialist and long-term options counselor will be added through the consortium.<sup>30</sup>

The **Wautoma-Waushara Senior Center** is located on STH 22 in the Town of Dakota. The center serves as a meal site for the Waushara County Department of Aging meal program each weekday. The center offers a wide range of social and educational activities for seniors including bingo, card tournaments, crafts, and others. Several field trips are organized each year to Wisconsin casinos, museums, and other destinations.

The **Berlin Senior Center** offers several programs to areas seniors as well. To be eligible for these programs, residents must be 55 or older. The center offers several education programs regarding Social Security, Medicare, nutrition, health and wellness, and other related topics. A Green Lake County nurse makes weekly visits to offer vaccinations, flu shots, and pneumonia shots. The center offers a handicap equipment loan program which allows seniors to borrow canes, crutches, walkers, and wheelchairs on a short-term basis. Meals are served to approximately 60 individuals each weekday. Meals are prepared for both on-site serving and home delivery. A variety of social activities including card tournaments, day trips, crafts, bowling, dancing, and others are sponsored by the center daily. The center provides transportation services for any destination that will promote independent senior living. Transportation to medical appointments, shopping, and personal errands are offered each weekday. Where feasible, users should prearrange trips at least 24 hours in advance. Transportation services are paid for on a donation basis. Tax assistance is also available for seniors.<sup>31</sup>

The **Weyauwega-Fremont Dining Center** is located in the American Legion Hall (303 Mill Street) in Weyauwega. Noon meals are served to persons 60 and older and their spouses regardless of age. Advanced reservations are appreciated one day in advance. Home delivery meals are also available to individuals who are either ill or unable to travel to the center due to limited mobility. The center also serves as an activity hall where seniors enjoy cards, games, puzzles, and singing. Bingo is played at the monthly birthday party. Several patrons have

<sup>30</sup> Baugrud, P. 2005. Personal Communication. Waushara County Department of Aging.

<sup>31</sup> City of Berlin. 2006. *Senior Center*. <http://www.1berlin.com/SeniorFAQ.htm>.

formed a dartball team which competes against the other six dining centers in Waupaca County.<sup>32</sup>

### ***Residential Care Facilities***

The Wisconsin Department of Health and Family Services (DHFS) regulates adult care facilities. Several types of residential services exist for the elderly. These include Residential Care Apartment Complexes (RCACs), Adult Family Homes (AFHs), Community Based Residential Facilities (CBRF), and adult day cares.

RCACs provide independent apartment living options for individuals in groups of five or more. Apartments must have a lockable entrance and exit; a kitchen with a stove (or microwave); and individual bathroom, sleeping, and living areas. Individuals can receive no more than 28 hours of supportive services (transportation, housekeeping, recreation), personal assistance (dressing, bathing, etc.), or nursing care per week. They are appropriate only for individuals who require in-depth health monitoring by health care professionals.<sup>33</sup>

AFHs are designed to provide care for up to four persons and allow the opportunity for residents to receive specialized care. AFHs can specialize in residents of advanced age or persons with dementia, Alzheimer's, or physical disabilities.<sup>34</sup>

In Wisconsin, CBRFs provide housing for five or more residents. The minimum age for CBRF residency is 18. CBRFs provide housing for both individuals who can live independently and for those who require care.<sup>35</sup>

An Adult Day Care Facility provides services for adults who need assistance with daily activities in a group setting. Adult day care may be provided in home, a specialized facility, or other community facility (i.e., churches). Unlike other elderly services, adult day care facilities provide services for only a portion of the day; these services are usually provided during normal business hours. There are no adult day care facilities listed with the Department of Health and Family Services in Waushara, Green Lake, or Waupaca counties.<sup>36</sup> However, Cooperative Care, based out of Wautoma, provides in-home personal and home care services to elderly and disabled residents. The profits from this member owned cooperative are divided up between all the members who worked in that year. Table 6-2 lists the number of adult care facilities that town of Aurora and Bloomfield citizens may choose to use and their corresponding capacities. Facilities for Waushara County are located in Wautoma and Redgranite; facilities in Green Lake County are in Berlin, and facilities in Waupaca County are in either Waupaca or Weyauwega.

<sup>32</sup> DuFour, N. 2006. Personal Communication. Site Manager. Weyauwega Senior Dining Center.

<sup>33</sup> DHFS. 2006. *Residential Care Apartment Complexes (RCACs) – Introduction*.  
[http://dhfs.wisconsin.gov/rl\\_dsl/RCACs/RCACintro.htm](http://dhfs.wisconsin.gov/rl_dsl/RCACs/RCACintro.htm)

<sup>34</sup> DHFS. 2006. *Adult Family Homes – Introduction*.  
[http://dhfs.wisconsin.gov/rl\\_DSL/AdultFamilyHomes/AFHintro.htm](http://dhfs.wisconsin.gov/rl_DSL/AdultFamilyHomes/AFHintro.htm)

<sup>35</sup> DHFS. 2006. *Community Based Residential Facilities (CBRFs) – Introduction*.  
[http://dhfs.wisconsin.gov/rl\\_dsl/CBRF/CBRFintro.htm](http://dhfs.wisconsin.gov/rl_dsl/CBRF/CBRFintro.htm).

<sup>36</sup> DHFS. 2006. *Adult Day Care (ADCs) – Introduction*.  
[http://dhfs.wisconsin.gov/rl\\_DSL/AdultDayCare/AdultDCintro.htm](http://dhfs.wisconsin.gov/rl_DSL/AdultDayCare/AdultDCintro.htm).

**Table 6-2. Group F Elderly Care Facilities**

Facility	Waushara County <sup>1</sup>		Green Lake County <sup>2</sup>		Waupaca County <sup>3</sup>	
	Number	Capacity	Number	Capacity	Number	Capacity
Residential Care Apartment Complexes (RCAC)	3	93	1	26	2	71
Adult Family Homes (AFH)	3	11	2	8	6	24
Community Based Residential Facilities (CBRF)	7	90	3	30	7	89
Adult Day Care Facilities (ADC)	0	0	0	0	0	0
<b>Total</b>	<b>13</b>	<b>194</b>	<b>6</b>	<b>64</b>	<b>15</b>	<b>184</b>

Source: Wisconsin Department of Health and Family Services, 2006.

<sup>1</sup>Redgranite and Wautoma

<sup>2</sup>Berlin

<sup>3</sup>Wauapaca, Weyauwega, and Fremont

Currently, 234 individuals (11.7% of the total population) within Aurora and Bloomfield are 65 years old or older; 54 of these individuals live alone. During the planning period they may need assistance for daily activities, healthcare, transportation, etc. Another 534 persons (26.8% of the total population) are between 55 and 64 years old. Although the elderly population is healthier and living longer than in the past, assistance will likely be needed at some point in their lives. The type of assistance preferred should be identified with input from potential users. The overall capacity for adult care facilities serving the planning area is 442 persons. Within the next ten years, approximately 40 percent of the total population will be 65 years or older. Since the facilities above also serve the entire population of Green Lake, Waupaca, and Waushara Counties, a growing proportion of senior citizens may need additional facilities to meet their recreational, medical, and everyday necessities. In addition, more focus is being placed on allowing individuals to remain in their personal residences. Additional staff may be needed to provide care and assistance to senior citizens who wish to remain in their homes.

## **Police Service**

### ***Waushara County Sheriff Department***

Police service for the towns of Aurora and Bloomfield is provided by the Waushara County Sheriff Department. The Waushara County Sheriff Department supplies 24 hour law enforcement services to the towns as needed. Typically, officers make at least one patrol daily through the Tustin area and routine patrols along STHs 21 and 49. Two shifts patrol the county: one from 5:00 AM to 5:00 PM and another from 5:00 PM to 5:00 AM. The department owns 11 squad cars and nine (9) other fleet vehicles. Four officers patrol the county throughout the day. Emergency response times in the Town of Bloomfield range from 20 to 30 minutes; responses times to Aurora are slightly faster. A snowmobile patrol operates along the recreational trails when they are open.<sup>37</sup>

<sup>37</sup> Waushara County Sheriff's Department. 2000. Personal Communication.



The Waushara County Sheriff's Office is located on Division Street in Wautoma. The Hancock and Poy Sippi fire departments serve as satellite headquarters each Saturday afternoon. This increases the officers' visibility and availability to county residents who do not live near the sheriff's office.<sup>38</sup> The department employs 25 full-time sworn officers. Other employees include 25 correction officers, eleven E911 dispatchers, one emergency management specialist, and two secretaries. The emergency management specialist coordinates the emergency disaster response programs for both natural and manmade disasters. One police liaison officer is employed by the department; he serves as liaison officer for schools in Wautoma, Redgranite, and Wild Rose.

Several specialized units, including drug enforcement and canine units are operated by the Waushara County Sheriff's Office. Cooperative agreements exist with other multi-jurisdictional drug units in East Central Wisconsin. Several employees have been trained in latent print examination (fingerprint analysis)<sup>39</sup>. The County instituted an enhanced county-wide 911 system about two years ago. The system is expensive and some problems have been noted.

A common method used to assess the level of service that is being provided locally is to compare the number of employees per 1,000 residents served with averages for other law enforcement agencies statewide. However, it should be noted that the number of employees per 1,000 residents served is related to a variety of factors including crime level, geographic coverage, size of agency, and budgetary issues.<sup>40</sup> As of October 31, 2003, for a police department serving a community of less than 50,000 residents, the state average was 1.89 sworn employees per 1,000 residents served. For a sheriff's office (includes most jail personnel), the state average was 2.77 sworn employees per 1,000 residents served. The Waushara County Sheriff's Office employs 1.1 officers per 1,000 population. This is below the state average.

Plans exist to upgrade several facilities. In 2003, a joint effort to develop an interoperability plan was initiated between county and local jurisdictions. The plan includes improving radio coverage; ensuring communication with all other agencies; decreasing reliance on telephone cable; and upgrading to digital equipment by 2008. Video cameras will also be added to patrol cars within the next 10 years. New cameras for crime scene investigations and specialized equipment for latent prints examination are also budgeted in future fiscal years. According to the Group F citizens' questionnaire, additional patrol officers may need to be added to improve response times in more remote areas of Waushara County.

Recently the Waushara County Sheriff's Department initiated a TRIAD program to educate and raise senior and retired citizens' awareness of safety related issues. The TRIAD meets monthly and includes a different topic or issue at each meeting.

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<sup>38</sup> *Waushara County Sheriff Department Annual Report*, 2003. Waushara County Sheriff Department.

<sup>39</sup> Waushara County Sheriff's Department. 2000. Personal Communication

<sup>40</sup> Office of Justice Assistance Statistical Analysis Center. 2003. *Crimes and Arrests in Wisconsin*.

## ***Correctional Facilities***

According to the Wisconsin Adult Jail Report 2002, total adult admissions to state jails increased by 62.8 percent since 1992.<sup>41</sup> In more recent years (2001-2002), admissions increased by 2.3 percent at the state level, while they decreased by 14 percent in Waushara County.

The average daily population (ADP) or average number of inmates held each day during one year is based upon a combination of admissions and the average length of stay. Since the average length of stay has increased to 64 days, ADP rates have also risen.<sup>38</sup> Generally, when the ADP reaches 80 percent of maximum capacity, the facility is considered to be overcrowded. Setting the standard below maximum capacity allows for flexibility in managing seasonal populations, weekend arrests, and other special situations.

The **Waushara Huber Facility** is located in Wautoma. The facility is housed in the former county jail on Park Street and has a maximum capacity of 36 inmates. Inmate populations for the Huber facility fluctuate seasonally.

The **Waushara County Jail** is located in Wautoma. The current facility was opened in January 2000 and has a maximum capacity of 153 inmates. The jail employs 29 security staff and other employees. In 2002, the ADP of the facility was 135 inmates (88.2%).

The **Redgranite Correctional Institution** is located in the Village of Redgranite. This facility is situated north of downtown and west of CTH EE on an 89-acre parcel. This medium security facility was opened in January 2001. With recent expansions, the prison has a maximum capacity of 990 inmates. Currently, the facility is over capacity with 991 inmates.<sup>42</sup> The prison employs 182 security staff and 94 other employees.

Given the rapid increase in jail inmate populations in Wisconsin, several counties have expanded their facilities since 2002. The elevated ADP rates indicate that both the Redgranite Correctional Institution and the Waushara County Jail are over-crowded. Although there are no plans for future expansions, it may become necessary if inmate populations continue to rise. Alternatively, it may be possible to transfer some Waushara County inmates to other facilities in the state.

## **Fire Protection**

There are 11 separate fire districts or departments that operate in Waushara County. Three fire departments provide protection for the communities of Aurora and Bloomfield. These include the West Bloomfield District, the Tustin Fire District, and the Berlin Fire Department. The county has a strong mutual aid response system in place that is working well to provide service to the residents of the area. The Berlin Fire Department has mutual aid agreements with Waushara County, Green Lake County, Winnebago County, and parts of Marquette County.

The **Berlin Fire Department** presently serves the entire town of Town of Aurora as well as parts of other surrounding towns outside of this city. The fire department facility is located at 226 S. Spring Street in the City of Berlin and employs 36 volunteer fire fighters. The fire department operates two tankers each with a 2500 gallon capacity and a pumping rate of 1500

<sup>38</sup> Office of Justice Assistance Statistical Analysis Center. 2003. *Crimes and Arrests in Wisconsin*.

<sup>41</sup> *Wisconsin Adult Jail Populations*, 2002. Office of Justice Assistance.

<sup>42</sup> *Offenders Under Control Report*, 2005. Wisconsin Department of Corrections.

gallons per minute (GPM), one engine with a 1000 gallon capacity and a 1500 GPM pumping rate, a ladder truck with a 2000 GPM pumping rate, a rescue squad vehicle equipped with “jaws of life,” two grass fire rigs, and a HAZMAT trailer. The Berlin Fire Department is also part of the Green Lake County HAZMAT team. The building was constructed in the 1980s and is becoming crowded. Expansions may be needed within the next 20 years. Response time varies with exact location of the call, but they are typically less than 15 minutes.<sup>43</sup>

The **West Bloomfield Fire District** serves the western portion of the Town of Bloomfield. The Fire District is located on the corner of STH 49 and CTH HH in the Town of Bloomfield. There are 32 volunteer fire fighters, 22 of which are active, and two first responders who respond to both fire and rescue calls. The fire district operates two fire engines, two tankers, and one brush truck. Response times for calls vary from five to ten minutes. The fire department building, which was constructed about seven years ago, is also used for town meetings. The building should be adequate to serve the community for the next 20 years.<sup>44</sup>

The **Tustin Fire District** serves the eastern portions of the Town of Bloomfield. The District also has mutual aid agreements with the county, and surrounding fire districts. The Fire District building is located on N15115 Center Street. The building was constructed approximately 60 years ago with renovations completed approximately 10 years ago. The building is also used for town meetings. There are 24 volunteer fire fighters and three volunteer first responders who respond to both fire and rescue calls. The fire district operates one fire engine, a 4x4 rescue pick-up truck, a rescue airboat for ice rescues, and an equipment van. Since the tanker was recently decommissioned, a new tanker will arrive soon that will have a 3500 gal. capacity. Response times vary from five to eight minutes.<sup>45</sup>

The Insurance Service Office (ISO) of Wisconsin, through the use of the Fire Suppression Rating Schedule, evaluates the adequacy of fire protection within the state for municipal fire protection.<sup>46</sup> The schedule provides criteria to be used by insurance grading engineers in assessing the physical conditions of municipalities relative to fire hazards and rating municipalities' fire defenses. Ratings obtained under the schedule are widely used to establish base rates for fire insurance. While ISO does not presume to dictate the level of fire protection services that a municipality should provide, reports of evaluation results published by its Municipal Survey Office generally outline any serious deficiencies found through the evaluation. Over the years, these findings have come to be used as a guide to municipal officials planning improvements to local fire protection services.

The grading is obtained by ISO based upon its analysis of several components of fire protection, including fire department equipment, alarm systems, water supply systems, fire prevention programs, building construction, and the distance of potential hazard areas from the fire station. In rating a community, total deficiency points in the areas of evaluation are used to assign a numerical rating of 1 to 10, with a 1 representing the best protection and 10 representing an essentially unprotected community. Many towns and villages in the more rural areas typically have ratings of class 8 through 10. The following Table 6-3 indicates the July 2006 ISO rating for the above fire departments.<sup>47</sup>

<sup>43</sup> Podoll, G. 2006. Personal Communication. Director of Emergency Services. City of Berlin

<sup>44</sup> Hudziak, D. 2006. Personal Communication. Fire Chief. West Bloomfield Fire Department.

<sup>45</sup> Lind, B. 2006. Personal Communication. Fire Chief. Tustin Fire Department.

<sup>46</sup> ISO. 2006. *Fire Suppression Rating Schedule*. <http://www.iso.com/products/2400/prod2404.html>.

<sup>47</sup> ISO. 2006.

**Table 6-3. ISO Ratings**

Fire Department	ISO Rating	
	< 6 Miles	> 6 Miles
City of Berlin	9	9
West Bloomfield	9	9
Tustin	9	9

Source: ISO, 2006

The standards for fire station location utilized by the National Board of Underwriters are given in Table 6-4. These standards are based on the density of development in the station service area.<sup>48</sup> Since the towns constitute a relatively low-density rural area, a four to six mile service radius is the recommended standard.

**Table 6-4. Recommended Density/Distance Standards for Fire Protection**

Land Use	Suggested Service Radius	
	Engine or Pumper Company	Ladder Company
Commercial/Industrial	.75 - 1.0 miles	1.0 miles
Res. Med./High Density (<100' bet. Structures)	2.0 miles	3.0 miles
Res. Scattered (>100' bet. Structures)	3.0 - 4.0 miles	3.0 miles
Res. - Rural Low Density	4.0 - 6.0 miles	-

Source: American Planning Association, 1988

## Health Care Facilities/Emergency Medical Services

There are no health care facilities located within either Aurora or Bloomfield. The nearest facilities are located in adjacent and nearby incorporated communities. Both Community Health Network<sup>49</sup> (CHN) and Affinity Health System operate family medical clinics within Berlin Memorial Hospital (225 Memorial Drive).<sup>50</sup> The Aurora Health Center is located at 1805 Huckleberry Avenue in the Village of Omro. The Aurora Health Center (126 E. Bannerman Avenue) and CHN Redgranite Medical Clinic (402 Preston Lane) are located in the Village of

<sup>48</sup> American Planning Association. 1988. 1988 Small Town Planning Handbook.

<sup>49</sup> CHN. 2006. *Community Health Network Affiliates*. <http://www.communityhealthnetwork.org/>.

<sup>50</sup> Affinity Health Systems. 2006. *Locations Throughout Wisconsin*.  
<http://www.affinityhealth.org/page/amgclinicpage>

Redgranite.<sup>51</sup> ThedaCare operates a family medical clinic (206 Mill Street) in the City of Weyauwega.<sup>52</sup>

Four hospitals are located within a half hour drive from the planning area. The four General Medical-Surgical hospitals are Mercy Medical Center in Oshkosh, Aurora Medical Center in Oshkosh, Berlin Memorial Hospital in Berlin, and Riverside Medical Center in Waupaca.<sup>53</sup> Table 6-5 indicates which hospitals are used by the residents of the various communities as well as the approximate distance between the hospital and the municipality. Table 6-6 gives general information about the area hospitals.<sup>54</sup>

**Table 6-5. Distance to Hospitals (Miles)**

Hospital	T. Aurora	T. Bloomfield
Aurora Medical Center	21	32
Mercy Medical Center	33	45
Riverside Medical Center	28	16
Berlin Memorial	6	18

Source: [www.mapquest.com](http://www.mapquest.com)

The Town of Aurora contracts with the City of Berlin for emergency medical services. The City of Berlin is closer and can respond quicker in an emergency. The Town is monitoring issues regarding the continuation of Waushara County EMS ambulance service in Poy Sippi. Currently, Waushara County EMS provides backup service to Aurora; in the future, the town may utilize Waushara County for primary service provision to part of the town.

Emergency medical services for the Town of Bloomfield are provided by the Waushara County EMS. EMS administrative offices are located at 230 W. Park Street in Wautoma and provide municipal county ambulance service. The department also operates a permanent service center in Poy Sippi and alternating service centers in Coloma and Plainfield. The district service centers are located within the fire departments in each community. Both the Coloma and Poy Sippi service centers have live-in crew quarters for staff. All 80 full-time and part-time staff members are certified EMTs.

The department provides 24-hour service for emergency calls. Although the department owns five ambulance rigs, only four are in active service at any given time. Two rigs are located in the City of Wautoma, and one rig is housed in Poy Sippi. The final rig alternates between Plainfield and Coloma. Two emergency response paramedic unit SUVs are also available for rescues within rough terrain.

<sup>51</sup> Aurora Health Care. 2006. *Aurora Facilities*.

<http://www.aurorahealthcare.org/facilities/index.asp?Kind=Clinic>

<sup>52</sup> ThedaCare. 2006. *ThedaCare*. <http://www.thedacare.org/ThedacareWeb/>

<sup>53</sup> Riverside Medical Center. 2006. *Welcome to Riverside Medical Center*. <http://www.riversidemedical.org>.

<sup>54</sup> Wisconsin Hospital Association. 2006. *Guide to Wisconsin Hospitals, Fiscal Year 2004*. [http://www.whainfocenter.com/data\\_resources/2004\\_guide/2004guide.htm](http://www.whainfocenter.com/data_resources/2004_guide/2004guide.htm)

Response times vary and depend on ambulance location and where the service is required. General response times within the town of Aurora are about 12 minutes; times can range between 20 and 30 minutes in Bloomfield.

Since the EMS headquarters share facilities with the Department of Human Services, preliminary plans have been made to relocate the headquarters to a new location; no specific sites have been determined. Preliminary plans have also been drafted to remodel the Plainfield district center. The EMS Department constantly updates medical rescue equipment such as defibrillators, monitoring equipment, and extraction devices. Vehicles are replaced on a regular basis. Two new ambulances were added to the fleet in June 2005. The live-in quarters in Poy Sippi have been determined as inadequate for continued use. Waushara County EMS and the surrounding towns have been discussing potential solutions to continue service at Poy Sippi.

**Table 6-6. Area Hospitals, Level of Service**

Inpatient Service Area	Aurora Med. Ctr.	Mercy Med. Ctr.	Riverside Med. Ctr.	Berlin Memorial
Beds	71	172	25	49
General Medical-Surgical:				
Adult Med-Sur, Acute	1	1	1	1
Orthopedic	2	1	2	2
Rehab & Phy. Med.	5	1	2	5
Hospice	2	4	2	5
Acute Long-Term	5	4	5	5
Other Acute	5	5	5	5
Pediatric, Acute	1	2	2	2
Obstetrics	1	1	1	1
Psychiatric	5	1	5	5
Alcoholism/Chem. Dep.	5	2	5	5
ICU/CCU:				
Med.-Sur.	2	2	2	2
Cardiac	2	2	2	2
Pediatric	2	2	2	2
Burn Care	5	2	4	5
Mixed IC	1	2	1	1
Step-Down (Special Care)	2	2	5	5
Neonatal Interm/IC	1	4	5	5
Other	5	5	5	5
Subacute	5	1	5	5
Other Inpatient	5	5	5	5

Source: Wisconsin Hospital Association, 2006.

Note: 1=Provided-Distinct Unit, 2=Provided-Not Distinct, 3=Available in Network, 4=Contracted,  
5=Service Not Provided.

The various fire districts and local fire departments within the county also have First Responders on staff that can assist with basic and advanced medical emergencies. Depending on the location, First Responders are usually able to arrive at the emergency scene either ahead of the ambulance or at approximately the same time. Currently, the Town of Bloomfield has ten (10) fully trained first responders. Additional volunteers in Bloomfield, Leon, Poy Sippi, and Saxeville are currently being trained as First Responders. Due to the travel distances, First Responders arrive on scene before County EMS personnel.

Residents within Bloomfield would like to see faster response times from Waushara County personnel. However, First Responders are able to respond within 10 minutes and are trained to handle most emergency situations.

## Libraries

Residents within the area may utilize one of several libraries. Aurora residents will most likely use either the Berlin or Poy Sippi Public Libraries. Bloomfield residents are most likely to use either the Poy Sippi Public Library or a public library in Waupaca County. The Berlin Public Library, part of the WinneFox Federated Library System, is located at 121 W. Park Avenue in the City of Berlin. Also part of the WinneFox Federated Library System, the Poy Sippi Public Library is located at W2251 Commercial Street in the unincorporated village of Poy Sippi. The Neuschafer Community Library is located at 317 Wolf River Drive in the Village of Fremont, while the Weyauwega Public Library is located at 301 S. Mill Street in the City of Weyauwega. The two libraries are part of the Outagamie Waupaca Library System (OWLS).<sup>55</sup>

Federated library systems are designed to provide expanded library service to more people without making additional large expenditures. Libraries receive the majority of their revenue from local municipalities and the county, based on resident usage. Annual donations have also been made by the Town of Bloomfield to both the Poy Sippi Public Library and Neuschafer Community Library. The Town of Aurora and Waushara County make monetary contributions to the Berlin Public Library so that Aurora residents can utilize these facilities. Any town, city or village resident has access to the materials in any county-supported library within Waushara County. Besides other services listed below, the libraries offer their patrons Internet service. Table 6-7 provides relevant information for the public libraries in Berlin, Fremont, Poy Sippi, and Weyauwega.<sup>56</sup>

Service targets for libraries are based on quantitative standards contained in the *Wisconsin Public Library Standards*.<sup>57</sup> These standards are based on the population served and vary in regards to municipal population and service populations. (Service populations represent those individuals living in adjacent communities who utilize library services.) Standards are established at four levels of effort: basic, moderate, enhanced, and excellent. Local libraries can establish service targets by selecting the appropriate level of effort to apply to each standard, or use the levels to plan for improvements over a period of time. Where feasible, libraries should strive to provide a minimum of a basic level of service. Standards have been set on a

<sup>55</sup> Wisconsin Department of Public Instruction. 2006. *Wisconsin Public Library System Directory*. <http://dpi.wi.gov/pld/wisysdir.html>.

<sup>56</sup> Wisconsin Department of Public Instruction. 2004. *2004 Wisconsin Public Library Service Data*. <http://dpi.wi.gov/pld/xls/04publib.xls>.

<sup>57</sup> *Wisconsin Public Library Standards: Fourth edition*. 2005. Wisconsin Department of Public Instruction.

per capita basis for the following criteria: volumes (print) owned, periodical titles received, audio recordings held, video recordings held, total collection size, full time equivalent (FTE) staff, and material expenditures. The libraries have met these standards with differing degrees of success.

**Table 6-7. Public Library Statistical Data**

	Berlin	Fremont	Poy Sippi	Weyauwega
Municipal Population	5,326	695	974	1,896
Total Service Population	6,758	1,827	1,715	2,895
Volumes Owned (Print)	47,363	13,446	10,747	16,221
Periodical Titles	89	33	8	78
Audio Material	3,605	825	518	775
Video Material	4,311	2,246	1,863	1,222
Collection Size <sup>1</sup>	55,279	16,517	13,128	18,218
Hours Open/Week <sup>2</sup>	63.0	32.8	25.0	40.7
FTE Staff	5.18	1.97	0.85	2.47
Material Expenditures	\$30,034	\$17,878	\$3,887	\$17,137

Source: Wisconsin Department of Public Instruction, 2004

<sup>1</sup>Includes print, audio, and video materials

<sup>2</sup>Averaged between summer and winter hours

Three libraries have provided between moderate and enhanced levels of service for most standards for both municipal and service populations: the Berlin Public Library, the Neuschafer Community Library (Fremont) and the Weyauwega Public Library. The Berlin Public Library provided a less than basic service level only on the number of periodical titles offered and the overall expenditures on new material for municipal populations; all other standards (both municipal and service populations) had moderate to excellent levels of service. The Weyauwega Public Library had less than basic service only on the total number of print volumes and the overall collection size for municipal population standards. The Neuschafer Community Library exceeded all basic standards for both municipal and service populations.

The Poy Sippi Public Library also met or exceeded most municipal and service population standards. The library provided a moderate service level for collection size and an enhanced level of service for both audio and video materials. However, the library failed to provide a basic service level for number of periodic titles, number of staff hours, and overall expenditures for new materials.

According to the citizen questionnaire, residents from both communities indicated that the libraries were doing an adequate job at providing services. Three-quarters of respondents (75.0%) in Aurora rated the libraries good to very good, while 48.4 percent of respondents in Bloomfield rated the libraries similarly. Communities should assess their libraries and determine if the level of services are meeting local needs. A local planning effort can account for circumstances which are unique to the individual community and service area that cannot be anticipated from a regional or statewide perspective. These standards offer a basis on which local libraries can address their current and future needs.



## Education

### *Primary and Secondary Education*

The area is served by four different public school districts: Berlin Area, Omro, Weyauwega-Fremont, and Wild Rose. Almost all of Aurora is served by the Berlin Area School District; the exception is a small area on the eastern border of the town in which students attend the Omro School District. The bulk of Bloomfield is served by the Weyauwega-Fremont School District. Exceptions include the southeast corner and northwest corners of the town, which are included in the Wild Rose School District, and the central area on the southern border which is included in the Berlin Area School District.

#### *Berlin Area School District*

The Berlin Area School District's administrative offices are located at 295 E. Marquette St. in Berlin. The district operates a total of four schools: Berlin High School (grades 9–12, Berlin), Berlin Middle School (grades 6-8, Berlin), Clay Lamberton Elementary (k-5, Berlin) and Poy Sippi Elementary, (k-4, Poy Sippi). Students from the Town of Aurora who live within the Berlin School District attend Clay Lamberton Elementary School, Berlin Middle School, and Berlin High School. Bloomfield residents who live within the Berlin School District attend Poy Sippi Elementary, Clay Lamberton Elementary School, Berlin Middle School, and Berlin High School.<sup>58</sup>

The Berlin High School was built in 1996 and is located at 222 Memorial Drive in Berlin. Enrollment has remained steady in recent years and the building has excess capacity. There are no planned upgrades at this time. The Berlin Middle School is located at 289 E. Huron Street in Berlin. The school originally served as the high school and was designated as the middle school in 1997, when the new high school was completed. According to the district, the school is nearing capacity; at this time, however, the district has no plans to expand the facility. The Clay Lamberton Elementary School was originally built in 1962 with additions constructed in both 1989 and 1992. The school, which is located at 259 E. Marquette Street in Berlin, also houses the district swimming pool. According to the district, the school has been seeing declining enrollment in recent years. Due to declining enrollment and the capacity of the building, this school should adequately meet enrollment needs of the district for a number of years. However, it may be necessary to provide updates at the school in the future based on technological advances. The Poy Sippi Elementary School, built in 1962, is located at W2194 Liberty Street in the unincorporated community of Poy Sippi. In 2000, classroom space was added. This school is experiencing decreasing enrollment and should be adequate to meet the needs of the district for a number of years. However, it may be necessary to provide updates at the school in the future based on technological advances.<sup>59</sup>

#### *Omro School District*

The Omro School District's administrative offices are located at 455 Fox Trail in Omro. The district operates a total of four schools: Omro High School/Middle School (grades 9–12/6-8, Omro), H.B. Patch Elementary (k-1, Omro), and Omro Elementary (2-5, Omro). Only two properties within Aurora are within the Omro School District. Although no students from the

<sup>58</sup> Berlin Area School District. 2006. *Welcome to the Berlin Area School District*. <http://www.berlin.k12.wi.us>.

<sup>59</sup> Runice, J. 2005. Personal Communication. District Administrator. Berlin Area School District.

Town of Aurora attend Omro schools, students living on these parcels would attend all four schools as they age.<sup>60</sup>

Omro High School was built in 1964 and is located at 455 Fox Trail in Omro. Subsequent additions were completed in 2000. Omro Middle School is located in Omro adjacent to the High School. The school originally served as the high school and was designated as the middle school in 1998 when the new high school was completed. H. B. Patch Elementary School was originally built in the 1950s. The school, which is located at 607 Tyler Avenue in Omro, also houses the district early childhood and special education programs. According to the district, the school has been seeing declining enrollment in recent years. Omro Elementary School, built in 2001, is located at 1000 N. Webster Avenue in Omro. Enrollment within the district has increased gradually in recent years, but existing facilities should provide adequate capacity for future growth during the next ten years. School administrators will reassess facility needs if housing construction increases within the Omro area. A community fitness trail is located on the high school and middle school complex.<sup>61</sup>

### ***Weyauwega-Fremont School District***

The Weyauwega-Fremont (W-F) School District's administrative offices are located at 410 E. Ann Street in Weyauwega. The district operates a total of five schools on three campuses. Weyauwega-Fremont High School (grades 9–12, Weyauwega), Weyauwega-Fremont Middle School (grades 6-8, Weyauwega), Weyauwega Elementary (k-5, Weyauwega) and Fremont Elementary, (k-4, Fremont). During the 2005-2006 school year, approximately 1,084 students were enrolled in the district. Students from the Town of Bloomfield who live within the W-F School District attend all the aforementioned schools.<sup>62</sup>

Weyauwega-Fremont High School was built in 1968 and is located at 510 Ann Street in Weyauwega. Weyauwega-Fremont Middle School is located at 410 Ann Street in Weyauwega. The building was constructed in 1991 to include the existing school facilities and district administrative offices. Weyauwega Elementary School, located at 310 Ann Street in Weyauwega, was originally built in 1960. Additional classrooms were constructed in both 1968 and 1991. Fremont Elementary School, built in 1960, is located at 615 Wolf River Drive in Fremont. Renovations in 1968 added classrooms, staff offices, kitchen facilities, and a music and art department. The original structure built in 1960 was dismantled during the 1991 renovations.

The District also operates the "Main Street building" in Weyauwega. This building currently houses maintenance shops, an alternative high school, the Waupaca County Charter School, a private daycare center, the Weymont Food Pantry, and a gym facility. The existing structures were constructed in 1962. The original building at the site was demolished in 1991, but served as both the high school and middle school since the 1920s.

Enrollment has declined by approximately 25 students annually in recent years. Due to declining enrollments, there are no planned upgrades to any district facilities at this time.<sup>63</sup>

<sup>60</sup> Omro School District. 2006. *Our Schools Succeeded*. <http://www.omro.k12.wi.us>.

<sup>61</sup> Amundson, P. 2006. Personal Communication. District Administrator. Omro School District.

<sup>62</sup> Weyauwega-Fremont School District. 2006. *District Mission Statement*. <http://www.wegafremont.k12.wi.us>.

<sup>63</sup> Harlan, F.J. 2006. Personal Communication. District Administrator. Weyauwega-Fremont School District.

### ***Wild Rose School District***

The Wild Rose School District operates a total of four schools: Wild Rose High School/Middle School (grades 9-12/6-8, Wild Rose), Wild Rose Elementary (pre-k thru 5, Wild Rose), and Pleasant View Elementary School (k-5, Pine River).<sup>64</sup> Students within the portion of the Town of Bloomfield who live within the Wild Rose School District attend Pleasant View Elementary School and Wild Rose High School/Middle School. The district is currently seeing a declining enrollment at all levels. Therefore, it is anticipated that the schools will be able to continue to serve the enrollment of the area's population for the near future. However, it may be necessary to provide updates at the schools in the future based on technological advances.<sup>65</sup>

The Wild Rose High School and Middle School, along with the district offices, are located at 600 Park Avenue in Wild Rose. The school, home of the Wildcats, sits on the site of the former three story school building, which was built in 1902 and housed all 12 grades. Additions (small gym) and other renovations were made to the school in 1936 and again in 1952, when classroom space was added. In the summer of 1969, the original school was razed. A referendum was approved by voters in 1996, and major renovations along with classroom space were completed at the school. Since 1996, no additions have been made to the school and none are currently planned. While separate classroom areas are provided for the middle and high school students, the students do share a common area for music, art, shop, and home economics. In addition to the shared specialty classroom areas, students also share a common gym, auditorium, administrative offices and athletic fields. Besides major renovations to the district high school and middle school, voters also approved the construction of a new grade school in 1996. The Wild Rose Elementary is located at 825 Mt. Morris Street in Wild Rose.

General information about the Berlin, Omro, Weyauwega-Fremont, and Wild Rose School Districts are shown below in Table 6-8.<sup>66</sup>

**Table 6-8. School District Statistics, 2004 – 2005 School Year**

Category	Berlin Area	Omro	Weyauwega-Fremont	Wild Rose
Total Enrollment	1,639	1,299	1,084	744
PreK - 8	1,049	883	674	502
9 - 12	590	416	410	242
Student/teacher Ratio (Elementary)	14.96	15.55	14.21	14.45
Student/teacher Ratio (Secondary)	13.09	11.89	13.51	13.28

Source: Wisconsin Department of Public Instruction, 2005

<sup>64</sup> Wild Rose School District. 2006. *Philosophy of Education*. <http://www.wildrose.k12.wi.us>.

<sup>65</sup> Olson, C. 2005. Personal Communication. District Administrator. Wild Rose School District.

<sup>66</sup> Wisconsin Department of Public Instruction. 2005. *Basic Facts About Wisconsin's Elementary and Secondary Schools 2005*. <http://dpi.wi.gov/lbstat/xls/pedgr05.xls> and <http://dpi.wi.gov/lbstat/xls/01puprat.xls>.

### ***Institutions of Higher Education***

The area does not have any institutions of higher education. However, UW-Oshkosh (Oshkosh), UW-Stevens Point (Stevens Point), Lawrence University (Appleton), and Ripon College (Ripon) are within an hour's drive of the area. UW – Fox Valley (Menasha) is a two-year university offering freshman and sophomore level classes. Students can earn an associate's degree, or credits are transferable to all four-year UW system schools.

### ***Vocational Technical Colleges***

The state is covered by 16 multi-county vocational technical and adult education districts which are organized on a regional basis and financed primarily by local property taxes.<sup>67</sup> These districts tend to follow school district boundaries rather than county lines. With the exception of two parcels, all areas in Aurora are included in the Moraine Park District (Fond du Lac). The majority of the Town of Bloomfield and two parcels in the Town of Aurora are included in the Fox Valley District (Appleton and Oshkosh); a few parcels along the southern border of the town near Lake Poygan are included in the Moraine Park District. Curricula in the technical schools are usually geared toward an area's particular needs. Typically a student may choose from among a two-year highly technical associate degree program, a two-year vocational program, a one-year vocational program, and a short-term program.

### **Community Theaters**

There are no community theaters in either Aurora or Bloomfield. Several smaller theaters are located in City of Wautoma and the towns of Saxeville and Mount Morris. These theaters schedule a diverse calendar of events throughout the year including musical concerts, talent shows, the Wautoma Queen Pageant, and theatrical performances. Audiences are attracted from throughout Waushara County and central Wisconsin. The general public can rent the facilities for private events.<sup>68</sup>

### **Other Municipal Buildings**

#### ***Town Halls/Maintenance Garages***

#### **Town of Aurora**

The Town of Aurora opened its new town hall in February 2005. The building is located on the south side of STH 21 approximately one-half mile west of STH 49. Elections and town meetings are held here. Town board meetings are held on the second Thursday of the month. In addition, the building houses town records and provides office space for town officials. No plans exist for expansion within the next 20 years. The town does not operate a maintenance garage.

<sup>67</sup> Wisconsin Department of Instruction. 2006. *Wisconsin Technical College Districts*. <http://dpi.wi.gov/lbstat/techcmap.html>.

<sup>68</sup> McComb-Brush Performing Arts Center. 2006. <http://www.mccombbruchspac.com>.

## **Town of Bloomfield**

The Town of Bloomfield does not have a town hall. Town meetings are held at the Tustin Fire Department. Town records are stored at the respective homes of town officers. A new facility is planned within the next twenty years as funding becomes available. Due to sewer service constraints, the facility will be located in Tustin. Bloomfield does not own a maintenance garage; all services are contracted with a private entity.

## **Parks and Recreation**

The Waushara County area is a popular recreational retreat. Waushara County's natural resources and outdoor recreational facilities provide a wide range of active and passive recreational activities. The abundance of natural lakes, forests, parks, recreational trails, and other amenities provide year-round recreational opportunities.

### ***Parks***

## **Waushara County**

Waushara County's park system is comprised of 15 sites containing a total of 761 acres. The county park system is considered to primarily provide active recreational opportunities. County facilities found within the area are described below.<sup>69</sup>

**Bannerman Trail** supplies about seven miles of linear recreational opportunities for hikers, bicyclists, and snowmobilers. The trail utilizes the abandoned railroad right-of-way that once linked the quarries of Redgranite and Lohrville with the nation's rail system. The trail extends from the south side of Bannerman Avenue in downtown Redgranite to STH 73 north of Neshkoro. Gates have been installed at road crossings to prevent unauthorized vehicles from gaining access to the trail. Waushara County has expressed an interest in working with the Village to pursue opportunities to provide off-street parking near the Redgranite trailhead.

**Otto Brey County Park** occupies a six acre site on the southern shore of the Auroraville Millpond in the Town of Aurora. The park serves residents in the southeastern portion of Waushara County. The park features a softball field and a large shelter suitable for local functions, which was a major project undertaken by local service organizations. Other facilities include restrooms, playground equipment, picnic facilities, a boat ramp with a fishing/boarding pier, and a paved parking area along Cottonville Court. Because of the millpond's shallow gradient, additional boat ramp improvements are still needed. Recent activity includes erosion control at the boat landing.

Development of **Pony Creek County Park** was encouraged by the WDNR, which granted a permanent easement to the land in 1991. Since its development, this 16-acre site has become one of the most heavily used parks in the county. Located west of Tustin where Pony Creek drains into Lake Poygan, the park has been designed to provide an extensive shoreline fishing area. Development consists of a paved parking area; parking area fencing; a park sign; benches, picnic tables, and grills; restrooms; a shelter; electrical service; a shoreline path; and

<sup>69</sup> Waushara County Parks, Recreation, and Solid Waste Department. 2006.  
<http://www.co.waushara.wi.us/parks.htm>

a handicapped drinking fountain. Future plans call for the installation of playground equipment and development of a nature trail and boardwalk. Existing parking has been found to be inadequate during peak bank fishing.

### **Town of Aurora**

"Fountain Park," as named by local residents, is a small passive recreational facility on STH 49 in the unincorporated community of Auroraville. Although the park is a part of Otto Brey County Park, a local snowmobile club maintains the park year round. Development at the site includes the historical Aurora fountain and a historical sign. A gravel parking lot provides access to the site. The site offers walk-in boat access and shoreline fishing.

### **Town of Bloomfield**

The West Bloomfield Fire District maintains a small park adjacent to its facilities on CTH HH. The park encompasses less than one acre. Development at the park includes playground equipment, grills, a volleyball court, and picnic facilities. The fire department hosts various social functions and fundraisers throughout the year at this site.

According to the National Park and Recreation Association, local communities should provide 10 acres of park and open space for every 1,000 residents.<sup>70</sup> Generally, smaller communities may require more acreage if all recreational needs are to be met. This is particularly the case when a community is expected to provide recreational opportunities not only for its residents, but also for residents of the surrounding area and a sizable number of visitors.

These standards suggest that Aurora's present acreage need is 10 acres. This figure is expected to remain relatively constant through 2020. With the proximity of the City of Berlin, additional park and open space is available to Aurora residents. Utilizing park and recreational facilities within the City of Berlin, the Town of Aurora has adequate park and recreational land to meet existing and projected needs. With over 16 acres of park and recreational lands, the Town of Bloomfield also has adequate park and recreational land to meet these standards. Although population projections do not indicate additional park and open space will be needed, the Town of Bloomfield may consider developing a small recreational park adjacent to the proposed town hall.

### ***Lakes***

Many significant lakes can be found within the area.<sup>71</sup> The lakes provide a diversity of recreational opportunities including boating, swimming, and fishing. Many of the lakes within the area have public access.

### **Town of Aurora**

The **Aurora Millpond** is a 209-acre impoundment located in the unincorporated village of Auroraville. Both a boat ramp and walk-in access are available to recreational boaters.

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<sup>70</sup> Recreation, Park, and Open Space Guidelines. 1990. National Park and Recreation Association.

<sup>71</sup> Wisconsin DNR. 1970. *Surface Water Resources of Waushara County*.

## **Town of Bloomfield**

**Lake Poygan** is located in the southern corner of the Town of Bloomfield. The lake encompasses 14,102 acres making it the second largest natural lake in Wisconsin. Facilities include a public boat landing and a limited parking area at end of Park Street in Tustin. In Tustin, walk-in access is available at the end of both Franklin and Center Streets; both access points are maintained by the town. Walk-in access is also available from Pony Creek County Park. There are no plans to expand the facilities at this time.

## **Church and Youth Camps**

Waushara County has long been a popular area for churches and other organizations to develop camps and retreats for members and their children. There are several of these facilities located throughout the county, collectively occupying nearly 2,000 acres of land. However, there are no camps in either Aurora or Bloomfield. While the facilities they provide are generally not available to the public, the county benefits from goods and services they obtain from local vendors. In recent years, some of these camps have been sold off.<sup>72</sup>

## **School and Town Forests**

Three school forests and a town forest provide 819 acres of passive open space in Waushara County. However, there are no town or school forests within either Aurora or Bloomfield. These holdings are generally ignored by the public for recreational activity, but they have excellent potential for providing linear recreational opportunities. Interested citizens may consider donating their land to a local school district through estate planning.<sup>70</sup>

## **Campgrounds**

Sixteen private campgrounds are located throughout Waushara County. These facilities occupy an estimated 250 acres and provide an estimated 1,700 camping sites. Most of the campgrounds offer a diversity of recreational activities including swimming, boating, and fishing. No campgrounds are located within either Aurora or Bloomfield. Because a high proportion of the campground sites in Waushara County are seasonal rentals, a shortage of overnight or short-term campsites continues to exist in the county.<sup>70</sup>

## **Snowmobile Trails**

About 285 miles of state-funded snowmobile trails are available in Waushara County. The public trail network and 50 miles of interconnected privately maintained club trails are readily accessible to all portions of the county and link up with trails of surrounding counties as part of a statewide system. Most of the public trails operate on wintertime easements which cross private property.<sup>70</sup> A notable exception is the previously discussed Bannerman Trail between Redgranite and Neshkoro. Snow permitting, the public snowmobile trail system has a major impact on county's economy during the winter months. The private trails within the area are maintained by the Aurora SnoBlazers, Berlin River Riders, Metz Ridgerunners (Tustin), Poy Sippi Hillclimbers, Sawdust City Tree Dodgers (Weyauwega), and Fremont Invaders.<sup>73</sup>

<sup>72</sup> ECWRPC. 2006. *Waushara County Outdoor Recreation Plan*.

<sup>73</sup> *Waushara County Snowmobile Trails*. 2006. <http://home.centurytel.net/WausharaCountyParks/snowmobile.htm>.

## Sportsman's Clubs and Conservation Organizations

Over a dozen parcels in the county are owned by a variety of sportsmen's and conservation groups. These sites total an estimated 800 acres and accommodate a variety of uses including trap and other shooting ranges; a snowmobile club; hunting and fishing grounds, areas set aside for preservation; and, in the case of private hunting clubs, hunting opportunities on a fee basis. Some of the hunting clubs also provide overnight accommodations. Depending on the activities each site provides and the user groups it serves, it can make a noticeable contribution to the local economy. Because some of these lands provide public recreational opportunities at times, they also help reduce use pressure on public land holdings.<sup>70</sup>

### Town of Aurora

The Wisconsin Hound Hunters own a parcel of land at the intersection of 34<sup>th</sup> Road and Cumberland Ave. A pheasant farm provides live birds to help field train hunting dogs. This property is primarily utilized for hunting and other recreational purposes by club members.

### Town of Bloomfield

The Poygan Gun Club is located on CTH HH east of West Bloomfield. The property includes a trap shooting range and rifle range to sight in firearms. No hunting is allowed onsite.

## Golf Courses

There are three golf courses located in Waushara County. Waushara Country Club, located on STH 21 east of Wautoma, has recently been expanded to a 27-hole facility. Although the course is semi-private, guests are always welcome. Two Oaks North Golf Course, located on CTH F in the Town of Marion, is 18-hole course. Marl Links, a par 3 course located near Marl Lake in the Town of Deerfield, is also available for public play. The courses offer challenging opportunities for golfers of all skill levels.<sup>70</sup>

## Other Recreational Opportunities

In 2003, Pete and Lucy Leach of rural Poy Sippi gave a gift of land to the citizens of Wisconsin. The property, located in eastern Waushara County, is over 350 acres in size, and contains numerous wetland and prairie complexes which benefit waterfowl, grassland nesting birds, and other wildlife. Ms. Leach still resides on the property under a life tenancy. While she is living on the property, the Leach family has retained all of the land management and access control of the property. For this reason, the property is not open to the public except under controlled events managed by WDNR staff at Wautoma.

This generous gift of land and buildings will be known as the **Leach Natural Resources Center**. It will be used for outdoor skills training and nature-based education purposes throughout the year. The DNR currently provides some limited outdoor training such as trapper education classes. Such programs are announced as they are scheduled along with information regarding how to participate. The property has also been used as an outdoor laboratory by technical college natural resource students. In the future, this property will be available for use by area school classes and other groups for hands-on nature-based education.<sup>70</sup>

<sup>70</sup> ECWRPC. 2006. *Waushara County Outdoor Recreation Plan*.



## Post Office

Residents within the Town of Aurora use the City of Berlin Post Office at 122 S. Pearl Street. The post office serves the City of Berlin, the towns of Aurora and Warren, and several surrounding towns in Green Lake and Winnebago Counties. This is a full service site with postal boxes. The Berlin Post Office building is a historical site that was built in 1938 and displays a mural painted at the time of the Great Depression. No expansions are anticipated at this post office.

Residents within the Town of Bloomfield use one of several post offices: the Village of Fremont Post Office, the City of Weyauwega Post Office, or the Pine River Post Office. The Fremont Post Office is located at 627 Wolf River Drive. It serves the Village of Fremont, the eastern portions of the Town of Bloomfield, and surrounding towns in Waupaca, Winnebago, and Outagamie Counties. The post office is a full service center with postal boxes at the site. The Fremont Post Office building is 15 years old. The Weyauwega Post Office is a full service center located at 104 N. Pine Street. Postal carriers deliver mail to the northwestern portions of Bloomfield. The Pine River Post Office is located at N4712 CTH E. Postal carriers deliver mail to southwestern Bloomfield. No expansions are anticipated at any of the three post offices.<sup>74</sup>

## INTERRELATIONSHIPS WITH OTHER COMPREHENSIVE PLAN ELEMENTS

### Economic Development

Rising health care costs directly impact a company's ability to compete in a global market. High quality, affordable, and accessible health care that is available to all residents is important to the vitality of the area. As the area's residents become older, the importance of healthcare will increase. Residents who live and work in healthy communities are more active, have fewer health problems, and are more productive. Studies have shown that productivity for working parents increase if they have access to safe, reliable, quality daycare for their children.

A vital, safe, clean and healthy environment is an economic draw for new industry and residents. It aids in the retention of existing residents and businesses. Parks or green space add to the local economy by maintaining or increasing property values; providing a place where local citizens can socialize, play sports or relax; and promoting healthy active lifestyles that encourage physical activity. In addition, local parks and recreational facilities draw visitors to an area. These visitors spend money at local restaurants, motels and other businesses.

A good educational system has the ability to respond to an ever-changing job market, to educate or retain residents, and to form partnerships between businesses and schools.

Citizens, businesses and industries need accessible, reliable gas and electric services. To enable economic growth and open up new markets and opportunities for diverse and innovative services, access to fast, reliable, cost-effective, and cutting edge telecommunications must be available.

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<sup>74</sup> United States Postal Service. 2006. *Post Office Locator*. <http://www.usps.com>.

## **Housing**

Preplanning can save municipalities' time and money. Infill of housing units or reuse of existing buildings in areas that already have the needed infrastructure in place, such as streets, sewer, water, emergency services and schools, saves taxpayers the cost of extending these services to new areas.

Housing developments should be provided with infrastructure that promotes healthy community lifestyles. It is important that housing, businesses and schools be interconnected with a network of sidewalks, green space and parks to encourage active lifestyles. Schools, parks, and libraries should be located in or near existing residential areas within walking distance for both children and adults. Parks and green space not only promote more active lifestyles but may increase housing values in the area.

However economically expedient or convenient it may seem at the time, housing should not be located in floodplains, areas of high groundwater, or other areas that are susceptible to flooding. Not only does this ill-conceived practice increase insurance costs, but it may also increase the cost to install basements and on-site sewage systems.

## **Transportation**

A well maintained, efficient and safe transportation network provides access for emergency service providers (police, fire and ambulance) and ensures a timely response. By incorporating pedestrian and bicycling facilities into the design of a transportation system, options other than the motor vehicle are made available and active healthy lifestyles that rely less on driving can be promoted.

The siting of a local park, recreational facility, school, library, solid waste or recycling facility may have an impact on the adjoining transportation network or facility. These facilities often result in additional vehicular and pedestrian traffic, increasing the likelihood that new roads, signalized intersections and pedestrian facilities will need to be built. The siting of facilities that attract birds and other wildlife, such as parks, solid waste or recycling centers, can adversely impact the safety of nearby transportation systems, including air traffic.

## **Agricultural Resources**

Preplanned development leads to the efficient use of public infrastructure and reduces the extent of sprawl, which contributes to the consumption of the rural countryside. Educating local officials and citizens about local land use decisions and their implications for farming is essential if farmland and the ability to grow or raise food are to be preserved. Farmland losses are not just a local concern; if the food that we need to survive can not be grown in the United States, where will the food be grown and what will be the implications of going to a global food supply? Educating and training future farmers to manage efficient, cost-effective operations is needed in order to survive in this new market.

## **Natural Resources**

The ability to accommodate growth while protecting the natural environment is essential if our quality of life is to be maintained or improved. The quality of the surface and groundwater resources is linked to the proper siting, installation and maintenance of individual on-site wastewater treatment systems. Improper treatment can result in the discharge of excessive human waste and bacteria into the groundwater system, which in turn can contaminate public and private water supplies. The cumulative impacts of development and well density can not only affect the level of aquifers but also the rate at which the aquifer is recharged due to increased amounts of impervious surface. Additionally, improperly abandoned wells provide a direct link between the upper and lower aquifers and can be the cause of leakage between the two.

Parks, recreational areas, and other open space preserve and protect green areas for future generations to enjoy. They protect wildlife habitat within our communities, enhance water and air quality, lower heating and cooling costs, help control stormwater runoff, enhance property values, contribute to the vitality of a community, and encourage active lifestyles.

## **Cultural Resources**

Cultural and historical resources often help to determine and define a community's identity. Renovating or preserving an existing historic structure or building and reusing it not only enhances the area, but is often coveted by future tenants. Forming partnerships between public and private sectors to encourage development or redevelopment in already developed areas can make better use of existing public infrastructure and allow for ideas to become reality. Historic buildings can often be creatively converted to restaurants and other business and residential uses. Reuse of these buildings contributes to the tax roll as they are in close proximity to existing facilities; eliminates the need to expand infrastructure to new areas; cuts down on urban sprawl and the consumption of farm and open land; and saves taxpayers money. Cemeteries preserve the history of a community or area and are invaluable in the search for individual family history. In addition to their historical significance, they also contribute to the green space within a community.

## **Land Use**

Preplanned development leads to an efficient use of an area's resources, reduces urban sprawl, utilizes existing public infrastructure, and helps to eliminate land use conflicts. Concerns regarding the siting of solid waste and recycling facilities; gas, electric and telecommunications facilities; cemeteries; schools; and other public facilities are often raised by local citizens. However, education of local citizens and officials may result in a better general understanding of the issues and an acceptance of a solution that ultimately benefits everyone. Compact development in more urban areas reduces the cost to install public and private infrastructure and deliver public services (garbage pickup, sewer, water, emergency, electric, gas, and telecommunication, and elderly services, etc.).

Comm 83 regulations (affecting private on-site systems) have brought about state-level concerns regarding the promotion of "sprawl" development patterns and the ability to develop in or near sensitive areas. While the county has adequate groundwater supplies, well density in both urban and rural areas can impact the level of the aquifers. The rate at which they are

recharged is influenced by the amount of impervious surface. Therefore when making land use decisions, it is imperative that the cumulative impacts of development on natural resources be examined carefully.

### **Intergovernmental Cooperation**

Forming partnerships between schools, park departments, libraries, non-profits and others benefits the community and saves the local taxpayer money. In some instances, if these facilities are located near each other, additional cost savings and avoidance of duplicative services can be realized.

## **POLICIES AND PROGRAMS**

The provision of public and private utilities and community facilities is governed at federal, state, regional, and local levels. Given the breadth of topics discussed in this chapter, the policy background is provided for those areas most relevant to the comprehensive planning process.

### **Regional, County and Local Policies**

#### ***Regional***

**East Central Wisconsin Regional Planning Commission.** East Central is currently working on a regional smart growth plan. As part of this planning effort, East Central has proposed six draft Public and Community Facilities goals:

- Support opportunities for the sustainable and safe management of solid waste and recycling, collection, processing and disposal activities working in a cooperative, regional manner.
- Support efforts to provide electric, gas and telecommunication services to meet industrial and residential needs while being environmentally conscientious.
- Support the provision of efficient quality emergency and non-emergency services in a timely cost-effective manner within the region.
- Work cooperatively to protect and preserve current park, open space, recreational facilities, programs and plan for new facilities, while providing for and balancing the needs of various community groups with the needs of the general public in a financially responsible manner.
- Support a collaborative regional forum to create and implement a strategic policy framework for the continuum of care for the health and well being of the residents of the region.
- Support a variety of meaningful educational options and opportunities for all students.

## **County**

**Waushara County Zoning Ordinance.** The Waushara County Zoning Ordinance regulates many of the public facilities referenced in this chapter. The following chapters contain relevant information.<sup>75</sup>

Chapter 30, Parks and Recreation, regulates land, structures and properties owned or leased by the County. This chapter specifies the laws associated with public usage of county parks. Topics discussed include, but are not limited to, park hours, permissible activities, safety standards, and police protection.

Chapter 38, Solid Waste, regulates solid waste and recycling activities in the county. Zoning ordinances are intended to preserve and protect environmental resources, to safeguard public health, and promote county-wide recycling initiatives. This section establishes hours for county waste collection facilities, delineates recycling guidelines, and discusses proper disposal techniques for solid waste.

Chapter 54, Utilities, regulates private on-site wastewater treatment systems within the unsewered portions of the County. This section regulates the proper siting, design, installation, inspection, and maintenance of private on-site wastewater systems (POWTS). The prerequisites necessary for the essential protection of the public health and the environment are the same everywhere. To a lesser extent, POWTS are also regulated by the Health and Sanitation Zoning Ordinance contained within Chapter 22. This ordinance declares that improper disposal of sewage and effluents are a public health hazard.

Chapter 54 is augmented by Comm 87 and Comm 83. Comm 87 requires that all new private on-site wastewater treatment systems be inspected at installation. Comm 83 specifies that all new POWTS must be inspected and maintained by a licensed certified professional. All new or replacement systems must be inspected every three years. POWTS should also be pumped out as mandated by their normal usage. Individual owners are now required to execute a verified affidavit and restrictive covenant running with the land which verifies that the POWTS serving the property is under such maintenance program. Comm 83 requires that the service providers submit these forms on behalf of the POWTS owner within 30 days of the service. Records are kept on file with individual counties for a period of six years.

Chapter 58, Zoning, establishes the general zoning practices for unincorporated areas of Waushara County. Chapter 58 regulates cell tower heights (58-825), airport height limitations (58-236) and Wireless Communication Facilities (58-236). Cell towers are permitted as conditional uses according to the Waushara County zoning ordinances. Cell towers can be placed anywhere in the county with the exception of shoreland, wetland, or floodplain areas or the Wautoma airport height limitation zone. Although not specifically included in the Waushara County Zoning Codes, additional restrictions could be placed on communication towers.

**Waushara County Outdoor Recreation Plan.** The Waushara County Outdoor Recreation Plan discusses longstanding goals and objectives, inventories existing park and recreation needs

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<sup>75</sup> Waushara County Zoning and Land Conservation Department. 2006. *Code of Ordinances: Waushara County, Wisconsin*.

and opportunities, and presents recommendations and an action program for addressing the system's growth and development. The current plan was adopted in April 2006.

**Waushara County Solid Waste Plan Update.** The Waushara County Solid Waste Plan Update 1999 inventories current waste management activities, projects future waste volumes, and discusses alternatives that the county may want to consider as they proceed into the future.<sup>76</sup>

### ***Local***

**City of Berlin Extraterritorial Zoning Ordinance.** The City of Berlin's Extraterritorial Zoning Ordinance regulates property in part of Town of Aurora that is within 1.5 miles of the City.<sup>77</sup>

These goals are consistent with Aurora's and Bloomfield's visions for the future to provide residents with the services they need, to protect the surface and groundwater of the area, to cooperatively work to keep down service fees for water, sewer, solid waste and other municipal services, to supply a range of educational, library, medical, financial, retail and other business services, and to offer a diversity of recreational and entertainment opportunities.

## **Federal, State and Regional Programs**

### ***Federal Agencies***

#### **United States Environmental Protection Agency (USEPA)**

**Water Pollution Control Act.** The Federal Water Pollution Control Act (1977), more commonly known as the Clean Water Act, established the basic structure for regulating discharges of pollutants into surface waters. Effluent standards for wastewater treatment plants and other industrial facilities were established by this landmark legislation. The legislation also provided grants to communities to assist with planning and construction of upgraded facilities. Today, increasing levels of growth and changing treatment standards have caused more recent expansions and improvements of these systems.

**National Pollutant Discharge Elimination System (NPDES) Storm Water Program.** The Clean Water Act also established the National Pollutant Discharge Elimination System (NPDES) Storm Water Program. The comprehensive two-phased program addresses the non-agricultural sources of stormwater discharges which adversely affect surface water quality. A NPDES permitting mechanism requires the implementation of controls designed to reduce the volume of stormwater runoff and the level of harmful pollutants in stormwater runoff.

**Safe Drinking Water Act (SDWA).** Drinking water standards are set by the USEPA. The Safe Drinking Water Act (SDWA) requires the USEPA to set primary standards, while individual public water systems must ensure that they are met. Drinking water standards apply to public water systems which supply at least 15 connections or 25 persons at least 60 days of a calendar year. Standards have been set for 90 chemical, microbiological, radiological, and physical

<sup>76</sup> Waushara County Parks, Recreation, and Solid Waste Department. 1999. *Solid Waste Plan Update*.

<sup>77</sup> City of Berlin. 2006. *Code of Ordinances: City of Berlin, Wisconsin*.

contaminants. Non-enforceable guidelines are also set for secondary standards for contaminants that may cause cosmetic effects such as poor taste or odors.

## **United States Department of Agriculture**

**Rural Emergency Responders Initiative.** The Rural Emergency Responders Initiative can be utilized to strengthen the ability of rural communities to respond to local emergencies. Public bodies and non-profit organizations are eligible to receive funds. Eligible projects include the purchase of equipment, vehicles or buildings for the following types of projects: fire protection, rescue/ambulance, civil defense/early warning systems, communication systems, train facilities, and several other projects. More information can be found at [http://www.rurdev.usda.gov/rhs/cf/Emerg\\_Responder/rural\\_emergency\\_responders\\_initi.htm](http://www.rurdev.usda.gov/rhs/cf/Emerg_Responder/rural_emergency_responders_initi.htm).

**Water and Waste Grant and Loan Program.** The Water and Waste Grant and Loan Program offer grants and loans to communities with populations of up to 10,000. The funds are utilized to develop water and wastewater systems, including water supply, storage, waste disposal and storm drainage in rural areas. Eligible projects involve the original construction, modification or extension of existing projects. More information can be found at <http://www.usda.gov/rus/water/programs.htm>.

**Community Facilities Grant Program.** The Community Facilities Grant Program provides assistance to rural communities in the development of essential community facilities. Eligible applicants include public entities with populations less than 20,000. Grant funds may be used to purchase equipment or construct, enlarge, or improve facilities associated with health care, public safety, or community and public services. More information can be found at [http://www.rurdev.usda.gov/rhs/cf/brief\\_cp\\_grant.htm](http://www.rurdev.usda.gov/rhs/cf/brief_cp_grant.htm).

## **Federal Emergency Management Administration (FEMA)**

FEMA offers several annual grant awards to fire departments. Eligible project costs include equipment, supplies, training, emergency work (evacuations, shelters, etc.), and mobilization/demobilization activities. All municipal jurisdictions with a population of less than 50,000 are eligible to receive funding. Recipients must provide a 10 percent match for all project costs. FEMA also operates disaster relief programs. For additional information see <http://www.fema.gov>.

## **Other Federal Agencies**

Federal regulation of telecommunications, radio, and television towers is currently under the auspices of the **Federal Communications Commission (FCC)**, the **Federal Aviation Administration (FAA)**, and the **Occupational Safety and Health Administration (OSHA)**. The FCC issues licenses for new telecommunication facilities by determining the overall need, coordinates frequencies, and regulates tower placement. Communication towers must be located at the most central point at the highest elevation available. The FAA regulates tower height, coloring, and lighting to ensure aircraft safety. OSHA regulates the occupational exposure to non-ionizing electromagnetic radiation emitted from radio, microwave, television, and radar facilities.

## ***State Agencies and Associations***

**Public Service Commission (PSC).** Public utilities in Wisconsin are regulated by the PSC, an independent regulatory agency. The PSC sets utility rates and determines levels for adequate and safe service. More than 1,400 utilities are under the agency's jurisdiction. PSC approval must be obtained before instituting new rates, issuing stock or bonds, or undertaking major construction projects such as power plants, water wells, and transmission lines.

## **Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP)**

Rural areas are governed by several non-point pollution prevention programs. Small-scale drains are prevalent throughout Waushara County. Administrative rules relating to agricultural runoff include NR-151, ATP-50, NR-88, and ATP-48. The first two regulations govern the total suspended solids (TSS) loadings; a 20 percent reduction is required by 2008 and 40 percent reduction by 2013. The latter two regulations pertain to the daily operations and functions of agricultural drainage districts. Primary responsibility for planning for, administering, and enforcing drainage district regulations resides with the county drainage board.

## **Wisconsin Department of Commerce**

COMM 83 is a health and safety code that sets standards for private on-site wastewater treatment system (POWTS). Recently revised in the early 1990s, COMM 83 provides a technical and administrative framework for enforcing POWTS related issues. This legislation regulates traditional septic and mound systems as well as delineates alternative options in which soil conditions and other factors limit the use of these traditional methods of private domestic wastewater treatment. The updated code prescribes specific effluent standards for POWTS.

**Community Development Block Grant – Public Facilities (CDBG – PF).** The Community Development Block Grant – Public Facilities (CDBG – PF) is a versatile tool that allows local units of government to finance public works projects. Projects must enhance the economic vitality of a community by undertaking public investment that contributes to overall community and economic development. Funds can be allocated to a wide array of infrastructure and public building projects, excluding buildings for the conduct of government. Typically, funded projects include improvements or construction of municipal sewer systems, wastewater treatment plants, municipal water systems, and other related projects. More information can be found at <http://www.commerce.state.wi.us/CD/CD-bcf-cdbg-pf.html>.

**Community Development Block Grant Public Facilities for Economic Development (CDBG – PFED).** The Community Development Block Grant Public Facilities for Economic Development (CDBG – PFED) helps underwrite municipal infrastructure development that retains or promotes business development by creating employment opportunities. Eligible projects include water and sewer systems and roads that are owned by a special purpose unit of government. All local governmental units with populations of less than 50,000 are eligible for funding. More information can be found at <http://www.commerce.state.wi.us/CD/CD-bcf-cdbg-pfed.html>.



**Wisconsin Fund.** The Wisconsin Fund provides grants to homeowners and small commercial business to repair, rehabilitate, or replace an existing private on-site wastewater treatment system (POWTS). Since 1978, the program has provided \$77 million in assistance. Waushara County residents living in areas not serviced by municipal sewer systems are eligible to participate if the annual household income is less than \$45,000. Small businesses with gross revenues totaling less than \$362,700 are also eligible. Waushara County provides assistance to county residents to prepare grant applications. A portion of the funds is used to develop more environmentally friendly systems. More information can be found at <http://www.commerce.state.wi.us/SB/SB-WisconsinFundProgram.html>.

### **Wisconsin Department of Natural Resources**

Federal legislation such as the Clean Water Act has served as the impetus for state legislation. Areawide Water Quality Management under Section 208 and the Facility Planning Grant Program under Section 201 mandated the preparation of sewer service area plans for urban areas. These principles have been embodied into Chapters NR-121 and NR-110 of the Wisconsin State Statutes respectively. NR-121 specifies the standards and processes for initiating and continuous areawide wastewater treatment management planning. As provided by NR-121, the WDNR's role is to review and approve every sewer service area plan and its amendments, taking into account water quality impacts and cost-effectiveness. NR-110 regulates site-specific facility planning and sanitary sewer extensions. Decisions regarding the extension or expansion of wastewater collection facilities are made primarily at the local level.

**Wisconsin Solid Waste Management Program.** Begun in the 1970s, the Wisconsin Solid Waste Management Program regulates existing landfills and provides assistance to local governments. The program delineates all environmental regulations and standards that landfills must adhere to including construction specifications, water monitoring requirements, and sanitary procedures. The program inventories and licenses all operating and proposed solid waste facilities. Periodic updates are performed to ensure that environmental protection standards are the most current based on data collection.

**Wisconsin Act 335.** In 1989, Wisconsin Act 335 was passed. This law governs the recycling programs within the state. Recycling programs for all commercial and residential entities were mandated under this legislation. The intent of the legislation is to divert recyclable material and various household hazardous wastes from landfills. Municipal governments are responsible for arranging residential programs, and the WDNR oversees and supports these efforts.

**NR-809.** Drinking water standards are also maintained at a state level. NR-809 regulates the design, construction, and proper operation of public water systems. The WDNR also assures that regulated contaminants are adequately monitored.

**Knowles-Nelson State Stewardship.** The Knowles-Nelson State Stewardship Fund is a land acquisition program for the State of Wisconsin. Created by the state legislature in 1989, \$60 million dollars per year is utilized to purchase lands for parks and other recreational purposes. An important component of the program is the cooperation between the DNR and local governments and non-profit organizations. The program offers a 50 percent grant match to create parks, hiking trails, hunting grounds, and other facilities. The funds can also be utilized for facilities improvements such as road construction and capital acquisition projects (picnic

equipment, playgrounds, etc.). More information can be found at <http://dnr.wi.gov/org/caer/cfa/lr/stewardship/stewardship.html>.

**Clean Water Fund Program (CWFP).** The Clean Water Fund Program (CWFP) offers loans and hardship grants to any town, village, city, county utility district, public inland lake protection & rehabilitation district, metropolitan sewerage district or federally recognized American Indian tribe or band to construct or modify municipal wastewater systems or construct urban storm water best management practices. More information can be found at <http://dnr.wi.gov/org/caer/cfa/BUREAU/CleanWaterFund.pdf>.

**Safe Drinking Water Loan Program (SDWLP).** The Safe Drinking Water Loan Program (SDWLP) offers loans to any city, village, town, county, sanitary district, public inland lake protection & rehabilitation district, or municipal water district to construct or modify public water systems to comply with public health protection objectives of the Safe Drinking Water Act. More information can be found at <http://dnr.wi.gov/org/caer/cfa/EL/Section/drinkingwater.html>.

**Wisconsin Pollutant Discharge Elimination System (WPEDS) Storm Water Program.** The NPDES program is administered by the WDNR through NR-216. The Wisconsin Pollutant Discharge Elimination System (WPEDS) Storm Water Program regulates stormwater discharge from construction sites, industrial facilities, and selected municipalities. Recent Phase II requirements will require six minimum control measures to be addressed by communities and other local entities: public education, public participation, illicit discharges, construction site pollutant control ( $\geq 1$  acre in size), post construction site stormwater management, and pollution prevention. More information can be found at <http://dnr.wi.gov/org/water/permits/wpdes.htm>.

**Well Compensation Program.** The Well Compensation Program provides grants to owners of contaminated private water supplies that serve a residence or are used for livestock. Contamination can not be bacterial in nature. Eligibility is determined based on annual family income. More information can be found at <http://dnr.wi.gov/org/caer/cfa/Grants/wayside.html>.

## **Department of Public Instruction (DPI)**

The Wisconsin Constitution as it was adopted in 1848 provided for the establishment of district schools that would be free to all children age 4 to 20. Subsequent laws allowed a property tax to be collected to fund school programs. Today, the Department of Public Education (DPI) oversees the operations of school systems and sets state standards for educational curricula, teacher certification standards, and other educational programs.

## **Wisconsin Community Action Program Association (WISCAP)**

**Rural Community Assistance Program (RCAP).** Rural Community Assistance Program (RCAP) offers training and technical assistance to small (under 10,000), rural, low income communities, sanitary districts, and isolated rural areas for problems related to water and wastewater system development. More information can be found at [http://www.rcap.org/what\\_we\\_do/rural\\_communities.html](http://www.rcap.org/what_we_do/rural_communities.html).

**Board of Commissioners of Public Lands (BCPL)**

**State Trust Fund Loan Program.** The State Trust Fund Loan Program offers loans to municipalities, lake districts, metropolitan sewerage districts and town sanitary districts for a wide variety of municipal purposes. More information can be found at <http://bcpl.state.wi.us/asx/Index.asp?target=TFMANAGE>.

**Wisconsin Rural Water Association**

The Wisconsin Rural Water Association offers rural communities with populations of less than 10,000 grants, loans, and technical assistance for approved Rural Utility Service, Clean Water, Safe Drinking Water and Brownfield projects. More information can be found at <http://www.wrwa.org>.

***Regional Agencies***

**East Central Wisconsin Regional Planning Commission (ECWRPC).** ECWRPC acts in an advisory and regulatory role for Sewer Service Area (SSA) Plans. ECWRPC has prepared detailed long range plans for 26 wastewater treatment plants to address growth and ensure water quality within the region. These plans were developed and administered by East Central through an agreement with the Wisconsin DNR. ECWRPC also acts in an advisory capacity to WDNR and provides recommendations on various plan updates, amendments, facilities plans, and sewer extensions.

**EXHIBIT 6-1**  
**COMMUNITY FACILITIES**

## **UTILITIES AND COMMUNITY FACILITIES – Town of Bloomfield**

### **Goal CF 1. Provide high-quality and cost-effective community facilities and services that meet existing and projected future needs.**

#### **Objectives:**

- **CF 1.1. Provide adequate services and facilities in a fiscally responsible manner.**

#### **Strategies:**

- **Prepare a Capital Improvement Program (CIP) to comprehensively and systematically address the community's future needs by programming the timing and funding for undertaking identified projects.**
    - Monitor growth occurring within the municipality and appropriately plan any necessary public and community facilities.
  - **Continue to explore opportunities for shared services with Waushara County, neighboring municipalities, the school district, and other public entities.**
  - **Consider performing cost-benefit analyses for service consolidation where appropriate.**
- **CF 1.2. Establish an effective methodology to communicate to current and future Bloomfield residents regarding available community facilities, services, and recreational opportunities.**

#### **Strategies:**

- **Consider establishing a website to inform residents about available services and facilities.**
  - Provide residents, businesses, and potential Bloomfield emigrants about information about the town government, community services, business environment, recreational opportunities, etc. within the Town of Bloomfield.
  - Utilize a web site to list the services provided by the Town as well as post important brochures and pamphlets.
  - Post notices to all public hearings on the web site as a supplemental information source.

### **Goal CF 2. Ensure proper treatment of wastewater to protect public health, groundwater quality, and surface water quality while meeting current and future needs.**

#### **Objectives:**

- **CF 2.1. Encourage new development to occur within existing sewer/sanitary districts. The existing facilities should be adequate to**

#### **Strategies:**

- **Work closely with the sanitary district to coordinate the orderly extension of service.**

- Since the Town Board must approve new development proposals, it has an opportunity to ensure that future growth is consistent with the plans of the sanitary district. Similarly, working as partners, the two entities can direct growth in ways and to areas that are consistent with the wishes of town residents, as expressed in the comprehensive plan.
- Encourage the sanitary district to provide cost-incentives (reduced connection fees, etc.) to new development that does not require sewer service extension. Development where sewer is already available is the most cost-effective way of accommodating new growth. It is also consistent with the desire of residents to preserve the town's rural character by directing development to areas where it already exists.
- Where feasible, give preference to extending sanitary sewers to areas immediately adjacent to existing sewer infrastructure over those areas further removed. Even if the developer underwrites the cost of extending utilities, there is a long-term cost to the utility in maintenance and replacement. Logical extensions of existing lines to areas immediately adjacent those already served minimize this cost. Modifying taxation/payment methods to penalize longer, less desirable extensions to reflect the increased long-term cost to the utility to service these areas is one technique that should be considered.
- Before approving any unsewered development proposals within the sanitary district planning boundary but not the existing sewer service area, require the developer to conduct a long term (20-year) benefit/cost analysis. This analysis will need to show the cost-effectiveness of using on-site systems in the short term for structures that that will eventually be hooked up to the sewer system. Sewer capacity is adequate to handle forecasted new development in the area over the life of the existing plant. Allowing non-sewered development within the sanitary district reduces the cost effectiveness of sanitary sewer system.
- **Appropriately plan for expansion of wastewater treatment facilities in Bloomfield.**
  - When it is time to replace or expand wastewater treatment facilities within Bloomfield, require properties within the sewer service area and planning boundary to hook up to the new system. Perform a cost-benefit analysis comparing the costs of immediately connecting to the service versus waiting to hook up to the service.
- **CF 2.2. If development occurs outside of the sanitary district, cooperate with the Waushara County Wisconsin DNR to ensure private on-site wastewater treatment systems (POWTs) are regularly monitored where applicable.**

**Strategies:**

- **Support and assist residents and business owners to comply with the Waushara County POWTs monitoring program.**
- **Consider requiring all new building permits which renovate the primary residence to be added to the Waushara County monitoring program.** Currently, existing septic systems are added only if renovations are greater than or equal to 50% of the assessed value.

- **Encourage residents with aging POWTs to replace their systems before they fail.** This may be accomplished by public education through the proposed town web site. A document could detail the benefits and the disadvantages (fines, penalties, maintenance costs, etc.)
- **Encourage the Wisconsin DNR to permit community POWTs which serve two or more residences/buildings.**

**Goal CF 3. Promote storm water management practices in order to reduce private and public property damage and to protect water quality.**

**Objectives:**

- **CF 3.1. Maintain a community stormwater management system that addresses stormwater quality.** Residential, commercial, and industrial development increases the amount of impervious surfaces causing rain and snowmelt to run across the landscape and fill existing drainage ditches at a faster rate. This results in increased incidents of flash flooding along area waterways. In addition, sediment and chemicals dissolve within runoff have the potential to adversely harm aquatic life in local rivers and streams. To prevent future damage, the town seeks to actively reduce the amount of runoff from storm events

**Strategies:**

- **Encourage developers land to prepare detailed CSMs or plats which are accompanied by drainage maps for all platted subdivisions to show drainage patterns before public approval is granted by the town board.**
- **Establish surface storm water drainage systems which use natural vegetation to filter/cleanse storm water before it enters stream channels.**
- **Encourage new development to utilize new technologies which stress on-site infiltration of storm water. These may include, but are not limited to, rain gardens, green roofs, porous concrete, and detention ponds.**

**Goal CF 4. Ensure that the water supply for the community has sufficient capacity, is in compliance with drinking water quality standards and regulations, and is available to meet present and current needs.**

**Objectives:**

- **CF 4.1. Continue to monitor groundwater quality and potential contamination issues.**

**Strategies:**

- **Where feasible, communicate with the United States Geological Service and/or Wisconsin DNR to keep abreast on the most recent groundwater studies and data.**
- **Determine how new development proposals will impact current groundwater supplies and overall quality.**

- **Encourage local residents to have their wells tested for bacteria, nitrates, atrazine, arsenic, or other groundwater contaminants.** This may be accomplished by utilizing the proposed web site to list testing laboratories, water quality brochures, etc.

**Goal CF 5. Promote effective solid waste disposal and recycling services and systems that protect public health, the natural environment, and general appearance of land uses within the community.**

**Objectives:**

- **CF 5.1. Encourage citizen and community involvement in decisions involving the type, location, and extent of disposal facilities and services.**

**Strategies:**

- **Require new development to adequately address solid waste disposal and recycling needs during the planning and design stages.**
- **Partner with adjacent towns and Waushara County to increase collection opportunities (clean sweeps) for the proper recycling or disposal of tires, appliances, hazardous waste, and other specialized waste.**

**Goal CF 6. Maintain and enhance recreational opportunities in the community.**

**Objectives:**

- **CF 6.1. Support adequate active and passive recreational opportunities for residents.**

**Strategies:**

- **Encourage Waushara County to maintain a quality county park system and provide improvements identified in its Outdoor Recreation Plan.** The county park system not only provides recreational opportunities for local residents, it also helps meet some of the demand created by visitors to the county.
- **For new subdivision proposals, continue to support mandatory open space/park dedication fees in lieu to help fund new parks and facilities.** This could be an add-on payment that would accompany the issuance of a building permit for new residential construction.
- **If the County fees are inadequate to fund recreational facility improvements, consider establishing a town dedication fee.**
- **Consider applying for funding from the County park dedication fees program to increase recreational opportunities within Tustin.**
- **Consider planning for increased recreational opportunities within the Town of Bloomfield.**
  - **Consider creating a list of possible routes for bicycle trail connections and other nature trail possibilities within the town in the future. Ideally, new**



trails will parallel existing roads. The Great Wisconsin Birding and Nature Trail is a current state initiative which could benefit the Town.

- **Consider establishing a swimming area or beach along Lake Poygan.**
  - **Consider establishing a town park adjacent to the town hall when it is constructed.**
  - **Consider expanding the existing system of trails for motorized vehicles.**
    - Where feasible, expand the snowmobile trail system within the town.
    - Create a trail system for all-terrain vehicles within the town. Where applicable, this network may include a portion of the snowmobile trails.
- **CF 6.2. Support community-based organizations involved in re-vitalization and other community betterment activities.**

**Strategies:**

- **Continue to actively recruit the manpower and funding support of volunteers and service organizations for undertaking local park improvements.** Parks in many small communities, where little funds are budgeted for park improvements, often suffer from deteriorated facilities, lack of upkeep, and inadequate day-to-day maintenance. Soliciting the support of volunteers can be an effective way to make local parks more attractive and provide the funding for building or upgrading facilities.
  - **Encourage local residents to consider estate planning techniques that gift land and/or money for projects in the town.** Major donations can be effective in enabling a community to provide parks and recreational facilities it could not undertake relying strictly on local taxes. To stimulate future donations, communities must demonstrate their appreciation of gifted parks and facilities by providing adequate funds to ensure they are well-maintained. Include information pamphlets on land dedication and estate planning techniques for new recreational facilities with tax bills or when new building permits are issued.
- **CF 6.3. Seek stable funding sources for the implementation of park and recreational facilities (or other community facilities).**

**Strategies:**

- **Consider the implementation of a voluntary user fee program to help fund boat launch improvements and maintenance at public access sites.** Reasonable user fees are endorsed by DNR as a way to fund the upkeep of public boat launches and do not jeopardize any funding the municipality receives from them. The fees may also help reduce congestion and user conflicts on heavily boated lakes.
- **Consider raising funds to purchase signage to clearly indicate the preferred bicycle routes in the Town as indicated by the Waushara County Parks Department.**

**GOAL CF 7. Ensure the provision of reliable, efficient, and well-planned utilities to adequately serve existing and future development.**

**Objectives:**

- **CF 7.1. Encourage increased communication between municipalities, utilities, and residents to ensure that community needs are met cost-effectively.**

**Strategies:**

- **Promote the exchange of information with utilities and adjacent municipalities to encourage the coordinated scheduling of planned roadway and utility improvements.**
- **Accommodate new development in ways that its infrastructural costs are not a tax burden for existing residents.**
  - The Town of Bloomfield already has a requirement in place for land developers to pay a share of service costs up front. The town should periodically revisit the developer cost share amount over time to be sure it is adequate in contributing toward costs incurred when new development occurs.
- **CF 7.2. Encourage the use of existing structures for placement of new communication system towers.**

**Strategies:**

- **Monitor compliance with town and county ordinances which stress the use of existing structures for mounting new communication equipment.**
  - Towers must be located where they do not interfere with aviation, specifically in the flight paths of airport facilities or in areas where activities such as aerial crop dusting is prevalent. Additionally, they are often considered to be visually intrusive.
  - Promote opportunities for shared mountings and use of existing structures (silos, other towers, etc.). Some types of structures are conducive to hosting more than one provider. When possible, structures should be utilized that can accommodate multiple installations, thus reducing the total number of separate towers.
- **CF 7.3. Support the Waushara County ordinance for the provision of wind farms.** The county in 2004 adopted a Wind Energy Facilities and Turbines ordinance (Section 58-236(b) (21)). The ordinance defines minimum standards in locating and operating wind energy facilities.

**Strategy:**

- **Proactively take a stance on potential requests by utilities to erect a wind farm within the community.** While specific sites are presently unknown, communities should be proactive in setting policy that would prepare them for this eventuality, particularly since these types of facilities are often controversial.
  - Consider creating an inventory of properties in the town which meet the criteria required for safe operation of current wind energy facilities as described in the ordinance.

**Goal CF 8. Encourage improved access to health care facilities and child care facilities.**

**Objectives:**

- CF 8.1. Support requests for the development of properly located and operated child-care facilities.

**Strategy:**

- Support school districts or local community organizations who wish to sponsor child care programs.
  - Support child care facility development by zoning for these uses within the Town.
- CF 8.2. Support improved transportation opportunities which help citizens access local and regional health care.

**Strategy:**

- Promote volunteering for the Waushara County elderly and disabled transportation programs. Consider posting information on volunteer opportunities for the county's elderly and disabled transportation on the proposed town web site.

**Goal CF 9. Provide a level of law enforcement, fire, and emergency services that meets present and future needs.**

**Objectives:**

- CF 9.1. Increase the access and response time of emergency vehicles to local residences.

**Strategies:**

- Encourage Waushara County to expand its normal countywide patrol operation from two squads to four.
  - Some concern has been expressed that rural areas are often underserved and frequently experience extended response times. The County is encouraged to investigate the cost-benefit of an added patrol car during its normal operations throughout the week. With three north-south routes (I-39, STH 22, and STH 49) roughly bisecting each third of the county, the logistics provided by this arrangement appear to have significant merit.
- Collaborate with Waushara County EMS and the towns of Poy Sippi, Saxeville, and Leon to retain ambulance service in Poy Sippi. Due to budgetary constraints, the Waushara County EMS is considering relocating the ambulance stationed in Poy Sippi to Redgranite. This would be a duplication of services, as two rigs are located with 10 minutes of Redgranite already. The towns may need to offer innovative solutions to solve existing problems related to inadequate sleeping quarters (second bedroom needed) and funding.

- **CF 9.2. Encourage the maintenance of the current ISO rating of the fire department in the Town.**

**Strategies:**

- **Monitor the costs and benefits of improving the community's Insurance Service Office fire rating through upgraded fire protection.** An improved fire rating would lower the insurance cost of all property owners in the fire district. If the collective savings in insurance premiums is equal to or greater than the increase in taxes to achieve a higher rating, the cost to obtain improved fire protection would be worth it.

**Goal CF 10. Promote quality schools and access to educational programs.**

- **CF 10.1. Work with schools to ensure construction enhances the overall quality of available community services, educational programs, and the natural and social environments.**

**Strategies:**

- **Work with local school districts to plan new facilities and community based educational and recreational programs.**
- **Coordinate planning efforts with local school districts to allow them to anticipate future growth.**
- **Utilize community facilities such as fitness trails or stormwater management structures to serve as educational curriculum.**

## CHAPTER 7: AGRICULTURE, NATURAL, AND CULTURAL RESOURCES

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## AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

### INTRODUCTION

Agricultural, natural, and cultural resources give definition to a community and strongly affect its quality of life. For communities in eastern Waushara County, a tapestry of working farms interwoven with large stands of woodlands and wetlands continue to dominate the rural landscape and help shape the area's identity and culture. The County's natural features such as topographic relief, lakes, streams, wetlands and soils also have a significant bearing on historic and contemporary land use, development patterns and contribute to a strong heritage of outdoor recreational pursuits. Fishing, swimming, hunting, and other outdoor activities are important past-times. The area's numerous lakes and other scenic landscape features provide attractive home sites for many permanent and seasonal residents. At the same time, many of these environmental elements have limiting conditions that make them less than ideal for supporting particular types of activity or development. Understanding the relationship between these environmental characteristics and their physical suitability to accommodate specific types of activity or development is a key ingredient in planning a community's future land use.

#### **Agricultural, Natural, and Cultural Resources**

*By 2025, the Town of Bloomfield has been able to successfully preserve large blocks of its most productive farmland. Family farms and small corporate farms comprised of extended families and/or neighbors have become profitable by working closely with the educational and business community to identify new markets, products, and processes. Their efforts have been aided by new agricultural-based industrial development in nearby communities. Although farmers are still selling off individual parcels for rural residential homesites and small hobby farms, they are taking care to minimize the potential for conflict with these activities by keeping their most profitable agricultural lands intact and steering new homes to areas where their impact on farming operations is minimal. They have found that conservation subdivisions are proving to be an effective way of doing this.*

*Local residents have taken steps to identify and protect the town's most highly valued environmental and visual features, including its Lake Poygan shoreline, extensive wetlands, and largest blocks of woodland and hunting lands, from rampant development. While new residential growth continues to occur in proximity to these features, it has generally occurred in ways that do not jeopardize the integrity or use of the resource. These efforts have also been effective in preserving the rural character so valued by local residents.*

*Town residents continue to rely on easy access to nearby communities and outlying urban centers to meet many of their cultural and entertainment needs. A group of interested citizens has spearheaded efforts to preserve and restore important historic sites and structures. As a result, the town now sports several excellent examples of historically accurate architectural restorations.*

## INVENTORY AND ANALYSIS

This chapter provides an inventory of existing agricultural, natural, and cultural resources of the area. In addition, existing policies associated with these resources are discussed, along with a vision and supporting goals and objectives.

### Agricultural Resources

The towns of Aurora and Bloomfield have a farming history and tradition that have attracted residents to the area. Waushara County farmers produce a variety of feed and cash crops. Farming and other agricultural activities contribute significantly to the local economy. As with elsewhere in rural Wisconsin, these trends are changing as new developments encroach on productive farmland. The suburbanization trend is of great concern to both farmers and residents of both towns. This section will look at important farmland classifications, agricultural land cover and farmland loses, and sales between 1990 and 1997.

#### *Agricultural Land Cover*

Agricultural land cover includes row crops (corn, peas, potatoes, snap beans, soybeans and other row crops); forages (hay and hay/mix); and grassland (timothy, rye, pasture, idle, Conversation Reserve Program land, grass and volunteer grasses).<sup>1</sup> Agricultural land cover comprises over 57 percent of the total area of the towns of Aurora and Bloomfield and 56 percent of the total area of the county (Table 7-1).<sup>1</sup>

**Table 7-1. Percent of Land Cover, 1991—1993**

Community	Row Crop	Forages	Grassland	Total Farmland
T. Aurora	39.8%	14.9%	3.1%	57.8%
T. Bloomfield	31.8%	20.5%	5.9%	58.2%
County	26.6%	9.0%	20.4%	56.0%

Source: UWEX Program on Agricultural Technology Studies, 1999

#### *Farmland Loses*

Farm and farmland loses are the result of economic pressures within agriculture as well as competition for agricultural lands from residential and recreational development. Within the state and nation there has been a steady decline in the number of farms and farmland acreage. Trends have indicated that, while the number of farms has declined, the acreage per farm has increased.

In 1997, an estimated 148 farms (defined as producing at least \$1,000 worth of agricultural products in that year) existed within the area (towns of Bloomfield and Aurora). This represents a net gain of 17 farms from 1990 (Table 7-2) when it was estimated that that 131 farms met this definition. Increases in the total number of farms occurred within both towns. The numbers of the farms within the area have also increased more than the county as a

<sup>1</sup> Jackson-Smith, D., and E. Fennin. 2001. *Wisconsin County Agricultural Trends in the 1990s*.



whole. The towns of Aurora and Bloomfield also have a higher percentage of farms based on land area than the county. The towns of Aurora and Bloomfield had 1.9 and 2.3 farms per square mile respectively, while the farming density of Waushara County was 1.2 farms per square mile.<sup>2</sup>

Dairy farms within the area and Waushara County have declined significantly since 1990 (Table 7-2). In 1990, there were 62 dairy farms in the area and 232 in Waushara County; by 1997, these numbers had declined to 33 and 131 respectively.

**Table 7-2. Trends in Farm Numbers, 1990 – 1997**

Community	Estimated Farms				Dairy Farms			
	1990	1997	% Change	Per sq. mile (1997)	1990	1997	% Change	Per sq. mile (1997)
T. Aurora	61	67	9.8%	1.9	23	11	-52.2%	0.3
T. Bloomfield	70	81	15.7%	2.3	39	22	-43.6	0.6
County	709	710	0.1%	1.2	232	131	-43.5	0.2

Source: UWEX Program on Agricultural Technology Studies, 1999

Although the total number of farms increased, the total amount of farmland decreased during this time frame. Between 1990 and 1997, 342 acres (2.6%) of farmland were lost in the Town of Aurora, and 257 acres (2.0%) of farmland were lost in the Town of Bloomfield (Table 7-3). Waushara County experienced a larger decline in the amount of farmland (4.4%) than either of the towns. The average farm size has decreased since 1990 for all three entities. The decline in the average farm size was larger in the towns of Aurora (11.2%) and Bloomfield (15.8%) than for Waushara County (4.5%). The average farm size in Aurora, Bloomfield, and Waushara County in 1997 was 191 acres, 155 acres, and 277 acres respectively. The percent of town taxed as farmland represents the overall percentage of the town that is considered agricultural by the local assessor.

**Table 7-3. Loss of Farm Acres, 1990 – 1997**

Community	Farmland (Acres)		Percent Change	% of Town Taxed as Farmland (1997)
	1990	1997		
T. Aurora	13,110	12,768	-2.6%	57.9%
T. Bloomfield	12,853	12,596	-2.0%	55.6%
County	206,263	197,197	-4.4%	54.1%

Source: UWEX Program on Agricultural Technology Studies, 1999

When agricultural land is sold in the State of Wisconsin, information is collected by the Wisconsin Department of Revenue regarding whether the land is going to remain in agricultural use. It should be noted that the Wisconsin Department of Revenue only collects information on

<sup>2</sup> UWEX Program on Agricultural Technology Statistics. 1999. *Wisconsin Land Use Databook: Town-level Farming and Land Use Trends 1990-1998, Waushara County.*

larger parcels. In 1990 a “large” parcel was 20 acres in area and in 1997 a large parcel was increased to 35 acres in area. Between 1990 and 1997, 132 parcels encompassing 6,208 acres was sold in the area (Table 7-4). In Aurora, approximately 74 percent of this land remained in agricultural use, while 26 percent was converted to other uses. In Bloomfield, only 68 percent of land sold remained in agricultural uses, while 32 percent was converted. Losses of agricultural lands in both communities exceeded the average conversion rates throughout Waushara County; approximately 22 percent of land sold was converted to non-agricultural uses.

**Table 7-4. Farmland Sales, 1990 – 1997**

Community	No. Parcels Sold	Remain Agricultural	Converted to Other	Total Acres
T. Aurora	59	2,110	741	2,851
T. Bloomfield	73	2,288	1,069	3,357
County	974	33,881	9,558	43,439

Source: UWEX Program on Agricultural Technology Studies, 1999

### ***Farmland Soils***

Waushara County's farmland contributes to the quality of life, provides an open agricultural landscape, and contributes to the economy of the area. A classification system rating the suitability of a specific area based on soil type and condition was developed by the U.S. Department of Agriculture.<sup>3</sup> These classifications in order of importance are: 1.) prime farmland, 2.) unique farmland, 3.) farmlands of statewide importance, 4.) farmlands of local importance, and 5.) other lands. Table 7-5 and Exhibit 7-1 summarize the distribution of available farmland in these categories.

**Prime farmland**, as defined by the U.S. Department of Agriculture is “the land that is best suited for food, feed, forage, fiber, and oilseed crops” when managed according to acceptable farming methods. These lands may be cultivated land, pasture, woodland, or other land, however the land cannot be built-up, urbanized, or a water area. Prime farmland produces the highest yields with minimal inputs of energy and economic resources with the least damage to the environment. Criteria used to determine prime farmland include an adequate and dependable supply of moisture from precipitation or irrigation, few or no rocks, high permeability, gently sloping terrain (0 to 6%) and a low erodibility. Prime farmland is not frequently flooded during the growing season or saturated with water for long periods of time. Soils that have a seasonal high water table may qualify as prime farmland if this limitation is overcome by drainage measures.

**Unique farmland** is defined as land other than prime farmland that is used to produce specific high-value food or fiber crops. It has a moisture supply, either from stored precipitation or irrigation systems, and combines favorable factors of soil quality, growing season, temperature, humidity, drainage, elevation, aspect or other conditions. Example of specialty crops that typically require a high management and investment level include apple orchards, lettuce, carrots, celery, and cauliflower.

<sup>3</sup> USDA. 1993. *USDA Handbook 18: Soil Survey Manual*.

**Farmlands of statewide importance** are lands in addition to prime and unique farmland that are important to the State of Wisconsin for crop production.

**Farmlands of local importance** are lands in addition to the previous three categories which are important to Waushara County for crop production.

**Other lands** are areas which have little value for producing crops.

**Table 7-5. Important Farmland Classes**

Farmland Class	T. Aurora		T. Bloomfield	
	Acres	Percent	Acres	Percent
Prime Farmland	12,540	56.7%	10,680	46.5%
Unique Farmland	8,119	36.7%	6,784	29.5%
State Importance	660	3.0%	880	3.8%
Local Importance	519	2.3%	4,200	18.3%
Other Lands	14	0.1%	79	0.3%
Water	265	1.2%	339	1.5%
<b>Total</b>	<b>22,117</b>	<b>100%</b>	<b>22,962</b>	<b>100%</b>

*Source: USDA-NRCS, 1982; Waushara County, 2003.*

According to the above criteria, the highest percentage of land within the towns of Aurora and Bloomfield is considered prime farmland. Within the Town of Aurora, 57 percent (12,540 acres) is classified as prime farmland, and 47 percent (10,680 acres) of the Town of Bloomfield is prime farmland. Prime farmland is scattered through out the Town of Aurora with large areas located along STH 49 and CTH X. Prime farmland in the Town of Bloomfield is concentrated in areas west of STH 49. When appropriately drained, some lands immediately east of STH 49 and surrounding Lake Poygan are considered prime farmland.

Unique farmlands are the second most abundant category of farmland in both communities. In Aurora, 37 percent (8,119 acres) of land is considered unique farmlands; 30 percent (6,784 acres) of land within the Town of Bloomfield is considered unique farmland. Much of the unique farmland within both communities must be drained to be utilized. In Aurora, unique farmland is associated with the system of agricultural ditches within the center of the town. Unique farmlands (when drained) are located throughout the central and northeastern areas of Bloomfield.

Farmlands of statewide importance are approximately 3 percent (1,540 acres) of the planning area. This soil class comprises 3 percent of land within Aurora and 4 percent of land within Bloomfield.

The amount of locally important farmland differs between the two towns. These areas encompass only 2 percent (519 acres) of land within Aurora and are more abundant in Bloomfield, where the areas account for approximately 18 percent (4,200 acres) of land. Locally important farmlands are concentrated within the north central regions of the Town of Bloomfield.

Other lands and water account for a minimal percentage of the total land area; less than 2 percent of the total area in both communities within these categories.

## Natural Resources

This section will describe the general soils associations of the area together with the soils suitability for on-site waste disposal, septage spreading, the potential for building site development and steep slopes. It will also explain the water resources of the area including watersheds and drainage; lakes, ponds and quarries; rivers and streams; floodplains; wetlands and groundwater. Wildlife, parks, open space, recreational and mineral resources will also be touched upon.

### Soils

Soils provide the physical base for development and agriculture within a community. Knowledge of their limitations and potential difficulties is important in evaluating crop production capabilities and other land use alternatives such as residential development, and utility installation. The criteria considered by the Natural Resource Conservation Service (NRCS) in establishing the severe rating of soils include wetness, shrink-swell potential, bearing strength, susceptibility to flooding, land spreading, slope steepness, and frost action.<sup>4</sup> Severe soil limitations do not necessarily exclude areas from being developed, but instead, indicate that more extensive construction measures must be taken to prevent environmental and property damage.

Soils are classified according to their associations, which are a grouping of similar soil types based on geographic proximity, physical characteristics, and permeability. There are five major soil associations within the study area.

**Plainfield-Okee-Richford Association soils** are sloping to steep sandy soils located on moraines, hills, and terraces. Plainfield soils are rapidly permeable and excessively drained, while Okee and Richford soils are moderately permeable and somewhat excessively drained. Slopes range from 6 to 30 percent. While some of the Richford soils are used for cropland, most acreage in this association is used for woodlands. These soils are especially suited for pine species.

This soil association is found only in the northwesterly section of Bloomfield.

**Houghton-Adrian-Willette Association soils** are nearly level, very poorly drained, mucky soils located in depressions on outwash plains, in glacial lake basins, and on moraines. Most of the area in this association contains native wetland vegetation. As such, water tolerant trees, shrubs, marsh grasses, cattails, and sedges are the most common plants. A few areas are drained and used for specialty crops.

Soils in this association are located throughout both communities. Large areas are located along Barnes Creek, Willow Creek, and the agricultural ditch system in Aurora. In Bloomfield, the soil is associated with wetland complexes in the south central portions of the town.

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<sup>4</sup> U.S. Department of Agriculture Soil Conservation Service. 1989. *Soil Survey of Waushara County, Wisconsin*.

**Hortonville-Symco-Manawa Association soils** are nearly level to sloping soils found in glacial basins and on moraine ridge tops. Slope varies between the soil types. Both Manawa and Symco soils are nearly level to gently sloping, whereas Hortonville soils are gently sloping to sloping. Moisture content also differs. Hortonville soils are well drained, while Symco and Manawa soils are somewhat poorly drained. The soils in this association are well suited for trees. If adequately drained, these soils may be used for agricultural production. They are poorly suited for septic tank absorption fields due to slow permeability rates.

The Hortonville-Symco-Manawa Association soils are located in several areas. In the Town of Aurora, this association is found in the easternmost sections as well as immediately northwest of the City of Berlin. This soil is also found in areas parallel to Willow Creek along both STH 21 and STH 49. In Bloomfield, these soils are located in the western two-thirds of the town as well as along the northern border.

**Poy-Zittau-Poygan Association soils** are clayey and silty soils which are nearly level to gently sloping. These soils are found in glacial lake basins and on moraines. The soils within this association range from poorly drained (Poy and Poygan) to somewhat poorly drained (Zittau). Permeability is slow in the subsoil. Most of the acreage in this association is drained and used as cropland. Forests are also well suited in this soil association.

These soils are found in both communities. In the Town of Aurora, they are located along the Fox River and in areas parallel to Barnes Creek. The soil association is also located in the northeast corner of the town along CTH XX. In the Town of Bloomfield, these soils are restricted to areas adjacent to the northwestern shores of Lake Poygan.

**Morocco-Kingsville-Keowns Association soils** are nearly level and gently sloping sand and silty soils found in glacial lake basins. Slopes range from 0 to 3 percent. The soils range from somewhat poorly drained (Morocco) to poorly drained (Kingsville and Keowns). If properly drained, these soils are well-suited for agriculture; however, they are better suited for woodlands. The main management concerns are wetness, low available water capacity, and hazard of blowing soils in areas of the Morocco and Kingsville soils. Wetness is a major concern for the Keowns soil.

Soils in this association are located in a small area in the southwestern corner of the Town of Aurora. A larger expanse of this classification is located from the northeast sections of the Town of Bloomfield extending westward along Alder Creek.

### ***On-Site Waste Disposal***

Exhibit 7-2 identifies suitability for on-site waste disposal options based on an evaluation of soil characteristics. This map is not intended to serve as a substitute for on-site soil investigations, but rather as an indicator of reasonable expectations for soils underlying a site.

Evaluation of the soil data indicates that about half of the soils in Aurora (50.9%) and Bloomfield (58%) are rated suitable for conventional or at-grade in-ground pressure or mound systems (Table 7-6). Generally, soils near streams and rivers are the least suitable for on-site waste disposal. Areas with high groundwater or characterized by poorly drained soils (Houghton-Adrian-Willette, and Poy-Zittau-Poygan associations) are also more likely to be unsuitable for on-site systems.

Almost two-thirds of the soils in Aurora are capable of supporting private on-site wastewater disposal systems. About 3.1 percent of the area (693 acres) is suitable for conventional systems. An additional 47.8 percent (10,571 acres) is suitable for at-grade systems, and another 12.5 percent (2,763 acres) is suitable for holding tanks. The remaining 35.4 percent (7,824 acres) of the soils in Aurora are rated unsuitable for on-site systems due primarily to wet soil conditions and low permeability. Water features account for about 1 percent of the surface area within the town.

Almost three-quarters of the soils in Bloomfield are capable of supporting private on-site wastewater treatment systems. About 10.4 percent of the area (2,394 acres) is suitable for conventional systems. An additional 47.6 percent (10,931 acres) is suitable for at-grade systems, and another 16.4 percent (3,755 acres) is suitable for holding tanks. Due primarily to wet soil conditions and low permeability, 24.1 percent (5,542 acres) of the soils in Bloomfield are rated unsuitable for on-site systems. Water features account for about 1 percent of the surface area within the town.

Currently, public sanitary sewer collection and treatment is available in the unincorporated village of Tustin. Therefore, soil suitability is not an issue in these areas. However, the majority of the land within both towns is not sewered, and these soil capabilities should be of concern.

**Table 7-6. Soil Limitations for On-Site Waste Disposal**

Community	Conventional		At-Grade <sup>1</sup>		Holding Tank <sup>2</sup>		Unsuitable		No Rating		Water		Total Acres
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	
T. Aurora	693	3.1%	10,571	47.8%	2,763	12.5%	7,824	35.4%	2	0.0%	265	1.2%	22,117
T. Bloomfield	2,394	10.4%	10,931	47.6%	3,756	16.4%	5,542	24.1%	0	0.0%	339	1.5%	22,962
<b>Total</b>	<b>3,087</b>	<b>6.8%</b>	<b>21,502</b>	<b>47.7%</b>	<b>6,519</b>	<b>14.5%</b>	<b>13,366</b>	<b>29.6%</b>	<b>2</b>	<b>0.0%</b>	<b>604</b>	<b>1.3%</b>	<b>45,079</b>

<sup>1</sup>Includes in-ground pressure and mound systems.

<sup>2</sup>Includes new technology systems producing 10<sup>4</sup> or less coliform fecal units (cfu) per 100ml.

Source: USDA-NRCS, 1982; Waushara County, 2003.

### ***Building Site Development***

The USDA-Natural Resource Conservation Service has evaluated soil characteristics and rated soil potential for building site development based upon wetness, shrink-swell potential, bearing strength, susceptibility to flooding, slope steepness, and frost action. The ratings range from low to very high potential. Typically, areas near flowages and in wetlands have the lowest ratings. Exhibit 7-3 identifies soil potential for building site development. About 2.1 percent (469 acres) of the area within Aurora has soils that are considered to have a very high suitability for building site developments, while an additional 17.2 percent (3,805 acres) have a medium suitability for building site developments (Table 7-7). However, the majority of the town (79.5%, 17,578 acres) is rated very low or is not rated for building site developments. Water accounts for slightly greater than one percent of the area.

The Town of Bloomfield has a slightly greater area with soils better suited to development than the Town of Aurora. About 8 percent (1,844 acres) of the area has soils that are considered to have a very high suitability for building site developments, while an additional 19.4 percent

(4,463 acres) have medium suitability for building site developments (Table 7-7). However, almost three quarters of the town (71.1%, 16,316 acres) is rated low to very low for building site development. Approximately 1.5 percent of the Town of Bloomfield is water.

**Table 7-7. Soil Potential for Building Site Development**

Community	Very High		Medium		Very Low, No Rating		Water		Total Acres
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	
T. Aurora	469	2.1%	3,805	17.2%	17,578	79.5%	265	1.2%	22,117
T. Bloomfield	1,844	8.0%	4,463	19.4%	16,316	71.1%	339	1.5%	22,962
<b>Total</b>	<b>2,313</b>	<b>5.1%</b>	<b>8,268</b>	<b>18.3%</b>	<b>33,894</b>	<b>75.2%</b>	<b>604</b>	<b>1.3%</b>	<b>45,079</b>

Source: USDA-NRCS, 1982, Waushara County, 2003.

### ***Septage Spreading***

The Waushara County Land Conservation Office has evaluated soil characteristics for the suitability of septage spreading based on groundwater depths, permeability, soil texture, slope, wetness, and soil depths (Exhibit 7-4). The ratings range from none or slight to severe. Soils rated slight are relatively free of limitations that affect the intended use or have limitations that are easily overcome. Soils with moderate limitations can normally be overcome with corrective planning, careful design, and good management. Soils rated severe have physical limitations which are severe enough to make the use of the soil doubtful for the proposed use. Septage spreading cannot occur within 300 feet of rivers and streams or within 1,000 feet of lakes unless they are incorporated into the soil within 72 hours of application. Spreading rates will need to be based on current soil tests, on-site vegetation, and a septic nutrient test.

The majority of the soils within both towns are unsuitable for septage spreading. Almost 80 percent (79%, 17,479 acres) of the soils within Aurora and 70 percent (70.1%, 16,103 acres) within Bloomfield have severe limitations. Only 1.0 percent (219 acres) of the land area within Aurora and 5.4 percent (1,249 acres) within Bloomfield have slight or no limitations for septage spreading.

**Table 7-8. Soil Limitations for Septage Spreading**

Community	None to Slight		Moderate		Severe		No Rating		Water		Total Acres
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	
T. Aurora	219	1.0%	4,150	18.8%	17,479	79.0%	4	0.0%	265	1.2%	22,117
T. Bloomfield	1,249	5.4%	5,271	23.0%	16,103	70.1%	0	0.0%	339	1.5%	22,962
<b>Total</b>	<b>1,468</b>	<b>3.3%</b>	<b>9,421</b>	<b>20.9%</b>	<b>33,582</b>	<b>74.5%</b>	<b>4</b>	<b>0.0%</b>	<b>604</b>	<b>1.3%</b>	<b>45,079</b>

Source: Waushara County, 2005.

### ***Geography and Topography (Scenic Resources)***

The local communities in the eastern Waushara County area are defined by diverse topographical features. Evidence of several phases of the Wisconsin Glacier can be found in this area.<sup>5</sup> The southernmost areas were once occupied by Lake Oshkosh and the area is

<sup>5</sup> Dutch, S. 2003. *Lake Oshkosh Drainage*. <http://www.uwgb.edu/dutchs/geolwisc/geohist/wi12ka.htm>

characterized by relatively flat to gently rolling plain. Recessional moraines located throughout northwestern areas of the Town of Bloomfield and western reaches of the Town of Poy Sippi create a stark contrast. The latter areas are characterized by gentle to steep slopes characteristic of western areas of Waushara County. The glacial plain has expansive deposits of red clay and organic-rich soils.<sup>6</sup> This combination has resulted in expansive wetlands and valuable agricultural areas.

As a result of glacial activity, land relief within eastern Waushara County is quite varied.<sup>7</sup> Within the Town of Aurora, land relief is approximately 60 feet. The lowest elevation (750 feet above sea level) is found within the wetland complexes located south of the Fox River. The highest elevation (810 feet above sea level) is located near the Welsh Cemetery on STH 49. Land relief within the Town of Bloomfield is more dramatic (approximately 150 feet) due to the presence of glacial moraines. Elevations range from 747 feet above sea level on the northwest corner of Lake Poygan to 900 feet above sea level in Section 8.

### ***Steep Slopes***

Exhibit 7-5 indicates areas that have slopes greater than 12 percent. Less than one percent (78 acres, 0.3%) of the Town of Bloomfield is classified as having slopes in excess of 12 percent (Table 7-9). In Bloomfield, steep slopes are located at the intersection of STH 49 and Apache Avenue and southeast of the intersection of CTH I and CTH HH. Slopes do not exceed 12 percent in the Town of Aurora. Steep slopes are found in conjunction with moraines, drumlins, and other glacial features.

**Table 7-9. Steep Slopes**

Community	0-12 Percent		>12 Percent		No Rating, Water		Total Acres
	Acres	Percent	Acres	Percent	Acres	Percent	
T. Aurora	21,848	98.8%	0	0.0%	269	1.2%	22,117
T. Bloomfield	22,545	98.2%	78	0.3%	339	1.5%	22,962
<b>Total</b>	<b>44,393</b>	<b>98.5%</b>	<b>78</b>	<b>0.2%</b>	<b>608</b>	<b>1.3%</b>	<b>45,079</b>

Source: USDA-NRCS, 1982; Waushara County, 2003.

### **Water Resources**

Water resources are sources of water that are useful or potentially useful to humans. Water is important because it is needed for life to exist. Water is used for household, agriculture, recreational, industrial and environmental activities<sup>8</sup>. Essentially all these uses require fresh water.

<sup>6</sup> Attig, J., et al. 2005. *Glacial Lakes Wisconsin and Oshkosh: Two Very Different Late-Glacial Ice-Marginal Lakes*.  
[http://gsa.confex.com/gsa/2005NC/finalprogram/abstract\\_86950.htm](http://gsa.confex.com/gsa/2005NC/finalprogram/abstract_86950.htm)

<sup>7</sup> USGS. 1984. *USGS 7.5 Minute Quadrangle Maps*.

<sup>8</sup> Wikipedia, [http://en.wikipedia.org/wiki/Water\\_resources](http://en.wikipedia.org/wiki/Water_resources), 2/16/07.



## ***Watersheds and Drainage***

The WDNR has divided the state into 24 hydrological based geographic management units (GMUs) or basins. Each GMU is further divided into smaller units based on smaller watersheds.<sup>9</sup>

The Town of Bloomfield is located entirely within the Wolf River Basin. The Wolf River Basin (3,690 square miles) includes the entire Wolf River, Pine River, and Willow Creek. The Wolf River Basin joins the Fox River Basin at the southeasterly shore of Lake Winneconne. The northern portions of the Town of Aurora are located in the Wolf River Basin, while the southern third is located in the Upper Fox River Basin. The Upper Fox River Basin covers 2,090 square miles in Waushara, Green Lake, and Marquette Counties. The northernmost waters first flow southward to the Upper Fox or White Rivers. These rivers drain into either Lake Winnebago or Lake Butte des Morts.

The area is divided into three watersheds. The Pine River and Willow Creek watershed is the southernmost watershed in the Wolf River Basin. Water flows in an easterly direction from the Town of Rose until it reaches either Lake Poygan or Lake Winneconne. The Little River and Walla Walla Creek watershed drains portions of Waupaca, Winnebago, and Waushara Counties. Originating in Waupaca County, water flows in a predominantly southeasterly direction; the watershed discharges into Lake Poygan. The Fox River–Berlin watershed lies in northern Green Lake, southeastern Waushara, and southwestern Winnebago counties. Water flows in a northeasterly direction until it empties into Lake Butte des Morts.

The Wisconsin DNR has completed several reports analyzing water quality for designated GMUs. The *State of the Upper Fox River Plan* was completed in 2001.<sup>10</sup> The Fox River–Berlin watershed has a nonpoint source ranking of medium. The *State of the Wolf Basin Plan* was completed in 2001.<sup>11</sup> Both the Pine River–Willow Creek and Little River–Walla Walla Creek watersheds were designated as high priority watersheds due to the abundance of agriculture in the area.

## ***Lakes, Ponds and Quarries***

The majority of lakes within Waushara County are natural and of glacial origin. Sandy soils readily allow for the percolation of precipitation into the ground rather than overland flow directly to surface waters. This results in a continual recharge of the shallow aquifer underlying the county and surrounding region.<sup>12</sup> Table 7-10 lists the lakes and impoundments found within the two communities.

**Table 7-10. Lakes and Ponds**

Name	Municipality	Acres	Maximum Depth Feet	Development Status
Aurora Millpond	T. Aurora	209	4	Partial
Lake Poygan	T. Bloomfield	14,102	11	Partial

Source: WDNR, 1970; ECWPC, 2005.

<sup>9</sup> WDNR. 2005. *About WDNR's Hydrologic Areas*. <http://dnr.wi.gov/org/gmu/sidebar/whatis.htm#gmus>.

<sup>10</sup> WDNR. 2001. *The State of the Upper Fox River Basin*. <http://dnr.wi.gov/org/gmu/upfox/upfox1.pdf>.

<sup>11</sup> WDNR. 2001. *The State of the Wolf Basin*. [http://dnr.wi.gov/org/gmu/wolf/wolf\\_final\\_801.pdf](http://dnr.wi.gov/org/gmu/wolf/wolf_final_801.pdf).

<sup>12</sup> WDNR. 1970. *Surface Water Resources of Waushara County*.

### **Town of Aurora**

The **Aurora Millpond** is an impoundment of Willow Creek located in downtown Auroraville. The Millpond is a 209-acre waterway. Although it is the third largest lake in Waushara County, navigation is rather difficult due to an abundance of aquatic vegetation. Water levels are maintained at a depth of approximately four feet by a dam on Willow Creek. Several residences and businesses are located adjacent to the millpond.

### **Town of Bloomfield**

Within Waushara County, **Lake Poygan** borders both the towns of Bloomfield and Poy Sippi. Lake Poygan, encompassing 14,102 acres, is the second largest natural lake in Wisconsin. The maximum depth of the Lake is approximately 11 feet. This waterway is the northwesterly-most water body of the Winnebago Lakes Chain. Streams within the Pine River–Willow Creek watershed drain into the Lake; Lake Poygan is also fed by the Wolf River. An extensive wetland complex is located on the northwest corner of the lake.

### ***Rivers and Streams***

#### **Town of Aurora**

**Barnes Creek** originates in the Town of Marion. It flows easterly and joins the Upper Fox River near the City of Berlin. Much of the stream has been channelized for agriculture uses.

The **Upper Fox River** is best characterized as a larger stream with a low gradient. It flows in a predominantly northeasterly direction and terminates at Lake Butte des Morts. Sedimentation occurs throughout the river due to agricultural practices. The river still maintains an impressive sport fishery.

**Willow Creek** originates from springs in the southeast corner of the Town of Rose. Additional water is supplied from the outlet of Little Silver Lake. Willow Creek flows through both Aurora and Poy Sippi in a predominately easterly direction and terminates at Lake Poygan.

#### **Town of Bloomfield**

**Alder Creek** is a 14-mile tributary of Lake Poygan. This spring-fed waterway originates in the center of the town. This stream is subject to streambank erosion.

**Hatton Creek** is a medium sized, clear water stream which originates from Magdanz Creek. The stream is fed by several springs in addition to flow from the impoundment. Hatton Creek feeds into Walla Walla Creek in Waupaca County. Little is known about the fishery in the stream.

**Mosquito Creek** originates in the northern portions of the Town of Bloomfield. The stream flows northeasterly into Waupaca County.

There are several unnamed creeks located in both towns. In addition, an extensive system of agricultural ditches has been constructed in the Town of Aurora and the Town of Bloomfield to drain excess water from the agricultural fields in the area.

### ***Floodplains***

Areas susceptible to flooding are considered unsuitable for development due to potential health risks and property damage. Flood Insurance Rate Maps for the unincorporated portions of Waushara County identify areas lying within the towns of Aurora and Bloomfield.<sup>13</sup>

#### **Town of Aurora**

In the Town of Aurora, floodplains are predominantly associated with navigable waterways; floodplains are located along the Fox River, Barnes Creek, and Willow Creek. An extensive system of drainage ditches has been constructed in the low-lying agricultural fields in the center and northwest regions of the town; these areas are also prone to flooding (Exhibit 7-6).

#### **Town of Bloomfield**

Floodplains in the Town of Bloomfield are restricted to waterways and their associated wetlands; these areas are located along Mosquito Creek, Alder Creek, and two unnamed creeks in the southern third of the town. Wetlands associated with Lake Poygan are also prone to flooding (Exhibit 7-6).

Table 7-11 indicates the total number of acres and overall percentages of land which are subject to flooding in each municipality. Approximately 11.4 percent (2,620 acres) of the land within the Town of Bloomfield lies in a floodplain. Floodplains are more prevalent in the Town of Aurora; where they constitute 23.0 percent (5,076 acres) of land area.

**Table 7-11. Floodplains**

Community	Acres	Percent
T. Aurora	5,076	23.0%
T. Bloomfield	2,620	11.4%
Total	7,696	17.1%

*Source: FEMA, 1985, Waushara County, 2001*

Waushara County has adopted a floodplain ordinance requiring certain land use controls in designated flood hazard areas, thus making residents eligible to participate in the Federal Flood Insurance Administrative Flood Insurance Program. The program requires all structures that are constructed or purchased in designated flood areas utilizing loans from federally insured banks to be insured by a flood insurance policy.

<sup>13</sup> FEMA. 1985. *Flood Insurance Rate Maps*.

## ***Wetlands***

Wetlands act as a natural filtering system for nutrients such as phosphorous and nitrates. More importantly, wetlands also serve as a natural buffer protecting shorelines and stream banks from erosion. Wetlands are essential in providing wildlife habitat, flood control, and groundwater recharge. Consequently, local, state, and federal regulations place limitations on the development and use of wetlands and shorelands. The Shoreland/Wetland Ordinance adopted by Waushara County regulates development within 1,000 feet of the ordinary high water elevation mark of navigable lakes, ponds, or flowages or 300 feet from the ordinary high water elevation mark of navigable rivers or streams. The U.S. Army Corps of Engineers has authority over the placement of fill materials in virtually all wetlands two acres and larger or adjacent to navigable waters. The Wisconsin Department of Natural Resources and United States Department of Agriculture also have jurisdiction over wetlands within Wisconsin. The U.S. Department of Agriculture incorporates wetland preservation criteria into its crop price support programs. Prior to placing fill or altering wetland resources, the appropriate agencies must be contacted to receive authorization.

The wetlands surveyed according to the Wisconsin Wetlands Inventory Map are shown in Exhibit 7-7.<sup>14</sup> They were identified on aerial photographs by interpreting vegetation, visible hydrology, and geography based on the U.S. Fish and Wildlife Service.<sup>15</sup> Extensive wetland areas and several different wetland types are found in the planning area.

### **Town of Aurora**

Wetlands in the Town of Aurora are predominantly located along either navigable waterways or the agricultural drainage ditches. A larger wetland complex is also located in the western edge of the town. Wetlands are categorized according to several major classes and subclasses (subclasses are denoted in parentheses): forested (deciduous), forested (broad-leaved deciduous), scrub/shrub (deciduous), scrub/shrub (broad-leaved deciduous), scrub/shrub (needle-leaved deciduous), and emergent/wet meadow (persistent). Forested (needle-leaved deciduous) wetlands are common near the agricultural ditches. There are also several cranberry bogs located in the town.

### **Town of Bloomfield**

A diverse variety of wetland areas are dispersed throughout the town. Major wetland complexes are located along Lake Poygan, Alder Creek, Hatton Creek and Mosquito Creek; other wetlands are scattered throughout the town. Wetlands are categorized according to several major classes and subclasses (subclasses are denoted in parentheses): forested (deciduous), forested (broad-leaved deciduous), forested (needle-leaved evergreen), forested (needle-leaved deciduous), forested (needle-leaved), scrub/shrub (broad-leaved deciduous), emergent/wet meadow (persistent), and emergent/wet meadow (narrow-leaved persistent).

Table 7-12 shows the number of acres and the percentage of wetlands within each municipality. Not including small tracts of wetlands (less than five acres); approximately one-third (33.8%, 7,481 acres) of the Town of Aurora is classified as wetlands, while over a quarter (28.1%,

<sup>14</sup> WDNR. 1979. *Wisconsin Wetland Inventory Maps*.

<sup>15</sup> USFWS. 1979. *Classification of Wetland and Deepwater Habitats of the United States*.

6,459 acres) of Bloomfield is classified as wetland. The amount and variety of wetlands have moderate limitations on the future growth and development of the area.

**Table 7-12. Wetlands**

Community	Acres	Percent
T. Aurora	7,481	33.8%
T. Bloomfield	6,459	28.1%
Total	13,940	30.9%

*Source: WDNR, 1999; Waushara County, 2003.*

### ***Groundwater***

In Waushara County, groundwater occurs mostly in the alluvium and glacial drift of the Quaternary Age and in the sandstone of the Cambrian Age. Precipitation in the form of either rain or snow is the largest contributor to recharge of the groundwater aquifers. Recharge is generally greatest in spring when water from melting snow and heavy rains saturates the ground and percolates to the water table. If discharge (the drawing out and use of groundwater) is greater than recharge, the elevation where the groundwater is extracted will fall and a local depression in the water table will result. Lower water levels cause the pumping lifts to increase, and the yields of some wells will be diminished.

Groundwater within the county occurs under both water table and artesian conditions. Water in the unconsolidated beds of sand and gravel is generally unconfined and occurs under water table conditions. Confined or artesian conditions exist locally where the water in the sand and gravel deposits is confined by layers of silt or clay.

A groundwater divide, located west and parallel to the topographic, cuts through the county diagonally from the Marquette County line through the Town of Coloma and the Village of Hancock, east of the Village of Plainfield, and northeasterly to the Portage County line. East of this divide, groundwater moves southeasterly toward the Wolf and Fox Rivers. West of this divide groundwater moves westerly toward the Wisconsin River.

Significant changes occur in the water table levels between the two communities. The groundwater table in Aurora varies from a level of 750 feet above sea level near the northeastern corner of the town to almost 760 feet above sea level in the western sections of the town. Greater differences in water table levels are seen in Bloomfield. Water table levels are approximately 750 feet above sea level adjacent to Lake Poygan; the water table steadily increases to 820 feet along CTH A. The majority of wells within both towns are low capacity.<sup>16</sup>

According to the well water information obtained from the Central Wisconsin Groundwater Center in Stevens Point, some private wells located in this area contain nitrate levels that are higher than the EPA Safe Drinking Water Act standards of 10 mg/L.<sup>17</sup> These standards apply to municipal water sources only, but are strongly suggested thresholds for private systems. Nitrates originate in both agricultural and residential fertilizers, human sewage, and farm animal

<sup>16</sup> Lippelt, I.D., and R.G. Hennings. 1981. *Irrigable Lands Inventory Phase I: Groundwater and Related Information*.

<sup>17</sup> USEPA. 2005. *List of Drinking Water Contaminants & MCLs*. <http://www.epa.gov/safewater/mcl.html>.

waste. Excessive levels of nitrates in drinking water have caused serious illness or death in infants under six months of age. Pregnant women are also advised not to drink water in which nitrate levels exceed the EPA standards. Due to sandy soils within the County, there is potential for groundwater contamination in the shallower aquifers. However, this potential is greatly reduced in the deeper aquifers. Table 7-13 lists the results of water sample tests conducted between 1990 and 2001.<sup>18</sup> For conversion purposes, 1 part per million (ppm) is the same concentration as 1 mg/L.

**Table 7-13. Nitrate Levels (ppm) in Waushara County Wells**

Community	None Detected	0.1 - 2.0 ppm	2 -10 ppm	10 -20 ppm	> 20 Ppm
T. Aurora	12	1	1	0	0
T. Bloomfield	7	1	7	2	0

*Source: Central Wisconsin Groundwater Center, UW – Stevens Point, 2001.*

None of the tested wells within the Town of Aurora exceeded the 10 ppm threshold level for nitrate, while two wells in the Town of Bloomfield exceeded the 10 ppm threshold. Other wells in the area may need to be monitored as the presence of nitrates was confirmed.

According to Waushara County, the majority of homes within the Towns of Aurora and Bloomfield are serviced by private wells. Although groundwater is found at varying depths throughout the two communities, the majority of groundwater in the Town of Aurora and the Town of Bloomfield is found at relatively shallow depths (Table 7-14 and Exhibit 7-8). In the Town of Aurora groundwater depths are less than two foot for more than one-half (58.6%, 12,970 acres) of the land area and an additional 20.3 percent (4,485 acres) of the area has groundwater depths of 2 to 6 feet. In Bloomfield, 66.8 percent (15,336 acres) of the area has groundwater depths of less than two foot; an additional 5 percent (1,137 acres) has groundwater depths of 2 to 6 feet. Groundwater depths exceed 6 feet in 19.9 percent (4,394 acres) of Aurora and 26.8 percent (6,150 acres) of Bloomfield. The remaining 1.2 percent (269 acres) in Aurora has either no rating or is surface water, while the remaining 1.5 percent (339 acres) in Bloomfield is surface water. In general, there is a strong correlation between areas of high groundwater and wetlands.

**Table 7-14. Depth to Groundwater**

Community	< 2 Feet		2-6 Feet		> 6 Feet		No Rating		Water		Total Acres
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	
T. Aurora	12,970	58.6%	4,485	20.3%	4,394	19.9%	4	0.0%	265	1.2%	22,117
T. Bloomfield	15,336	66.8%	1,137	5.0%	6,150	26.8%	0	0.0%	339	1.5%	22,962
<b>Total</b>	<b>28,305</b>	<b>62.8%</b>	<b>5,622</b>	<b>12.5%</b>	<b>10,544</b>	<b>23.4%</b>	<b>4</b>	<b>0.0%</b>	<b>604</b>	<b>1.3%</b>	<b>45,079</b>

*Source: USDA-NRCS, 1982. Waushara County, 2005.*

<sup>18</sup> Central Wisconsin Groundwater Center. 2001. *UWEX Private Well Project: Waushara County.*

### ***Natural Springs and Artesian Wells***

The Town of Aurora and the Town of Bloomfield has a few natural springs and is within an area that has artesian wells. A natural spring can occur when an impermeable layer (usually consisting of clay) forces the water table to the surface or when water-bearing crevasses in fractured rock intersect the surface. An artesian well is created when a well is drilled into a confined aquifer which is recharged from source located at a higher elevation<sup>19</sup>. The majority of springs within Waushara County are gravity depression springs. One natural spring is located within the Town of Aurora and the Town of Bloomfield has two natural springs<sup>20</sup>.

### ***Groundwater Planning***

Water quality and quantity have been a concern for area communities over the past few years. Low lake levels throughout Waushara County underscore a more pressing problem: groundwater quantity and quality preservation. Communities across the East Central region have been challenged with a number of issues ranging from potable water supply short falls to contamination issues such as elevated arsenic and radium levels. A prolonged drought coupled with increased water demands may be contributing to a declining water table. The anticipated population increases, agricultural irrigation demands, and growing recreational demands will continue to place significant demands on Waushara County's groundwater resources. Furthermore, more diverse interest groups are placing demands on available water resources. With an ever increasing demand on current groundwater supplies, local communities must assess how local and county-wide land use decisions will continue to affect groundwater quantity and quality.

Identifying soil characteristics, water table levels, and groundwater susceptibility is just a beginning step in this process. The Town of Aurora and the Town of Bloomfield should join in a county-wide planning effort to create a water management plan. Other underlining geological characteristics such as bedrock, groundwater flow direction, private well information, community groundwater pumping rates, and water table depth will be essential in understanding the current status of groundwater. Moreover, the abundance and quality of surface water is directly tied to groundwater supplies. Many streams and lakes rely on groundwater as their primary source of water; thus, local lake levels are directly tied to groundwater levels. Human impacts such as high capacity wells, irrigation systems, and others also place demands on groundwater supplies. Communities should cooperatively identify, delineate, and map significant wellhead protection areas, groundwater recharge areas, wellhead remediation areas, local cropping agreements, and water conservation programs which affect water quality and quantity. Targeted areas can include major recharge areas as well as local important areas. Upon completion, local communities should incorporate the detailed information from the county-wide groundwater management plan into their comprehensive plans.

Additional information and technical expertise is available from several governmental and academic agencies statewide. The Center for Land Use education has completed several case

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<sup>19</sup> Wisconsin Department of Natural Resources, Source Water Springs and Natural Wells  
<http://dnr.wi.gov/org/water/dwg/OpCert/HTML/chapter2/sw2a.htm>,

<sup>20</sup> U.S. Department of the Interior. *Geology and Ground-Water Resources of Waushara County, Wisconsin. Geological Survey Water-Supply Paper 1809-B.* 1965.

studies and groundwater planning assistance documents for local communities. Additional information can be found at <http://www.uwsp.edu/cnr/landcenter/groundwater/index.html>.

## **Wildlife Resources**

### ***Wildlife Habitat***

Numerous habitat types enable the Towns of Aurora and the Town of Bloomfield to support a varied and abundant wildlife and fish community. Habitats found within the towns include streams, lakes, rivers, woodlands, marshes, open wet meadows, and fallow/abandoned farmland. White-tailed deer and small mammals such as opossum, raccoon, gray squirrels and fox squirrels are abundant in wooded areas. Lakes and streams support diverse warm water fisheries. Wetlands attract waterfowl during spring and fall migrations as well as during the nesting season. Other wildlife found in the area include grassland and wetland birds, cottontail rabbits, mink, otter, muskrats, red fox, and a wide variety of songbirds and similar passerines.

### ***Rare, Threatened and Endangered Species and Natural Communities***

The Wisconsin Department of Natural Resources maintains a database of rare, special concern, threatened, and endangered species and natural communities in Waushara County.<sup>21</sup> In order to protect these communities from harm, their exact locations are not released to the public; however, Waushara County has access to this database. When a development proposal is presented to the county, the WDNR database is consulted prior to granting approval. Prior to development, precautions should be taken to minimize adverse impacts which could disturb potential habitats for these flora and fauna. In addition, design elements which provide additional habitat areas should be considered where appropriate. A list of the rare, threatened, and endangered species and natural communities is included in Appendix F.

### ***Exotic and Invasive Species***

Non-native species commonly referred to as exotic or invasive species have been recognized in recent years as a major threat to the integrity of native ecosystems, habitats, and the species that utilize those habitats. Invasive species disrupt native ecosystems by out-competing native plants and animals for valuable resources such as food and space. The resulting competition between native and invasive species has the potential to completely displace native species. Invasive species are found in both aquatic and terrestrial habitats. Invasive species include zebra mussels, purple loosestrife, Eurasian water milfoil, Phragmites, gypsy moths, garlic mustard, wild parsnip, multi-colored Asian lady beetles, and common and glossy buckthorn. Human livelihood and quality of life are greatly altered by invasive species; they hamper boating, swimming, fishing, and other water recreation; place an economic burden on local communities in eradication and control costs; and in some instances present a potential fire hazard. Prior to introduction of any non-native fish or wildlife, a permit from the WDNR is required pursuant to Wisconsin Statutes 29.736 and 29.745.

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<sup>21</sup> WDNR. 2005. *Natural Heritage Inventory Program*. <http://dnr.wi.gov/org/land/er/nhi/>.



## Woodlands

Originally, the majority of Waushara County contained vegetation consisting of a mixture of oak forest species interspersed with pine forests and oak openings with an understory of prairie grasses. Eastern Waushara County once encompassed substantial areas of wetland conifers, lowland hardwoods, wet meadows with lowland shrubs, and marshes. Currently, upland forest areas are characterized by an oak-hickory association. Pine species are found throughout much of the county, while the wetland conifers have been replaced largely by shrub wetlands and general agriculture. Woodlands are found in large stands as well as scattered throughout the towns. Woodlands comprise about 21 percent of the total land area in Aurora and 34 percent in the Town of Bloomfield (Exhibit 8-1). Some wetlands, especially along stream corridors, are predominantly forested.

Forests and woodlands within the area can be classified into one of two categories: general (unplanted) woodlands and planted woodlands. General woodlands are naturally occurring forests and hedgerows. Planted woodlands are tree plantations in which trees are found in rows; these areas include orchards, timber tracts, Christmas tree production and other general uses. In Aurora, there are 4,387 acres of general woodlands and 307 acres of planted woodlands. In Bloomfield, there are 7,625 acres of general woodlands and 249 acres of planted woodlands. These woodlands should be considered as prime wildlife habitat areas; efforts to protect them from encroaching development should be evaluated.

**Table 7-15. Woodlands**

Community	General Woodlands		Planted Woodlands		Total Woodlands		Total Acres
	Acres	Percent	Acres	Percent	Acres	Percent	
T. Aurora	4,387	19.8%	307	1.4%	4,694	21.2%	22,118
T. Bloomfield	7,625	33.2%	249	1.1%	7,875	34.3%	22,962
<b>Total</b>	<b>12,012</b>	<b>26.6%</b>	<b>556</b>	<b>1.2%</b>	<b>12,569</b>	<b>27.9%</b>	<b>45,080</b>

Source: ECWRPC, 2005.

**Table 7-16. Managed Forest Law Lands**

Community	Acres	Percent
T. Aurora	480	2.2%
T. Bloomfield	2,775	12.1%
<b>Total</b>	<b>3,255</b>	<b>7.2%</b>

Source: WDNR, 2006.

The Forest Crop Law of 1927 (FCL) and the Woodland Tax Law of 1954 (WTL) were established to encourage sound forestry practices on private lands. In 1985, the Managed Forest Law (MFL) replaced both the FCL and WTL.<sup>22</sup> Enrollment in the FCL closed in 1986, and renewal in the program is not permitted. The last WTL contract expired in 2000. The MFL ensures the growth of future commercial crops while balancing individual property owner objectives and society's need for compatible recreations activities, forestry aesthetics, wildlife habitat, erosion

<sup>22</sup> WDNR. 2005. *Managed Forest Law*. <http://dnr.wi.gov/org/land/forestry/ftax/mfl.htm>.

control and protection of endangered resources. As of 2005, over 40,000 acres in Waushara County were enrolled in the MFL program. Within the Town of Aurora 480 acres were actively managed, while 2,775 acres were enrolled in the program in the Town of Bloomfield.

### **Parks, Open Space, and Recreational Resources**

Public open space such as parks and parkways are important to the quality of life within a community. These lands serve many purposes including outdoor recreation and education; buffers between different land uses; flood and stormwater management; habitat preservation; air and surface water quality improvements; protection of groundwater recharge areas; and aesthetics. They can also enhance the value of nearby properties.

#### ***Wisconsin Department of Natural Resources (WDNR) and Public Lands***

The WDNR granted Waushara County a permanent easement to the land associated with Pony Creek County Park in Bloomfield. Located west of Tustin at the mouth of Pony Creek, the park has been designed to provide an extensive shoreline fishing area. Future plans call for a nature trail and boardwalk.

Although the WDNR does not currently own property within the Town of Aurora, several properties are key to the preservation of natural resources within the two communities. The WDNR has purchased the development rights for approximately 500 acres of agricultural land adjacent to STH 21 in sections 9, 10, 15, and 16 in the Town of Aurora. In addition, the Willow Creek State Fisheries Area (central Waushara County) is vital in protecting water quality in the Town of Aurora. State Fishery Areas (SFAs) protect important waterways in Wisconsin by providing a natural buffer from agricultural practices and urban runoff. SFAs often preserve and manage the headwaters or springs of streams which serve as the biological base for fish and other aquatic life. SFAs also increase the availability of public access to navigable waterways throughout the state.

#### ***Environmental Corridors***

Environmental corridors are continuous systems of open space created by the natural linkage of environmentally sensitive lands such as woodlands, wetlands, and habitat areas that provide important travel ways for a variety of wildlife and bird species. These features are sensitive natural resources; preserving the corridors from development protects habitat and keeps non-point source pollution to a minimum, thus ensuring that high quality groundwater and surface water is maintained and habitat is not impaired.

The WDNR has purchased land along the Pine River and Willow Creek to preserve these resources and more specifically to protect the invaluable trout habitat these streams provide. However, land still remains unprotected in these areas. It is important that development is directed away from these areas and that they continue to be recognized as important environmental corridors.

## Mineral Resources

**Non-metallic Mineral Resources.** Non-metallic mineral resources include all mined minerals other than those mined as a source of metal. Economically important non-metallic minerals include building stone, lime, sand, gravel, and crushed stone. There are two active non-metallic mining sites in the Town of Bloomfield. See Exhibit 8-1.

**Metallic Mineral Resources.** Metallic mineral mining refers to mining of mineral deposits that contain recoverable quantities of metals such as copper, zinc, lead, iron, gold, silver, and others. There are no metallic mineral resources in the towns of Aurora or Bloomfield.

## Solid and Hazardous Waste

The Wisconsin Department of Natural Resources has inventoried the past and current sites which have been used for solid and/or hazardous waste disposal.<sup>23</sup> The list includes active, inactive, and abandoned landfills and collection sites. Inclusion of a site on the Registry does not mean that environmental contamination has occurred, is occurring, or will occur in the future. Instead, the document is intended to be utilized as a general information resource and planning tool. These landfills are depicted on Exhibit 8-3. According to the WDNR, the following sites are listed within the Towns of Aurora and Bloomfield:

### Town of Aurora

- NE ¼ of the NW ¼ of Section 18 (current Waushara County Collection site)

### Town of Bloomfield

- SE ¼ of the NW ¼ of Section 8
- NE ¼ of the SE ¼ of Section 26

## Air Quality

Air quality, particularly good air quality, is often taken for granted. Clean air is vital to maintain public health. Sound local and regional planning can minimize negative impacts to the air. Development patterns can impact automobile use. As communities become more spread out, the use of automobiles increases dramatically, resulting in more emissions and subsequent decreases in air quality. As residential development moves into rural areas, there are increased conflicts between non-farm residents and agricultural operations that emit odors and dust. Emissions from certain industrial uses also have the potential to impact air quality.

There are no areas in Waushara County which exceed the limits of the National Ambient Air Quality Standards (NAAQS) for ozone, particulates, or carbon monoxide. The nearest ozone monitoring sites are in Brown and Outagamie Counties; all sites are within attainment standards.<sup>24</sup>

<sup>23</sup> Wisconsin Department of Natural Resources. 1999. *Registry of Waste Disposal Sites in Wisconsin*.

<sup>24</sup> U.S. Environmental Protection Agency. 2004. *County Air Quality Report – Criteria Air Pollutants*.

## **Cultural Resources**

Cultural resources, like natural resources are valuable assets which should be preserved. These resources define a community's unique character and heritage. Included in this section is an inventory of historic buildings, sites, structures, objects, archeological sites and districts.

### ***State and National Register of Historic Places.***

The Wisconsin Historical Society's Division of Historical Preservation (DHP) is a clearing house for information related to the state's cultural resources including buildings and archaeological sites. A primary responsibility of the DHP is to administer the State and National Register of Historic Places programs. The National Register is the official national list of historic properties in the United States that are worthy of preservation. The program is maintained by the National Park Service in the U.S. Department of the Interior. The State Register is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage. The inventory is maintained by the DHP. Both listings include sites, buildings, structures, objects, and districts that are significant in national, state, or local history. Sites are chosen based on the architectural, archaeological, cultural, or engineering significance.

At the present, no properties within the Town of Aurora or the Town of Bloomfield are listed on the National Register. However, the National Register is not a static inventory. Properties are constantly being added, and, less frequently, removed. It is, therefore, important to access the most updated version of the National Register properties. This can be found by accessing the DHP website (<http://www.wisconsinhistory.org/histbuild/register/index.html>) or by contacting the DHP at (608) 264-6500.

### ***Architecture and History Inventory (AHI)***

In order to determine those sites that are eligible for inclusion on the National Register, the DHP frequently funds historical, architectural, and archaeological surveys of municipalities and counties within the state. Surveys are also conducted in conjunction with other activities such as highway construction projects. A minimal amount of this type of survey work has been done in Waushara County. The Wisconsin Historical Society records indicate that a survey of Aurora was completed in 1981, 1991, and 2001 and that a survey of the Town of Bloomfield was conducted in 1992.

A search of the DHP's on-line Architecture and History Inventory (AHI) reveals the following about the Towns of Bloomfield and Aurora:

- One property, the Brushville School located at the intersection of State Highway 49 and CTH M, in the Town of Bloomfield is included in the AHI.
- Thirty properties within the Town of Aurora are included in the AHI.

Inclusion in this inventory conveys no special status, rights, restrictions, or benefits to owners of these properties. It simply means that some type of information on these properties exists in the DHP's collections. As was the case in the Town of Aurora, some of these properties may no longer exist. AHI is primarily used as a research and planning tool. Like the National Register,

this is not a static inventory. Properties are constantly being updated. Information can be found on the DHP web site (<http://www.wisconsinhistory.org/ahi/search.asp?cnty=WS>).

### ***Archaeological Sites Inventory (ASI)***

An inventory similar to the AHI exists for known archaeological sites across the state: the Archaeological Sites Inventory (ASI). Due to the sensitive nature of archaeological sites, information as to their whereabouts is not currently made available on-line. This information is distributed only on a need-to-know basis. Archaeological sites are added to ASI as they are discovered; discovery is a continual process. For technical assistance and up to date information on sites within a given area, contact the DHP at (608) 264-6500.

### ***Museums/Other Historic Resources***

Museums protect valuable historic resources for community enjoyment. Residents are welcome to learn from the exhibits and amenities they have to offer. Although there are no museums in either Aurora or Bloomfield, several museums are located in close proximity to the towns. The **Berlin Historical Society Museum** is located in the City of Berlin. This museum documents the history of the City of Berlin and the surrounding area. Exhibits re-tell the discovery and early settlement of the area. The **Waushara County Museum** is housed in the former county jail in Wautoma. The Waushara County Historical Society maintains several exhibits detailing the genealogy, antiques, and the history of the sheriffs department. The original doors and bars of the jail cells have been preserved. Other nearby museums are located in the Oshkosh and Appleton areas.

### ***Local History***<sup>25</sup>

The earliest inhabitants of Waushara County were Native Americans. Considerable evidence of their civilization has been found. A total of 332 mounds, 49 camp and village sites, two spirit stones, two cemeteries, and several other archeological sites have been identified within the County. In the Group F Planning Area, a trail used by Native Americans and early settlers bisected the Town of Aurora from the southeast corner to the western edge of Mill Pond and a tribal village was located on Willow Creek east of Mill Pond. The Town of Aurora also contains three mound sites and two garden beds located along the north and south banks of Willow Creek, east of Mill Pond.

On October 18, 1846, the Menominee Tribe ceded their land, including Waushara County, to the U.S. Government. In 1848, Isaac and William Warwick, the first white settlers to the area, built a log cabin in the Town of Marion. During the winter of 1848 to 1849, Philip Green settled on the site of the former Village of Wautoma. Other settlers soon followed. By 1849 a crude dirt road was built between Berlin (Strong's Landing) and Wautoma (Shumway Town). The 1849 road roughly corresponds with present day CTH F. The community of Sacramento, located on the south side of the Fox River, was platted in either 1849 or 1850 and a post office was established for the community in 1852. On February 15, 1851, the Wisconsin Legislature

<sup>25</sup> Reetz, E. 1981. *Come Back in Time: Vol. 1*.

Stertz, N. 1996. *Auroraville, Wisconsin*.

Fox, G., and E.C. Tagatz. *The Wisconsin Archeologist*. [http://www.wisconsinhistory.org/turningpoints/tp-061/?action=more\\_essay](http://www.wisconsinhistory.org/turningpoints/tp-061/?action=more_essay)

established Waushara County and selected Sacramento as the county seat. The community of Auroraville, located in the northwest corner of the Town of Aurora, was established in the 1850s. Willow Creek played a key role in early life within the Town of Aurora. Early settlers gathered wild rice along the creek banks and by the early 1850's a dam had been constructed across Willow Creek to power a saw mill and grist mill within the hamlet of Auroraville. The Town of Aurora became a popular stopping place for travelers between Milwaukee and Stevens Point. Early settlers north of the present City of Berlin established the State's first cranberry industry. The cranberry industry, made possible by the amount of marshy wet land within the Town of Aurora, was an important element of the area's early economy. The community of Sacramento gradually declined after the relocation of the county seat to Wautoma in 1854 and the expansion of the Milwaukee and Horicon railroad to Berlin in 1857.

The Town of Bloomfield was settled in 1850. The hamlet of Tustin, located on the north bank of Lake Poygan, became a fishing and shipping center for the area. In the late 1850's, daily water transportation of freight and passengers began on Lake Poygan and the Wolf River. By 1905, the water based transportation industry expanded to include pleasure boats, with daily scheduled runs between Tustin and Oshkosh, and two commercial fishing companies. The commercial fishing industry thrived until regulation of the industry limited production in 1923.

## **INTERRELATIONSHIPS WITH OTHER COMPREHENSIVE PLAN ELEMENTS**

Wisconsin's important agricultural base is strongly integrated with its natural resources. Complex agricultural patterns are mixed with the state's natural features to form a patchwork of different land uses. Natural resource issues and concerns are closely linked to activities taking place on agricultural lands, not only adjacent to one another, but in the area. Soil erosion from farm fields and surface water runoff of crop nutrients and agricultural chemicals can impact the quality of streams, rivers, and lakes. Leaching of pesticides and nutrients has the potential to impact underground aquifers and affect drinking water supplies. There is a growing concern, especially in areas where rural residential development is occurring, about the impact of livestock farming on air quality. However, it is important to note that individual farming operations differ in management practices and vary widely in their contribution to these environmental problems.

Although agricultural activities can have negative impacts on the environment, they can also provide positive benefits. People value the open agricultural landscape and the benefits of maintaining wildlife habitats. Other benefits include nutrient recycling and enhanced water recharge.

The long, rich history of farming in Wisconsin has lead to the creation and exposure of many of the state's archaeological sites. In the area it is not uncommon to find evidence of native villages and burial mounds. Architecturally distinctive homes, barns, or entire farmsteads can reflect a significant time period, be associated with a notable person, reflect ethnic building types and construction practices, or represent an example of a once important agricultural specialty.

## **Economic Development**

Agriculture, natural and cultural resources should be considered when developing an economic development plan. It is important to remember that farming is still an important segment of Waushara County's rural economy. There may be specific economic development strategies that could help improve the well-being of local farmers, as long as financial conditions remain difficult, farmers will continue to find alternative uses for their land. Natural resources can provide a positive economic benefit to the area through recreational uses and overall aesthetics. However, protection and impact to the area's natural resources should be considered whenever a new business or development is proposed.

Cultural and natural elements provide opportunities for enhanced quality of life for current residents and can be a valuable tool to bring new workers and employers to the area. Historic preservation can be used to enhance unique qualities that found in the Towns of Aurora and Bloomfield.

## **Housing**

Agriculture and natural resources need to be considered when planning for the housing element. Most new residential construction is occurring on agricultural land or adjacent to significant natural resources such as a lake, stream, river, wetland, steep slope, or woods. Although these natural features provide aesthetically pleasing views for new homeowners, residential encroachment has detrimental impacts to the natural resource base. In many areas, housing development patterns have been rather haphazard. Scattered housing patterns have resulted in high costs to local communities in the form of lost farmland, increased demand for public services, and conflicts between homeowners, farmers, environmentalists, and recreationalists. Demand for home sites also drives land costs upward, reducing the ability of farmers to buy land to either begin farming or expand existing operations.

Existing older housing stock provides community character and reflects the historical development of the area. Older neighborhoods often offer the best opportunities for low income housing that can be rehabilitated using community improvement programs. Abandoned historic industrial buildings and old schools can be retrofitted and preserved to provide unique and attractive affordable housing for the community.

## **Transportation**

Transportation planning should consider the transportation needs of the area. Transportation is critical to the agricultural community because it provides access to suppliers, processors, haulers, and other support industries. The transportation network also allows goods to be brought to local, regional, national, and international markets. An efficient transportation network can increase income levels for Wisconsin farmers. Additionally, when planning for transportation, it is important to consider how rural residential developments and expanding agricultural operations will affect the transportation infrastructure and safety of the local area. Development and subsequent transportation improvements may impact the area's natural resources, wetland areas, and farmland adjacent to existing highway corridors. To minimize this impact, the Town of Aurora, Town of Bloomfield, and Waushara County should monitor

these situations and consider development techniques that offer greater environmental protection.

When transportation corridors are expanded or proposed, care should be taken to minimize the effects on historical and cultural resources. Sensitivity must be shown for historic buildings and markers as well as archaeological sites and objects. The integrity and identity of a community is depended on the preservation of its historic character and distinctive natural features. For example, the identity and aesthetics of a historic neighborhood can easily be threatened by a street widening project that removes large trees and narrows street terraces.

### **Utilities and Community Facilities**

Planned development leads to an efficient use of public infrastructure and reduces the amount of sprawl, which leads to the consumption of the rural landscape and other natural resources. Educating local officials and citizens about how local land use decisions impact the agricultural industry is important if the ability to grow and raise food is to be preserved. Diminishing farmland also affects a community's ability to land spread bio-solids, a byproduct of the wastewater treatment process. As large areas of farmland in close proximity to suburban areas decrease, communities must travel longer distances to dispose of this waste, thereby increasing the cost of sewage disposal.

Similar to farmland, our natural resources are limited and are being consumed at an alarming rate. Fossil fuel emissions lead to persistent health and environmental problems; regional haze; acidification of surface waters and forests; mercury in fish and other wildlife; acidic damage and erosion to buildings and other materials; ozone damage to forests; and eutrophication of water bodies. Renewable energy, or an alternative energy source, is created from sustainable natural resources. Corn and other cellulose products can be used to produce ethanol for alternative fuel vehicles. Wind energy provides an alternative to coal and natural gas boilers.

To maintain our quality of life, it is essential that not only is growth accommodated but that it be done while protecting our natural environment. The quality of the region's surface and groundwater resources are linked to the proper siting, installation, and maintenance of individual on site wastewater systems. Improper treatment and discharge of human waste and bacteria can contaminate public and private water supplies. The impact of increased development and associated impervious area can adversely affect groundwater quality and quantity.

Public building such as city or town halls, county courthouses, schools, water treatment plants, water towers, libraries, and fire stations are often architecturally significant landmarks in a community and are an important element of the community's character. Even when these buildings have outgrown their original use, they are often converted into a community center, senior center, housing or another productive use due to the community's attachment to them.

### **Land Use**

Land use is an integral part of all the elements in the plan. Residents have clearly indicated through the community survey that preservation of agricultural land and the area's natural resources is very important to them. People also expressed the need for planning to protect



the rural atmosphere while allowing for controlled orderly development. Opportunities for historical preservation should also be considered in all future planning, zoning, and development decisions.

### **Intergovernmental Cooperation**

Many agricultural and natural resource issues go beyond local boundaries. Watersheds and other ecosystems, economic conditions, transportation patterns, and housing can impact regions as a whole. Air and water pass over the landscape so that one jurisdiction's activities can affect other jurisdictions located downwind or downstream. Regional development patterns and neighboring municipal land use policies also affect land price, availability of land, and the economic performance of local farms in adjoining towns. Unless towns, cities, villages, and counties communicate and coordinate effectively, it will be difficult to control growth in agricultural areas that preserves farmland and protects natural resources.

Preserving a community's heritage allows people to connect with the past. Unfortunately, little has been done in the area to establish a base of historically significant buildings and other features. The Wisconsin Historical Society's Division of Historic Preservation provides funding to local governments and non-profit organizations. These funds can be sought independently or collectively with neighboring communities to fund architectural and historical surveys. Communities should also work together to utilize existing local expertise on not only the history of the area, but also on historic preservation issues.

## **POLICIES AND PROGRAMS**

### **State, Regional, County, and Local Policies**

**Wisconsin Administrative Code.** Comm 83, revised during the 1990s to add provision for new wastewater treatment system technologies and land suitability criteria, came into effect on July 1, 2000. Unlike the code it replaced, the new rules prescribe end results – the purity of wastewater discharged from the system – instead of specific characteristics of the installation. This rule provides land owners with more on-site wastewater treatment options, while at the same time protecting natural resources and groundwater. Within Waushara County, holding tanks are banned for new construction and are not allowed for replacement systems unless the property cannot support any other on-site sewage disposal systems.

NR-103, Water Quality Standards for Wetlands, establishes water quality standards for wetlands.

NR-115, Wisconsin's Shoreland Management Program, requires counties to adopt zoning and subdivision regulations for the protection of all shorelands in unincorporated areas.

NR-116, Wisconsin's Floodplain Management Program, requires municipalities to adopt reasonable and effective floodplain zoning ordinances.

NR-117, Wisconsin's City and Village Shoreland-Wetland Protection Program, establishes minimum standards for city and village shoreland-wetland zoning ordinances.

NR-135 was established to ensure that nonmetallic mining sites are properly abandoned. This law promotes the removal or reuse of nonmetallic mining refuse, removal of roads no longer in use, grading of the nonmetallic mining site, replacement of topsoil, stabilization of soil conditions, establishment of vegetative groundcover, control of surface water flow and groundwater withdrawal, prevention of environmental pollution, development and reclamation of existing nonmetallic mining sites, and development and restoration of plant, fish and wildlife habitat if needed to comply with an approved reclamation plan.

NR-243, Animal Feeding Operations, purpose of this chapter is to implement design standards and accepted manure management practices for concentrated animal feeding operations. This chapter also establishes the criteria under which the department may issue a notice of discharge or a permit to other animal feeding operations which discharge pollutants to waters of the state or fail to comply with applicable performance standards and prohibitions in [ch. NR 151](#).

**Wisconsin State Statutes.** The towns of Aurora and Bloomfield have adopted village powers under Wis. Stats. Ch 60, S. 60.62. This allows the towns to adopt their own zoning regulations, provided they are at least as restrictive as the Waushara County's. However, since Waushara County has already adopted a County Zoning Ordinance, the towns would need to obtain permission from the County prior to adopting town zoning.

Wis. Stats. S. 93.90 and rule ATCP 51, Livestock Facility Siting Law regulates the siting of new and expanded livestock operations. The statute limits the exclusion of livestock facilities from agricultural zoning districts. It establishes procedures local governments must follow if they decide to issue conditional use or other local permits for siting livestock facilities. It also creates the [Livestock Facility Siting Review Board](#) to hear appeals concerning local decisions on permits.

Wis. Stats. S. 823.08, Actions against agricultural uses. The "Right to Farm" law protects farmers from nuisance law suits related to odor and noise in normal agricultural operations provided that public health and safety are not endangered.

### ***Regional***

**East Central Wisconsin Regional Planning Commission.** East Central is currently working on a regional comprehensive plan. As a part of this planning effort, East Central has proposed several core policies and/or goals for agricultural, natural, and cultural resources.

### **Agricultural Resources**

- Encourage appropriate and practical conservation oriented land and wildlife management practices.
- Promote management of renewable resources in ways compatible with sustained yield.
- Support land use patterns which are consistent with soil suitability and other environmental considerations.

- Encourage development on lands not suitable for farming and community recreation.
- Maintain employment and increased income in the agricultural sector.
- Encourage contiguous planned development to eliminate the intermingling of farms and urban land uses.
- Preserve land suitable for the production of food and fiber to meet present and future needs.
- Promote adoption of exclusive agricultural zoning districts to ensure that valuable farming lands are not lost or disrupted by urban land uses.

### **Natural Resources**

- Improve and protect surface and groundwater quality.
- Improve and/or maintain high air quality.
- Preserve and protect environmentally sensitive areas and promote the linking of these areas into environmental corridors.
- Manage wildlife and wildlife habitat in a manner that maintains ecological stability and diversity while considering the social and economic impacts.
- Protect nonmetallic mineral deposit sites.
- Ensure sufficient natural public open space is provided to meet the active and passive recreational needs of all residents while preserving and protecting the region's natural and cultural resources.
- Promote the consideration of design and aesthetics as a means of ensuring that communities and the region as a whole remain attractive as places to live, work, and play.

### **Cultural Resources**

- Establish a regional cultural resource implementation committee to work on pursuing implementation of the regional cultural resources plan.
- Hold an annual Cultural Resources Summit where local organizations, preservation professionals, HP commissioners, and the general public could hear speakers, exchange ideas and interact with each other, raise and address current issues and needs, and encourage support for cultural resource appreciation, enhancement, and protection.
- Create a web-based clearinghouse to serve the region, offering a variety of resources to support preservation of our prehistoric and historic, archeological, and cultural heritage.

- Ensure that decision makers have understanding of, and an appreciation for, cultural resource protection.
- Make the public better aware of the tax benefits and protections which are available to local landmarks, state and national register site properties, as well as associated responsibilities.
- Work with the Wisconsin Historical Society to increase access to the WHS WHPD database and expand its usefulness to a broader user base.
- Develop an easy, reliable way to alert local government officials conducting permit reviews, and prospective buyers making land/home purchase decision, as to the location of culturally significant properties by including these cultural resource status designations in all title transfer records.
- Work with local and regional groups to update the State's list of archaeological and historical inventories.
- Revise the Wisconsin State Statutes (709.02) to expand and include "archaeological sites" as well as historic buildings and sites, in the items which realtors must make known to potential buyers.
- Prevent generational loss of cultural heritage by encouraging the use of more cultural resource programming in the history and social studies curriculum of K-12 and higher education institutions in the region.
- Establish a Cultural Resource Center for the ECWRPC region.
- Encourage greater interaction and sharing of ideas, resource materials, etc. between the private sector and the public sector, volunteers and professionals.

These policies and goals are consistent with the Town of Aurora and the Town of Bloomfield visions for the future to preserve the natural resource base while allowing for environmentally sound development and provision of recreational needs.

### ***County***

**Waushara County Zoning Ordinance.** The Waushara County Zoning Ordinance regulates zoning in the towns of Aurora and Bloomfield. The following Chapters contain relevant information.

Chapter 22, Manure Waste Storage Ordinance regulates the location, design, construction, installation, alteration, closure, and use of manure storage facilities in order to prevent water pollution and the spread of disease. The county does not currently regulate large animal farming operations (CAFOs); however, regulation of these operations is being investigated and may be included under the Manure Waste Storage Ordinance.

Chapter 58, Zoning defines the different zoning categories and identifies what land uses are permitted in a given zone (Exhibit 8-2). Approximately 59 percent of Aurora and 84 percent of Bloomfield is zoned for General Agriculture (A-G) with the bulk of the remaining area in each town zoned as Natural Resource Preservation (NR). Each town also has a limited amount of land assigned to other zoning districts, including Agricultural Residential (A-R) and Single Family (R-20), which allow for on-site conventional septic systems. Exclusive agricultural zoning is not practiced within the county. The A-G zone is designed primarily for large-scale agricultural uses of land related to growing of crops and the raising of livestock. However, single family residential homes are permitted. The A-R zoning provides a semi-rural type of environment, allowing for general agricultural use. According to the Waushara County Zoning Ordinance, all unincorporated areas within 1,000 feet of the ordinary high water mark of navigable lakes, ponds or flowages within 300 feet of the ordinary high water mark of a navigable river or stream fall under Shoreland Jurisdictional Area. Restrictions meant to protect these areas address lot size, setbacks, building, permitted uses, vegetative shore cover, grading and filling.

**Waushara County Farmland Preservation Plan.** Waushara County adopted a Farmland Preservation Plan on June 9, 1981. The goal of program is to preserve productive and potentially productive agricultural land, forest land, and environmentally sensitive areas while providing other areas for well planned growth in other appropriate areas of the county. Adoption of this plan allows farmers in preservation areas (existing farms with a minimum of 35 acres of productive cropland that are mapped as preservation areas) to sign a voluntary agreement under the State's Farmland Preservation Act for tax credits. Even though existing cropland is enrolled in this program, farmland in the County continues to be lost as more people seek homesites in rural areas.

### ***Local***

**City of Berlin Extraterritorial Zoning.** The City of Berlin has adopted extraterritorial zoning within the Town of Aurora. The City of Berlin Zoning Ordinance regulates zoning within 1.5 miles of the corporate limits of the City of Berlin.

## **Federal And State Programs**

### ***Federal***

#### **United States Department of Agriculture**

**Conservation Reserve Program (CRP) and Conservation Reserve Enhancement Program (CREP).** These programs protect sensitive land by reducing erosion, increasing wildlife habitat, improving water quality, and increasing forestland. CREP, a partnership between federal and state agencies and county land conservation departments, allows a landowner to enroll agricultural lands into various land conservation management practices. To be eligible under this program, farmland needs to be highly prone to erosion and must have been planted for 4 to 6 years before the enactment of the 2002 law. Marginal pastureland is also eligible. Producers need to develop and follow a plan for the conversion of cropland to less intensive use and to assist with the cost, establishment, and maintenance of conservation practices. More information can be found at <http://www.nrcs.usda.gov/Programs/crp/> and <http://www.fsa.usda.gov/FSA/webapp?area=home&subject=copr&topic=cep>.

**Grassland Reserve Program (GRP).** This program is used to protect private grasslands, shrublands, and pasturelands. Agricultural areas which were formerly one of these ecosystems are also eligible for enrollment. The program helps to restore native grasslands and forbs by banning any agricultural practice which requires breaking the ground. Landowners must place their land into an easement for a period of between 10 and 30 years. An accompanying restoration plan delineates how best to return the area to a natural state. Program participants must share in installation costs. More information can be found at <http://www.fsa.usda.gov/FSA/webapp?area=home&subject=copr&topic=grp>.

**Wildlife Habitat Incentives Program (WHIP).** This voluntary program is used to develop or improve wildlife habitat on privately owned land. All private land is eligible for this program unless the land is enrolled in CRP, WRP, or other similar programs. Producers must design and implement a wildlife habitat development plan and assist in the implementation costs. More information can be found at <http://www.nrcs.usda.gov/Programs/whip/>.

**Grazing Lands Conservation Incentive.** This program provides cost sharing to improve grazing land management. More information can be found at <http://www.nrcs.usda.gov/Programs/glici/>.

**Environmental Quality Incentives Program (EQIP).** This voluntary conservation program promotes agricultural production and environmental quality and compatible goals. Financial assistance and technical help are offered to assist eligible participants in the installation and implementation of structural improvements and management practices which better protect agricultural land from environmental degradation. All private agricultural land is eligible for enrollment including cropland, grassland, pastureland, and non-industrial private forestland. Participants are required to develop and implement a EQIP plan that describes the conservation and environmental purposes to be achieved. Participants must share in the overall costs. More information can be found at <http://www.nrcs.usda.gov/Programs/eqip/>.

**Forest Land Enhancement Program (FLEP).** This program aids landowners in the application of sustainable forestry on private land. The program places a permanent easement on farmland. All non-industrial private forestlands are eligible for financial, technical, and educational assistance. Landowners must develop and implement a management plan to harvest timber while protecting the environmental quality of the forest. More information can be found at <http://www.fs.fed.us/spf/coop/programs/loa/flep.shtml>.

**USDA Farmland Protection Policy Act (FPPA).** The purpose of this program is to maintain prime farmland in agricultural use through agricultural conservation easements. This program provides funding for state, tribal, or local government to purchase development rights on prime agricultural land. More information can be found at <http://www.nrcs.usda.gov/programs/fppa/>.

**Wetland Reserve Program.** This program which provides financial and technical assistance to private landowners to restore, protect, and enhance wetlands. The management goals include restoring both the functional values of the wetlands and providing optimal wildlife habitat. Most private wetlands that were converted to agricultural uses prior to 1985 are eligible. Participants must develop and follow a plan for the restoration and maintenance of the wetland and, if necessary, assist in the cost of restoration. More information can be found at <http://www.nrcs.usda.gov/PROGRAMS/wrp/>.

## US Environmental Protection Agency

**Clean Water Act (1977).** The Clean Water Act established the basic structure for regulating discharges of pollutants into the waters of the United States.

**National Pollution Discharge Elimination System (NPDES) Storm Water Program.** The NPDES program addressed the non-agricultural sources of storm water discharge and the Safe Drinking Water Act.

## State

### Wisconsin Department of Agriculture, Trade and Consumer Protection

**Wisconsin Farmland Preservation Program.** The 1977 Wisconsin Farmland Preservation Program was developed to preserve farmland through local planning and zoning; promote soil and water conservation; and provide tax relief to participating landowners. Landowners qualify if their land is located in an exclusively agricultural zoning district or if they sign an agreement to use their land exclusively for agricultural purposes. Participating landowners must comply with soil and water conservation standards set by the state Land Conservation Board.

### Wisconsin Department of Revenue

**Farmland Tax Relief Credit Program.** The Farmland Tax Relief Credit Program provides tax relief to all farmland owners with 35 or more acres. The credit is computed as a percentage of the first \$10,000 in property taxes up to a maximum credit of \$1,500. The DOR determines the actual percentage based on the estimated number of claims and amount appropriated for the credit.<sup>26</sup>

### Wisconsin Department of Natural Resources

**Wisconsin Pollutant Discharge Elimination System Permits (WPDES).** The Wisconsin Pollutant Discharge Elimination System Permits (WPDES) was instituted as a complement to the NPDES program. WPDES regulates municipal, industrial, and agricultural operations which discharge (or have the potential to discharge) into local surface waters. Depending on the site-specific land use, the program regulates three different uses. Wastewater discharge permits regulate effluents discharged by industries and municipalities into surface and groundwater. Construction sites greater than one acre and industrial sites (non-metallic mining) are regulated through stormwater runoff permits.<sup>27</sup> Concentrated Animal Feeding Operations (CAFOs) with 1,000 animal units or more are regulated as a result of potential contamination from animal waste.<sup>28</sup> If an individual operation is found to be a significant contributor of pollutants, it may be considered a medium-sized CAFO; permits can be issued for medium-sized CAFOs which exceed 300 animal units.

<sup>26</sup> Wisconsin Department of Revenue. 2002. *Division of Research and Policy Farmland Preservation Credit Program and Farmland Tax Relief Credit Program.*

<sup>27</sup> Wisconsin State Statutes NR 135 and NR 216.

<sup>28</sup> Wisconsin State Statutes NR 243.

In order to be defined a CAFO, the agricultural operation must first be defined as a animal feeding operation (AFO). AFOs are facilities which animals are stored, stabled, or fed for at least 45 days within a 12 month period and which vegetation or post-harvest residues are not sustained in the normal growing season over any portion of the facility.<sup>29</sup> Permits require CAFOs to provide runoff management plans for outdoor lots and feed storage areas; a manure storage facility plan/diagram, an annually updated comprehensive manure management plan; and routine monitoring and reporting of daily operations. Permits are issued for a maximum of five years. The permit system regulates land application, manure storage, and runoff management; it does not address noise, land values, traffic, odors, traffic, or other similar types of issues because there is no statutory authority to do so. These issues must be regulated by county and local ordinances.

**Forest Crop Law and Managed Forest Law.** In 1927, the Wisconsin Legislature enacted the Forest Crop Law (FCL), a voluntary forest practices program to encourage sound forestry on private lands. It has promoted and encouraged long-term investments as well as the proper management of woodlands. This law allowed landowners to pay taxes on timber only after harvesting, or when the contract is terminated. Since the program expired in 1986, participants are not allowed to re-enroll in the program. Since 1986, the Managed Forest Law has replaced the Forest Crop Law.

The Managed Forest Law (MFL), enacted in 1985, encourages the growth of future commercial crops through sound forestry practices. To be eligible, a landowner must own at least 10 contiguous acres of woodlands in a village or town. The landowner must implement a forestry management plan for future commercial harvests on the land. Contracts can be entered for a period of either 25 or 50 years. Portions of the land enrolled are open to public access for hunting, fishing, cross-country skiing, sight-seeing, and hiking. The program recognizes individual property owners' objectives while providing for society's need for compatible recreational activities, forest aesthetics, wildlife habitat, erosion control, and protection of endangered resources.

**Wisconsin Forest Landowner Grant Program.** The Wisconsin Forest Landowner Grant Program assists private landowners in protecting and enhancing their woodlands. Only private non-industrial forest owners of at least 10 acres but no more than 500 acres who have an approved or pending forest stewardship management plan are eligible for assistance. Qualified projects include reforestation; soil and water protection; wetland and riparian protection, restoration, and creation; fish and wildlife habitat enhancement; recreational, historic, and aesthetic forest enhancement; and endangered or threatened resources protection.

**Forest Land Enhancement Program (FLEP).** The purpose of this program is to assist private landowners in protecting and enhancing their forested lands and water by providing cost-share reimbursement for sustainable forestry practices.

**Partners for Fish and Wildlife.** Partners for Fish and Wildlife is a program which provides financial and technical assistance to private landowners to restore, protect, and enhance wildlife habitats on their land. This is a voluntary incentive based program. State resource agencies and individual landowners work closely with the Service to help establish priorities and identify

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<sup>29</sup> U.S. Environmental Protection Agency and U.S. Department of Agriculture. 1999. *Unified National Strategy for Animal Feeding Operations*.



focus areas. The restoration of degraded wetlands, native grasslands, streams, riparian areas, and other habitats to conditions as close to natural is emphasized. The program's philosophy is to work proactively with private landowners for the mutual benefit of declining Federal trust species and the interests of the landowners involved. A 50 percent cost sharing is required from individual landowners. Landowners must sign an agreement to retain the restoration for a minimum of 10 years. During this time period, no other private property rights are lost.

### **Wisconsin Historical Society**

The Wisconsin Historical Society (WHS) Division of Historic Preservation (DHP) provides funds for conducting surveys to identify and evaluate historical, architectural, and archaeological resources, nominating properties and districts to the National Register, and carrying out a program of comprehensive historic preservation planning and education. These are available to local units of government and non-profit organizations. Although funding is limited, the DHP identified target communities during each funding cycle. In recent years the DHP has favored underrepresented communities: unincorporated communities or villages or fourth-tier cities with a population less than 5,000. A set of funds is also designated for use by Certified Local Government (CLG) status communities. In addition, many private funding sources specifically target smaller communities in the more rural parts of the state. Other specific programs are listed below.

**Federal Historic Preservation Credit.** This program returns 20 percent of the cost of rehabilitating historic buildings to owners as a direct reduction in the federal income taxes. To qualify, buildings must be income producing historic buildings, must be listed on the National Register of Historic Places, or contribute to the character of a National Register Historic District.

**Wisconsin Supplemental Historic Preservation Credit.** This program returns an additional 5 percent of the cost of rehabilitation to owners as a discount on their Wisconsin state income taxes. Owners that qualify for the Federal Historic Preservation Credit automatically qualify for the Wisconsin supplement if they get National Park Service approval before they begin any work.

**25-Percent State Income Tax Credits.** This program can be used for the repair and rehabilitation of historic homes in Wisconsin. To qualify, buildings must be either listed on the state or national register; contribute to a state or national register historic district; or be eligible for individual listing in the state register.

**EXHIBIT 7-1**  
**IMPORTANT FARMLAND CLASSES**

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## AGRICULTURAL RESOURCES - Town of Bloomfield

### Goal AG 1. Maintain the economic viability of the town's agricultural community.

#### Objectives:

- **AG 1.1. Preserve the town's most productive farmland for continued agricultural activities.** While it is important to preserve the town's best farmland, the town's best and most easily cropped acreage appears to be relatively safe from being consumed by more intensive types of development such as rural homesites. The town's abundance of natural features such as its rolling topography, woodlands, open grasslands, and other natural features have much greater appeal for those wishing to build in a rural location.

#### Strategy:

- Review new development proposals to ensure that farmland losses are minimized.
- **AG 1.2. Maintain a critical mass of farmers needed to sustain the agribusiness community and other support businesses.** The decline in the number of farms has hurt many support businesses, some of which no longer exist in the area. As a result, farmers often have to travel greater distances for equipment, supplies, and other services.

#### Strategy:

- It is in the town's interest to join the county, other towns, and area communities to sustain the agribusiness community by retaining enough farmers that the local farm economy is sufficiently viable to make it cost-effective for support businesses to remain or relocate to the area.
- **AG 1.3. Provide incentives to maintain land in agricultural use.** Property taxes and high land cost can often make it difficult for a farmer to justify staying in farming. While use value assessment has helped address the tax issue, a farmer wishing to expand his operation or a new farmer wishing to get into farming cannot afford to purchase land when the cost of raw land is inflated to reflect its development potential.

#### Strategy:

- Refer farmers to appropriate agencies (UW – Extension, Department of Agriculture, Trade, and Consumer Protection) to seek professional assistance to take advantage of existing economic incentive programs available to them.
- **AG 1.4. Ensure that agricultural activities are not compromised or restricted by adjacent land uses in significant agricultural areas.** In many ways, modern day agriculture is an industrial activity; too often, residents new to living in rural areas find that many aspects of a farming operation are objectionable. Their collective voices can often make it difficult for a farmer to operate at his convenience and, more importantly, at maximum efficiency and profitability.

**Strategy:**

- Review new development proposals to ensure that conflicts between farming operations and non-farm rural land uses are minimized.
- **AG 1.5. Encourage farmers to work with educators and other resource specialists to make their operations more economically viable.** Farmers need to be aware of new tools, techniques and trends in equipment, products, crops, purchasing, and record keeping to enhance their ability to compete profitably, not only locally but also globally.

**Strategy:**

- Continue to support the provision of technical and financial assistance to farmers seeking to innovate, modernize or maintain their operations. A sound business plan combined with adequate financing at a favorable rate could well be the key driver in a farmer's decision to continue in agriculture. Resource agents as well as the financial community need to be actively involved to keep the area's agricultural economy as robust as possible.
- **AG 1.6. Support research by the University of Wisconsin system and others in the state that could lead to a stronger agricultural economy.** It is in the interest of the area's agricultural community to keep an open mind on the notion that new crops or new ideas could provide the key to stabilizing or re-invigorating the area's farm economy.

**Strategy:**

- Refer farmers to appropriate agencies (UW – Extension, Department of Agriculture, Trade, and Consumer Protection) to seek professional assistance to take advantage of existing new technologies available to them.
- **AG 1.7. Solicit the expansion and/or creation of new complementary industrial and commercial agribusinesses.** Industrial or commercial businesses that can process, manufacture, or sell agricultural and/or forestry products locally not only help local farmers compete, they also provide employment opportunities for other area residents.

**Strategy:**

- Support and promote the development of new agribusinesses suitable to the town and surrounding communities.
- **AG 1.8. Support local farm product processing and marketing initiatives.** Local farmers markets can provide an outlet for locally produced products. Area grocers, restaurants, schools, nursing homes, and other food providers can help the local farm economy by making an effort to purchase directly from local farmers.

**Strategy:**

- Promote a county-wide “Buy Local Initiative” in which Waushara County farmers sell their products to local restaurants.

**Goal AG 2. Minimize conflicts between ongoing agricultural operations and rural non-farm residents.****Objectives:**

- **AG 2.1. Encourage residential and commercial development to locate in areas that are less productive for agricultural uses.** Areas where more concentrated development already exists typically have diminished potential for productive agriculture. In most cases, large contiguous blocks of agricultural land provide the greatest efficiency in farm operations and are less subject to negative impacts from other competing land uses.

**Strategy:**

- Direct new residential and commercial development to areas not dominated by agriculture or locations with similar infrastructure to help preserve the integrity of these productive areas.
- **AG 2.2. Identify opportunities for viable agricultural operations that can co-exist with minimal conflict with rural non-farm residential development.** In agricultural areas where there already is substantial rural residential development, one way to make these two competing land uses more compatible is to seek alternative farming operations, i.e., truck farms rather than hogs, that would be less likely to draw the ire of non-farm residents. Odor, noise, flies, and chemical sprays are just some of the activities that perhaps could be reduced or eliminated by type of farming selected.

**Strategy:**

- Seek alternative farming operations which minimize potential conflicts with other land uses.
- **AG 2.3. Educate new rural residents about the rural lifestyle and its implications.** Residents new to country living often have misconceptions about what it means to live in the country. Helping them understand that living in the country is not all “milk and honey” can help them cope when an aspect of farming offends one or more of their senses.

**Strategy:**

- Consider developing a “Rural Living” brochure which discusses the potential odors and nuisances of farming operations to distribute to new landowners within the town.
- **AG 2.4. Identify agricultural buffer areas.** Creating a buffer around important agricultural areas can lessen the potential for conflicts with other land uses. This recommendation was incorporated into recent land management plans adopted by the

towns of Richford and Plainfield. A modified approach might be one which would limit the type and/or scale of development that would be allowed within the buffered area.

**Strategy:**

- **Consider creating an agricultural buffer area in future plan updates to minimize potential agricultural conflicts.**

**Goal AG 3. Provide opportunities for farmers to profit from the equity in their land.**

**Objectives:**

- **AG 3.1. Encourage best farming practices to maximize land stewardship through education and incentives.** Best management practices not only maximize the long-term productivity of the farm, they also serve a broader common good by protecting the watershed and other natural features that contribute to a high quality environment. Farmers conscientious about protecting and augmenting their topsoil and keeping nutrients and sediments away from drainageways and other watercourses also find their farms command higher real estate values at the time of sale.

**Strategies:**

- **Promote farming practices which minimize adverse environmental impacts.**
- **Promote using incentive programs which preserve farmland in a natural state after farming operations are discontinued.**
- **AG 3.2. Educate farmers and developers about farming-friendly ways to accommodate new development.** Many farmers hope to use proceeds from the sale of a portion of their lands for non-farm uses to help underwrite their ability to continue a viable farming operation, fund their children's college education, or improve their standard of living. Farmers need to be aware that careful planning and design will enable them to realize their land's development potential and yet maintain the utility of their remaining lands for productive agricultural activities. Without adequate forethought, the ability to maintain a viable farming operation (and the remaining raw land value) once portions of a farm are sold can be inadvertently compromised. This is particularly true if the farmer has not factored in the loss of productivity on the farm's remaining acreage once he has sold off part of his farm.

**Strategy:**

- **Educate farmers on innovative residential development designs such as conservation subdivisions which can accommodate new development with minimal conflicts.**
- **AG 3.3. Identify ways to enable retiring farmers to pass farms on to their heirs, other farmers, or new farmers.** Not all farmers can or want to sell off their farms for development. Many hope that their children or someone else will continue to operate their farms following their death.

**Strategy:**

- **Promote estate planning as a tool in ensuring land transfers are orderly and less financially painful.**
- **AG 3.4. Identify alternative retirement income opportunities/strategies to reduce risks.** Many farmers face a difficult retirement with little income. This is one of the main reasons they look at the equity in their land as their personal 401k plan.

**Strategy:**

- **The local financial community and resource agents should be working with area farmers to identify creative ways for them to build up a “nest egg” that will enable them to retire comfortably without resorting to the need to tap into the equity of their land.**

## **NATURAL RESOURCES – Town of Bloomfield**

### **Goal NR 1. Preserve the quality and quantity of the town's groundwater supplies.**

#### **Objective:**

- **NR 1.1. Ensure that adequate amounts of safe drinking water are available throughout the town.** Since the town is served by private wells, maintaining an adequate supply of safe drinking water is critical to the well-being of both existing and future residents.

#### **Strategies:**

- **Monitor the water quality of private wells.**
  - Encourage the County to require permits and inspections for all new residential wells.
  - Encourage the County to create a mandatory program to monitor the water quality of all existing private wells on a regular basis.
  - Encourage the County to petition the State that both it and the local governing entity be notified of all new high capacity wells.
  - Support program that increase public awareness on public health issues related to wells and drinking water.
- **Monitor on-site waste disposal systems.**
  - Support appropriate mechanisms to ensure monitoring on a regular basis.
  - Support the requirement of on-site system testing as part of ownership transfers.
- **Restrict residential development near landfills.**
  - Encourage the county to create and enforce a setback zone adjacent to landfills for new development.
- **Discourage development in areas which are not suitable for accommodating on-site wastewater treatment systems.**
- **Encourage the county to evaluate the groundwater quality and quantity within the county.**
  - Encourage the county to develop a Countywide Water Management Plan.

### **Goal NR 2. Maintain and improve the water quality of the town's lakes and streams.**

#### **Objective:**

- **NR 2.1. Reduce non-point nutrient runoff into lakes and streams.** Maintaining the water quality in the town's lakes and streams helps preserve a high-quality aquatic ecosystem. Nutrient loads raise water temperature, contributing to the growth of excessive aquatic vegetation including invasive species. When these conditions exist, opportunities for quality water-based recreation (boating and swimming as well as fishing) are greatly diminished. Additionally, particularly for shoreline residents, poor surface water quality adversely impacts the aesthetic values of the water resource and can lead to decreased property values.

**Strategies:**

- **Encourage farmers to use best farm management practices (i.e. fertilizer use/timing, no-till planting, contour plowing, fencing water bodies from livestock, re-establishing windbreaks).**
  - Encourage UWEX to provide growers with appropriate educational materials on best management practices.
  - Encourage farmers to explore organic farming.
- **Control storm water runoff from construction activities and impervious surfaces.**
  - Provide an informational fact sheet that describes new techniques for storm water management.
  - Enforce mandatory construction site erosion requirements.
  - Incorporate storm water runoff and detention requirements from impervious surfaces such as building footprints, parking areas, and other hardscapes as specific site criteria in the building permit application.
- **Maintain a buffer of native vegetation along shorelines and wetlands.**
  - Enforce current regulations that protect wetlands from development.
  - Enforce current regulations regarding shoreline vegetation removal.
- **Minimize nutrient contributions from private on-site septic systems.**
  - Discourage development in areas poorly suited for on-site waste disposal by using available regulatory tools to protect critical areas from development.
  - Monitor the effectiveness of individual systems by requiring periodic testing of all on-site systems and mandatory inspections at the time of all ownership transfers.
- **Encourage the county to amend the Shoreland Zoning Ordinance to include a mitigation clause.**
- **Prohibit development in floodplain areas.**

**Goal NR 3. Protect key natural features and resources.****Objectives:**

- **NR 3.1. Work toward the control of invasive species in the town's waterways, wetlands, and forests.** Since most invasive plant and animal species have been introduced from overseas, they generally have no natural enemies to control their spread. Their unchecked growth destroys native habitat, reduces the ability of the natural resource base to accommodate high-quality recreational experiences, and can result in significant economic loss for individuals as well as the area in general.

**Strategies:**

- **Increase public awareness of its role/responsibility in introducing/containing invasive species.**
  - Use media and educational materials to inform the public of issues and preventative measures.
- **Encourage property owners and other groups to address their local problems.**



- Provide technical assistance and funding incentives for undertaking control and preventative measures.
    - Encourage annual work days involving conservation groups, youth organizations, service clubs, etc.
  - **Participate in a coordinated approach to deal with specific problem species on a countywide basis.**
    - Seek local input to conduct an inventory and establish priorities for addressing concerns at the countywide level.
- **NR 3.2. Preserve the natural shoreline areas of our waterways.** While virtually all developable portions of the Lake Poygan shoreline are presently developed, for the most part, stream shorelines have thus far avoided development. While much of the shoreline area is surrounded by wetlands and other conditions that restrict development, other areas remain unprotected. These areas too are also environmentally fragile and their naturally vegetated shorelines are essential to protect these streams from materials that result in diminished water quality. Since the amount of shoreline is a relatively finite resource, streams have come under increasing development pressure in recent years. Without adequate protection, many could suffer significant environmental degradation unless their shoreline areas are preserved.

**Strategy:**

- **Discourage future development adjacent the shoreline of streams identified by the community as worth preserving in their natural state.**
    - Encourage their owners to consider enrolling these shoreline areas in a land trust.
    - Encourage the County to adopt more stringent setback requirements for building setbacks and native vegetation removal for shoreline development.
    - Implement innovative development techniques such as conservation subdivisions.
- **NR 3.3. Maintain wetland areas in native vegetation.** Wetlands provide important benefits in maintaining water quality, minimizing potential flooding, and providing habitat for a variety of native wildlife species. Although the loss of wetlands has been significant and dates back to the area's early settlement, for the most part, current regulations have been relatively effective in protecting remaining wetlands from a similar fate.

**Strategies:**

- **Maintain a buffer of native vegetation adjacent to all designated wetlands.**
  - Evaluate the adequacy of present setback requirements in existing codes.
  - Support the enforcement of the removal of native vegetation adjacent to wetlands and water bodies.
- **Control the spread of invasive species.**
  - Advocate that the DNR be provided with adequate funding and manpower to be effective.

- **NR 3.4. Maintain a quality forest resource.** Over a third of the town's total area is presently wooded. Although the bulk of the woodland is found in conjunction with undevelopable wetlands, other wooded tracts in upland areas provide attractive building sites. In either case, most of the wooded acreage is a natural ecosystem, providing wildlife habitat and playing a major role in the scenic character so highly valued by residents and visitors alike. These woodlands are also an important economic resource for individual property owners and provide employment opportunities for area residents.

**Strategies:**

- **Encourage private landowners to manage their forests and woodlots as sustainable resources.**
  - Educate landowners on available incentive and technical assistance programs.
- **Support controls for the spread of diseases and insects which threaten the resource.**
  - Use media and educational materials to help the public identify diseases and insect pests when they occur in the landscape.
  - Support regulatory tools designed to protect identified areas from development.
- **Work with the County to minimize fragmentation of larger forested areas.**
  - Work with UW-Extension to develop an information sheet that could be distributed to area realtors and new landowners.
  - Discourage development in areas where its impact would be detrimental to active logging operations.
  - Inform and educate property owners about alternatives to traditional land subdivisions.

**Goal NR 4. Strive to preserve the intrinsic visual qualities of the town's landscape that define its rural character.**

**Objectives:**

- **NR 4.1. Protect the visual integrity of important scenic features and/or vistas.** These scenic features are highly prized by residents of the town and contribute significantly to the quality of life they presently enjoy. Preserving them so that they can be enjoyed by future generations is a priority.

**Strategies:**

- **Target areas of importance for protection.**
  - Develop committee consensus on key areas/features.
- **Restrict development of these areas.**
  - Use zoning and other available tools to limit development options.
  - Consider innovative development techniques such as conservation subdivisions.
- **Use other available tools to protect these areas from development.**
  - Encourage landowners to consider enrolling their lands in a land trust.
  - Explore the potential of acquiring scenic easements to protect important viewsheds.

- **NR 4.2. Minimize adverse visual impacts of non-farm development on the rural landscape.** Outlying rural areas continue to be viewed as an attractive option for new residential development, particularly those with highly scenic landscape features. While most people would include farmsteads as integral components of “rural character”, the proliferation of non-farm residences in the rural landscape is generally considered to detract from its inherent visual qualities. This concern can be lessened by taking care in the placement and design of new structures, as well as managing their numbers.

**Strategies:**

- **Influence the types and locations of rural residential development.**
    - Regulate development densities in rural areas.
    - Encourage innovative development techniques such as conservation subdivisions.
    - Target specific areas in the town for residential development.
  - **Regulate the placement of cell towers and/or wind generators.**
    - Support criteria and address these special uses where appropriate in the county's zoning ordinance.
  - **Regulate the placement of billboards.**
    - Encourage the county to update and enforce its billboard ordinance.
- **NR 4.3. Eliminate unsightly properties and other elements generally regarded as eyesores.** Unkempt properties and other elements such as unscreened junkyards and discarded machinery and appliances are generally acknowledged as eyesores that contradict the common perception of scenic beauty. Although some aspects of the rural landscape and way of life by necessity are not always tidy, and in fact, some state of deterioration is often viewed as rural charm, those eyesores that are considered a blight on the landscape by most town residents are not looked on favorably.

**Strategies:**

- **Enforce existing nuisance/litter ordinances and building codes.**
    - Strengthen the commitment to enforcement.
  - **Reduce roadside littering.**
    - Commit to stronger enforcement of litter ordinances.
    - Step up educational efforts.
    - Promote expansion of the “Adopt-a-Highway” program.
- **NR 4.4. Preserve the night sky.** Until they have spent time in a rural area, most urban residents have no idea of the number of stars in the sky. Rural residents often comment that their ability to experience the night sky is one of the most rewarding aspects of rural living. For them, the glare and diffuse light from commercial activities and other illuminated sources is considered an intrusion they would like to see minimized or eliminated.

**Strategy:**

- **Consider controls for the direction, intensity, and “leakage” of exterior lighting.**
  - Work with the County to enact a light ordinance addressing shielding, light directing, and similar measures to address these concerns.

## CULTURAL RESOURCES – Town of Bloomfield

### Goal CR 1. Preserve the community's important cultural resources.

#### Objectives:

- **CR1.1. Compile an updated inventory of the significant cultural resources.**  
Integral to the tapestry of structures, fields, woodlands, and other features that define a community's visual character are those cultural resources that over time have been intrinsically interwoven into its growth and development. Preserving those resources deemed by residents to having made meaningful contributions to their community's heritage allows them to connect with its past history and provides an opportunity to pass on this heritage to future generations. These cultural resources often include archaeological sites dating from the area's pre-history, more recent historical sites and structures, important and unique architecture, elements reflecting its ethnic heritage, and other significant cultural features.

#### Strategies:

- **The Town of Bloomfield should seek - either independently or collectively with neighboring municipalities – grant money to fund architectural and historical surveys.** The Wisconsin Historical Society's (WHS) Division of Historic Preservation (DHP) provides funds for surveys to identify and evaluate historical, architectural, and archaeological resources, nominating properties and districts to the National Register of Historic Places (NRHP), and carrying out a program of comprehensive historic preservation planning and education. In addition to identifying properties that are potentially eligible for the NRHP, these surveys would contribute a base of information to the Architecture and Historic Inventory (AHI) for future planning endeavors. As an example, the survey might identify buildings in the area constructed of the local red granite—the official State stone. These funds are available to local units of government and non-profit organizations. Although funding is limited, the DHP identifies target communities during each funding cycle. In recent years the DHP has favored underrepresented communities: unincorporated communities or villages or fourth-tier cities under 5,000 population. In addition, many private funding sources specifically target smaller communities in the more rural parts of the state.
- **The Town of Bloomfield should seek Certified Local Government (CLG) status through the DHP.** A set of funds is also earmarked for use by Certified Local Government (CLG) communities. Participation in this program gives a local government certain benefits. It allows the government to apply for subgrants for certain preservation activities, review State and National Register nominations for properties within the municipal boundaries, and use the Wisconsin Historic Building Code for locally designated historic buildings. It should be noted that entrance into the CLG program is not automatic. Moreover, funding is limited, and only a few communities receive grant money each year. For details on these any of these programs, visit <http://www.wisconsinhistory.org/histbuild/index.html> or call (608) 264-6500.

- **CR 1.2. Develop and utilize existing local expertise on historic preservation issues.** Most counties and/or municipalities often have a local historical society with a membership that has a diverse and broad perspective on the area's history, including past events and personalities, as well as sites and structures. They and other individuals may also have an extensive collection of early photographs, artifacts and other memorabilia. This is an excellent resource that should be involved when decisions are needed regarding the potential remodeling/renovation or removal/demolition of key sites and structures.

**Strategy:**

- **Encourage the Town of Bloomfield to establish a historic preservation commission.** Town-wide historic preservation ordinances and commissions exist in other parts of the state, and should be enacted here. The towns that already have ordinances tend to be those in the vicinity of larger cities; towns like Perry and Westport outside of Madison, where cultural resources are threatened by the effects of sprawl. These towns have historically also had larger populations and commensurately large numbers of resources with which a commission can work. Nevertheless, rural towns are beginning to lose resources due to sprawl from smaller municipalities and changes in the farming base of Wisconsin. Town historic preservation commissions can help counteract the negative effects of these trends, and help to preserve the agricultural heritage of our state.
- **CR 1.3. Consistent with smart growth, consider opportunities for historic preservation in all future planning, zoning, and development decisions.** Smart Growth is an umbrella term for a set of tools that communities can use to ensure that the growth they get is the growth they want. Smart Growth is also a broad movement embraced by environmentalists and public officials across the country who seek, not to prevent progress, but to ensure that growth is planned, in order to produce a high quality of life. Historic preservationists care about Smart Growth because they understand that larger land-use decisions made about transportation, zoning, and subdivisions can directly impact local efforts to preserve a historic building, an archaeological site or a historic downtown. In rural areas such as the Town of Bloomfield, historic farmsteads and farm structures including barns, silos, and windmills, along with old churches, bridges, and cemeteries are examples of features that help define "rural character" for many local residents.

**Strategies:**

- **The Town of Bloomfield should include cultural resources and historic preservation in any local land use plans it may undertake in the future.** The DHP provides written information on this topic, a document entitled *Smart Growth Guide to Historic Preservation: A Manual for Communities*. This document is available on the WHS website. For information on smart growth and preservation, visit the WHS website at <http://www.wisconsinhistory.org/histbuild/smartgrowth/index.htm>, or call (608) 264-6500.
- **The Town of Bloomfield should seek the input of a local historic preservation group and other informed individuals when making**

**decisions that involve existing sites and structures.** Available information that has been assembled by the committee and other informed individuals on historic sites and historic and/or architecturally significant structures in the community is an important tool that provides a valuable reference for sound decision-making.

- **CR 1.4. Educate local officials and the public at large on the importance of historic preservation.** Too often, local officials and residents alike have little understanding of why it is important to preserve certain sites and structures in their community. Preserving important sites and structures not only enables a community keep in touch with its past, it also can help promote a “sense of place”. Communities that have made a particularly strong commitment to retain the historic integrity of their downtowns or residential areas have also found that they can use these historic resources to attract visitors as well as other forms of economic development.

**Strategies:**

- **Work with owners of historic properties to seek available grants and other favorable funding sources.** The UWEX working in tandem with the WHS should take a lead role in making educational materials that provide guidance on building renovation and restoration projects readily available. This information would be geared toward helping property owners preserve the architectural integrity of their structures when they undertake remodeling or renovation projects. Experience has shown that insensitive “remodels” not only compromise the original appearance of the structure, they often detract from the architectural character of nearby structures.
- **Provide educational materials related to the benefits available to properties enrolled on the National Register.** The benefits afforded properties on the National Register need to be publicized within the area. These benefits include protective consideration during state and federal projects, and two tax credit programs for historic buildings: the 25% Historic Preservation Tax Credit for Income-Producing Properties, and the 25% Historic Homeowners Tax Credit. Both of these typically require that the property in question be listed on the National Register. The Archaeological Sites Property Tax Exemption program is also available for listed archaeological sites.

## CHAPTER 8: LAND USE

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## LAND USE

### INTRODUCTION

Land use directly influences all the various elements presented in the previous chapters. Many aspects of daily life within the planning area are impacted by elements of the previous chapters. The choices for housing type, location, transportation alternatives, decisions on employment locations, recreational opportunities, and the quality of the man-made and natural environments are all intricately woven together into land use. Land use policy decisions can have far-reaching repercussions for factors including housing growth and the protection of natural resources. For example, rural areas in Waushara County are under pressure from scattered rural residential and vacation home development. Large lot development in rural areas has fragmented farmland and forests and placed greater stress on the lakes, streams, and other environmentally sensitive areas.

This chapter describes existing land use patterns and current zoning ordinances. Development trends over the past 20 years were analyzed, and future land use needs were extrapolated. Finally, the chapter discusses the land use policy context and the need for additional intergovernmental cooperation. Several potential land use conflicts are identified, and issues that must be addressed are discussed.

#### ***Land Use Vision for 2025***

*New growth has been accommodated in ways that the fabric of woodlands, farmlands, water bodies, wetlands, and other open space that comprises the town's rural character is not compromised. Great success has been achieved in encouraging conservation subdivisions that cluster new residential development in areas that protect the integrity of existing land uses and the town's most highly valued environmental and scenic features. As a result, land use conflicts such as those between rural residential development and ongoing farming operations are minimal.*

*With the exception of new convenience stores in West Bloomfield and eating and drinking and other establishments that attract boaters, fishers, and hunters to the Tustin area, the town has experienced little commercial development. There is also a bed 'n' breakfast in the town. Industrial development remains non-existent, consistent with the wishes of town residents. The Town would consider an agricultural related business such as an ethanol plant if one were proposed; however, the town's location and road pattern do not have the strategic advantages some neighboring communities offer.*

### INVENTORY AND ANALYSIS

#### **Existing Land Use**

A detailed field inventory of land uses was conducted in the towns of Aurora and Bloomfield in 2000. Subsequent updates to the original inventory were completed during the comprehensive planning process. Land use information was compiled into the general land use categories and

is presented in Table 8-1 and Exhibit 8-1. As a result of this inventory, a number of conclusions and issues have been identified, and recommendations have been made to guide future land use planning efforts in the planning areas.

## Land Use Categories

**Agricultural.** Agricultural land is broadly classified as land that is used for crop production. Agricultural uses include farming, dairying, pastures, apiculture (bees), aquaculture (fish, mussels), cropland, horticulture, floriculture, viticulture (grapes), and animal and poultry husbandry. Agricultural land is divided into two sub-categories: irrigated and non-irrigated cropland. Irrigated cropland is watered by artificial means, while non-irrigated cropland is watered by natural means (precipitation).

**Residential.** Residential land is classified as land that is used primarily for human habitation. Residential land uses are divided into single and two-family residential, farmstead, multi-family and mobile home parks. Single and two-family residential includes single family dwellings, duplexes, and garages for residential use. Within platted subdivisions, residential land use encompasses the entire lot. In rural areas where lots are typically larger, single family includes the primary residence, outbuildings, and the mowed area surrounding the structures. Single family also includes isolated garages and similar structures on otherwise undeveloped rural lots. Farmsteads include the farm residence, the mowed area between the buildings and the associated outbuildings (barn, sheds, manure storage, abandoned buildings). Multi-family includes apartments of three or more units; condos; room and boarding houses; residence halls; group quarters; retirement homes; nursing care facilities; religious quarters; and the associated parking and yard areas. Mobile home parks are classified as land that is part of a mobile home park. Single standing mobile homes are classified under residential.

**Commercial.** Commercial land uses represent the sale of goods and services and other general business practices. Commercial uses include retail and wholesale trade (car and boat dealers; furniture, electronics and appliance stores; building equipment and garden equipment; grocery and liquor stores; health and personal care stores; gasoline stations; clothing and accessories, sporting goods, hobby, book and music stores; general merchandise; miscellaneous store retailers; couriers; and massagers), services (publishing; motion picture and sound recording; telecommunications; information systems; banks and financial institutions; real estate offices; insurance agencies and carriers; waste management; accommodations; restaurants and drinking places; repair and maintenance; personal and laundry; social assistance, etc.) and other uses (warehousing and automobile salvage and junk yards).

**Industrial.** Industrial land uses represent a broad category of activities which involve the production of goods. Mining and quarry sites are separated from other industrial uses. Industrial uses include construction; manufacturing (includes warehousing with factory or mill operation); mining operations and quarries; and other industrial facilities (truck facilities).

**Transportation.** Transportation includes land uses that directly focus on moving people, goods, and services from one location to another. Transportation is divided into two separate categories: transportation and airport. Transportation uses include highway and street rights of way; support activities for transportation (waysides, freight weigh stations, bus stations, taxi,

limo services, park and ride lots); rail related facilities; and other related categories. Airports included areas that are dedicated specifically to air traffic.

**Utilities/Communications.** Utilities and communications are classified as any land use which aids in the generation, distribution, and storage of electric power (substations and transformers); natural gas (substations, distribution brokers); and telecommunications (radio, telephone, television stations and cell towers). It also includes facilities associated with water distribution (water towers and tanks); water treatment plants; wastewater processing (plants and lift stations); landfills (active and abandoned); and recycling facilities.

**Institutional Facilities.** Institutional uses are defined as land for public and private facilities dedicated to public services. Institutional land uses include educational facilities (schools, colleges, universities, professional schools); hospitals; assemblies (churches, religious organizations); cemeteries and related facilities; all governmental facilities used for administration (city, village, town halls, community centers, post office, municipal garages, social security and employment offices, etc.); and safety services (police departments, jails, fire stations, armories, military facilities, etc.). Public utilities and areas of outdoor recreation are not considered institutional facilities.

**Recreational Facilities.** Recreational facilities are defined as land uses which provide leisure activity opportunities for citizens. This category encompasses both active and passive activities. Recreational activities include designated hunting and fishing areas; nature areas; general recreational parks; sports facilities (playgrounds, ball diamonds, soccer fields, tennis courts, etc.); city, county and state parks; fairgrounds; marinas; boat landings; spectator sport venues; hiking trails; mini-golf; bowling; bicycling; skiing; golf courses; country clubs; performing arts centers; museums; historical sites; zoos; amusement parks; gambling venues; and other related activities.

**Water Features.** Water features include all surface water including lakes, streams, rivers, ponds, and other similar features. Intermittent waterways are also incorporated into this category.

**Woodlands.** Woodlands are forested areas which are characterized by a predominance of tree cover. Woodlands are divided into two subcategories: general woodlands and planted woodlands. General woodlands are naturally occurring; this category includes forests, woods, and distinguishable hedgerows. Planted woodlands include forestry and timber track operations where trees are typically planted in rows; this category includes tree plantations, orchards and land dedicated to Christmas tree production (nurseries are not included).

**Other Open Land.** This category includes land which is currently vacant and not developed in a manner similar to the other land use categories described within this section. Open land includes areas that are wet, rocky, or outcrop; open lots in a subdivision; or rural parcels and side or back lots on a residential property that are not developed.

### **Current Land Use Inventories**

Developed land has been altered from its natural state to accommodate human activities. Although agricultural areas are considered undeveloped by land classification systems, these uses have different impacts on land use decisions than urbanized uses; thus, agricultural uses

have been separated to obtain an accurate total of all related activities. Less than eight percent of land is developed in both the Town of Aurora and the Town of Bloomfield (Table 8-1). The primary developed land uses in both municipalities are single family residential, farmstead, and transportation. Unplanted woodlands, non-irrigated cropland, and other open land are the three most common land uses within the towns. In both towns, non-irrigated cropland comprises over 38 percent of the total land area, with unplanted woodlands comprising from a fifth to a third of the total land area.

**Table 8-1. Aurora and Bloomfield Existing Land Use Summary, 2005/2006<sup>1</sup>**

Land Use	Percent of Total	
	T. Aurora	T. Bloomfield
Single Family Residential	1.3%	0.8%
Farmstead	1.0%	0.9%
Multi-Family Residential	0.0%	0.0%
Mobile Home Parks	0.0%	0.0%
Commercial	0.3%	0.1%
Industrial	0.1%	0.0%
Recreational Facilities	1.9%	0.1%
Camps & RV Parks	0.0%	0.0%
Institutional Facilities	0.1%	0.1%
Utilities/Communication	0.1%	0.0%
Transportation	2.5%	2.6%
<b>Total Developed</b>	<b>7.3%</b>	<b>4.5%</b>
Non-irrigated Cropland	38.1%	42.7%
Irrigated Cropland	2.7%	0.0%
Planted Woodlands	1.4%	1.1%
Unplanted Woodlands	19.8%	33.2%
Quarries	0.0%	0.0%
Other Open Land	29.1%	16.9%
Water Features	1.5%	1.6%
<b>Total Acreage</b>	<b>100.0%</b>	<b>100.0%</b>

*Source: East Central Wisconsin Regional Planning Commission, 2005/2006*

A detailed analysis of existing land use for each community is found below. Residential land uses have been divided according to their specific category: single family residential, farmsteads, multi-family units, and mobile home parks. Single family residential land use includes single family dwellings and duplexes.

### **Town of Aurora**

The Town of Aurora encompasses approximately 22,118 acres (Table 8-2 and Figure 8-1). Approximately 7 percent (7.3%) of the total area is developed. The primary developed uses include residential (single family, farmstead and multi-family, 32.3%), recreational facilities (26.6%) and transportation (34.7%). Collectively these uses account for about 94 percent (93.6%) of the developed area.

<sup>1</sup> Town of Aurora, updated by committee, 2006. Town of Bloomfield, updated, 2005.

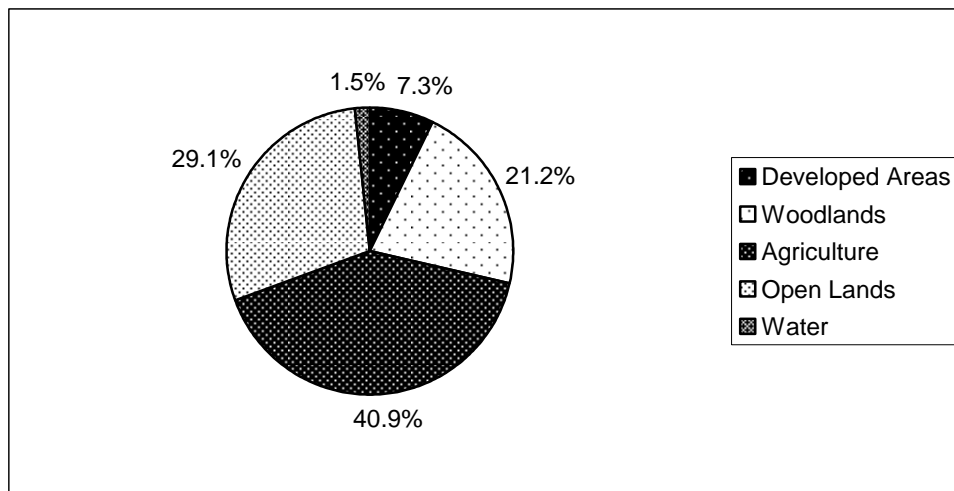
Overall, cropland (irrigated and non-irrigated) accounts for about 41 percent (40.8%) of the total land use, while other open land makes up another 29 percent (29.1%). Woodlands (planted and general, 21.2%) and water features (1.5%) comprises the remaining 23 percent (22.7%) of the remaining land uses.

**Table 8-2. Town of Aurora Existing Land Use, 2006**

Land Use	Acres	Percent of Developed Land	Percent of Total
Single Family Residential	290	18.1%	1.3%
Farmstead	220	13.7%	1.0%
Multi-Family Residential	9	0.5%	0.0%
Mobile Home Parks	0	0.0%	0.0%
Commercial	60	3.7%	0.3%
Industrial	17	1.0%	0.1%
Recreational Facilities	428	26.6%	1.9%
Camps & RV Parks	0	0.0%	0.0%
Institutional Facilities	13	0.8%	0.1%
Utilities/Communication	15	0.9%	0.1%
Transportation	557	34.7%	2.5%
Total Developed	1,608	100.0%	7.3%
Non-irrigated Cropland	8,435		38.1%
Irrigated Cropland	606		2.7%
Planted Woodlands	307		1.4%
Unplanted Woodlands	4,387		19.8%
Quarries	9		0.0%
Other Open Land	6,428		29.1%
Water Features	338		1.5%
Total Acreage	22,118		100.0%

Source: East Central Wisconsin Regional Planning Commission, 2006

**Figure 8-1. Town of Aurora Existing Land Use, 2006**



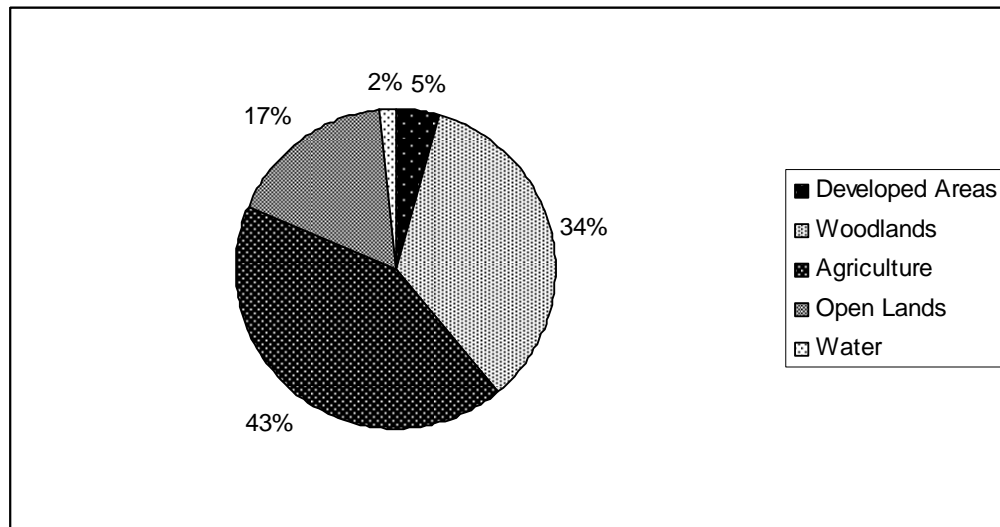
### **Town of Bloomfield**

The Town of Bloomfield is a largely undeveloped town in which agriculture is the most predominant land use (Table 8-3 and Figure 8-2). About 43 percent (42.7%) of the total undeveloped land in the town is non-irrigated cropland. Other major land uses are woodlands (34.3%) and other open land (16.9%). Less than five percent (4.5%) of the 22,962 acres are developed. Farmsteads (0.9%), single family residential (0.8%), and transportation (2.6%) are the most prevalent developed land uses; they comprise about 96 percent of the total developed land.

**Table 8-3. Town of Bloomfield Existing Land Use, 2005**

Land Use	Acres	Percent of Developed Land	Percent of Total
Single Family Residential	181	17.6%	0.8%
Farmstead	213	20.7%	0.9%
Multi-Family Residential	0	0.0%	0.0%
Mobile Home Parks	0	0.0%	0.0%
Commercial	16	1.5%	0.1%
Industrial	3	0.3%	0.0%
Recreational Facilities	13	1.3%	0.1%
Camps & RV Parks	0	0.0%	0.0%
Institutional Facilities	13	1.2%	0.1%
Utilities/Communications	0	0.0%	0.0%
Transportation	590	57.4%	2.6%
<b>Total Developed</b>	<b>1,029</b>	<b>100.0%</b>	<b>4.5%</b>
Non-irrigated Cropland	9,811		42.7%
Irrigated Cropland	0		0.0%
Planted Woodlands	249		1.1%
Unplanted Woodlands	7,625		33.2%
Quarries	11		0.0%
Other Open Land	3,877		16.9%
Water Features	360		1.6%
<b>Total Acreage</b>	<b>22,962</b>		<b>100.0%</b>

*Source: East Central Wisconsin Regional Planning Commission, 2005.*

**Figure 8-2. Town of Bloomfield Existing Land Use, 2005**

## Zoning

Zoning is a major tool used to regulate land uses. A zoning ordinance regulates the use of property in order to advance public health, safety, and welfare through orderly development. Zoning is performed at several levels in Waushara County. Each incorporated city or village has general zoning powers.<sup>2</sup> Waushara County has general zoning jurisdiction within most unincorporated areas of the county; the ordinances are administered by the Zoning and Land Conservation Department (WCZLC).<sup>3</sup> The Town of Warren has not adopted county zoning and the county has limited powers within the portion of the Town of Aurora that falls within the extraterritorial zoning jurisdiction for the City of Berlin. However, a general county zoning ordinance only becomes effective if individual towns approve the county ordinance. The towns of Aurora and Bloomfield have each adopted the general Waushara County Zoning ordinances. Towns with “village powers” can adopt their own zoning ordinances as long as they are at least as restrictive as the general county ordinance.<sup>4</sup> The City of Berlin has adopted its own zoning ordinance and performs extraterritorial zoning within 1.5 miles of its incorporated limits.

## Waushara County

The towns of Aurora and Bloomfield adhere to Waushara County Zoning.<sup>5</sup> All zoning district information is contained within the Waushara County Zoning Ordinance adopted in 2003. A summary of the usage requirements and restrictions of the districts found within the area is listed below.

- *(A-G) General Agriculture Zone:* This zone is designed primarily for large-scale agricultural uses of land related to growing of crops and the raising of livestock. Permitted uses include airstrips, general farming, single family residential homes, home occupations, and other uses. Residential lot sizes vary. Minimum lot sizes are indicated by the suffix. For example, lots zoned AG-5 must be a minimum of 5 acres.

<sup>2</sup> *Wisconsin Statutes* 62.23 for cities and *Wisconsin Statutes* 61.35 for villages.

<sup>3</sup> *Wisconsin Statutes* 69.69.

<sup>4</sup> *Wisconsin Statutes* 60.22.

<sup>5</sup> WCZLC. 2003. *Code of Ordinances: Waushara County, Wisconsin*.

- *(A-R) Agricultural Residential Zone:* This zone is intended to provide a semi-rural type of environment which allows general agricultural use. Single family residential development on minimum one acre lots, general farming, and home occupations are permitted under this classification.
- *(C-G) General Commercial:* This zone provides for uses found in small commercial areas located throughout the county. Permitted uses include banking; bed and breakfast establishments; professional offices; medical clinics; funeral homes; laundromats, storage garages; restaurants; semi-public uses; warehouses; and retail stores. Single family dwellings are permitted only as accessory to a principal use.
- *(C-C) Community Commercial:* This zone provides for uses found in the central business districts of small communities. Permitted uses include banks, bed and breakfasts, professional offices, medical clinics, funeral homes, laundromats, storage garages, restaurants, semi-public uses, warehouses, and retail stores. Single family dwellings are permitted only as accessory to a principal use.
- *(C-S) Service Commercial:* This zone is designed for small commercial service businesses which are oriented toward the traveler, tourist or vacationer. Lots sizes must be a minimum of 10,000 square feet. Permitted uses include bed and breakfasts; boat sales and service; clubs or lodges; and public swimming pools.
- *(M-G) General Manufacturing Zone:* This zone is intended for any manufacturing or industrial operation which, on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or the county as a whole by reason of noise, dirt, smoke, odor, traffic, physical appearance, or any other similar features. Automotive-heavy repair and upholstery; cleaning, pressing, and dying establishments; commercial bakeries, greenhouses, and recycling operations; distributors; farm machinery sales and/or service; food locker plants; laboratories; machine shops; manufacturing and bottling of nonalcoholic beverages; manufacturing, fabrication, processing, packaging, and assembly of selected products; printing or publishing; storage and sale of machinery and equipment; trade and contractors' offices; warehousing and wholesaling; offices, storage, power supply, and other such uses normally incidental to the principal use are permitted uses that fall under this classification. Lot sizes must be a minimum of 20,000 square feet.
- *(M-I) Intensive Manufacturing Zone:* This zone is intended to provide for uses which by their nature can exhibit characteristics harmful, noxious, or detrimental to surrounding uses. Permitted uses include all those permitted under General Manufacturing Zone, as well as freight yards and depots, breweries, and inside storage. Lot sizes must be a minimum of 20,000 square feet.
- *(O-N) Natural Resource Preservation Zone:* This zone provides for the conservation and protection of natural resources. Generally this zone includes swamps, marshlands, river and lakeshore and other land of natural aesthetic value. Residential development is allowed within these areas on one-acre lots. Permitted uses include agriculture, wildlife preserves, fish hatcheries, and farm ponds. Camping trailers, mobile campers, and houseboats are permitted for temporary living quarters within the district.



- *(GWPOD) Groundwater Protection Overlay District:* The purpose of this district is to institute land use regulations to protect the municipal water supplies and to promote the public health, safety and general welfare of the residents of the county. The residents of the county depend exclusively on groundwater for a safe drinking water supply. Certain land use practices and activities can seriously threaten or degrade groundwater quality.
- *(O-F) Forest Zone:* This zone provides for the continuation of forestry practices and related uses in those areas best suited to this activity. This zone is further intended to encourage forestry and to recognize the value of the forest as a recreational resource. Permitted uses include all uses within the O-N zone; debarking operations; maple syrup processing plants; and portable sawmills. Single family dwellings are allowed as a conditional use. Residential lot sizes must be a minimum of one acre.
- *(O-P) Park and Recreation Zone:* This zone provides for the orderly and attractive grouping of recreational oriented service establishments and is further intended to encourage the maintenance and protection of natural resources. Permitted uses include all agriculture, wildlife preserves, fish hatcheries, and farm ponds. Camping trailers, mobile campers, and houseboats are permitted for temporary living quarters within the district.
- *(O-SW) Shoreland/Wetland Zone:* This purpose of this zone is to maintain safe and healthful conditions; to prevent water pollution; to protect fishing and spawning grounds and aquatic life; and to preserve shore cover and natural beauty.
- *(RS-10) Residential Single-Family:* This zone provides a suitable environment for single-family residential development on moderate size lots in areas with public sewer systems. Permitted uses include agriculture and single-family dwellings. The minimum lot size is 10,000 square feet.
- *(RS-20) Residential Single-Family Zone:* This zone is intended to provide a suitable environment for single-family residential development on large lots in areas without public sewage systems. Permitted uses include single-family residential lots of a minimum of 20,000 square feet and agricultural uses.
- *(R-M) Residential Multiple-Family Zone:* This zone provides for multiple-family dwellings in a residential environment. Permitted uses include single-family dwellings, duplexes, and multiple-family dwellings and duplexes. The regulations for this zone apply to multiple-family dwellings served by public sewer systems. Multi-family dwellings not served by a public sewer must have an approved septic system. Sewered lot sizes must be a minimum of 12,000 square feet.
- *(RS-P) Residential Single-Family Planned Development Zone:* The purpose of this zone is to provide the means whereby land may be planned and developed as a unit for residential uses under standards and conditions which encourage good design and promote a stable living environment.
- *(RM-P) Residential Multifamily Planned Development Zone:* The purpose of this zone is to provide the means whereby land may be planned and developed as a unit for residential uses under standards and conditions which promote a stable living environment. This zone is intended to permit flexibility and variety in development at increased densities, to

encourage the preservation of natural features and open space, and to minimize present and future burdens on the community as a whole which result from poor planning.

### **City of Berlin**

The City of Berlin adopted extraterritorial zoning in 1989 that establishes a one and one half mile zone extending from the city limits which includes parts of the Town of Aurora that are regulated by the Berlin Zoning Ordinance. Zoning district information is contained within the City of Berlin Zoning Ordinance.<sup>6</sup> Waushara County regulates shoreland zoning within the extraterritorial area<sup>7</sup> and issues building permits<sup>8</sup>. A summary of the usage requirements and restrictions of the districts found within the extraterritorial zone are listed below.

- *(C-1) Conservancy District:* The purpose of this zone is to protect areas which may pose a public safety hazard due to poor drainage, are valuable wetland resources, or are valuable recreation areas. Permitted uses include grazing and gardening, harvesting of wild crops, hunting, fishing, and sustained yield forestry.
- *(A-1) Agricultural District:* This zone is designed to provide for farming and other agricultural activities and related uses. Permitted uses include all uses permitted in C-1 district, all normal farming uses, keeping or raising of farm animals, churches, schools, cemeteries, parks, hospitals, etc. Single-family residences on lots or five acres or more, unless subdivided into plats or certified survey lots are allowed.
- *(A-2) Agricultural Preservation District:* The agricultural preservation zone is designed to preserve agricultural lands and open spaces, promote soil and water conservation, promote orderly land use planning and development and provide owners of lands in the A-2 district with the opportunity to participate in the state's farmland preservation program in order to obtain real property tax relief. This district is further divided into a Transmission zone and a Preservation zone. Permitted uses include beekeeping, commercial feedlots, dairying, forest and game management, grazing, orchards, nurseries, sod farm etc. Farm dwellings including single-family residences or duplexes are allowed if the occupant is related to the agricultural parcel use.
- *(R-1) Residential District:* This district is intended to provide a suitable environment for single-family residential development and to protect such areas from the encroachment of incompatible uses. Permitted uses include single-family dwellings, parks, playgrounds, schools (non-boarding), churches, libraries and home occupations. Lot sizes of not less than 20,000 square feet are allowed in the ETZA area.
- *(R-2) Residential District:* This district is intended to provide for a quality residential development of a higher density than the R-1 district. Permitted uses include all uses permitted in the R-1 district, two-family dwellings, hospitals, medical clinics, etc. Lot sizes of not less than 20,000 square feet are allowed in the ETZA area.
- *(R-3) Residential District:* This district is intended to provide for a pleasant residential development of a higher density than the R-2 district. Permitted uses include any use

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<sup>6</sup> City of Berlin. 1989. *Code of Ordinances: City of Berlin, Wisconsin*.

<sup>7</sup> Mary Lou Neubauer, Assistant City Administrator, City of Berlin.

<sup>8</sup> Town of Aurora Comprehensive Plan Committee.

permitted in the R-2 district, multi-family, school dormitories and lodging houses. Lot sizes of not less than 20,000 square feet and a lot area of not less than 3,000 square feet per unit are allowed in the ETZA area.

- *(B-1) Business District:* This district is intended to accommodate retail and office uses which are characteristic of the major shopping streets of the downtown area. No residential occupancy of first floor or ground floor stories shall be permitted. Permitted uses include retail and service shops, banks and financial institutions, utility services, business and professional services, hotels and motels, commercial recreational and entertainment establishments, funeral parlors, printing and publishing, department and variety stores, parking lots and municipal buildings, bakeries, medical and dental clinics, bed and breakfast establishments, etc.
- *(B-2) Business District:* This district is intended to provide for the orderly and attractive grouping of commercial activities of a more general retail and wholesale nature. Permitted uses include those uses permitted in the B-1 district, general merchandising and wholesaling, transportation terminals, farm implement sales, automobile sales, animal hospitals and pet shops, commercial green houses, etc.
- *(M-1) Light Manufacturing District:* This district is intended to provide for light manufacturing uses which would not be detrimental to the surrounding area or to the community as a whole by reason of noise, smoke, odor, traffic, physical appearance or other factors deemed appropriate for the type of use involved. Permitted uses include machine shops; testing and experimental laboratories; beverage bottling; electric and neon sign fabrication; light sheet metal assembly; manufacturing of light metal products, and water, heating treating equipment; vehicle repair/service; service industries; truck transfers; wholesale or distributing, lumber and building supplies establishments; municipal wastewater treatment facilities; and mini-warehousing.
- *(M-2) Medium Manufacturing District:* This district is intended to provide for more intensive uses than found in the M-1 district, but less intensive than the M-3 district. The uses are designated on the basis of actual physical and operational characteristics which would not be detrimental to the surrounding area or community as a whole by reason of noise, dust, smoke, odor, traffic, physical appearance or other factors deemed appropriate for the type of use involved. Permitted uses include knitting and textile facilities, manufacturing.
- *(M-3) Heavy Manufacturing District:* This district is intended to provide for the heaviest manufacturing uses. It is intended that most of the uses under the M-3 district shall be conditional uses so that the city may specify provisions for protection of the general public when authorizing such heavy manufacturing uses. Permitted uses include foundry; leather and tanning; paper, pulp and plastics manufacturing; painting and coating facilities; and all uses permitted in the M-1 and M-2 districts.

Several generalizations can be made about zoning in the towns of Aurora and Bloomfield (Table 8-4 and Exhibit 8-2). The predominant zoning district in both towns is General Agriculture. This category comprised 59.0 percent of the area in the Town of Aurora and 83.7 percent of the area in the Town of Bloomfield. The Natural Resource Preservation district comprises the next largest area in both towns. This district accounted for 29.9 percent of the total area in the Town of Aurora, and 13.6 percent in the Town of Bloomfield. Less than two percent of the land

area in the towns is zoned residential in either town. Similarly, less than one percent of both towns are zoned for either commercial or manufacturing uses. Table 8-4 and the percentages above do not include the areas within the Town of Aurora that are within the City of Berlin ETZA.

**Table 8-4. Aurora and Bloomfield Zoning**

Zoning Classification	T. Aurora <sup>1</sup>		T. Bloomfield <sup>2</sup>	
	Acres	Percent	Acres	Percent
Gen. Ag. (A-G)	12,530	59.0%	19,230	83.7%
Ag. Res. (A-R)	70	0.3%	36	0.2%
Gen. Comm. (C-G)	47	0.2%	18	0.1%
Community Comm. (C-C)	0	0.0%	4	0.0%
Service Comm. (S-C)	5	0.0%	0	0.0%
Gen. Man. (M-G)	0	0.0%	4	0.0%
Intensive Man. (I-G)	0	0.0%	0	0.0%
Nat. Res. Pres. (O-N)	6,349	29.9%	3,116	13.6%
Forestry (O-F)	0	0.0%	0	0.0%
Park and Re. (O-P)	1	0.0%	18	0.1%
Shoreland/Wetland (O-SW)	1	0.0%	0	0.0%
Res. S. F. (RS-10)	0	0.0%	8	0.0%
Res. S. F. (RS-20)	57	0.3%	179	0.8%
Res. M. F. (R-M)	0	0.0%	38	0.2%
Res. S. F. Plan. Dev. (RSP-10)	0	0.0%	0	0.0%
Res. M. F. Plan. Dev. (RM-P)	0	0.0%	0	0.0%
NA (NA) ■	2,182	10.3%	311	1.4%
Roads*				
Total	21,242	100.0%	22,962	100.0%

Source: WCZLC, 2005<sup>1</sup>, 2006<sup>2</sup>.

\*Waushara County does not include roads in zoning data.

■ Includes areas not zoned, surface water and City of Berlin ETZA.

## Development Trends

The growth of the area has been influenced by a number of factors. These factors include the abundance of navigable surface waters and the proximity of the area to the southern half of the state, the Fox Cities, and Oshkosh. The rural charm and abundant natural resources of the area continue to attract new residents.

Early settlers began to arrive in the late 1840s. A trading post was established, and the community of Sacramento was platted in the southeastern corner of Aurora along the Fox River in 1849. This bustling town, which served as the first Waushara County seat, supported a steam sawmill, a hotel, a school, a tavern, and several stores. After purchasing supplies trappers, traders, and hunters followed a trail northward to the Pine River and northeastern Waushara County. The vitality of Sacramento was short-lived. In 1854, the county seat was relocated to Wautoma. The extension of the Milwaukee and Horicon Railroad to Berlin and building of the Berlin Bridge drew traffic away from Sacramento. Buildings were either moved out of the area to the cranberry marshes on the north side of the Fox River or torn down. Sacramento has since been bypassed. Today, only remnants such as the Sacramento Cemetery

recall the importance of this once prosperous community which was paramount in settling Waushara County.<sup>9</sup>

Tustin, on the north shore of Lake Poygan, has not faded from memory. Due to the isolated location of this hamlet, the area is still a quaint vacation area and tourist destination. Originally settled in 1856, Tustin was once a thriving commercial center on the northwest end of the Winnebago Pool Lakes. Two commercial fishing companies shipped their daily catch to Oshkosh, Milwaukee, and Chicago. Also located within the community, sawmills, a winery, and a cheese factory also shipped consumer goods. Daily transportation of freight and passengers occurred between Oshkosh, Fremont, and Tustin. Passenger traffic was mainly for pleasure. As such, a hotel, general store, and other business establishments served local residents and tourists. Today, the Tustin area is a popular fishing, hunting and tourist area with numerous vacation homes. Commercial enterprises consist primarily of restaurants and taverns, while agriculture is dominant in rural areas.

In 1850, Eli Daniels purchased several hundred acres of land along the banks of the Willow Creek. He immediately constructed a dam across Willow Creek and built a sawmill on the north side and a grist mill on the south. In 1853, Auroraville was platted. Lots were gradually sold and several businesses, a school and a church were established. The Eli Daniels' home, south of town, served as a stagecoach station for the unincorporated village of Auroraville. The village prospered and soon catered to area residents needs for lumber, grain, banking, cheese, blacksmith, general store and lodging. However, gradually businesses closed and people moved away. While, most of the old buildings and businesses are gone, this area has recently been rediscovered. This quiet rural setting provides a nice residential area and people are slowly moving back into the community.

Current residents highly value the abundance of natural resources including the Fox River, Lake Poygan, wetlands, woodlands, wildlife, and other open spaces. These aspects as well as the friendly small community atmosphere continue to draw people to the area and have played a role in retaining existing residents. Lake Poygan has attracted vacation home development; many residential structures serve as a second home. Development around Tustin necessitated the construction of a sanitary sewer system in the early 1990s to protect these resources. While the water quality of the lake has improved, the addition of the sanitary sewer system has resulted in an increase in both residential and commercial development.

Similar to many rural areas in the state, the towns have faced development pressures. Large portions of farm and wood lands have been converted to small parcel residential development. Easy access to STH 21 and central location of the towns with respect to the Fox Cities, Oshkosh, and rest of the state have contributed to the development of the area. Highway commercial development continues to occur at the STH 21/49 intersection. Due to the construction of the Redgranite State Correctional Facility and widening of USH 10, new housing development has occurred in both Aurora and Bloomfield.

As growth occurs, land use changes in intensity and net density. Analyzing the patterns in land use provides valuable information to local communities in determining how the community has changed and assessing current needs. This information can be used to plan for the appropriate development in the future. To analyze land use changes, East Central Wisconsin Regional Planning Commission (ECWRPC) looked at a number of different data sources, including its own

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<sup>9</sup> Reetz, E. 1981. *Come Back in Time*. Fox River Publishing Co.: Princeton, WI.

land use inventories of the area, revenue data from the Wisconsin Department of Revenue (DOR), and building permit records from both the Wisconsin Department of Administration (DOA) and Waushara County Zoning and Land Conservation Department (WCZLC).

Several limitations with the information in all four data sets necessitate utilizing general summaries for land use trends. A brief discussion of the limitations follows.

ECWRPC conducted land use inventories in 1980 and again in 2000. This information was updated by the planning committees representing the communities in the cluster. Two distinct classification systems were used in the 1980 and 2000/2005/2006 land use inventories. This made it difficult to compare specific categories between the two inventories. Secondly, computer technology has changed the degree of specificity in which data is collected. In 1980, computerized parcel data was not available. Current land use utilizes parcel data; therefore if a house is located in a subdivision, the entire parcel may be included as residential. Residential areas in 1980 may have included only a portion of these areas.

A comparison of Wisconsin Department of Revenue (DOR) data was used to analyze land use changes between 1990 and 2004.<sup>10</sup> The DOR collects information by real estate class for each minor civil division in the state.<sup>11</sup> Acreage figures from DOR do not include Department of Natural Resource (DNR) lands or other tax-exempt properties.<sup>12</sup> Acreage data for incorporated communities is also incomplete, as their information is frequently provided in number of parcels, as opposed to the total acreage of the parcels. Beginning in 1996, the DOR also changed their classification system. Wisconsin Act 27 mandated that agricultural land was categorized from a standard based on use value instead of a standard based on full market value.<sup>13</sup> Therefore, some land use changes between 1990 and 2004 are a direct result of Act 27 and do not necessarily reflect a change in land use but a change in the way that the land was classified. Following the implementation of the use value standard, agricultural land with improvements was moved to other categories. If these improvements included residential, then the agricultural land with improvements was moved to residential. Additionally, following the use value assessment, less productive land was moved out of agriculture and reclassified as swamp and waste land. Furthermore, the increasing popularity of privately owned recreational land caused a shift of lands from agriculture to both forestland and swamp and wasteland.

The Wisconsin Department of Administration (DOA) collects building permit information for new construction as well as demolition information from communities within the state.<sup>14</sup> This data is annually reported by communities and includes single-family, two-family, multi-family and mobile homes. The data is an inventory of the net change in the number of residential units for each community that were reported to DOA. This data set includes information that is reported by individual communities to the DOA. If a community does not accurately report its building permit information, it is infeasible to determine actual land uses changes.

Building permit data from the Waushara County Zoning and Land Conservation Department (WCZLC) is collected for new residential development.<sup>15</sup> Records are maintained for single family residential dwelling and mobile homes. WCZLC issues building permits only in towns

<sup>10</sup> DOR. 1980. *1980 Statistical Report of Property Values Waushara County, Wisconsin*.

<sup>11</sup> DOR. 1990, 2000, and 2005. *Statement of Equalized Values*.

<sup>12</sup> DOR. 1990, 2000, and 2005. *Statement of Assessments*.

<sup>13</sup> Wisconsin State Assembly. 1995. *Wisconsin Act 27 (Assembly Bill 150)*.

<sup>14</sup> Wisconsin Demographics Service Center. 1990 to 2004. *Annual Housing Units Surveys*.

<sup>15</sup> WCZLC. 1981 to 2004. *Land Use Permits Issued*.

which have adopted County zoning. If a town has not adopted county zoning, building permits are issued only for areas affected by the Waushara County Shoreland Zoning Ordinance. Otherwise, building permits are issued by the minor civil division. Furthermore, this data set indicates only the number of permits issued each year. If the building is not constructed after a permit is issued, it still appears as if a new residential unit was constructed within the data set.

While the historical data from ECWRPC, DOR, DOA, and WCZLC gives us an incomplete picture of the total amount of land historically devoted to the various land uses, it does give us a picture of land consumption patterns within the communities. According to these data sources, several trends can be seen within the planning cluster. The collective summary utilizing all three sources is presented for each individual community; general trends are discussed.

### **Town of Aurora**

According to historic data from ECWRPC and DOR, the Town of Aurora experienced significant gains in residential and smaller gains in commercial land uses between 1980 and 2006. While gains were seen in these two categories, losses occurred in agricultural land. Net building permit information from the DOA, also points toward gains in residential uses. According to the DOA, 72 residential buildings (single and two-family) were added in the town between 1990 and 2000, and another 56 single-family were added between 2000 and 2004. Information from the U.S. Census Bureau further justifies that housing is being added in the town. According to the U.S. Census Bureau, there was an increase of 50 residential dwelling units between 1990 and 2000. Residential development has occurred throughout the town, and is not limited to any specific area.<sup>16</sup>

### **Town of Bloomfield**

Historical data from both ECWRPC and DOR have indicated that the Town of Bloomfield has experienced gains in residential land uses with simultaneous losses in agricultural land and forestland over the last 25 years. These local trends mirror state and national trends. A portion of the decline can be attributed to a conversion of agricultural land to residential development, while other losses are a result of differences in classification/delineation of agricultural properties and farmsteads. Large gains in residential acres were observed in the town; this corresponds to DOA data that indicates that 96 units were added in the Town of Bloomfield. According to DOR data, commercial and industrial land uses have remained constant since 1980. Forestland losses have been seen in the town. This is most likely due to the conversion of woodlands to new residential development.

### **Building Permits**

As stated above, net building permit data is available from the DOA. This data has been submitted by the jurisdictions that issue building permits. Net building data indicates the net change, not the total number of building permits. Therefore, if a building is demolished within a community, this information is subtracted from the new permit numbers. Between 1990 and 2004, 224 net units were added within the planning area. This averages to about 15 units per year (units/yr).

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<sup>16</sup> Aurora Comprehensive Plan Committee.

### **Town of Aurora**

According to the DOA, 128 residential units (8.5 units/yr) were added between 1990 and 2004. The largest growth in single family units occurred during 2001 to 2003. During these three years, an average of 15 units was added per year. According to the DOA, 16 two-family units were added in the town in 1995. This corresponds to the new housing units that were built by United Migrant Opportunities Services at its facility in the town. Building permit information from Waushara County also indicates similar gains in residential construction. According to the county, 124 new single family homes were built in the town between 1990 and 2004. It is important to note, that one would expect differences in data between DOA and the county. Since DOA data is net new buildings and Waushara County is based on total building permits that have been issued and not necessarily built.

### **Town of Bloomfield**

According to the DOA, 96 single-family units (6.4 units/yr) were added in the town. The fastest period of growth occurred between 1997 and 2001; a total of 43 single-family units (8.6 units/yr) were added. Single family residential development has remained consistent, albeit slower, since 2002 (6.3 units/yr). WCZLC data shows that a higher number of building permits have been issued when compared with DOA data. Between 1997 and 2001, WCZLC issued 10.4 building permits per year; this figure increased to 10.6 permits per year between 2002 and 2004. As stated previously, the accuracy of both data sources is dependent on timely reporting by local officials.

## **Density and Intensity**

### ***Density***

Density is broadly defined as “a number of units in a given area”<sup>17</sup>. For the purposes of this report, residential densities are defined as the number of housing units per square mile of total land area (units/ sq. mile), excluding water. Between 1990 and 2000, residential densities increased throughout the county, state, and towns of Aurora and Bloomfield. As the population of the area has grown, so has the overall housing density (Table 8-5). The total number of housing units has increased by 9.4 percent in the Town of Bloomfield and 14.7 percent in the Town of Aurora.

Residential densities varied between the two towns. The Town of Bloomfield continues to maintain a higher housing unit density than the Town of Aurora. In 2000, the residential density in Bloomfield was 13.22 units/ sq. mi. compared to a residential density of 11.36 units/ sq. mi. in Aurora. While the Town of Bloomfield has a higher residential density, the Town of Aurora saw more growth from 1990 to 2000 (1.46 units/sq. mi.) than the Town of Bloomfield (1.10 units/sq. mi.).

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<sup>17</sup> Measuring Density: Working Definitions for Residential Density and Building Intensity, November 2003. Design Center for American Urban Landscape, University of Minnesota.



**Table 8-5. Residential Density, 1990 to 2000**

	Land Area Sq. Miles	1990		2000	
		Tot. Units	Units/Sq. Mi.	Tot. Units	Units/Sq. Mi.
Wisconsin	54313.7	2,055,774	37.85	2,321,144	42.74
Waushara County	626.1	12,246	19.56	13,667	21.83
Town of Aurora	34.2	339	9.90	389	11.36
Town of Bloomfield	34.4	416	12.09	455	13.22

Source: U.S. Census, 1990, 2000

### **Intensity**

Intensity is the degree of activity associated with a particular land use. Generally, higher intensity land uses also have higher environmental impacts. Due to limited information available, this report will compare the intensities of single-family versus multi-family developments in the various communities. To calculate land intensities, the ECWRPC categories single and two-family residential, farmsteads, and mobile homes as "single family."

Incorporated communities or areas served by public sewer often have more intense development patterns than rural towns. Single-family residential development is typically a less intense land use than multi-family (3 or more units) which is typically restricted to areas on public sewer. For example, there are only two structures with three or four units in the Town of Aurora. Second, incorporated areas in Waushara County are smaller in overall land area than the surrounding towns; resulting in a more intensive land use. Finally, incorporated municipalities, in the county, have areas of older development that were constructed during a period when society was less dependent on cars for transportation. This necessitated the need for smaller lot development that allowed for closer proximity to neighbors and services.

Land use was more intense in the Town of Bloomfield than in the Town of Aurora (Table 8-6). The overall intensity was greater in Bloomfield due to the presence of two unincorporated villages and a number of larger subdivisions. In 2005, single-family land use was about 1.23 units per acre (units/ac) in Bloomfield compared to 0.87 units/ac in Aurora. Multi-family land use in Aurora was 0.23 units per acre.

**Table 8-6. Intensity, 2005<sup>1</sup>/2006<sup>2</sup>**

Municipality	Single Family <sup>3</sup>			Multi-Family		
	Units	Acres	Units/Ac.	Units	Acres	Units/Ac.
T. Aurora <sup>2</sup>	443	510	0.87	2	9	0.23
T. Bloomfield <sup>1</sup>	485	394	1.23	0	0	0

<sup>1</sup>Town of Bloomfield land use data 2005

<sup>2</sup>Town of Aurora land use data 2006

<sup>3</sup>Single Family includes mobile homes and duplexes

## **DEVELOPMENT CONSIDERATIONS**

### **Recommended State, Regional, and County Goals**

State, regional, and county goals were developed to provide communities with a framework on which land use decisions could be based. These goals make the planning process and decisions

defensible to the general public when formulating alternate scenarios for developing parcels within a community.

### ***State of Wisconsin***

The State of Wisconsin requires that communities address 14 specific goals in their comprehensive plans.<sup>18</sup> These goals encourage development to occur in an orderly well-planned manner. The goals are:

- Promoting the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Encouraging neighborhood designs that support a range of transportation choices.
- Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
- Protecting economically productive areas, including farmlands and forests.
- Encouraging land uses and development patterns that promote cost-efficient government services and utility costs.
- Preserving cultural, historic, and archaeological sites.
- Encouraging coordination and cooperation with neighboring communities.
- Building community identity by improving overall appearance and attractiveness to visitors.
- Providing an adequate supply of affordable housing for all income levels.
- Providing adequate infrastructure, public services, and a supply of affordable land to meet existing needs and accommodate future growth.
- Promoting the expansion or stabilization of the current economic base and the creation of additional and better employment opportunities.
- Balancing individual property rights with community interests and goals.
- Planning and developing a pattern of land use that preserves and creates a pleasing and unique setting.
- Providing all citizens, including those that are transportation dependent, a variety of economical, convenient, and safe transportation options adequate to meet their needs.

### ***East Central Wisconsin Regional Planning Commission***

East Central Wisconsin Regional Planning Commission is currently developing a regional comprehensive plan.<sup>19</sup> As a part of this planning process, East Central has identified several key policies:

- Facilitate cost-effective, centralized, compact, and contiguous urban growth.

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<sup>18</sup> *Wisconsin State Statutes 66.1001.*

<sup>19</sup> ECWRPC, 2004. *Milestone Report #2: Issues/Opportunities and Visioning.*

- Encourage urban development that is environmentally sound and compatible with the natural resource base.
- Facilitate urban levels of development where facilities and services are readily available to support the development.
- Encourage individual community character and identity.
- Avoid intermingling urban and rural land uses.
- Promote rural land development which meets the needs of rural residents and landowners in a compatible, cost-effective, and environmentally sound manner.
- Provide government services in an efficient, environmentally sound, and socially responsible manner.
- Build community identity by improving overall appearance and attractiveness to visitors.
- Ensure that open space is available to meet the recreational needs of all residents.
- Preserve and protect natural and cultural resources.

These goals are consistent with the visions for land use development and future growth within both Aurora and Bloomfield.

### ***Waushara County***

The Waushara County Zoning Ordinance has identified the following criteria for all unincorporated areas within the county:

- Promote and protect public health, safety, comfort, convenience, prosperity, aesthetics, and other aspects of general welfare.
- Establish reasonable standards to which buildings and structures shall conform.
- Regulate and restrict lot coverage and population density.
- Conserve the value of land and buildings.
- Guide the proper distribution and location of land use patterns.
- Promote safety and efficiency of transportation networks.
- Provide adequate light, air, sanitation, and drainage.
- Prevent the uncontrolled use of shorelands and pollution of the navigable waters of the county.
- Encourage the preservation, conservation, and development of land areas for a wide range of natural resources.
- Minimize expenditures of public funds for flood control projects; rescue and relief efforts undertaken at the expense of the taxpayers; business interruptions and other economic disruptions; damage to public facilities in the floodplain; and minimize the occurrence of future flood blight areas.
- Discourage the victimization of unwary land and homebuyers.

## Local Land Use Issues

Citizen questionnaires were distributed to residents and landowners within the towns of Aurora and Bloomfield to gather opinions regarding land use and development issues.<sup>20</sup> According to responses that were received, the top issues that were identified included: increasing taxes; the attraction of new businesses and good paying jobs; and the protection of agricultural operations and businesses.

## Environmental and Public Utility

Development costs vary based on density, design, social, economical, political and environmental constraints. Public opposition can increase costs through project delays. Development often necessitates the expansion of public infrastructure such as sewer, water, streets, schools, parks and services such as fire and police protection. Increased development can infringe on wetland and floodplain areas, destroy wildlife habitat, and increase runoff to streams and lakes.

To protect and enhance the natural resource base, communities should identify and protect environmental corridors found within the planning area. Environmental corridors are areas in the community that contain and connect natural areas, open space, and other resources. They often lie along streams, rivers, and other natural features. Environmental corridors provide a beneficial buffer between sensitive natural resources and human development. These areas can provide flood control and valuable wildlife habitat and can significantly benefit the aesthetic appeal of the community.

## Land Supply

The amount of land available for development within the towns of Aurora and Bloomfield is finite. Factors that limit the amount of developable land include environmental restrictions (floodplains, high groundwater, wetlands, steep slopes, and water quality), zoning (setbacks, conservancy and development easements, permitted uses), and conflicts between uses.

## Land Price

The price of developable lands varies depending on the surrounding land uses, location, access, services, and other subjective factors. Natural amenities such as water frontage, forests, and open space may increase the overall value. Land prices are subject to market demand and fluctuations. As such, land values show periodic variations. Housing affordability is dependant on land prices. Real estate professionals in the area can provide updated information on land values.

The Wisconsin Department of Revenue (DOR) annually reports equalized value as set by the department by real estate class per municipality in Wisconsin. Additionally, DOR reports the individual clerk's statement of assessments that includes the number of parcels (improved and unimproved), acres, and the local assessment per real estate class (Appendix G, Tables G-1 to

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<sup>20</sup> ECWRPC. 2005. *Summary Report: Town of Aurora and Town of Bloomfield Group F Planning Cluster Waushara County, Wisconsin Citizen Questionnaire Results*. The executive summary is contained in Appendix A.

G-8)<sup>21</sup>. Historical land prices within the towns of Aurora and Bloomfield were derived using acreage and equalized value.<sup>22</sup>

While data from DOR can offer insight into historical land prices, this data is not complete. Within the towns, some of the changes in land acreages and price per acre can be directly attributed to the changes that have occurred since 1980 in the way that agricultural land is assessed. Starting in 2000, agricultural land must be based on use value instead of full market value.<sup>23</sup> At that time, land formally classified as agricultural was moved to other categories based on the use of the property. For example the portion of agricultural land that contained the house and buildings were transferred to residential. Agricultural land is currently taxed at a lower rate than forestland, wetlands, or other land uses within agricultural properties. Although equalized values indicate that residential properties decreased in the 1980s; this may not be the case.

### **Town of Aurora**

According to the DOR, the number of residential acres in the Town of Aurora steadily rose between 1980 and 2005 (Appendix G, Table G-9). The largest increase in the number of acres occurred between 2000 and 2005 (a five year period), while the largest percent change in the number of acres (in one decade) occurred between 1980 and 1990. During the 1980s residential acreage increased by over 118 percent from 186 acres to 406 acres. Since the 1990s, residential acreage has continued to increase at substantial rates. Between 1990 and 2000, the growth rate slowed to 75 percent. While the growth rate between 2000 and 2005 was at only 47 percent, it happened over a five year period. Therefore, time will tell, if the decade between 2000 and 2010 exceeds the previous decade for growth or falls short. In 2005, 1,043 acres was designated as residential. The average value of residential land per acre, fell by 53 percent between 1980 (\$5,807) and 1990 (\$2,736). Since 1990, the value of residential acreage has steadily risen; in 2005, it was worth, on average, about \$6,884 per acre.

Commercial acreage increased slightly between 1980 and 2005 from 46 to 66 acres. While the acreage remained constant, the average value of land increased from \$5,191 in 1980 to \$8,299 in 2005. The largest increase in a decade occurred between 1990 and 2000, when the average value of commercial land increased by 45 percent. Following state, county and area trends, the acres of land devoted to agricultural use has declined since 1980. In 1980, 14,898 acres of land was designated as agricultural use, while in 2005, this number fell by 37 percent to 9,355 acres. The average value of an acre of agricultural land has declined from a high of \$687 an acre in 1980 to a low of \$163 an acre in 2005.

### **Town of Bloomfield**

Residential land acreage has progressively increased in the Town of Bloomfield since 1980 (Appendix G, Table G-10). Between 1990 and 2005, residential land acreage grew by over 300 percent. Like Aurora, land values decreased during the 1980s and subsequently increased steadily since 1990; the average price per acre rose by over 200 percent between 1990 and

<sup>21</sup> DOR 1980 Statistical Report of Property Values Waushara County, Wisconsin. DOR 1990, 2000, and 2005. Statement of Assessments.

<sup>22</sup> DOR 1980 Statistical Report of Property Values Waushara County, Wisconsin. DOR 1990, 2000, and 2005. Statement of Equalized Values.

<sup>23</sup> Wisconsin State Assembly. 1995. Wisconsin Act 27 (Assembly Bill 150).

2005. In 1990, there were 607 acres of residential land in the town valued at an average of \$2,817 per acre. By 2005, residential acres had increased to 1,082, while the average cost per acre had risen to \$8,491. Commercial and manufacturing acreage in the town has remained constant. Similar to residential acreage, the average value of commercial and manufacturing land has risen. Commercial average land value increased by 241 percent from \$8,160 in 1980 to \$27,807 in 2005, while the average value of manufacturing acreage increased by 83 percent over this time frame from 2,733 to \$5,000. Keeping in mind the changes in reporting and assessing agricultural land and other related real estate classes between 1990 and 2005, the number of agricultural acres fell by 39 percent from 17,321 acres to 10,514 acres. Similar to other communities, the value of agricultural land fell from \$576 in 1990 to \$105 in 2005. Forest land, however, rose in value from \$374 in 1980 to \$1,632 an acre in 2005. Forest land remained relatively constant at around 4,800 acres.

### **Energy demands**

Development is dependant on the availability of a cost-effective, abundant, efficient energy supply. Industry needs to know that reliable energy will be available to run equipment and people rely on affordable energy to heat and power their homes. Not only is energy important for heating and power, but the cost and availability of gasoline may also impact development in both Aurora and Bloomfield. Tourism is a major revenue generator for the county, and many people within the county also regularly commute to work. Over half the people in the county regularly travel further than 27.1 minutes to work. In 2000, there were about 111 seasonal units in Aurora and Bloomfield. An increase in gas prices may cause some residents to move closer to their place of employment and out of Waushara County or cause others to consider closer locations from home for their vacation destinations. Therefore, energy availability can have an impact on new and sustained development in the towns.

## **FUTURE LAND USE PROJECTIONS**

### **Future Land Use Map**

Future land use needs and the resulting future land use map represents a compilation of the previous elements (Exhibit 8-3). This map was developed using:

- Existing land use maps and patterns
- Demographics (population, housing)
- Natural resource areas with limiting conditions (wetlands, floodplains, water resources)
- Development limitations (quarries, abandoned landfills, atrazine prohibition and wellhead protection areas)
- Future land use projections
- Results from public input including the citizen questionnaire
- Committee input including the SWOT analysis and visioning exercise
- Waushara County and City of Berlin Zoning Ordinances

The following land use categories were used in the Future Land Use Map

- **Future Residential:** Future residential land is classified as land that that will be used primarily for future human habitation. Future residential land uses include single-family

residential, farmsteads, individual mobile homes and duplexes. This land use category can include mobile homes in communities that have not made a distinction between these uses. Within the Town of Aurora this designation indicates areas where the town would like to see smaller lot residential development. The Town of Bloomfield has designated three different residential classifications: future residential within the North Lake Poygan Sanitary District (compact development) and areas immediately adjacent to Tustin, and an area near Berkans Drive; future residential development north of CTH A and west of STH 49 (a minimum lot size of 5 acres) and two areas for future mixed use commercial/residential development along STH 49 and CTH HH in West Bloomfield and adjacent to Tustin.

- **Future Multi-Family.** Future multi-family land is classified as land that will be used primarily for future residential uses of more than two residential units per building.
- **Future Commercial.** Commercial land uses represent the sale of goods and services and other general business practices. Commercial uses include retail and wholesale trade; services; and other related businesses. The Town of Aurora has combined the future commercial and industrial classification and has designated an area for future commercial and light industrial use near the intersection of STH 21 and STH 49. While the Town of Bloomfield has designated an area of mixed use commercial and residential (see future residential above).
- **Future Industrial.** Industrial land uses represent a broad category of activities not classified as future commercial such as construction, manufacturing, and other industrial facilities.
- **Future Recreational.** Recreational facilities are defined as land uses that provide opportunities for citizens to enjoy leisure activities. This category encompasses both active and passive activities. It includes designated parks; hunting and fishing areas; nature areas; areas for spectator sports, hiking, mini-golf, bowling, bicycling, skiing, golf courses, country clubs; and other related activities. The Town of Aurora has designated an area adjacent to their town hall.

These maps should be used as a planning tool by the communities in accordance with the Smart Growth Law. Elected and appointed officials should use these maps as a guide for making future land use decisions.

### Future Land Use Projections

Wisconsin statutes require comprehensive plans to include five year projections for residential, commercial, industrial, and agricultural uses over the length of the plan.<sup>24</sup> A summary of future land use projections and criteria follows.

While projections can provide extremely valuable information for community planning; by nature, projections have limitations which must be recognized. First and foremost, projections are not predictions. Projections are typically based on historical growth patterns and the composition of the current base. Their reliability depends to a large extent on the continuation of those past growth trends. Second, projections for small communities are especially difficult and subject to more error, as even minor changes can significantly impact growth rates. Third,

<sup>24</sup> *Wisconsin State Statutes 66.1001.*

growth is also difficult to predict in areas which are heavily dependent on migration, as migration rates may vary considerably based on economic factors both within and outside of the area.

The actual rate of growth and amount of future growth communities experience can be influenced by local policies which can slow or increase the rate of growth. Regardless of whether communities prefer a no growth, low growth or high growth option, it is recommended they adequately prepare for future growth and changes to provide the most cost-effective services possible. Furthermore, individual communities can maximize the net benefits of their public infrastructure by encouraging denser growth patterns which maximize the use of land resources while minimizing the impact on the natural resource base.

### **Town of Aurora**

Expected increases in residential and commercial acreage and resulting decreases in agricultural acreage can be estimated by analyzing and projecting historical data into the future. An anticipated range of population and housing growth and the amount of land that would be required to accommodate that increase in growth were made using past housing and population trends and future population and household projections.

In 2000, 971 permanent residents resided in the Town of Aurora in a total of 389 dwelling units<sup>25</sup>. Of these units, 356 dwelling units were occupied year round and 21 were used on a seasonal basis. The remainder of the vacant units were for rent, sale or other purposes. The 356 occupied dwelling units (households) had an average size of 2.73 people. Based on ECWRPC projections, the population is expected to increase by 284 to 1,255 people by 2030; these people are expected to live in a total of 500 households. Due to a number of reasons including the aging population base and a decrease in the number of children that people are having; the average household size is expected to decrease to 2.51 people per housing unit. It is important to remember that the number of total dwelling units does not equal the total number of households. The total number of dwelling units in the town is a combination of occupied units and vacant units (for sale, rent, seasonal and other), while the total households is equal to the number of dwelling units times a vacancy rate. Assuming a constant vacancy rate of 8.5 percent (vacancy rate from 2000 Census held constant); it is anticipated that there will be a total of 546 dwelling units in the Town of Aurora by 2030 or 157 new units. Since current multi-family units account for less than 1 percent of the total units it is assumed that all new units will be single-family. Over a 25 year period this assumes that an average of 5 dwelling units will be added in the town per year.

Historical building permit data from the DOA indicates that between 1990 and 2000, a net total of 72 units were added in the Town of Aurora (7.2 dwelling units per year). Between 2000 and 2004, 56 dwelling units were added (11.2 dwelling units per year). According to U.S. Census data, a total of 50 additional dwelling units were built in the town between 1990 and 2000 (5 dwelling units per year). While historical building permit data from DOA and the U.S. Census indicates that town averaged 5 to 7.2 dwelling units per year between 1990 and 2000, and more between 2000 and 2003, these trends are not expected to continue. Recent building permit information from Waushara County indicates that there were 5 new residential buildings permits issued in 2004 and 2005. Therefore it seems reasonable to assume, for planning

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<sup>25</sup> U.S. Census 2000.



purposes that on an average, 5 dwelling units per year will be added in the town over the planning period.

Based on existing information, there are approximately 443 single/two-family residential units in the town<sup>26</sup> that occupied approximately 510 acres<sup>27</sup>. As a result, the average size of a residential parcel in the Town of Aurora is approximately 1.2 acre. Given that residential land use may be based on the developed portion of a residential parcel of land not in a subdivision, it can be assumed that the actual size of a residential parcel may be higher. Since the minimum lot size for a residential parcel is one acre in a general agricultural zone<sup>28</sup> and given that the town has not designated another value, for the purpose of this planning effort, it is assumed that the average lot size of a future residential parcel will be in the range of one to five acres. This means that the Town of Aurora would likely experience an increase of about 125 to 625 acres of new residential growth. The information shown in Table 8-7 is based on an average lot size of 3 acres or an increase of 375 acres of residential development over the planning period. Per the future land use map, the town has target areas near Auroraville (section 6) and the City of Berlin (section 33, 35 and 36) for small lot residential development. It is also anticipated that infill development will occur within platted subdivisions that have not been fully developed. The remainder of the town is expected to experience scattered residential development.

The Town targeted one area for future commercial and light industrial development. Due to its location, the area near the intersection of STH's 21 and 49 has been experiencing commercial and light industrial growth. Data from the DOR indicates that commercial growth increased by 76 percent in the town between 1990 and 2000. According to the committee, part of this increase was due to a reclassification of a parcel of land. To predict the amount of commercial and light industrial land use that may occur in the Town during the planning period it was assumed that commercial/industrial growth would somewhat mirror population growth. Therefore as population increases, the amount of commercial growth would also increase. Currently there are 77 acres of land devoted to commercial/industrial uses (Table 8-2). For purposes of this planning effort it is assumed that an additional 30 acres of commercial and light industrial development will occur in the town. While the town has targeted this type of growth at the intersection of STH 21 and STH 49, it is reasonable to assume that commercial growth may also occur near the City of Berlin.

Growth within the Town of Aurora will generally occur in areas where agriculture is the current land use. Therefore it is assumed that agricultural acreage will continue to decrease in the town (Table 8-7).

**Table 8-7. Town of Aurora Land Use Projections**

Future Land Use Acreages	2005	2010	2015	2020	2025	2030
Residential S.F. <sup>1</sup>	510	585	660	735	810	885
Commercial <sup>2</sup>	77	83	89	95	101	107
Agricultural	9,041	8,972	8,903	8,834	8,765	8,696

<sup>1</sup>Assumed 1 to 5 acres per dwelling unit per year. Table reflects 3 acres per dwelling unit per year or average.

<sup>2</sup>Includes Industrial

<sup>26</sup> U.S. Census 2000 plus DOR net building data.

<sup>27</sup> ECWRPC existing land use 2006.

<sup>28</sup> Waushara County Zoning Ordinance.

## **Town of Bloomfield**

The Town of Bloomfield had a population of 1,018 persons in 2000. There were 455 housing units in the town that were divided between single family detached (414), two-family (13), and mobile homes (28). The residents of the town comprised a total of 392 individual households. Based on ECWRPC projections, the population will increase by seven (7) individuals by 2025; there will be an estimated 454 individual households. Although population levels will remain stable, the average household size is expected to decrease. This will result in an increased need for additional housing units. Assuming a constant vacancy rate of 4.2 percent (units that are available for rent and sale) and a constant seasonal percentage of 11.6 percent, this indicates 539 housing units are estimated to be inhabited in 2025. Since there are no multi-family units and the town does not wish to promote this type of development, it is assumed all new units will be single family dwellings. This indicates 84 new single family houses are anticipated to be constructed by 2025. This averages to about 4.4 new homes per year.

Past building permit data indicates that housing development has occurred at a slightly higher rate. An average of 6 new single-family homes has been constructed each year since 1990. If past construction trends remain constant, 114 new homes would be anticipated over the course of the plan.

Several factors make housing predictions problematic. First, many respondents in the citizen questionnaire indicated they are planning on building new homes on their seasonal properties in Bloomfield within the next ten years. Other areas within Waushara County have incurred a net increase in population due to the in-migration of retiring “baby-boomers.” Comprehensive plan committee members felt this was occurring in Bloomfield. Although these trends and ECWRPC population projection suggest there will be an increase in the town’s population, recent news stories indicated that there may be a decrease in the rate of house sales within the region.<sup>29</sup>

Slight modifications were made to ECWRPC population modeling scenarios and past building trends to complete housing projections. The planning committee developed a consensus that it was necessary to acknowledge that growth rates will most likely remain constant or decrease over the planning period. Thus, the committee agreed that it was reasonable to assume five (5) new homes would be constructed each year, or a total of 95 new homes will be constructed by 2025. To facilitate the calculation of the required five-year projections, this figure was rounded to 100 new homes.

Two primary areas were targeted for development in the town: the North Lake Poygan Sanitary District (NLPD) surrounding the Tustin area and the unincorporated community of West Bloomfield. These rural communities serve as town centers and have existing infrastructure which can readily accommodate new development. Several subdivisions have also been platted along Berkans Drive, 37<sup>th</sup> Avenue, and other areas. Although it is anticipated that scattered residential development will continue throughout the Town, infill development within platted subdivisions is preferred and will be highly encouraged. To further protect the rural character of the Town of Bloomfield, conservation subdivisions will be promoted as an alternative to allow new residential development while preserving the open space and natural areas which town residents highly value.

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<sup>29</sup> Wisconsin Realtors Association. 2006. *Wisconsin Home Sales Moderate But Outperform Nation and Region*. [http://www.wra.org/online\\_pubs/press\\_releases/2006/pr0806.htm](http://www.wra.org/online_pubs/press_releases/2006/pr0806.htm).

Specific lot sizes have been recommended for each of the targeted areas. Compact lot development was recommended in areas currently serviced by the sanitary district and areas immediately adjacent to Tustin. Since this area is currently zoned RS-10, lots should not exceed 10,000 square feet in the sanitary district. New residential development north of CTH A and west of STH 49 has an average lot size of 5 acres in area; it is anticipated this trend will continue (See overlay on Figure 8-3.) Residential development elsewhere in the Town, including West Bloomfield, should have a minimum lot size of one (1) acre and a maximum lot size of two (2) acres. This range allows adequate area for individual on-site sewage disposal systems while retaining the rural character of the town. Where feasible, landowners should maintain their properties in natural vegetation to retain the natural beauty of the town and to improve stormwater filtration.

Land use projections were calculated assuming development would be directed towards the NLPSPD. Ideally, the town would like at least one-quarter of all new home construction to occur with the sanitary district. Residential development outside the sanitary district was assumed to be evenly distributed among the remaining areas. Utilizing these and previously discussed parameters for residential intensities, an additional 250 acres are expected to be for allocated single-family homes. In standard residential developments, approximately 25 percent of the gross land area will be needed to construct streets, stormwater management facilities, and other infrastructure required by current and future legislation. It is anticipated that 326 acres are necessary for future residential growth (Table 8-8). While this is an estimate, actual development will depend on land and housing availability and affordability; the local and state economies; and other factors. It must be taken into consideration that:

- It is not the intent of the plan to see an entire area within the specified zones to develop. Instead, the specified use shall be allowed if consistent with the type, location, and density of the development; and
- Some of the land would hinder development based on soil suitability, adjacent natural resources, conflicting land uses, or other factors.

To calculate commercial land use projections, the current ratio of residential acreage was compared to commercial land use acreage (15.7 acres) based on the current land use inventory. This ratio (25:1) was held constant over the planning period. Based on this methodology, the Town of Bloomfield is anticipated to develop approximately 13 acres. In order to account for the increased impervious surfaces of commercial areas, this amount was doubled to 26 acres to facilitate on-site infiltration and other innovative stormwater management strategies. The Future Land Use Map designates several areas along STH 49 and CTH HH in West Bloomfield and adjacent to Tustin for commercial development. These areas are designated as "future mixed-use residential-commercial." Additional service based commercial uses are also likely to develop in other appropriate areas such as the rural community of Metz. Home-based businesses will be reviewed on a case by case basis.

Infill development and mixed use development will be essential in the future vitality of the Town. Infill development stresses construction techniques which renovate and revitalize existing structures or building on vacant properties within an existing community. There are several abandoned commercial and industrial properties within the Town that would be ideal for future infill. Furthermore, a variety of commercial and residential uses are sought within the unincorporated communities of Bloomfield. A primary benefit of mixed use development is the

option it provides in terms of access and transportation to a variety of destinations and services. The proximity of residential development and commercial establishments allow residents living nearby to walk to various businesses. Families can also benefit from mixed use development by being able to ride their bicycles to local parks.

Industrial lands are projected in the same manner as the commercial lands. According to the 2005 land use inventory, the current ratio of residential acreage to industrial acreage is 118:1. After additional land is factored in for stormwater management purposes, it is anticipated the town will develop three (6) acres for industrial uses. Since this is a small amount of land, this will most likely occur in one development. Therefore, five year projections were not completed for industrial uses.

The Town of Bloomfield does not see itself as being a community that would attract large industries; thus, industrial development will be directed primarily to the existing industrial parks in the City of Weyauwega, Village of Redgranite, or other nearby communities. These areas contain adequate public facilities and services for more intensive industrial uses. However, areas designated as commercial may be considered for future light industrial developments. If light industrial uses are allowed to develop in the Town of Bloomfield, they shall fit the character of the town and be environmentally friendly.

**Table 8-8. Town of Bloomfield Land Use Projections**

Future Land Use Projections	2005	2010	2015	2020	2025
S.F. Residential	394	476	557	639	720
Commercial	16	23	29	36	42
Industrial	3	3	3	9	9
Agricultural	9,811	9,730	9,648	9,567	9,485

Agricultural lands are found throughout the Town of Bloomfield. Large concentrations are found west of STH 49 and in the southeast corner of the town. It is the town's intention to preserve as much of these remaining farmlands as possible over the next 20 years. Wherever feasible, the town would like to preserve large tracts of the most productive farmland for future agricultural production. As development pressures continue to grow, a portion of the lands currently being used for agricultural purposes may be developed over the planning period. New residential uses near existing agricultural operations should be set back and adequately buffered from the farms to minimize potential land use conflicts and serve as a buffer area.

Agricultural projections were made assuming that all new residential development would convert existing agricultural land into new housing. Although this may not be the case, it presents the "worst case scenario." Thus, it is anticipated there will be a net loss of 208 acres of agricultural land during the planning period.

The Town of Bloomfield considered the possibility that some farmers may wish to expand existing agricultural feeding operations or begin new developments which may be regulated as a concentrated animal feeding operation (CAFO). CAFOs are farms which care for 1,000 animal units or more. (See Natural Resources Element for more information.) To date, only two farmers may consider expanding their operations to meet CAFO parameters. For this reason, the Town of Bloomfield has chosen to allow CAFOs in all areas zoned for agricultural uses. The

Plan Commission, Town Board, Wisconsin Department of Natural Resources, and other appropriate agencies will collaborate to properly site CAFOs if the need arises.

The Town of Bloomfield currently exceeds national standards for recreational facilities. Pony Creek Park, the West Bloomfield Fire Department Park, and the public boat ramp in Tustin provide a diversity of recreational opportunities. The town also plans to build a small park adjacent to the proposed town hall. This will increase the availability of active recreational activities to residents on both sides of the town. Other future recreational facility expansions such as a swimming beach in Tustin can also be explored as the need and demand occur.

The overall intent of plan is to direct specific development types to appropriate areas within the town. Areas designated for future residential, commercial, and mixed-use development on the Future Land Use Map actually exceed the overall anticipated acreage requirements for each development type. This allows increased flexibility for future development location. First, the plan conveys the conceptual ideas rather than site-specific designation. Second, environmental limitations to development such as wetlands and high groundwater are quite common in Bloomfield. Allocating extra resources will allow new development to occur without jeopardizing the pristine quality of the natural resource base.

### **Land Use Issues and Conflicts**

For the most part, the communities within the Group F cluster chose to meet independently to discuss a majority of the issues within the comprehensive plan. In order to avoid future land use conflicts, neighboring towns should establish a communication process to determine the potential effects of new developments within 0.5 mile of their common border. By doing so, the impacts of the development will be more likely to be minimized.

Future conflicts with the Town of Poy Sippi may be minimal, as their committee has also stressed the importance of in-fill development within the unincorporated village centers of Poy Sippi and Borth. Town officials and planning commission members from both Bloomfield and Poy Sippi should continue to effectively communicate to avoid conflicts.

Bloomfield Town officials and the planning commission will want to provide public comment to the towns of Lind and Fremont (Waupaca County) during their ongoing comprehensive planning process which is currently underway. Likewise, public comments will be necessary when the Town of Saxeville and Town of Wolf River (Winnebago County) begin their planning processes.

The North Poygan Sanitary District serves both the towns of Bloomfield and Wolf River. Potential land use conflicts may arise as new development occurs within the sanitary district. Town officials and sanitary district employees will need to collaborate to ensure that the overall density of development within both towns is consistent with the overall land use visions for both towns. In addition, development will need to be monitored to ensure that the capacity on the existing sanitary sewer system is not exceeded.

The City of Berlin exercises extraterritorial jurisdiction within 1.5 miles of its borders. Sections 32 to 36 in the Town of Aurora as well as portions of the Town of Berlin fall within the Extraterritorial Zoning Area (ETZA). A joint committee, made up of representatives from the towns of Aurora and Berlin and the City of Berlin approve or disapprove of any zoning changes within this area. This insures that orderly development is occurring in this area and that all communities affected

have input. To assure that land use issues and conflicts are minimal in other areas of the town, the Town of Aurora should strive to monitor development within 0.5 miles of its borders as well as establish an effective method of communication with all of its neighbors.

Natural resource preservation and development may be in conflict with each other. High quality wetlands, floodplains, and other features comprise the natural resource base for the towns. Increased development near these resources could lead to displacement of wildlife; degradation of surface and groundwater; and loss of forest, farmland and other open lands and resources.

Incompatibilities may arise between adjacent land uses as development continues. Future land use maps designate specific areas for various uses. To minimize these conflicts, other land use controls such as setbacks, screening, and buffering should be utilized to limit potential conflicts. Many of these controls are detailed within the respective zoning ordinances. Any subdivision that is approved should be designed in a manner that preserves the rural character of the area while enhancing the natural resource base.

## **INTERRELATIONSHIPS WITH OTHER PLAN ELEMENTS**

Land use cannot be considered in isolation from other elements. Economic development; housing; transportation; community and public facilities; and agricultural, natural and cultural resources all interact with one another. A vibrant economy brings people to the area in search of jobs and housing. Additional jobs may require the construction of more businesses, while additional people may demand other housing and services. Infrastructure such as roads and sewer and water extensions may be needed to serve these areas and people. This development may impact existing farm lands, forest areas, and other natural features.

### **Economic Development**

Commercial and industrial land uses should be located in areas that are compatible with adjacent land uses, minimize environmental impacts, and utilize existing infrastructure. Additionally, industrial and concentrated commercial land uses should be situated in areas, if possible, where public sanitary sewer and water are available. While public sewer is not available in the Town of Aurora, commercial and light industrial uses should be concentrated near similar land uses. This would include the areas near the STH 21 and STH 49 intersection and the City of Berlin.

Emphasizing the vitality of Tustin and West Bloomfield, incorporating historic elements of the region, and directing unique businesses to these areas are important to the economic vitality of the communities. Industrial parks with available land and expansion capacity for commercial and industrial development are located in nearby communities. Although the towns of Bloomfield and Aurora may not garner direct tax benefits from new industrial development, town residents will benefit from the creation of good paying jobs.

### **Housing**

It is critical that an adequate supply of reasonably priced land be available for residential development. The amount of land that is required depends on the density, design, and placement of development. Residential development should be placed to minimize

environmental impacts and utilize existing infrastructure. Scattered residential development increases the cost to provide public services such as fire, police and emergency protection; consumes and fractures large tracts of agricultural and forested areas; and increases conflicts between agricultural and residential uses.

Demand for property with access to natural resources has driven up land values and the cost of housing in the area. New residential development may not be affordable to residents who depend on the area for jobs. The provision of a mix of residential units must be available for all income ranges. Affordable housing including smaller homes on smaller lots and reasonable priced rental properties must be provided for individuals on low or fixed incomes. These areas should be located within walking distance of schools, stores, and other services.

### **Transportation**

A well planned transportation system provides access to housing, schools, work and through traffic. As part of this transportation system, bike and pedestrian facilities should be expanded in existing areas to provide safe access to schools and business. When new subdivisions or roads are built or existing roads are reconstructed, pedestrian and bike access should be incorporated into these new designs.

Communities should carefully consider the creation of a system of recreational trails for both non-motorized and motorized traffic. Bicycling and pedestrian trails provide alternative transportation methods for local residents and potential tourist attractions. A year-round trail system for ATVs will also increase recreational opportunities for local residents and tourists alike.

### **Utilities and Community Facilities**

New development should occur in proximity to existing infrastructure. Unsewered development should not be allowed to occur in areas that can be cost effectively and readily served by public sewer. Areas within and near Tustin should be served by public sewer if it is readily available. In rural areas, scattered residential development increases the cost or makes costs prohibitive for services such as fire, police and emergency protection and public transportation (school bus and elderly/disabled). The road network should provide easy access to all areas as valuable time is lost when emergency vehicles must travel on winding local roads.

### **Agricultural Resources**

Agriculture not only supports the economy of the county, but also defines the rural character that residents of the area value. The county is experiencing a decrease in the number of farming operations as farmland is converted to other uses. Farmland areas are being fragmented by scattered residential development which often results in agriculture operational conflicts and limits farm expansion for farmers who wish to remain in farming.

### **Natural Resources**

An abundance of natural resources including Lake Poygan, Willow Creek, the Fox River, streams, woodlands, wetlands, wildlife habitat, agricultural land and other open spaces can be found in the area. People who visit and live in the area value these resources. Increased

development can adversely affect these very resources that drew people to the area and caused them to remain. New development should be directed away from sensitive environmental areas including floodplains and wetlands. Care should be taken to minimize the effects of new construction on the existing environment by strictly enforcing erosion control practices. Older septic systems should be inspected regularly to minimize the consequences of failing systems on water quality.

### **Cultural Resources**

The historical past of the area helps to define the present. Care should be taken to preserve, protect, and enhance the cultural resources, historic areas, and buildings that remain. New development should be incorporated into existing development so that it enhances the historic components that remain. The downtown areas of Tustin, West Bloomfield and Auroraville could be developed to enhance the historical significance of the area.

### **Intergovernmental Cooperation**

Land use decisions that are made within one municipality often affect the decisions and land use of another. For example, the development of a heavy industrial activity near the border of one community has the potential to affect the land use, natural resources and economy of an adjacent community. In this example, a residential use may not be compatible with the heavy industrial use, the industry may pollute a stream that flows through another community, or the business may purchase raw products or supplies from a business in an adjacent community. To minimize conflicts, communities should solicit input and find an effective form of communication with neighboring communities and residents.

## **POLICIES AND PROGRAMS**

### **Regional, County and Local Policies**

#### ***Zoning Ordinances***

The Wisconsin enabling legislation requires that zoning ordinances must be reviewed and modified if necessary to be consistent with a community's comprehensive plan.

Local municipalities and counties can enact wind energy zoning ordinances to proactively plan for siting future wind energy projects.<sup>30</sup> Wind energy zoning ordinances can establish setbacks from property lines, roads, communication and electricity transmission systems, and residential structures. Additionally, setbacks can be established for undeveloped residential properties. Although noise level effects may be difficult to determine due to differences between individuals, it is possible to establish maximum allowable decibel levels at residential dwellings and specific public facility sites. Height restrictions can be placed on individual turbines. Height restrictions must be used cautiously since a restriction could lead to an increased number of turbines and decreased land use efficiencies. Several safety features can be incorporated into a zoning ordinance. For example, restrictions can be placed controlling the accessibility (lockable, non-climbable towers), electrical connection systems, and appropriate warning signage

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<sup>30</sup> *Wisconsin State Statutes 66.0401.*



installation to cite a few examples. Ordinances can also include specific plans for site reclamation if a turbine is abandoned or its use is discontinued.

Other zoning tools can also be utilized to limit the number of potential sites for wind energy facilities. Extra-territorial airport zoning can restrict the maximum height of structures to a distance of three miles from a public airport facility. In addition, overlay zoning can be utilized to further protect significant natural or cultural resources by limiting the conditional uses within a specific area.

### ***County Policies***

**County Zoning.** The Waushara County Code of Ordinances regulates private on-site wastewater treatment systems, land divisions and land uses. A few of the chapters that relate to land use are summarized below.

**Waushara County Utilities Ordinance** is contained within Chapter 54 of the Waushara County Code of Ordinances. This ordinance regulates all private on-site wastewater treatment system within the county. Although this ordinance does not directly determine land uses, it influences the location of future development according to soil suitability.

**Waushara County's Subdivision Ordinance** is contained in Chapter 42 of the Waushara County Code of Ordinances. The ordinance facilitates division of larger parcels of land into smaller parcels of land. Land divisions create less than three lots of 15 acres or less. Land divisions can be classified as either major or minor subdivisions. A major subdivision creates five or more lots which are each 5 acres or less in area by successive divisions within a 10-year period. A minor subdivision contains three or more lots that are 15 acres or less in area by successive divisions within a 10-year period. The ordinance also contains design standards for streets, setbacks, utility easements, stormwater management techniques, and erosion control.

The **Floodplain Zoning Ordinance** is contained within Chapter 18 of the Waushara County Code of Ordinances. The purpose of the floodplain ordinance is to protect life, health, and property; to minimize the costs associated with flood control projects; and to minimize the costs associated with relief and reconstruction efforts. The ordinance regulates residential uses, storage of hazardous materials, sewage disposal, wells for drinking water, and uses mentioned in NR 110.

The **Shoreland Zoning Ordinance** is contained within Chapter 58 of the Waushara County Code of Ordinances. Shorelands are defined as unincorporated areas which are: 1,000 feet from the ordinary high water elevation mark of navigable lakes, ponds, or flowages; or 300 feet from the ordinary high water elevation mark of navigable rivers or streams. If the landward side of the floodplain exceeds either of these two measurements, this is used as the zoning standard. This ordinance controls the lot size, building setbacks, landfills, agricultural uses, alteration of surface vegetation, sewage disposal, filling, grading, lagooning, and other uses which may be detrimental to this area.

Chapter 58 also addresses **wind energy generation facilities**.<sup>31</sup> The existing ordinance permits wind energy facilities in areas that have been zoned for either general agricultural (A-G) or forestry (O-F) uses. As such, the landscape within these areas must be dominated by

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<sup>31</sup> WCZLC. 2006. *Code of Ordinances: Waushara County, Wisconsin 58.236 (20)*.

agricultural practices or woodlots. Several setbacks, safety restrictions, and ground clearance requirements have been established. The County and local municipalities may wish to collaborate to designate specific sites appropriate for future wind energy facilities.

**Farmland Preservation Plan.** Waushara County adopted the county Farmland Preservation Plan on June 9, 1981.<sup>32</sup> The goal of plan is to preserve productive and potentially productive agricultural land, forest land, and environmentally sensitive areas while providing other areas for well planned growth in other appropriate areas of the county. Agriculturally productive areas are defined as existing farms consisting of a minimum of 35 contiguous acres of productive farmland. This plan allows farmers in preservation areas to sign agreements on a voluntary basis under the state's Farmland Preservation Act for tax credits.

**Pine River/Willow Creek/Poygan South Priority Watershed Plan.** The Pine River/Willow Creek/Poygan South Priority Watershed was selected as a priority watershed in 1995.<sup>33</sup> The watershed drains 308 square miles in Waushara and Winnebago Counties. Both waterways are clear, hard water streams that drain the southern two-thirds of Waushara County. The local soils, geology, and other physical resources present in the watershed are highly susceptible to groundwater and surface water contamination from poor land use practices. The high occurrence of agricultural uses exacerbates this vulnerability. The overall goal of the High Priority Watershed program is to reduce sedimentation and nutrient loading to local water resources. The project will end in 2009. In 1997, the Pine River/Willow Creek/Poygan South Priority Watershed Plan was adopted to protect these watersheds.

**Land and Water Resource Management (LWRM) Plan.** The Waushara County LWRM plan was written in 1999.<sup>34</sup> In 2005, it was revised in response to legislative call to redesign Wisconsin's programs to reduce pollution from unknown sources. The revised plan was adopted in February 2006. The plan identifies long term goals and implementation strategies to reduce non-point source pollution into rivers, streams, and lakes in Waushara County. The four goals that were identified include: 1.) Reduce soil erosion and continue to protect natural resources; 2.) protect and enhance in-stream, riparian, wetland and upland habitat; 3.) protect surface waters from construction site erosion control & non-metallic mining; and 4.) implement the animal waste prohibition.

### ***Local Policies***

**City of Berlin Zoning.** The City of Berlin holds extraterritorial zoning rights that extend into the Town of Aurora. While the City of Berlin may establish extraterritorial zoning up to a mile and a half from the corporate boundary of the city, the City and Town have elected only include sections 32, 33, 34, and 35 in the extraterritorial area (ETZA) at this time. The zoning regulates land use and land divisions within the ETZA that are similar but unique from the zoning within the city boundary. ETZA zoning ordinances are contained within the City of Berlin Zoning Ordinance.

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<sup>32</sup> WCZLC. 1980. *Waushara County Farmland Preservation Plan*. [http://www.co.waushara.wi.us/more\\_lcd.htm](http://www.co.waushara.wi.us/more_lcd.htm).

<sup>33</sup> WDNR. 1995. *Pine River and Willow Creek Watershed*.  
<http://dnr.wi.gov/org/gmu/wolf/surfacewaterfiles/watersheds/wr02.htm>.

<sup>34</sup> WCZLC. 2005. *Waushara County Land and Water Resource Management Plan*.  
[http://www.co.waushara.wi.us/more\\_lcd.htm](http://www.co.waushara.wi.us/more_lcd.htm).

**Official Map.** An official map is intended to implement a master plan for a city, village, or town. The master plan helps direct development by designating areas for streets, highways, parkways, floodplains, and other pertinent land uses. Official maps direct development away from sensitive areas which are designated for future public use. Towns of Aurora and Bloomfield currently do not have an official map and may want to adopt one as part of this planning effort. The Waushara County parcel map may serve as a basis for their official map.

**Existing Comprehensive/Land Management Plans.** This is the first planning effort for the towns of Bloomfield and Aurora. Several adjacent towns in Waushara County have already adopted land management plans (Town of Poy Sippi, 2002; Town of Leon, 2002). The Town of Saxeville prepared a land management plan in 2001, but has not formally adopted the plan. The Town of Poy Sippi is currently updating its land management plan to make it compliant with *Wisconsin State Statutes* 66.1001. To date, the Town of Warren has not been involved with land use planning. The towns of Fremont and Lind (Waupaca County) are currently preparing comprehensive plans. The Towns of Wolf River (Winnebago County) adopted a land management plan in 1995; to date the town has not begun its comprehensive planning process. The towns of Poygan and Rushford (Winnebago County) are currently preparing comprehensive plans, while the Town of Nepeuskun has not begun this process. Within Green Lake County, the City of Berlin (2003) and the towns of Berlin (2002), Seneca (2003) and the County (2003) have adopted Comprehensive Plans. Winnebago County has completed a county-wide plan.

## **Federal, State and Regional Programs**

### ***State of Wisconsin***

**Land and Water Resource Management Planning Program (LWRM).** The land and water resource management planning program (LWRM) was established in 1997 by Wisconsin Act 27 and further developed by Wisconsin Act 9 in 1999.<sup>35</sup> Although both Acts are designed to reduce non-point pollution, Wisconsin Act 27 regulates rural and agricultural sources while Wisconsin Act 9 regulates urban sources.<sup>36</sup> Counties are required to develop and periodically revise LWRM plans. Citizens and professionals in each county identify local needs and priorities in regards to conservation needs through watershed based planning. All LWRM plans must be approved by the Wisconsin Department of Agriculture, Trade, and Consumer Protection.

**Wisconsin Act 204.** Recent blackouts and other incidents throughout the United States have raised concerns regarding both the supply of energy and the adequacy of the transmission grid. Wisconsin Act 204 mandates that a portion of electricity generation facilities be from renewable resources. To ensure that the renewable energy goals set forth in Wisconsin Act 204 are not unduly hindered, the State passed additional legislation restricting the ability of local governments to prohibit or curtail the development of wind and solar energy system.<sup>37</sup> Municipalities can only impose restrictions on the construction and operation of wind turbines to protect public health and safety. Furthermore, communities cannot impose regulations which increase construction/operation costs, decrease the efficiency of wind generation systems, or specifically prohibit installation of alternate energy systems.

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<sup>35</sup> Wisconsin Legislative Reference Bureau. 1997. *Budget Brief 97-6*.

<sup>36</sup> Wisconsin Legislative Reference Bureau. 2000. *Budget Brief 00-7*.

<sup>37</sup> Wisconsin Statutes 66.0401

Although traditional approaches such as coal and natural gas are still utilized, other options are being explored that include renewable resources. Under this mandate, other sources of energy such as wind are currently being proposed at several locations throughout Wisconsin. While there is an extensive review process for the placement of large electrical generation facilities, smaller facilities, such as wind turbines, often fall below the size limitation and bypass this review process. Thus, many communities find themselves unprepared to handle future wind turbine proposals.

**EXHIBIT 8-1**  
**EXISTING LAND USE**

**EXHIBIT 8-2**  
**EXISTING ZONING**

**EXHIBIT 8-3**  
**FUTURE LAND USE**

## LAND USE GOALS- Town of Bloomfield

**Goal LU 1. Promote future development that will meet the future needs of the area while preserving the visual qualities of the area's landscape that defines its rural character.**

### **Objectives:**

- **LU 1.1. Support the creation of "town centers" which can be the hub of future development to existing downtown areas or to a specific concentrated area.** . Traditional neighborhoods have often allowed residents to enjoy the comforts of home while often having several important commercial and governmental services nearby. Since the 1950s, the traditional neighborhood has been replaced by suburbs characterized by "sprawl." Where possible, the Town would like to eliminate sprawl and revitalize traditional neighborhoods which offer convenient access to goods and services.

### **Strategies:**

- **Encourage denser development (smaller lot sizes) near established "town centers" of Tustin and West Bloomfield.** Appropriate lot sizes in the "town center" would not exceed ½ acre. New development within areas not lying in either of the aforementioned zones would have lots sizes ranging between ½ to 2 acres in size depending on their location. The development pattern is discussed in the chapter. Refer to Exhibit 8-3 for a geographical representation.
  - **The town should manage the transition between higher- and lower-density development areas by "bull's-eye" development.** As distance increases from the "town centers," lot sizes should gradually increase. Different concentric circles would have increasing minimum lot sizes as they get further away from the town center.
  - **Establish standardized minimum lot sizes (area and/or dimension) consistent with each specific zone and keep compatible lot sizes in proximity to one another.**
  - **Consider reducing lot sizes within the North Lake Poygan Sanitary District by rezoning undeveloped plots in downtown area to RS-10.** The village area is zoned primarily RS-10 and RS-20 Residential Single Family. These two zoning districts are intended to provide an environment with "moderate" lots 10,000 and 20,000 square feet, respectively. Smaller lots provide a more traditional neighborhood atmosphere.
- **LU 1.2. Promote infill mixed-use development within the "town centers" of Tustin and West Bloomfield.** Convenient access to a variety of goods and services can reduce the need and frequency of automobile traffic. This can also be viewed as an amenity by town residents and potential emigrants.

### **Strategies:**

- **Continue to offer residents a mixture of commercial services which are appropriate for rural communities.** Since Bloomfield is a popular tourist destination, several restaurants are located in the unincorporated villages of Metz, Tustin, and West Bloomfield. Ancillary services such as bed and breakfasts



may be appropriate to attract future tourists. Other commercial services such as auto repair would provide increased availability to needed services.

- **Promote the development of new businesses which complement existing establishments and the concept of the “town center.”**
  - **Identify vacant buildings that can be utilized for new businesses to minimize start-up costs.**
  - **Where appropriate, consider special use permits for day care centers and other related businesses which would fit the rural character of the town.**
- **LU 1.3. Target desired new development to appropriate locations where existing infrastructure can accommodate new industrial and commercial uses.**

**Strategies:**

- **Where feasible, direct new industrial development to the industrial parks in the City of Weyauwega or Village of Fremont.** These areas are serviced by public utilities such as sewer and water which are capable of handling increased volumes of wastewater.
  - **Where feasible, direct new commercial or mixed-use development towards “town centers.”**
  - **Review requests for commercial and industrial uses which are located in rural areas of the town on a case by case basis to allow for home-based businesses.**
  - **Where feasible direct future commercial development to areas serviced by sewer and water utilities.**
- **LU 1.4. Ensure that all development occurs in a planned and coordinated manner that which preserves the rural character of the Town.** Planned developments will improve the quality of life by not only improving the overall aesthetics of a community, but will also protect the health and property values within the area. Factors which influence the quality of life include scenic vistas, phenomenal sunsets, and spectacular night skies. Until they have spent time in a rural area, most urban residents have no idea of the number of stars in the sky. Rural residents often comment that their ability to experience the night sky is one of the most rewarding aspects of rural living. For them, the glare and diffuse light from commercial activities and other illuminated sources is considered an intrusion they would like to see minimized or eliminated.

**Strategies:**

- **Encourage the enforcement of existing ordinances which regulate the size, appearance, and lighting of signage used for highway billboards, informational roadway signs, and commercial enterprises.**
- **Review the county’s sign control ordinance to determine if it will offer enough support for new commercial design criteria.**
- **Consider preserving the night sky by implementing zoning tools which regulate outdoor lighting.**
- **Consider utilizing lighting that reduces glare, light trespass, and sky glow as described in *Sensible Shoreland Lighting*.**

- **Glare.** Good lighting should illuminate only what needs to be seen. Glare occurs when one actually sees the light from the fixture itself rather than what the fixture is intended to illuminate. Shielding light fixtures so the direct rays of light cannot reach a person's eyes can eliminate glare. The use of full cut-off fixtures can also minimize glare. Full cut-off means that no light is emitted above the horizontal. Full cut-off fixtures are more effective and actually increase safety since they produce very little of the glare that dazzles the eye and reduce one's ability to see into the shadow.
- **Light Trespass.** Glare is also associated with light trespass. Light trespass is the description of the nuisance effect of improperly aimed lights resulting in the illumination of areas not intended to be lit.
- **Sky Glow.** Most exterior lighting shines directly upward, causing the sky above to glow, which washes out the view of the dark night sky. Billboard lights that shine upward, street lights that bounce light off of pavement, and commercial and residential lighting open to the sky all contribute to sky glow. To reduce signage contribution to sky glow, illuminate signs for advertising by positioning the lights above and in front of the sign, keeping the light aimed at the sign surface.

**Goal LU 2. Where appropriate, consider utilizing innovative residential development techniques (i.e. conservation subdivisions) which exceed current minimum requirements set forth by state, WDNR, county, and local zoning ordinances for new residential development throughout the town.** These developments should stress increased preservation of natural features and larger tracts of open/green space, creation of trails, smaller lot sizes, smaller set backs, stricter building codes, etc.

**Objective:**

- **LU 2.1. Promote cluster developments for new residential subdivisions throughout the town.** The conservation subdivision design, also known as "cluster" development, is a means of preserving open space and productive agricultural lands while permitting residential development. Homes are grouped on certain portions of the site while leaving the majority undeveloped. Lots are smaller than in conventional large lot subdivisions, and are located to leave protected landscape features open. Principles of efficient service provision can be effectively applied to conservation subdivisions.

**Strategies:**

- **To offer additional open space in planned residential development zones, encourage Waushara County to increase the currently required 20 percent minimum open space to 50 percent.**
- **Cooperate with Waushara County to develop a Conservation Subdivision Ordinance to assist towns in offering alternatives to traditional subdivision design.** During the time period there is not a county conservation subdivision design ordinance, specific areas of the town can be rezoned to RS-P to permit additional flexibility and variety in the development of cluster developments.
- **Encourage Waushara County to educate the public on conservation subdivisions and related cluster developments.**

- Consider buffering rural land from new residential development by encouraging land owners to establish woodlands and other natural plantings within the required setbacks in new major and minor subdivisions.
- Apply conservation subdivision principles and design techniques to all land divisions which meet the criteria for minor subdivisions (3 lots or more) or major subdivisions (5 or more lots).

**Goal LU 3. Ensure that land use pattern protect and promote public health, safety, and welfare.**

**Objective:**

- **LU 3.1. Ensure that all development occurs in a planned and coordinated manner that maintains or improves the quality of life for town residents.** Planned developments will improve the quality of life by not only improving the overall aesthetics of a community, but will also protect the health and property values within the area. Factors which influence the quality of life include accessibility of community services and natural resources and well as the prevention of potential conflicts between land uses.

**Strategies:**

- **Be aware of the inventory the sites of abandoned landfills and other potentially hazardous areas.**
- **Restrict residential development near landfills and other potentially hazardous sites.** Residential development should be restricted within a 1,200 foot radius of all existing landfills unless the area is serviced by public sewer.
- **Encourage Waushara County and quarry operators to maintain a current inventory of existing and future sites.** Residential development should be directed away from these areas.

**Goal LU 4. The town should preserve local agricultural operations and traditions.**

**Objectives:**

- **LU 4.1. The town should encourage the preservation of its most productive farming operations and encourage the expansion of new farming ventures where appropriate.**

**Strategies:**

- **Recommend establishing “agricultural protection areas” or “agricultural corridors” on the Future Land Use Map in future plan updates if residential development begins to encroach on active agricultural operations.** This corridor area should be identified as areas having the greatest concentration of active farms and/or the largest active farms. These areas should be identified by the presence of “important” and “unique” farmland as defined by the USDA – NRCS.

- The town should discourage new development in areas of “important” and “unique” farmland.
- If local farms cease to operate, the town should encourage the landowners to ensure that the land is not developed in an irreversible manner.
- **LU 4.2. The town should ensure that land use patterns provide an environment in which residential neighborhoods and a diverse mixture of enterprises including agricultural operations can co-exist with minimal conflicts.** The town should take measures to ensure that existing agricultural and residential land uses are not in conflict with one another, and that new development does not disrupt the existing agricultural community.

**Strategies:**

- Encourage new residential development in all other areas of the town to utilize adequate setbacks and buffers to minimize conflicts with agricultural operations.
- The town should encourage farming operations to incorporate best management practices which improve the environment and reduce the potential for conflicts within residential uses.
- Encourage the preservation of farms and forest land through the use of Purchase of Development Rights (PDR), conservation easements, or other similar tools.
- Consider creating a pamphlet educating landowners on various governmental programs which help preserve land in a natural state.
- Cooperate with Waushara County to revise zoning ordinances which consider the appropriate siting of concentrated animal feeding operations.

**Goal LU 5. Protect the abundant and high quality natural resources to maintain the town's natural atmosphere and community character.** Unplanned and haphazard placement of housing can lessen the overall aesthetics of the rural country side. Care must be taken to provide housing that maintains or enhances the overall visual appeal and characteristic of the Town. New residential developments should be buffered from physical hazards such as wetlands, shorelands, and other environmentally sensitive areas.

**Objective:**

- **LU 5.1. Utilizing existing ordinances and develop innovative regulatory tools to strengthen natural resources preservation within the Town.**

**Strategies:**

- **Support the enforcement of current regulations regarding shoreland development and shoreland vegetation removal which protect surface and groundwater from development.** These areas consist of 100 foot setbacks along trout streams and 75 feet along lakes.
- **Petition the County to increase the mandated 50 foot setback around wetlands to new development within the town.**

- Consider applying a uniform buffer (i.e. 100 feet) to all environmentally sensitive areas within the Town including wetlands, trout streams, wetlands, rivers, streams, native grasslands, designated natural areas, etc.).
- Consider creating a landscaping ordinance which stresses the use of native plants.

**Goal LU 6. Collaborate with surrounding municipalities and towns to ensure compatible land uses near common boundaries.**

**Objective:**

- **LU 6.1. Communities within the Group F planning cluster and the County should foster open communications which allow mutually beneficial developments.** Growth must occur in a coordinated fashion not only within the community, but also on the edges of the community. Often neighboring communities have similar or complementary goals for growth. Discussion should be held with all neighboring communities so that growth in adjacent communities complements and benefits both.

**Strategies:**

- Continue to collaborate with adjacent towns to ensure that new development along the borders is compliant with all implemented land use plans.
- If development is to occur within ¼ mile of the town border, invite elected officials and citizens of the neighboring community to offer public comment on that development.

**Goal LU 7. Address current and future recreational needs for town residents.**

**Objective:**

- **LU 7.1. Consider enhancing and fostering new development which would increase the recreational opportunities for town residents and visitors.**

**Strategies:**

- Consider creating a system of bicycle/pedestrian trails along CTHs I and H and other appropriate areas within the Town.
- Considering increasing access to active recreational parks (playgrounds) where feasible.
- Explore the feasibility of expanding the existing motorized vehicle trails. This may include expanding the existing system of snowmobile trails and creating a network of ATV trails.

## CHAPTER 9: INTERGOVERNMENTAL COOPERATION

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## INTERGOVERNMENTAL COOPERATION

### INTRODUCTION

The relationship a municipality has with school districts, neighboring communities, the county, the Regional Planning Commission, the state, and the federal government can impact residents in terms of taxation, planning, service provision, and siting of public facilities. An examination of these relationships and the identification of existing or potential conflicts can help a municipality address these situations in a productive manner.

#### ***Intergovernmental Cooperation Area Vision for 2025***

*In 2025, the Town of Bloomfield is cooperating with each of its surrounding neighbors on a variety of issues. It also has a strong working relationship with its utility districts, school districts, and Waushara County. This spirit of cooperation has led to a more cost-effective delivery of municipal services by eliminating duplication and achieving larger economies of scale. Additionally, the interchange of ideas and information gained from ongoing dialogue among the entities has helped the town better plan for its future needs. Town officials as well as local officials from the surrounding area readily acknowledge that projects slated for one community have benefits for the entire area.*

### INVENTORY AND ANALYSIS

#### **Governmental Units and Relationships to Communities**

##### ***Communities***

##### **Town of Aurora**

The Town of Aurora shares its borders with the towns of Warren, Leon and Poy Sippi in Waushara County; the City of Berlin and the towns of Seneca and Berlin in Green Lake County; and the towns of Nepeuskun, Rushford and Poygan in Winnebago County. The Town is adjacent to the City of Berlin and falls within the City's exterritorial zoning area (ETZA). As a result the town is a member of a joint committee, as provided under Wis. Stats 62.23(7a). This committee has the authority to make zoning changes within the ETZA and meets on a monthly basis. This effort has increased the level of communication between the towns of Aurora and Berlin and the City of Berlin. As a result the Town of Aurora has developed a number of intergovernmental agreements that have resulted in increased benefits to town residents. Since towns cannot annex land from one another; the borders between the remaining communities are fixed and boundary disputes are non-existent. The town has established a good relationship with all its neighbors.

##### **Town of Bloomfield**

The Town of Bloomfield shares its borders with the towns of Leon, Poy Sippi, and Saxeville in Waushara County; the towns of Fremont and Lind in Waupaca County; and the Town of Wolf

River in Winnebago County. Towns cannot annex land from one another; therefore, borders between these entities are fixed and boundary disputes are non-existent. The town enjoys a good working relationship with its neighbors.

The North Lake Poygan Sanitary District has jurisdiction within the unincorporated village of Tustin. The service area also covers the shoreline area within the Town of Wolf River in Winnebago County. The planning boundary encompasses portions of Bloomfield, Poy Sippi, and Wolf River. The sanitary district works closely with Waushara County and Town of Bloomfield to monitor new construction within the sewer service and planning area boundaries and other sanitary sewer related issues.

### ***School Districts***

The area is served by four different public school districts; Berlin Area, Omro, Weyauwega-Fremont, and Wild Rose. The towns of Aurora and Bloomfield have not actively participated in any planning activities for the school districts. However, the towns would like to be more active with future issues when the need arises.

While school districts are working with area communities, additional communication and cooperation can be done that will benefit both the school districts and the communities. This may include sharing recreational facilities, utilizing existing school facilities for after school meeting space, and working together to coordinate the siting and utilization of new school facilities. Communities, school districts and local businesses can also establish agreements to work together on other issues. This can include partnerships to construct local buildings (sheds, garages, houses) that not only give students valuable life and work skills but also benefit individuals within the local community. Community service type projects by local students strengthen young people's senses of civic engagement and have life long implications. Local governments and school districts should establish a method of communication and explore ways in which they can work together. Joint cooperation between school districts will allow the goals of the comprehensive plan to be met while providing safe, efficient transportation, community services, and related amenities.

Although the planning area is served by two technical college districts, no classes are held within either Aurora or Bloomfield. The Fox Valley Technical College (FVTC) main campus is located in Appleton; a satellite campus is located in the City of Wautoma. The Moraine Park Technical College Campus is located in Fond du Lac. Classes are limited and the opportunity exists for area residents and communities to work with FVTC to increase the class selection.

### ***Community Facilities***

Due to the rural nature of Waushara County, many facilities are located in the City of Wautoma, Village of Redgranite or City of Berlin. Sheriff Officers are dispatched from the City of Wautoma. Fire protection is dispatched from the City of Berlin to the Town of Aurora, while two fire departments are located within Bloomfield. The Waushara County EMS operates a service center in Poy Sippi to respond to calls in eastern Waushara County. Due to the proximity of the Town of Aurora with the City of Berlin, the town has established an agreement with the city for emergency service. For the most part, area school children travel daily to one of the incorporated communities (cities of Berlin or Weyauwega, or the villages of Fremont or



Wild Rose) to attend public school. Finally, library facilities are located in the cities of Berlin and Weyauwega, the Town of Poy Sippi and the Village of Fremont.

Communities should periodically meet with providers of utility infrastructure (gas, electric, telephone, etc.), the WisDOT and the Waushara County Highway Department to discuss upcoming road construction and utility upgrades. Coordinating construction projects saves everyone time and money. Besides coordinating construction projects, local governments and schools districts should work with utility companies and others to ensure that the technological infrastructure that is provided is sufficient to attract new growth. Infrastructure should include, but not be limited to natural gas, electricity generation, telecommunications, and other similar services.

Currently all communities within the planning area have various intergovernmental agreements with one another in regard to public services and facilities. The three fire departments have mutual aid agreements with each other and the other districts/departments in both Waushara County and the adjoining counties. The Town of Aurora has an informal working agreement with the Marion-Warren Drainage District to assist in culvert and other drainage issues in the town. Communities should also strive to implement new intergovernmental agreements which involve senior citizens and other social services; park and recreational facilities; stormwater management; or other topics

The towns of Aurora and Bloomfield have transportation related mutual aid agreements with the surrounding towns. The towns and their neighbors maintain responsibility for alternating road segments along common borders. For example, Bloomfield mows grass and provides snowplowing for a mile segment of 37<sup>th</sup> Avenue, and the Town of Wolf River supplies these services for the next mile of roadway.

### ***County***

The towns of Aurora and Bloomfield are located in Waushara County. Both towns have adopted county zoning and have therefore given the county jurisdiction over zoning matters including land divisions and private on-site wastewater systems. However, the County allows each town to comment on and approve all proposed development (except within the City of Berlin ETZA portion of the Town of Aurora) within its jurisdiction before it approves any final action. The County is also the permitting agent for on-site wastewater systems. The City of Berlin ETZA committee has authority over zoning decisions within the Town of Aurora that fall within this area. Waushara County Shoreland Zoning ordinance takes precedence within the ETZA for lands that fall within the Town of Aurora.

Communities work with the various county departments to coordinate road construction and maintenance; solid waste and recycling efforts; senior citizen and other social services; and park and recreational facilities and programs. The communities and the County continue to maintain open communications with one another that works to foster good working relationships and mutual respect.

## ***Region***

Waushara County is a member of the East Central Wisconsin Regional Planning Commission (ECWRPC). ECWRPC provides planning and technical assistance to counties, communities, businesses, interest groups and individuals within its region. These services include environmental management, housing, demographics, economic development, transportation, community facilities, land use, contract planning, and others. ECWRPC has worked with the towns of Aurora and Bloomfield on several projects over the years including the preparation of local and county park and open space plans, sewer service area planning, and the current comprehensive plan.

## ***State of Wisconsin***

**Wisconsin Department of Natural Resources (WDNR).** The WDNR is responsible for the regulation, protection, and sustained management of natural resources within the state. The WDNR operates various programs in water and air quality management, habitat preservation, recreational trail development, and other programs. The WDNR helps local landowners successfully manage their woodlots for wildlife habitat and timber production throughout Waushara County. The WDNR also maintains environmental corridors which enhance surface water quality and stream habitat throughout the planning area. The WDNR maintains a service center in the Wautoma Industrial Park.

**Department of Agriculture, Trade, and Consumer Protection (DATCP).** The overall mission of DATCP is multi-fold. The agency oversees programs which ensure the safety and quality of food, fair business practices for buyers and sellers, consumer protection, efficient use of agricultural resources in a quality environment, healthy animal and plant populations, and the vitality of Wisconsin agriculture and commerce. Since agriculture will continue to be an important economic industry within the planning area, many of the programs DATCP offers will benefit and help local citizens.

**Wisconsin Department of Transportation (WisDOT).** WisDOT deals with issues related to all transportation uses in the planning area. WisDOT evaluates existing transportation infrastructure for bicycle and pedestrian trails as well as assists in planning efforts for future trails. The County maintains through an agreement with WisDOT the maintenance of the STH 21 and STH 49 corridors. Although there are no major expansion plans for these highways, the County and communities should collaborate with WisDOT to address transportation issues including a long-term vision for the STH 21 corridor and strategic locations for "Park & Ride" lots.

## **Intergovernmental Comprehensive Planning Efforts**

The communities within the Group F planning cluster (Aurora, Bloomfield, and Poy Sippi) have met separately throughout the planning process to discuss issues related to each of the nine elements. By doing so, the municipalities have had minimal opportunity to discuss common goals and work together to resolve differences. The towns should establish an effective means of communication with neighboring communities to discuss land use goals and other policies as the need arises. Periodically, representatives from various agencies and businesses (WDNR, CAP Services, Waushara Area Chamber of Commerce, Waushara County Economic Development Corporation) should be invited to town board or plan commission meetings to talk and/or provide input into the implementation process.

## Laws, Ordinances and Regulations

**Cooperative Boundary Plans and Agreements.** Cooperative boundary plans and agreements are joint planning efforts in which two or more municipalities establish a mutually agreeable plan to establish boundary lines, provide public services and facilities, share revenues, and establish land use criteria.<sup>1</sup> The majority of municipal boundary agreements are conducted between a town and an incorporated village or city. Cooperative boundary plans, which are subject to a minimum of a ten-year period, must be approved by the Wisconsin Department of Administration.

**Extraterritorial Subdivision Regulation.** Incorporated villages and cities can exercise plat review authority in unincorporated areas adjacent to their communities.<sup>2</sup> This allows incorporated areas the same authority to approve or reject a specific plat or CSM as if it were within its own jurisdiction. This authority extends to a distance of 1.5 miles from the incorporated boundary for villages and small cities and 3.0 miles for cities with population of greater than 10,000. The incorporated area must have a subdivision ordinance in place in order to exercise this authority.

Cities and villages can work to ensure that land use conflicts be minimized near the incorporated boundaries. If the incorporated area has more restrictive guidelines than the adjacent town, the city/village can require that the subdivisions meet the more restrictive regulations. A plat can be rejected if it conflicts with a city/village ordinance, fails to comply with state statutes, or fails to comply with the city/village master plan.

**Extraterritorial Zoning.** Incorporated villages and cities have been given authority to practice extraterritorial zoning authority if they have developed a zoning ordinance for the incorporated areas.<sup>3</sup> This authority extends to a distance of 1.5 miles from the incorporated boundary for villages and cities with populations less than 10,000 and 3.0 miles for cities if the population exceeds 10,000. Extraterritorial zoning allows for smooth transitions between suburban and rural areas, reduces conflicting land uses, and promotes intergovernmental cooperation in planning for future community needs.

Three major steps are involved in the adoption of an extraterritorial zoning ordinance.<sup>4</sup> First, the incorporated area must adopt and publicize a resolution to establish its intent to exercise its zoning authority within the extraterritorial area. Second, a joint committee with members from both the incorporated municipality and town must develop the specific zoning ordinance. Finally, the final plan must be adopted through the joint committee. The joint committee consists of three members from the city or village and three members from each affected town. This ensures that zoning cannot happen unless everyone agrees.

The City of Berlin has established an extraterritorial zoning area that extends into the Town of Aurora and includes sections 32 through 36.

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<sup>1</sup> *Wisconsin State Statutes* s.66.0307.

<sup>2</sup> *Wisconsin State Statutes* s.236.10.

<sup>3</sup> *Wisconsin State Statutes* s.62.23.

<sup>4</sup> Ohm, B. 1999. *Guide to Community Planning in Wisconsin*.

## **INTERRELATIONSHIPS WITH OTHER PLAN ELEMENTS**

### **Economic Development**

Communities should partner with community, county, and regional economic development groups; the local chamber of commerce; organizations such as CAP Services; state agencies such as Wisconsin Department of Commerce and UW-Extension; area school districts and technical schools; local businesses and others which promote economic development. Since the economy of the individual communities in the Group F cluster is dependent on the economy of all the municipalities in the area, all communities within Waushara County and the Tri-County region must work together.

### **Housing**

Housing choices that reflect the needs of individual households are an integral part of comprehensive planning. Economic development professionals, housing providers, local government officials, county departments and consumers should work together to promote the development of housing that meets the needs of all income levels within the area. Communities should continue to work with and forge new ties with agencies such as CAP Services, United Migrant Opportunity Services (UMOS), the Federal Department of Housing and Urban Development, and private entities to ensure that an adequate amount of affordable housing is present.

### **Transportation**

Communities should work with WisDOT, Waushara County and ECWRPC to resolve local, regional and state transportation related issues. Congestion and safety near the intersection of STH 21 and STH 49 should be resolved through coordination with WisDOT and the County. STH 21 corridor planning should be collaborated through a joint effort with input from all communities along the corridor; WisDOT, WDNR and other state agencies; regional planning commissions; interested citizens; and others.

Roadway projects must be jointly coordinated with public utilities, local emergency rescue departments, community departments, school districts and others to ensure that repairs are made cost-effectively and on a timely basis.

### **Utilities and Community Facilities**

Coordination of road construction projects and utility upgrades can save everyone time and money. If a community is aware of a needed utility upgrade on a local street, they may also decide that it would be cost-effective for them to resurface the roadway after construction has occurred. Likewise, if a utility knows that a local road is going to be under construction, they may decide to upgrade their facilities at the same time.

Coordination of new school facilities is also vital. Communities need to plan for increased traffic, reuse of former buildings, and needed public infrastructure (roads, sewer, water, police and fire protection). Multi-use and extended use of buildings can also save the community money. A school facility is an ideal location to hold evening classes for adults, as well as

recreational programs and public meetings. In some instances, school districts have worked with communities to construct joint library projects and recreational facilities (swimming, gym and weight room).

Communities and the County should work together on joint and regional park and recreational programs and facilities. Some of the larger facilities such as a ski or tubing hill, ice rink and swimming pool may be too costly for one entity to tackle alone. Moreover, the use of these facilities is not limited to the residents of one community but is usually enjoyed by the residents and visitors of the entire area. Countywide recreational leagues may also be something that can be investigated. One community alone may not have enough participation to field a sufficient number of teams to support league play, but with input from a number of communities in the area, this may become feasible. Some things that could be investigated may include soccer (adult and youth), baseball (adult and youth), volleyball, or others.

### **Agricultural Resources**

The economy and the character of the area are dependent on a viable agricultural community. Preserving productive agricultural land and maintaining a critical mass of farmers in the area to sustain the local agribusiness are tasks that can not be tackled alone. It will take input and support from communities, farmers, economic development groups, local agencies, and citizens alike. The goals, objectives and strategies that communities and the County develop during the comprehensive planning effort will have a direct impact on the agricultural economy.

### **Natural Resources**

Preserving the natural resources of the area is a joint effort. Natural resources do not stop at municipal boundaries. The actions and policies of one community impact the resources of another. A topographic divide separates surface water drainage between the Upper Wisconsin River Basin to the west and the Upper Fox River Basin to the east in the western portion of Waushara County. For this reason, the county has a number of pristine class 1 trout streams and exceptional water resources. The success of the County and the individual community's protection of these resources will impact the quality of the surface and groundwater for communities downstream and down gradient. To protect these valuable resources, communities must work with the WDNR and County to ensure that the actions and policies that they are using are effective in protecting water quality.

### **Cultural Resources**

The cultural and historical features of a community help define it. Preserving these resources that residents feel have made meaningful contributions to the community's heritage allows a connection to the past and an opportunity to pass this heritage onto future generations. Communities should work together to seek funding from the Wisconsin Historical Society to identify and evaluate historical, architectural and archeological resources in the area. Joint efforts should be made to ensure consistency between communities on planning related issues that affect cultural and historical resources. Finally, communities and the County should work together to educate citizens and elected officials about the importance of these resources and how they can be protected.

## Land Use

Land use brings the other elements together. The future land use map illustrates existing and future development based on the goals, objectives and strategies that each community has established. Land use decisions of one community have a direct impact on other communities. Communities should work together to jointly develop visions of how land along joint borders should be developed or preserved. When new development or land divisions occur in these areas, joint input should be obtained before decisions are made. The City of Berlin currently exercises extraterritorial jurisdictions within a 1.5 mile boundary of its incorporated limits. Extraterritorial zoning not only gives the city input on how these areas are to develop, but it also strengthens communication in the area. Joint planning will continue to give the Berlin area cohesiveness in the direction development should take and area-wide consensus in the decision making process that will ultimately shape the future of the entire area.

## POLICIES

### State, Regional and County Policies

#### *State*

The Wisconsin Department of Natural Resources (WDNR) and the Wisconsin Department of Transportation (WisDOT) routinely engage in master planning for natural resource management and transportation purposes. The University of Wisconsin Extension office located in Wautoma serves as an educational resource for County residents.

Waushara County is located within the Northeast Region of the WDNR. The Northeast Region has a regional office in Green Bay and a service center in Wautoma. A master plan is developed for each property that WDNR owns. This plan establishes goals and objectives for how the property will be managed and developed.<sup>5</sup> In addition, the master plan delineates adjacent lands or related parcels that should be acquired in the future to expand the property. The master plan discusses not only the proposed future of the property, but also the benefits it will provide to local communities. In order for the WDNR master planning process to be effective, local participation from the affected communities is needed. All citizens affected by the WDNR owned land should consider becoming involved in the planning process or attending meetings related to the projects.

Waushara County is located within the North Central Region of the Wisconsin Department of Transportation (WisDOT). The North Central Region has regional offices in Wisconsin Rapids and Rhineland. WisDOT has prepared several master plans specifically for various modes of transportation as well as a highway improvement plan.<sup>6</sup> Although the plans are adequate to 2020, these plans will be periodically updated. Group F communities should take a proactive role in all transportation planning processes in the future to ensure that, as existing transportation facilities are expanded to meet the existing and future needs of the individual communities, the planning area, Waushara County, and the State of Wisconsin, other local concerns are addressed.

<sup>5</sup> Wisconsin DNR. 2005. *Property Master Planning*. [http://dnr.wi.gov/master\\_planning/](http://dnr.wi.gov/master_planning/).

<sup>6</sup> Wisconsin DOT. 2005. *Plans and Projects*. <http://www.dot.state.wi.us/projects/mode.htm>.

## ***Regional***

**East Central Wisconsin Regional Planning Commission.** East Central Wisconsin Regional Planning Commission has adopted the first two of four milestones in their regional comprehensive planning process. It is anticipated that the final milestone report will be adopted in 2007. The communities within the planning cluster should use the information identified in the first two milestone reports and actively participate in the remaining planning effort.

## ***County***

**Waushara County Comprehensive Plan.** While Waushara County has not adopted a smart growth comprehensive plan in accordance with s.66.1001, it does anticipate completion of a county-wide plan within the next 5 years. It is the responsibility of the communities within the Group F planning cluster to actively participate in the county-wide plan and to promote the incorporation of their land use planning decisions into the overall Waushara County plan.

**Waushara County Land and Water Management Plan.** Waushara County has recently adopted the County Land and Water Management Plan. This plan was developed by the County Land Conservation Committee with assistance from a citizen advisory committee that included representatives from the WDNR, USDA Natural Resources Conservation Service, Central Wisconsin Windshed Partners, and Watershed Lakes Council. It is the responsibilities of the communities within the planning cluster to review and implement this plan within their respective jurisdiction.

## INTERGOVERNMENTAL COOPERATION – Town of Bloomfield

**Goal IC 1. Work with neighboring municipalities, Waushara County, state and federal departments and agencies when economic development opportunities and/or issues arise that can be more effectively addressed cooperatively.**

### **Objectives:**

- **IC 1.1. Strengthen existing partnerships and build new relationships to promote economic growth throughout Waushara County.**

### **Strategies:**

- **Actively participate in regularly scheduled meetings of area economic development organizations such as the Tri-County Regional Economic Development Corporation and Waushara Chamber of Commerce.**
  - **Encourage school districts, FVTC, UW-Extension, CAP Services and the business community to work together to provide programs that strengthen the economy of the area and promote life long learning opportunities.** Program areas could include:
 

▪ Business Development	▪ Job Shadowing
▪ Financing	▪ Career Direction
▪ Financial Planning	▪ "At Risk" Students
▪ Business Plan Development	▪ Youth Apprenticeship
▪ Job Skill Training	▪ Junior Achievement
▪ Technical Curriculum Development	▪ Future Farmers of America (FFA)
	▪ Others as they arise
  - **Encourage school districts, FVTC, UW-Extension, CAP Services and the business community to work together to provide financial/retirement planning programs that prepare citizens to become financially solvent in the futures.** Program areas could include lectures on debt consolidation, responsible budgeting, long- and short-term investing, 401K's, etc. These programs could also provide contacts between local citizens and certified financial planners in Waushara and Waupaca Counties.
  - **Work with school districts, FVTC, and local businesses to develop a technology education curriculum which better prepares high schools students for current job market demands.** Currently, there is a high demand for welders and other technical jobs. A high school program geared to these careers would allow high school seniors to enter the workforce with the necessary skills while simultaneously pursuing a technical college degree.
- **IC 1.2. Participate in a countywide effort to promote the agricultural economy and other economic development efforts.**

### **Strategies:**

- **Participate in a countywide and regional effort to explore opportunities for the development of alternative crops, industry clusters and specialty products.**
- **Promote the expansion of commercial agribusiness.**



- **Consider creating a flea market to attract vendors from throughout the tri-county region (Green Lake, Marquette, and Waushara Counties).**
- **Participate in a county agricultural marketing effort.**
  - Promote area farmers markets.
  - Educate non-farmers about the importance and benefits of farming.
  - Promote the utilization of locally grown food and products.
  - Promote agriculturally based tourist attractions.
- **Encourage the establishment of an area housing coalition and participate in periodic meetings as required.** Participants may include CAP Services, Habitat for Humanity, Waushara County Departments of Aging, Human Services and Highway, UW-Extension, Migrant Services, local churches, and other agencies and groups that handle poverty, transportation, and aging issues.
  - Prepare housing applications for members.
  - Provide other technical assistance as needed.
  - Prepare block grants and other funding mechanisms.
  - Provide a forum for agencies, consultants and nonprofits to explain programs.

**Goal IC 2. Work with neighboring municipalities, Waushara County, state and federal departments and agencies when community development opportunities and/or issues arise that can be more effectively addressed cooperatively.** Community development issues may include objectives discussed in any of the elements within the plan not directly related to housing or economic development.

**Objectives:**

- **IC 2.1. Improve communication between the Town and utilities, school districts, neighboring municipalities, Waushara County, and state and federal agencies.**

**Strategies:**

- **When appropriate, establish periodic meetings with neighboring towns to discuss issues of common interest.**
- **When appropriate, set up periodic meetings with community organizations and others to discuss community needs.**
  - Share and solicit information
  - Recruit manpower and funding
- **Consider creating a website for the Town.** This web site can be utilized as a tool to inform the public of regularly scheduled meetings, town policies/programs, and other pertinent information.
- **Establish annual meetings with the County Highway Department and WisDOT to ensure coordination of transportation projects.**
- **Establish a Town/County newsletter to improve the level of communication.**
- **Set up annual meetings with public and private utilities in the area to discuss current needs and upcoming projects.**
- **Work with area school districts, the state, and county to plan new facilities when they are needed.**

- Collaborate with areas school districts and Waushara County to plan community based educational and recreational programs.
- **IC 2.2. Encourage joint efforts to protect the natural resources.**

**Strategies:**

- Continue to partner with the WDNR, towns and the county to protect streams and other natural resources in the area from degradation.
- Continue to solicit input and participation from the WDNR in local planning decisions.
- Continue to partner with the WDNR, county and other municipalities to control specific problem (invasive) species on a countywide basis.
  - Conduct a countywide inventory of invasive species.
  - Establish priorities for addressing concerns.
  - Establish a countywide plan of action.
- **IC 2.3. Work with Waushara County, WisDOT and adjoining municipalities to insure that the transportation system is safe and fills the diverse needs of area residents.**

**Strategies:**

- Contact WisDOT to address the identified safety issues on STH 49.
- Participate with WisDOT, counties and municipalities on future STH 49 corridor planning activities.
- Partner with area communities to establish strategic locations for park and ride lots for area residents.
  - Pursue state and local funding to build and maintain facilities.
- Collaborate with the County Department of Aging to insure that the needs of the elderly and disabled residents of the town are being met.
- Collaborate with the Waushara County Highway and park departments, WisDOT, utilities and others to coordinate roadway improvement projects.
- **IC 2.4. Explore opportunities for cost efficiencies through shared services.**

**Strategies:**

- Where appropriate, utilize and share limited resources and offer joint services (i.e. fire, police, park programs and facilities, police, etc.).
- Promote the coordinated and cost effective installation and expansion of fiber optics in the Waushara County.
- **IC 2.5. Establish effective intergovernmental land use policies with adjoining municipalities.**

**Strategies:**

- Invite neighboring communities to provide public comment on proposed developments within 0.25 mile of the common border.

- Cooperate with neighboring communities to determine the most appropriate location for regional facilities.

**Goal IC 3. Work with neighboring municipalities, Waushara County, state and federal departments and agencies to obtain funding when opportunities arise to cooperatively address common objectives identified within local comprehensive plans.**

**Objective:**

- IC 3.1. Provide a unified voice to secure state and federal funding.

**Strategies:**

- Work with neighboring communities to secure grant money to fund architectural and historical surveys.
- Utilize known funding sources to complete community improvement projects identified within the plan.
- Be proactive in identifying new community development issues which may arise and related funding sources to deal with these unforeseen concerns.

## CHAPTER 10: IMPLEMENTATION

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## IMPLEMENTATION

### INTRODUCTION

A Smart Growth comprehensive planning document serves a community by establishing priorities for the future, evaluating available resources, and providing a means for dealing with change. The purpose of the planning effort is to develop a plan that will guide both public and private decisions. In order to follow the plan as described in the previous chapters, it is necessary to implement the goals, strategies, and objectives as outlined. If a plan is to be successful it must be implemented.

This chapter prescribes a specific series of sequential actions to be completed by the individual communities within the planning cluster. Each goal serves as an identification of a priority based on committee discussions, issue identification, and the survey responses. The objectives define “why” the goal is important from a planning perspective. The strategies discuss a specific action plan on how the goal can be achieved via regulations, ordinances, incentives, expenditures, information, and education.

#### ***Implementation Vision for 2025***

*In 2025, planning is recognized by Town of Bloomfield residents as their best and most consistent tool in ensuring they continue to provide for the type of community they desire. They have found that their initial comprehensive plan, completed in 2006, has allowed the town to accommodate new growth without compromising the scenic values, rural character, and strong agricultural base they identified. Town leaders are continually encouraged to rely heavily on their plan to steer development to locations best suited to prevent incompatible land use. They also use the plan to solicit creative design solutions to protect its best farmland and other important community natural and man-made resources and promote cost-effective government. They value the opinions of their residents and business owners and respect the responsible efforts of landowners to protect their property and community.*

### ROLE OF THE PLAN

All land controls governing the town must be consistent with the community's adopted comprehensive plan.<sup>1</sup> The individual planning commissions for each community are responsible for ensuring that current ordinances are in compliance with the plan. When the planning commission reviews any petitions for development, the plan should be reviewed; any recommendations for future development must be based on the identified goals, objectives, and strategies, visions, and proposed land use patterns within this plan. If the planning commission must ultimately make a decision that is inconsistent with the plan, the plan must be amended to reflect the change in policy.

<sup>1</sup> Wisconsin State Statutes 66.1001.

## **RESPONSIBILITY**

### **Elected Officials**

Elected officials must make their decisions on criteria regarding how development will affect the entire community as well as how it will influence a specific site. As a result, elected officials make complex decisions based upon the comprehensive plan, the goals of the applicant, technical advice from planning staff, citizen input from advisory boards, and their own judgment on the specific development. The comprehensive plan provides much of the factual information an elected official will need for decision making. Elected officials must familiarize themselves with the contents and overall goals of the plan in order to assure that the individual communities provide the support and resources to ensure the plan remains viable.

### **Community Planning Commission**

The powers and duties of the individual planning commissions have been established by Wisconsin Statutes.<sup>2</sup> The planning commission is the primary entity responsible for implementing and updating the comprehensive plan. As such, the planning commission must promote good planning practices in its municipality. Commission members should be knowledgeable about the contents, visions, and goals of the comprehensive plan. Moreover, the commission must promote active citizen participation in future planning efforts. The commission must keep the citizens and elected officials informed of any technical issues and proceedings regarding the current planning issues. The planning commission is responsible for periodic amendments to the plan so that regulations and ordinances are in compliance with plan. Likewise, the planning commission must review all new and existing ordinances to verify they are compliant with the goals and objectives of the plan.

## **INTERNAL CONSISTENCIES**

The comprehensive plan was developed sequentially with supportive goals, objectives, and strategies. Utilizing the community survey and SWOT analysis as a basis, key issues were identified within each of the nine elements of the plan. Using these issues along with factual information regarding natural features; past population and housing data; population and housing projections; and an analysis of existing infrastructure, a desired vision for the communities was created. The identified vision, goals, and objectives expressed in this plan were used to prepare the Future Land Use Map as well as the strategies and implementation actions which the individual communities need to employ throughout the lifespan of the plan. In several instances objectives and strategies pertain to more than one element and are therefore listed more than once. To maintain internal consistency, any amendment to the plan should be accompanied with an overall review of all nine elements and their associated goals, objectives, and strategies.

Beginning January 1, 2010, if a local governmental unit engages in any of the following actions, those actions should be consistent with that local governmental unit's comprehensive plan<sup>3</sup>: official mapping, local subdivision regulation, town, city, village and county zoning ordinances, and zoning of shorelands or wetlands in shoreland areas.

<sup>2</sup> *Wisconsin State Statutes* 62.23 and 60.62.

<sup>3</sup> *Wisconsin State Statutes* 66.1001.

## EXTERNAL CONSISTENCIES

Not only is it important to maintain internal consistencies but communities should also be aware of state and other planning documents and their relevance to their individual comprehensive plan. An attempt should also be made to maintain consistencies with these plans if possible. Some examples of these plans include:

### State Plans:

- Wisconsin State Airport System Plan 2020
- Wisconsin State Bicycle Transportation Plan 2020
- Wisconsin State Highway Plan 2020

### Regional Plans:

- East Central Wisconsin Regional Planning Commission Comprehensive Plan, 2030
- NorthEast Wisconsin (NEW) Economic Opportunity Study

### County Plans:

- Waushara County Outdoor Recreation Plan, adopted 2006
- Waushara County Solid Waste Plan Update
- Waushara County Comprehensive Plan (when adopted)
- Waushara County Farmland Preservation Plan, adopted 1981
- Waushara County Land and Water Resource Management (LWRM) Plan, adopted 2006
- Winnebago, Green Lake and Waupaca (when adopted) county plans
- Pine River/Willow Creek/Poygan South Priority Watershed Plan, adopted 1995

### Local Plans:

- Town of Poy Sippi Comprehensive Plan (Waushara County), in progress
- Town of Leon Management Plan (Waushara County), adopted 2002
- Town of Saxeville Land Management Plan (Waushara County), draft 2001
- Town of Wolf River Management Plan (Winnebago County), adopted 1995
- Town of Fremont Comprehensive Plan (Waupaca County), in progress
- Town of Lind Comprehensive Plan (Waupaca County), in progress
- Town of Poygan (Winnebago County), in progress
- Town of Rushford (Winnebago County), in progress
- City of Berlin Comprehensive Plan (Green Lake County), adopted 2003
- Town of Berlin Comprehensive Plan (Green Lake County), adopted 2002
- Town of Seneca Comprehensive Plan (Green Lake County), adopted 2003

## MONITORING PROGRESS

It is the community planning commission's responsibility to monitor the progress of implementation, utilizing the schedules that are found at the end of this chapter. The progress of plan implementation should periodically be reported to the town board. Additionally, the planning commission should annually review the goals, objectives and strategies and address any conflicts which may arise between the elements of the plan. While it is the planning commission and elected officials responsibility to monitor progress, others may also check progress, including community staff persons, zoning administrators, planners and citizen groups.

## UPDATING THE COMPREHENSIVE PLAN

A comprehensive plan must be updated at least once every ten years.<sup>4</sup> However, it is strongly recommended that the planning commission annually review both the implementation schedule and current planning processes to ensure compliance with the overall goals and objectives of the plan and continued consistency with the overall vision of the community. This annual review should also be used to determine if a “major” plan amendment is required.

The comprehensive plan is a dynamic document. The plan should be updated when new demographic, economic, and housing data are released by the U.S. Census Bureau. It is anticipated that the land use element will likely require updating over the course of the plan due to growth and change that most communities are likely to experience. Other elements are less likely to need updates. Furthermore as community values change, some goals, objectives and strategies may be no longer relevant. The update to a plan should take less time than the comprehensive planning process, but should include public participation. A recommended review timeline is presented for the elements of this comprehensive plan (Table 10-1).

The first “major” update of the plan should be completed by 2016. It is strongly recommended that the towns of Aurora and Bloomfield undertake this process as part of a multi-jurisdictional effort. This will allow for increased efficiency and reduce the overall cost of the planning efforts. The 2016 update should involve a review of the inventory and goals, objectives and strategies presented in each chapter, a revised future land use map, and a timetable of updated implementation strategies.

## ADOPTION OF THE PLAN OR UPDATE

As directed by s.66.1001(4), any Plan Commission or other body of a local governmental unit authorized to prepare or amend a comprehensive plan shall adopt written public participation procedures that foster public participation, adopt a resolution by a majority vote of the entire commission or governmental unit (vote shall be recorded in the official minutes of the plan commission, the resolution shall refer to maps and other descriptive materials that relate to one or more elements of the comprehensive plan). One copy of the recommended plan shall be sent to the following:

- Every governmental body that is located in whole or part within the boundaries of the local governmental unit (county, utility districts, school districts, sanitary districts, drainage districts).
- The clerk of every local governmental unit that is adjacent to the local governmental unit that is the subject of the plan or update.
- The Wisconsin Department of Administration.
- East Central Wisconsin Regional Planning Commission.
- The public library that serves the area in which the local government unit is located.
- Others identified in the adopted public participation procedures.

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<sup>4</sup> Wisconsin Statutes 66.1001



**Table 10-1. Recommended Review Timeline**

Plan Components	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Goals, Objectives, Strategies/ Vision Statement		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Review Chapter Goals			Review Chapter Goals		Review & Update Plan Goals
Issues and Opportunities		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Evaluate			Review Chapter Goals		Evaluate & Update
Population/Housing		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Review Chapter Goals			Evaluate Against WDOA/ ECWRPC Estimates		Evaluate & Update
Economic Development		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Evaluate			Review Chapter Goals		Update
Agricultural, Natural, Cultural Resources		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Inventory & Evaluate			Review Chapter Goals		Inventory & Evaluate; Update Recommendations
Transportation		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Inventory & Evaluate			Review Chapter Goals		Inventory & Evaluate; Update Recommendations
Community Facilities		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Inventory & Evaluate			Review Chapter Goals		Inventory & Evaluate; Update Recommendations
Land Use		Review Chapter Goals	Review Chapter Goals	Review Chapter Goals	Inventory & Evaluate			Review Chapter Goals		Inventory & Evaluate; Update Recommendations
Intergovernmental Cooperation		Evaluate Shared Goals	Evaluate Shared Goals	Evaluate Shared Goals	Evaluate Shared Goals			Evaluate Shared Goals		Evaluate Shared Goals

The elected officials may spend time reviewing, revising and requesting the plan commission revision to the recommended plan. The governing body shall draft an ordinance adopting the plan. A class 1 public notice shall be published 30 days prior to the hearing on the proposed ordinance to adopt the final "recommended plan". The local governing body must provide an opportunity for written comments by the public and must respond to those comments. A public hearing must be held on the ordinance. By majority vote, the governing body must approve the ordinance. Finally, the adopted plan and the ordinance must be distributed to the list above.

## LAND USE PLANNING CONTROLS

Although zoning and subdivision ordinances are the two most commonly utilized land use planning tools, there are several innovative tools which can be utilized to ensure that new development occurs in an organized and desired fashion. Local communities and counties can choose to utilize a few or several of these implementation tools. The communities may want to

establish local ordinances which regulate new development. Furthermore, the communities may want to collaborate with Waushara County to adopt uniform county-wide development tools.

## **Zoning**

Authority for zoning jurisdiction falls under several parties in the Group F planning cluster. The towns of Aurora and Bloomfield fall under jurisdiction of county zoning. In addition, several sections in the Town of Aurora are located within the City of Berlin extraterritorial jurisdictional zoning area. This authority allows the City of Berlin to actively participate in land use planning, extraterritorial land divisions, zoning, and official mapping to a distance of 1.5 miles outside of the incorporated boundaries.

Land use plans and zoning perform differently. Land use plans provide a vision for 10 to 20 years, while zoning ordinances have an immediate impact on land use decisions. In order to rectify this difference, re-zoning is completed on an on-going basis in a manner that is consistent with the overall vision of the plan. The timing of re-zoning is dependent on market forces, political climate, and the accuracy of the plan's predictions.

Individual planning commissions and elected officials must continually ensure that any future zoning changes are consistent with the local comprehensive plan as well as the future Waushara County Comprehensive Plan. Several actions can be taken to ensure that zoning decisions are made that accommodate the preferred future land uses as indicated on the Future Land Use Map.

- Compare intended future land uses with existing local and county zoning in each of the communities. Amend current zoning to reflect the intended future uses for all areas within each of the five communities.
- Encourage local citizens and elected officials to actively participate in ongoing Waushara County meetings regarding all zoning and planning issues.
- Persuade local citizens and elected officials to participate in the Waushara County comprehensive planning process which will occur within the next five years.
- Cooperate with Waushara County to amend existing ordinances and develop new ordinances which are reflective of the goals, objectives, and strategies of all elements in the comprehensive plan.

## **Official Maps**

Cities, villages, and towns which have adopted village powers have the authority to develop an official map.<sup>5</sup> An official map is a diagram which delineates the current and future roadways such as local streets, highways, historic districts, parkways, and parks. Additionally, an official map may delineate railroad right-of-ways, waterways (only if included on a comprehensive surface water drainage plan) and public transit facilities. Furthermore the map may establish exterior lines of future streets, highways, historic districts, parks, parkways, public transit facilities, waterways, and playgrounds. Once an official map is adopted by ordinance, no building permits may be issued to construct or enlarge any building within the limits of the features listed above.

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<sup>5</sup> Wisconsin Statutes 62.23(6).

Official maps serve several important functions which ensure that future land use decisions will remain compliant with the comprehensive plan.

- Future costs for land acquisitions for city/village/town streets and other delineated features are lowered or minimized because the land will remain vacant.
- Future subdivisions of land will be streamlined because future streets have already been established; developers will be required to adhere to guidelines set forth within the official map unless it is amended by an ordinance.
- Potential home and land buyers can be readily informed that land has been designated for specific public uses.
- Acceptable route(s) for a potential by-pass for a major state highway can be delineated. Local governments can preserve sensitive environmental features (i.e. trout streams) while establishing a preferred corridor for a by-pass.

### **Sign Regulations**

Many communities are interested in regulating signage for local business in order to preserve a rural atmosphere and “community character.” Restrictions are especially important in major transportation corridors, historic downtowns or neighborhoods, or other culturally or environmentally significant areas. As signs have become increasingly larger and bolder due to illumination, roadways have become more cluttered and communities have become less distinctive.

### **Erosion and Stormwater Control Ordinances**

Local communities may adopt a construction site erosion control and stormwater management ordinance. The purpose of these ordinances is to protect surface water quality and minimize the amount of sediment and other pollutants in stormwater runoff from construction sites to lakes, streams, and wetlands.

### **Historic Preservation Ordinance**

As development continues to modernize the appearance of an area, the use of an historic preservation ordinance can help a community protect and enhance key cultural and historical features. A historic preservation ordinance can designate local landmarks and protect these properties by regulating new construction, alterations or demolitions that affect them.

### **Design Review Ordinance**

Design review can accompany many different development aspects and will assist communities in achieving an identified look and character expressed within the individual vision statements. These ordinances, however, need to be based upon well defined sets of criteria. Signage, lighting, exterior building material types, structural guidelines, colors, and other aspects will have to be specifically identified within any ordinance.

### **Building/Housing Codes**

Waushara County enforces the Uniform Dwelling Code in the towns of Aurora, Bloomfield, Coloma, Dakota, Deerfield, Hancock, Leon, Marion, Mt. Morris, Oasis, Plainfield, Poy Sippi,

Richford, Rose, Saxeville, Springwater, Wautoma, and the villages of Coloma, Hancock, Lohrville, Plainfield and Redgranite. The City of Wautoma enforces the Uniform Dwelling Code in the city. The Uniform Dwelling Code promotes health, safety, and general welfare; protects property values; and provides for orderly, appropriate development and growth in the communities. The enforcement of the uniform dwelling code along with enforcement of other local codes can help ensure properties are adequately maintained and that property values are protected.

### **Floodplain Ordinance**

Waushara County regulates development within FEMA designated floodplain areas in unincorporated areas of the county through a Floodplain ordinance. In some instances, it may be important to readjust the floodplain boundaries in specific areas. In order to do so, local communities must follow these steps:

- 1) Contract with an engineering firm to conduct hydrologic and hydraulic engineering studies and modeling to calculate the floodplain for the specified area. It is recommended that 2 foot contour intervals be utilized.
- 2) Submit the recalculated floodplain boundaries to the WDNR and FEMA for review.
- 3) If approved, amend existing zoning maps to reflect the re-calculated floodplain boundaries.

### **Sanitary Systems**

Waushara County regulates private on-site wastewater treatment systems within the Group F communities. Development within the North Lake Poygan Sanitary District should be connected to public sewer if feasible. Groundwater and surface water protection is of great importance to not only the immediate planning area, but also areas downstream of the numerous headwater streams. Uncontrolled waste can have detrimental and wide ranging impacts on health and property values. Communities will want to periodically review codes to ensure that current efforts are effective and to keep abreast of changes to new minimum code standards.

### **Subdivision Ordinances**

*Wisconsin State Statutes*, the Waushara County Zoning Ordinance (Chapter 42), and the City of Berlin Subdivision Ordinance (Chapter 62) regulate the division of raw land into lots for the purpose of sale for building development. Communities under county zoning may also regulate, by ordinance, the subdivision of land within their jurisdiction. The subdivision ordinance is related to the zoning ordinance in that it regulates the platting, or mapping, or newly created lots, streets, easements, and open areas. A subdivision ordinance can help implement the comprehensive plan and must be consistent with and conform to the local comprehensive plan goals. Furthermore, subdivision ordinances can incorporate construction standards and timelines for completion of community facilities such as transportation networks or curb and gutter systems. Communities can also require dedication of parks, playgrounds, or open space or a fee-in-lieu of dedication as a condition of approval of a subdivision. Individual communities, under county zoning, may wish to develop their own subdivision ordinance or petition the county to amend their subdivision ordinance to include specific goals.

## Lighting Controls/Ordinances

As development pressures occur, communities discover that not only are the natural features being altered, but also the scenic views of the night sky are being diminished. Both yard lighting and signage can change the character of a community as significantly as new development. This is especially true in areas where new lighting has become over-excessive in new commercial or industrial districts or residential subdivisions which have incorporated street lights. Newly developed lakefronts may also become over-lighted at night. Direct lighting or glare can and should be regulated in order to maintain the community character of rural and historic areas.

Currently, lighting and its evening glare is one of the chief complaints residents have in many communities across this state and nation. Many light manufactures have responded positively to complaints about the increased amounts of light pollution in rural areas. There are many examples of development and lighting structures which have reduced scatter light through new non-glare technologies. Many light manufactures have light cutoff shields that will remove glare, thus increasing the light's effectiveness and reducing its overall energy consumption. Other lights may direct light at ground height only. Since non-glare lighting and other similar technologies are similarly priced to current lighting practices, communities should consider developing lighting ordinances which not only reduce light pollution, but also improve energy consumption and costs.

## IMPLEMENTATION SCHEDULE

The goals established in the implementation schedule (Table 10-2) should be applied over the planning period which begins in 2007 with the adoption of the comprehensive plan and runs through the planning period. They represent priorities for the communities of the Group F cluster. Objectives provide more detailed and readily measurable steps toward reaching each goal, while strategies are specific actions used to ensure plan implementation.

As seen in previous chapters, the goals and objectives of each particular element are inter-related. To ensure that implementation of the plan is achieved in a timely fashion, landmark dates have been set for each strategy. During periodic reviews, the planning commission should verify that these deadlines have been met and consider additional strategies to better achieve the stated goal, if necessary. Specific landmark dates have been established to ensure that individual objectives complement one another in their implementation. The landmark dates have been reviewed by the public, the planning committees, plan commission and elected officials to assure that they are feasible expectations.

The primary responsibility for implementing the plan recommendations contained in the implementation schedule lies with the community's elected officials. Secondary responsibility for performing the recommended strategies in the plan lies with the planning commission which is appointed by the elected officials.

The following implementation tables indicate the comprehensive plan goals and strategies by element; primary and secondary responsibility for implementation; and a milestone date for completion. An abbreviation list precedes the tables; the list should be used to interpret the responsible parties involved with implementation of specific strategies.

## ABBREVIATION LIST

BASD – Berlin Area School District  
 CAP – Cap Services  
 DOA – Wisconsin Department of Administration  
 DATCP – Wisconsin Department of Agriculture, Trade, & Consumer Protection  
 DWD – Wisconsin Department of Workforce Development  
 ECWRPC – East Central Wisconsin Regional Planning Commission  
 FFA – formally Future Farmers of America  
 FVTC – Fox Valley Technical College  
 GLCHHS – Green Lake County Health & Human Services  
 MPTC – Moraine Park Technical College  
 NEW ERA – Northeast Wisconsin Educational Resource Alliance  
 NEW REP – Northeast Wisconsin Regional Economic Partnership  
 NLPSP – North Lake Poygan Sanitary District  
 NRCS-USDA – United States Department of Agriculture Natural Resources Conservation Service  
 PSFD – Poy Sippi Fire Department  
 SBDC – Small Business Development Corporation  
 TCREDC – Tri-County Regional Economic Development Corporation  
 TFD – Tustin Fire Department  
 UMOS – United Migrant Opportunity Services  
 USDA RD – United States Department of Agriculture Rural Development  
 USGS – United States Geological Services  
 UWEX – University of Wisconsin Extension  
 WACC – Waushara Area Chamber of Commerce  
 Wbfd – West Bloomfield Fire Department  
 WCDA – Waushara County Department of Aging  
 WCDHS – Waushara County Department of Human Services  
 WCEDC – Waushara County Economic Development Corporation  
 WCEMS – Waushara County Emergency Medical Services  
 WCFB – Waushara County Farm Bureau  
 WCHD – Waushara County Highway Department  
 WCHH – Waushara County Habitat for Humanity  
 WCHTSC – Waushara County Highway Traffic and Safety Commission  
 WCHS – Waushara County Historical Society  
 WCPD/SWMI – Waushara County Park Development/Solid Waste Management Information  
 WCSD – Waushara County Sheriff Department  
 WCVB – Waushara Convention and Visitors Bureau  
 WCVSO – Waushara County Veterans’ Service Office  
 WCZLC – Waushara County Zoning and Land Conservation Department  
 WDHP – Wisconsin Department of Historic Preservation  
 WDNR – Wisconsin Department of Natural Resources  
 WHEDA – Wisconsin Housing & Economic Development  
 WHS – Wisconsin Historical Society  
 WisDOT – Wisconsin Department of Transportation

## IMPLEMENTATION - Town of Bloomfield

### **Goal I 1. Implement recommendations contained within the Town of Bloomfield Comprehensive Plan to the greatest extent possible.**

#### **Objectives:**

- **I 1.1. Closely monitor the implementation of plan recommendations to ensure they are followed.**

#### **Strategies:**

- **The Town Planning Commission should periodically review the implementation schedule to ensure that deadlines are being met.** These reviews should be done at least quarterly to ensure that progress is being made to implement all aspects of the plan. After a majority of the strategies have been implemented, the Planning Commission may be able to lengthen the time between reviews.
  - **The Town Planning Commission should periodically update the Town Board as to the progress that is being made to implement the plan.** Initially, these updates should be done quarterly. As time passes, the time between updates may be lengthened.
  - **The Town Planning Commission should prepare a brief annual report.** This report should summarize how the comprehensive plan was used to direct major spending, regulatory, and construction decisions; how development has (has not) coincided with the recommendations of the plan; and if any comprehensive plan amendments were made and why. This report should be distributed to town citizens with the annual tax bill.
  - **The Town Planning Commission should annually review the goals, objectives, and strategies to address conflicts which may arise between the elements of the plan.** During this review process, the planning commission should actively seek input from the Town Board, local citizens, and others to gauge the effectiveness of the plan. This should include an assessment of the implementation success as well as a consideration of additional objectives and strategies.
- **I 1.2. The Town of Bloomfield should update the plan as necessary.**

#### **Strategies:**

- **The Town Planning Commission, if necessary, should recommend modifications that will better meet the intent of the plan.** As the plan is implemented, the Town may discover that the recommended strategies may not be achieving the desired goals. Additionally, as community values change, some goals, objectives, and strategies may no longer be relevant. The goals, objectives, and strategies should be changed to best accomplish the changing vision of the town.
- **The Town should update the plan at least every 10 years to meet the standards of "Smart Growth" legislation.**
- **As available, provide updated information to supplement the plan information.** This information could include new statistical information,

population projections, updated census information, updated zoning map, existing land use map, etc.

**Goal I 2. Ensure that implementation of the plan results in an orderly and cost-effective development pattern.**

**Objective:**

- **I 2.1. Continually utilize the plan as one of the primary guides for recommendations regarding future land use and land use policies.**

**Strategies:**

- **Consult the plan before making final recommendations on individual developments.**
- **Review existing town and County ordinances as they relate to the implementation of this plan.** If an existing ordinance is not consistent with the plan, amend the ordinance to ensure compliance with the comprehensive plan.

**Goal I 3. Emphasize the need for intergovernmental cooperation throughout the implementation process.**

**Objective:**

- **I 3.1. Encourage cooperation and communication between the Town, neighboring communities, and Waushara County in implementation of the plan.**

**Strategies:**

- **Solicit input from neighboring communities, Waushara County, governmental agencies, and other appropriate organizations regarding how their activities relate to the recommendations in the Town of Bloomfield's comprehensive plan.** It is important to coordinate and communicate with others to ensure that the Town of Bloomfield's comprehensive plan is consistent with the activities of community organizations and surrounding municipalities.
- **Present a copy of the plan to neighboring municipalities and Waushara County as discussed within the implementation element.**
- **Work with Waushara County to update existing ordinances and create new ordinances as recommended by this plan.** Many issues discussed within the plan affect communities throughout Waushara County. The Town may benefit from collaborative efforts which will ensure implementation is consistent county-wide.
- **Continue to support and participate in activities of the Waushara County Land Use Committee.** The committee meets periodically to discuss land use issues throughout Waushara County. Continued participation in this committee will ensure that future land use decisions in neighboring communities are consistent with the goals of the plan.



- **Cooperate with Waushara County on the completion of the Waushara County Comprehensive Plan.** Upon completion of all municipal comprehensive plans, the Waushara County Zoning Department, UW – Extension, and a private consultant will be beginning a collaborative effort to create and write a county-wide comprehensive plan. The Town of Bloomfield should appoint a representative to participate in activities related to the county plan so that it is consistent with the Town's plan.

**Economic Development  
Town of Bloomfield  
Overall Goals**

- ED 1. Preserve the environmental features that contribute to the town's quality of life.  
 ED 2. Protect the economic viability of existing farm operations and the "right to farm".  
 ED 3. Attract visitor-dollars by encouraging local businesses that promote and protect the scenic and recreational values of the town's resource base.  
 ED 4. Support efforts by Waushara County and other entities in Waupaca and Winnebago counties to attract new commercial and industrial development to the area.  
 ED 5. Use the town's quality of life attributes to attract new business and an educated workforce.

ED 1. Preserve the environmental features that contribute to the town's quality of life.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 1.1(3-24) ED 3.1(3-27) ED 3.2(3-27) ED 5.1(3-29)	Support private efforts to protect and maintain forestlands throughout the town.	Support efforts; Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
ED 1.2(3-24) ED 1.3(3-25) LU 3.1(8-46)	To allow non-metallic mining to occur while balancing residential quality of life factors, the town should discourage adjacent development that conflicts with these operations.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
ED 1.2(3-24) LU 1.3(8-46)	Work with quarry operators to maintain a current inventory of existing and future sites.	Create site list	Plan Commission	Town Board; WCZLC	Ongoing
ED 1.3(3-25) ED 1.2(3-25) ED 4.1(3-28) H 5.4 (4-35) NR 2.1(7-59) LU 1.3(8-44)	If commercial, industrial, and other highly developed land uses are proposed for the town, locate them in areas where potentially adverse impacts on natural resources and features will be minimized.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
ED 1.3(3-25) ED 4.1(3-28) H 5.4 (4-35)	Direct industrial uses that are inconsistent with current town/county zoning, incompatible with nearby land uses, or pose a potential threat to the town's groundwater, wetlands and other environmental resources elsewhere or require them to comply with specific conditions that are acceptable to town residents, particularly those who live nearby.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
ED 1.3(3-25) ED 4.1(3-28) LU 1.2(8-44)	Where applicable, promote the clean-up and reuse of underutilized, vacant, blighted, or Brownfield commercial/industrial sites and buildings to efficiently use existing public utilities, infrastructure, and services.	Review proposals	Plan Commission	Town Board; TCREDC; WCEDC	Ongoing

See p. 10-10 for abbreviation list.

ED 1. Preserve the environmental features that contribute to the town's quality of life.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 1.3(3-25) ED 4.1(3-28) LU 1.2(8-44) LU 4.1(8-46)	Evaluate the feasibility of renovating existing commercial/industrial structures for new enterprises. In terms of existing or past Brownfield activity, the town has six sites identified in DNR's Remediation and Redevelopment Tracking System (BRRTS) database ( <a href="http://botw.dnr.state.wi.us/botw/Welco me">http://botw.dnr.state.wi.us/botw/Welco me</a> ). Three of these are listed as "closed" and the remaining three are listed as "no action required".	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
ED 1.3(3-25)	Although the Town recognizes the difficulty and the extensive costs involved with environmental clean-up, should additional sites be found, it will rely on private clean-up action where possible.	Support efforts	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-10 for abbreviation list.

ED 2. Protect the economic viability of existing farm operations and the "right to farm".					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 2.1(3-25)	If deemed appropriate, town residents should be afforded the opportunity to establish home-based occupations.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
ED 2.2(3-25) ED 2.3(3-26) ED 2.6(3-26) ED 4.3(3-28) AG 1.2(7-53) AG 1.3(7-53) IC 1.2(9-10)	Support local farmers who wish to practice innovative or unique farming methods or products.	Refer/educate citizens	Plan Commission	Town Board; UWEX; DATCP; WCFB;	Ongoing
ED 2.3(3-26) ED 2.2(3-25) ED 2.6(3-26) ED 4.3(3-28) AG 1.2(7-53) AG 1.3(7-53) IC 1.2(9-10)	Support entrepreneurs who wish to begin new agribusinesses which are well suited for the area and direct them to areas that are convenient to the farming community.	Refer/educate citizens	Plan Commission	Town Board; UWEX; DATCP	Ongoing
ED 2.4(3-26) IC 1.2(9-10)	Establish annual meetings in conjunction with the town board, planning commission, and other official meetings.	Establish meetings	Plan Commission	Town Board; WCZLC	Ongoing
ED 2.5(3-26)	Work with regional and county economic development organizations to promote area farmers' markets.	Promote events	Plan Commission	Town Board; TCRED, WCEDC; Others	Ongoing

See p. 10-10 for abbreviation list.

ED 2. Protect the economic viability of existing farm operations and the "right to farm".					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 2.5(3-26)	"Farm Breakfast" events which have been held on the last Sunday in June should continue to be promoted throughout the county as a means of promoting agriculture.	Promote events	Plan Commission	Town Board; TCREDC; WCEDC; FFA; Others	Ongoing
ED 2.6(3-26) ED 2.3(3-26) AG 1.2(7-53) AG 1.3(7-53) NR 2.1(7-59) IC 1.2(9-10)	Promote organic and specialty farming ventures as a desired enterprises in the town. Provide similar financial incentives to these entrepreneurs as new small business owners would receive.	Refer/educate citizens	Plan Commission	Town Board; TCREDC; UWEX; WCEDC; Others	Ongoing
ED 2.6(3-26)	Expand "farm breakfast" events to include specialty seasonal events such as haunted woods, corn mazes, pumpkin patch kids, horse drawn hay rides, and winter sleigh ride programs.	Refer/educate citizens	Plan Commission	Town Board; TCREDC; UWEX; WCEDC; Others	Ongoing

See p. 10-10 for abbreviation list.

ED 3. Attract visitor-dollars by encouraging local businesses that promote and protect the scenic and recreational values of the town's resource base.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 3.1(3-27) ED 1.1(3-24) ED 3.2(3-27) ED 5.1(3-29) CF 6.1(6-46) IC 2.1(9-11) IC 2.2(9-12)	Work with the TCREDC, Waushara County Convention and Visitors Bureau, and Waushara Area Chamber of Commerce to market hunting, fishing, and wildlife viewing activities in Waushara County.	Support efforts	Plan Commission	Town Board; WCVB; TCREDC; Others	Ongoing
ED 3.2(3-27) ED 3.1(3-27) IC 2.1(9-11) IC 2.2(9-12)	Inventory all existing campgrounds, rental facilities and other tourism infrastructure.	Support efforts	Plan Commission	Town Board; WCCVB; TCREDC; Others	Ongoing
ED 3.2(3-27) ED 1.1(3-24) ED 3.1(3-27) ED 5.1(3-29) IC 2.1(9-11) IC 2.2(9-12)	Collaborate with other entities in Waushara County and nearby communities to create partnerships to further discuss tourism opportunities which would be beneficial to the entire area.	Support efforts	Plan Commission	Town Board; WCCVB; TCREDC; Others	Ongoing

See p. 10-10 for abbreviation list.

ED 4. Support efforts by Waushara County and other entities in Waupaca and Winnebago counties to attract new commercial and industrial development to the area.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 4.1(3-28) ED 1.3(3-25) H 2.1 (4-30) LU 1.2(8-44) IC 1.1(9-10)	Inventory all vacant and underutilized structures zoned for industrial and commercial activities. Maintain this database and incorporate it with the TCREDC, WCEDC, and other available lists. Include pertinent information such as the building name, size, current zoning requirements, address, and other pertinent information.	Create inventory	Plan Commission	Town Board; TCREDC; WCEDC; Others	Ongoing
ED 4.1(3-28) ED 1.3(3-25) LU 1.2(8-44) IC 1.1(9-10)	Update and post this list on the discussed websites when additional properties, buildings, and lots become available.	Maintain inventory	Plan Commission	Town Board; TCREDC; WCEDC; Others	Ongoing
ED 4.2(3-28) CR 1.3(7-64)	To further support to local planning process, the administrators of the Waushara County RLF should refer to local comprehensive plans while evaluating loan applications.	Review comprehensive plan & proposals	Plan Commission	Town Board; WCEDC	Ongoing
ED 4.3(3-28) ED 2.2(3-25) ED 2.3(3-26) ED 2.6(3-26) ED 5.1(3-29) H 2.3(4-31) H 5.1(4-34) IC 1.1(9-10)	Utilize existing programs which train and assist new small business owners through training and grant/loan programs which target business plan development, financing information, and other assistance	Refer citizens	Plan Commission	Town Board; TCREDC; WCEDC; CAP; DWD; SBDC; Others	Ongoing

See p. 10-10 for abbreviation list.

ED 5. Use the town's quality of life attributes to attract new business and an educated workforce.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 5.1(3-29) ED 1.1(3-24) ED 3.1(3-27) ED 3.2(3-27) CF 6.1(6-46) IC 2.2(9-12)	The Town should cooperate with the surrounding communities to better promote the area's natural, cultural, and educational resources to prospective businesses.	Promote amenities	Plan Commission	Town Board; TCREDC; WCCVB; WCEDC; Others	Ongoing
ED 5.2(3-29) CF 7.1(6-48) IC 2.1(9-11) IC 2.4(9-12)	Evaluate and identify new and existing technologies including dial-up and high speed internet services which are utilized by successful businesses in the area and statewide.	Evaluate technologies	Plan Commission	Town Board; TCREDC; WCCVB; WCEDC; Others	Ongoing
ED 5.2(3-29) CF 7.1(6-48) IC 2.1(9-11) IC 2.4(9-12)	Evaluate the overall adequacy and reliability of the technologies and service providers that local businesses rely on for technological needs.	Evaluate technologies	Plan Commission	Town Board; TCREDC; WCCVB; WCEDC; Others	Ongoing

See p. 10-10 for abbreviation list.

ED 5. Use the town's quality of life attributes to attract new business and an educated workforce.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
ED 5.2(3-29) CF 7.1(6-48) IC 2.1(9-11) IC 2.4(9-12)	Keep informed of new technologies which will improve the communications and overall efficiency of local enterprises such as high definition digital television and others.	Evaluate technologies	Plan Commission	Town Board; TCREDC; WCCVB; WCEDC; Others	Ongoing
ED 5.3(3-30) ED 4.1(3-28) CF10.1(6-50) IC 1.1(9-10)	Partner with educational institutions to promote life long learning for the area's youth and adults.	Support efforts	Plan Commission	Town Board; TCREDC; CAP; Others	Ongoing
ED 5.3(3-30) ED 4.1(3-28) CF10.1(6-50) IC 1.1(9-10)	Support existing partnerships among learning institutions are such as the North East Wisconsin Educational Resource Alliance (NEW ERA) as a means to offer necessary training/learning to Wisconsin's current and future workers.	Support efforts	Plan Commission	Town Board; TCREDC; CAP; NEW ERA; NEWREP; Others	Ongoing

See p. 10-10 for abbreviation list.

**Housing**  
**Town of Bloomfield**  
Overall Goals

- H 1. Recognize that the provision of affordable housing is an integral part of a comprehensive economic development strategy for the region.
- H 2. Maintain an adequate housing supply that will meet the needs of current and future residents and promote a range of housing choices for anticipated income levels, age groups and special housing needs.
- H 3. Provide for housing development that maintains the attractiveness and rural character of the community.
- H 4. Support housing choices that reflect the needs of individual households.
- H 5. Encourage preservation and rehabilitation activities to preserve the integrity of the existing housing stock and the cultural identity and history of the area.

H 1. Recognize that the provision of affordable housing is an integral part of a comprehensive economic development strategy for the region.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
H 1.1 (4-30) H 2.1(4-30) H 2.2(4-31) H 2.4(4-31) LU 1.1(8-43)	Encourage community leaders, housing providers and consumers to work together to help promote the development of housing that meets the needs of all income levels within a community, including entry level and low skill workers.	Promote cooperation; Review proposals	Plan Commission	Town Board; WHEDA; WCHH; Developers; Others	Ongoing

See p. 10-10 for abbreviation list.

H 2. Maintain an adequate housing supply that will meet the needs of current and future residents and promote a range of housing choices for anticipated income levels, age groups and special housing needs.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
H 2.1(4-30) H 1.1(4-30) H 5.2(4-34) IC 1.1(9-10)	Promote collaboration within and between governmental, private and non-profit sectors to ensure the provision of an adequate supply of affordable housing.	Promote cooperation; Review proposals	Plan Commission	Town Board; Housing agencies; Developers; Others	Ongoing
H 2.1(4-30) ED 4.1(3-28)	Promote the use of under-utilized facilities for affordable housing.	Promote cooperation; Review proposals	Plan Commission	Town Board; Housing agencies; Others	Ongoing
H 2.2(4-30) H 1.1(4-30)	Identify the type of housing and services that are needed for existing very low income residents.	Evaluate needs	Plan Commission	Town Board; Housing agencies; Others	Ongoing
H 2.3(4-31) H 2.2(4-30) H 3.1(4-32)	Monitor the availability of state and federal programs for the development or redevelopment of low- to moderate-income housing.	Evaluate sources	Plan Commission	Town Board; Housing agencies; Others	Ongoing

See p. 10-10 for abbreviation list.

H 2. Maintain an adequate housing supply that will meet the needs of current and future residents and promote a range of housing choices for anticipated income levels, age groups and special housing needs.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
H 2.3(4-31) H 2.2(4-30) CR 1.4(7-65)	Refer to support and funding agencies, such as CAP Services, USDA Rural Development, and Waushara County's Veteran's Administrator to find out what assistance may be available.	Refer citizens	Plan Commission	Town Board; CAP; USDA RD; Others	Ongoing
H 2.3(4-31) H 5.1(4-33) ED 4.3(3-28) CF10.1(6-50)	Refer interested individuals to job training opportunities that will help to increase earning potential.	Refer citizens	Plan Commission	Town Board; Housing agencies; Others	Ongoing
H 2.3(4-31)	Recognize that some first time homebuyers that want to live in the community may have difficulty finding affordable housing.	Refer citizens	Plan Commission	Town Board; Housing agencies; Others	Ongoing
H 2.4(4-31)	Consider support for housing proposals that include new affordable housing that fits in with the rural character of the Town of Bloomfield.	Evaluate needs; Review proposals	Plan Commission	Town Board; Housing agencies; Others	Ongoing
H 2.4(4-31) H 1.1(4-30)	When reviewing new development proposals, consider requiring developers to build an appropriate mix of single family, two-family and senior housing.	Evaluate needs; Review proposals	Plan Commission	Town Board; Housing agencies; Others	Ongoing
H 2.5(4-32)	Cooperate with the appropriate agencies to ensure that an adequate amount of housing options are available for the elderly including at-home assistance, senior housing complexes, or assisted living facilities.	Evaluate needs; Review proposals	Plan Commission	Town Board; Housing agencies; Others	Ongoing
H 2.5(4-32)	As needed, promote the increased availability of assisted living and elder care facilities.	Evaluate needs; Review proposals	Plan Commission	Town Board; Housing agencies; Others	Ongoing
H 2.5(4-32)	Collaborate with appropriate agencies (CAP Services, Waushara County Aging, etc.) to assess the accessibility of senior housing in Waushara County.	Evaluate needs; Review proposals	Plan Commission	Town Board; Housing agencies; Others	Ongoing

See p. 10-10 for abbreviation list.

H 3. Provide for housing development that maintains the attractiveness and rural character of the community.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
H 3.1(4-32) H 2.3(4-31) ED 4.1(3-28) CF 2.1(6-44) LU 1.1(8-43)	Where feasible, encourage infill development within the unincorporated communities of Tustin and West Bloomfield.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
H 3.1(4-32) LU 1.1(8-43)	Encourage development of existing platted lots before new out-lots are created in other areas of the town.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-10 for abbreviation list.



H 3. Provide for housing development that maintains the attractiveness and rural character of the community.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
H 3.2 (4-32) AG 3.2(7-56) NR 3.2(7-60) NR 3.4(7-61) NR 4.1(7-61) LU 2.1(8-45) LU 4.2(8-47)	Consider the use of conservation subdivisions within newly platted rural areas in the town.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
H 3.2(4-32) LU 1.1(8-43)	Consider utilizing density development zoning to ensure that a good percentage of newly created parcels are maintained in native vegetation.	Review proposals	Plan Commission	Town Board; WCZLC	2010

See p. 10-10 for abbreviation list.

H 4. Support housing choices that reflect the needs of individual households.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
H 4.1(4-33)	Increase public awareness of cultural and generational differences in housing preferences.	Educate citizens	Plan Commission	Town Board; WCDA; CAP; Others	Ongoing

See p. 10-10 for abbreviation list.

H 5. Encourage preservation and rehabilitation activities to preserve the integrity of the existing housing stock and the cultural identity and history of the area.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
H 5.1(4-33) H 5.2(4-34) H 5.3(4-34) CR 1.4(7-65) IC 2.1(9-11)	Encourage community/ housing improvement activities.	Educate owners; Schedule project days	Plan Commission	Town Board; WCDA; CAP; Others	As needed
H 5.1(4-33)	Encourage better landlord tenant communication and coordination.	Encourage communication	Plan Commission	Town Board; WCDA; CAP; Others	Ongoing
H 5.1(4-34)	Help landlords recognize that maintaining properties is a good business decision.	Educate landlords	Plan Commission	Town Board; WCDA; CAP; Others	Ongoing
H 5.1(4-34) H 2.3(4-31) ED 4.3(3-28) CF10.1(6-50)	Refer individuals to educational opportunities that assist with tenant training for life skills including property maintenance.	Refer citizens	Plan Commission	Town Board; WCDA; CAP; Others	Ongoing
H 5.1(4-34) CF 2.2(6-44) CF 5.1(6-46)	Encourage citizen education on unsafe and unsanitary housing conditions such as lead paint, radon, faulty wiring, and broken/missing smoke detectors.	Educate owners; Enforce ordinances	Plan Commission	Town Board; WCZLC; WCDA; WCDHS; CAP; Others	Ongoing
H 5.2(4-34) IC 1.1(9-10)	Encourage public private partnerships that promote economic opportunities and provide for decent, safe affordable housing.	Assist collaboration	Plan Commission	Town Board; WCDA; CAP; Others	Ongoing

See p. 10-10 for abbreviation list.

H 5. Encourage preservation and rehabilitation activities to preserve the integrity of the existing housing stock and the cultural identity and history of the area.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
H 5.2(4-34) H 2.1(4-30) CR 1.4(7-65)	Collaborate with the appropriate agencies to identify additional sources of funding for rehabilitation and/or new construction projects.	Refer citizens	Plan Commission	Town Board; WCDA; CAP; Others	Ongoing
H 5.3(4-34) IC 1.1(9-10) IC 3.1(9-13)	The area should consider the establishment of a housing coalition consisting of persons and agencies willing to assist in gathering information, preparing applications, presenting information to local council/board meetings and provide other technical assistance upon request.	Establish coalition	Plan Commission	Town Board; WCDA; CAP; Others	Ongoing
H 5.3(4-34)	Invite funding agencies, consultants and nonprofit agencies to attend town board meetings to explain their programs.	Schedule speakers	Plan Commission	Town Board; WCDA; CAP; Others	Ongoing
H 5.3(4-34) H 5.1(4-33)	Establish a talent pool of volunteers who may be able to assist with the issues identified in this section.	Refer citizens	Plan Commission	Town Board; WCDA; CAP; Others	Ongoing
H 5.4(4-35) ED 1.3(3-25) CR 1.3(7-65) LU 1.1(8-43)	Review all new housing proposals taking their spatial relationship to other land uses into consideration such that decisions will be made in the best interest of the town as a whole.	Review proposals	Plan Commission	Town Board; WCZLC; Others	Ongoing

See p. 10-10 for abbreviation list.

**Transportation**  
**Town of Bloomfield**  
Overall Goals

- TR 1. Ensure that the STH 49 corridor is well maintained, efficient and safe for its residents.  
TR 2. Ensure that its local transportation system is well maintained, efficient and safe for its residents.  
TR 3. Encourage the expansion and safety of non-motorized transportation and transportation opportunities.  
TR 4. Encourage affordable transportation options for all age and income groups.

TR 1. The town should ensure that the STH 49 corridor is well maintained, efficient and safe for its residents.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
TR 1.1(5-23)	Follow the guidelines for driveway access sites along state and county highways when approving new development.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
TR 1.1(5-23)	Consider shared driveways are an alternative in situations where many homes are located along the same stretch of roadway. If necessary, encourage the County to adopt zoning language to allow shared driveways.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
TR 1.2(5-23) IC 2.3(9-12)	Keep informed of construction projects along STH 49 and regional highways (US 10, STH 21, etc.) to continually evaluate how these projects will affect traffic conditions for vehicular, pedestrian, and bicycle transportation throughout the town.	Be proactive	Plan Commission	Town Board	Ongoing
TR 1.2(5-23)	When necessary, the Town should recommend the appropriate detours to the Waushara County Highway Department, WisDOT, and other agencies.	Be proactive	Plan Commission	Town Board	As needed

See p. 10-10 for abbreviation list.

TR 2. Ensure that its local transportation system is well maintained, efficient and safe for its residents.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
TR 2.1(5-24)	Follow the guidelines for driveway access sites along state and county highways when approving new development.	Review proposals	Plan Commission	Town Board	Ongoing
TR 2.1(5-24)	Consider shared driveways are an alternative in situations where many homes are located along the same stretch of roadway. If necessary, encourage the County to adopt zoning language to allow shared driveways.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
TR 2.2(5-24)	The town should petition the county to incorporate construction standards for private road entrances for town roads.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
TR 2.3(5-24)	Continue to conduct biannual inspections of the overall conditions of all state, county, and town roads using PASER rating.	Drive and assess all roads	Town Board	WisDOT	Biannually

See p. 10-10 for abbreviation list.

7TR 2. Ensure that its local transportation system is well maintained and safe for its residents.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
TR 2.3(5-24)	Consider initiating a capital improvements program to assess upcoming town needs and expenses. Where feasible, appropriate monies to a dedicated fund to ensure that the road repairs can be completed as necessary.	Allocate funding	Town Board	WCHD	Ongoing
TR 2.3(5-24) IC 2.1(9-11) IC 2.3(9-12)	Consider establishing annual meetings with the Waushara County Highway Department and the Wisconsin Department of Transportation to discuss pertinent issues such as road maintenance and future construction.	Schedule meetings	Town Board	WCHD; WCHTSC; WisDOT	Ongoing
TR 2.4(5-25) LU 1.1(8-43) LU 1.4(8-44)	Direct new growth to existing roads.	Review proposals	Plan Commission	Town Board	Ongoing
TR 2.4(5-25)	Consider requiring developers to bear an equitable share of the costs for the improvement or construction of transportation systems (roads, sidewalks, bike paths, etc.) needed to serve new development.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
TR 2.4(5-25)	Monitor the effectiveness of existing shared service agreements and enhance opportunities for new partnerships for providing local road development and maintenance.	Review agreements/ costs	Town Board	Neighboring communities	Ongoing

See p. 10-10 for abbreviation list.

TR 3. Encourage the expansion and safety of non-motorized transportation and transportation opportunities.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
TR 3.1(5-25)	Encourage Waushara Co. Parks Dept. to provide signage identifying the recommended bicycle routes as indicate on their web site.	Support actions	Town Board	WCPD/SWMI; WCHD; WisDOT	
TR 3.2(5-25)	Utilize a capital improvements program to set aside funds to install wider shoulders along the roadways.	Allocate funding	Town Board	WCPD/SWMI	Ongoing
TR 3.2(5-25) CF 6.1(6-47)	Work with the County to investigate the possibilities for improving and expanding both non-motorized and motorized off-road recreational trail system designed to accommodate a range of compatible uses.	Review needs	Plan Commission	Town Board; WCPD/SWMI	As needed
TR 3.3(5-26)	Inventory areas which experience high levels of bicycle traffic and assess safety factors for non-motorized traffic.	Review needs	Plan Commission	Town Board; WCPD/SWMI	As needed

See p. 10-10 for abbreviation list.

TR 4. Encourage affordable transportation options for all age and income groups.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
TR 4.1(5-26) CF 8.2(6-49) IC 2.3(9-12)	Cooperate with Waushara County to enhance current Department of Aging programs to further meet the needs of elderly and disabled residents.	Refer citizens	Plan Commission	Town Board; WCDA	Ongoing
TR 4.1(5-26)	Consider establishing a volunteer pool to assist elderly residents when necessary	Refer citizens	Plan Commission	Town Board; WCDA	Ongoing
TR 4.2(5-26) IC 2.3(9-12)	If the number of residents making these trips increases significantly, the town could identify "park and ride" parking areas to encourage ride sharing to these destinations.	Review needs	Plan Commission	Town Board; WCHD; WisDOT	Ongoing
TR 4.2(5-26)	The town should contact Waushara County, surrounding towns, and/or WisDOT to determine if "Ride Share" programs located in major urban areas would be feasible in a rural setting such as Bloomfield.	Review needs	Plan Commission	Town Board; WCHD; WisDOT	Ongoing

See p. 10-10 for abbreviation list.

**Utilities and Community Facilities**  
**Town of Bloomfield**  
Overall Goals

- CF 1. Provide high-quality and cost-effective community facilities and services that meet existing and projected future needs.
- CF 2. Ensure proper treatment of wastewater to protect public health, groundwater quality, and surface water quality while meeting current and future needs.
- CF 3. Promote storm water management practices in order to reduce private and public property damage and to protect water quality.
- CF 4. Ensure that the water supply for the community has sufficient capacity, is in compliance with drinking water quality standards and regulations, and is available to meet present and current needs.
- CF 5. Promote effective solid waste disposal and recycling services and systems that protect public health, the natural environment, and general appearance of land uses within the community.
- CF 6. Maintain and enhance recreational opportunities in the community.
- CF 7. Ensure the provision of reliable, efficient, and well-planned utilities to adequately serve existing and future development.
- CF 8. Encourage improved access to health care facilities and child care facilities.
- CF 9. Provide a level of law enforcement, fire, and emergency services that meets present and future needs.
- CF 10. Promote quality schools and access to educational programs.

CF 1. Provide high-quality and cost-effective community facilities and services that meet existing and projected future needs.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 1.1(6-43) TR 2.3(5-24) TR 3.2(5-25)	Prepare a Capital Improvement Program (CIP) to comprehensively and systematically address the community's future needs by programming the timing and funding for undertaking identified projects.	Prepare CIP	Town Board	Plan Commission	Annually
CF 1.1(6-43) CF 2.1(6-43) CF 4.1(6-45) CF 6.1(6-46) CF 7.1(6-48) CF 9.1(6-49) IC 1.1(9-10) IC 2.1(9-11) IC 2.2(9-12) IC 2.3(9-12) IC 2.4(9-12) IC 2.5(9-12) I 3.1(10-12)	Continue to explore opportunities for shared services with Waushara County, neighboring municipalities, the school district, and other public entities. Consider performing cost-benefit analyses for service consolidation where appropriate.	Explore options	Town Board	Plan Commission; Neighboring communities; Waushara Co. departments	Ongoing
CF 1.2(6-43)	Consider establishing a website to inform residents about available services and facilities.	Review costs	Town Board	Plan Commission	Annually

See p. 10-10 for abbreviation list.

CF 2. Ensure proper treatment of wastewater to protect public health, groundwater quality, and surface water quality while meeting current and future needs.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 2.1(6-43) CF 1.1(6-43) H 3.1(4-32) I 3.1(10-12)	Work closely with the sanitary district to coordinate the orderly extension of service.	Review proposals	Town Board	NLPSPD; Plan Commission	Ongoing
CF 2.1(6-44)	Appropriately plan for expansion of wastewater treatment facilities in Bloomfield.	Assess needs	Town Board	NLPSPD; Plan Commission	Ongoing
CF 2.2(6-44) H 5.1(4-34) NR 1.1(7-58)	Support and assist residents and business owners to comply with the Waushara County POWTs monitoring program.	Encourage compliance	Plan Commission	Town Board; WCZLC	Ongoing
CF 2.2(6-44) H 5.1(4-34)	Consider requiring all new building permits which renovate the primary residence to be added to the Waushara County POWTs monitoring program.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
CF 2.2(6-45) H 5.1(4-34)	Encourage residents with aging POWTs to replace their systems before they fail.	Educate citizens	Plan Commission	Town Board; WCZLC	Ongoing
CF 2.2(6-45)	Encourage the Wisconsin DNR to permit community POWTs which serve two or more residences/buildings.	Support research	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-10 for abbreviation list.

CF 3. Promote storm water management practices in order to reduce private and public property damage and to protect water quality.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 3.1(6-45) NR 2.1(7-59) NR 3.2(7-60)	Encourage developers land to prepare detailed CSMs or plats which are accompanied by drainage maps for all platted subdivisions to show drainage patterns before public approval is granted by the town board.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
CF 3.1(6-45) NR 2.1(7-59) NR 3.2(7-60)	Establish surface storm water drainage systems which use natural vegetation to filter/cleanse storm water before it enters stream channels.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
CF 3.1(6-45) NR 2.1(7-59) NR 3.2(7-60)	Encourage new development to utilize new technologies which stress on-site infiltration of storm water. These may include, but are not limited to, rain gardens, green roofs, porous concrete, and detention ponds.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-10 for abbreviation list.

CF 4. Ensure that the water supply for the community has sufficient capacity, is in compliance with drinking water quality standards and regulations, and is available to meet present and current needs.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 4.1(6-45) CF 1.1(6-43) NR 1.1(7-58) I 3.1(10-12)	Where feasible, communicate with the United States Geological Service and/or Wisconsin DNR to keep abreast on the most recent groundwater studies and data.	Support efforts	Plan Commission	Town Board; WDNR; USGS; Others	Ongoing
CF 4.1(6-45) NR 1.1(7-58)	Determine how new development proposals will impact current groundwater supplies and overall quality.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
CF 4.1(6-46) NR 1.1(7-58)	Encourage local residents to have their wells tested for bacteria, nitrates, atrazine, arsenic, or other groundwater contaminants.	Educate citizens	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-10 for abbreviation list.

CF 5. Promote effective solid waste disposal and recycling services and systems that protect public health, the natural environment, and general appearance of land uses within the community.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 5.1(6-46) H 5.1(4-33)	Require new development to adequately address solid waste disposal and recycling needs during the planning and design stages.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
CF 5.1(6-46)	Partner with adjacent towns and Waushara County to increase collection opportunities (clean sweeps) for the proper recycling or disposal of tires, appliances, hazardous waste, and other specialized waste.	Seek grants; Perform clean sweeps	Plan Commission	Town Board; WCPD/SWMI	Ongoing

See p. 10-10 for abbreviation list.

CF 6. Maintain and enhance recreational opportunities in the community.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 6.1(6-46) CF 1.1(6-43) ED 3.1(3-27) ED 5.1(3-29)	Encourage Waushara County to maintain a quality county park system and provide improvements identified in its Outdoor Recreation Plan.	Review proposals	Plan Commission	Town Board; WCPD/SWMI	Ongoing
CF 6.1(6-46)	For new subdivision proposals, continue to support mandatory open space/park dedication.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
CF 6.1(6-46)	Consider establishing a town dedication fee on all new subdivision developments.	Establish fees	Town Board	Plan Commission; WCPD/SWMI	Ongoing
CF 6.1(6-46)	Consider applying for funding from the County park dedication fees program to increase recreational opportunities within Tustin.	Apply for funding	Town Board	Plan Commission; WCPD/SWMI	Ongoing

See p. 10-10 for abbreviation list.



CF 6. Maintain and enhance recreational opportunities in the community.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 6.1(6-46)	Consider planning for increased recreational opportunities within the Town of Bloomfield.	Review proposals	Plan Commission	Town Board; WCPD/SWMI	Ongoing
CF 6.1(6-47)	Consider establishing a town park adjacent to the town hall when it is constructed.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
CF 6.1(6-47) TR 3.2(5-25) LU 7.1(8-48)	Consider expanding the existing system of trails for motorized vehicles.	Evaluate needs	Plan Commission	Town Board; WCPD/SWMI	Ongoing
CF 6.2(6-47) IC 2.1(9-11)	Continue to actively recruit the manpower and funding support of volunteers and service organizations for undertaking local park improvements.	Educate citizens	Plan Commission	Town Board; WCPD/SWMI	Ongoing
CF 6.2(6-47)	Encourage local residents to consider estate planning techniques that gift land and/or money for projects in the town.	Educate citizens	Plan Commission	Town Board; WCPD/SWMI	Ongoing
CF 6.3(6-47)	Consider the implementation of a voluntary user fee program to help fund boat launch improvements and maintenance at public access sites.	Implement fee system	Plan Commission	Town Board; WCPD/SWMI	Ongoing
CF 6.3(6-47) TR 3.1(5-25) LU 7.1(8-48)	Consider raising funds to purchase signage to clearly indicate the preferred bicycle routes in the Town as indicated by the Waushara County Parks Department.	Evaluate needs	Plan Commission	Town Board; WCPD/SWMI	Ongoing

See p. 10-10 for abbreviation list.

CF 7. Ensure the provision of reliable, efficient, and well-planned utilities to adequately serve existing and future development.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 7.1(6-48) CF 1.1(6-43) ED 5.2(3-29) TR 1.2(5-23) IC 2.1(9-11) I 3.1(10-12)	Promote the exchange of information with utilities and adjacent municipalities to encourage the coordinated scheduling of planned roadway and utility improvements.	Support efforts	Plan Commission	Town Board; WCHD	Ongoing
CF 7.1(6-48)	Accommodate new development in ways that its infrastructural costs are not a tax burden for existing residents.	Review proposals	Plan Commission	Town Board; WCZLC; NLPD	Ongoing
CF 7.2(6-48) NR 4.2(7-62)	Monitor compliance with town and county ordinances which stress the use of existing structures for mounting new communication equipment.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
CF 7.3(6-48) NR 4.2(7-62)	Proactively take a stance on potential requests by utilities to erect a wind farm within the community.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
CF 7.3(6-48) NR 4.2(7-62)	Consider creating an inventory of properties in the town which meet the criteria required for safe operation of current wind energy facilities as described in the wind ordinance.	Create inventory	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-10 for abbreviation list.

CF 8. Encourage improved access to health care facilities and child care facilities.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 8.1(6-49) LU 1.2(8-44)	Support school districts or local community organizations who wish to sponsor child care programs.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
CF 8.1(6-49) LU 1.2(8-44)	Support child care facility development by zoning for these uses within the Town.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
CF 8.2(6-49) TR 4.1(5-26) IC 2.3(9-12)	Promote volunteering for the Waushara County elderly and disabled transportation programs.	Educate citizens	Plan Commission	Town Board; WCDA	Ongoing

See p. 10-10 for abbreviation list.

CF 9. Provide a level of law enforcement, fire, and emergency services that meets present and future needs.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF 9.1(6-49) CF 1.1(6-43)	Encourage Waushara County to expand its normal countywide patrol operation from two squads to four.	Evaluate needs	Plan Commission	Town Board; WCSD	Ongoing
CF 9.1(6-49)	Collaborate with Waushara County EMS and the towns of Poy Sippi, Saxeville, and Leon to retain ambulance service in Poy Sippi.	Educate citizens; Train volunteers	Plan Commission	Town Board; WCEMS	Ongoing
CF 9.2(6-50)	Monitor the costs and benefits of improving the community's Insurance Service Office fire rating through upgraded fire protection.	Evaluate needs	Plan Commission	Town Board; WCEMS; WBFD; TFD	Ongoing

See p. 10-10 for abbreviation list.

CF 10. Promote quality schools and access to educational programs.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CF10.1(6-50) CF 1.1(6-43) ED 5.3(3-30) H 2.3(4-31) H 5.1(4-33) IC 1.1(9-10) IC 1.2(9-11)	Work with local school districts to plan new facilities and community based educational and recreational programs.	Review proposals; Evaluate needs	Plan Commission	Town Board; WCZLC; School districts	Ongoing
CF10.1(6-50)	Coordinate planning efforts with local school districts to allow them to anticipate future growth.	Review proposals; Evaluate needs	Plan Commission	Town Board; WCZLC; School districts	Ongoing
CF10.1(6-50)	Utilize community facilities such as fitness trails or stormwater management structures to serve as educational curriculum.	Supports efforts	Plan Commission	Town Board; WCZLC; School districts	Ongoing

See p. 10-10 for abbreviation list.

**Agricultural Resources**  
**Town of Bloomfield**  
Overall Goals

- AG 1. Maintain the economic viability of the Town's agricultural community.  
AG 2. Minimize conflicts between ongoing agricultural operations and rural non-farm residents.  
AG 3. Provide opportunities for farmers to profit from their farming operations.

AG 1. Maintain the economic viability of the area's agricultural community.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
AG 1.1(7-53)	Review new development proposals to ensure that farmland losses are minimized.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
AG 1.2(7-53) LU 1.4(8-44) LU 4.1(8-46) LU 4.2(8-47) IC 1.2(9-10)	It is in the town's interest to join the county, other towns, and area communities to sustain the agribusiness community by retaining enough farmers that the local farm economy is sufficiently viable to make it cost-effective for support businesses to remain or relocate to the area.	Review proposals	Plan Commission	Town Board; Neighboring communities; WCZLC	Ongoing
AG 1.3(7-53) ED 2.2(3-25) ED 2.3(3-26) ED 2.6(3-26) LU 4.2(8-47) IC 1.2(9-10)	Refer farmers to appropriate agencies (UW – Extension, Department of Agriculture, Trade, and Consumer Protection) to seek professional assistance to take advantage of existing economic incentive programs available to them.	Refer citizens	Plan Commission	Town Board; UWEX; DATCP; NRCS-USDA; Others	Ongoing
AG 1.4(7-54) LU 2.1(8-45) LU 4.2(8-47)	Review new development proposals to ensure that conflicts between farming operations and non-farm rural land uses are minimized.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
AG 1.5(7-54) AG 1.6(7-54) IC 1.2(9-10)	Continue to support the provision of technical and financial assistance to farmers seeking to innovate, modernize or maintain their operations.	Refer citizens	Plan Commission	Town Board; UWEX; DATCP; Others	Ongoing
AG 1.6(7-54) AG 1.5(7-54) IC 1.2(9-10)	Refer farmers to appropriate agencies (UW – Extension, Department of Agriculture, Trade, and Consumer Protection) to seek professional assistance to take advantage of existing new technologies available to them.	Refer citizens	Plan Commission	Town Board; UWEX; DATCP; Others	Ongoing
AG 1.7(7-54) LU 1.2(8-44)	Support and promote the development of new agribusinesses suitable to the town and surrounding communities.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
AG 1.8(7-55) IC 1.2(9-10)	Promote a county-wide "Buy Local Initiative" in which Waushara County farmers sell their products to local restaurants.	Support efforts	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-10 for abbreviation list.

AG 2. Minimize conflicts between ongoing agricultural operations and rural non-farm residents.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
AG 2.1(7-55) AG 2.2(7-55) LU 4.2(8-47) IC 1.2(9-10)	Direct new residential and commercial development to areas not dominated by agriculture or locations with similar infrastructure to help preserve the integrity of these productive areas.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
AG 2.2(7-55) AG 2.1(7-55) LU 4.2(8-47) IC 1.2(9-10)	Seek alternative farming operations which minimize potential conflicts with other land uses.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
AG 2.3(7-55) IC 1.2(9-10)	Consider developing a "Rural Living" brochure which discusses the potential odors and nuisances of farming operations to distribute to new landowners within the town.	Develop pamphlet	Plan Commission	Town Board; WCZLC; UWEX; DATCP; Others	Ongoing
AG 2.4(7-56)	Consider creating an agricultural buffer area in future plan updates to minimize potential agricultural conflicts.	Update zoning	Plan Commission	Town Board; WCZLC	2017

See p. 10-10 for abbreviation list.

AG 3. Provide opportunities for farmers to profit from their farming operations.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
AG 3.1(7-56) LU 4.2(8-47)	Promote farming practices which minimize adverse environmental impacts.	Refer citizens	Plan Commission	Town Board; WCZLC; UWEX; DATCP; Others	Ongoing
AG 3.1(7-56) NR 2.1(7-59) NR 3.2(7-60) NR 3.3(7-60) LU 4.2(8-47)	Promote using incentive programs which preserve farmland in a natural state after farming operations are discontinued.	Refer citizens	Plan Commission	Town Board; WCZLC; UWEX; DATCP; Others	Ongoing
AG 3.2(7-56) NR 3.2(7-60) NR 3.4(7-61) NR 4.1(7-61) NR 4.2(7-62) LU 2.1(8-45) LU 4.2(8-47)	Educate farmers on innovative residential development designs such as conservation subdivisions which can accommodate new development with minimal conflicts.	Review proposals; Educate citizens	Plan Commission	Town Board; WCZLC	Ongoing
AG 3.3(7-57) LU 4.2(8-47)	Promote estate planning as a tool in ensuring land transfers are orderly and less financially painful.	Educate citizens	Plan Commission	Town Board; WCZLC; UWEX; DATCP; Others	Ongoing
AG 3.4(7-57) LU 4.2(8-47)	Encourage farmers to work with local financial community and resource agents to identify creative ways for them to build up a "nest egg" that will enable them to retire comfortably without resorting to the need to tap into the equity of their land.	Refer citizens	Plan Commission	Town Board; WCZLC; UWEX; DATCP; Others	Ongoing

See p. 10-10 for abbreviation list.

**Natural Resources**  
**Town of Bloomfield**  
Overall Goals

- NR 1. Preserve the quality and quantity of the Town's groundwater supplies.  
NR 2. Maintain and improve the water quality of our lakes and streams.  
NR 3. Protect key natural features and resources.  
NR 4. Strive to preserve the intrinsic visual qualities of the Town's landscape that defines its rural character.

NR 1. Preserve the quality and quantity of our groundwater supplies.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
NR 1.1(7-58)	Encourage the County to require permits and inspections for all new residential wells.	Encourage monitoring	Plan Commission	Town Board; WCZLC	Ongoing
NR 1.1(7-58) CF 2.2(6-44)	Encourage the County to create a mandatory program to monitor the water quality of all existing private wells on a regular basis.	Encourage monitoring	Plan Commission	Town Board; WCZLC	Ongoing
NR 1.1(7-58)	Encourage the County to petition the State that both it and the local governing entity be notified of all new high capacity wells.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
NR 1.1(7-58) CF 4.1(6-45)	Support program that increase public awareness on public health issues related to wells and drinking water.	Educate citizens	Plan Commission	Town Board; WCZLC	Ongoing
NR 1.1(7-58) CF 4.1(6-45)	Support appropriate mechanisms to ensure monitoring on a regular basis.	Educate citizens	Plan Commission	Town Board; WCZLC	Ongoing
NR 1.1(7-58) CF 2.2(6-44)	Support the requirement of on-site system testing as part of ownership transfers.	Support program	Plan Commission	Town Board; WCZLC	Ongoing
NR 1.1(7-58) LU 3.1(8-46)	Encourage the county to create and enforce a setback zone adjacent to landfills for new development.	Redefine zoning	Plan Commission	Town Board; WCZLC	Ongoing
NR 1.1(7-58) NR 2.1(7-59)	Discourage development in areas which are not suitable for accommodating on-site wastewater treatment systems.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
NR 1.1(7-58) CF 4.1(6-45)	Encourage the county to develop a Countywide Water Management Plan.	Support plan	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-10 for abbreviation list.

NR 2. Maintain and improve the water quality of our lakes and streams.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
NR 2.1(7-59) AG 3.1(7-56)	Encourage UWEX to provide growers with appropriate educational materials on best management practices.	Educate citizens	Plan Commission	Town Board; WCZLC; UWEX	Ongoing
NR 2.1(7-59) ED 2.6(3-26) IC 1.2(9-10)	Encourage farmers to explore organic farming.	Educate citizens	Plan Commission	Town Board; WCZLC; UWEX	Ongoing
NR 2.1(7-59)	Provide an informational fact sheet that describes new techniques for storm water management.	Educate citizens	Plan Commission	Town Board; WCZLC; UWEX	Ongoing
NR 2.1(7-59)	Educate citizens on and enforce mandatory construction site erosion requirements.	Educate citizens; Enforce regulations	WDNR	WCZLC	Ongoing
NR 2.1(7-59) CF 3.1(6-45)	Incorporate storm water runoff and detention requirements from impervious surfaces such as building footprints, parking areas, and other hardscapes as specific site criteria in the building permit application.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
NR 2.1(7-59) LU 5.1(8-47)	Enforce current regulations that protect wetlands from development.	Review proposals	Plan Commission	Town Board; WCZLC; WDNR	Ongoing
NR 2.1(7-59) AG 3.1(7-56) CF 3.1(6-45) LU 4.2(8-47) LU 5.1(8-47)	Educate citizens on and enforce current regulations regarding shoreline vegetation removal.	Educate citizens; Enforce regulations	Plan Commission	Town Board; WCZLC; WDNR	Ongoing
NR 2.1(7-59) NR 1.1(7-58)	Discourage development in areas poorly suited for on-site waste disposal by using available regulatory tools to protect critical areas from development.	Review proposals; Enforce ordinances	Plan Commission	Town Board; WCZLC	Ongoing
NR 2.1(7-59) CF 2.2(6-44)	Monitor the effectiveness of individual systems by requiring periodic testing of all on-site systems and mandatory inspections at the time of all ownership transfers.	Monitor wells	Plan Commission	Town Board; WCZLC	Ongoing
NR 2.1(7-59)	Encourage the county to amend the Shoreland Zoning Ordinance to include a mitigation clause.	Amend ordinance	Plan Commission	Town Board; WCZLC	Ongoing
NR 2.1(7-59)	Prohibit development in floodplain areas.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-10 for abbreviation list.

NR 3. Protect key natural features and resources.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
NR 3.1(7-59)	Use media and educational materials to inform the public of invasive species issues and preventative measures.	Educate citizens	Plan Commission	Town Board; WCZLC; WDNR	Ongoing
NR 3.1(7-60)	Provide technical assistance and funding incentives for undertaking invasive species control and preventative measures for invasive species.	Refer organizations/ citizens	Plan Commission	Town Board; WCZLC; WDNR	Ongoing
NR 3.1(7-60) IC 2.1	Encourage annual work days involving conservation groups, youth organizations, service clubs, etc.	Support efforts	Plan Commission	Town Board; WCZLC; WDNR	Ongoing
NR 3.1(7-60)	Seek local input to conduct an invasive species inventory and establish priorities for addressing concerns at the countywide level.	Conduct survey; Create management plan	Plan Commission	Town Board; WCZLC; WDNR; UWEX	Ongoing
NR 3.2(7-60) AG 3.1(7-56)	Encourage their owners to consider enrolling shoreline areas in a land trust.	Educate citizens	Plan Commission	Town Board; WCZLC	Ongoing
NR 3.2(7-60) CF 3.1(6-45) LU 5.1(8-47)	Encourage the County to adopt more stringent setback requirements for building setbacks and native vegetation removal for shoreline development.	Amend ordinances	Plan Commission	Town Board; WCZLC	Ongoing
NR 3.2(7-60) H 3.2(4-32) AG 3.2(7-56) LU 2.1(8-45) LU 4.2(8-47)	Implement innovative development techniques such as conservation subdivisions.	Review proposals; Create/ amend ordinances	Plan Commission	Town Board; WCZLC	Ongoing
NR 3.3(7-60) LU 5.1(8-47)	Evaluate the adequacy of present setback requirements in existing codes for maintaining native vegetation.	Review proposals; Amend ordinances	Plan Commission	Town Board; WCZLC	Ongoing
NR 3.3(7-60) AG 3.1(7-56) LU 5.1(8-47)	Support landowner education on the benefits of maintaining shoreline vegetation and the enforcement of the removal of native vegetation adjacent to wetlands and water bodies.	Educate citizens	Plan Commission	Town Board; WCZLC	Ongoing
NR 3.3(7-60)	Advocate that the DNR be provided with adequate funding and manpower to be effective in invasive species control measures.	Support measures	Plan Commission	Town Board; WCZLC; WDNR	Ongoing
NR 3.4(7-61)	Educate landowners on available incentive and technical assistance programs to manage their forests and woodlots as sustainable resources.	Educate citizens	Plan Commission	Town Board; WCZLC; WDNR	Ongoing
NR 3.4(7-61)	Use media and educational materials to help the public identify diseases and insect pests when they occur in the landscape.	Educate citizens/ distribute pamphlets	Plan Commission	Town Board; WCZLC	Ongoing
NR 3.4(7-61)	Support regulatory tools designed to protect identified areas from development.	Review proposals; Enforce ordinances	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-10 for abbreviation list.

NR 3. Protect key natural features and resources.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
NR 3.4(7-61)	Work with UW-Extension to develop an information sheet that could be distributed to area realtors and new landowners on the benefits of leaving forestlands intact.	Develop pamphlet	Plan Commission	Town Board; UWEX; WCZLC; WDNR	2010
NR 3.4(7-61)	Discourage development in areas where its impact would be detrimental to active logging operations.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
NR 3.4(7-61) NR 3.2(7-60) AG 3.2(7-56) LU 2.1(8-45) LU 4.2(8-47)	Inform and educate property owners about alternatives to traditional land subdivisions.	Review proposals; Educate citizens	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-10 for abbreviation list.

NR 4. Strive to preserve the intrinsic visual qualities of the Town's landscape that defines its rural character.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
NR 4.1(7-61)	Target areas of scenic importance for protection. Develop committee consensus on key areas/features.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
NR 4.1(7-61) LU 2.1(8-45)	Use zoning and other available tools to limit development options within areas the town would not like development to occur.	Review proposals; Enforce ordinances	Plan Commission	Town Board; WCZLC	Ongoing
NR 4.1(7-61) NR 3.2(7-60) NR 3.4(7-61) AG 3.2(7-56) LU 2.1(8-45) LU 4.2(8-47)	Consider innovative development techniques such as conservation subdivisions to maintain the rural character of the area.	Review proposals; Amend ordinances	Plan Commission	Town Board; WCZLC	Ongoing
NR 4.1(7-61) AG 3.2(7-56)	Encourage landowners to consider enrolling their lands in a land trust.	Educate citizens	Plan Commission	Town Board; WCZLC	Ongoing
NR 4.1(7-61) AG 3.2(7-56)	Explore the potential of acquiring scenic easements to protect important viewsheds	Educate citizens	Plan Commission	Town Board; WCZLC	Ongoing
NR 4.2(7-62) LU 1.1(8-43) LU 4.2(8-47)	Regulate residential development densities in rural areas.	Review proposals; Amend ordinances	Plan Commission	Town Board; WCZLC	Ongoing
NR 4.2(7-62) LU 2.1(8-45)	Encourage innovative residential development techniques such as conservation subdivisions.	Review proposals; Educate citizens	Plan Commission	Town Board; WCZLC	Ongoing
NR 4.2(7-62) LU 1.1(8-43) LU 4.2(8-47)	Target specific areas in the town for residential development.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
NR 4.2(7-62) CF 7.2(6-48) CF 7.3(6-48)	Regulate the placement of cell towers and/or wind generators by supporting the appropriate criteria in the county's zoning ordinance.	Review proposals; Enforce ordinances	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-10 for abbreviation list.



NR 4. Strive to preserve the intrinsic visual qualities of the Town's landscape that defines its rural character.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
NR 4.2(7-62)	Encourage the county to update and enforce its billboard ordinance.	Amend ordinance	Plan Commission	Town Board; WCZLC	Ongoing
NR 4.3(7-62)	Enforce existing nuisance/litter ordinances and building codes and strengthen the commitment to enforcement.	Enforce ordinances	Plan Commission	Town Board; WCZLC	Ongoing
NR 4.3(7-62)	Commit to stronger enforcement of litter ordinances.	Enforce ordinances	Plan Commission	Town Board; WCZLC	Ongoing
NR 4.3(7-62)	Promote expansion of the "Adopt-a-Highway" program.	Enforce ordinances	Plan Commission	Town Board; WCZLC	Ongoing
NR 4.4(7-62) LU 1.4(8-44)	Work with the county to enact a light ordinance addressing shielding, light directing, and similar measures of exterior lighting.	Create ordinances	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-10 for abbreviation list.

**Cultural Resources**  
**Town of Bloomfield**  
Overall Goals

CR 1. Preserve the community's important cultural resources.

CR 1. Preserve the community's important cultural resources.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
CR 1.1(7-63) CR 1.4(7-65)	Seek - either independently or collectively with neighboring municipalities – grant money to fund architectural and historical surveys.	Review needs	Plan Commission	Town Board; WCHS; WDHP	As needed
CR 1.1(7-63)	Seek Certified Local Government (CLG) status through the DHP.	Be proactive	Plan Commission	Town Board; WCHS; WDHP; WHS	As needed
CR 1.2(7-64)	Encourage the Town of Bloomfield to establish a historic preservation commission.	Be proactive	Plan Commission	Town Board	As needed
CR 1.3(7-64) ED 5.1(3-29) CF 1.1(6-43)	Include cultural resources and historic preservation in any local land use plans it may undertake in the future.	Review proposals	Plan Commission	Town Board	As needed
CR 1.3(7-64) LU 1.4(8-44) IC 1.2(9-11) I 3.1(10-12)	Seek the input of a local historic preservation group and other informed individuals when making decisions that involve existing sites and structures.	Review proposals	Plan Commission	Town Board; WCHS	As needed
CR 1.4(7-65) CR 1.1(7-63) H 2.2(4-21) H 2.3(4-21)	Work with owners of historic properties to seek available grants and other favorable funding sources.	Refer citizens	Plan Commission	Town Board; WCHS; WHS; WDHP	As needed
CR 1.4(7-65)	Provide educational materials related to the benefits available to properties enrolled on the National Register.	Refer citizens	Plan Commission	Town Board; WCHS; WHS; WDHP	As needed

See p. 10-10 for abbreviation list.

**Land Use**  
**Town of Bloomfield**  
Overall Goals

- LU 1. Promote future development that will meet the future needs of the area while preserving the visual qualities of the area's landscape that defines its rural character.
- LU 2. Where appropriate, consider utilizing innovative residential development techniques (i.e. conservation subdivisions) which exceed current minimum requirements set forth by state, WDNR, county, and local zoning ordinances for new residential development throughout the town.
- LU 3. Ensure that land use pattern protect and promote public health, safety, and welfare.
- LU 4. The town should preserve local agricultural operations and traditions.
- LU 5. Protect the abundant and high quality natural resources to maintain the town's natural atmosphere and community character.
- LU 6. Collaborate with surrounding municipalities and towns to ensure compatible land uses near common boundaries.
- LU 7. Address current and future recreational needs for town residents.

LU 1. Promote future development that will meet the future needs of the area while preserving the visual qualities of the area's landscape that defines its rural character.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 1.1(8-43) LU 1.2(8-44) LU 1.3(8-44) H 3.1 (4-32) H 5.4 (4-35) TR 2.4(5-25) NR 4.2(7-62)	Encourage denser development (smaller lot sizes) near established "town centers" of Tustin and West Bloomfield.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 1.1(8-43) H 3.1(4-32) H 3.2(4-32)	The town should manage the transition between higher- and lower-density development areas by "bull's-eye" development.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 1.1(8-43) H 5.4 (4-35)	Establish standardized minimum lot sizes (area and/or dimension) consistent with each specific zone and keep compatible lot sizes in proximity to one another.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 1.1(8-43) H 1.1(4-30)	Consider reducing lot sizes within the North Lake Poygan Sanitary District by rezoning undeveloped plots in downtown area to RS-10.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 1.2(8-43)	Continue to offer residents a mixture of commercial services which are appropriate for rural communities.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 1.2(8-44) LU 1.1(8-43) ED 1.3(3-25) AG 1.7(7-54)	Promote the development of new businesses which complement existing establishments and the concept of the "town center."	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-10 for abbreviation list.

LU 1. Promote future development that will meet the future needs of the area while preserving the visual qualities of the area's landscape that defines its rural character.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 1.2(8-44) ED 1.3(3-25) ED 4.1(3-28)	Identify vacant buildings that can be utilized for new businesses to minimize start-up costs.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 1.2(8-44) CF 8.1(6-49)	Where appropriate, consider special use permits for day care centers and other related businesses which would fit the rural character of the town.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 1.3(8-44) ED 1.3(3-25)	Where feasible, direct new industrial development to the industrial parks in the City of Weyauwega or Village of Fremont.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 1.3(8-44) LU 1.1(8-43) ED 1.3(3-25)	Where feasible, direct new commercial or mixed-use development towards "town centers."	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 1.3(8-44) ED 1.3(3-25)	Review requests for commercial and industrial uses which are located in rural areas of the town on a case by case basis to allow for home-based businesses.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 1.3(8-44)	Where feasible direct future commercial development to areas serviced by sewer and water utilities.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 1.4(8-44) NR 4.4(7-62)	Encourage the enforcement of existing ordinances which regulate the size, appearance, and lighting of signage used for highway billboards, informational roadway signs, and commercial enterprises.	Create ordinance	Plan Commission	Town Board; WCZLC	Ongoing
LU 1.4(8-44) NR 4.4(7-62)	Review the county's sign control ordinance to determine if it will offer enough support for new commercial design criteria.	Review ordinance	Plan Commission	Town Board; WCZLC	2010
LU 1.4(8-44) NR 4.4(7-62)	Consider preserving the night sky by implementing zoning tools which regulate outdoor lighting.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 1.4(8-44) NR 4.4(7-62)	Consider utilizing lighting that reduces glare, light trespass, and sky glow as described in <i>Sensible Shoreland Lighting</i> .	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-10 for abbreviation list.

LU 2. Where appropriate, consider utilizing innovative residential development techniques (i.e. conservation subdivisions) which exceed current minimum requirements set forth by state, WDNR, county, and local zoning ordinances for new residential development throughout the town.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 2.1(8-45)	To offer additional open space in planned residential development zones, encourage Waushara County to increase the currently required 20 percent minimum open space to 50 percent.	Review/ amend ordinance	Plan Commission	Town Board; WCZLC	2010
LU 2.1(8-45) LU 4.2(8-47) H 3.2 (4-32) AG 3.2(7-56)	Cooperate with Waushara County to develop a Conservation Subdivision Ordinance to assist towns in offering alternatives to traditional subdivision design.	Create ordinance	Plan Commission	Town Board; WCZLC	2010
LU 2.1(8-45) LU 4.2(8-47) H 3.2 (4-32) NR 3.2(7-60) NR 3.4(7-61) NR 4.1(7-61) NR 4.2(7-62)	Encourage Waushara County to educate the public on conservation subdivisions and related cluster developments.	Educate citizens	Plan Commission	Town Board; WCZLC	Ongoing
LU 2.1(8-46) LU 4.2(8-47) AG 1.4(7-54) AG 3.2(7-56)	Consider buffering rural land from new residential development by encouraging land owners to establish woodlands and other natural plantings within the required setbacks in new major and minor subdivisions.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 2.1(8-46) H 3.2 (4-32) NR 3.2(7-60) NR 3.4(7-61) NR 4.1(7-61)	Apply conservation subdivision principles and design techniques to all land divisions which meet the criteria for minor subdivisions (3 lots or more) or major subdivisions (5 or more lots).	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-10 for abbreviation list.

LU 3. Ensure that land use pattern protect and promote public health, safety, and welfare.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 3.1(8-46)	Be aware of the inventory the sites of abandoned landfills and other potentially hazardous areas.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 3.1(8-46)	Restrict residential development near landfills and other potentially hazardous sites.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 3.1(8-46) ED 1.2(3-24)	Encourage Waushara County and quarry operators to maintain a current inventory of existing and future sites.	Create inventory	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-10 for abbreviation list.

LU 4. The town should preserve local agricultural operations and traditions.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 4.1(8-46) I 1.2 (10-11)	Recommend establishing "agricultural protection areas" or "agricultural corridors" on the Future Land Use Map in future plan updates if residential development begins to encroach on active agricultural operations.	Review needs	Plan Commission	Town Board; WCZLC	Ongoing
LU 4.1(8-47) AG 1.2(7-53)	The town should discourage new development in areas of "important" and "unique" farmland.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 4.1(8-47) AG 1.2(7-53)	If local farms cease to operate, the town should encourage the landowners to ensure that the land is not developed in an irreversible manner.	Educate citizens	Plan Commission	Town Board; WCZLC	Ongoing
LU 4.2(8-47) LU 2.1(8-46) AG 1.2(7-53) AG 1.4(7-54) AG 2.1(7-55) AG 2.2(7-55) NR 4.2(7-62)	Encourage new residential development in all other areas of the town to utilize adequate setbacks and buffers to minimize conflicts with agricultural operations.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 4.2(8-47) AG 1.2(7-56) AG 1.4(7-54) AG 2.1(7-55) AG 2.2(7-55) AG 3.1(7-56)	The town should encourage farming operations to incorporate best management practices which improve the environment and reduce the potential for conflicts within residential uses.	Educate citizens	Plan Commission	Town Board; WCZLC	Ongoing
LU 4.2(8-47) AG 1.3(7-53) AG 3.1(7-56) AG 3.3(7-57) AG 3.4(7-57)	Encourage the preservation of farms and forest land through the use of Purchase of Development Rights (PDR), conservation easements, or other similar tools.	Educate citizens	Plan Commission	Town Board; WCZLC	Ongoing
LU 4.2(8-47) AG 3.1(7-56)	Consider creating a pamphlet educating landowners on various governmental programs which help preserve land in a natural state.	Educate citizens	Plan Commission	Town Board; WCZLC; Others	Ongoing
LU 4.2(8-47) NR 2.1(7-59)	Cooperate with Waushara County to revise zoning ordinances which consider the appropriate siting of concentrated animal feeding operations.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-10 for abbreviation list.

LU 5. Protect the abundant and high quality natural resources to maintain the town's natural atmosphere and community character.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 5.1(8-47) NR 2.1(7-59) NR 3.2(7-60) NR 3.3(7-60)	Support the enforcement of current regulations regarding shoreland development and shoreland vegetation removal which protect surface and groundwater from development.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 5.1(8-47) NR 2.1(7-59) NR 3.2(7-60)	Petition the County to increase the mandated 50 foot setback around wetlands for new development within the town.	Amend ordinances	Plan Commission	Town Board; WCZLC	Ongoing
LU 5.1(8-48) NR 2.1(7-59) NR 3.2(7-60)	Consider applying a uniform buffer (i.e. 100 feet) to all environmentally sensitive areas within the Town including wetlands, trout streams, wetlands, rivers, streams, native grasslands, designated natural areas, etc.).	Amend ordinances	Plan Commission	Town Board; WCZLC	Ongoing
LU 5.1(8-48)	Consider creating a landscaping ordinance which stresses the use of native plants.	Create ordinance	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-10 for abbreviation list.

LU 6. Collaborate with surrounding municipalities and towns to ensure compatible land uses near common boundaries.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 6.1(8-48) IC 2.1(9-11) IC 2.5(9-13) I 2.1(10-12) I 3.1(10-12)	Continue to collaborate with adjacent towns to ensure that new development along the borders is compliant with all implemented land use plans	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
LU 6.1(8-48) IC2.5 (9-13) I 2.1(10-12) I 3.1(10-12)	If development is to occur within ¼ mile of the town border, invite elected officials and citizens of the neighboring community to offer public comment on that development.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-10 for abbreviation list.

LU 7. Address current and future recreational needs for town residents.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
LU 7.1(8-48) CF 6.3(6-47)	Consider creating a system of bicycle/pedestrian trails along CTHs I and H and other appropriate areas within the Town.	Review proposals	Plan Commission	Town Board; WCPD/SWMI	Ongoing
LU 7.1(8-48)	Considering increasing access to active recreational parks (playgrounds, swimming beach) where feasible.	Review proposals	Plan Commission	Town Board; WCPD/SWMI	Ongoing
LU 7.1(8-48) CF 6.1	Explore the feasibility of expanding the existing motorized vehicle trails.	Review proposals	Plan Commission	Town Board; WCPD/SWMI	Ongoing

**Intergovernmental Cooperation**  
**Town of Bloomfield**  
Overall Goals

- IC 1. Work with neighboring municipalities, Waushara County, state and federal departments and agencies when economic development opportunities and/or issues arise that can be more effectively addressed cooperatively.
- IC 2. Work with neighboring municipalities, Waushara County, state and federal departments and agencies when community development opportunities and/or issues arise that can be more effectively addressed cooperatively.
- IC 3. Work with neighboring municipalities, Waushara County, state and federal departments and agencies to obtain funding when opportunities arise to cooperatively address common objectives identified within local comprehensive plans.

IC 1. Work with neighboring municipalities, Waushara County, state and federal departments and agencies when economic development opportunities and/or issues arise that can be more effectively addressed cooperatively.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
IC 1.1(9-10) IC 2.5(9-12) ED 2.5(3-26) ED 4.1(3-28)	Actively participate in regularly scheduled meetings of area economic development organizations such as the Tri-County Regional Economic Development Corporation and Waushara Chamber of Commerce.	Attend meetings	Plan Commission	Town Board; TCREDC; WACC; Others	Ongoing
IC 1.1(9-10) IC 2.1(9-11) ED 4.3(3-28) ED 5.3(3-30) H 2.1 (4-30) H 5.2 (4-34) H 5.3 (4-34) CF 7.1(6-48) CF10.1(6-50)	Encourage school districts, FVTC, UW-Extension, CAP Services and the business community to work together to provide programs that strengthen the economy of the area and promote life long learning opportunities.	Support efforts	Plan Commission	Town Board; FVTC; UWEX; CAP; Others	Ongoing
IC 1.1(9-10) ED 4.3(3-28) H 2.1 (4-30) H 5.2 (4-34) H 5.3 (4-34)	Encourage school districts, FVTC, UW-Extension, CAP Services and the business community to work together to provide financial/retirement planning programs that prepare citizens to become financially solvent in the futures.	Refer citizens	Plan Commission	Town Board; FVTC; UWEX; CAP; Others	Ongoing
IC 1.1(9-10) IC 2.1(9-11) ED 4.3(3-28) ED 5.3(3-30)	Work with school districts, FVTC, and local businesses to develop a technology education curriculum which better prepares high schools students for current job market demands.	Support efforts	Plan Commission	Town Board; FVTC; UWEX; CAP; Others	Ongoing

See p. 10-10 for abbreviation list.



IC 1. Work with neighboring municipalities, Waushara County, state and federal departments and agencies when economic development opportunities and/or issues arise that can be more effectively addressed cooperatively.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
IC 1.2(9-10) ED 2.2(3-25) ED 2.3(3-26) ED 2.6(3-26) AG 1.2(7-53) AG 1.3(7-53) AG 1.5(7-54) AG 1.6(7-54) AG 2.1(7-55) AG 2.2(7-55)	Participate in a countywide and regional effort to explore opportunities for the development of alternative crops, industry clusters and specialty products.	Support efforts	Plan Commission	Town Board; UWEX; DATCP; Others	Ongoing
IC 1.2(9-10) ED 2.3(3-26) AG 1.2(7-53) AG 1.3(7-53) AG 1.5(7-54) AG 1.6(7-54) AG 2.1(7-55)	Promote the expansion of commercial agribusiness.	Support efforts	Plan Commission	Town Board; UWEX; DATCP; Others	Ongoing
IC 1.2(9-11)	Consider creating a flea market to attract vendors from throughout the tri-county region (Green Lake, Marquette, and Waushara Counties).	Support efforts	Plan Commission	Town Board; TCREDC; Others	Ongoing
IC 1.2(9-11) ED 2.5(3-26) AG 1.8(7-55)	Promote area farmers markets.	Support efforts	Plan Commission	Town Board; TCREDC; Others	Ongoing
IC 1.2(9-11) AG 2.3(7-55)	Educate non-farmers about the importance and benefits of farming.	Educate citizens	Plan Commission	Town Board; TCREDC; Others	Ongoing
IC 1.2(9-11) AG 1.8(7-55) NR 2.1(7-59)	Promote the utilization of locally grown food and products.	Support efforts	Plan Commission	Town Board; TCREDC; Others	Ongoing
IC 1.2(9-11)	Promote agriculturally based tourist attractions.	Support efforts	Plan Commission	Town Board; TCREDC; Others	Ongoing
IC 1.2(9-11) H 1.1 (4-30)	Encourage the establishment of an area housing coalition and participate in periodic meetings as required.	Establish coalitions	Plan Commission	Town Board; WCDA; CAP; TCREDC; Others	Ongoing

See p. 10-10 for abbreviation list.

IC 2. Work with neighboring municipalities, Waushara County, state and federal departments and agencies when community development opportunities and/or issues arise that can be more effectively addressed cooperatively.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
IC 2.1(9-11) IC 2.5(9-13) CF 1.1(6-43) LU 6.1(8-48) I 3.1(10-12)	When appropriate, establish periodic meetings with neighboring towns to discuss issues of common interest.	Establish meetings	Plan Commission	Town Board; Neighboring communities; WCZLC	Ongoing
IC 2.1(9-11) ED 2.4(3-26) H 5.1 (4-34) NR 3.1(7-59) CR 1.3(7-64) CF 1.1(6-43) CF 6.2(6-47)	When appropriate, set up periodic meetings with community organizations and others to discuss community needs.	Establish meetings	Plan Commission	Town Board; Community organizations	Ongoing
IC 2.1(9-11)	Consider creating a website for the Town.	Create web site	Plan Commission	Town Board; WCZLC	Ongoing
IC 2.1(9-11) IC 2.3(9-12) TR 2.3(5-23)	Establish annual meetings with the County Highway Department and WisDOT to ensure coordination of transportation projects.	Establish meetings	Plan Commission	Town Board; WCHD; WisDOT	Annually
IC 2.1(9-11)	Consider establishing a Town/County newsletter to improve the level of communication.	Create newsletter	Plan Commission	Town Board; WCZLC	Ongoing
IC 2.1(9-11) IC 2.4(9-12) ED 5.2(3-29) CF 7.1(6-48) CF10.1(6-50)	Set up annual meetings with public and private utilities in the area to discuss current needs and upcoming projects.	Establish meetings	Plan Commission	Town Board; Private utilities	Annually
IC 2.1(9-11)	Work with area school districts, the state, and county to plan new facilities when they are needed.	Establish meetings	Plan Commission	Town Board; School districts	As needed
IC 2.1(9-12) IC 1.1(9-10) ED 3.1(3-27) ED 3.2(3-27) CF 1.1(6-43)	Collaborate with areas school districts and Waushara County to plan community based educational and recreational programs.	Support efforts	Plan Commission	Town Board	Ongoing
IC 2.2(9-12) ED 3.1(3-27) ED 3.2(3-27) ED 5.1(3-29)	Continue to partner with the WDNR, towns and the county to protect streams and other natural resources in the area from degradation.	Review proposals	Plan Commission	Town Board; ECZLC	Ongoing
IC 2.2(9-12) I 3.1 (10-12)	Continue to solicit input and participation from the WDNR in local planning decisions.	Review proposals; Schedule meetings	Plan Commission	Town Board; WCZLC	Ongoing
IC 2.2(9-12) CF 1.1(6-43)	Continue to partner with the WDNR, county and other municipalities to control specific problem (invasive) species on a countywide basis.	Support efforts	Plan Commission	Town Board; WCZLC	Ongoing
IC 2.2(9-12) CF 1.1(6-43)	Create a countywide invasive species management plan which inventories existing infestations and establishes control and eradication priorities.	Create management plan	Plan Commission	Town Board; WCZLC	2010

See p. 10-10 for abbreviation list.

IC 2. Work with neighboring municipalities, Waushara County, state and federal departments and agencies when community development opportunities and/or issues arise that can be more effectively addressed cooperatively.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
IC 2.3(9-12) IC 2.1(9-11) TR 1.1(5-23) TR 1.2(5-23)	Contact WisDOT to address the identified safety issues on STH 49.	Schedule meetings	Plan Commission	Town Board; WCHD; WisDOT	Annually
IC 2.3(9-12) IC 2.1(9-11) TR 1.1(5-23) TR 1.2(5-23)	Participate with WisDOT, counties and municipalities on future STH 49 corridor planning activities.	Schedule meetings	Plan Commission	Town Board; WCHD; WisDOT	Annually
IC 2.3(9-12) IC 2.1(9-11) IC 2.5(9-13) TR 4.2(5-26)	Partner with area communities to establish strategic locations for park and ride lots for area residents.	Schedule meetings	Plan Commission	Town Board; Neighboring communities; WCHD; WisDOT	As needed
IC 2.3(9-12) TR 4.1(5-23)	Collaborate with the County Department of Aging to insure that the needs of the elderly and disabled residents of the town are being met.	Support efforts	Plan Commission	Town Board; WCDA	Ongoing
IC 2.3(9-12) IC 2.1(9-11) TR 2.3(5-24) CF 1.1(6-43)	Collaborate with the Waushara County Highway and park departments, WisDOT, utilities and others to coordinate roadway improvement projects.	Schedule meetings	Plan Commission	Town Board; Utilities; WCHD; WisDOT	Annually
IC 2.4(9-12) CF 1.1(6-43)	Where appropriate, utilize and share limited resources and offer joint services (i.e. fire, police, park programs and facilities, police, etc.).	Offer shared services	Plan Commission	Town Board; Neighboring communities; Service providers	Ongoing
IC 2.4(9-12) IC 2.1(9-11) ED 5.2(3-29) CF 7.1(6-48)	Promote the coordinated and cost effective installation and expansion of fiber optics in the Waushara County.	Evaluate needs	Plan Commission	Town Board; TCREDC; Utilities	Ongoing
IC 2.5(9-12) LU 6.1(8-48)	Invite neighboring communities to provide public comment on proposed developments within 0.25 mile of the common border.	Establish meetings	Plan Commission	Town Board; Neighboring communities; WCZLC	Ongoing
IC 2.5(9-13) IC 1.1(9-10) IC 2.1(9-11) IC 2.3(9-12) CF 1.1(6-43) I 3.1 (10-12)	Cooperate with neighboring communities to determine the most appropriate location for regional facilities.	Establish meetings	Plan Commission	Town Board; Neighboring communities; WCZLC	Ongoing

See p. 10-10 for abbreviation list.

IC 3. Work with neighboring municipalities, Waushara County, state and federal departments and agencies to obtain funding when opportunities arise to cooperatively address common objectives identified within local comprehensive plans.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
IC 3.1(9-13) CR 1.1(7-63) CR 1.4(7-65)	Consider working with neighboring communities to secure grant money to fund architectural and historical surveys.	Review needs	Plan Commission	Town Board; Neighboring communities; WCHS; WHS	Ongoing
IC 3.1(9-13)	Utilize known funding sources to complete community improvement projects identified within the plan.	Review needs	Plan Commission	Town Board; Others	Ongoing
IC 3.1(9-13)	Be proactive in identifying new community development issues which may arise and related funding sources to deal with these unforeseen concerns.	Evaluate issues	Plan Commission	Town Board; Others	Ongoing

See p. 10-10 for abbreviation list.

**Implementation**  
**Town of Bloomfield**  
Overall Goals

- I 1. Implement recommendations contained within the Town of Bloomfield Comprehensive Plan to the greatest extent possible.
- I 2. Ensure that implementation of the plan results in an orderly and cost-effective development pattern.
- I 3. Emphasize the need for intergovernmental cooperation throughout the implementation process.

<b>I 1. Implement recommendations contained within the Town of Bloomfield Comprehensive Plan to the greatest extent possible.</b>					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
I 1.1(10-11)	The Town Planning Commission should periodically review the implementation schedule to ensure that deadlines are being met.	Review implementation tables	Plan Commission	Town Board	Ongoing
I 1.1(10-11)	The Town Planning Commission should periodically update the Town Board as to the progress that is being made to implement the plan.	Update Town Board	Plan Commission	Town Board; WCZLC	Ongoing
I 1.1(10-11)	The Town Planning Commission should prepare a brief annual report.	Prepare report	Plan Commission	Town Board	Annually
I 1.1(10-11)	The Town Planning Commission should annually review the goals, objectives, and strategies to address conflicts which may arise between the elements of the plan.	Review goals, objectives, and strategies	Plan Commission	Town Board	Annually
I 1.2(10-11)	The Town Planning Commission, if necessary, should recommend modifications that will better meet the intent of the plan.	Review plan	Plan Commission	Town Board	As needed
I 1.2(10-11) LU 4.1(8-46)	The Town should update the plan at least every 10 years to meet the standards of "Smart Growth" legislation.	Update plan	Plan Commission	Town Board	Every 10 years
I 1.2(10-11)	As available, provide updated information to supplement the plan information.	Update plan	Plan Commission	Town Board	As needed

See p. 10-10 for abbreviation list.

<b>I 2. Ensure that implementation of the plan results in an orderly and cost-effective development pattern.</b>					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
I 2.1(10-12) LU 6.1(8-48)	Consult the plan before making final recommendations on individual developments.	Review proposals	Plan Commission	Town Board; WCZLC	Ongoing
I 2.1(10-12) I 3.1(10-12)	Review existing town and County ordinances as they relate to the implementation of this plan.	Review ordinances	Plan Commission	Town Board; WCZLC	Ongoing

See p. 10-10 for abbreviation list.

I 3. Emphasize the need for intergovernmental cooperation throughout the implementation process.					
Related Objectives (Page No.)	Strategy	Required Action	Responsibility		Milestone Date
			Primary	Secondary	
I 3.1(10-12) H 5.3 (4-34) CR 1.3(7-64) CF 1.1(6-43) CF 2.1(6-44) CF 4.1(6-45) CF 7.1(6-48) LU 6.1(8-48) IC 1.2(9-10) IC 2.2(9-12) IC 2.5(9-13)	Solicit input from neighboring communities, Waushara County, governmental agencies, and other appropriate organizations regarding how their activities relate to the recommendations in the Town of Bloomfield's comprehensive plan.	Communicate effectively	Plan Commission	Town Board; Neighboring communities; WCZLC	As needed
I 3.1(10-12) IC 1.2(9-10)	Present a copy of the plan to neighboring municipalities and Waushara County as discussed within the implementation element.	Distribute plan	Plan Commission	Town Board; Neighboring communities; WCZLC; DOA	2007
I 3.1(10-12) I 2.1(10-12)	Work with Waushara County to update existing ordinances and create new ordinances as recommended by this plan.	Update ordinance	Town Board	Town Board; Neighboring communities; WCZLC	2007; Ongoing
I 3.1(10-12) IC 1.2(9-10)	Continue to support and participate in activities of the Waushara County Land Use Committee.	Attend meetings	Plan Commission	Town Board; Neighboring communities; WCZLC	Monthly
I 3.1(10-13) IC 1.2(9-10)	Cooperate with Waushara County on the completion of the Waushara County Comprehensive Plan.	Participate in plan committees	Plan Commission	Town Board; Neighboring communities; WCZLC	2008

See p. 10-10 for abbreviation list.

## WAUSHARA COUNTY GROUP F QUESTIONNAIRE RESULTS

### Town of Aurora and Town of Bloomfield

A questionnaire was conducted for the Town of Aurora and the Town of Bloomfield Community Management Committees to gather opinions from residents and landowners regarding land use and development issues. Questionnaires were sent out to all landowners and residents in the two communities. Additional questionnaires were available at the respective municipalities for renters, residents, and landowners who did not receive a questionnaire by mail. Each household was asked to complete one questionnaire. 1,398 questionnaires were distributed between the two municipalities, and 440 were returned. This resulted in an overall response rate of 31.5 percent. Individually, the Town of Aurora had a 22.4 percent response rate while the Town of Bloomfield had a 39.7 percent response rate.

#### Waushara County Group F Return Rates

Municipality	No. of Questionnaires		Response Rate
	Sent	Returned	
T. Aurora	665	149	22.4%
T. Bloomfield	733	291	39.7%
Total	1398	440	31.5%

The questionnaire contained 16 questions. There was one open-ended question in which written input was solicited. Some respondents did not answer all the questions.

## SUMMARY OF FINDINGS

### General Information

- Seventy-six percent (76.0%) of the respondents indicated that they were full-time (permanent) residents of their respective municipalities.
- About one-third (32.7%) percent of the respondents indicated they were retired, corresponding to the 24.8 percent of the respondents who noted they were 65 years old and older.
- About two-thirds (65.1%) of the respondents indicated that they had lived in their municipality 11 or more years and 64.1 percent own more than 5 acres.
- Almost 80 percent of the respondents indicated they live on a rural property (57.5%) or a farmstead (20.2%).

### Rate Your Municipality

- The majority of respondents rated the quality of environment (83.6%), fire protection (72.6%), schools (68.4%), park and recreational lands (66.8%), and recreational opportunities (62.8%) as good or very good.

- Respondents felt that municipalities were doing a good or very good job at providing road maintenance (77.1%), snow removal (71.5%), law enforcement (69.0%), garbage/recycling facilities (68.9%), and emergency medical services (67.4%).
- Over half (56.0%) of the respondents evaluated economic opportunities as poor to fair.
- People indicated that small town living/rural atmosphere, quiet/peaceful ambiance, scenery/environment, and friendliness of the area were the most valued aspects of their municipalities.
- Citizens considered lack of job opportunities and new businesses; increases in taxes and land prices; and low wages to be the most urgent issues facing their municipalities.

### **Planning for the Future**

- Protection of natural resources was the number one issue in both communities.
- Protection of farmlands and woodlands was the second most important issue in both communities.
- Promotion of economic growth was the fourth most important issue in the Town of Aurora
- The Town of Bloomfield stressed the need for improved coordination and cooperation with neighboring communities.
- Shared interests between the two include balancing individual property rights with community interests and creating a unique, attractive community.

### **Existing Development**

- Generally, the majority of respondents indicated that there was about the right amount of all housing types in both their respective municipality and the overall area.
- Residents of both towns believe there is a need for assisted living/elderly facilities.
- Participants from the Town of Bloomfield indicated the need for condominium development.

### **Future Development**

- Approximately three-quarters of the respondents supported small scale retail (73.6%) and agricultural (72.0%) development.



- Over 70 percent of the respondents indicated they would either support or accept small scale industrial (66.0%/13.8%), service development (53.1%/20.6%), and tourism (52.6%/25.9%).
- Large scale agricultural development garnered the lowest support among all development types.
- Support and acceptance of all remaining development types was dependent of the municipality in which participants resided.

## **CHARACTERISTICS OF RESPONDENTS**

Overall, 76 percent of the respondents indicated that they were year-round (permanent) residents within their respective communities; this category represented the highest percentage of respondents in both municipalities. Approximately 8 percent (7.8%) of the respondents indicated seasonal status with the highest percentage being from the Town of Bloomfield (10.7%). Approximately one-third (32.7%) indicated they were retired. This corresponds to the 24.8 percent of respondents who noted that they were 65 years old and over. A majority of respondents (65.1%) indicated they were long-standing residents (this figure includes part-time residents). The place of residence for respondents varied greatly between the two communities.

## **RATE YOUR MUNICIPALITY**

Respondents were asked to rate their municipality on the quality of the environment; economic, educational, and recreational opportunities; access to goods and services; and the quality of public facilities and services. In addition, respondents were asked to rank the aspects they value most about their community as well as the most pressing issues facing their municipalities.

The majority of respondents rated the quality of the environment (83.6%), fire protection (72.6%), school facilities (68.4%), park and recreational lands (66.8%), and recreational opportunities (62.8%) as good to very good. Slightly lower approval ratings (fair to good) were given to road maintenance (77.1%), snow removal (71.5%), community attractiveness (70.6%), access to goods and services (69.7%), law enforcement services (69.0%), garbage/recycling services (68.9%), emergency medical services (67.4%), and educational opportunities (60.6%). On the other hand, economic opportunities were rated poor to fair by 56.0 percent of the respondents. High rates of no opinion were expressed on the quality of community centers (38.7%).

The three most valued community aspects included: small town living/rural atmosphere (22.7%); quiet peaceful (21.6%); scenery/environment (12.3%); and friendliness of the area (12.0%).

Respondents were in basic agreement regarding the most critical issues facing their communities. Common issues facing both towns included increasing taxes (first overall); lack of

new businesses (second overall); increasing land prices (third overall); and lack of job opportunities (fourth overall). Too much regulation of natural resources and low wages were tied for fifth.

## **PLANNING FOR THE FUTURE**

Respondents were asked to indicate the importance of various decisions that must be considered when planning for the future. These issues involved the promotion of development that minimizes costs; promotion of redevelopment of land with existing infrastructure; encouragement of coordination and cooperation between municipalities; promotion of neighborhood designs that support a range of transportation choices; the protection of groundwater, wetlands, surface waters, agricultural lands, and woodlands; protection of private property rights; preservation of cultural, historic, and archaeological sites; provision of adequate supply of affordable housing for all income levels; attraction of good paying jobs; increased community participation in land use planning and decision making; community aesthetics; and continued high quality of life for future generations.

While residents indicated that all issues were important, some issues emerged as a higher priority than others. Overall, the top issue in the study area included protection of natural resources, protection of agricultural lands and woodlands, balancing private property rights with community interests, creating attractive communities, promoting intergovernmental cooperation between neighboring communities, and promoting economic growth.

Although the two towns shared common planning interests, the importance each community placed on individual goals differed. The top two issues in both communities and the overall study area were protection of natural resources and protection of agricultural lands and woodlands. Both towns placed a priority on balancing private property rights with community interest. The Town of Aurora ranked this issue third while Bloomfield placed less emphasis (fifth) on this goal. Similarly, both communities desired to build community identity by creating attractive communities. Aurora prioritized this as the fifth most important goal while Bloomfield placed greater importance with a ranking of third. Planning concerns varied between the two towns for the final goal. Aurora residents stressed the need to promote economic growth (fourth). Bloomfield indicated intergovernmental cooperation in coordination of services was highly essential.

## **EXISTING DEVELOPMENT**

Respondents were asked to evaluate both the overall availability and selection of housing types within their municipality. Respondents rated housing availability as too much, about right, or not enough for each of the following housing types: single family; low to moderate income; duplexes; multi-unit apartments; condominiums; assisted living – elderly; mobile home parks; and high income development. Generally, the majority of respondents indicated that there was about the right amount of all housing types in both their respective municipality and the overall area.

Several trends were noticed in the housing development for both municipalities. Residents indicated they were satisfied with current development patterns within their respective community and the overall area. Approximately 50 percent or more of respondents indicated that current development trends were about right in most categories. However, both towns indicated that additional assisted living housing for the elderly will be necessary in both their own community and throughout the study area. Bloomfield residents also expressed a desire for additional condominium developments.

Between 10 and 20 percent of the respondents failed to answer individual questions in this category. However, a lower response rate is not calculated into the overall response rate for questions in this section.

## **FUTURE DEVELOPMENT**

Respondents were asked their opinions on the current level of development within the area and what types of new development would be best suited to the area. Survey participants were asked if they supported; did not support, but accepted; did not support; or had no opinion on the following types of development: large, moderate, and small scale industrial development; service and tourism development; small and moderate to large agricultural development; and small and large retail development.

Respondents from both municipalities overwhelmingly supported small scale retail (73.6%) and agricultural (72.0%) development. Although people were willing to support industrial growth, support rates declined as the scale of development increased. Over 70 percent of the respondents indicated they would either support or accept small scale industrial (66.0%/13.8%), service development (53.1%/20.6%), and tourism (52.6%/25.9%). Large scale agricultural development garnished the lowest support among all development types; only 21.9 percent supported it while 49.6 percent opposed it.

Support and acceptance was also dependent of the municipality in which participants resided. Bloomfield residents were more apt to support service development where as Aurora residents supported all other categories more strongly.

# **ISSUES & OPPORTUNITIES**

## **APPENDICES**

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- Table B-3    Population Density, 2000
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1999

Table B-22 Population Estimates, Waushara County 1970 to 2030

Table B-23 Total Number of Households in Waushara County, 1970 to 2000

Table B-24 Estimated Households by MCD, Waushara County, 2000 to 2030

Table B-1. Waushara County Population by MCD, 1950 to 2005

Jurisdiction	1950	1960	1970	1980	1990	2000	DOA 2001	DOA 2002	DOA 2003	DOA 2004	DOA 2005	Percent Change 1990-2000
C. Berlin (pt.)	33	45	41	91	67	83	83	85	86	84	83	23.88%
C. Wautoma	1,376	1,466	1,624	1,629	1,784	1,998	2,070	2,118	2,110	2,115	2,096	12.00%
V. Coloma	338	312	336	367	383	461	460	467	461	467	469	20.37%
V. Hancock	449	367	404	419	382	463	462	463	462	460	453	21.20%
V. Lohrville	206	225	213	336	368	408	409	409	415	414	411	10.87%
V. Plainfield	680	660	642	813	839	899	898	896	899	894	893	7.15%
V. Redgranite	648	588	645	976	1,009	1,040	1,037	2,001	2,011	2,019	2,051	3.07%
V. Wild Rose	582	594	585	741	753	765	754	756	759	758	746	1.59%
T. Aurora	731	780	802	890	846	971	980	1,005	1,038	1,061	1,057	14.78%
T. Bloomfield	801	770	798	931	922	1,018	1,020	1,027	1,032	1,045	1,043	10.41%
T. Coloma <sup>a</sup>	339	355	382	437	499	660	758	699	704	722	735	32.26%
T. Dakota	400	521	752	994	1,092	1,259	1,262	1,273	1,272	1,265	1,269	15.29%
T. Deerfield	417	340	367	445	454	629	639	650	653	653	666	38.55%
T. Hancock	480	354	346	426	467	531	539	547	546	560	566	13.70%
T. Leon	546	520	651	844	992	1,281	1,312	1,355	1,371	1,389	1,411	29.13%
T. Marion	746	700	877	1,333	1,478	2,065	2,077	2,121	2,129	2,163	2,207	39.72%
T. Mount Morris	451	422	517	685	767	1,092	1,112	1,133	1,125	1,121	1,119	42.37%
T. Oasis	389	364	346	403	389	405	403	403	402	396	399	4.11%
T. Plainfield	476	449	447	574	529	533	534	547	549	549	558	0.76%
T. Poy Sippi	830	809	823	913	929	972	974	974	971	974	971	4.63%
T. Richford	386	317	322	404	455	588	595	602	606	608	608	29.23%
T. Rose	420	287	319	515	486	595	597	600	606	611	615	22.43%
T. Saxeville	535	506	612	776	846	974	982	991	997	999	1,014	15.13%
T. Springwater	389	366	584	924	1,011	1,389	1,401	1,405	1,413	1,420	1,423	37.39%
T. Warren	636	708	637	573	550	675	693	707	710	712	708	22.73%
T. Wautoma	636	672	723	1,087	1,088	1,312	1,314	1,326	1,329	1,347	1,347	20.59%
Waushara County <sup>a</sup>	13,920	13,497	14,795	18,526	19,385	23,066	23,365	24,560	24,656	24,806	24,918	18.99%
Region <sup>a</sup>	366,887	413,397	475,090	511,033	542,712	609,438	614,213	622,920	628,125	633,581	638,699	12.29%
Wisconsin <sup>a</sup>	3,434,575	3,951,777	4,417,821	4,705,642	4,891,769	5,363,701	5,400,004	5,453,896	5,490,718	5,532,955	5,580,000	9.65%

<sup>a</sup> 2000 Census numbers have been adjusted through the Count Question Resolution Program (CQR) 8/30/02.

Source: U.S. Census: 1950, 1960, 1970, 1980, 1990, 2000; WI DOA 2001, 2005.

Table B-2. Net Migration by Sex and Age, Waushara County, 1990 to 2000

Age, 1990	Age, 2000	Male Net Migration	Female Net Migration	Total Net Migration	Age Group	Total Pop Change
B95-00	0-4	-1	23	22	0-4	-83
B90-95	5-9	153	128	281	5-9	62
0-4	10-14	288	246	534	10-14	333
5-9	15-19	132	86	218	15-19	428
10-14	20-24	-246	-299	-545	20-24	-3
15-19	25-29	-93	-70	-163	25-29	-242
20-24	30-34	164	184	348	30-34	-177
25-29	35-39	316	227	543	35-39	396
30-34	40-44	247	210	457	40-44	548
35-39	45-49	184	216	400	45-49	694
40-44	50-54	175	176	351	50-54	599
45-49	55-59	176	222	398	55-59	303
50-54	60-64	273	257	530	60-64	209
55-59	65-69	268	134	402	65-69	101
60-64	70-74	103	48	151	70-74	250
65-69	75-79	5	-45	-40	75-79	130
70-74	80-84	-30	-36	-66	80-84	87
75-79	85-89	-46	-33	-79	85-89	34
80-84	90-94	-16	-16	-32	90 & Over	100
85-89	95-99	-3	-20	-23		
90 & over	100 & over	0	0	0		
Total Population		2,049	1,638	3,687	Total	3,769

Source: WI DOA, 2005.

Table B-3. Population Density, 2000

Jurisdiction	Pop '00	Land area in sq. mi	Persons per sq mi
C. Berlin (pt.)	83	0.76	109
C. Wautoma	1,998	2.5	799
V. Coloma	461	1.06	435
V. Hancock	463	1.09	425
V. Lohrville	408	1.22	334
V. Plainfield	899	1.3	692
V. Redgranite	1,040	2.22	468
V. Wild Rose	765	1.32	580
T. Aurora	971	34.23	28
T. Bloomfield	1,018	35.41	29
T. Coloma	660	33.07	20
T. Dakota	1,259	33.16	38
T. Deerfield	629	34.67	18
T. Hancock	531	33.45	16
T. Leon	1,281	36	36
T. Marion	2,065	33.55	62
T. Mount Morris	1,092	34.22	32
T. Oasis	405	35.03	12
T. Plainfield	533	33.95	16
T. Poy Sippi	972	32.3	30
T. Richford	588	34.57	17
T. Rose	595	34.88	17
T. Saxeville	974	36.07	27
T. Springwater	1,389	33.53	41
T. Warren	675	32.54	21
T. Wautoma	1,312	33.94	39
Waushara County	23,066	626.04	37
Wisconsin	5,363,701	65,497.82	82

Source: U. S. Census, 2000.



Table B-4. Population by Age Cohort, 1990

Jurisdiction	Less Than 5 yrs	5 to 19 yrs	20 to 24 yrs	25 to 44 yrs	45 to 64 yrs	65 yrs and Older	Total Population	Median Age
C. Berlin (pt.)	5	19	6	22	10	5	67	30.3
C. Wautoma	114	314	90	479	286	501	1,784	40.0
V. Coloma	15	87	12	111	68	90	383	39.7
V. Hancock	34	74	22	85	89	78	382	36.4
V. Lohrville	24	83	23	116	66	56	368	34.0
V. Plainfield	59	217	43	234	132	154	839	33.9
V. Redgranite	71	224	48	255	189	222	1,009	36.7
V. Wild Rose	40	127	31	165	131	182	676	42.0
T. Aurora	49	203	59	245	178	112	846	35.3
T. Bloomfield	60	232	51	263	202	114	922	33.6
T. Coloma	28	119	16	146	131	59	499	37.6
T. Dakota	84	244	57	298	242	167	1,092	35.2
T. Deerfield	32	79	11	131	113	88	454	41.2
T. Hancock	34	95	24	130	102	82	467	37.8
T. Leon	56	180	45	274	273	164	992	40.7
T. Marion	57	233	51	369	423	345	1,478	46.8
T. Mount Morris	50	119	16	193	214	175	767	45.8
T. Oasis	26	96	14	116	83	54	389	35.2
T. Plainfield	51	126	37	156	105	54	529	31.1
T. Poy Sippi	65	200	45	286	175	158	929	35.1
T. Richford	54	108	27	125	91	50	455	31.4
T. Rose	20	110	17	139	107	93	486	39.6
T. Saxeville	49	185	47	229	210	126	846	37.3
T. Springwater	58	152	36	237	300	305	1,088	50.6
T. Warren	34	112	19	154	126	105	550	40.3
T. Wautoma	70	222	34	301	240	221	1,088	40.5
Waushara County	1,239	3,960	881	5,259	4,286	3,760	19,385	38.6
Wisconsin	365,622	1,077,027	363,969	1,544,897	890,098	650,156	4,891,769	32.9

Source: U. S. Census, 1990.

Table B-5. Population by Age Cohort, 2000

Jurisdiction	Less Than 5 yrs	5 to 19 yrs	20 to 24 yrs	25 to 44 yrs	45 to 64 yrs	65 yrs and Older	Total Population	Median Age
C. Berlin (pt.)	8	13	4	34	15	9	83	35.5
C. Wautoma	116	426	126	509	351	470	1,998	38.8
V. Coloma	37	86	20	125	98	95	461	39.1
V. Hancock	21	111	12	112	114	93	463	40.9
V. Lohrville	21	83	15	100	107	82	408	42.5
V. Plainfield	60	222	59	255	168	135	899	34.5
V. Redgranite	57	230	53	256	215	229	1,040	39.3
V. Wild Rose	42	156	26	174	163	204	765	43.2
T. Aurora	51	226	41	285	259	109	971	37.6
T. Bloomfield	57	226	38	297	275	125	1,018	40.1
T. Coloma <sup>+</sup>	20	140	21	154	223	190	748	48.2
T. Dakota	78	282	56	320	314	209	1,259	39.8
T. Deerfield	18	126	9	168	189	119	629	44.1
T. Hancock	21	124	11	123	171	81	531	42.8
T. Leon	68	216	41	307	417	232	1,281	45.4
T. Marion	78	353	58	447	629	500	2,065	48.4
T. Mount Morris	43	201	32	228	356	232	1,092	47.2
T. Oasis	16	108	14	99	105	63	405	39.4
T. Plainfield	23	140	27	142	134	67	533	36.8
T. Poy Sippi	53	208	42	289	227	153	972	38.7
T. Richford	42	176	22	139	128	81	588	37.2
T. Rose	26	108	25	150	187	99	595	44.0
T. Saxeville	53	188	22	263	281	167	974	42.6
T. Springwater	43	252	35	293	417	349	1,389	48.7
T. Warren	39	139	32	176	180	109	675	40.3
T. Wautoma	71	253	44	328	363	253	1,312	43.4
Waushara County	1,162	4,793	885	5,773	6,086	4,455	23,154	42.1
Wisconsin	342,340	1,189,753	357,292	1,581,690	1,190,047	702,553	5,363,675	36.0

<sup>+</sup>Coloma Pop not yet corrected for age cohort data

Source: U. S. Census, 2000.

Table B-6. Persons per Household, 1990

Jurisdiction	Household Size												Total Households	Average Household Size
	1 Person		2 Person		3 Person		4 Person		5 Person		6 or more Person			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
C. Berlin (pt.)	4	18.18%	8	36.36%	0	0.00%	3	13.64%	7	31.82%	0	0.00%	22	3.05
C. Wautoma	254	33.96%	256	34.22%	109	14.57%	78	10.43%	35	4.68%	16	2.14%	748	2.25
V. Coloma	53	33.33%	44	27.67%	24	15.09%	23	14.47%	14	8.81%	1	0.63%	159	2.41
V. Hancock	58	35.37%	52	31.71%	18	10.98%	22	13.41%	10	6.10%	4	2.44%	164	2.33
V. Lohrville	30	21.13%	55	38.73%	23	16.20%	18	12.68%	11	7.75%	5	3.52%	142	2.59
V. Plainfield	94	29.01%	95	29.32%	49	15.12%	47	14.51%	29	8.95%	10	3.09%	324	2.55
V. Redgranite	130	30.88%	146	34.68%	60	14.25%	50	11.88%	18	4.28%	17	4.04%	421	2.40
V. Wild Rose	125	40.45%	89	28.80%	42	13.59%	35	11.33%	14	4.53%	4	1.29%	309	2.15
T. Aurora	42	14.19%	109	36.82%	56	18.92%	49	16.55%	26	8.78%	14	4.73%	296	2.86
T. Bloomfield	55	17.46%	97	30.79%	62	19.68%	49	15.56%	33	10.48%	19	6.03%	315	2.93
T. Coloma	31	17.13%	70	38.67%	30	16.57%	29	16.02%	12	6.63%	9	4.97%	181	2.76
T. Dakota	84	20.44%	167	40.63%	58	14.11%	50	12.17%	30	7.30%	22	5.35%	411	2.66
T. Deerfield	33	18.54%	71	39.89%	39	21.91%	20	11.24%	10	5.62%	5	2.81%	178	2.55
T. Hancock	30	16.85%	75	42.13%	27	15.17%	31	17.42%	9	5.06%	6	3.37%	178	2.62
T. Leon	78	19.65%	174	43.83%	64	16.12%	49	12.34%	20	5.04%	12	3.02%	397	2.50
T. Marion	133	20.75%	318	49.61%	90	14.04%	65	10.14%	32	4.99%	3	0.47%	641	2.31
T. Mount Morris	76	23.24%	154	47.09%	38	11.62%	34	10.40%	18	5.50%	7	2.14%	327	2.35
T. Oasis	19	13.97%	52	38.24%	24	17.65%	20	14.71%	15	11.03%	6	4.41%	136	2.86
T. Plainfield	46	24.08%	61	31.94%	21	10.99%	37	19.37%	15	7.85%	11	5.76%	191	2.77
T. Poy Sippi	71	20.06%	137	38.70%	50	14.12%	58	16.38%	27	7.63%	11	3.11%	354	2.62
T. Richford	23	15.33%	55	36.67%	15	10.00%	32	21.33%	12	8.00%	13	8.67%	150	3.03
T. Rose	49	25.52%	66	34.38%	36	18.75%	20	10.42%	14	7.29%	7	3.65%	192	2.53
T. Saxeville	58	18.35%	124	39.24%	45	14.24%	55	17.41%	21	6.65%	13	4.11%	316	2.68
T. Springwater	98	22.58%	199	45.85%	64	14.75%	51	11.75%	17	3.92%	5	1.15%	434	2.33
T. Warren	35	16.67%	90	42.86%	36	17.14%	30	14.29%	9	4.29%	10	4.76%	210	2.62
T. Wautoma	75	17.86%	176	41.90%	59	14.05%	79	18.81%	20	4.76%	11	2.62%	420	2.59
Waushara County	1,784	23.42%	2,940	38.60%	1,139	14.96%	1,034	13.58%	478	6.28%	241	3.16%	7,616	2.52
Wisconsin	443,673	24.35%	596,883	32.76%	302,563	16.61%	284,151	15.59%	129,821	7.12%	65,027	3.57%	1,822,118	2.61

Source: U.S. Census, 1990

Table B-7. Persons per Household, 2000

Jurisdiction	Household Size												Total Households	Average Household Size
	1 Person		2 Person		3 Person		4 Person		5 Person		6 or more Person			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
C. Berlin (pt.)	14	38.89%	8	22.22%	6	16.67%	5	13.89%	3	8.33%	0	0.00%	36	2.31
C. Wautoma	326	40.45%	242	30.02%	93	11.54%	82	10.17%	38	4.71%	25	3.10%	806	2.20
V. Coloma	51	27.57%	63	34.05%	34	18.38%	23	12.43%	10	5.41%	4	2.16%	185	2.42
V. Hancock	58	30.05%	73	37.82%	27	13.99%	16	8.29%	11	5.70%	8	4.15%	193	2.40
V. Lohrville	38	22.62%	72	42.86%	27	16.07%	19	11.31%	7	4.17%	5	2.98%	168	2.43
V. Plainfield	98	28.65%	120	35.09%	38	11.11%	43	12.57%	26	7.60%	17	4.97%	342	2.60
V. Redgranite	143	32.50%	154	35.00%	63	14.32%	47	10.68%	19	4.32%	14	3.18%	440	2.30
V. Wild Rose	115	36.86%	92	29.49%	53	16.99%	28	8.97%	15	4.81%	9	2.88%	312	2.26
T. Aurora	49	13.92%	144	40.91%	65	18.47%	53	15.06%	29	8.24%	12	3.41%	352	2.76
T. Bloomfield	73	19.06%	144	37.60%	67	17.49%	61	15.93%	27	7.05%	11	2.87%	383	2.65
T. Coloma	49	19.29%	126	49.61%	27	10.63%	32	12.60%	9	3.54%	11	4.33%	254	2.51
T. Dakota	111	22.52%	200	40.57%	67	13.59%	64	12.98%	27	5.48%	24	4.87%	493	2.55
T. Deerfield	48	18.25%	136	51.71%	27	10.27%	37	14.07%	12	4.56%	3	1.14%	263	2.39
T. Hancock	52	24.64%	89	42.18%	25	11.85%	21	9.95%	8	3.79%	16	7.58%	211	2.52
T. Leon	127	23.56%	249	46.20%	61	11.32%	58	10.76%	30	5.57%	14	2.60%	539	2.38
T. Marion	216	23.79%	459	50.55%	104	11.45%	75	8.26%	28	3.08%	26	2.86%	908	2.27
T. Mount Morris	118	24.53%	245	50.94%	42	8.73%	39	8.11%	26	5.41%	11	2.29%	481	2.27
T. Oasis	32	21.05%	61	40.13%	17	11.18%	19	12.50%	16	10.53%	7	4.61%	152	2.66
T. Plainfield	38	19.19%	78	39.39%	33	16.67%	25	12.63%	14	7.07%	10	5.05%	198	2.69
T. Poy Sippi	91	23.21%	148	37.76%	66	16.84%	57	14.54%	22	5.61%	8	2.04%	392	2.48
T. Richford	26	13.68%	87	45.79%	14	7.37%	26	13.68%	16	8.42%	21	11.05%	190	3.09
T. Rose	49	20.08%	115	47.13%	35	14.34%	26	10.66%	8	3.28%	11	4.51%	244	2.44
T. Saxeville	71	18.07%	184	46.82%	59	15.01%	48	12.21%	23	5.85%	8	2.04%	393	2.48
T. Springwater	157	25.45%	296	47.97%	69	11.18%	54	8.75%	30	4.86%	11	1.78%	617	2.25
T. Warren	53	20.31%	103	39.46%	45	17.24%	34	13.03%	15	5.75%	11	4.21%	261	2.59
T. Wautoma	119	22.75%	221	42.26%	75	14.34%	62	11.85%	31	5.93%	15	2.87%	523	2.46
Waushara County	2,322	24.87%	3,909	41.87%	1,239	13.27%	1,054	11.29%	500	5.36%	312	3.34%	9,336	2.43
Wisconsin	557,875	26.76%	721,452	34.61%	320,561	15.38%	290,716	13.95%	127,921	6.14%	66,019	3.17%	2,084,544	2.50

Source: U.S. Census, 2000.

Table B-8. Households by Type, 1990

Jurisdiction	Total Households	Family Households			Nonfamily Households	
		Married-couple family	Male Householder, no wife present	Female Householder, no husband present	Total Nonfamily households	Householder Age 65+ Living Alone
C. Berlin (pt.)	22	13	2	2	5	3
C. Wautoma	748	371	21	77	279	169
V. Coloma	159	89	4	10	56	29
V. Hancock	164	91	1	6	66	40
V. Lohrville	142	83	3	13	43	13
V. Plainfield	324	169	8	46	101	68
V. Redgranite	421	222	13	38	148	90
V. Wild Rose	309	139	11	28	131	88
T. Aurora	296	216	11	15	54	18
T. Bloomfield	315	223	12	11	69	29
T. Coloma	181	126	6	7	42	15
T. Dakota	411	267	14	30	100	40
T. Deerfield	178	126	7	8	37	19
T. Hancock	178	123	6	12	37	21
T. Leon	397	274	10	20	93	41
T. Marion	641	456	6	29	150	73
T. Mount Morris	327	210	18	17	82	38
T. Oasis	136	96	5	12	23	13
T. Plainfield	191	118	6	11	56	21
T. Poy Sippi	354	244	9	17	84	44
T. Richford	150	115	4	5	26	15
T. Rose	192	113	7	15	57	28
T. Saxeville	316	221	6	20	69	21
T. Springwater	434	296	9	15	114	58
T. Warren	210	142	12	15	41	13
T. Wautoma	420	291	14	29	86	42
Waushara County	7,616	4,834	225	508	2,049	1,049
Wisconsin	1,822,118	1,048,010	52,632	174,530	546,946	192,072

Source: U. S. Census, 1990, STF 1A.

Table B-9. Households by Type, 2000

	Total Households	Family Households			Nonfamily Households	
		Married-couple family	Male Householder, no wife present	Female Householder, no husband present	Total Nonfamily households	Householder Age 65+ Living Alone
C. Berlin (pt.)	36	20	1	1	14	7
C. Wautoma	806	304	37	89	376	162
V. Coloma	185	105	8	15	57	29
V. Hancock	193	96	9	17	71	36
V. Lohrville	168	100	10	13	45	15
V. Plainfield	342	172	18	41	111	50
V. Redgranite	440	205	13	51	171	78
V. Wild Rose	312	137	15	35	125	61
T. Aurora	352	250	16	16	70	23
T. Bloomfield	383	267	15	16	85	31
T. Coloma	254	170	11	14	59	18
T. Dakota	493	317	16	24	136	51
T. Deerfield	263	178	9	17	59	24
T. Hancock	211	132	6	10	63	19
T. Leon	539	349	15	21	154	56
T. Marion	908	587	34	34	253	111
T. Mount Morris	481	304	12	29	136	55
T. Oasis	152	101	5	7	39	18
T. Plainfield	198	122	13	12	51	13
T. Poy Sippi	392	239	17	31	105	43
T. Richford	190	141	7	10	32	13
T. Rose	244	156	9	17	62	25
T. Saxeville	393	278	14	20	81	27
T. Springwater	617	377	18	35	187	71
T. Warren	261	170	12	11	68	27
T. Wautoma	523	325	17	38	143	46
Waushara County	9,336	5,602	357	624	2,753	1,109
Wisconsin	2,084,544	1,108,597	200,300	77,918	697,729	207,206

Source: U. S. Census, 2000, STF 1A.

Table B-10. Waushara County Population by Race, 1990

Jurisdiction	White	African American	Native American	Asian/Pacific Islander	Other Races	Total Population
C. Berlin (pt.)	67	0	0	0	0	67
C. Wautoma	1,756	0	6	1	21	1,784
V. Coloma	382	0	0	0	1	383
V. Hancock	371	0	0	0	11	382
V. Lohrville	357	0	7	1	3	368
V. Plainfield	824	1	3	5	6	839
V. Redgranite	990	4	3	2	10	1,009
V. Wild Rose	649	0	2	14	11	676
T. Aurora	839	0	5	2	0	846
T. Bloomfield	921	0	1	0	0	922
T. Coloma	499	0	0	0	0	499
T. Dakota	1,058	2	6	3	23	1,092
T. Deerfield	449	2	2	1	0	454
T. Hancock	457	0	3	0	7	467
T. Leon	967	11	6	2	6	992
T. Marion	1,461	3	8	0	6	1,478
T. Mount Morris	761	0	5	1	0	767
T. Oasis	383	0	1	0	5	389
T. Plainfield	498	0	0	4	27	529
T. Poy Sippi	920	1	5	1	2	929
T. Richford	455	0	0	0	0	455
T. Rose	481	2	3	0	0	486
T. Saxeville	841	0	0	1	4	846
T. Springwater	1,085	0	0	2	1	1,088
T. Warren	548	0	2	0	0	550
T. Wautoma	1,075	3	2	3	5	1,088
Waushara County	19,094	29	70	43	149	19,385
Wisconsin	4,512,523	244,539	39,387	53,583	41,737	4,891,769

Source: U. S. Census, 1990, STF 1A.

Table B-11. Population by Race, 2000

Jurisdiction	White	African American	Native American	Asian/Pacific Islander	Other Races	Two or More Races	Total Population
C. Berlin (pt.)	79	0	0	0	3	1	83
C. Wautoma	1,879	22	14	17	40	26	1,998
V. Coloma	458	0	0	1	1	1	461
V. Hancock	427	0	5	1	20	10	463
V. Lohrville	395	0	1	0	5	7	408
V. Plainfield	829	1	0	10	56	3	899
V. Redgranite	987	9	12	0	7	25	1,040
V. Wild Rose	744	6	1	2	7	5	765
T. Aurora	948	0	1	11	3	8	971
T. Bloomfield	1,009	0	2	2	0	5	1,018
T. Coloma	730	1	0	0	9	8	748
T. Dakota	1,175	0	2	6	68	8	1,259
T. Deerfield	613	2	2	1	2	9	629
T. Hancock	514	0	2	2	12	1	531
T. Leon	1,266	0	6	0	0	9	1,281
T. Marion	2,026	2	9	10	3	15	2,065
T. Mount Morris	1,073	0	3	2	0	14	1,092
T. Oasis	390	1	2	2	6	4	405
T. Plainfield	515	0	0	1	16	1	533
T. Poy Sippi	944	2	2	1	13	10	972
T. Richford	558	7	5	5	12	1	588
T. Rose	581	2	0	0	6	6	595
T. Saxeville	964	0	0	0	3	7	974
T. Springwater	1,373	3	0	1	3	9	1,389
T. Warren	664	0	1	1	5	4	675
T. Wautoma	1,272	4	2	11	14	9	1,312
Waushara County	22,413	62	72	87	314	206	23,154
Wisconsin	4,769,857	304,460	47,228	90,393	84,842	66,895	5,363,675

Source: U. S. Census, 2000, STF 1A.



Table B-12. First Ancestry\* Reported, Top 6 in Waushara County, 2000

Jurisdiction	German	Unclassified or not reported	Polish	Irish	United States or American	English	Persons Reporting First ancestry	Total Population in Sample	Percent of Population Within Top 6 Categories
C. Berlin (pt.)	31	13	8	2	4	0	55	68	85.29%
C. Wautoma	532	537	158	79	97	80	1,421	1,958	75.74%
V. Coloma	173	138	2	31	31	14	348	486	80.04%
V. Hancock	171	90	6	42	14	49	395	485	76.70%
V. Lohrville	135	89	33	24	31	19	332	421	78.62%
V. Plainfield	228	149	58	44	46	79	709	858	70.40%
V. Redgranite	378	242	120	45	51	28	829	1,071	80.67%
V. Wild Rose	267	192	27	41	24	30	598	790	73.54%
T. Aurora	484	164	100	17	50	30	820	984	85.87%
T. Bloomfield	527	190	37	47	22	18	827	1,017	82.69%
T. Coloma	214	198	28	24	35	54	495	693	79.80%
T. Dakota	550	209	113	72	43	47	1,035	1,244	83.12%
T. Deerfield	241	125	60	40	28	55	520	645	85.12%
T. Hancock	195	93	84	25	21	26	449	542	81.92%
T. Leon	560	211	66	64	49	47	1,064	1,275	78.20%
T. Marion	773	354	127	107	133	69	1,693	2,047	76.36%
T. Mount Morris	420	169	72	46	63	28	950	1,119	71.31%
T. Oasis	159	65	41	20	20	15	345	410	78.05%
T. Plainfield	182	112	62	25	12	30	457	569	74.34%
T. Poy Sippi	431	168	80	48	63	23	811	979	83.04%
T. Richford	260	159	23	14	34	6	411	570	87.02%
T. Rose	191	85	59	16	13	72	503	588	74.15%
T. Saxeville	407	175	52	63	34	75	797	972	82.92%
T. Springwater	543	224	89	77	56	76	1,144	1,368	77.85%
T. Warren	214	166	89	37	38	11	487	653	84.99%
T. Wautoma	539	312	87	51	43	57	1,030	1,342	81.15%
Waushara County	8,805	4,629	1,681	1,101	1,055	1,038	18,525	23,154	79.07%
Wisconsin	1,775,722	826,719	326,038	298,177	189,283	184,574	4,536,956	5,363,675	67.13%

\*Includes individuals who only reported one ancestry and the first response listed for those who reported multiple ancestries.

Source: U.S. Census, 2000 STF 3A.

Table B-13. Top 5 Ancestries for Each Group F Communities

Minor Civil Division	Ancestry	Total Population in Sample	Percent of Population
T. Aurora	German	484	49.19%
	Unclassified or Not reported	164	16.67%
	Polish	100	10.16%
	United States or American	50	5.08%
	Other groups <sup>+</sup>	31	3.15%
	Total Population	984	100.00%
T. Bloomfield	German	527	51.82%
	Unclassified or Not reported	190	18.68%
	Norwegian	48	4.72%
	Irish	47	4.62%
	Polish	37	3.64%
	Total Population	1,017	100.00%
T. Poy Sippi	German	431	44.02%
	Unclassified or Not reported	168	17.16%
	Polish	80	8.17%
	United States or American	63	6.44%
	Irish	48	4.90%
	Total Population	979	100.00%
Waushara County	German	8,805	38.03%
	Unclassified or Not reported	4,629	19.99%
	Polish	1,681	7.26%
	Irish	1,101	4.76%
	United States or American	1,055	4.56%
	Total Population	23,154	100.00%

*\*Includes individuals who only reported one ancestry and the first response listed for those who reported multiple ancestries.*

*\* Includes individuals whose response did not fit within an ancestry category. Examples include persons answering with a religious affiliation or an answer that fits in the race or Hispanic Origin tables.*

Source: U.S. Census, 2000 STF 3A

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Table B-14. Persons of Hispanic Origin, 1990 and 2000

Jurisdiction	1990		2000	
	Number	Percent	Number	Percent
C. Berlin (pt.)	0	0.00%	4	4.82%
C. Wautoma	41	2.30%	144	7.21%
V. Coloma	16	4.18%	14	3.04%
V. Hancock	22	5.76%	40	8.64%
V. Lohrville	4	1.09%	9	2.21%
V. Plainfield	37	4.41%	161	17.91%
V. Redgranite	40	3.96%	32	3.08%
V. Wild Rose	12	1.59%	17	2.22%
T. Aurora	7	0.83%	19	1.96%
T. Bloomfield	0	0.00%	1	0.10%
T. Coloma	0	0.00%	27	3.61%
T. Dakota	58	5.31%	109	8.66%
T. Deerfield	0	0.00%	7	1.11%
T. Hancock	14	3.00%	25	4.71%
T. Leon	8	0.81%	9	0.70%
T. Marion	10	0.68%	27	1.31%
T. Mount Morris	1	0.13%	9	0.82%
T. Oasis	5	1.29%	11	2.72%
T. Plainfield	42	7.94%	52	9.76%
T. Poy Sippi	12	1.29%	20	2.06%
T. Richford	0	0.00%	24	4.08%
T. Rose	0	0.00%	17	2.86%
T. Saxeville	12	1.42%	11	1.13%
T. Springwater	4	0.40%	7	0.50%
T. Warren	5	0.91%	15	2.22%
T. Wautoma	29	2.67%	37	2.82%
Waushara County	379	1.96%	848	3.66%
Wisconsin	93,194	1.91%	192,921	3.60%

Source: U. S. Census, 1990, 2000, STF 1A.

Table B-15. Earnings as a Portion of Household Income, 1999

Jurisdiction	Total Households	Households With Earnings		Aggregate Household Income		Average Household Income	Average Earnings Per Household	Percent of Income from Earnings
		Number	Percent	Total household income	Income From Earnings			
C. Berlin (pt.)	34	24	70.59%	\$1,643,100	\$1,208,900	\$48,326	\$50,371	73.57%
C. Wautoma	795	591	74.34%	\$29,945,300	\$20,618,400	\$37,667	\$34,887	68.85%
V. Coloma	187	139	74.33%	\$7,060,700	\$5,072,000	\$37,758	\$36,489	71.83%
V. Hancock	193	144	74.61%	\$7,405,700	\$5,861,200	\$38,372	\$40,703	79.14%
V. Lohrville	161	114	70.81%	\$6,006,600	\$4,152,700	\$37,308	\$36,427	69.14%
V. Plainfield	331	260	78.55%	\$13,704,700	\$10,556,000	\$41,404	\$40,600	77.02%
V. Redgranite	455	296	65.05%	\$14,902,500	\$10,636,200	\$32,753	\$35,933	71.37%
V. Wild Rose	303	229	75.58%	\$13,478,000	\$10,773,000	\$44,482	\$47,044	79.93%
T. Aurora	356	296	83.15%	\$19,998,600	\$16,023,900	\$56,176	\$54,135	80.13%
T. Bloomfield	382	320	83.77%	\$19,397,000	\$16,145,600	\$50,777	\$50,455	83.24%
T. Coloma	238	186	78.15%	\$10,672,600	\$8,151,500	\$44,843	\$43,825	76.38%
T. Dakota	485	364	75.05%	\$22,734,400	\$16,153,200	\$46,875	\$44,377	71.05%
T. Deerfield	266	198	74.44%	\$13,414,100	\$8,142,000	\$50,429	\$41,121	60.70%
T. Hancock	216	176	81.48%	\$9,893,800	\$7,932,900	\$45,805	\$45,073	80.18%
T. Leon	530	414	78.11%	\$23,330,000	\$16,709,600	\$44,019	\$40,361	71.62%
T. Marion	903	637	70.54%	\$44,028,800	\$25,619,500	\$48,758	\$40,219	58.19%
T. Mount Morris	481	368	76.51%	\$23,161,600	\$15,389,400	\$48,153	\$41,819	66.44%
T. Oasis	153	125	81.70%	\$6,713,400	\$4,911,900	\$43,878	\$39,295	73.17%
T. Plainfield	216	189	87.50%	\$9,593,300	\$7,431,600	\$44,413	\$39,321	77.47%
T. Poy Sippi	387	300	77.52%	\$17,928,800	\$13,710,200	\$46,328	\$45,701	76.47%
T. Richford	200	155	77.50%	\$8,213,700	\$5,384,500	\$41,069	\$34,739	65.56%
T. Rose	242	184	76.03%	\$10,332,800	\$7,703,300	\$42,698	\$41,866	74.55%
T. Saxeville	405	304	75.06%	\$20,164,500	\$15,077,900	\$49,789	\$49,598	74.77%
T. Springwater	616	439	71.27%	\$28,287,100	\$18,250,900	\$45,921	\$41,574	64.52%
T. Warren	252	207	82.14%	\$10,417,900	\$7,942,200	\$41,341	\$38,368	76.24%
T. Wautoma	525	389	74.10%	\$23,735,000	\$17,470,300	\$45,210	\$44,911	73.61%
Wausara County	9,312	7,048	75.69%	416,164,000	\$297,028,900	\$44,691	\$42,144	71.37%
Wisconsin	2,086,304	1,706,803	81.81%	\$112,374,261,000	\$90,604,137,400	\$53,863	\$53,084	80.63%

Source: U. S. Census, 2000, STF 3A.

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Table B-16. Comparative Income Characteristics, 1989 and 1999

Jurisdiction	Median Household Income		Median Family Income		Per Capita Income	
	1989	1999	1989	1999	1989	1999
C. Berlin (pt.)	\$ 21,875	\$45,000	\$ 36,667	\$53,125	\$ 8,982	\$23,859
C. Wautoma	\$ 19,712	\$31,723	\$ 22,115	\$37,500	\$ 9,984	\$16,006
V. Coloma	\$ 17,333	\$33,295	\$ 25,250	\$38,542	\$ 10,337	\$14,766
V. Hancock	\$ 12,917	\$35,341	\$ 21,591	\$36,250	\$ 7,351	\$14,889
V. Lohrville	\$ 21,406	\$34,479	\$ 24,063	\$36,500	\$ 9,033	\$14,386
V. Plainfield	\$ 17,409	\$36,328	\$ 25,774	\$43,977	\$ 9,634	\$15,563
V. Redgranite	\$ 19,259	\$26,726	\$ 22,083	\$34,875	\$ 9,485	\$13,994
V. Wild Rose	\$ 17,857	\$30,655	\$ 25,096	\$37,361	\$ 10,220	\$18,887
T. Aurora	\$ 27,685	\$49,583	\$ 29,583	\$52,500	\$ 10,606	\$20,146
T. Bloomfield	\$ 26,136	\$42,222	\$ 30,511	\$49,643	\$ 11,104	\$19,161
T. Coloma	\$ 21,250	\$36,406	\$ 26,250	\$39,118	\$ 10,744	\$16,290
T. Dakota	\$ 20,513	\$34,931	\$ 23,036	\$37,000	\$ 9,282	\$18,401
T. Deerfield	\$ 25,114	\$41,324	\$ 25,795	\$44,318	\$ 11,194	\$20,781
T. Hancock	\$ 21,696	\$43,889	\$ 23,750	\$45,556	\$ 9,774	\$18,345
T. Leon	\$ 23,750	\$39,524	\$ 27,279	\$45,938	\$ 9,543	\$18,445
T. Marion	\$ 23,397	\$37,534	\$ 25,833	\$41,926	\$ 11,868	\$21,714
T. Mount Morris	\$ 21,625	\$39,732	\$ 24,375	\$45,114	\$ 11,959	\$20,713
T. Oasis	\$ 25,375	\$38,472	\$ 26,875	\$41,563	\$ 13,537	\$16,480
T. Plainfield	\$ 23,750	\$38,462	\$ 28,750	\$41,406	\$ 9,068	\$16,432
T. Poy Sippi	\$ 24,318	\$40,489	\$ 27,639	\$47,250	\$ 10,986	\$18,625
T. Richford	\$ 20,417	\$37,656	\$ 22,500	\$38,929	\$ 8,992	\$14,503
T. Rose	\$ 23,750	\$34,792	\$ 30,694	\$40,417	\$ 11,161	\$17,630
T. Saxeville	\$ 26,618	\$39,688	\$ 28,542	\$46,827	\$ 10,832	\$20,514
T. Springwater	\$ 21,917	\$35,714	\$ 25,250	\$40,385	\$ 11,462	\$20,586
T. Warren	\$ 23,594	\$38,438	\$ 26,375	\$43,833	\$ 9,138	\$15,672
T. Wautoma	\$ 25,143	\$39,185	\$ 28,214	\$44,063	\$ 10,792	\$17,981
Waushara County	\$ 21,888	\$37,000	\$ 26,042	\$42,416	\$ 10,408	\$18,144
Wisconsin	\$ 29,442	\$43,791	\$ 35,082	\$52,911	\$ 13,276	\$21,271

Source: U.S. Census, 2000

Table B-17. Household Income by Range, 1999

	Less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$44,999	\$45,000 to \$59,999	\$60,000 to \$74,999	\$75,000 to \$99,999	\$100,000 to \$124,999	\$125,000 to \$149,999	\$150,000 or more	Total Households in Sample
C. Berlin (pt.)	3	3	6	3	2	6	4	7	0	0	0	34
C. Wautoma	89	160	103	168	66	101	47	31	13	2	15	795
V. Coloma	21	34	26	31	20	23	22	5	3	0	2	187
V. Hancock	17	31	32	35	12	38	15	8	3	0	2	193
V. Lohrville	9	22	32	34	11	35	9	9	0	0	0	161
V. Plainfield	39	51	56	34	26	57	41	13	4	2	8	331
V. Redgranite	68	97	86	51	29	78	25	16	2	0	3	455
V. Wild Rose	31	53	62	55	20	24	26	16	11	0	5	303
T. Aurora	15	31	42	40	23	77	63	38	12	5	10	356
T. Bloomfield	22	38	61	54	20	78	44	42	4	8	11	382
T. Coloma	14	29	41	59	29	33	7	10	10	0	6	238
T. Dakota	36	74	97	73	30	80	52	27	7	0	9	485
T. Deerfield	23	26	36	39	28	52	24	18	9	4	7	266
T. Hancock	14	25	14	31	32	57	18	13	10	2	0	216
T. Leon	40	63	74	92	38	100	61	43	10	5	4	530
T. Marion	56	127	124	181	72	155	79	52	18	15	24	903
T. Mount Morris	27	74	71	70	44	62	53	48	18	5	9	481
T. Oasis	22	11	26	23	16	17	13	13	7	5	0	153
T. Plainfield	9	28	35	44	17	47	15	12	3	2	4	216
T. Poy Sippi	38	58	45	48	27	80	30	41	12	2	6	387
T. Richford	10	35	31	39	19	41	14	6	3	0	2	200
T. Rose	18	36	47	41	6	36	37	12	2	5	2	242
T. Saxeville	36	52	61	55	23	71	43	42	9	2	11	405
T. Springwater	50	109	98	90	50	78	52	48	11	10	20	616
T. Warren	29	26	32	44	27	40	25	25	2	0	2	252
T. Wautoma	43	80	63	84	40	92	50	42	18	0	13	525
Waushara County	779	1,373	1,401	1,518	727	1,558	869	637	201	74	175	9,312
Wisconsin	148,964	248,535	274,230	269,250	129,319	339,492	253,518	226,374	94,628	39,091	62,903	2,086,304

Source: U.S. Census, 2000.

Table B-18. Poverty Status, 1989

Jurisdiction	Total Persons		Total Persons Below Poverty		Total Families		Total Families Below Poverty	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	81	100.00%	0	0.00%	18	100.00%	0	0.00%
C. Wautoma	1,399	100.00%	301	21.52%	466	100.00%	64	13.73%
V. Coloma	340	100.00%	53	15.59%	108	100.00%	4	3.70%
V. Hancock	245	100.00%	120	48.98%	88	100.00%	23	26.14%
V. Lohrville	320	100.00%	52	16.25%	105	100.00%	14	13.33%
V. Plainfield	737	100.00%	103	13.98%	229	100.00%	25	10.92%
V. Redgranite	826	100.00%	160	19.37%	266	100.00%	27	10.15%
V. Wild Rose	587	100.00%	78	13.29%	171	100.00%	16	9.36%
T. Aurora	744	100.00%	75	10.08%	225	100.00%	13	5.78%
T. Bloomfield	827	100.00%	124	14.99%	255	100.00%	21	8.24%
T. Coloma	424	100.00%	51	12.03%	141	100.00%	11	7.80%
T. Dakota	872	100.00%	214	24.54%	320	100.00%	42	13.13%
T. Deerfield	414	100.00%	43	10.39%	140	100.00%	12	8.57%
T. Hancock	407	100.00%	54	13.27%	136	100.00%	13	9.56%
T. Leon	861	100.00%	132	15.33%	287	100.00%	27	9.41%
T. Marion	1,319	100.00%	159	12.05%	496	100.00%	39	7.86%
T. Mount Morris	680	100.00%	84	12.35%	250	100.00%	23	9.20%
T. Oasis	363	100.00%	18	4.96%	123	100.00%	7	5.69%
T. Plainfield	390	100.00%	129	33.08%	131	100.00%	25	19.08%
T. Poy Sippi	799	100.00%	123	15.39%	268	100.00%	28	10.45%
T. Richford	353	100.00%	130	36.83%	136	100.00%	31	22.79%
T. Rose	449	100.00%	53	11.80%	130	100.00%	8	6.15%
T. Saxeville	743	100.00%	59	7.94%	233	100.00%	13	5.58%
T. Springwater	884	100.00%	125	14.14%	324	100.00%	32	9.88%
T. Warren	478	100.00%	93	19.46%	173	100.00%	18	10.40%
T. Wautoma	979	100.00%	109	11.13%	342	100.00%	28	8.19%
Waushara County	16,521	100.00%	2,642	15.99%	5,561	100.00%	564	10.14%
Wisconsin	4,754,103	100.00%	508,545	10.70%	1,284,297	100.00%	97,466	7.59%

Source: U.S. Census, 1990.

Table B-19. Persons in Poverty by Age as a Share of the Total Population, 1989

Jurisdiction	Total Persons	Persons Under 18				Persons Under 65				Persons Age 65 and Older			
		Total Persons		Below Poverty		Total Persons		Below Poverty		Total Persons		Below Poverty	
	Number	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	81	26	32.1%	0	0.0%	72	88.9%	0	0.0%	9	11.1%	0	0.0%
C. Wautoma	1,399	410	29.3%	118	28.8%	1,015	72.6%	253	24.9%	384	27.4%	48	12.5%
V. Coloma	340	103	30.3%	12	11.7%	262	77.1%	38	14.5%	78	22.9%	15	19.2%
V. Hancock	245	103	42.0%	46	44.7%	189	77.1%	106	56.1%	56	22.9%	14	25.0%
V. Lohrville	320	106	33.1%	19	17.9%	274	85.6%	44	16.1%	46	14.4%	8	17.4%
V. Plainfield	737	268	36.4%	35	13.1%	620	84.1%	78	12.6%	117	15.9%	25	21.4%
V. Redgranite	826	253	30.6%	50	19.8%	638	77.2%	128	20.1%	188	22.8%	32	17.0%
V. Wild Rose	587	133	22.7%	19	14.3%	425	72.4%	46	10.8%	162	27.6%	32	19.8%
T. Aurora	744	187	25.1%	30	16.0%	622	83.6%	71	11.4%	122	16.4%	4	3.3%
T. Bloomfield	827	280	33.9%	46	16.4%	728	88.0%	103	14.1%	99	12.0%	21	21.2%
T. Coloma	424	102	24.1%	11	10.8%	377	88.9%	34	9.0%	47	11.1%	17	36.2%
T. Dakota	872	293	33.6%	99	33.8%	718	82.3%	201	28.0%	154	17.7%	13	8.4%
T. Deerfield	414	108	26.1%	14	13.0%	326	78.7%	41	12.6%	88	21.3%	2	2.3%
T. Hancock	407	118	29.0%	16	13.6%	335	82.3%	46	13.7%	72	17.7%	8	11.1%
T. Leon	861	227	26.4%	29	12.8%	738	85.7%	104	14.1%	123	14.3%	28	22.8%
T. Marion	1,319	274	20.8%	44	16.1%	1,001	75.9%	132	13.2%	318	24.1%	27	8.5%
T. Mount Morris	680	148	21.8%	30	20.3%	499	73.4%	77	15.4%	181	26.6%	7	3.9%
T. Oasis	363	93	25.6%	2	2.2%	307	84.6%	13	4.2%	56	15.4%	5	8.9%
T. Plainfield	390	170	43.6%	61	35.9%	361	92.6%	114	31.6%	29	7.4%	15	51.7%
T. Poy Sippi	799	240	30.0%	45	18.8%	673	84.2%	91	13.5%	126	15.8%	32	25.4%
T. Richford	353	169	47.9%	61	36.1%	321	90.9%	112	34.9%	32	9.1%	18	56.3%
T. Rose	449	117	26.1%	20	17.1%	363	80.8%	43	11.8%	86	19.2%	10	11.6%
T. Saxeville	743	192	25.8%	23	12.0%	632	85.1%	50	7.9%	111	14.9%	9	8.1%
T. Springwater	884	184	20.8%	38	20.7%	673	76.1%	107	15.9%	211	23.9%	18	8.5%
T. Warren	478	163	34.1%	42	25.8%	400	83.7%	80	20.0%	78	16.3%	13	16.7%
T. Wautoma	979	266	27.2%	39	14.7%	777	79.4%	90	11.6%	202	20.6%	19	9.4%
Waushara County	16,521	4,733	28.6%	949	20.1%	13,346	80.8%	2,202	16.5%	3,175	19.2%	440	13.9%
Wisconsin	4,754,103	1,271,165	26.7%	188,863	14.9%	4,152,291	87.3%	453,739	10.9%	604,812	12.7%	54,806	9.1%

Source: U.S. Census, 1990.

Revised April 5, 2007



Table B-20. Poverty Status, 1999

Jurisdiction	Total Persons		Total Persons Below Poverty		Total Families		Total Families Below Poverty	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	68	100.0%	3	4.4%	22	100.0%	0	0.0%
C. Wautoma	1,793	100.0%	207	11.5%	430	100.0%	22	5.1%
V. Coloma	486	100.0%	81	16.7%	128	100.0%	16	12.5%
V. Hancock	485	100.0%	46	9.5%	122	100.0%	7	5.7%
V. Lohrville	415	100.0%	13	3.1%	123	100.0%	2	1.6%
V. Plainfield	850	100.0%	97	11.4%	231	100.0%	17	7.4%
V. Redgranite	1,069	100.0%	119	11.1%	269	100.0%	17	6.3%
V. Wild Rose	728	100.0%	48	6.6%	187	100.0%	8	4.3%
T. Aurora	978	100.0%	43	4.4%	282	100.0%	11	3.9%
T. Bloomfield	1,009	100.0%	82	8.1%	298	100.0%	17	5.7%
T. Coloma	690	100.0%	83	12.0%	195	100.0%	6	3.1%
T. Dakota	1,233	100.0%	153	12.4%	357	100.0%	27	7.6%
T. Deerfield	643	100.0%	45	7.0%	204	100.0%	14	6.9%
T. Hancock	542	100.0%	20	3.7%	148	100.0%	0	0.0%
T. Leon	1,273	100.0%	98	7.7%	385	100.0%	15	3.9%
T. Marion	2,031	100.0%	138	6.8%	655	100.0%	22	3.4%
T. Mount Morris	1,118	100.0%	82	7.3%	345	100.0%	20	5.8%
T. Oasis	410	100.0%	24	5.9%	113	100.0%	4	3.5%
T. Plainfield	569	100.0%	65	11.4%	147	100.0%	16	10.9%
T. Poy Sippi	977	100.0%	68	7.0%	287	100.0%	10	3.5%
T. Richford	568	100.0%	127	22.4%	158	100.0%	22	13.9%
T. Rose	584	100.0%	60	10.3%	182	100.0%	6	3.3%
T. Saxeville	967	100.0%	89	9.2%	312	100.0%	17	5.4%
T. Springwater	1,361	100.0%	114	8.4%	430	100.0%	24	5.6%
T. Warren	646	100.0%	49	7.6%	193	100.0%	6	3.1%
T. Wautoma	1,340	100.0%	130	9.7%	380	100.0%	20	5.3%
Waushara County	22,833	100.0%	2,084	9.1%	6,583	100.0%	346	5.3%
Wisconsin	5,211,603	100.0%	451,538	8.7%	1,386,815	100.0%	78,188	5.6%

Source: U.S. Census, 2000, STF 3A.

Revised April 5, 2007

Table B-21. Persons in Poverty by Age and as a Share of Total Population, 1999

Jurisdiction	Total Persons	Persons Under 18				Persons Under 65				Persons Age 65 and Older			
		Total Persons		Below Poverty		Total Persons		Below Poverty		Total Persons		Below Poverty	
	Number	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	68	12	17.6%	0	0.0%	56	82.4%	1	1.8%	12	17.6%	2	16.7%
C. Wautoma	1,793	459	25.6%	49	10.7%	1,405	78.4%	136	9.7%	388	21.6%	71	18.3%
V. Coloma	486	139	28.6%	34	24.5%	398	81.9%	65	16.3%	88	18.1%	16	18.2%
V. Hancock	485	142	29.3%	16	11.3%	401	82.7%	33	8.2%	84	17.3%	13	15.5%
V. Lohrville	415	102	24.6%	0	0.0%	327	78.8%	7	2.1%	88	21.2%	6	6.8%
V. Plainfield	850	244	28.7%	25	10.2%	714	84.0%	78	10.9%	136	16.0%	19	14.0%
V. Redgranite	1,069	264	24.7%	21	8.0%	839	78.5%	96	11.4%	230	21.5%	23	10.0%
V. Wild Rose	728	193	26.5%	8	4.1%	595	81.7%	31	5.2%	133	18.3%	17	12.8%
T. Aurora	978	247	25.3%	8	3.2%	861	88.0%	35	4.1%	117	12.0%	8	6.8%
T. Bloomfield	1,009	243	24.1%	24	9.9%	888	88.0%	69	7.8%	121	12.0%	13	10.7%
T. Coloma	690	106	15.4%	2	1.9%	487	70.6%	40	8.2%	203	29.4%	43	21.2%
T. Dakota	1,233	308	25.0%	71	23.1%	1,011	82.0%	145	14.3%	222	18.0%	8	3.6%
T. Deerfield	643	145	22.6%	6	4.1%	527	82.0%	38	7.2%	116	18.0%	7	6.0%
T. Hancock	542	124	22.9%	0	0.0%	468	86.3%	14	3.0%	74	13.7%	6	8.1%
T. Leon	1,273	265	20.8%	29	10.9%	1,054	82.8%	79	7.5%	219	17.2%	19	8.7%
T. Marion	2,031	375	18.5%	44	11.7%	1,547	76.2%	102	6.6%	484	23.8%	36	7.4%
T. Mount Morris	1,118	241	21.6%	24	10.0%	892	79.8%	73	8.2%	226	20.2%	9	4.0%
T. Oasis	410	109	26.6%	0	0.0%	344	83.9%	20	5.8%	66	16.1%	4	6.1%
T. Plainfield	569	164	28.8%	32	19.5%	511	89.8%	62	12.1%	58	10.2%	3	5.2%
T. Poy Sippi	977	247	25.3%	11	4.5%	820	83.9%	52	6.3%	157	16.1%	16	10.2%
T. Richford	568	176	31.0%	68	38.6%	481	84.7%	119	24.7%	87	15.3%	8	9.2%
T. Rose	584	112	19.2%	9	8.0%	478	81.8%	47	9.8%	106	18.2%	13	12.3%
T. Saxeville	967	216	22.3%	34	15.7%	800	82.7%	81	10.1%	167	17.3%	8	4.8%
T. Springwater	1,361	256	18.8%	34	13.3%	1,008	74.1%	85	8.4%	353	25.9%	29	8.2%
T. Warren	646	153	23.7%	7	4.6%	543	84.1%	34	6.3%	103	15.9%	15	14.6%
T. Wautoma	1,340	325	24.3%	28	8.6%	1,081	80.7%	80	7.4%	259	19.3%	50	19.3%
Waushara County	22,833	5,367	23.5%	584	10.9%	18,536	81.2%	1,622	8.8%	4,297	18.8%	462	10.8%
Wisconsin	5,211,603	1,342,950	25.8%	150,166	11.2%	4,548,790	87.3%	402,293	8.8%	662,813	12.7%	49,245	7.4%

Source: U.S. Census, 2000, STF 3A.

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Table B-22. Population Estimates, Waushara County 1970 to 2030

Minor Civil Division	Census 1970	Census 1980	Census 1990	Census 2000	ECWRPC 2005	ECWRPC 2010	ECWRPC 2015	ECWRPC 2020	ECWRPC 2025	ECWRPC 2030	Percent Change 2000 to 2030
C. Berlin (pt.)	41	91	67	83	86	89	91	92	93	93	12.53%
C. Wautoma	1,624	1,629	1,784	1,998	2,182	2,302	2,409	2,502	2,588	2,649	32.59%
V. Coloma	336	367	383	461	482	511	536	559	580	595	29.09%
V. Hancock	404	419	382	463	471	477	480	479	476	469	1.21%
V. Lohrville	213	336	368	408	425	436	443	447	450	449	9.94%
V. Plainfield	642	813	839	899	912	907	894	873	848	814	-9.46%
V. Redgranite	645	976	1,009	1,040	2,071	2,123	2,159	2,180	2,193	2,184	110.03%
V. Wild Rose	585	741	753	765	773	770	759	742	722	694	-9.26%
T. Aurora	802	890	846	971	1,092	1,139	1,178	1,210	1,238	1,255	29.20%
T. Bloomfield	798	931	922	1,018	1,068	1,076	1,074	1,064	1,050	1,025	0.65%
T. Coloma <sup>a</sup>	382	437	499	660	748	807	862	913	962	1,002	51.83%
T. Dakota	752	994	1,092	1,259	1,293	1,300	1,296	1,282	1,263	1,230	-2.33%
T. Deerfield	367	445	454	629	674	711	745	774	801	820	30.40%
T. Hancock	346	426	467	531	576	601	621	637	652	660	24.30%
T. Leon	651	844	992	1,281	1,435	1,528	1,612	1,687	1,758	1,812	41.46%
T. Marion	877	1,333	1,478	2,065	2,230	2,345	2,446	2,532	2,612	2,666	29.08%
T. Mount Morris	517	685	767	1,092	1,155	1,213	1,263	1,306	1,345	1,370	25.50%
T. Oasis	346	403	389	405	403	397	388	374	359	340	-15.99%
T. Plainfield	447	574	529	533	563	574	581	584	585	580	8.77%
T. Poy Sippi	823	913	929	972	994	993	982	964	941	908	-6.57%
T. Richford	322	404	455	588	627	658	686	709	731	746	26.79%
T. Rose	319	515	486	595	627	645	659	668	675	675	13.36%
T. Saxeville	612	776	846	974	1,026	1,059	1,084	1,102	1,116	1,119	14.88%
T. Springwater	584	924	1,011	1,389	1,460	1,519	1,566	1,604	1,637	1,653	19.02%
T. Warren	637	573	550	675	733	763	789	809	827	837	23.98%
T. Wautoma	723	1,087	1,088	1,312	1,380	1,406	1,420	1,424	1,423	1,407	7.26%
Waushara County <sup>a</sup>	14,795	18,526	19,385	23,066	25,483	26,349	27,024	27,518	27,925	28,051	21.61%

Source: U. S. Census, 1970, 1980, 1990, 2000; WI DOA, 2004; ECWRPC.

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Table B-23. Total Number of Households in Waushara County, 1970 to 2000

Minor Civil Division	1970		1980		1990		2000		1970 to 2000	
	No. HH	Persons per HH	No. HH	Persons per HH	No. HH	Persons per HH	No. HH	Persons per HH	Change in HHs Number	Percent
C. Berlin (pt.)	15	2.73	31	2.94	22	3.05	36	2.31	21	140.00%
C. Wautoma	570	2.76	695	2.18	748	2.25	806	2.20	236	41.40%
V. Coloma	139	2.42	159	2.31	159	2.41	185	2.42	46	33.09%
V. Hancock	136	2.87	167	2.51	164	2.33	193	2.40	57	41.91%
V. Lohrville	62	3.15	127	2.65	142	2.59	168	2.43	106	170.97%
V. Plainfield	250	2.57	318	2.52	324	2.55	342	2.60	92	36.80%
V. Redgranite	231	2.79	367	2.66	421	2.40	440	2.30	209	90.48%
V. Wild Rose	224	2.61	275	2.45	309	2.15	312	2.26	88	39.29%
T. Aurora	239	3.36	303	2.94	296	2.86	352	2.76	113	47.28%
T. Bloomfield	223	3.58	301	3.09	315	2.93	383	2.65	160	71.75%
T. Coloma	114	3.35	145	3.01	181	2.76	254	2.51	140	122.81%
T. Dakota	238	3.16	379	2.62	411	2.66	493	2.55	255	107.14%
T. Deerfield	123	2.98	162	2.75	178	2.55	263	2.39	140	113.82%
T. Hancock	125	2.77	157	2.71	178	2.62	211	2.52	86	68.80%
T. Leon	215	3.03	315	2.68	397	2.50	539	2.38	324	150.70%
T. Marion	310	2.83	542	2.46	641	2.31	908	2.27	598	192.90%
T. Mount Morris	173	2.99	275	2.49	327	2.35	481	2.27	308	178.03%
T. Oasis	107	3.23	131	3.08	136	2.86	152	2.66	45	42.06%
T. Plainfield	144	3.10	191	2.99	191	2.77	198	2.69	54	37.50%
T. Poy Sippi	267	3.05	325	2.81	354	2.62	392	2.48	125	46.82%
T. Richford	90	3.58	139	2.91	150	3.03	190	3.09	100	111.11%
T. Rose	108	2.95	179	2.88	192	2.53	244	2.44	136	125.93%
T. Saxeville	194	3.15	273	2.84	316	2.68	393	2.48	199	102.58%
T. Springwater	205	2.85	365	2.53	434	2.33	617	2.25	412	200.98%
T. Warren	176	3.72	198	2.89	210	2.62	261	2.59	85	48.30%
T. Wautoma	232	3.12	385	2.82	420	2.59	523	2.46	291	125.43%
Waushara County	4,910	3.00	6,904	2.65	7,616	2.52	9,336	2.43	4,426	90.14%

Source: U. S. Census: 1970, 1980, 1990 and 2000.

Note: Corrections to 1990 pphh for T. Springwater and V. Wild Rose made on 11/27/06. Group quarter population for V. Wild Rose was incorrectly assigned to T. Springwater.

Table B-24. Estimated Households by MCD, Waushara County, 2000 to 2030

Minor Civil Division	2000		2005		2010		2015		2020		2025		2030	
	No. HH	Persons per HH	No. HH	Persons per HH	No. HH	Persons per HH	No. HH	Persons per HH	No. HH	Persons per HH	No. HH	Persons per HH	No. HH	Persons per HH
C. Berlin (pt.)	36	2.31	37	2.34	40	2.20	44	2.07	47	1.98	49	1.90	51	1.82
	36	2.31	38	2.29	39	2.26	41	2.23	42	2.21	43	2.19	43	2.18
C. Wautoma	806	2.20	863	2.24	929	2.20	989	2.16	1,037	2.14	1,075	2.14	1,101	2.14
	806	2.20	889	2.18	952	2.15	1,010	2.12	1,060	2.10	1,105	2.08	1,138	2.07
V. Coloma	185	2.42	189	2.47	204	2.43	217	2.39	228	2.37	237	2.37	243	2.38
	185	2.42	195	2.40	209	2.37	222	2.34	234	2.32	244	2.30	252	2.29
V. Hancock	193	2.40	192	2.45	200	2.39	205	2.34	207	2.31	207	2.31	203	2.30
	193	2.40	198	2.38	203	2.35	207	2.32	209	2.30	209	2.28	207	2.27
V. Lohrville	168	2.43	172	2.47	183	2.38	192	2.30	199	2.25	204	2.21	207	2.17
	168	2.43	176	2.41	183	2.38	189	2.35	192	2.33	195	2.31	195	2.30
V. Plainfield	342	2.60	340	2.65	346	2.60	347	2.55	342	2.53	332	2.53	317	2.54
	342	2.60	350	2.58	352	2.55	351	2.52	346	2.50	338	2.48	327	2.47
V. Redgranite	440	2.30	471	2.40	490	2.41	503	2.41	509	2.43	509	2.45	502	2.47
	440	2.30	495	2.28	525	2.25	548	2.22	562	2.20	572	2.18	572	2.17
V. Wild Rose	312	2.26	309	2.30	317	2.24	321	2.18	319	2.14	313	2.12	303	2.11
	312	2.26	318	2.24	321	2.21	321	2.18	317	2.16	310	2.14	300	2.13
T. Aurora	352	2.76	388	2.81	419	2.72	447	2.64	469	2.58	488	2.54	500	2.51
	352	2.76	399	2.74	421	2.71	440	2.68	455	2.66	469	2.64	477	2.63
T. Bloomfield	383	2.65	395	2.69	417	2.57	435	2.46	446	2.38	453	2.31	454	2.25
	383	2.65	405	2.63	413	2.60	417	2.57	417	2.55	414	2.53	406	2.52
T. Coloma	254	2.51	283	2.55	317	2.46	351	2.37	382	2.31	410	2.26	434	2.23
	254	2.51	290	2.49	317	2.46	343	2.43	366	2.41	388	2.39	407	2.38
T. Dakota	493	2.55	498	2.60	517	2.52	531	2.44	536	2.39	535	2.36	527	2.33
	493	2.55	511	2.53	521	2.50	525	2.47	524	2.45	519	2.43	509	2.42
T. Deerfield	263	2.39	277	2.43	304	2.34	330	2.26	352	2.20	372	2.15	387	2.12
	263	2.39	284	2.37	304	2.34	323	2.31	338	2.29	353	2.27	363	2.26
T. Hancock	211	2.52	225	2.57	242	2.48	258	2.40	271	2.35	282	2.31	289	2.28
	211	2.52	231	2.50	243	2.47	255	2.44	264	2.42	271	2.40	276	2.39
T. Leon	539	2.38	593	2.42	654	2.34	713	2.26	764	2.21	810	2.17	848	2.14
	539	2.38	608	2.36	656	2.33	701	2.30	741	2.28	777	2.26	806	2.25
T. Marion	908	2.27	965	2.31	1,049	2.24	1,127	2.17	1,192	2.12	1,248	2.09	1,289	2.07
	908	2.27	991	2.25	1,057	2.22	1,118	2.19	1,168	2.17	1,214	2.15	1,247	2.14
T. Mount Morris	481	2.27	500	2.31	543	2.23	583	2.17	616	2.12	645	2.09	666	2.06
	481	2.27	514	2.25	547	2.22	577	2.19	603	2.17	625	2.15	641	2.14
T. Oasis	152	2.66	149	2.70	154	2.58	157	2.47	157	2.38	156	2.30	152	2.23
	152	2.66	153	2.64	152	2.61	150	2.58	146	2.56	141	2.54	135	2.53
T. Plainfield	198	2.69	205	2.74	218	2.63	229	2.54	237	2.46	243	2.41	245	2.37
	198	2.69	211	2.67	218	2.64	223	2.61	226	2.59	227	2.57	227	2.56
T. Poy Sippi	392	2.48	394	2.52	409	2.43	420	2.34	425	2.27	424	2.22	418	2.17
	392	2.48	404	2.46	409	2.43	410	2.40	405	2.38	399	2.36	387	2.35
T. Richford	190	3.09	199	3.16	214	3.07	229	3.00	241	2.95	250	2.92	257	2.90
	190	3.09	204	3.07	217	3.04	228	3.01	238	2.99	246	2.97	252	2.96
T. Rose	244	2.44	253	2.48	270	2.39	286	2.30	298	2.24	307	2.20	312	2.16
	244	2.44	259	2.42	270	2.39	279	2.36	286	2.34	291	2.32	292	2.31
T. Saxeville	393	2.48	407	2.52	437	2.42	465	2.33	487	2.26	504	2.21	516	2.17
	393	2.48	417	2.46	436	2.43	452	2.40	464	2.38	473	2.36	477	2.35
T. Springwater	617	2.25	638	2.29	687	2.21	732	2.14	768	2.09	797	2.05	817	2.02
	617	2.25	655	2.23	691	2.20	722	2.17	747	2.15	768	2.13	781	2.12
T. Warren	261	2.59	278	2.64	299	2.55	319	2.47	334	2.42	347	2.38	356	2.35
	261	2.59	285	2.57	301	2.54	314	2.51	325	2.49	335	2.47	341	2.46
T. Wautoma	523	2.46	541	2.50	572	2.41	599	2.33	616	2.27	627	2.23	630	2.19
	523	2.46	556	2.44	574	2.41	587	2.38	594	2.36	597	2.34	594	2.33
Waushara County	9,336	2.43	9,760	2.48	10,430	2.40	11,030	2.33	11,479	2.28	11,824	2.25	12,023	2.21
	9,336	2.43	10,034	2.41	10,532	2.37	10,954	2.34	11,268	2.32	11,522	2.30	11,651	2.29

Source: U.S. Census, 2000; ECWRPC.

11/22/2004

# **ECONOMIC DEVELOPMENT APPENDICES**

Table C-1 Educational Attainment, 2000

Table C-2 Total Civilian Labor Force, 1990 and 2000

Table C-3 Employment Status, 16 Years and Older, 1990

Table C-4 Employment Status, 16 Years and Older, 2000

Table C-5 Travel Time to Work, 1990

Table C-6 Travel Time to Work, 2000

Table C-7 Location of Workplace, 1990 and 2000

Table C-8 Economic Development Organizations

Table C-1. Educational Attainment, 2000

Jurisdiction	Less than 9th Grade		9 - 12 Grade, No Diploma		High School Graduate		College				Total Persons Age 25 and Older		High School Graduation Rate	
							1 - 3 Years		4 Years or More					
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	1	1.85%	6	11.11%	24	44.44%	15	27.78%	8	14.81%	54	100.00%	47	87.04%
C. Wautoma	114	8.62%	206	15.58%	542	41.00%	269	20.35%	191	14.45%	1,322	100.00%	1,002	75.79%
V. Coloma	20	6.29%	45	14.15%	140	44.03%	90	28.30%	23	7.23%	318	100.00%	253	79.56%
V. Hancock	20	6.25%	77	24.06%	132	41.25%	68	21.25%	23	7.19%	320	100.00%	223	69.69%
V. Lohrville	20	6.76%	47	15.88%	167	56.42%	55	18.58%	7	2.36%	296	100.00%	229	77.36%
V. Plainfield	50	9.31%	105	19.55%	222	41.34%	90	16.76%	70	13.04%	537	100.00%	382	71.14%
V. Redgranite	63	8.69%	183	25.24%	289	39.86%	164	22.62%	26	3.59%	725	100.00%	479	66.07%
V. Wild Rose	43	7.89%	77	14.13%	209	38.35%	146	26.79%	70	12.84%	545	100.00%	425	77.98%
T. Aurora	38	5.73%	75	11.31%	275	41.48%	205	30.92%	70	10.56%	663	100.00%	550	82.96%
T. Bloomfield	45	6.47%	87	12.52%	344	49.50%	167	24.03%	52	7.48%	695	100.00%	563	81.01%
T. Coloma	56	10.22%	112	20.44%	186	33.94%	145	26.46%	49	8.94%	548	100.00%	380	69.34%
T. Dakota	78	9.33%	122	14.59%	349	41.75%	205	24.52%	82	9.81%	836	100.00%	636	76.08%
T. Deerfield	26	5.37%	69	14.26%	191	39.46%	134	27.69%	64	13.22%	484	100.00%	389	80.37%
T. Hancock	19	4.90%	38	9.79%	212	54.64%	57	14.69%	62	15.98%	388	100.00%	331	85.31%
T. Leon	63	6.64%	134	14.12%	410	43.20%	233	24.55%	109	11.49%	949	100.00%	752	79.24%
T. Marion	71	4.54%	168	10.74%	678	43.35%	408	26.09%	239	15.28%	1,564	100.00%	1,325	84.72%
T. Mount Morris	30	3.65%	88	10.69%	358	43.50%	209	25.39%	138	16.77%	823	100.00%	705	85.66%
T. Oasis	17	6.30%	52	19.26%	103	38.15%	67	24.81%	31	11.48%	270	100.00%	201	74.44%
T. Plainfield	14	3.76%	49	13.17%	180	48.39%	101	27.15%	28	7.53%	372	100.00%	309	83.06%
T. Poy Sippi	66	9.90%	66	9.90%	297	44.53%	160	23.99%	78	11.69%	667	100.00%	535	80.21%
T. Richford	68	19.05%	34	9.52%	149	41.74%	69	19.33%	37	10.36%	357	100.00%	255	71.43%
T. Rose	44	10.35%	56	13.18%	185	43.53%	95	22.35%	45	10.59%	425	100.00%	325	76.47%
T. Saxeville	37	5.17%	74	10.35%	333	46.57%	157	21.96%	114	15.94%	715	100.00%	604	84.48%
T. Springwater	29	2.78%	130	12.46%	495	47.46%	251	24.07%	138	13.23%	1,043	100.00%	884	84.76%
T. Warren	37	8.30%	78	17.49%	217	48.65%	91	20.40%	23	5.16%	446	100.00%	331	74.22%
T. Wautoma	65	6.86%	145	15.30%	347	36.60%	257	27.11%	134	14.14%	948	100.00%	738	77.85%
Waushara County	1,134	6.95%	2,323	14.24%	7,034	43.13%	3,908	23.96%	1,911	11.72%	16,310	100.00%	12,853	78.80%
Wisconsin	186,125	5.35%	332,292	9.56%	1,201,813	34.58%	976,375	28.09%	779,273	22.42%	3,475,878	100.00%	2,957,461	85.09%

Source: U.S. Census, 2000

Table C-2. Total Civilian Labor Force, 1990 and 2000

Jurisdiction	1990			2000			1990 to 2000 Change			1990 to 2000 Percent Change		
	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female
C. Berlin (pt.)	38	24	14	45	20	25	7	-4	11	18.42%	-16.67%	78.57%
C. Wautoma	761	390	371	901	457	444	140	67	73	18.40%	17.18%	19.68%
V. Coloma	163	88	75	249	134	115	86	46	40	52.76%	52.27%	53.33%
V. Hancock	143	89	54	234	127	107	91	38	53	63.64%	42.70%	98.15%
V. Lohrville	178	103	75	193	106	87	15	3	12	8.43%	2.91%	16.00%
V. Plainfield	366	180	186	425	235	190	59	55	4	16.12%	30.56%	2.15%
V. Redgranite	396	200	196	489	242	247	93	42	51	23.48%	21.00%	26.02%
V. Wild Rose	295	144	151	351	170	181	56	26	30	18.98%	18.06%	19.87%
T. Aurora	420	247	173	565	311	254	145	64	81	34.52%	25.91%	46.82%
T. Bloomfield	469	292	177	512	290	222	43	-2	45	9.17%	-0.68%	25.42%
T. Coloma	242	135	107	386	200	186	144	65	79	59.50%	48.15%	73.83%
T. Dakota	477	267	210	598	320	278	121	53	68	25.37%	19.85%	32.38%
T. Deerfield	212	128	84	288	152	136	76	24	52	35.85%	18.75%	61.90%
T. Hancock	199	119	80	288	167	121	89	48	41	44.72%	40.34%	51.25%
T. Leon	457	264	193	686	374	312	229	110	119	50.11%	41.67%	61.66%
T. Marion	680	368	312	922	478	444	242	110	132	35.59%	29.89%	42.31%
T. Mount Morris	313	170	143	538	299	239	225	129	96	71.88%	75.88%	67.13%
T. Oasis	180	86	94	201	97	104	21	11	10	11.67%	12.79%	10.64%
T. Plainfield	220	127	93	277	145	132	57	18	39	25.91%	14.17%	41.94%
T. Poy Sippi	443	255	188	517	276	241	74	21	53	16.70%	8.24%	28.19%
T. Richford	195	116	79	257	156	101	62	40	22	31.79%	34.48%	27.85%
T. Rose	246	149	97	284	160	124	38	11	27	15.45%	7.38%	27.84%
T. Saxeville	390	219	171	483	276	207	93	57	36	23.85%	26.03%	21.05%
T. Springwater	464	256	208	615	347	268	151	91	60	32.54%	35.55%	28.85%
T. Warren	256	152	104	326	192	134	70	40	30	27.34%	26.32%	28.85%
T. Wautoma	514	306	208	649	331	318	135	25	110	26.26%	8.17%	52.88%
Waushara County	8,717	4,874	3,843	11,279	6,062	5,217	2,562	1,188	1,374	29.39%	24.37%	35.75%
Wisconsin	2,517,238	1,355,109	1,162,129	2,869,236	1,505,853	1,363,383	351,998	150,744	201,254	13.98%	11.12%	17.32%

Source: U.S. Census, 1990 and 2000.



Table C-3. Employment Status, 16 Years and Older, 1990

Jurisdiction	Total Civilian Labor Force			Employed Persons						Unemployed Persons					
				Total		Male		Female		Total		Male		Female	
	Total	Male	Female	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	38	24	14	38	100.00%	24	100.00%	14	100.00%	0	0.00%	0	0.00%	0	0.00%
C. Wautoma	761	390	371	704	92.51%	368	94.36%	336	90.57%	57	7.49%	22	5.64%	35	9.43%
V. Coloma	163	88	75	157	96.32%	86	97.73%	71	94.67%	6	3.68%	2	2.27%	4	5.33%
V. Hancock	143	89	54	121	84.62%	75	84.27%	46	85.19%	22	15.38%	14	15.73%	8	14.81%
V. Lohrville	178	103	75	161	90.45%	90	87.38%	71	94.67%	17	9.55%	13	12.62%	4	5.33%
V. Plainfield	366	180	186	334	91.26%	164	91.11%	170	91.40%	32	8.74%	16	8.89%	16	8.60%
V. Redgranite	396	200	196	334	84.34%	169	84.50%	165	84.18%	62	15.66%	31	15.50%	31	15.82%
V. Wild Rose	295	144	151	269	91.19%	125	86.81%	144	95.36%	26	8.81%	19	13.19%	7	4.64%
T. Aurora	420	247	173	388	92.38%	227	91.90%	161	93.06%	32	7.62%	20	8.10%	12	6.94%
T. Bloomfield	469	292	177	441	94.03%	272	93.15%	169	95.48%	28	5.97%	20	6.85%	8	4.52%
T. Coloma	242	135	107	225	92.98%	133	98.52%	92	85.98%	17	7.02%	2	1.48%	15	14.02%
T. Dakota	477	267	210	432	90.57%	236	88.39%	196	93.33%	45	9.43%	31	11.61%	14	6.67%
T. Deerfield	212	128	84	205	96.70%	123	96.09%	82	97.62%	7	3.30%	5	3.91%	2	2.38%
T. Hancock	199	119	80	173	86.93%	108	90.76%	65	81.25%	26	13.07%	11	9.24%	15	18.75%
T. Leon	457	264	193	431	94.31%	249	94.32%	182	94.30%	26	5.69%	15	5.68%	11	5.70%
T. Marion	680	368	312	648	95.29%	353	95.92%	295	94.55%	32	4.71%	15	4.08%	17	5.45%
T. Mount Morris	313	170	143	303	96.81%	162	95.29%	141	98.60%	10	3.19%	8	4.71%	2	1.40%
T. Oasis	180	86	94	169	93.89%	83	96.51%	86	91.49%	11	6.11%	3	3.49%	8	8.51%
T. Plainfield	220	127	93	202	91.82%	120	94.49%	82	88.17%	18	8.18%	7	5.51%	11	11.83%
T. Poy Sippi	443	255	188	407	91.87%	229	89.80%	178	94.68%	36	8.13%	26	10.20%	10	5.32%
T. Richford	195	116	79	185	94.87%	110	94.83%	75	94.94%	10	5.13%	6	5.17%	4	5.06%
T. Rose	246	149	97	231	93.90%	139	93.29%	92	94.85%	15	6.10%	10	6.71%	5	5.15%
T. Saxeville	390	219	171	367	94.10%	207	94.52%	160	93.57%	23	5.90%	12	5.48%	11	6.43%
T. Springwater	464	256	208	435	93.75%	233	91.02%	202	97.12%	29	6.25%	23	8.98%	6	2.88%
T. Warren	256	152	104	246	96.09%	146	96.05%	100	96.15%	10	3.91%	6	3.95%	4	3.85%
T. Wautoma	514	306	208	483	93.97%	283	92.48%	200	96.15%	31	6.03%	23	7.52%	8	3.85%
Waushara County	8,717	4,874	3,843	8,089	92.80%	4,514	92.61%	3,575	93.03%	628	7.20%	360	7.39%	268	6.97%
Wisconsin	2,517,238	1,355,109	1,162,129	2,386,439	94.80%	1,280,407	94.49%	1,106,032	95.17%	130,799	5.20%	74,702	5.51%	56,097	4.83%

Source: U.S. Census, 1990

Table C-4. Employment Status, 16 Years and Older, 2000

Jurisdiction	Total Civilian Labor Force			Employed Persons						Unemployed Persons					
				Total		Male		Female		Total		Male		Female	
	Total	Male	Female	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	45	20	25	43	95.56%	20	100.00%	23	92.00%	2	4.44%	0	0.00%	2	8.00%
C. Wautoma	901	457	444	798	88.57%	412	90.15%	386	86.94%	103	11.43%	45	9.85%	58	13.06%
V. Coloma	249	134	115	218	87.55%	117	87.31%	101	87.83%	31	12.45%	17	12.69%	14	12.17%
V. Hancock	234	127	107	219	93.59%	120	94.49%	99	92.52%	15	6.41%	7	5.51%	8	7.48%
V. Lohrville	193	106	87	192	99.48%	106	100.00%	86	98.85%	1	0.52%	0	0.00%	1	1.15%
V. Plainfield	425	235	190	384	90.35%	210	89.36%	174	91.58%	41	9.65%	25	10.64%	16	8.42%
V. Redgranite	489	242	247	446	91.21%	227	93.80%	219	88.66%	43	8.79%	15	6.20%	28	11.34%
V. Wild Rose	351	170	181	335	95.44%	159	93.53%	176	97.24%	16	4.56%	11	6.47%	5	2.76%
T. Aurora	565	311	254	536	94.87%	287	92.28%	249	98.03%	29	5.13%	24	7.72%	5	1.97%
T. Bloomfield	512	290	222	483	94.34%	269	92.76%	214	96.40%	29	5.66%	21	7.24%	8	3.60%
T. Coloma	386	200	186	273	70.73%	149	74.50%	124	66.67%	113	29.27%	51	25.50%	62	33.33%
T. Dakota	598	320	278	560	93.65%	294	91.88%	266	95.68%	38	6.35%	26	8.13%	12	4.32%
T. Deerfield	288	152	136	276	95.83%	144	94.74%	132	97.06%	12	4.17%	8	5.26%	4	2.94%
T. Hancock	288	167	121	273	94.79%	155	92.81%	118	97.52%	15	5.21%	12	7.19%	3	2.48%
T. Leon	686	374	312	672	97.96%	366	97.86%	306	98.08%	14	2.04%	8	2.14%	6	1.92%
T. Marion	922	478	444	875	94.90%	449	93.93%	426	95.95%	47	5.10%	29	6.07%	18	4.05%
T. Mount Morris	538	299	239	525	97.58%	290	96.99%	235	98.33%	13	2.42%	9	3.01%	4	1.67%
T. Oasis	201	97	104	195	97.01%	93	95.88%	102	98.08%	6	2.99%	4	4.12%	2	1.92%
T. Plainfield	277	145	132	256	92.42%	135	93.10%	121	91.67%	21	7.58%	10	6.90%	11	8.33%
T. Poy Sippi	517	276	241	502	97.10%	264	95.65%	238	98.76%	15	2.90%	12	4.35%	3	1.24%
T. Richford	257	156	101	240	93.39%	144	92.31%	96	95.05%	17	6.61%	12	7.69%	5	4.95%
T. Rose	284	160	124	267	94.01%	147	91.88%	120	96.77%	17	5.99%	13	8.13%	4	3.23%
T. Saxeville	483	276	207	458	94.82%	253	91.67%	205	99.03%	25	5.18%	23	8.33%	2	0.97%
T. Springwater	615	347	268	595	96.75%	330	95.10%	265	98.88%	20	3.25%	17	4.90%	3	1.12%
T. Warren	326	192	134	311	95.40%	182	94.79%	129	96.27%	15	4.60%	10	5.21%	5	3.73%
T. Wautoma	649	331	318	598	92.14%	306	92.45%	292	91.82%	51	7.86%	25	7.55%	26	8.18%
Waushara County	11,279	6,062	5,217	10,530	93.36%	5,628	92.84%	4,902	93.96%	749	6.64%	434	7.16%	315	6.04%
Wisconsin	2,869,236	1,505,853	1,363,383	2,734,925	95.32%	1,428,493	94.86%	1,306,432	95.82%	134,311	4.68%	77,360	5.14%	56,951	4.18%

Source: U.S. Census, 2000

Table C-5. Travel Time to Work, 1990

Jurisdiction	Travel Time																	Total 16 Years and Older	
	Less than 5 min.		5 to 9 minutes		10 to 14 minutes		15 to 19 minutes		20 to 29 minutes		30 to 44 minutes		45 to 59 minutes		60 minutes or more		Worked at home		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number		Percent
C. Berlin (pt.)	0	0.00%	16	42.11%	9	23.68%	0	0.00%	3	7.89%	6	15.79%	0	0.00%	4	10.53%	0	0.00%	38
C. Wautoma	104	15.14%	229	33.33%	91	13.25%	52	7.57%	45	6.55%	54	7.86%	57	8.30%	20	2.91%	35	5.09%	687
V. Coloma	25	16.78%	21	14.09%	8	5.37%	19	12.75%	31	20.81%	20	13.42%	7	4.70%	8	5.37%	10	6.71%	149
V. Hancock	21	17.36%	21	17.36%	20	16.53%	13	10.74%	16	13.22%	9	7.44%	8	6.61%	7	5.79%	6	4.96%	121
V. Lohrville	16	10.06%	21	13.21%	9	5.66%	19	11.95%	26	16.35%	29	18.24%	23	14.47%	8	5.03%	8	5.03%	159
V. Plainfield	26	7.93%	98	29.88%	39	11.89%	16	4.88%	45	13.72%	78	23.78%	16	4.88%	2	0.61%	8	2.44%	328
V. Redgranite	23	7.08%	37	11.38%	28	8.62%	49	15.08%	66	20.31%	67	20.62%	35	10.77%	5	1.54%	15	4.62%	325
V. Wild Rose	43	16.54%	82	31.54%	12	4.62%	28	10.77%	47	18.08%	13	5.00%	14	5.38%	10	3.85%	11	4.23%	260
T. Aurora	35	8.97%	59	15.13%	64	16.41%	44	11.28%	62	15.90%	68	17.44%	18	4.62%	11	2.82%	29	7.44%	390
T. Bloomfield	25	5.72%	15	3.43%	36	8.24%	64	14.65%	66	15.10%	69	15.79%	47	10.76%	14	3.20%	101	23.11%	437
T. Coloma	23	10.22%	40	17.78%	24	10.67%	27	12.00%	35	15.56%	32	14.22%	13	5.78%	11	4.89%	20	8.89%	225
T. Dakota	39	9.18%	64	15.06%	70	16.47%	48	11.29%	57	13.41%	50	11.76%	33	7.76%	20	4.71%	44	10.35%	425
T. Deerfield	17	8.50%	15	7.50%	21	10.50%	39	19.50%	21	10.50%	19	9.50%	14	7.00%	12	6.00%	42	21.00%	200
T. Hancock	11	6.36%	24	13.87%	29	16.76%	18	10.40%	14	8.09%	45	26.01%	2	1.16%	13	7.51%	17	9.83%	173
T. Leon	12	2.80%	13	3.03%	44	10.26%	51	11.89%	115	26.81%	76	17.72%	51	11.89%	39	9.09%	28	6.53%	429
T. Marion	37	5.75%	96	14.91%	114	17.70%	88	13.66%	88	13.66%	61	9.47%	43	6.68%	88	13.66%	29	4.50%	644
T. Mount Morris	4	1.36%	13	4.41%	79	26.78%	65	22.03%	34	11.53%	21	7.12%	24	8.14%	25	8.47%	30	10.17%	295
T. Oasis	19	11.24%	19	11.24%	15	8.88%	25	14.79%	13	7.69%	34	20.12%	10	5.92%	4	2.37%	30	17.75%	169
T. Plainfield	12	6.00%	42	21.00%	26	13.00%	19	9.50%	32	16.00%	38	19.00%	5	2.50%	13	6.50%	13	6.50%	200
T. Poy Sippi	32	7.96%	26	6.47%	9	2.24%	59	14.68%	69	17.16%	118	29.35%	37	9.20%	11	2.74%	41	10.20%	402
T. Richford	12	6.49%	18	9.73%	17	9.19%	31	16.76%	33	17.84%	11	5.95%	9	4.86%	21	11.35%	33	17.84%	185
T. Rose	8	3.49%	29	12.66%	37	16.16%	47	20.52%	35	15.28%	11	4.80%	8	3.49%	32	13.97%	22	9.61%	229
T. Saxeville	7	1.92%	21	5.77%	21	5.77%	50	13.74%	103	28.30%	65	17.86%	30	8.24%	22	6.04%	45	12.36%	364
T. Springwater	22	5.13%	75	17.48%	57	13.29%	35	8.16%	102	23.78%	39	9.09%	33	7.69%	29	6.76%	37	8.62%	429
T. Warren	20	8.33%	30	12.50%	16	6.67%	30	12.50%	44	18.33%	39	16.25%	25	10.42%	13	5.42%	23	9.58%	240
T. Wautoma	52	10.97%	142	29.96%	85	17.93%	47	9.92%	42	8.86%	24	5.06%	19	4.01%	36	7.59%	27	5.70%	474
Waushara County	645	8.09%	1,266	15.87%	980	12.29%	983	12.32%	1,244	15.59%	1,096	13.74%	581	7.28%	478	5.99%	704	8.83%	7,977
Wisconsin	130,968	5.57%	386,108	16.43%	439,464	18.70%	398,660	16.97%	443,436	18.87%	282,678	12.03%	83,031	3.53%	71,179	3.03%	114,167	4.86%	2,349,691

Source: U.S. Census, 1990

Table C-6. Travel Time to Work, 2000

Jurisdiction	Travel Time																		Total 16 Years and Older
	Less than 5 min.		5 to 9 minutes		10 to 14 minutes		15 to 19 minutes		20 to 29 minutes		30 to 44 minutes		45 to 59 minutes		60 minutes or more		Worked at home		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
C. Berlin (pt.)	8	18.60%	9	20.93%	5	11.63%	2	4.65%	4	9.30%	6	13.95%	0	0.00%	9	20.93%	0	0.00%	43
C. Wautoma	137	17.34%	222	28.10%	98	12.41%	55	6.96%	54	6.84%	121	15.32%	31	3.92%	52	6.58%	20	2.53%	790
V. Coloma	29	13.81%	26	12.38%	10	4.76%	32	15.24%	42	20.00%	42	20.00%	4	1.90%	9	4.29%	16	7.62%	210
V. Hancock	21	10.14%	14	6.76%	32	15.46%	15	7.25%	50	24.15%	50	24.15%	6	2.90%	15	7.25%	4	1.93%	207
V. Lohrville	2	1.05%	32	16.84%	8	4.21%	13	6.84%	47	24.74%	17	8.95%	32	16.84%	34	17.89%	5	2.63%	190
V. Plainfield	45	12.00%	66	17.60%	50	13.33%	21	5.60%	64	17.07%	88	23.47%	21	5.60%	6	1.60%	14	3.73%	375
V. Redgranite	23	5.35%	61	14.19%	24	5.58%	69	16.05%	60	13.95%	87	20.23%	60	13.95%	31	7.21%	15	3.49%	430
V. Wild Rose	39	12.19%	81	25.31%	38	11.88%	34	10.63%	59	18.44%	13	4.06%	15	4.69%	25	7.81%	16	5.00%	320
T. Aurora	18	3.45%	40	7.66%	84	16.09%	43	8.24%	98	18.77%	157	30.08%	32	6.13%	26	4.98%	24	4.60%	522
T. Bloomfield	16	3.41%	40	8.53%	23	4.90%	54	11.51%	65	13.86%	121	25.80%	70	14.93%	26	5.54%	54	11.51%	469
T. Coloma	34	12.83%	31	11.70%	18	6.79%	35	13.21%	51	19.25%	36	13.58%	13	4.91%	28	10.57%	19	7.17%	265
T. Dakota	30	5.44%	90	16.33%	104	18.87%	53	9.62%	68	12.34%	80	14.52%	57	10.34%	48	8.71%	21	3.81%	551
T. Deerfield	14	5.11%	27	9.85%	52	18.98%	44	16.06%	28	10.22%	45	16.42%	17	6.20%	21	7.66%	26	9.49%	274
T. Hancock	6	2.21%	25	9.23%	41	15.13%	25	9.23%	53	19.56%	67	24.72%	12	4.43%	21	7.75%	21	7.75%	271
T. Leon	10	1.51%	31	4.68%	47	7.09%	75	11.31%	142	21.42%	143	21.57%	111	16.74%	67	10.11%	37	5.58%	663
T. Marion	56	6.57%	107	12.54%	148	17.35%	100	11.72%	149	17.47%	95	11.14%	72	8.44%	98	11.49%	28	3.28%	853
T. Mount Morris	8	1.60%	44	8.80%	92	18.40%	73	14.60%	78	15.60%	59	11.80%	60	12.00%	65	13.00%	21	4.20%	500
T. Oasis	10	5.26%	31	16.32%	13	6.84%	38	20.00%	34	17.89%	25	13.16%	14	7.37%	13	6.84%	12	6.32%	190
T. Plainfield	7	2.85%	52	21.14%	34	13.82%	22	8.94%	35	14.23%	67	27.24%	3	1.22%	15	6.10%	11	4.47%	246
T. Poy Sippi	33	6.65%	30	6.05%	12	2.42%	44	8.87%	99	19.96%	164	33.06%	58	11.69%	28	5.65%	28	5.65%	496
T. Richford	14	6.11%	17	7.42%	31	13.54%	22	9.61%	40	17.47%	28	12.23%	16	6.99%	22	9.61%	39	17.03%	229
T. Rose	0	0.00%	41	15.71%	52	19.92%	39	14.94%	39	14.94%	40	15.33%	10	3.83%	18	6.90%	22	8.43%	261
T. Saxeville	18	3.95%	22	4.82%	30	6.58%	50	10.96%	103	22.59%	98	21.49%	50	10.96%	66	14.47%	19	4.17%	456
T. Springwater	37	6.38%	70	12.07%	47	8.10%	74	12.76%	111	19.14%	62	10.69%	52	8.97%	73	12.59%	54	9.31%	580
T. Warren	12	3.91%	16	5.21%	55	17.92%	29	9.45%	39	12.70%	70	22.80%	33	10.75%	26	8.47%	27	8.79%	307
T. Wautoma	66	11.19%	151	25.59%	103	17.46%	45	7.63%	42	7.12%	68	11.53%	37	6.27%	52	8.81%	26	4.41%	590
Waushara County	693	6.74%	1,376	13.37%	1,251	12.16%	1,106	10.75%	1,654	16.08%	1,849	17.97%	886	8.61%	894	8.69%	579	5.63%	10,288
Wisconsin	135,194	5.02%	398,697	14.82%	476,569	17.71%	440,637	16.38%	531,628	19.76%	369,375	13.73%	120,028	4.46%	113,181	4.21%	105,395	3.92%	2,690,704

Source: U.S. Census, 2000

Table C-7. Location of Workplace, 1990 and 2000

Location of Workplace	Town of Aurora				Town of Bloomfield				Waushara County			
	1990		2000		1990		2000		1990		2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Worked in Waushara County</b>	105	26.9%	85	16.3%	170	38.9%	132	0.3	4,683	58.7%	5,398	52.5%
City of Wautoma	3	0.8%	6	1.1%	0	0.0%	2	0.0	1,320	16.5%	1,661	16.1%
Remainder of Waushara County	102	26.2%	79	15.1%	170	38.9%	130	0.3	3,363	42.2%	3,737	36.3%
<b>Worked in Adams County</b>	0	0.0%	4	0.8%	0	0.0%	0	0.0	43	0.5%	105	1.0%
<b>Worked in Portage County</b>	0	0.0%	0	0.0%	2	0.5%	0	0.0	317	4.0%	505	4.9%
City of Stevens Point	0	0.0%	0	0.0%	2	0.5%	0	0.0	119	1.5%	250	2.4%
Remainder of Portage County	0	0.0%	0	0.0%	0	0.0%	0	0.0	198	2.5%	255	2.5%
<b>Worked in Waupaca County</b>	1	0.3%	4	0.8%	160	36.6%	150	0.3	561	7.0%	654	6.4%
<b>Worked in Appleton-Oshkosh MSA</b>	90	23.1%	175	33.5%	87	19.9%	162	0.3	797	10.0%	1,490	14.5%
City of Appleton	4	1.0%	2	0.4%	20	4.6%	23	0.0	60	0.8%	145	1.4%
City of Oshkosh	46	11.8%	125	23.9%	14	3.2%	10	0.0	421	5.3%	686	6.7%
City of Neenah	7	1.8%	7	1.3%	14	3.2%	22	0.0	66	0.8%	115	1.1%
Remainder of Calumet County	0	0.0%	0	0.0%	0	0.0%	0	0.0	2	0.0%	3	0.0%
Remainder of Outagamie County	2	0.5%	8	1.5%	30	6.9%	70	0.1	71	0.9%	188	1.8%
Remainder of Winnebago County	31	7.9%	33	6.3%	9	2.1%	37	0.1	177	2.2%	353	3.4%
<b>Worked in Green Lake County</b>	149	38.2%	173	33.1%	9	2.1%	11	0.0	781	9.8%	926	9.0%
City of Berlin	137	35.1%	131	25.1%	9	2.1%	11	0.0	634	7.9%	696	6.8%
Remainder of Green Lake County	12	3.1%	42	8.0%	0	0.0%	0	0.0	147	1.8%	230	2.2%
<b>Worked in Green Bay, WI, SMSA</b>	0	0.0%	2	0.4%	2	0.5%	2	0.0	13	0.2%	35	0.3%
City of Green Bay	0	0.0%	2	0.4%	2	0.5%	1	0.0	7	0.1%	14	0.1%
Remainder of Green Bay, WI, SMSA	0	0.0%	0	0.0%	0	0.0%	1	0.0	6	0.1%	21	0.2%
<b>Worked in Marquette County</b>	2	0.5%	2	0.4%	0	0.0%	0	0.0	205	2.6%	317	3.1%
<b>Worked in Wood County</b>	0	0.0%	0	0.0%	0	0.0%	0	0.0	102	1.3%	91	0.9%
<b>Worked in Fond du Lac County</b>	35	9.0%	53	10.2%	3	0.7%	5	0.0	197	2.5%	277	2.7%
<b>Worked in Wausau, WI, SMSA</b>	0	0.0%	0	0.0%	0	0.0%	0	0.0	15	0.2%	19	0.2%
<b>Worked Elsewhere</b>	8	2.1%	24	4.6%	4	0.9%	7	0.0	263	3.3%	471	4.6%
<b>Place of Work Not Reported</b>		0.0%		0.0%		0.0%		0.0				
<b>Total Employed Persons</b>	390	100.0%	522	100.0%	437	100.0%	469	1.0	7,977	100.0%	10,288	100.0%

Source: U.S. Census, 1990 and 2000.

Revised June 2007

Table C-8. Economic Development Organizations

Organization Name	Structure	Funding	Focus Audience	Focus Area	Current Activities	Anticipated Activities
<a href="#"><u>Berlin Business Improvement District</u></a> (920) 361-3636	Staff and Volunteers	Properties in Business Improvement District / City of Berlin	commercial businesses / businesses located in Business Improvement District	Business Improvement District (Downtown)	business recruitment and retention / facade improvements / special events / promotion	business recruitment and retention / facade improvements / special events / promotion / joint ventures with Berlin Chamber
<a href="#"><u>Berlin Chamber of Commerce</u></a> (920) 361-3636	Staff and Volunteers	Membership Dues	commercial and industrial businesses	Berlin Area	business recruitment and retention / group insurance / tourism / networking / special events	business recruitment and retention / group insurance / tourism / networking / special events / joint ventures with Berlin BID
<a href="#"><u>Berlin Community Development Corporation</u></a> (920) 361-5430	Staff and Volunteer Board of Directors	City of Berlin / State / Federal	startup, recruited and existing businesses	City of Berlin	revolving loan for matching amounts / business development programs / business recruitment / business retention / lease - purchase option on build-to-suit facilities / market industrial park sites in the City of Berlin	revolving loan for matching amounts / business development programs / business recruitment / business retention / lease - purchase option on build-to-suit facilities / market industrial park sites in the City of Berlin
<b>Bureau of Migrant Services</b> (920) 787-3338	Staff	State	migrant workers and employers of migrant workers	Region	regulatory and technical assistance for migrant workers and their employers	regulatory and technical assistance for migrant workers and their employers
<a href="#"><u>CAP Services</u></a> (920) 787-7461	Staff	Community Development Block Grants / County / Service Fees	startup businesses for low to moderate income individuals / recruit businesses which employ or could employ low & moderate income individuals	Region	micro business incubator / micro business recruitment / business startup counseling / revolving loan fund for smaller amounts (\$100-\$7,500) / industrial property development	micro business incubator / micro business recruitment / micro business startup counseling / revolving loan fund for smaller amounts (\$100-\$30,000) / industrial property development
<a href="#"><u>Coloma Industrial Development Corporation</u></a> (715) 228-4167	Volunteers	Village of Coloma / State / Donations	business interested in access to I-39 and industrial park	Coloma	business recruitment for industrial park	business recruitment / industrial park development
<a href="#"><u>Farm Service Agency - Waushara County</u></a> (608) 296-2819	Staff	Federal - USDA	agricultural businesses	Waushara County	provide loans to farmers / administrator all federal farm programs / information distribution	provide loans to farmers / administrator all federal farm programs / information distribution

Table C-8. Economic Development Organizations

Organization Name	Structure	Funding	Focus Audience	Focus Area	Current Activities	Anticipated Activities
<a href="#"><u>Fox Valley Technical College</u></a> (920) 787-3319	Staff	Area Taxes / Tuition and Fees	secondary & postsecondary students / business & industry with training needs / community & individuals interested in self-enrichment activities	Region	on-campus, video, internet, and correspondence, courses towards a degree / continuing education / customized training / career counseling	degree attainable in Wautoma / specific training for local businesses / specific community & self-enrichment activities
<a href="#"><u>Experience Works</u></a> (920) 787-0484	Staff	Federal - Dept. of Labor thru. Older Americans Act	seniors (Individuals age 55 and over)	Region	develop employment opportunities for seniors / job placement for seniors	develop employment opportunities for seniors / job placement for seniors
<b>Highway 21 Corridor Project</b>	Volunteers	7 Towns, Villages, & Cities along Highway 21 / GEM Grant	tourists, commercial businesses and municipalities along Highway 21 or with in 8 miles of Highway 21	7 participating Municipalities & Towns along or with in 8 miles of Hwy 21	joint tourism promotion	joint tourism promotion
<a href="#"><u>Village of Hancock</u></a> (715) 249-5521	Village Board	Village of Hancock	commercial and industrial businesses	Village of Hancock	business recruitment and retention	business recruitment and retention
<b>Village of Plainfield</b> (715) 335-6707	Village Board	Village of Plainfield	commercial and industrial businesses	Village of Plainfield	business recruitment and retention	business recruitment and retention
<a href="#"><u>Redgranite Economic Development Committee</u></a> (920) 566-2381	Volunteers	Village of Redgranite / Private Donations	small to midsize commercial and industrial businesses	Village of Redgranite	2 TIF districts / business recruitment / business retention	land use planning / downtown rehab / TIF districts / business recruitment / business retention
<a href="#"><u>Tri-County Regional Economic Development Corporation</u></a> (920) 382-0963	Staff and Volunteers	Green Lake, Marquette, and Waushara County Economic Development Corporations/ Private Donations	commercial and industrial businesses	Green Lake, Marquette, and Waushara Counties	work with public and private entities / promotes and advocates for the three county region / business recruitment / business retention / assistance for existing and future businesses in the region	work with public and private entities / promotes and advocates for the three county region / business recruitment / business retention / assistance for existing and future businesses in the region

Table C-8. Economic Development Organizations

Organization Name	Structure	Funding	Focus Audience	Focus Area	Current Activities	Anticipated Activities
<a href="#"><u>UW Extension - Waushara County</u></a> (920) 787-0416	Staff	Waushara County / State / Federal	individuals, groups, schools, and local government	Waushara County	educational programs based on university research, knowledge, & resources to address community, natural resources, economic development, agricultural, youth, & family issues	educational programs based on university research, knowledge, & resources to address community, natural resources, economic development, agricultural, youth, & family issues
<a href="#"><u>Waushara Area Chamber of Commerce</u></a> (920) 787-3488	Staff and Volunteers	Membership Dues	county businesses and member businesses	Waushara County	tourism promotion / economic development programs / business networking	tourism promotion / economic development programs / business networking
<a href="#"><u>Waushara Convention and Visitors Bureau</u></a> (920) 787-3488	Staff and Volunteers	Waushara Area Chamber of Commerce	County businesses and organizations	Waushara County	tourism promotion	tourism promotion
<a href="#"><u>Waushara County Economic Development Corporation</u></a> (920) 787-6500	Volunteer Board of Directors	Community Development Block Grant / State / County	startup, recruited and existing businesses which employ or could employ a number of new or local residents	Waushara County	revolving loan for larger amounts (\$20,000-\$750,000) / community profiles	coordinate economic development efforts in the county / revolving loan for larger amounts (\$20,000-\$750,000) / community profiles / business retention and expansion assistance / macro business recruitment
<a href="#"><u>Waushara County Farm Bureau</u></a> (920) 787-4664	Staff	Membership Dues	agricultural businesses	Waushara County	advocate for farms / agricultural education	advocate for farms / agricultural education
<a href="#"><u>Waushara County Office of the Wisconsin Job Center</u></a> (920) 787-3338	Staff	Waushara County / State / Federal	businesses looking for employees / people looking for employment	Waushara County & State	resume and application assistance for job seekers / job placement services / apprenticeship programs / public assistance programs / labor market information / GED and HSED program / training for special populations	advise job center on activities / direct W-2 program activities / employment application assistance / job placement services / employee recruitment for businesses
<a href="#"><u>Wautoma Industrial Development Corporation</u></a> (920) 787-4044	Volunteers	City of Wautoma	commercial and industrial businesses	City of Wautoma	business recruitment and follow up contact for City of Wautoma industrial parks	business recruitment and follow up contact for City of Wautoma industrial parks



Table C-8. Economic Development Organizations

Organization Name	Structure	Funding	Focus Audience	Focus Area	Current Activities	Anticipated Activities
<a href="#">Wild Rose Economic Development Committee</a> (920) 787-622-4183	Village Board	Village of Wild Rose	commercial and industrial businesses	Village of Wild Rose	business recruitment for industrial park	business recruitment for industrial park

Source: Waushara County UW-Extension, [www.uwex.edu/ces/cty/waushara/cnred/ed/organizations.html](http://www.uwex.edu/ces/cty/waushara/cnred/ed/organizations.html)

# **HOUSING APPENDICES**

Table D-1	Occupied Dwelling Units by Age, 1990
Table D-2	Occupied Dwelling Units by Age, 2000
Table D-3	Total Dwelling Units by Structural Type, 1990
Table D-4	Total Dwelling Units by Structural Type, 2000
Table D-5	Occupancy Status, 1990
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Table D-13	Waushara County Composite Index, 2000

Table D-1. Occupied Dwelling Units by Age, 1990

Jurisdiction	Less Than 5 Years		6-10 yrs		11-20 yrs		21-30 yrs		31-40 yrs		40+ yrs		Total Occupied Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	0	0.00%	0	0.00%	9	39.13%	0	0.00%	4	17.39%	10	43.48%	23	100.00%
C. Wautoma	45	6.02%	79	10.56%	129	17.25%	108	14.44%	86	11.50%	301	40.24%	748	100.00%
V. Coloma	2	1.32%	8	5.30%	38	25.17%	14	9.27%	16	10.60%	73	48.34%	151	100.00%
V. Hancock	5	3.21%	7	4.49%	28	17.95%	19	12.18%	11	7.05%	86	55.13%	156	100.00%
V. Lohrville	9	6.12%	22	14.97%	56	38.10%	13	8.84%	17	11.56%	30	20.41%	147	100.00%
V. Plainfield	12	3.58%	33	9.85%	65	19.40%	21	6.27%	38	11.34%	166	49.55%	335	100.00%
V. Redgranite	46	11.08%	29	6.99%	107	25.78%	54	13.01%	17	4.10%	162	39.04%	415	100.00%
V. Wild Rose	41	13.76%	22	7.38%	43	14.43%	28	9.40%	30	10.07%	134	44.97%	298	100.00%
T. Aurora	15	5.23%	12	4.18%	57	19.86%	48	16.72%	38	13.24%	117	40.77%	287	100.00%
T. Bloomfield	16	4.89%	27	8.26%	89	27.22%	27	8.26%	11	3.36%	157	48.01%	327	100.00%
T. Coloma	13	6.95%	30	16.04%	52	27.81%	13	6.95%	4	2.14%	75	40.11%	187	100.00%
T. Dakota	30	7.30%	48	11.68%	163	39.66%	70	17.03%	22	5.35%	78	18.98%	411	100.00%
T. Deerfield	27	15.52%	13	7.47%	44	25.29%	19	10.92%	3	1.72%	68	39.08%	174	100.00%
T. Hancock	23	12.64%	18	9.89%	50	27.47%	15	8.24%	14	7.69%	62	34.07%	182	100.00%
T. Leon	32	8.10%	33	8.35%	135	34.18%	37	9.37%	33	8.35%	125	31.65%	395	100.00%
T. Marion	47	7.33%	100	15.60%	235	36.66%	75	11.70%	34	5.30%	150	23.40%	641	100.00%
T. Mount Morris	26	7.90%	44	13.37%	88	26.75%	32	9.73%	41	12.46%	98	29.79%	329	100.00%
T. Oasis	11	7.69%	22	15.38%	34	23.78%	0	0.00%	11	7.69%	65	45.45%	143	100.00%
T. Plainfield	15	7.85%	18	9.42%	41	21.47%	32	16.75%	32	16.75%	53	27.75%	191	100.00%
T. Poy Sippi	8	2.26%	26	7.34%	83	23.45%	28	7.91%	29	8.19%	180	50.85%	354	100.00%
T. Richford	17	10.63%	15	9.38%	51	31.88%	4	2.50%	6	3.75%	67	41.88%	160	100.00%
T. Rose	7	3.78%	32	17.30%	52	28.11%	17	9.19%	7	3.78%	70	37.84%	185	100.00%
T. Saxeville	24	7.89%	37	12.17%	74	24.34%	33	10.86%	24	7.89%	112	36.84%	304	100.00%
T. Springwater	48	11.06%	61	14.06%	136	31.34%	61	14.06%	47	10.83%	81	18.66%	434	100.00%
T. Warren	23	10.50%	20	9.13%	49	22.37%	14	6.39%	15	6.85%	98	44.75%	219	100.00%
T. Wautoma	29	6.90%	48	11.43%	139	33.10%	38	9.05%	41	9.76%	125	29.76%	420	100.00%
Waushara County	571	7.50%	804	10.56%	2,047	26.88%	820	10.77%	631	8.29%	2,743	36.02%	7,616	100.00%
Wisconsin	198,198	12.00%	177,085	10.72%	263,431	15.94%	243,835	14.76%	166,000	10.05%	603,712	36.54%	1,652,261	100.00%

Source: U.S. Census, 1990

Table D-2. Occupied Dwelling Units by Age, 2000

Jurisdiction	Less Than 5 Years		6-10 yrs		11-20 yrs		21-30 yrs		31-40 yrs		40+ yrs		Total Occupied Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	15	45.45%	0	0.00%	0	0.00%	4	12.12%	3	9.09%	11	33.33%	33	100.00%
C. Wautoma	48	6.02%	31	3.88%	114	14.29%	163	20.43%	76	9.52%	366	45.86%	798	100.00%
V. Coloma	10	5.38%	19	10.22%	19	10.22%	33	17.74%	7	3.76%	98	52.69%	186	100.00%
V. Hancock	30	15.63%	34	17.71%	19	9.90%	15	7.81%	5	2.60%	89	46.35%	192	100.00%
V. Lohrville	4	2.42%	13	7.88%	32	19.39%	54	32.73%	13	7.88%	49	29.70%	165	100.00%
V. Plainfield	15	4.53%	13	3.93%	23	6.95%	44	13.29%	30	9.06%	206	62.24%	331	100.00%
V. Redgranite	37	8.24%	32	7.13%	41	9.13%	100	22.27%	26	5.79%	213	47.44%	449	100.00%
V. Wild Rose	48	15.34%	8	2.56%	34	10.86%	32	10.22%	15	4.79%	176	56.23%	313	100.00%
T. Aurora	42	11.80%	20	5.62%	23	6.46%	41	11.52%	43	12.08%	187	52.53%	356	100.00%
T. Bloomfield	59	15.53%	42	11.05%	26	6.84%	52	13.68%	31	8.16%	170	44.74%	380	100.00%
T. Coloma	42	17.21%	24	9.84%	35	14.34%	60	24.59%	22	9.02%	61	25.00%	244	100.00%
T. Dakota	45	9.16%	42	8.55%	76	15.48%	139	28.31%	52	10.59%	137	27.90%	491	100.00%
T. Deerfield	47	18.08%	30	11.54%	29	11.15%	46	17.69%	15	5.77%	93	35.77%	260	100.00%
T. Hancock	35	16.06%	17	7.80%	42	19.27%	31	14.22%	10	4.59%	83	38.07%	218	100.00%
T. Leon	86	16.14%	46	8.63%	82	15.38%	103	19.32%	55	10.32%	161	30.21%	533	100.00%
T. Marion	125	13.71%	95	10.42%	166	18.20%	238	26.10%	55	6.03%	233	25.55%	912	100.00%
T. Mount Morris	64	13.20%	73	15.05%	85	17.53%	85	17.53%	28	5.77%	150	30.93%	485	100.00%
T. Oasis	17	10.76%	7	4.43%	22	13.92%	28	17.72%	18	11.39%	66	41.77%	158	100.00%
T. Plainfield	17	8.21%	18	8.70%	23	11.11%	39	18.84%	39	18.84%	71	34.30%	207	100.00%
T. Poy Sippi	21	5.38%	19	4.87%	27	6.92%	63	16.15%	24	6.15%	236	60.51%	390	100.00%
T. Richford	26	13.27%	25	12.76%	28	14.29%	46	23.47%	3	1.53%	68	34.69%	196	100.00%
T. Rose	49	20.50%	13	5.44%	28	11.72%	49	20.50%	16	6.69%	84	35.15%	239	100.00%
T. Saxeville	46	11.47%	30	7.48%	58	14.46%	82	20.45%	29	7.23%	156	38.90%	401	100.00%
T. Springwater	85	13.89%	39	6.37%	113	18.46%	152	24.84%	54	8.82%	169	27.61%	612	100.00%
T. Warren	33	12.64%	24	9.20%	33	12.64%	43	16.48%	35	13.41%	93	35.63%	261	100.00%
T. Wautoma	49	9.32%	67	12.74%	86	16.35%	99	18.82%	41	7.79%	184	34.98%	526	100.00%
Waushara County	1,095	11.73%	781	8.37%	1,264	13.54%	1,841	19.72%	745	7.98%	3,610	38.67%	9,336	100.00%
Wisconsin	188,002	9.02%	153,270	7.35%	222,167	10.66%	355,484	17.05%	247,765	11.89%	917,856	44.03%	2,084,544	100.00%

Source: U.S. Census, 2000

Table D-3. Total Dwelling Units by Structural Type, 1990

Jurisdiction	Single Family Units		2 to 4 Units		5 or More Units		Mobile Home, Trailer or Other		Total Housing Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	26	96.30%	0	0.00%	0	0.00%	1	3.70%	27	100.00%
C. Wautoma	584	71.66%	121	14.85%	78	9.57%	32	3.93%	815	100.00%
V. Coloma	151	77.04%	8	4.08%	25	12.76%	12	6.12%	196	100.00%
V. Hancock	187	80.60%	3	1.29%	0	0.00%	42	18.10%	232	100.00%
V. Lohrville	99	56.90%	1	0.57%	0	0.00%	74	42.53%	174	100.00%
V. Plainfield	301	81.35%	31	8.38%	16	4.32%	22	5.95%	370	100.00%
V. Redgranite	327	68.99%	28	5.91%	12	2.53%	107	22.57%	474	100.00%
V. Wild Rose	229	66.76%	26	7.58%	59	17.20%	29	8.45%	343	100.00%
T. Aurora	295	87.02%	12	3.54%	0	0.00%	32	9.44%	339	100.00%
T. Bloomfield	356	85.58%	11	2.64%	0	0.00%	49	11.78%	416	100.00%
T. Coloma	338	75.62%	5	1.12%	0	0.00%	104	23.27%	447	100.00%
T. Dakota	425	65.08%	18	2.76%	1	0.15%	209	32.01%	653	100.00%
T. Deerfield	306	85.00%	4	1.11%	0	0.00%	50	13.89%	360	100.00%
T. Hancock	319	93.55%	0	0.00%	1	0.29%	21	6.16%	341	100.00%
T. Leon	665	82.00%	5	0.62%	0	0.00%	141	17.39%	811	100.00%
T. Marion	1,219	86.03%	14	0.99%	0	0.00%	184	12.99%	1,417	100.00%
T. Mount Morris	753	86.85%	9	1.04%	2	0.23%	103	11.88%	867	100.00%
T. Oasis	245	94.59%	0	0.00%	0	0.00%	14	5.41%	259	100.00%
T. Plainfield	174	76.32%	4	1.75%	0	0.00%	50	21.93%	228	100.00%
T. Poy Sippi	349	83.29%	9	2.15%	19	4.53%	42	10.02%	419	100.00%
T. Richford	212	86.89%	2	0.82%	0	0.00%	30	12.30%	244	100.00%
T. Rose	246	78.34%	2	0.64%	1	0.32%	65	20.70%	314	100.00%
T. Saxeville	524	89.57%	7	1.20%	0	0.00%	54	9.23%	585	100.00%
T. Springwater	880	79.42%	6	0.54%	0	0.00%	222	20.04%	1,108	100.00%
T. Warren	196	67.12%	2	0.68%	0	0.00%	94	32.19%	292	100.00%
T. Wautoma	460	89.32%	11	2.14%	0	0.00%	44	8.54%	515	100.00%
Waushara County	9,866	80.57%	339	2.77%	214	1.75%	1,827	14.92%	12,246	100.00%
Wisconsin	1,392,610	67.74%	277,221	13.48%	256,616	12.48%	129,327	6.29%	2,055,774	100.00%

Source: U.S. Census, 1990

Table D-4. Total Dwelling Units by Structural Type, 2000

Jurisdiction	Single Family Units		2 to 4 Units		5 or More Units		Mobile Home, Trailer or Other		Total Housing Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. Berlin (pt.)	17	48.57%	3	8.57%	15	42.86%	0	0.00%	35	100.00%
C. Wautoma	583	67.40%	104	12.02%	142	16.42%	36	4.16%	865	100.00%
V. Coloma	173	84.39%	1	0.49%	12	5.85%	19	9.27%	205	100.00%
V. Hancock	197	76.36%	1	0.39%	13	5.04%	47	18.22%	258	100.00%
V. Lohrville	99	54.10%	7	3.83%	0	0.00%	77	42.08%	183	100.00%
V. Plainfield	298	82.78%	26	7.22%	21	5.83%	15	4.17%	360	100.00%
V. Redgranite	360	71.57%	22	4.37%	23	4.57%	98	19.48%	503	100.00%
V. Wild Rose	253	73.55%	21	6.10%	35	10.17%	35	10.17%	344	100.00%
T. Aurora	349	89.72%	9	2.31%	0	0.00%	31	7.97%	389	100.00%
T. Bloomfield	414	90.99%	13	2.86%	0	0.00%	28	6.15%	455	100.00%
T. Coloma	423	86.86%	2	0.41%	0	0.00%	62	12.73%	487	100.00%
T. Dakota	495	71.95%	13	1.89%	3	0.44%	177	25.73%	688	100.00%
T. Deerfield	447	90.85%	4	0.81%	0	0.00%	41	8.33%	492	100.00%
T. Hancock	348	92.31%	3	0.80%	0	0.00%	26	6.90%	377	100.00%
T. Leon	750	88.13%	0	0.00%	0	0.00%	101	11.87%	851	100.00%
T. Marion	1,456	88.78%	12	0.73%	0	0.00%	172	10.49%	1,640	100.00%
T. Mount Morris	911	91.28%	4	0.40%	2	0.20%	81	8.12%	998	100.00%
T. Oasis	260	98.11%	0	0.00%	0	0.00%	5	1.89%	265	100.00%
T. Plainfield	206	85.12%	6	2.48%	0	0.00%	30	12.40%	242	100.00%
T. Poy Sippi	374	86.37%	20	4.62%	26	6.00%	13	3.00%	433	100.00%
T. Richford	254	90.39%	2	0.71%	2	0.71%	23	8.19%	281	100.00%
T. Rose	267	78.30%	0	0.00%	0	0.00%	74	21.70%	341	100.00%
T. Saxeville	554	90.67%	8	1.31%	0	0.00%	49	8.02%	611	100.00%
T. Springwater	991	69.84%	8	0.56%	2	0.14%	418	29.46%	1,419	100.00%
T. Warren	235	70.36%	5	1.50%	0	0.00%	94	28.14%	334	100.00%
T. Wautoma	574	93.94%	9	1.47%	0	0.00%	28	4.58%	611	100.00%
Waushara County	11,288	82.59%	303	2.22%	296	2.17%	1,780	13.02%	13,667	100.00%
Wisconsin	1,609,407	69.34%	281,936	12.15%	325,633	14.03%	104,168	4.49%	2,321,144	100.00%

Source: U.S. Census, 2000

Table D-5. Occupancy Status, 1990

Jurisdiction	Total Occupied Housing Units		Owner-Occupied Units		Renter Occupied Units		Vacant Housing Units		Total Housing Units
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
C. Berlin (pt.)	22	81.48%	19	70.37%	3	11.11%	5	18.52%	27
C. Wautoma	748	91.78%	474	58.16%	274	33.62%	67	8.22%	815
V. Coloma	159	81.12%	107	54.59%	52	26.53%	37	18.88%	196
V. Hancock	164	70.69%	127	54.74%	37	15.95%	68	29.31%	232
V. Lohrville	142	81.61%	118	67.82%	24	13.79%	32	18.39%	174
V. Plainfield	324	87.57%	227	61.35%	97	26.22%	46	12.43%	370
V. Redgranite	421	88.82%	324	68.35%	97	20.46%	53	11.18%	474
V. Wild Rose	309	90.09%	183	53.35%	126	36.73%	34	9.91%	343
T. Aurora	296	87.32%	249	73.45%	47	13.86%	43	12.68%	339
T. Bloomfield	315	75.72%	263	63.22%	52	12.50%	101	24.28%	416
T. Coloma	181	40.49%	152	34.00%	29	6.49%	266	59.51%	447
T. Dakota	411	62.94%	322	49.31%	89	13.63%	242	37.06%	653
T. Deerfield	178	49.44%	158	43.89%	20	5.56%	182	50.56%	360
T. Hancock	178	52.20%	151	44.28%	27	7.92%	163	47.80%	341
T. Leon	397	48.95%	349	43.03%	48	5.92%	414	51.05%	811
T. Marion	641	45.24%	575	40.58%	66	4.66%	776	54.76%	1417
T. Mount Morris	327	37.72%	288	33.22%	39	4.50%	540	62.28%	867
T. Oasis	136	52.51%	117	45.17%	19	7.34%	123	47.49%	259
T. Plainfield	191	83.77%	148	64.91%	43	18.86%	37	16.23%	228
T. Poy Sippi	354	84.49%	274	65.39%	80	19.09%	65	15.51%	419
T. Richford	150	61.48%	135	55.33%	15	6.15%	94	38.52%	244
T. Rose	192	61.15%	162	51.59%	30	9.55%	122	38.85%	314
T. Saxeville	316	54.02%	265	45.30%	51	8.72%	269	45.98%	585
T. Springwater	434	39.17%	381	34.39%	53	4.78%	674	60.83%	1108
T. Warren	210	71.92%	179	61.30%	31	10.62%	82	28.08%	292
T. Wautoma	420	81.55%	369	71.65%	51	9.90%	95	18.45%	515
Waushara County	7,616	62.19%	6,116	49.94%	1,500	12.25%	4,630	37.81%	12,246
Wisconsin	1,822,118	88.63%	1,215,350	59.12%	606,768	29.52%	233,656	11.37%	2,055,774

Source: U.S. Census, 1990

Table D-6. Occupancy Status, 2000

Jurisdiction	Total Occupied Housing Units		Owner-Occupied Units		Renter Occupied Units		Vacant Housing Units		Total Housing Units
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
C. Berlin (pt.)	36	90.00%	17	42.50%	19	47.50%	4	10.00%	40
C. Wautoma	806	91.90%	452	51.54%	354	40.36%	71	8.10%	877
V. Coloma	185	93.91%	133	67.51%	52	26.40%	12	6.09%	197
V. Hancock	193	75.98%	141	55.51%	52	20.47%	61	24.02%	254
V. Lohrville	168	87.50%	156	81.25%	12	6.25%	24	12.50%	192
V. Plainfield	342	91.69%	239	64.08%	103	27.61%	31	8.31%	373
V. Redgranite	440	89.25%	315	63.89%	125	25.35%	53	10.75%	493
V. Wild Rose	312	92.04%	209	61.65%	103	30.38%	27	7.96%	339
T. Aurora	352	91.67%	318	82.81%	34	8.85%	32	8.33%	384
T. Bloomfield	383	84.36%	342	75.33%	41	9.03%	71	15.64%	454
T. Coloma	254	50.80%	218	43.60%	36	7.20%	246	49.20%	500
T. Dakota	493	71.14%	430	62.05%	63	9.09%	200	28.86%	693
T. Deerfield	263	54.00%	245	50.31%	18	3.70%	224	46.00%	487
T. Hancock	211	54.95%	184	47.92%	27	7.03%	173	45.05%	384
T. Leon	539	63.34%	503	59.11%	36	4.23%	312	36.66%	851
T. Marion	908	55.71%	834	51.17%	74	4.54%	722	44.29%	1,630
T. Mount Morris	481	48.39%	431	43.36%	50	5.03%	513	51.61%	994
T. Oasis	152	58.91%	134	51.94%	18	6.98%	106	41.09%	258
T. Plainfield	198	86.09%	169	73.48%	29	12.61%	32	13.91%	230
T. Poy Sippi	392	89.91%	323	74.08%	69	15.83%	44	10.09%	436
T. Richford	190	67.62%	168	59.79%	22	7.83%	91	32.38%	281
T. Rose	244	69.12%	220	62.32%	24	6.80%	109	30.88%	353
T. Saxeville	393	64.43%	355	58.20%	38	6.23%	217	35.57%	610
T. Springwater	617	43.45%	553	38.94%	64	4.51%	803	56.55%	1420
T. Warren	261	78.14%	233	69.76%	28	8.38%	73	21.86%	334
T. Wautoma	523	86.73%	476	78.94%	47	7.79%	80	13.27%	603
Waushara County	9,336	68.31%	7,798	57.06%	1,538	11.25%	4,331	31.69%	13,667
Wisconsin	2,084,544	89.81%	1,426,361	61.45%	658,183	28.36%	236,600	10.19%	2,321,144

Source: U.S. Census, 2000



D-7. Total Vacancy Status, 1990

Jurisdiction	For Rent		For Sale		Seasonal Units		Other		Total Vacant Units	Vacancy Rates	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		Homeowne	Rental
C. Berlin (pt.)	1	20.00%	3	60.00%	0	0.00%	1	20.00%	5	15.79%	33.33%
C. Wautoma	16	23.88%	9	13.43%	15	22.39%	27	40.30%	67	1.90%	5.84%
V. Coloma	11	29.73%	4	10.81%	8	21.62%	14	37.84%	37	3.74%	21.15%
V. Hancock	6	8.82%	4	5.88%	49	72.06%	9	13.24%	68	3.15%	16.22%
V. Lohrville	0	0.00%	0	0.00%	27	84.38%	5	15.63%	32	0.00%	0.00%
V. Plainfield	19	41.30%	10	21.74%	3	6.52%	14	30.43%	46	4.41%	19.59%
V. Redgranite	4	7.55%	10	18.87%	19	35.85%	20	37.74%	53	3.09%	4.12%
V. Wild Rose	17	50.00%	6	17.65%	5	14.71%	6	17.65%	34	3.28%	13.49%
T. Aurora	6	13.95%	3	6.98%	27	62.79%	7	16.28%	43	1.20%	12.77%
T. Bloomfield	4	3.96%	4	3.96%	84	83.17%	9	8.91%	101	1.52%	7.69%
T. Coloma	3	1.13%	5	1.88%	244	91.73%	14	5.26%	266	3.29%	10.34%
T. Dakota	10	4.13%	17	7.02%	193	79.75%	22	9.09%	242	5.28%	11.24%
T. Deerfield	1	0.55%	5	2.75%	161	88.46%	15	8.24%	182	3.16%	5.00%
T. Hancock	1	0.61%	3	1.84%	156	95.71%	3	1.84%	163	1.99%	3.70%
T. Leon	2	0.48%	6	1.45%	368	88.89%	38	9.18%	414	1.72%	4.17%
T. Marion	1	0.13%	25	3.22%	725	93.43%	25	3.22%	776	4.35%	1.52%
T. Mount Morris	10	1.85%	7	1.30%	502	92.96%	21	3.89%	540	2.43%	25.64%
T. Oasis	0	0.00%	2	1.63%	102	82.93%	19	15.45%	123	1.71%	0.00%
T. Plainfield	1	2.70%	1	2.70%	28	75.68%	7	18.92%	37	0.68%	2.33%
T. Poy Sippi	3	4.62%	4	6.15%	41	63.08%	17	26.15%	65	1.46%	3.75%
T. Richford	2	2.13%	3	3.19%	71	75.53%	18	19.15%	94	2.22%	13.33%
T. Rose	1	0.82%	2	1.64%	28	22.95%	91	74.59%	122	1.23%	3.33%
T. Saxeville	1	0.37%	4	1.49%	244	90.71%	20	7.43%	269	1.51%	1.96%
T. Springwater	6	0.89%	10	1.48%	643	95.40%	15	2.23%	674	2.62%	11.32%
T. Warren	0	0.00%	0	0.00%	74	90.24%	8	9.76%	82	0.00%	0.00%
T. Wautoma	2	2.11%	6	6.32%	69	72.63%	18	18.95%	95	1.63%	3.92%
Waushara County	128	2.76%	153	3.30%	3,886	83.93%	463	10.00%	4,630	2.50%	8.53%
Wisconsin	29,795	12.75%	14,692	6.29%	150,761	64.52%	38,408	16.44%	233,656	1.20%	4.70%

Source: U.S. Census, 1990

D-8. Total Vacancy Status, 2000

Jurisdiction	For Rent		For Sale		Seasonal Units		Other		Total Vacant Units	Vacancy Rates	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		Homeowner	Rental
C. Berlin (pt.)	2	50.00%	0	0.00%	0	0.00%	2	50.00%	4	0.00%	10.53%
C. Wautoma	31	43.66%	9	12.68%	8	11.27%	23	32.39%	71	1.99%	8.76%
V. Coloma	2	16.67%	0	0.00%	6	50.00%	4	33.33%	12	0.00%	3.85%
V. Hancock	3	4.92%	4	6.56%	53	86.89%	1	1.64%	61	2.84%	5.77%
V. Lohrville	0	0.00%	7	29.17%	11	45.83%	6	25.00%	24	4.49%	0.00%
V. Plainfield	7	22.58%	7	22.58%	8	25.81%	9	29.03%	31	2.93%	6.80%
V. Redgranite	7	13.21%	12	22.64%	14	26.42%	20	37.74%	53	3.81%	5.60%
V. Wild Rose	12	44.44%	5	18.52%	5	18.52%	5	18.52%	27	2.39%	11.65%
T. Aurora	2	6.25%	3	9.38%	21	65.63%	6	18.75%	32	0.94%	5.88%
T. Bloomfield	2	2.82%	3	4.23%	53	74.65%	13	18.31%	71	0.88%	4.88%
T. Coloma	0	0.00%	2	0.81%	206	83.74%	38	15.45%	246	0.92%	0.00%
T. Dakota	4	2.00%	12	6.00%	144	72.00%	40	20.00%	200	2.79%	6.35%
T. Deerfield	0	0.00%	7	3.13%	206	91.96%	11	4.91%	224	2.86%	0.00%
T. Hancock	2	1.16%	3	1.73%	156	90.17%	12	6.94%	173	1.63%	7.41%
T. Leon	0	0.00%	10	3.21%	289	92.63%	13	4.17%	312	1.99%	0.00%
T. Marion	6	0.83%	21	2.91%	653	90.44%	42	5.82%	722	2.52%	8.11%
T. Mount Morris	3	0.58%	6	1.17%	468	91.23%	36	7.02%	513	1.39%	6.00%
T. Oasis	0	0.00%	2	1.89%	97	91.51%	7	6.60%	106	1.49%	0.00%
T. Plainfield	2	6.25%	5	15.63%	18	56.25%	7	21.88%	32	2.96%	6.90%
T. Poy Sippi	6	13.64%	3	6.82%	19	43.18%	16	36.36%	44	0.93%	8.70%
T. Richford	3	3.30%	0	0.00%	72	79.12%	16	17.58%	91	0.00%	13.64%
T. Rose	1	0.92%	2	1.83%	94	86.24%	12	11.01%	109	0.91%	4.17%
T. Saxeville	1	0.46%	4	1.84%	209	96.31%	3	1.38%	217	1.13%	2.63%
T. Springwater	1	0.12%	11	1.37%	772	96.14%	19	2.37%	803	1.99%	1.56%
T. Warren	0	0.00%	2	2.74%	48	65.75%	23	31.51%	73	0.86%	0.00%
T. Wautoma	7	8.75%	7	8.75%	63	78.75%	3	3.75%	80	1.47%	14.89%
Waushara County	104	2.40%	147	3.39%	3,693	85.27%	387	8.94%	4,331	1.89%	6.76%
Wisconsin	38,714	16.57%	17,172	7.35%	142,313	60.91%	35,457	15.17%	233,656	1.20%	5.60%

Source: U.S. Census, 2000

D-9. Owner-Occupied Housing Stock Value, 2000

Jurisdiction	Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$499,999	\$500,000 or More	Specified owner- occupied units	1990 Median Housing Value	2000 Median Housing Value
C. Berlin (pt.)	0	2	2	0	6	0	0	10	\$48,800	\$208,300
C. Wautoma	105	283	20	9	0	0	0	417	\$40,800	\$60,700
V. Coloma	21	81	11	4	0	0	0	117	\$35,600	\$67,900
V. Hancock	44	54	15	0	0	0	0	113	\$26,300	\$56,900
V. Lohrville	19	46	15	0	0	0	0	80	\$28,800	\$66,700
V. Plainfield	60	110	34	6	0	0	0	210	\$37,700	\$64,200
V. Redgranite	88	117	18	0	2	0	0	225	\$33,300	\$59,100
V. Wild Rose	54	104	21	5	2	1	0	187	\$37,900	\$60,100
T. Aurora	18	80	50	14	13	0	0	175	\$55,200	\$94,800
T. Bloomfield	10	68	61	13	6	0	0	158	\$46,300	\$100,600
T. Coloma	16	37	24	10	2	0	0	89	\$50,000	\$85,000
T. Dakota	17	116	57	15	13	2	0	220	\$51,300	\$92,100
T. Deerfield	9	46	57	15	14	2	0	143	\$50,400	\$109,600
T. Hancock	8	48	34	8	3	0	0	101	\$48,200	\$96,100
T. Leon	21	153	59	29	15	0	0	277	\$43,400	\$88,100
T. Marion	39	234	161	95	65	22	3	619	\$57,600	\$111,400
T. Mount Morris	11	117	56	36	45	7	0	272	\$53,500	\$108,000
T. Oasis	6	52	16	2	0	3	0	79	\$48,500	\$79,200
T. Plainfield	26	49	18	15	2	0	0	110	\$46,600	\$67,900
T. Poy Sippi	32	126	36	5	0	2	0	201	\$41,400	\$78,300
T. Richford	10	39	21	0	2	0	0	72	\$40,600	\$79,100
T. Rose	11	64	22	0	3	0	0	100	\$50,000	\$82,400
T. Saxeville	23	72	60	17	20	9	4	205	\$52,700	\$104,500
T. Springwater	14	114	68	55	42	12	2	307	\$61,100	\$119,300
T. Warren	7	55	14	11	0	0	2	89	\$45,500	\$91,300
T. Wautoma	29	168	83	20	7	2	0	309	\$52,100	\$91,500
Waushara County	698	2,435	1,033	384	262	62	11	4,885	\$45,300	\$85,100
Wisconsin	73,450	396,893	343,993	173,519	95,163	30,507	8,942	1,122,467	\$62,100	\$112,200

Source: U.S. Census, 2000

D-10. Households Paying a Disproportionate Share of their Income for Housing

	Households for which owner costs are not affordable				Number of Households in Sample		Households for which renter costs are not affordable				Number of Households in Sample	
	1989		1999				1989		1999			
	Number	Percent	Number	Percent	1989	1999	Number	Percent	Number	Percent	1989	1999
C. Berlin (pt.)	0	n.a.	4	40.00%	16	10	0	n.a.	6	37.50%	0	16
C. Wautoma	87	20.71%	59	14.15%	420	417	102	37.50%	90	26.32%	272	342
V. Coloma	13	13.83%	31	26.50%	94	117	18	37.50%	10	20.83%	48	48
V. Hancock	36	34.29%	18	15.93%	105	113	13	32.50%	12	22.22%	40	54
V. Lohrville	9	14.06%	12	15.00%	64	80	5	20.83%	6	54.55%	24	11
V. Plainfield	28	12.79%	31	14.76%	219	210	33	36.67%	23	22.12%	90	104
V. Redgranite	30	14.15%	51	22.67%	212	225	30	31.91%	40	31.75%	94	126
V. Wild Rose	19	13.01%	25	13.37%	146	187	79	59.40%	17	17.71%	133	96
T. Aurora	21	17.80%	18	10.29%	118	175	7	25.00%	6	20.00%	28	30
T. Bloomfield	19	18.45%	41	25.95%	103	158	12	27.27%	5	20.00%	44	25
T. Coloma	21	30.88%	22	24.72%	68	89	13	56.52%	2	7.69%	23	26
T. Dakota	29	18.95%	36	16.36%	153	220	28	35.00%	6	10.53%	80	57
T. Deerfield	4	5.80%	30	20.98%	69	143	2	13.33%	0	0.00%	15	13
T. Hancock	15	17.65%	24	23.76%	85	101	10	52.63%	1	4.76%	19	21
T. Leon	45	26.95%	65	23.47%	167	277	7	21.88%	6	20.00%	32	30
T. Marion	73	18.25%	122	19.71%	400	619	12	21.05%	19	30.65%	57	62
T. Mount Morris	19	10.38%	85	31.25%	183	272	9	30.00%	12	26.09%	30	46
T. Oasis	10	19.61%	21	26.58%	51	79	1	10.00%	4	21.05%	10	19
T. Plainfield	12	17.39%	28	25.45%	69	110	5	17.86%	6	26.09%	28	23
T. Poy Sippi	32	19.88%	48	23.88%	161	201	24	34.78%	16	28.57%	69	56
T. Richford	16	34.04%	7	9.72%	47	72	0	0.00%	2	25.00%	12	8
T. Rose	4	9.09%	16	16.00%	44	100	4	23.53%	5	23.81%	17	21
T. Saxeville	22	16.67%	42	20.49%	132	205	2	9.09%	4	15.38%	22	26
T. Springwater	30	15.87%	48	15.64%	189	307	8	19.05%	9	15.79%	42	57
T. Warren	6	9.84%	15	16.85%	61	89	8	61.54%	6	20.00%	13	30
T. Wautoma	37	15.81%	64	20.71%	234	309	12	29.27%	11	28.21%	41	39
Waushara County	637	17.65%	963	19.71%	3,610	4,885	444	34.61%	324	23.38%	1,283	1,386
Wisconsin	140,026	15.08%	199,967	17.81%	928,494	1,122,467	209,438	35.96%	207,242	32.30%	582,371	641,672

Source: U.S. Census, 1990 and 2000

Table D-11. Plumbing Facilities by Occupants Per Room, 2000

Jurisdiction	1 or Fewer Persons per Room						More than 1 Persons per Room						Total Occupied
	Units Not Lacking		Units Lacking		Total Units		Units Not Lacking		Units Lacking		Total Units		
C. Berlin (pt.)	33	100.00%	0	0.00%	33	100.00%	0	0.00%	0	0.00%	0	0.00%	33
C. Wautoma	773	96.87%	0	0.00%	773	96.87%	25	3.13%	0	0.00%	25	3.13%	798
V. Coloma	175	94.09%	2	1.08%	177	95.16%	9	4.84%	0	0.00%	9	4.84%	186
V. Hancock	180	93.75%	0	0.00%	180	93.75%	12	6.25%	0	0.00%	12	6.25%	192
V. Lohrville	165	100.00%	0	0.00%	165	100.00%	0	0.00%	0	0.00%	0	0.00%	165
V. Plainfield	321	96.98%	0	0.00%	321	96.98%	10	3.02%	0	0.00%	10	3.02%	331
V. Redgranite	442	98.44%	0	0.00%	442	98.44%	7	1.56%	0	0.00%	7	1.56%	449
V. Wild Rose	310	99.04%	0	0.00%	310	99.04%	3	0.96%	0	0.00%	3	0.96%	313
T. Aurora	352	98.88%	0	0.00%	352	98.88%	4	1.12%	0	0.00%	4	1.12%	356
T. Bloomfield	370	97.37%	5	1.32%	375	98.68%	5	1.32%	0	0.00%	5	1.32%	380
T. Coloma	234	95.90%	5	2.05%	239	97.95%	5	2.05%	0	0.00%	5	2.05%	244
T. Dakota	470	95.72%	0	0.00%	470	95.72%	21	4.28%	0	0.00%	21	4.28%	491
T. Deerfield	254	97.69%	0	0.00%	254	97.69%	6	2.31%	0	0.00%	6	2.31%	260
T. Hancock	215	98.62%	0	0.00%	215	98.62%	3	1.38%	0	0.00%	3	1.38%	218
T. Leon	521	97.75%	3	0.56%	524	98.31%	9	1.69%	0	0.00%	9	1.69%	533
T. Marion	891	97.70%	9	0.99%	900	98.68%	12	1.32%	0	0.00%	12	1.32%	912
T. Mount Morris	482	99.38%	3	0.62%	485	100.00%	0	0.00%	0	0.00%	0	0.00%	485
T. Oasis	158	100.00%	0	0.00%	158	100.00%	0	0.00%	0	0.00%	0	0.00%	158
T. Plainfield	195	94.20%	4	1.93%	199	96.14%	5	2.42%	3	1.45%	8	3.86%	207
T. Poy Sippi	390	100.00%	0	0.00%	390	100.00%	0	0.00%	0	0.00%	0	0.00%	390
T. Richford	180	91.84%	3	1.53%	183	93.37%	9	4.59%	4	2.04%	13	6.63%	196
T. Rose	226	94.56%	7	2.93%	233	97.49%	6	2.51%	0	0.00%	6	2.51%	239
T. Saxeville	397	99.00%	0	0.00%	397	99.00%	4	1.00%	0	0.00%	4	1.00%	401
T. Springwater	605	98.86%	1	0.16%	606	99.02%	4	0.65%	2	0.33%	6	0.98%	612
T. Warren	248	95.02%	5	1.92%	253	96.93%	8	3.07%	0	0.00%	8	3.07%	261
T. Wautoma	504	95.82%	6	1.14%	510	96.96%	16	3.04%	0	0.00%	16	3.04%	526
Waushara County	9,091	97.38%	53	0.57%	9,144	97.94%	183	1.96%	9	0.10%	192	2.06%	9,336
Wisconsin	2,025,159	97.15%	9,312	0.45%	2,034,471	97.60%	48,737	2.34%	1,336	0.06%	50,073	2.40%	2,084,544

Source: U.S. Census, 2000

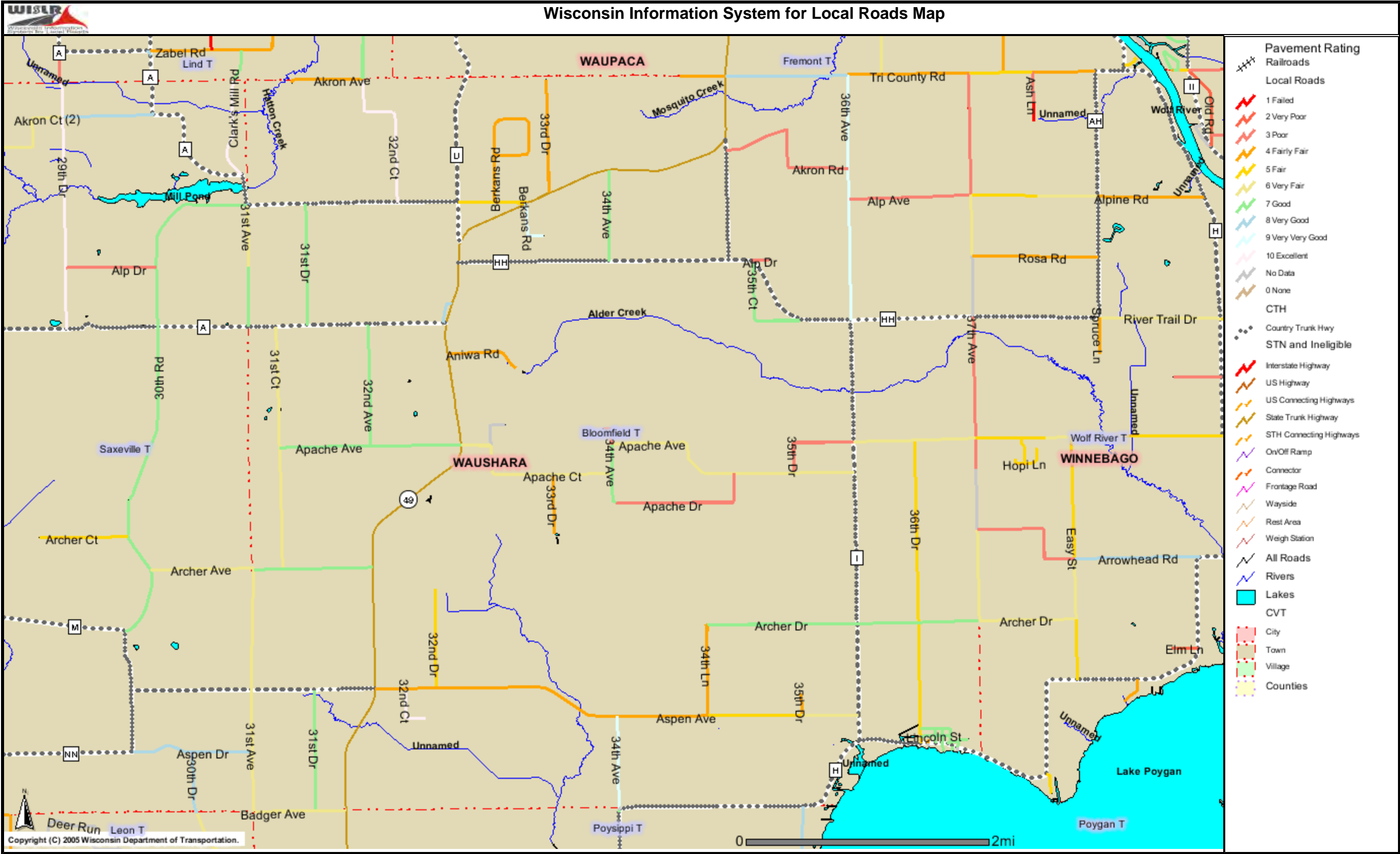
Table D-12. Housing Stress Index

Variables	Variable Weighting Score	Concentration Weight			
		1% to 10% of Units	11% to 25% of Units	26% to 50% of Units	Greater than 50% of units
<b>Vacancy Rates</b>					
Rental Vacancy Rate => 5%	0	0	0	0	0
Rental Vacancy Rate >3%< 5%	1	0	0	0	0
Rental Vacancy Rate >1%< 3%	5	0	0	0	0
Rental Vacancy Rate< 1%	10	0	0	0	0
Owner Occupied Vacancy Rate => 1.5%	0	0	0	0	0
Owner Occupied Vacancy Rate >1%< 1.5%	1	0	0	0	0
Owner Occupied Vacancy Rate >0.5%< 1%	5	0	0	0	0
Owner Occupied Vacancy Rate <0.5%	10	0	0	0	0
<b>Affordability</b>					
Rental Costs <30% of hh Income	0	0	0	0	0
Rental Costs >30% of hh Income	1	1	5	10	15
Homeowner Costs <30% of hh Income	0	0	0	0	0
Homeowner Costs >30% of hh Income	1	1	5	10	15
<b>Age + Value (lowest % prevails)</b>					
% units <\$50,000 & % units >40 yrs <25%	0	0	0	0	0
% units <\$50,000 & % units >40 yrs >25%<50%	1	0	0	0	0
% units <\$50,000 & % units >40 yrs >50%<75%	5	0	0	0	0
% units <\$50,000 & % units >40 yrs >75%	10	0	0	0	0
<b>Overcrowding</b>					
Rental units with <1 persons per room	0	0	0	0	0
Rental units with 1+ persons per room	1	1	5	10	15
Owner-occupied units with <1 persons per room	0	0	0	0	0
Owner-occupied units with 1+ persons per room	1	1	5	10	15
<b>Plumbing</b>					
Housing Units with Complete Plumbing Facilities	0	0	0	0	0
Housing Units Lacking Complete Plumbing Facilities	1	1	5	10	15

D-13. Waushara County Composite Index, 2000

Jurisdiction	Vacancy Index		Affordability Index		Age + Value Index	Overcrowding Index		Plumbing Index	Total Score
	Rental	Owner Occupied	Rental	Owner Occupied		Rental	Owner Occupied		
C. Berlin (pt.)	0	10	10	10	0	0	0	0	30
C. Wautoma	0	0	10	5	1	1	1	1	19
V. Coloma	1	10	5	10	0	1	1	1	29
V. Hancock	0	0	5	5	1	0	1	0	12
V. Lohrville	10	0	15	5	0	0	0	0	30
V. Plainfield	0	0	5	5	1	1	1	0	13
V. Redgranite	0	0	10	5	1	0	1	0	17
V. Wild Rose	0	0	5	5	1	0	1	0	12
T. Aurora	0	5	5	1	0	0	1	0	12
T. Bloomfield	1	5	5	5	0	0	1	1	18
T. Coloma	10	5	1	5	0	0	1	1	23
T. Dakota	0	0	1	5	0	1	1	0	8
T. Deerfield	10	0	0	5	0	5	1	0	21
T. Hancock	0	0	1	5	0	0	1	0	7
T. Leon	10	0	5	5	0	0	1	0	21
T. Marion	0	0	10	5	0	1	1	0	17
T. Mount Morris	0	1	10	10	0	0	0	0	21
T. Oasis	10	1	5	10	0	0	0	0	26
T. Plainfield	0	0	10	5	0	5	1	1	22
T. Poy Sippi	0	5	10	5	0	0	0	0	20
T. Richford	0	10	5	1	0	0	1	1	18
T. Rose	1	5	5	5	0	0	1	1	18
T. Saxeville	5	1	5	5	0	0	1	0	17
T. Springwater	5	0	5	5	0	1	1	0	17
T. Warren	10	5	5	5	0	0	1	1	27
T. Wautoma	0	1	10	5	0	1	1	1	19
Waushara County	0	0	5	5	0	1	1	0	12

Source: ECWRPC, 2003



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## Rare, Threatened, and Endangered Species and Natural Communities

The Wisconsin Department of Natural Resources Natural Heritage Inventory (NHI) is an on-line database which provides statewide inventory of KNOWN locations and conditions of rare and endangered species. All areas of the state have not yet been inventoried. Thus, the absence of a species within this database does not indicate that particular species or communities are not present within the listed towns. Nor does the presence of one element imply that other elements were surveyed for but not found. Despite these limitations, the NHI is the state's most comprehensive database on biodiversity and is widely used. Species are listed by their type, scientific name, and common name; the last observed record is indicated.

**Table F-1. Town of Aurora NHI Inventory**

Community or Species Type	Scientific Name	Common Name	Observation Date
Fish	<i>Acipenser fulvescens</i>	Lake sturgeon	1991
Fish	<i>Erimyzon sucetta</i>	Lake chubsucker	1979
Fish	<i>Fundulus diaphanus</i>	Banded killfish	1979
Fish	<i>Moxostoma valenciennesi</i>	Greater redhorse	1926
Fish	<i>Notropis anogenus</i>	Pugnose shiner	1979
Herptile	<i>Emydoidea blandingii</i>	Blanding's turtle	1992
Invertebrate	<i>Epioblasma triquetra</i>	Snuffbox	2001

**Table F-2. Town of Bloomfield NHI Inventory**

Community or Species Type	Scientific Name	Common Name	Observation Date
Community Community	Southern Sedge Meadow		2000
	Wet-Mesic Prairie		2000
Fish	<i>Acipenser fulvescens</i>	Lake sturgeon	1978
Fish	<i>Erimyzon sucetta</i>	Lake chubsucker	1979
Fish	<i>Fundulus diaphanus</i>	Banded killfish	1979
Fish	<i>Luxilus Chrysocephalus</i>	Striped shiner	
Fish	<i>Moxostoma valenciennesi</i>	Greater redhorse	1974
Fish	<i>Notropis anogenus</i>	Pugnose shiner	1963
Fish	<i>Opsopoeodus emiliae</i>	Pugnose minnow	1978
Invertebrate	<i>Poanes viator</i>	Broad-winged skipper	2000

\* In most cases, locations for species and natural communities surveyed and listed in the NHI are available down to the town level. The exception are those species whose locations are considered to be sensitive (particularly vulnerable to collection or disturbance). Locations of these species or natural communities are generalized down to the county level in order to minimize impacts to them.

# **LAND USE APPENDICES**

Table G-1	Equalized Value, 1980
Table G-2	Equalized Value, 1990
Table G-3	Equalized Value, 2000
Table G-4	Equalized Value, 2005
Table G-5	Land Use Acres by Real Estate Class, 1980
Table G-6	Land Use Acres by Real Estate Class, 1990
Table G-7	Land Use Acres by Real Estate Class, 2000
Table G-8	Land Use Acres by Real Estate Class, 2005
Table G-9	Town of Aurora – Historic Land Prices, 1980 to 2005
Table G-10	Town of Bloomfield – Historic Land Prices, 1980 to 2005

Table G-1. Equalized Value, 1980

REAL ESTATE	T Aurora	C Berlin pt.	T Bloomfield	V Coloma	T Coloma	T Dakota	T Deerfield	V Hancock	T Hancock	T Leon	V Lohrville	T Marion	T Mt Morris	T Oasis	V Plainfield	T Plainfield	T Poy Sippi	V Redgranite	T Richford	T Rose	T Saxeville	T Springwater	T Warren	C Wautoma	T Wautoma	V Wild Rose	Waushara Co.
RESIDENTIAL																											
LAND	1,080,100	138,600	1,766,300	553,400	3,579,100	4,669,800	3,478,800	561,500	3,081,600	6,726,800	527,200	15,439,000	9,204,400	1,584,700	1,127,900	415,100	1,515,600	1,169,800	971,600	1,371,300	4,204,100	12,255,300	792,400	3,549,200	2,765,300	2,030,500	84,559,400
IMP	5,288,100	494,500	4,668,300	3,854,000	5,927,800	8,530,500	6,725,900	3,449,000	3,683,100	12,466,400	2,017,400	27,958,900	13,792,100	3,427,500	7,086,200	2,446,100	5,471,600	6,878,700	2,973,700	3,659,700	9,984,400	17,566,900	2,697,700	15,849,000	9,113,000	4,969,300	190,979,800
TOTAL	6,368,200	633,100	6,434,600	4,407,400	9,506,900	13,200,300	10,204,700	4,010,500	6,764,700	19,193,200	2,544,600	43,397,900	22,996,500	5,012,200	8,214,100	2,861,200	6,987,200	8,048,500	3,945,300	5,031,000	14,188,500	29,822,200	3,490,100	19,398,200	11,878,300	6,999,800	275,539,200
COMMERCIAL																											
LAND	238,800	6,600	81,600	241,100	114,000	977,200	232,000	110,500	71,100	344,800	19,300	248,600	25,800		181,900	156,100	154,800	211,000	202,200	193,100	59,600	1,050,000	12,600	667,300	242,000	391,000	6,233,000
IMP	595,500	13,500	292,700	1,382,500	289,200	1,149,400	124,800	605,300	176,600	165,400	85,300	741,100	158,300		1,556,400	917,100	664,800	1,002,200	157,100	117,700	216,500	1,271,500	66,200	6,269,900	1,689,200	3,194,000	22,902,200
TOTAL	834,300	20,100	374,300	1,623,600	403,200	2,126,600	356,800	715,800	247,700	510,200	104,600	989,700	184,100	0	1,738,300	1,073,200	819,600	1,213,200	359,300	310,800	276,100	2,321,500	78,800	6,937,200	1,931,200	3,585,000	29,135,200
MANUFACTURING																											
LAND	0	0	8,200	0	12,300	7,700	0	5,000	22,800	0	0	0	0	26,000	0	0	7,000	51,400	0	4,000	0	0	5,200	49,800	70,000	79,300	348,700
IMP			44,100		107,300	35,600		13,800	86,200					165,900			84,000	830,300		18,800		19,700	1,163,300	229,600	851,200	3,649,800	
TOTAL	0	0	52,300	0	119,600	43,300	0	18,800	109,000	0	0	0	0	191,900	0	0	91,000	881,700	0	22,800	0	0	24,900	1,213,100	299,600	930,500	3,998,500
AGRICULTURAL																											
LAND	10,235,400	142,400	9,101,900	146,700	5,607,000	4,637,000	7,494,100	138,700	9,300,000	4,141,700	170,300	5,646,500	4,530,000	14,354,000	201,600	11,667,400	8,421,800	337,400	5,115,100	5,368,400	5,599,500	4,694,100	6,592,000		5,181,600	204,000	129,028,600
IMP	4,212,900	59,000	3,864,000	22,200	2,524,700	1,758,000	2,391,000	63,500	2,306,000	1,300,500	22,000	2,295,100	2,197,900	3,858,700	299,000	2,547,700	3,341,500	25,000	2,303,600	2,322,500	2,253,800	2,759,800	2,757,200		3,070,000	59,700	48,615,300
TOTAL	14,448,300	201,400	12,965,900	168,900	8,131,700	6,395,000	9,885,100	202,200	11,606,000	5,442,200	192,300	7,941,600	6,727,900	18,212,700	500,600	14,215,100	11,763,300	362,400	7,418,700	7,690,900	7,853,300	7,453,900	9,349,200	0	8,251,600	263,700	177,643,900
SWAMP & WASTE																											
LAND	885,700	0	418,300	0	40,600	381,900	19,000	0	45,000	56,300	0	187,300	276,400	10,900	0	107,800	551,600	0	100,400	54,800	407,700	145,500	607,400	0	43,500	0	4,340,100
IMP																										0	
TOTAL	885,700	0	418,300	0	40,600	381,900	19,000	0	45,000	56,300	0	187,300	276,400	10,900	0	107,800	551,600	0	100,400	54,800	407,700	145,500	607,400	0	43,500	0	4,340,100
FOREST																											
LAND	1,064,800	0	1,866,400	0	4,034,000	3,686,800	4,286,200	0	1,935,200	4,852,100	0	3,501,100	4,810,700	2,602,300	0	2,476,500	773,500	0	4,390,100	3,652,800	3,713,200	4,739,200	2,122,900	0	3,771,300	0	58,279,100
IMP																										0	
TOTAL	1,064,800	0	1,866,400	0	4,034,000	3,686,800	4,286,200	0	1,935,200	4,852,100	0	3,501,100	4,810,700	2,602,300	0	2,476,500	773,500	0	4,390,100	3,652,800	3,713,200	4,739,200	2,122,900	0	3,771,300	0	58,279,100
OTHER																											
LAND	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IMP																										0	
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL REAL ESTATE																											
LAND	13,504,800	287,600	13,242,700	941,200	13,387,000	14,360,400	15,510,100	815,700	14,455,700	16,121,700	716,800	25,022,500	18,847,300	18,577,900	1,511,400	14,822,900	11,424,300	1,769,600	10,779,400	10,644,400	13,984,100	22,884,100	10,132,500	4,266,300	12,073,700	2,704,800	282,788,900
IMP	10,096,500	567,000	8,869,100	5,258,700	8,849,000	11,473,500	9,241,700	4,131,600	6,251,900	13,932,300	2,124,700	30,995,100	16,148,300	7,452,100	8,941,600	5,910,900	9,561,900	8,736,200	5,434,400	6,118,700	12,454,700	21,598,200	5,540,800	23,282,200	14,101,800	9,074,200	266,147,100
TOTAL	23,601,300	854,600	22,111,800	6,199,900	22,236,000	25,833,900	24,751,800	4,947,300	20,707,600	30,054,000	2,841,500	56,017,600	34,995,600	26,030,000	10,453,000	20,733,800	20,986,200	10,505,800	16,213,800	16,763,100	26,438,800	44,482,300	15,673,300	27,548,500	26,175,500	11,779,000	548,936,000

Source: Table II, 18=980 Statement of Equalized Value as Set by the WDOR, 1980 Statistical Report of Property Values, Waushara County Wisconsin, WDOR

Table G-2. Equalized Value, 1990

REAL ESTATE	T Aurora	C Berlin pt	T Bloomfield	V Coloma	T Coloma	T Dakota	T Deerfield	V Hancock	T Hancock	T Leon	V Lohrville	T Marion	T Mt Morris	T Oasis	V Plainfield	T Plainfield	T Poy Sippl	V Redgranite	T Richford	T Rose	T Saxeville	T Springwater	T Warren	C Wautoma	T Wautoma	V Wild Rose	Waushara Co.
RESIDENTIAL																											
LAND	1,110,655	224,800	1,709,700	646,100	6,101,325	4,814,755	4,118,970	811,560	2,949,700	8,446,250	658,150	23,309,740	13,511,800	2,081,750	741,425	680,900	1,113,900	2,109,300	1,857,925	2,053,100	5,599,200	17,043,400	985,700	3,017,700	3,169,280	1,498,300	110,365,385
IMP	7,173,200	657,600	5,793,500	4,833,325	9,510,700	14,364,000	8,351,870	4,307,700	7,154,240	17,387,800	2,822,475	38,971,150	21,120,300	4,370,700	7,310,850	3,738,800	7,423,658	8,455,450	4,536,730	4,785,400	12,736,450	26,283,300	3,850,150	18,408,600	12,465,830	7,048,100	263,861,878
TOTAL	8,283,855	882,400	7,503,200	5,479,425	15,612,025	19,178,755	12,470,840	5,119,260	10,103,940	25,834,050	3,480,625	62,280,890	34,632,100	6,452,450	8,052,275	4,419,700	8,537,558	10,564,750	6,394,655	6,838,500	18,335,650	43,326,700	4,835,850	21,426,300	15,635,110	8,546,400	374,227,263
COMMERCIAL																											
LAND	192,300	16,700	68,700	228,850	139,200	1,051,310	114,000	106,800	76,100	235,400	19,800	134,580	42,100		185,825	196,700	149,500	373,000	238,200	219,200	74,600	1,028,200	30,900	1,038,300	250,750	504,900	6,715,915
IMP	1,522,860	4,600	345,700	1,789,250	355,875	1,960,790	125,630	694,800	312,300	390,700	158,800	661,675	170,700		2,404,450	2,772,000	1,064,890	2,188,100	213,300	75,600	342,700	819,800	146,000	9,413,300	1,648,520	4,553,900	34,136,240
TOTAL	1,715,160	21,300	414,400	2,018,100	495,075	3,012,100	239,630	801,600	388,400	626,100	178,600	796,255	212,800	0	2,590,275	2,968,700	1,214,390	2,561,100	451,500	294,800	417,300	1,848,000	176,900	10,451,600	1,899,270	5,058,800	40,852,155
MANUFACTURING																											
LAND	0	0	8,500	22,800	13,500	0	0	0	32,100	0	0	29,900	5,800	36,300	0	14,100	3,700	60,300	0	4,600	0	0	5,600	105,500	44,900	30,000	417,600
IMP			60,600	304,200	161,900				2,049,800			105,100	71,800	126,400		96,300	12,200	887,200		34,200			24,500	1,916,400	228,800	262,200	6,341,600
TOTAL	0	0	69,100	327,000	175,400	0	0	0	2,081,900	0	0	135,000	77,600	162,700	0	110,400	15,900	947,500	0	38,800	0	0	30,100	2,021,900	273,700	292,200	6,759,200
AGRICULTURAL																											
LAND	7,224,905	31,700	7,402,900	79,225	6,596,175	4,270,285	7,311,020	107,800	9,571,515	4,395,200	162,340	4,831,360	3,842,600	14,805,400	82,700	12,518,200	6,336,684	367,200	4,708,875	6,219,100	5,334,680	4,499,700	5,287,550	0	5,209,530	143,400	121,340,044
IMP	6,068,590	62,500	5,345,800	11,400	1,288,500	1,302,800	3,536,850	86,100	2,079,190	1,659,500	18,000	2,431,420	2,044,900	3,859,100	275,400	2,134,400	4,720,549	96,600	2,665,300	2,724,200	3,297,600	1,545,900	3,096,300		3,031,190	25,200	53,407,289
TOTAL	13,293,495	94,200	12,748,700	90,625	7,884,675	5,573,085	10,847,870	193,900	11,650,705	6,054,700	180,340	7,262,780	5,887,500	18,664,500	358,100	14,652,600	11,057,233	463,800	7,374,175	8,943,300	8,632,280	6,045,600	8,383,850	0	8,240,720	168,600	174,747,333
SWAMP & WASTE																											
LAND	1,483,805		322,700	0	31,900	525,925	32,480	0	52,100	192,800	0	116,985	154,900	6,700	0	48,000	517,172	0	229,500	28,100	331,900	19,900	411,350	0	358,000	22,500	4,886,717
IMP																	3,000										3,000
TOTAL	1,483,805		322,700	0	31,900	525,925	32,480	0	52,100	192,800	0	116,985	154,900	6,700	0	48,000	520,172	0	229,500	28,100	331,900	19,900	411,350	0	358,000	22,500	4,889,717
FOREST																											
LAND	403,175	0	2,303,700	0	3,201,475	2,553,200	2,524,640	0	2,060,900	5,126,450	0	3,202,015	3,620,900	1,606,300	0	1,955,400	1,028,135		2,811,728	3,586,600	3,388,200	3,893,100	1,699,250	0	2,754,120	0	47,719,288
IMP	700						7,000		1,900	200			25,400				4,205					52,900					92,305
TOTAL	403,875	0	2,303,700	0	3,201,475	2,553,200	2,531,640	0	2,062,800	5,126,650	0	3,202,015	3,646,300	1,606,300	0	1,955,400	1,032,340	0	2,811,728	3,586,600	3,388,200	3,946,000	1,699,250	0	2,754,120	0	47,811,593
OTHER																											
LAND	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IMP																											0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL REAL ESTATE																											
LAND	10,414,840	273,200	11,816,200	976,975	16,083,575	13,215,475	14,101,110	1,026,160	14,742,415	18,396,100	840,290	31,624,580	21,178,100	18,536,450	1,009,950	15,413,300	9,149,091	2,909,800	9,846,228	12,110,700	14,728,580	26,484,300	8,420,350	4,161,500	11,786,580	2,199,100	291,444,949
IMP	14,765,350	724,700	11,545,600	6,938,175	11,316,975	17,627,590	12,021,350	5,088,600	11,597,430	19,438,200	2,999,275	42,169,345	23,433,100	8,356,200	9,990,700	8,741,500	13,228,502	11,627,350	7,415,330	7,619,400	16,376,750	28,701,900	7,116,950	29,738,300	17,374,340	11,889,400	357,842,312
TOTAL	25,180,190	997,900	23,361,800	7,915,150	27,400,550	30,843,065	26,122,460	6,114,760	26,339,845	37,834,300	3,839,565	73,793,925	44,611,200	26,892,650	11,000,650	24,154,800	22,377,593	14,537,150	17,261,558	19,730,100	31,105,330	55,186,200	15,537,300	33,899,800	29,160,920	14,088,500	649,287,261

Source: WI DOR Final Statement of Assessment Report 1990.

Table G-3. Equalized Value, 2000

REAL ESTATE	T Aurora	C Berlin pt.	T Bloomfield	V Coloma	T Coloma	T Dakota	T Deerfield	V Hancock	T Hancock	T Leon	V Lohrville	T Marion	T Mt Morris	T Oasis	V Plainfield	T Plainfield	T Poy Sippi	V Redgranite	T Richford	T Rose	T Saxeville	T Springwater	T Warren	C Wautoma	T Wautoma	V Wild Rose	Waushara Co.
RESIDENTIAL																											
LAND	2,346,600	1,019,600	5,498,000	1,233,300	13,386,500	9,329,900	15,181,200	1,782,200	9,462,400	17,397,400	1,020,800	62,805,700	34,796,600	6,678,600	1,420,400	2,216,900	4,449,300	3,592,700	4,599,500	3,960,400	19,724,000	58,361,800	1,849,800	4,063,000	9,262,700	2,341,900	297,781,200
IMP	22,013,300	2,367,800	22,970,200	9,251,800	27,084,000	34,969,000	28,002,000	7,615,300	19,478,200	51,765,700	8,084,800	121,904,900	78,350,000	12,794,800	15,176,600	11,561,400	19,947,300	17,918,100	15,073,800	20,140,300	41,016,200	77,463,100	13,627,400	27,514,400	33,590,200	11,316,700	750,997,300
TOTAL	24,359,900	3,387,400	28,468,200	10,485,100	40,470,500	44,298,900	43,183,200	9,397,500	28,940,600	69,163,100	9,105,600	184,710,600	113,146,600	19,473,400	16,597,000	13,778,300	24,396,600	21,510,800	19,673,300	24,100,700	60,740,200	135,824,900	15,477,200	31,577,400	42,852,900	13,658,600	1,048,778,500
COMMERCIAL																											
LAND	488,500	45,200	163,600	307,700	211,400	1,601,600	207,400	209,700	202,400	276,700	329,800	742,900	71,700	67,900	297,400	386,100	213,300	1,368,000	146,100	370,000	83,200	1,051,300	70,900	2,473,900	2,055,300	601,200	14,043,200
IMP	2,481,600	502,800	620,000	2,547,000	351,400	4,465,400	221,300	1,590,900	437,200	729,000	666,500	1,576,000	381,600	204,200	3,064,500	4,070,500	2,938,700	8,427,600	624,700	19,700	408,200	2,883,900	561,700	17,589,600	10,231,800	6,264,800	73,860,600
TOTAL	2,970,100	548,000	783,600	2,854,700	562,800	6,067,000	428,700	1,800,600	639,600	1,005,700	996,300	2,318,900	453,300	272,100	3,361,900	4,456,600	3,152,000	9,795,600	770,800	389,700	491,400	3,935,200	632,600	20,063,500	12,287,100	6,866,000	87,903,800
MANUFACTURING																											
LAND	0	176,100	15,000	46,900	20,300	14,200	10,000	4,500	22,700	0	10,300	8,000	9,500	0	0	11,900	4,800	35,400	34,400	55,600	0	0	15,000	100,000	40,000	41,900	676,500
IMP	0	3,797,300	51,200	938,800	145,200	124,600	86,200	49,500	2,631,300	0	73,500	16,700	51,300	0	0	36,400	5,200	1,280,400	250,600	528,600	0	0	133,000	3,297,100	156,000	501,600	14,154,500
TOTAL	0	3,973,400	66,200	985,700	165,500	138,800	96,200	54,000	2,654,000	0	83,800	24,700	60,800	0	0	48,300	10,000	1,315,800	285,000	584,200	0	0	148,000	3,397,100	196,000	543,500	14,831,000
AGRICULTURAL																											
LAND	3,455,600	2,000	4,701,400	4,100	2,252,400	2,343,100	3,469,800	0	3,905,200	1,830,900	19,200	3,057,500	1,782,800	6,135,100	54,800	4,680,500	3,962,900	95,100	2,375,100	2,177,100	3,127,000	2,075,800	3,442,100	0	3,114,600	25,100	58,089,200
IMP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	3,455,600	2,000	4,701,400	4,100	2,252,400	2,343,100	3,469,800	0	3,905,200	1,830,900	19,200	3,057,500	1,782,800	6,135,100	54,800	4,680,500	3,962,900	95,100	2,375,100	2,177,100	3,127,000	2,075,800	3,442,100	0	3,114,600	25,100	58,089,200
UNDEVELOPED																											
LAND	6,142,000	17,900	1,945,200	11,300	2,109,800	2,343,200	557,500	30,500	499,400	3,111,000	34,100	377,600	2,406,800	577,100	44,800	1,269,000	3,435,300	700	2,186,100	3,327,800	2,736,600	452,900	3,660,800	0	379,900	10,000	37,667,300
IMP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	6,142,000	17,900	1,945,200	11,300	2,109,800	2,343,200	557,500	30,500	499,400	3,111,000	34,100	377,600	2,406,800	577,100	44,800	1,269,000	3,435,300	700	2,186,100	3,327,800	2,736,600	452,900	3,660,800	0	379,900	10,000	37,667,300
AG FOREST																											
LAND	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IMP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FOREST																											
LAND	4,221,600	7,500	5,122,900	68,900	5,437,700	5,902,400	5,495,400	6,500	3,807,600	12,641,200	98,500	6,477,500	9,999,800	3,734,900	52,000	4,391,600	2,618,000	320,000	6,751,700	9,397,600	8,321,900	8,754,000	5,135,000	0	6,449,800	31,400	115,245,400
IMP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	4,221,600	7,500	5,122,900	68,900	5,437,700	5,902,400	5,495,400	6,500	3,807,600	12,641,200	98,500	6,477,500	9,999,800	3,734,900	52,000	4,391,600	2,618,000	320,000	6,751,700	9,397,600	8,321,900	8,754,000	5,135,000	0	6,449,800	31,400	115,245,400
OTHER																											
LAND	843,600	0	1,403,000	0	189,000	326,900	399,000	0	269,500	361,200	0	416,500	402,800	395,900	27,000	283,500	812,700	2,400	350,000	147,000	720,000	119,000	825,000	0	633,500	0	8,927,500
IMP	6,165,600	0	10,006,900	0	1,379,500	2,218,300	3,615,300	0	2,380,200	2,400,200	0	1,831,000	2,832,800	5,469,800	297,400	2,365,600	6,021,500	7,900	3,141,000	1,299,100	4,740,000	1,889,900	4,988,200	0	4,686,300	0	67,736,500
TOTAL	7,009,200	0	11,409,900	0	1,568,500	2,545,200	4,014,300	0	2,649,700	2,761,400	0	2,247,500	3,235,600	5,865,700	324,400	2,649,100	6,834,200	10,300	3,491,000	1,446,100	5,460,000	2,008,900	5,813,200	0	5,319,800	0	76,664,000
TOTAL REAL ESTATE																											
LAND	17,497,900	1,268,300	18,849,100	1,672,200	23,607,100	21,861,300	25,320,300	2,033,400	18,169,200	35,618,400	1,512,700	73,885,700	49,470,000	17,589,500	1,896,400	13,239,500	15,496,300	5,414,300	16,442,900	19,435,500	34,712,700	70,814,800	14,998,600	6,636,900	21,935,800	3,051,500	532,430,300
IMP	30,660,500	6,667,900	33,648,300	12,737,600	28,960,100	41,777,300	31,924,800	9,255,700	24,926,900	54,894,900	8,824,800	125,328,600	81,615,700	18,468,800	18,538,500	18,033,900	28,912,700	27,634,000	19,090,100	21,987,700	46,164,400	82,236,900	19,310,300	48,401,100	48,664,300	18,083,100	906,748,900
TOTAL	48,158,400	7,936,200	52,497,400	14,409,800	52,567,200	63,638,600	57,245,100	11,289,100	43,096,100	90,513,300	10,337,500	199,214,300	131,085,700	36,058,300	20,434,900	31,273,400	44,409,000	33,048,300	35,533,000	41,423,200	80,877,100	153,051,700	34,308,900	55,038,000	70,600,100	21,134,600	1,439,179,200

Source: WI DOR Statement of Changes in Equalized Values by Class and Item. [Hppts://ww2.dor.state.wi.us/Eq Value2/application](https://ww2.dor.state.wi.us/EqValue2/application)

Table G-4. Equalized Value, 2005

REAL ESTATE	T Aurora	C Berlin pt.	T Bloomfield	V Coloma	T Coloma	T Dakota	T Deerfield	V Hancock	T Hancock	T Leon	V Lohrville	T Marion	T Mt Morris	T Oasis	V Plainfield	T Plainfield	T Poy Sippl	V Redgranite	T Richford	T Rose	T Saxeville	T Springwater	T Warren	C Wautoma	T Wautoma	V Wild Rose	Waushara Co.
RESIDENTIAL																											
LAND	7,179,700	1,426,200	9,186,900	1,813,500	24,028,700	16,342,000	24,972,900	3,689,700	13,885,500	26,730,700	1,683,800	99,858,800	62,097,500	8,820,400	2,119,000	3,378,300	6,595,400	3,977,600	9,057,500	5,976,800	39,258,900	105,421,900	4,355,200	8,865,500	14,877,100	3,141,500	508,741,000
IMP	39,018,500	3,137,400	39,986,100	12,957,400	41,174,400	47,111,200	38,595,200	10,484,600	33,026,000	97,599,800	11,103,300	189,756,100	103,875,300	21,296,500	22,116,600	16,763,200	28,380,500	21,269,300	22,946,700	31,772,900	65,409,500	116,394,100	19,112,900	35,677,800	56,242,200	13,735,400	1,138,942,900
TOTAL	46,198,200	4,563,600	49,173,000	14,770,900	65,203,100	63,453,200	63,568,100	14,174,300	46,911,500	124,330,500	12,787,100	289,614,900	165,972,800	30,116,900	24,235,600	20,141,500	34,975,900	25,246,900	32,004,200	37,749,700	104,668,400	221,816,000	23,468,100	44,543,300	71,119,300	16,876,900	1,647,683,900
COMMERCIAL																											
LAND	543,100	85,700	389,300	533,600	182,200	3,325,100	250,900	219,900	494,200	734,400	271,400	1,171,000	134,600	90,200	344,600	854,100	331,600	1,917,600	448,800	563,300	152,100	2,008,900	142,900	8,577,100	4,155,300	1,039,300	28,961,200
IMP	2,669,500	648,600	1,459,500	3,346,400	538,000	7,834,100	252,200	1,736,500	649,200	1,172,200	678,800	3,679,800	718,300	189,600	3,817,800	5,352,100	3,648,000	12,455,600	1,313,100	14,700	634,100	3,861,900	1,235,000	27,559,300	17,738,800	6,959,300	110,162,400
TOTAL	3,212,600	734,300	1,848,800	3,880,000	720,200	11,159,200	503,100	1,956,400	1,143,400	1,906,600	950,200	4,850,800	852,900	279,800	4,162,400	6,206,200	3,979,600	14,373,200	1,761,900	578,000	786,200	5,870,800	1,377,900	36,136,400	21,894,100	7,998,600	139,123,600
MANUFACTURING																											
LAND	70,800	182,400	15,000	57,800	27,000		10,000	0	37,800	0	12,800	29,800	10,000	0	0	11,900	4,800	45,400	34,400	59,400	0	0	16,500	107,200	53,500	56,900	843,400
IMP	610,200	3,898,700	59,200	921,100	183,200		110,000		2,576,800		195,000	165,500	68,000			37,500	6,000	1,702,800	311,200	548,400			140,500	3,781,300	225,300	540,700	16,081,400
TOTAL	681,000	4,081,100	74,200	978,900	210,200	0	120,000	0	2,614,600	0	207,800	195,300	78,000	0	0	49,400	10,800	1,748,200	345,600	607,800	0	0	157,000	3,888,500	278,800	597,600	16,924,800
AGRICULTURAL																											
LAND	1,526,900	2,200	1,575,400	1,400	747,200	786,300	1,281,000	0	1,396,100	894,600	1,900	653,200	573,800	2,179,900	20,000	1,648,600	1,334,800	59,600	727,900	676,500	1,054,900	592,300	1,107,300	2,800	766,600	3,500	19,614,700
IMP	0																										0
TOTAL	1,526,900	2,200	1,575,400	1,400	747,200	786,300	1,281,000	0	1,396,100	894,600	1,900	653,200	573,800	2,179,900	20,000	1,648,600	1,334,800	59,600	727,900	676,500	1,054,900	592,300	1,107,300	2,800	766,600	3,500	19,614,700
UNDEVELOPED																											
LAND	3,737,300	15,600	2,972,500	10,600	2,252,400	1,714,600	535,000	0	969,600	2,696,800	95,200	2,235,900	2,849,300	566,400	47,600	1,162,400	2,630,100	0	2,087,100	3,907,800	2,894,900	1,410,600	3,042,300	65,100	2,552,900	0	40,452,000
IMP																											0
TOTAL	3,737,300	15,600	2,972,500	10,600	2,252,400	1,714,600	535,000	0	969,600	2,696,800	95,200	2,235,900	2,849,300	566,400	47,600	1,162,400	2,630,100	0	2,087,100	3,907,800	2,894,900	1,410,600	3,042,300	65,100	2,552,900	0	40,452,000
AG FOREST																											
LAND	765,000	0	1,174,800	0	1,042,800	2,140,800	1,027,000	0	1,013,300	1,617,500	4,200	1,497,300	1,704,300	1,418,000	0	1,351,400	771,000	0	1,942,800	13,800	1,910,300	1,302,800	1,305,000	0	1,382,400	0	23,384,500
IMP																											0
TOTAL	765,000	0	1,174,800	0	1,042,800	2,140,800	1,027,000	0	1,013,300	1,617,500	4,200	1,497,300	1,704,300	1,418,000	0	1,351,400	771,000	0	1,942,800	13,800	1,910,300	1,302,800	1,305,000	0	1,382,400	0	23,384,500
FOREST																											
LAND	4,168,400	0	5,981,900	0	6,652,800	5,812,800	4,857,600	201,600	5,495,700	13,665,000	113,400	10,340,000	12,238,200	3,900,800	75,900	4,477,200	2,432,700	0	7,428,000	14,962,500	8,459,100	14,507,300	4,820,400	0	9,580,800	0	140,172,100
IMP																											0
TOTAL	4,168,400	0	5,981,900	0	6,652,800	5,812,800	4,857,600	201,600	5,495,700	13,665,000	113,400	10,340,000	12,238,200	3,900,800	75,900	4,477,200	2,432,700	0	7,428,000	14,962,500	8,459,100	14,507,300	4,820,400	0	9,580,800	0	140,172,100
OTHER																											
LAND	1,219,800	0	1,863,200	0	193,500	435,000	658,000	0	270,000	647,800	0	192,500	402,000	508,500	31,500	378,000	1,360,400	3,000	441,000	160,000	1,416,800	325,000	1,232,000	0	620,000	0	12,358,000
IMP	10,128,800		12,897,400		1,778,000	2,849,600	4,643,300		2,998,100	2,951,100		2,106,800	1,898,400	6,672,000	286,400	2,950,600	7,462,200	8,800	4,787,600	1,452,600	7,007,600	1,880,000	6,455,200		4,668,000		85,882,500
TOTAL	11,348,600	0	14,760,600	0	1,971,500	3,284,600	5,301,300	0	3,268,100	3,598,900	0	2,299,300	2,300,400	7,180,500	317,900	3,328,600	8,822,600	11,800	5,228,600	1,612,600	8,424,400	2,205,000	7,687,200	0	5,288,000	0	98,240,500
TOTAL REAL ESTATE																											
LAND	19,211,000	1,712,100	23,159,000	2,416,900	35,126,600	30,556,600	33,592,400	4,111,200	23,562,200	46,986,800	2,182,700	115,978,500	80,009,700	17,484,200	2,638,600	13,261,900	15,460,800	6,003,200	22,167,500	26,320,100	55,147,000	125,568,800	16,021,600	17,617,700	33,988,600	4,241,200	774,526,900
IMP	52,427,000	7,684,700	54,402,200	17,224,900	43,673,600	57,794,900	43,600,700	12,221,100	39,250,100	101,723,100	11,977,100	195,708,200	106,560,000	28,158,100	26,220,800	25,103,400	39,496,700	35,436,500	29,358,600	33,788,600	73,051,200	122,136,000	26,943,600	67,018,400	78,874,300	21,235,400	1,351,069,200
TOTAL	71,638,000	9,396,800	77,561,200	19,641,800	78,800,200	88,351,500	77,193,100	16,332,300	62,812,300	148,709,900	14,159,800	311,686,700	186,569,700	45,642,300	28,859,400	38,365,300	54,957,500	41,439,700	51,526,100	60,108,700	128,198,200	247,704,800	42,965,200	84,636,100	112,862,900	25,476,600	2,125,596,100

Source: 2005 Statement of Equalized Values as Set by the WDOR.

Table G-5. Land Use Acres by Real Estate Class, 1980

Minor Civil Division	Residential	Commercial	Manufacturing	Agricultural	Swamp & Waste	Forest Land	Other	Total
Aurora town	186	46		14,898	5,681	944		21,755
Berlin city, pt.	22	3		117				142
Bloomfield town	264	10	3	17,321		4,990		22,588
Coloma village	144	11		251				406
Coloma town	2,101	105	13	8,936	159	8,177		19,491
Dakota town	838	196	4	9,338	3,298	6,045		19,719
Deerfield town	882	12		13,087	6,884			20,865
Hancock village			2	314				316
Hancock town	558		36	13,519	292	3,654		18,059
Leon town	3,150	57		11,399		7,641		22,247
Lohrville village	240	4		319				563
Marion town	114	2		10,506	519	6,694		17,835
Mount Morris town	243			11,244	602	6,607		18,696
Oasis town	348		40	16,862	61	4,212		21,523
Plainfield village	29	16		216				261
Plainfield town	220	35		14,047	665	5,768		20,735
Poy Sippi town	241	10	1	16,851	903			18,006
Redgranite village				37	594			631
Richford town	765	287		11,023	270	7,859		20,204
Rose town	2,314	349	11	11,962	214	5,914		20,764
Saxeville town	1,484	76		14,781	15	6,389		22,745
Springwater town								-
Warren town	471	26	10	11,454	3,624	5,076		20,661
Wautoma city			16					16
Wautoma town	1,141	23	108	11,150	1,347	6,097		19,866
Wild Rose village	2	1	69	195	26	48		341
Waushara County	15,757	1,269	313	219,827	25,154	86,115	0	348,435

Source: Table II, 1980 Clerk's Statement of Assessment as Reported on or Before September 19, 1980; WI DOR 1980 Statistical Report of Property Values

Table G-6. Land Use Acres by Real Estate Class, 1990

Minor Civil Division	Residential	Commercial	Manufacturing	Agricultural	Swamp & Waste	Forest Land	Other	Total
Aurora town	406	41		13,110	6,981	1,335		21,873
Berlin city, pt.	116	10		31				157
Bloomfield town	607	5	4	12,853	3,197	5,727		22,393
Coloma village	138	52	2	157				349
Coloma town	2,300	32	14	9,458	107	5,907		17,818
Dakota town	1,579	190		9,246	2,552	5,110		18,677
Deerfield town	1,689	10		13,079	66	5,307		20,151
Hancock village	30	10		306				346
Hancock town	691	27	18	12,627	214	3,827		17,404
Leon town	2,612	30		7,704	556	9,573		20,475
Lohrville village				339				339
Marion town	2,670	25	39	10,346	465	5,486		19,031
Mount Morris town	1,766	32	2	8,782	840	7,017		18,439
Oasis town	685		40	16,667	50	3,401		20,843
Plainfield village	47	17		231				295
Plainfield town	605	117	8	14,797	218	4,594		20,339
Poy Sippi town	251	19	1	12,789	1,971	2,618		17,649
Redgranite village	155	10	25	685				875
Richford town	1,386	277		9,912	1,114	5,909		18,598
Rose town	1,870	335	5	11,410	136	5,723		19,479
Saxeville town	1,438	67		11,436	1,177	7,277		21,395
Springwater town	1,656	263		7,757	197	6,875		16,748
Warren town	565	27	10	12,114	2,283	4,676		19,675
Wautoma city			36					36
Wautoma town	1,777	40	79	10,850	1,099	5,796		19,641
Wild Rose village	46	58	20	226	48			398
Waushara County	25,085	1,694	303	206,912	23,271	96,158	-	353,423

Source: WI DOR Final Statement of Assessment Report



Table G-7. Land Use Acres by Real Estate Class, 2000

Minor Civil Division	Residential	Commercial	Manufacturing	Agricultural	Undevelop	Ag Forest	Forest	Other	Total
Aurora town	711	72	-	9,604	7,554	-	3,487	121	21,549
Berlin city, pt.	120	9	31	17	17	-	-	-	194
Bloomfield town	995	7	3	11,582	3,297	-	4,796	338	21,018
Coloma village	188	40	15	16	65	-	-	-	324
Coloma town	2,739	28	14	6,447	2,894	-	4,212	45	16,379
Dakota town	2,115	195	4	7,131	3,416	-	4,403	88	17,352
Deerfield town	3,912	10	4	9,544	777	-	3,899	160	18,306
Hancock village	239	26	-	-	47	-	-	-	312
Hancock town	934	85	15	11,438	789	-	3,058	142	16,461
Leon town	2,326	38	-	5,422	3,634	-	7,826	92	19,338
Lohrville village	108	68	2	278	-	-	-	-	456
Marion town	3,526	119	2	7,323	1,421	-	5,762	50	18,203
Mount Morris town	2,249	44	2	4,993	3,249	-	6,582	107	17,226
Oasis town	451	49	-	16,033	917	-	3,040	110	20,600
Plainfield village	149	49	-	139	53	-	43	7	440
Plainfield town	1,094	142	5	13,195	1,909	-	3,629	63	20,037
Poysippi town	475	21	1	8,666	4,718	-	2,642	206	16,729
Redgranite village	260	16	18	504	-	-	-	1	799
Richford town	6,906	149	17	7,169	2,909	-	5,232	80	22,462
Rose town	2,042	333	36	5,896	4,162	-	5,522	31	18,022
Saxeville town	2,925	22	-	7,950	3,630	-	5,347	185	20,059
Springwater town	1,911	342	-	6,873	372	-	5,917	66	15,481
Warren town	644	38	10	8,393	5,584	-	4,512	175	19,356
Wautoma city	-	-	30	9	-	-	-	-	39
Wautoma town	2,389	246	5	6,614	3,248	-	5,436	140	18,078
Wild Rose village	259	88	9	20	-	-	-	-	376
Waushara County	39,667	2,236	223	155,256	54,662	-	85,345	2,207	339,596

Source: Statement of Assessment -- Updated Clerk's Values, WDOR.

Table G-8. Land Use Acres by Real Estate Class, 2005

Minor Civil Division	Residential	Commercial	Manufacturing	Agricultural	Undeveloped	Ag Forest	Forest	Other	Total
Aurora town	1,043	66	23	9,355	7,553	869	2,392	178	21,479
Berlin city, pt.	114	23	31	17	17	-	-	-	202
Bloomfield town	1,082	14	3	10,514	4,541	1,270	3,116	274	20,814
Coloma village	187	52	15	14	15	-	-	-	283
Coloma town	3,015	36	14	6,425	2,737	897	2,706	43	15,873
Dakota town	2,136	206	-	6,762	3,295	1,799	2,415	87	16,700
Deerfield town	3,578	10	4	9,986	740	893	2,124	139	17,474
Hancock village	207	27	0	0	0	0	96	0	330
Hancock town	1,027	155	15	10,087	1,565	965	2,617	60	16,491
Leon town	2,605	39	-	6,747	3,683	1,306	5,460	81	19,921
Lohrville village	301	24	2	22	158	4	54	-	565
Marion town	3,632	169	4	6,049	2,295	1,219	4,105	44	17,517
Mount Morris town	2,346	41	2	4,550	3,528	1,311	4,707	67	16,552
Oasis town	486	41	-	16,008	1,046	1,234	1,696	113	20,624
Plainfield village	114	31	-	139	59	14	19	7	383
Plainfield town	1,081	158	5	13,073	1,926	1,287	2,132	84	19,746
Poysippi town	569	24	1	8,321	4,826	906	1,411	180	16,238
Redgranite village	356	40	18	473	-	-	-	1	888
Richford town	2,467	212	17	6,047	2,836	1,619	3,112	98	16,408
Rose town	2,042	312	36	5,196	3,965	1,051	4,952	35	17,589
Saxeville town	2,982	28	-	7,425	3,929	1,415	2,998	182	18,959
Springwater town	2,132	347	-	4,768	1,889	964	5,350	50	15,500
Warren town	788	41	10	7,696	6,387	1,447	2,695	179	19,243
Wautoma city	-	-	26	26	59	-	-	-	111
Wautoma town	2,600	248	9	6,225	3,016	1,152	3,966	124	17,340
Wild Rose village	252	126	9	21	-	-	-	-	408
Waushara County	37,142	2,470	244	145,946	60,065	21,622	58,123	2,026	327,638

Source: WI DOR Final Statement of Assessment Report

Table G-9. Town of Aurora - Historic Land Prices, 1980 to 2005

Real Estate Class	No. of Acres (Land)	Equalized Value (\$)	\$/Acre
1980			
Residential	186	1,080,100	5,807
Commercial	46	238,800	5,191
Manufacturing	0	0	0
Agricultural	14,898	10,235,400	687
Swamp & Waste	5,681	885,700	156
Forest	944	1,064,800	1,128
Total	21,755	13,504,800	621
1990			
Residential	406	1,110,655	2,736
Commercial	41	192,300	4,690
Manufacturing	0	0	0
Agricultural	13,110	7,224,905	551
Swamp & Waste	6,981	1,483,805	213
Forest	1,335	403,175	302
Total	21,873	10,414,840	476
2000			
Residential	711	2,346,600	3,300
Commercial	72	488,500	6,785
Manufacturing	0	0	0
Agricultural	9,604	3,455,600	360
Undeveloped	7,554	6,142,000	813
Forest	3,487	4,221,600	1,211
Other	121	843,600	6,972
Total	21,549	17,497,900	812
2005			
Residential	1,043	7,179,700	6,884
Commercial	66	543,100	8,229
Manufacturing	23	70,800	3,078
Agricultural	9,355	1,526,900	163
Undeveloped	7,553	3,737,300	495
Forest	3,261	4,933,400	1,513
Other	178	1,219,800	6,853
Total	21,479	19,211,000	894

Source: 1980 Statistical Report of Property Valules, WI DOR

WI DOR Final Statement of Assessment and/or Statement  
of Equalized Assessment for 1990, 2000 and 2005.

Table G-10. Town of Bloomfield - Historic Land Prices, 1980 to 2005

Real Estate Class	No. of Acres (Land)	Equalized Value (\$)	\$/Acre
1980			
Residential	264	1,766,300	6,691
Commercial	10	81,600	8,160
Manufacturing	3	8,200	2,733
Agricultural	17,321	9,101,900	525
Swamp & Waste	0	418,300	NA
Forest	4,990	1,866,400	374
Total	22,588	13,242,700	586
1990			
Residential	607	1,709,700	2,817
Commercial	5	68,700	13,740
Manufacturing	4	8,500	2,125
Agricultural	12,853	7,402,900	576
Swamp & Waste	3,197	322,700	101
Forest	5,727	2,303,700	402
Total	22,393	11,816,200	528
2000			
Residential	995	5,498,000	5,526
Commercial	7	163,600	23,371
Manufacturing	3	15,000	0
Agricultural	11,582	4,701,400	406
Undeveloped	3,297	1,945,200	590
Forest	4,796	5,122,900	1,068
Other	338	1,403,000	4,151
Total	21,018	18,849,100	897
2005			
Residential	1,082	9,186,900	8,491
Commercial	14	389,300	27,807
Manufacturing	3	15,000	5,000
Agricultural	10,514	1,575,400	150
Undeveloped	4,541	2,972,500	655
Forest	4,386	7,156,700	1,632
Other	274	1,863,200	6,800
Total	20,814	23,159,000	1,113

Source: 1980 Statistical Report of Property Values, WI DOR

WI DOR Final Statement of Assessment and/or Statement  
of Equalized Assessment for 1990, 2000 and 2005.

**TOWN OF WEYAUWEGA  
OFFICIAL PRIMARY NONPARTISAN OFFICE  
FEBRUARY 20, 2007**

**PLACE: WEYAUWEGA-FREMONT SCHOOL DISTRICT  
MAIN STREET LOCATION**

**POLLS OPEN: 7:00 AM - 8:00 PM**

**PUBLIC TESTING OF THE ELECTRONIC VOTING EQUIPMENT  
WEDNESDAY, FEBRUARY 14 AT 7:00 PM AT E6311 KRUSE LANE.**

**THESE POLLS ARE HANDICAP ACCESSIBLE**

**WNAXLP**

**TOWN OF BLOOMFIELD  
NOTICE OF PUBLIC HEARING  
COMPREHENSIVE PLAN**

**PLEASE TAKE NOTICE THAT** the Planning Commission and the Bloomfield Town Board will hold a public hearing on the proposed adoption of the **TOWN OF BLOOMFIELD 20-YEAR COMPREHENSIVE PLAN**. The public hearing will be held on Tuesday, March 20, 2007, at 7:00 pm at the Tustin Volunteer Fire Department located at N5115 Center Street in Tustin. The Bloomfield Town Board will take action following the public hearing on the proposed adoption of the **TOWN OF BLOOMFIELD 20-YEAR COMPREHENSIVE PLAN** at the Town Board meeting on Tuesday, April 10, 2007.

The Comprehensive Plan is a statement of public policy concerning the conservation and development of the Town. The plan provides a guide to where future growth and development should occur within and around the town over the next 20 years. When the town makes future decisions concerning land use development, the plan will be consulted. The plan inventoried and analyzed the town's physical setting, natural features, land use, population figures, economics, housing stock, transportation and community facilities. Using these inventories and the plan's goals and objectives, the town developed a preferred land use plan for the Town of Bloomfield.

The Town of Bloomfield Plan Commission, together with the East Central Wisconsin Regional Planning Commission, worked to develop the **TOWN OF BLOOMFIELD 20-YEAR COMPREHENSIVE PLAN** within a 3-year timeframe. If anyone would like additional information regarding the proposed comprehensive plan, please contact Kathy Thunes at East Central Wisconsin Regional Planning Commission, at (920) 751-4770.

Copies of the proposed **TOWN OF BLOOMFIELD 20-YEAR COMPREHENSIVE PLAN** are available for review at the following locations after February 20, 2007:

Neuschafer Community Library, 317 Wolf River Drive in Fremont.

Poy Sippi Library, W2251 Commercial Street in Poy Sippi.

University of Wisconsin Extension Offices (Room 24) at the Waushara County Courthouse, 209 S. St. Marie Street in Wautoma.

East Central Wisconsin Regional Planning Commission, 132 Main Street in Menasha.

**If special arrangements are necessary to accommodate individuals with disabilities, please contact Jean Smith (920) 446-3368 at least 2 days prior to the public hearing.**

**WNAXLP**

PLEASE SIGN IN

TOWN OF BLOOMFIELD  
COMPREHENSIVE PLAN 2025  
PUBLIC HEARING

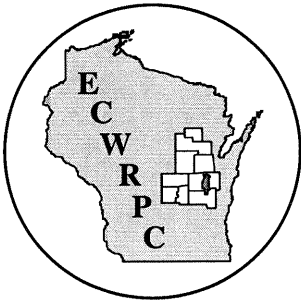
March 20, 2007

NAME

Please Print

ADDRESS/CITY/STATE/ZIP CODE

Jean Smith	N 5382 36th Dr.	Fremont	54940
Connie Joffe	W 149 14th H	Tustin	
Gary Koepf	7221 Co Rd H	Fremont	54940
Clara Koepf	7221 Co Rd H	Fremont	54940
Donna Schryer	W 285 Oak St	Fremont	54940
Judy Rethyell	W 309 City Rd H	Fremont	54940
Sherry Behm	N 6535 36th Ave	Fremont	54940
BILL FISCHER	8812 ARROWHEAD LN.	"	"
TOM TAVERNA	N 5113 PARK ST	FREMONT	54940
Jordan Wolf	N 6131 35th CT	Fremont	54940
Scott Wolf	W 713 HHI	FREMONT	54940
Jack PribeK	2608 Mainme	Two Rivers	
BOB LARD	N 6555 37th Ave	Fremont	
Pat Scaggg	W 18605 Rd H	Tustin	
CHERYL Tavernier	N 5113 Parkstr	Tustin	
MARK STUEBS	N 7138 36th AVE	WEYANWEGA	54983
Delmar Behm	W 1731 City H H	FREMONT	W



## **EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION**

132 Main Street Menasha Wisconsin 54952-3100 (920) 751-4770 Fax (920) 751-4771  
Website: [www.eastcentralrpc.org](http://www.eastcentralrpc.org) Email: [staff@eastcentralrpc.org](mailto:staff@eastcentralrpc.org)

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*An Economic Development District and Metropolitan Planning Organization  
Serving the East Central Wisconsin Region for over 30 years*

# **MEETING NOTICE**

## **BLOOMFIELD SMART GROWTH PLANNING COMMITTEE**

DATE: Wednesday, January 17, 2007  
TIME: 7:00 PM  
PLACE: Aurora Town Hall

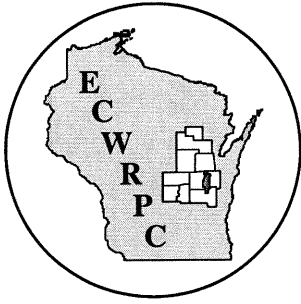
### **AGENDA**

1. Present Bloomfield Future Land Use Plan to other Group F Communities
2. Presentations of Poy Sippi and Aurora Future Land Use Plans
3. Discussion of potential conflicts and similarities among three land use plans
4. Other Business

*Note: If time does not permit us to complete the agenda as shown, remaining items will be carried over.*

This meeting will serve as the final required public informational meeting of the comprehensive planning process. If you have not attended one of the three previous meetings, please do so on January 17. Since the towns of Aurora and Poy Sippi will be holding their monthly meetings after this event, this meeting should only last about 1 hour. The Aurora Town Hall is located on the south side of STH 21 directly under the cell phone tower approximately 5/8 miles west of the STH 21-STH 49 intersection.

Jon Motquin



## **EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION**

132 Main Street Menasha Wisconsin 54952-3100 (920) 751-4770 Fax (920) 751-4771  
Website: [www.eastcentralrpc.org](http://www.eastcentralrpc.org) Email: [staff@eastcentralrpc.org](mailto:staff@eastcentralrpc.org)

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# **MEETING NOTICE**

## **BLOOMFIELD SMART GROWTH PLANNING COMMITTEE**

DATE: Tuesday, December 12, 2006  
TIME: 7:00 PM  
PLACE: West Bloomfield Fire Department

### **AGENDA**

1. Discussion of Implementation Element
2. Discussion of implementation tables
3. Other business

*Note: If time does not permit us to complete the agenda as shown, remaining items will be carried over.*

Please mark January 17, 2007, on your calendars. We will be having a joint meeting with the towns of Aurora and Poy Sippi to discuss the Future Land Use maps of all three towns (Aurora Town Hall, 7:00 P.M.). This will also serve as an informational meeting as required by your public participation plan; as such, it will be publicized in local papers. Please invite your friends and neighbors to both meetings. This meeting should last only one hour.

Jon Motquin



*Bloomfield to Hold Public Comprehensive Planning Informational Meetings*

The Town of Bloomfield will be holding a public informational meeting discussing the *Town of Bloomfield Comprehensive Plan* on Wednesday, November 8 at the West Bloomfield Fire Department. Bloomfield residents, property owners, neighboring community members, and interested citizens are invited to receive a progress report of the planning process to date.

A committee of Bloomfield residents has been actively preparing the plan since early 2005. Public input on the overall goals, objectives, and strategies contained within the plan are welcomed. Copies of the draft comprehensive plans will be available for review in early January.

Jon Motquin, Associate Planner, East Central Wisconsin Regional Planning Commission  
Jean Smith, Town Clerk, Town of Bloomfield

### *Bloomfield to Present Preliminary Plan*

The Town of Bloomfield will present its preliminary comprehensive plan from 5:30 P.M. to 7:30 P.M. Tuesday, October 24. An open house will be held at Pier 13, W213 County Road H, in Tustin. A second meeting will be held at 6:30 P.M. Tuesday, November 14, immediately before the town board meeting at the Tustin Fire Department. Public participation is vital as the town is nearing the end of the planning process.

All landowners are encouraged to attend and offer comments on the Future Land Use Map. The town has indicated preferred locations for the following development types: single family residential, mixed-use commercial-residential, resource protection, and small scale industrial.

Bloomfield's plan covers the nine elements required by Wisconsin Statutes. Later, implementation tools will be developed to carry out the goals and objectives of the plan. The Future Land Use Map will be available for interested citizens to pick up at the information meetings and the Tustin and West Bloomfield Fire Departments starting October 25, 2006. The final draft version of the plan will be available for public review in early 2007.

# Original Members of the

3/21/05

## TOWN OF BLOOMFIELD COMPREHENSIVE PLANNING COMMITTEE

Charles Brewer  
N5654 State Road 49  
Weyauwega, WI 54983

Delmar Behm  
W1731 County Road HH  
Fremont, WI 54940

Eric Erickson  
W739 35th Court  
Fremont, WI 54940

Werner Handrich  
N6661 31st Drive  
Weyauwega, WI 54983

Byyan Handschke  
W1742 Aspen Avenue  
Pine River, WI 54965

LaVonne Handrich  
W1737 Alp Avenue  
Fremont, WI 54940

Tom Hartzke  
N5801 St. Road 49  
Weyauwega, WI 54983

Tim Kempf  
W143 CTH HH  
Fremont, WI 54940

Bruce Lind  
W505 Aspen Avenue  
Fremont, WI 54940

Steve Loehrke  
W1638 Aniwa Road  
Weyauwega, WI 54983

Steve Mielke  
N5334 CTH J  
Fremont, WI 54940

Laverne Robbert  
N6567 31st Avenue  
Pine River, WI 54965

Arden Schmoldt  
W626 Schmoldt Lane  
Weyauwega, WI 54983

Jean Smith  
N5382 36th Drive  
Fremont, WI 54940

Anna Schmidt  
W285 Oak Street  
Fremont, WI 54940

Mark Stuebs  
N7138 36th Avenue  
Weyauwega, WI 54983

Ruth Sawall  
W740 35th Court  
Fremont, WI 54940

Donald/Gwenn Tanvas  
W710 CTH H  
Fremont, WI 54940

Cheryl Tavernia  
N5113 Park  
Fremont, WI 54940

Steve Timm  
N6210 31st Court  
Pine River, WI 54965

Jody Voigtlander  
N6533 State Road 49  
Weyauwega, WI 54983

David Winter  
W639 Apache Court  
Fremont, WI 54940

Phil Patenaude  
N6882 31st Drive  
Weyauwega, WI 54983

Jack Prebeck  
2608 Monroe Street  
Two Rivers, WI 54241

Scott Wolf  
W713 CTH HH  
Fremont, WI 54940

Gerald Retzlaff  
W309 CTH H  
Fremont, WI 54940

Bill Kuckkahn  
W1924 CTY A  
Weyauwega, WI 54983

**PROPOSED RESOLUTION NO. 1**  
**TOWN OF BLOOMFIELD**  
**WAUSHARA COUNTY, WISCONSIN**

**RECOMMENDING THE ADOPTION OF THE TOWN OF BLOOMFIELD  
COMPREHENSIVE PLAN 2025, BY THE TOWN BOARD OF THE TOWN OF  
BLOOMFIELD**

**WHEREAS, pursuant to sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Bloomfield is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)a and 66.1001(2) of the Wisconsin Statutes for the general purpose of guiding and accomplishing coordinated and harmonious development of the Town;**

**WHEREAS, the Comprehensive Plan has been prepared by the East Central Wisconsin Regional Planning Commission to include proposals, programs, descriptions, maps and explanatory matter regarding natural resources, population, housing, economic development, transportation, land use, public facilities, outdoor recreation, and a Future Land Use Map for the 20 year planning period;**

**WHEREAS, The Plan Commission held a public meeting on the Comprehensive Plan at its meeting on March 20, 2007 to accept public comments on the plan;**

**NOW, THEREFORE, BE IT RESOLVED that the Plan Commission has reviewed the document and recommends to the Town Board of the Town of Bloomfield that the Town of Bloomfield Comprehensive Plan 2025, including all maps and supporting materials, with corrections and additions, and all elements of the document be adopted.**

**BE IT FURTHER RESOLVED, one copy of the adopted comprehensive plan shall be sent to all of the following: every governmental body that is located in whole or in part within the boundaries of the town; the clerk of every local governmental unit that is adjacent to the town; the Wisconsin Land Council; the Wisconsin Department of Administration; the Poy Sippi Public Library, and the Neuschafer Community Library.**

**Passed and adopted on this 10<sup>TH</sup> day of APRIL, 2007.**

Mark Stuebs  
Plan Commission Chairperson

April 10, 2007  
Date

4 Approved 0 Veto  
Attest: [Signature]  
Plan Commission member

[Signature]  
Plan Commission member

[Signature]  
Plan Commission member

\_\_\_\_\_  
Plan Commission member

\_\_\_\_\_  
Plan Commission member

Ordinance No. 1

AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN OF THE  
TOWN OF BLOOMFIELD, WISCONSIN  
PURSUANT TO WISCONSIN STATUTES § 66.1001

WHERE AS in September of 2004, the Town Board for the Town of Bloomfield approved a contract with the East Central Regional Planning Commission to prepare a Comprehensive Plan for the Town of Bloomfield under the guidelines of Wisconsin Statutes § 66.1001; and,

WHERE AS, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4) (a) of the Wisconsin Statutes which addressed provisions for a wide distribution of the proposed elements of the Comprehensive Plan, and provided an opportunity for written comments to be received from the public and for the Town to respond to such comments; an,

WHERE AS, on April 10, 2007, the Town of Bloomfield Plan Commission recommended to the Town Board adoption of the Comprehensive Plan by resolution, which vote is recorded in the official minutes of the Plan Commission; and,

WHERE AS, the Bloomfield Town Board held a public hearing on March 20, 2007, which was preceded by a Class 1 Notice provided as described in Wisconsin Statutes Chapter 985, that was published at least 30 days before the hearing was held, and the notice included all of the following information:

1. The time, date, and location of the hearing;
2. A summary of the proposed Comprehensive Plan;
3. The name of the individual employed by the Town of Bloomfield who may provide additional information regarding the proposed ordinance;
4. Information relating to when and where the proposed Comprehensive Plan could be inspected before the hearing, and how a copy of the Plan could be obtained; and

WHERE AS, the Town Board of the Town of Bloomfield, having carefully reviewed the recommendation of the Town Plan Commission, having determined that all procedural requirements and notice have been satisfied, having given the matter due consideration, including consideration of the plan elements related to issues and opportunities; economic development; housing; transportation; utilities and community facilities; agricultural, natural, and cultural resources; land use; intergovernmental cooperation, and implementation, and having determined that the Comprehensive Plan will serve the general purposes of guiding and accomplishing a coordinated, adjusted, and harmonious development of the Town of Bloomfield which will, in accordance with existing and future needs, best promote the public health, safety, morals, order, convenience, prosperity, and the general welfare , as well as efficiency and economy in the process of development.

The town board of the Town of Bloomfield, Wisconsin, does ordain as follows:

SECTION 1. Pursuit to sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Bloomfield is authorized to adopt its Comprehensive Plan as defined in sections 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 2. The plan commission of the Town of Bloomfield, by a majority vote of the entire commission as recorded in its official minutes, has adopted a resolution recommending to the town board the amendment of the document entitled *Town of Bloomfield Comprehensive Plan 2025*, containing all of the elements of section 66.1001(2) of the Wisconsin Statutes.

SECTION 3. The Town Clerk is directed to file a copy of the Comprehensive Plan for the Town of Bloomfield with all of the following entities:

Every governmental body that is located in whole or in part within the boundaries of the Town of Bloomfield;

1. The Clerk of every local governmental unit that is adjacent to the Town of Bloomfield;
2. The Wisconsin Land Council;
3. The Wisconsin Department of Administration;
4. The East Central Wisconsin Regional Planning Commission;
5. The public libraries that serve the area in which the Town of Bloomfield is located
6. The Waushara County Zoning and Land Conservation Department

SECTION 4. SEVERABILITY. Several sections of this ordinance are declared to be severable. If any section or portion there of shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall only apply to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of the ordinance are hereby repealed as to those terms in conflict.

SECTION 5. The town board of the Town of Bloomfield, Wisconsin, does, by the enactment of this ordinance, formally amends the document entitled, "Town of Bloomfield Comprehensive Plan 2025", pursuant to section 66.1001(4)(c) of the Wisconsin Statutes with modifications recommended by the plan commission.

SECTION 6. This ordinance shall take effect upon passage by majority vote of the membership of the town board and the publication/posting as required by law.

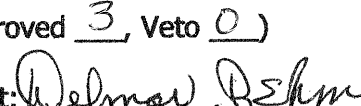
ADOPTED this 29th day of May, 2007.

  
David Winter, Chairman

5-29-07  
(Date)

(Approved 3, Veto 0)

Attest:

  
Delmar Behm, Supervisor

  
Jerry Retzlaff, Supervisor

  
Jean Smith, Clerk



Center for Land Use Education

# The Land Use Tracker

Volume 1, Issue 4  
Spring 2002

## IN THIS ISSUE:

### CASE LAW UPDATE

➔ [MORATORIA AND TAKINGS](#)

### GENERAL ARTICLES

➔ [MANAGING RURAL RESIDENTIAL DEVELOPMENT](#)

➔ [PUBLIC LANDS AND PROPERTY TAXES: WHAT IS THE RELATIONSHIP?](#)

➔ [LAND USE EDUCATION COURSE GROUP OFFERED THIS SUMMER AT UWSP](#)

➔ [CALENDAR OF EVENTS](#)

➔ [ARTICLE SUBMISSIONS](#)

➔ [OUR STAFF](#)

➔ [CONTACT US BY E-MAIL](#)



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## Managing Rural Residential Development

By Anna L. Haines, Ph.D.  
Assistant Professor, UW-Stevens Point  
and Extension Specialist, Center for Land Use Education

As many communities begin to prepare their comprehensive plans and consider the various elements required under the comprehensive planning law, the relationship between agricultural or open space preservation with housing can be both confusing and contentious. Especially for those communities that are experiencing growth pressure struggling to manage rural residential development along with other community concerns can be difficult. One primary goal of many communities is to balance residential development with agricultural needs, open space, and natural resources while trying to retain a sense of place. Several plan implementation tools are available that local governments can use including, but not limited to: Large minimum lot size, purchase of and transfer of development rights, overlay zones for shorelands, hillsides, and other environmentally sensitive areas, and conservation subdivisions.

This is the first of two articles addressing rural residential development. In this article, I provide a brief definition of each tool, how each tool works, potential benefits, limitations, and references. In the following article, we will provide a more in-depth look at one of these tools – conservation subdivisions.

### Which Tool is “Right” for Our Community?

Each community should decide on the types of tools they want to use. Recognize that your community can use these tools together – they are not mutually exclusive. It

is reasonable, for example, to have a purchase of development rights program in place along with overlay zones and a conservation subdivision ordinance. Below is a list of criteria to consider when choosing plan implementation tools:

- Does your community have an accepted plan that identifies rural residential development or at least sprawl as an issue?
- Does the plan specify goals and objectives that address how your community will contend with rural residential development?
- Will the tool accomplish any of your community's goals and objectives?
- Is the tool politically acceptable?
- Can the local government or some other organization administer the new tool given current personnel or is another position or committee necessary?
- Are there any enforcement issues the local government personnel would need to contend with?
- To be effective, would the same tool need to be used by adjoining communities and is a cooperative effort possible?

Answering the above questions will give you a better idea which tools are appropriate to use in your community. Avoid choosing to use any plan implementation tool before you have done your homework and understand how that tool works and the implications for administering and enforcing it.

### **Tools for Managing Rural Residential Development**

(See table below.)

#### **For Further Reading**

Daniels, Tom and Deborah Bowers. 1997. **Holding Our Ground: Protecting America's Farms and Farmland.** Washington, D.C.: Island Press.



Michigan State University Extension. "Better Designs for Development in Michigan."  
[www.msue.msu.edu/msue/aoe/landuse/landresource.html](http://www.msue.msu.edu/msue/aoe/landuse/landresource.html)

Minnesota Land Trust. 2000. "Preserving Minnesota Landscapes Through Creative Development: An Introduction." Conservation Design Portfolio.  
[www.mnland.org/cdp-sum1.pdf](http://www.mnland.org/cdp-sum1.pdf)

Minnesota Planning. 2000. "From policy to reality: model ordinances for sustainable development."  
<http://www.mnplan.state.mn.us/Report.html?Id=1927>

Natural Lands Trust, Inc. "Growing Greener: Putting Conservation into Local Codes."  
[www.natlands.org/planning/planning.html](http://www.natlands.org/planning/planning.html)

Ohm, Brian. 2000. "An Ordinance for a Conservation Subdivision." [www.wisc.edu/urpl/](http://www.wisc.edu/urpl/) to people to Brian Ohm to projects.

Ohm, Brian. 1999. **Guide to Community Planning in Wisconsin**. Madison, WI: University of Wisconsin.  
[www.wisc.edu/urpl/](http://www.wisc.edu/urpl/) to people to Brian Ohm to selected publications.

Schiffman, Irving. 1999. **Alternative Techniques for Managing Growth**. Berkeley, CA: Institute of Governmental Studies Press.

*All comments and suggestions are appreciated for those who reviewed this article.*

## Tools for Managing Rural Residential Development

Tool	Definition	How it Works	Potential Benefits	Limitations
Large minimum lot size	<p>A common type of agricultural zoning that says that a farm cannot be broken into parcels below a certain size for farming purposes.</p> <p>Daniels and Bowers 1997: 117.</p>	<p>Designate minimum lot size within an agricultural zone.</p> <p>Determined by legal and political acceptance balanced with effective land protection.</p> <p>Examples: some Oregon counties – 80-acre minimum;</p> <p>McHenry County, IL – 40-acre minimum; Pennsylvania – 50-acre minimum.</p>	<p>Can be changed over time as circumstances change.</p> <p>Keep farmland in large blocks to maintain economic viability.</p> <p>Easy to administer.</p>	<p>Can be ineffective if lot size is reduced to a size that makes farming impossible.</p>
Purchase of development rights	<p>A landowner agrees to sell the rights to develop his/her property to a local government, land trust or DNR. The development rights to a piece of property can be separated from the bundle of rights that go with the land. With the sale of that development right, a conservation easement is put into effect which restricts development in perpetuity. The value of the development right is determined by the difference between the market value and agricultural value of the farmland.</p>	<p>Local government or land trust must determine how to buy development rights, bonds, impact fees, additional levy on property are some possibilities.</p> <p>A local ordinance designates how funds are to be allocated and which agency will operate the program.</p> <p>The PDR agency drafts program regulations and guidelines and selects criteria for making decisions on appropriate land to preserve.</p> <p>The PDR agency solicits and receives applications and ranks them.</p> <p>An appraisal of the development rights is conducted by a independent appraiser.</p>	<p>Seller gets sale price and possibly property and estate tax reduction. Voluntary and permanent means of land use control. Avoids property rights outcry that zoning can elicit. Equitable method of containing sprawl, protecting valuable farmland and openspace. Property is retained on tax rolls and is privately owned and managed. Can separate funding and managing conservation easements from administration of program.</p>	<p>Substantial acquisition costs involved.</p> <p>Can result in scattered preservation if only some landowners participate.</p> <p>Property owners may not donate development rights if they know they can be paid.</p> <p>Can undermine the power of regulation by creating incentive-based expectations.</p> <p>A challenge to administer and find funds.</p>

## Tools for Managing Rural Residential Development (continued)

Transfer of development rights	<p>Similar to a PDR program in that the property owner agrees to separate his/her development rights from the bundle of rights that go with the land and a conservation easement is put into effect. Rather than the local government purchasing the development rights to a property, a TDR program transfer the "rights to develop" from one area to another. The property owner still sells his/her development rights, but those rights are bought by a developer. In turn, the developer can use those development rights to create a denser subdivision, for example.</p> <p>Daniels and Bowers 1997.</p>	<p>Must have a comprehensive plan in place.</p> <p>Transfer the "rights to develop" from one area – a "sending" or preservation area - to another – "receiving" or development area.</p> <p>The costs of purchasing the easements are recovered from developers who receive the building bonus.</p> <p>Buying development rights is similar to a PDR program, but more controlled than PDR.</p> <p>Designate sending and receiving areas. The components of a TDR program include a preservation zone, a growth area, a pool of development rights, and a procedure for transferring development rights.</p>	<p>Provides certainty about where development will happen</p> <p>Creates incentive for developers to buy development rights rather than the local government needing to find a source of funds to purchase them.</p> <p>Allows higher density (developer incentive) than zoning ordinance might allow.</p> <p>Creates a competitive market between sellers and buyers.</p>	<p>Lack of community willpower to designate a "receiving" area.</p> <p>Misconceptions about the concept of density and meaning of "higher" density.</p> <p>Program depends on a stable and predictable real estate environment.</p> <p>A consensus is necessary to place conservation easements on agricultural areas while allowing for an increase in development densities or "bonuses" in other areas.</p> <p>Can be a challenge to administer.</p>
Overlay zones	<p>A set of zoning requirements that is described in the ordinance text, is mapped, and is imposed in addition to those of the underlying district. It is a technique for imposing more restrictive standards for a certain area than those specified under basic zoning. Development within the overlay zone must conform to the requirements of both zones or the more restrictive of the two. It usually is employed to deal with special physical or cultural characteristics present in the underlying zone, such as flood plains, fragile environments, or historical areas.</p> <p>Schiffman 1999.</p>	<p>In Wisconsin a typical overlay zone is shoreland zoning. Shoreland zoning is overlaid onto usually already zoned areas, such as a residential zone around a lake.</p> <p>The ordinance must specify and map the area that is within the overlay zone.</p> <p>Other types of overlay zones include:</p> <p>Hazards overlay zones, such as floodplains;</p> <p>Hillside/slope overlay zones;</p> <p>Historic preservation overlay zones;</p> <p>Woodland protection overlay zones; and</p> <p>Groundwater overlay zones.</p>	<p>Communities can provide additional protection to environmentally sensitive areas without changing underlying zoning.</p> <p>Straightforward to administer.</p>	<p>Property owners, developers and other may not understand with which regulations they need to work.</p> <p>Like zoning, variances are possible and can dilute the power and usefulness of this type of zoning.</p>

## Tools for Managing Rural Residential Development (continued)

Conservation subdivisions	The purpose of a conservation subdivision is to protect natural resources while allowing for the maximum number of residences under current community zoning and subdivision regulations.	<p>Can be formalized within an ordinance.</p> <p>One of the more popular methods advocated by Randall Arendt is a four step process that identifies primary and secondary conservation areas, designs open space to protect them, arrange houses outside of those protected areas and finally lay out streets, lots and infrastructure.</p> <p>Minnesota Land Trust and University of Minnesota 2001.</p>	<p>Achieves a community goal of preserving openspace at the same density standard.</p> <p>None of the land is taken for public use unless the developer/owners want it to be.</p> <p>There are a variety of ownership choices: The original landowner, a farmer, for example, can retain ownership of up to 70% of the land and continue to work that land as a farm; and/or a homeowner's association, a local government, or a land trust can manage the property.</p> <p>If implemented under a plan and with conservation as the motivation, potential benefits include: "does not require public expenditure of funds; does not depend on landowner charity; does not involve complicated regulations for shifting rights to other parcels; does not depend upon the cooperation of two or more adjoining landowners to make it work.</p> <p>Better Designs for Development in Michigan</p>	<p>It is not a panacea.</p> <p>Conservation subdivision design should take place with a planning framework and conservation goals in place.</p> <p>These subdivisions should connect to a broader network of conservation areas, if not a community will have a chopped up landscape.</p> <p>Conservations subdivisions not attached to already developed areas and not connected to services result in poor land use practices.</p> <p>May not provide any affordable housing.</p>
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Center for Land Use Education

# The Land Use Tracker

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Summer 2002

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## An Innovative Tool for Managing Rural Residential Development: A Look at Conservation Subdivisions

by Anna Haines, Ph.D.

This is the second of two articles addressing rural residential development. The [previous article on rural residential development](#) provided a definition of four related management tools (large minimum lot size, purchase of and transfer of development rights, and conservation subdivisions), and explained briefly how each tool worked, its potential benefits and limitations, and provided a list of references. In this article, I will provide a more in-depth look at conservation subdivisions.

The comprehensive planning law (or "Smart Growth" law) specifies nine elements that must be in the comprehensive plan. Among them is the implementation element that needs to outline the types of plan implementation tools a community will use to implement its plan. One primary goal of many communities is to balance residential development with agricultural needs, open space, and natural resources while trying to retain a sense of place. This kind of goal can make an important link between the housing, and agriculture, cultural and natural resources element of the comprehensive plan.

Consideration of the goals and objectives within the comprehensive plan is necessary as the community considers the types of tools it will use to achieve its plan. One potentially useful tool to achieve the above goal is to describe conservation subdivisions as a *floating* zoning district or a conditional use in residential districts in the local zoning or land division code.

A model conservation subdivision ordinance was prepared by UW Extension. Local governments are not required to adopt this ordinance (see Ohm 2000), but may find it useful in crafting their own conservation subdivision ordinance.

### Conservation Subdivisions: A Definition

Conservation subdivisions are characterized by common open space and clustered compact lots. The purpose of a conservation subdivision is to protect farmland and/or natural resources while allowing for the maximum number of residences under current community zoning and subdivision regulations. In

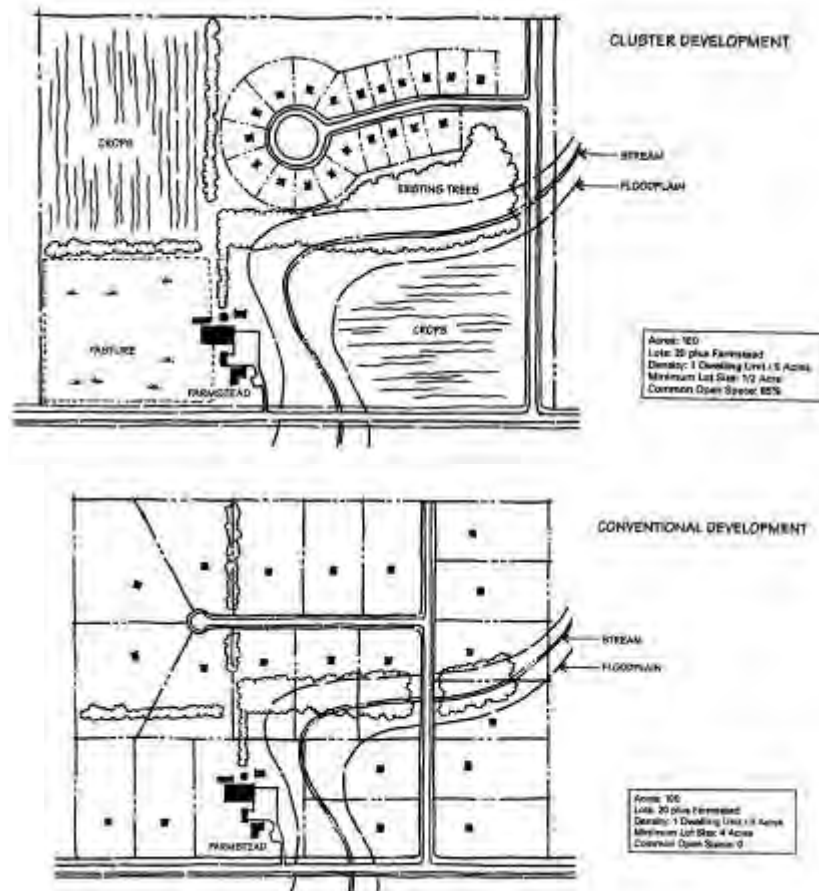
some cases a greater density (density bonus) may be offered in the local ordinance to encourage this approach to residential development planning. Generally, this tool is used for parcels 40 acres or larger.

### Development Density

One interesting feature of conservation subdivisions is that they are density neutral (except where a density bonus is offered). What does density neutral mean? Many people assume that a conservation subdivision automatically implies a reduction in the number of lots allowed on a parcel of land. Actually, the same numbers of lots are built in a conservation subdivision as would be built in a conventional subdivision. Thus, a conservation subdivision maintains the same level of density as a conventional subdivision. Conventional lot-by-lot subdivisions spread development evenly throughout a parcel without consideration to environmental or cultural features (Ohm 2000).

The primary difference between conservation subdivisions and conventional ones involves the location of the homes on one part of the parcel, i.e., the homes are clustered. Other changes involve management and ownership of the land that has been left for preservation.

Figure 1: Conservation vs. Conventional Subdivision Layout



Source: SEWRPC. 2002. "Model Zoning Ordinance For Rural Cluster Development"  
[www.sewrpc.org/modelordinances/default.htm](http://www.sewrpc.org/modelordinances/default.htm)

### **Open Space Design, Use and Ownership Options**

Conservation subdivision ordinances generally require permanent dedication of 40% or more of the total development parcel as open space. Open space design requirements often include contiguity and connection to other open space or conservation areas. Open space uses may include agriculture, forestry or outdoor recreation and in some cases has included use for waste water disposal or sports facilities in urbanizing areas. There are a variety of ownership choices for the open space (individual residential lots are owned as in conventional subdivisions): The original landowner can retain ownership of the land and continue to use it as a farm, for example (usually agricultural use is limited; a confined animal feed lot is an inappropriate use, while a vegetable farm is appropriate); a homeowner's association could manage it, it can be held as individual outlots for each of the building lots, or a local government or a land trust can manage the property for conservation purposes or outdoor recreation.

### **Consolidated infrastructure and reduced development costs**

Clustering homes reduces the amount of infrastructure. For example, the linear miles of road are reduced; thus, the associated costs of construction, operations and maintenance are also reduced. As well it is possible to share wells and septic systems in these clustered developments. However, placement of wells and septic systems must be carefully designed to prevent unwanted uptake of wastewater into private wells.

### **Marketing amenities**

Conservation subdivisions are desirable from a developer/realtor perspective. They appeal to potential homeowners who want easy access to open space for the views and/or for a range of outdoor activities, i.e., a "golf course" development without the golf course.

### **How it works**

One of the more popular methods is advocated by Randall Arendt who has outlined a four step process. The process begins with the community identifying the cultural and natural resources that are valued on a specific parcel earmarked for development. This communication results in (i) identifying primary and secondary conservation areas, (ii) designing open space to protect them, (iii) arranging houses outside of those protected areas, and (iv) finally laying out streets, lots and infrastructure. Often between 40% to 80% of the site is permanently set aside for open space (Ardt 1992, Minnesota Land Trust 2000, Natural Lands Trust).

### **Potential Benefits**

Conservation development or subdivisions **potentially** can benefit a community in a variety of ways:

- Achieves a community goal of preserving open space at the same density standard as is outlined in current ordinances.
- Establishes an open space network, if done within the context of a comprehensive plan and these types of developments/subdivisions are purposefully linked together. Continuous open space (farmland, forest or other natural resources) allows for greater benefits for the environment, i.e., habitat preservation for wildlife, and for a local economy if

dependent on agriculture and/or tourism. This open space network also can extend and join recreational trails.

- None of the land is taken for public use unless the developer/owners want it to be.
- Does not require public expenditure of funds.
- Does not depend on landowner charity.
- Does not involve complicated regulations for shifting rights to other parcels.
- Does not depend upon the cooperation of two or more adjoining landowners to make it work.
- Provides a quality residential and recreational environment.

Source: Better Designs for Development in Michigan and Minnesota Land Trust and University of Minnesota 2001.

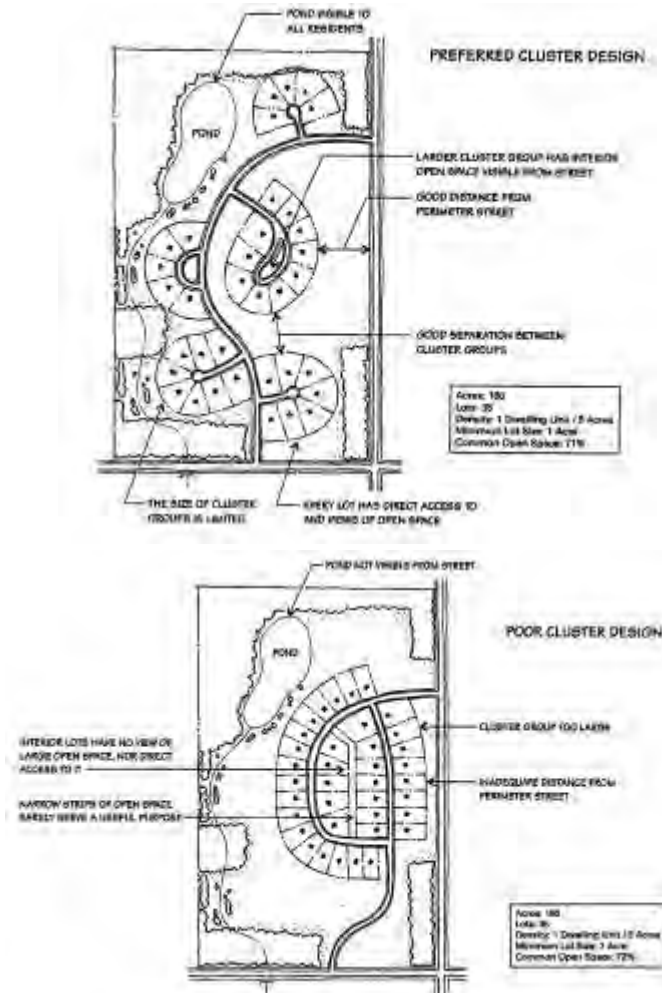
### **Limitations**

While conservation subdivisions can achieve a variety of benefits, there are a number of limitations to consider:

- Conservation subdivisions are not a panacea. Used alone they cannot fully accomplish goals related to establishing and preserving open space or managing residential development.
- These subdivisions should connect to a broader network of conservation areas, if not a community will have a chopped up landscape.
- Conservation subdivisions not attached to already developed areas and not connected to services can result in poor land use practices.
- If one goal of your community is to create affordable housing, conservation subdivisions may not provide this housing option. Many conservation subdivisions are expensive, and are marketed to “high end consumers.” On the other hand, there is no reason why these types of subdivisions cannot include more affordable housing.
- If a goal of the community is to promote development that is less dependent on the automobile, conservation subdivisions may not help.
- Technical assistance is important. Poorly designed conservation subdivisions may not achieve open space goals of the community.

Figure 2: Good vs. Poor Cluster Design





Source: SEWRPC. 2002. "Model Zoning Ordinance For Rural Cluster Development"  
[www.sewrpc.org/modelordinances/default.htm](http://www.sewrpc.org/modelordinances/default.htm)

### Guidelines for conservation subdivision development and design:

- Conservation design is not a panacea
- Setting goals in the community's planning framework is critical.
- It is important to have good resource information
- Think big and plan for a large open space network
- Ordinances should create incentives and reduce barriers
- Open space should be diligently designed, not just set aside
- Water quality and quantity is paramount
- The management of the protected areas is critical
- Conservation development must be profitable
- Many of the barriers to change are not technical, but institutional

Source: Minnesota Land Trust, 2000.

### Is This Tool "Right" for Our Community?

Each community should decide on the types of land management tools they

want to use. Recognize that your community should choose a number of tools rather than rely on one exclusively. The reason to choose a group of tools is to bring strength where one tool is weak and to send consistent signals to the development community and property owners regarding appropriate and planned uses for particular parcels. It is reasonable, for example, to have a purchase of development rights program in place along with overlay zones and a conservation subdivision ordinance. Below is a list of criteria to consider when choosing plan implementation tools, including conservation subdivisions:

- Does your community have an accepted plan that identifies rural residential development, open space, or sprawl as an issue?
- Does the plan specify goals and objectives that address how your community will contend with rural residential development?
- Will the tool accomplish any of your community's goals and objectives?

Is the tool politically acceptable?

Can the local government or some other organization administer the new tool given current personnel or is another position or committee necessary?

Are there any enforcement issues local government personnel would need to contend with?

To be effective, would the same tool need to be used by adjoining communities and/or is a cooperative effort possible?

Answering the above questions will give you a better idea which tools are appropriate to use in your community. Avoid choosing any plan implementation tool before you have done your homework. Understand how that tool works and the implications for administering and enforcing it.

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## **Resources**

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Ohm, Brian. 2000. "An Ordinance for a Conservation Subdivision." [www.wisc.edu/urpl/people/ohm/projects/consub.pdf](http://www.wisc.edu/urpl/people/ohm/projects/consub.pdf)

SEWRPC. 2002. "Model Zoning Ordinance For Rural Cluster Development" [www.sewrpc.org/modelordinances/default.htm](http://www.sewrpc.org/modelordinances/default.htm)

Wisconsin Department of Natural Resources. "Position on 'Cluster Development.'" [www.dnr.state.wi.us/org/es/science/landuse/tools/index.htm](http://www.dnr.state.wi.us/org/es/science/landuse/tools/index.htm)

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Alicia Acken contributed to an earlier draft of this article. DNR's Land Use Team, Michael Dresen, Gary Korb, Lynn Markham and Brian Ohm reviewed this article for form and content. Any errors, mistakes and omissions remain the responsibility of the author.

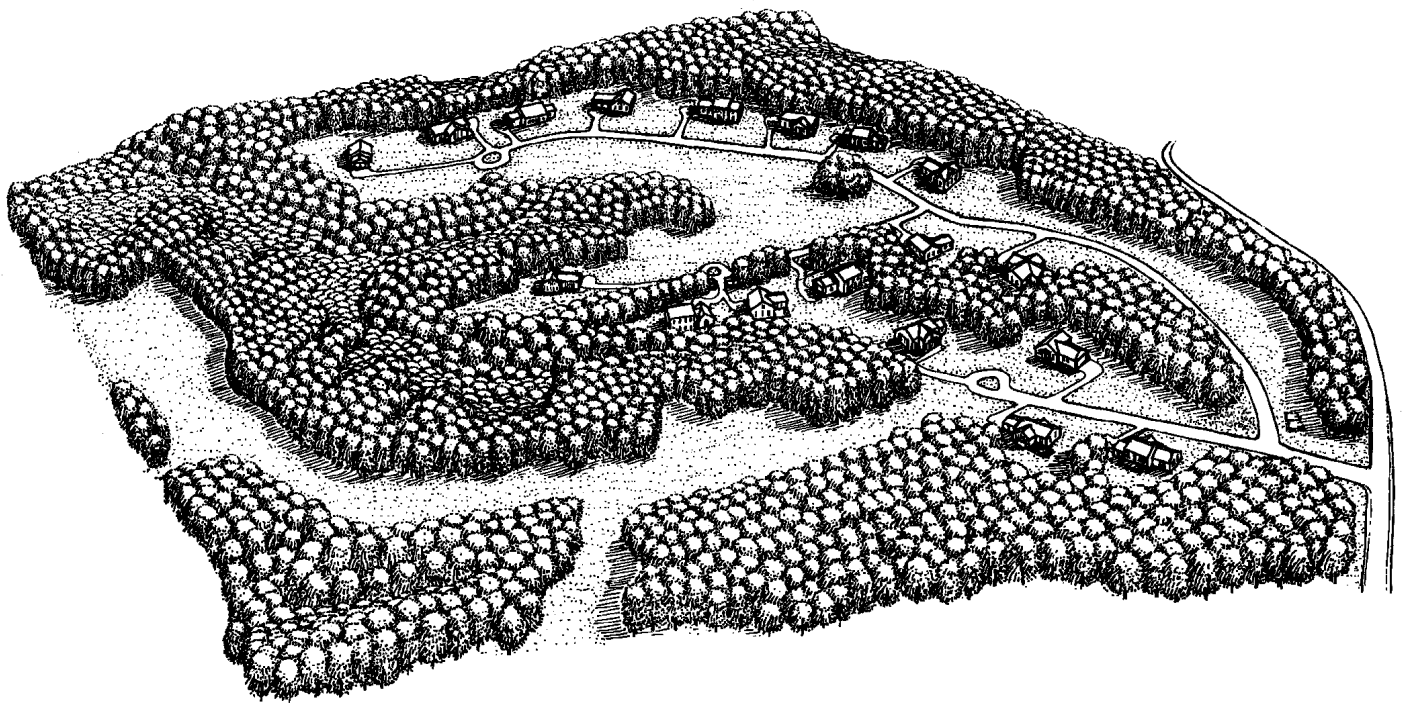
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# BETTER DESIGNS FOR DEVELOPMENT IN MICHIGAN

PUTTING CONSERVATION INTO LOCAL LAND USE REGULATIONS



**L**ocal communities can take control of their destinies so that conservation goals will be achieved simultaneously with development objectives, in a manner that is fair to all parties concerned. This “bird’s-eye” perspective shows a new way of designing residential developments which differ dramatically from the current land consumptive approach typical of most Michigan communities. In the subdivision shown above, the developer can build the maximum number of homes permitted under the community’s zon-

ing, while at the same time permanently protecting over half of the property, adding it to an interconnected network of conservation lands. The property illustrated above has been used elsewhere in this booklet to demonstrate the principles of “conservation planning/design.” If you would prefer to see new development create more livable communities and in the process conserve irreplaceable natural resources such as prime farmlands, forest land and wildlife habitat, this approach may be right for your community.

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# THE CONSERVATION PLANNING/DESIGN CONCEPT

**E**ach time a property is developed (especially for residential purposes), an opportunity exists for adding land to a community-wide network of conservation lands. Although such opportunities are seldom taken in most communities, this situation could be reversed fairly easily by making several small but significant changes to a community's land use plan and regulations

Simply stated, Conservation Planning/Design rearranges the development on each parcel as it is

being planned so that only half (or less) of the buildable land is consumed by lots and streets. Without controversial "down zoning," the same number of lots can be developed, but in a less land consumptive manner, allowing the balance of the property to be permanently protected and added to an interconnected network of conservation lands. This "density neutral" approach provides a fair and equitable way to balance conservation and development objectives.

## FOUR KEY CONSERVATION TOOLS

Experience around the country has shown communities which are likely to be successful at conserving significant amounts of land on an on-going basis incorporate the following techniques into their community planning:

### **1** *Envisioning the Future: Performing "Community Audits"*

Successful communities have a realistic understanding of their future. The audit projects past and current development trends into the future so that officials and residents may easily see the long-term results of continuing with current land use regulations. Communities use this knowledge to periodically review and adjust their goals and strategies for conservation and development.


### **2** *Identifying Networks of Conservation Lands*

Successful communities have a good understanding of their important natural, scenic and historic resources. They establish reasonable goals for conservation and development that reflect their special resources, existing land use patterns and anticipated growth. Their Land Use Plans document these resources, goals and policies. The plan contains language about the kinds of ordinance updating and conservation programs necessary for those goals to be realized. A key part of the Land Use plan is a Map of Potential Conservation Lands that is intended to identify the location of potential conservation lands in each development as it is being laid out.

### **3** *Conservation Zoning: A "Menu of Choices"*

Successful communities have legally defensible, well-written zoning regulations that meet their "fair share" of future growth and provide for a logical balance between community goals and private landowner interests. They incorporate resource suitabilities, flexibility, and incentives to require the inclusion of permanent conservation lands into new development. The four zoning options summarized in this publication, and described in detail in the Better Designs for Development manual, respect the property rights of landowners and developers without unduly impacting the remaining natural areas that make our communities such special places in which to live, work and recreate.

### **4** *Conservation Design: A Four Step Process*

Successful communities recognize that both design standards and the design process play an important part in conserving a community's natural and scenic resources. Such communities adopt land use regulations which require site planning while identifying the special features of each property, and introduce a simple methodology showing how to lay out new development, so that the majority of those special features will be permanently protected in designated conservation areas or preserves. To a considerable extent, these areas can be pre-identified in the Land Use Plans' Map of Potential Conservation Lands so that as each area is developed it will form an integral part of a community-wide network of protected conservation lands, as noted above. 

# ENVISIONING THE FUTURE

## PERFORMING "COMMUNITY AUDITS"

The future that faces most communities in Michigan under current zoning practices is the systematic conversion of every unprotected acre of buildable land into developed uses. Most local ordinances allow, encourage and in many cases mandate standardized layouts of "wall-to-wall lots." Over a period of time this process produces a broader pattern of "wall-to-wall sprawl" (see Figure 1). The "community audit" visioning process helps local officials and residents see the ultimate result of continuing to implement current land-use policies. The process helps start discussions about how current trends can be modified so that a more desirable future is ensured.

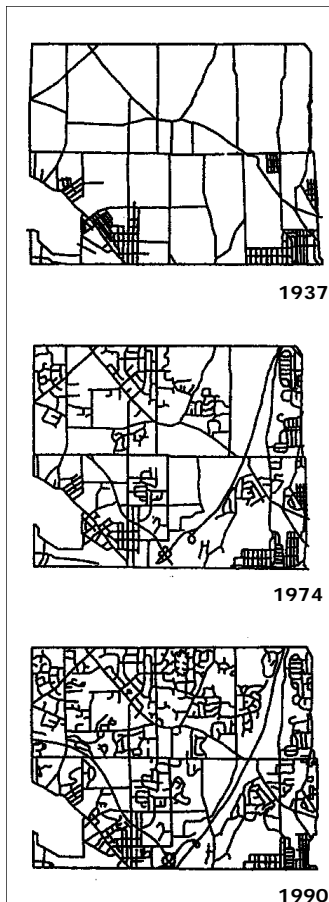


Figure 1 The pattern of "wall-to-wall subdivisions" that evolves over time with zoning and subdivision ordinances which require developers to provide nothing more than houselots and streets.

No community active plans to become a bland expanse of suburban-type "sprawl." However, most zoning codes program exactly this outcome. Communities can perform audits to see the future before it happens, so that they will be able to judge whether a mid-course correction is needed. A community audit entails:

### *Numerical Analysis*

The first step involves a numerical analysis of growth projections, both in terms of the number of dwelling units and the number of acres that will probably be converted into houselots and streets under present codes.

### *Written Evaluation*

The second step consists of a written evaluation of the land-use regulations that are currently on the books, identifying their strengths and weaknesses and offering constructive recommendations about how they can incorporate the conservation techniques described in this booklet. It should also include a realistic appraisal of the extent to which private conservation efforts are likely to succeed in protecting lands from development through various non-regulatory approaches such as purchases or donations of conservation easements or fee title interests.

### *"Build-Out" Maps*

The third step entails mapping future development patterns on a map of the entire community (see Figure 2). Alternatively, the "build-out map" could focus only on selected areas in the community where development is of the greatest immediate interest, perhaps due to the presence of special features identified in the Land Use Plan or vulnerability due to development pressures.



Figure 2 A matching pair of graphics, taken from an actual "build-out map," showing existing conditions (mostly undeveloped land) contrasted with the potential development pattern of "checkerboard suburbia" created through conventional zoning and subdivision regulations.

The following parts of this booklet describe practical ways in which communities can take control of their destinies so that conservation goals will be achieved simultaneously with development objectives, in a manner that is fair to all parties concerned.

# IDENTIFYING NETWORKS OF CONSERVATION LANDS

Although many communities in Michigan have adopted Land Use Plans which outline the need to protect their natural, aesthetic and historic resources, very few have taken the next logical step of identifying these areas and creating a Map of Potential Conservation Lands

Such a map is the first step for any community interested in conserving natural and aesthetic resources in an interconnected network. The Map of Potential Conservation Lands serves as the tool which guides decisions regarding which land to protect in order for the network to eventually take form and have substance.

A Map of Potential Conservation Lands usually starts with information contained in the community's existing planning documents. The next task is to identify two kinds of resource areas. Primary Conservation Areas comprise only the most severely constrained lands, where development is typically restricted under current codes and laws (such as wetlands, flood plains, and areas where slopes exceeding 20-25% predominate). Secondary Conservation Areas include all other locally noteworthy or significant features of the natural or cultural landscape. This may include features such as mature woodlands, wildlife habi-

tats and scenic roadways, prime and unique farmlands, prime timberlands, groundwater recharge areas, greenways and trails, river and stream corridors, historic sites and buildings, and scenic viewsheds. These Secondary Conservation Areas are often best understood by the local residents who may be directly involved in their identification. Usually under most community land use regulations these resource areas are totally unprotected and are simply zoned for one kind of development or another.

A base map is then prepared on which the Primary Conservation Areas have been added to an inventory of lands which are already protected (such as parks, land trust preserves, and properties under conservation easement). Clear acetate sheets (or GIS Data Layer) showing each kind of Secondary Conservation Area are then laid on top of the base map in an order reflecting the community's preservation priorities (as determined through public discussion).

This "sieve mapping" process will reveal certain situations where two or more conservation features appear together (such as woodlands and wildlife habitats, or farmland and scenic viewsheds). It will also reveal gaps where no features appear.

Although this exercise is not an exact science, it frequently helps local officials and residents visualize how various kinds of resource areas are spatially related to one another, and enables them to tentatively identify both broad swaths and narrow corridors of resource land that could be protected in a variety of ways. Figure 3 illustrates a portion of a township map which has followed this approach.

The planning techniques which can best implement the community-wide Map of Potential Conservation Lands are **Conservation Zoning** and **Conservation Design**. These techniques, which work hand in hand, are described in detail below. Briefly stated, **Conservation Zoning** expands the range of development choices available to landowners and developers. And just as importantly, it also eliminates the option of creating full-density suburban sprawl layouts that convert all land within new developments into new lots and streets.

The second technique, **Conservation Design**, devotes half or more of the buildable land area within a development as undivided permanent conservation lands. Not surprisingly, the most important step in designing a new development using this approach is to identify the land that is to be preserved. By using the community-wide Map of Potential Conservation Lands as a template for the layout



Figure 3 Part of a Map of Potential Conservation Lands showing roads, parcel lines, historic structures (large dots), and the following resource areas: wetlands/floodplains (dark gray), woodlands (medium gray), open fields and pastures (white), and prime farming soils (diagonal hatched lines).

and design of conservation areas within new developments, an interconnected network of conservation lands spanning the entire community is eventually created.

Figure 4 shows how the conservation lands in three adjoining developments has been designed to connect, and illustrates the way in which the Map of Potential Conservation Lands can become a reality.

Figure 5 provides a bird's-eye view of a landscape where an interconnected network of conservation lands has been gradually protected through the steady application of conservation zoning techniques and conservation design standards.

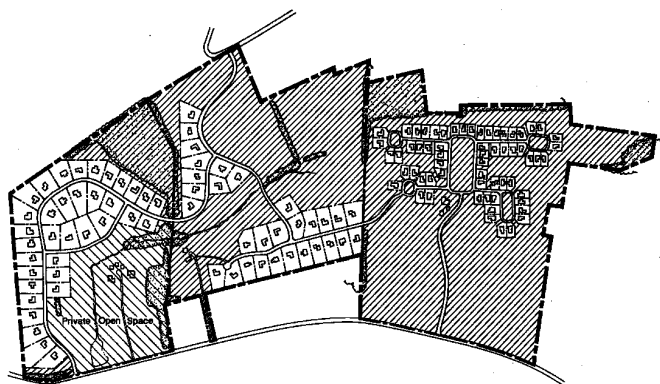


Figure 4 The conservation lands (shown in gray) were deliberately laid out to form part of an interconnected network of open space in these three adjoining subdivisions.

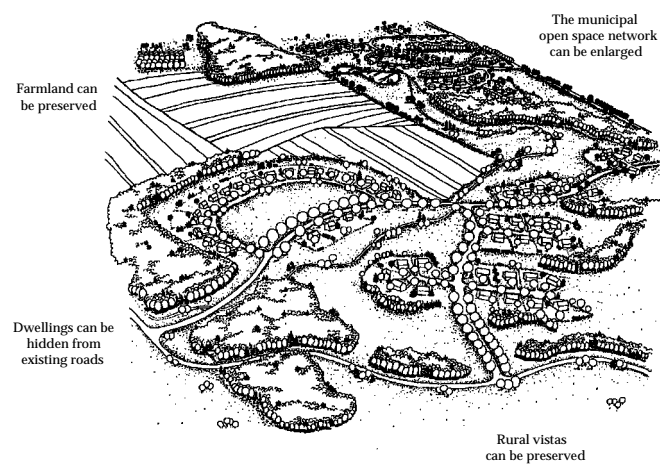


Figure 5 The end-result of applying the techniques described in this booklet is illustrated in this perspective sketch prepared by the Montgomery County Planning Commission.

# CONSERVATION ZONING

## A "MENU" OF CHOICES

As mentioned previously the main reason that most new development in Michigan consists of nothing more than new lots and streets is that most communities have adopted a very limited planning model whose sole purpose is to convert natural lands into developed properties. Little if anything is asked in respect to conserving natural resources or providing neighborhood amenities (see Figure 9).

Communities wishing to discourage this type of development pattern need to consider modifying their zoning to require new development to set aside at least 50 percent of the buildable land as permanently protected conservation lands. The development potential that could normally be realized in this area is "transferred" to the remaining 50 percent of the buildable lands on the property.

Following this approach, a municipality would first calculate a site's yield using traditional zoning. A developer would then be permitted full density only if at least 50 percent (or more) of the buildable land is maintained as undivided conservation lands (illustrated in Figure 6: "Option 1"). Under certain conditions communities might also consider offering as much as a 100 percent density bonus for protecting 70 percent of the land (Figure 7: "Option 2").

It is noteworthy that the 36 village-like lots in Option 2 occupy less land than the 18 lots in Option 1, and that Option 2 therefore contributes more significantly to the goal of creating community-wide networks of conservation lands. The village-scale lots in Option 2 are based on traditional neighborhood design principles and are modeled after historic hamlet and village layouts. This type of development has proven to be particularly popular with empty nesters, single-parent households, and couples with young children.

Developers wishing to serve the large lot market have a "country properties" option (Figure 8: "Option 3"). Under this option up to 20 percent of the properties gross area (10 acres in this case) may be split into small lots. The average size of these small lots may be no less than two acres. The remainder of the property may remain as a single contiguous parcel or if area allows this parcel may be split into large lots a minimum of 25 acres in area..

Under conservation zoning, absent from this menu of choices is the conventional full-density development providing no conservation lands (Figure 9). Because that kind of development causes the largest loss of resource lands and poses the greatest obstacle to conservation efforts, it is not included as an option under this approach.



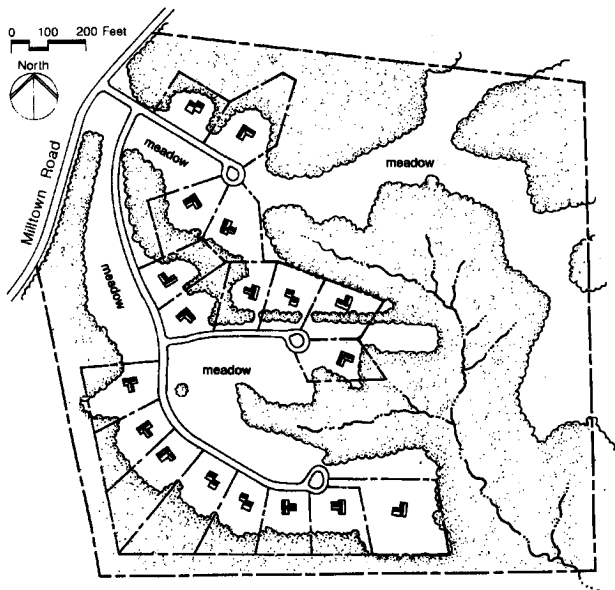


Figure 6  
Option 1 Density-neutral with Pre-existing Zoning  
18 Lots Lot Size Range: 20,000 to 40,000 sq. ft.  
50% undivided open space

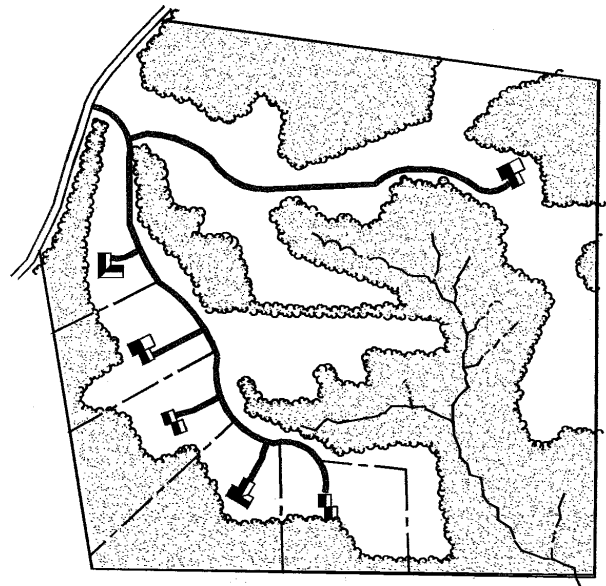


Figure 8  
Option 3 County Properties  
A maximum of 5 lots may be created on 10 acres  
The remainder of the land remains as a single parcel or may be divided into lots 25 acres or greater in area

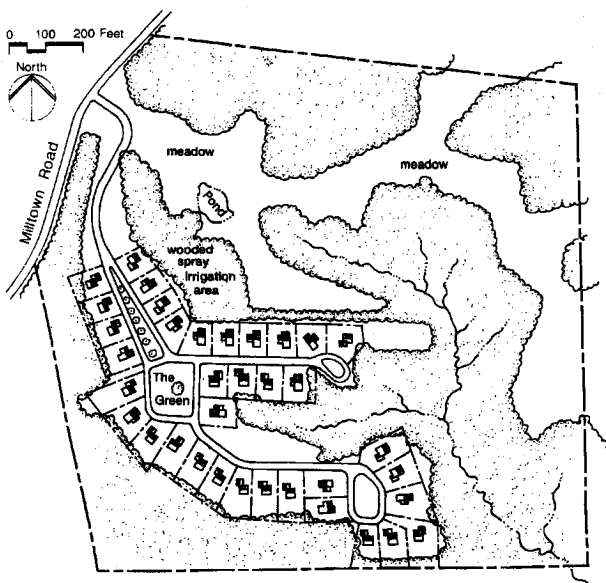


Figure 7  
Option 2 Hamlet or Village  
36 Lots Lot Size Range: 6,000 to 12,000 sq. ft.  
70% undivided open space

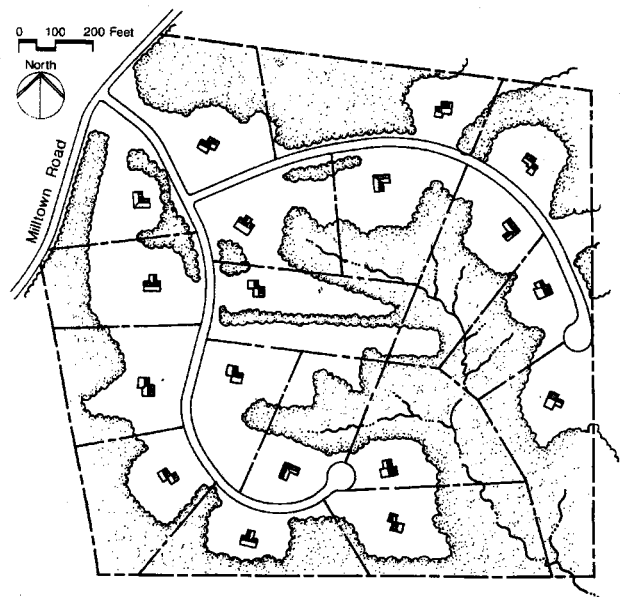


Figure 9 The kind of subdivision most frequently created in Michigan is the type which blankets the development parcel with houselots, and which pays little if any attention to designing around the special features of the property. However, such a sketch can provide a useful estimate of a site's capacity to accommodate new houses at the base density allowed under zoning—and is therefore known as a "Yield Plan."

# CONSERVATION DESIGN, A FOUR-STEP PROCESS

Designing developments around the central organizing principle of land conservation is not difficult. However, it is essential that ordinances contain clear standards to guide the conservation design process. The four-step approach described below has been proven to be effective in laying out new full-density developments where all the significant natural and cultural features have been preserved.

**Step One** consists of identifying the land that should be permanently protected. The developer incorporates areas pre-identified on the community-wide Map of Potential Conservation Land and then performs a site analysis in order to precisely locate features to be conserved. The developer first identifies all the Primary Conservation Areas (Figure 10). He then identifies Secondary Conservation Areas (Figure 11) which comprise noteworthy features of the property that are typically unprotected under current codes. These include: mature woodlands, greenways and trails, river and stream corridors, prime farmland, hedgerows and individual free-standing trees or tree groups, wildlife habitats and travel corridors, historic sites and structures, scenic viewsheds, etc. After “greenlining” these conservation elements, the remaining

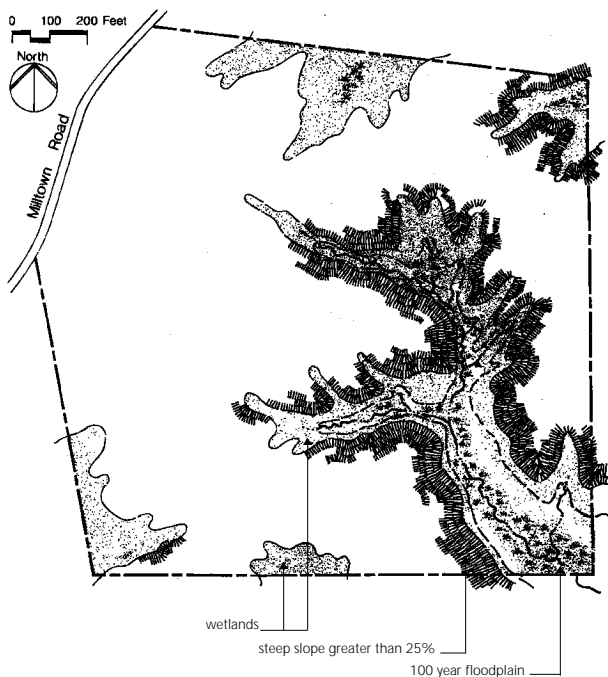


Figure 10  
Step One, Part One  
Identifying Primary Conservation Areas

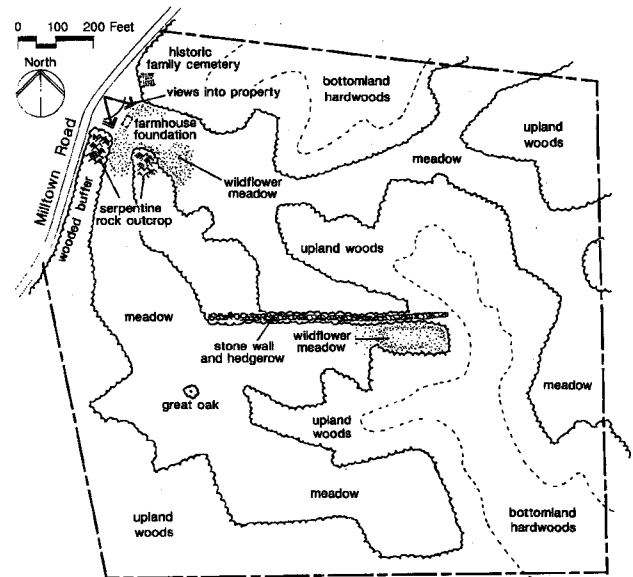


Figure 11  
Step One, Part Two  
Identifying Secondary Conservation Areas

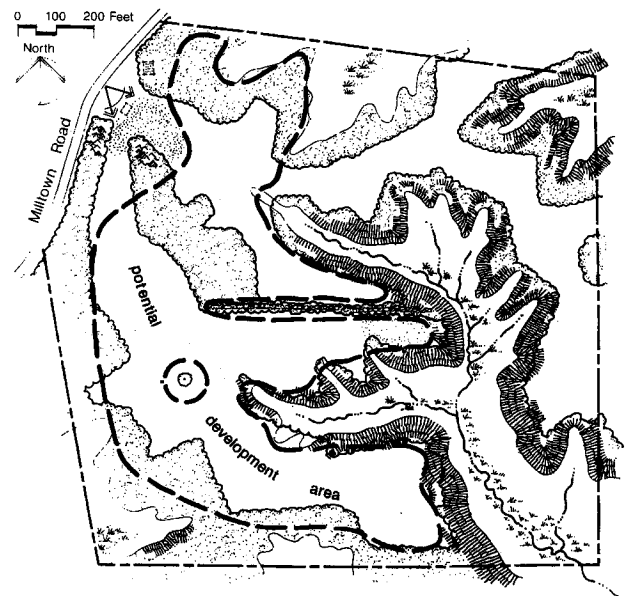


Figure 12  
Outline Potential Development Areas  
for Options 1 & 2

part of the property becomes the Potential Development Area (Figure 13).

**Step Two** involves locating sites of individual building envelopes within the Potential Development Area so that their views of the conservation lands are maximized (Figure 13). The number of building envelopes is a function of the density permitted within the zoning district, as shown on a Yield Plan (Figure 9).

**Step Three** simply involves “connecting the dots” with streets and informal trails (Figure 14), while **Step Four** consists of drawing in the lot lines (Figure 15).

This approach reverses the sequence of steps in laying out conventional developments, where the street system is the first thing to be identified, followed by lot lines fanning out to encompass every square foot of ground into new lots. When communities require nothing more than “new lots and streets,” that is all they receive. By setting community standards higher and requiring 50 to 70 percent conservation lands as a precondition for achieving full density, officials can effectively encourage the conservation of natural and scenic resources in their community. The protected conservation lands in each new development become building blocks that add new acreage to a community-wide network of interconnected conservation lands each time a property is developed.

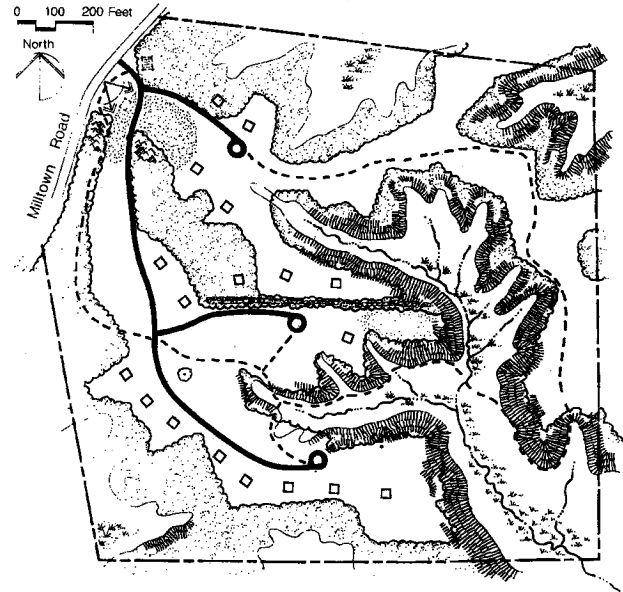


Figure 14  
Step Three  
Aligning Streets and Trails

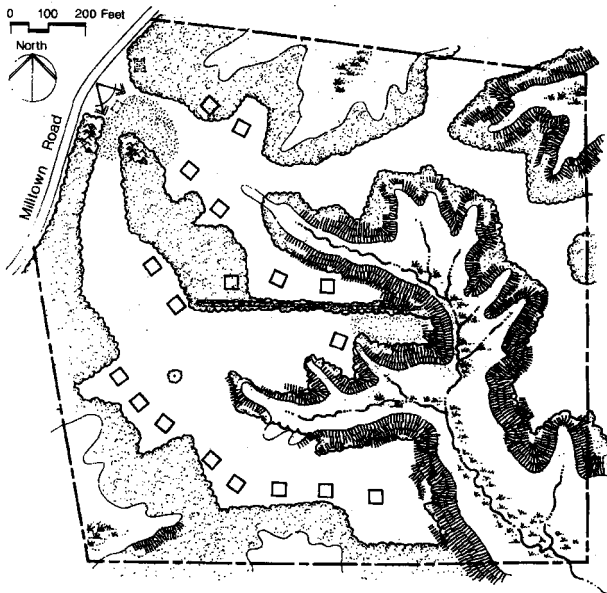


Figure 13  
Step Two  
Locating House Sites

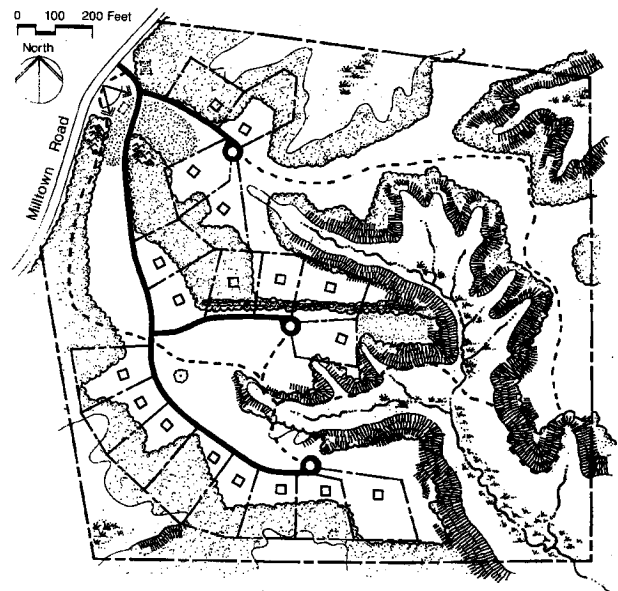


Figure 15  
Step Four  
Drawing in the Lot Lines

# FREQUENTLY ASKED QUESTIONS

## ABOUT CONSERVATION DEVELOPMENT DESIGN

**Q.** Does conservation planning/design involve a “takings”?

**A.** No. People who do not fully understand this conservation-based approach to development may mistakenly believe that it constitutes “a taking of land without compensation.” This misunderstanding may stem from the fact that conservation developments, as described in this booklet, involve either large percentages of undivided conservation lands or lower overall building densities.

There are two reasons why this approach does not constitute a “takings.”

**First, no density is taken away.** Conservation zoning is fundamentally fair because it allows landowners and developers to achieve full density under the municipality’s current zoning and, in some cases even to increase that density significantly through several different “as-of-right” options. Of the three options previously described, two provide for either full or enhanced densities. The other option offers the developer the choice to lower densities and increased lot sizes. Although conservation zoning precludes full density layouts that do not include conservation

lands, this is legal because there is no constitutional “right to sprawl.”

**Second, no land is taken for public use.** None of the land which is required to be designated for conservation purposes becomes public (or even publicly accessible) unless the landowner or developer wants it to be. In the vast majority of situations, communities themselves have no desire to own and manage such conservation land, which they generally feel should be a neighborhood responsibility. In cases where local officials wish to provide community recreational facilities (such as ballfields or trails) within conservation developments, the community must negotiate with the developer for the purchase of that land on a “willing seller/willing buyer” basis. To facilitate such negotiations, conservation zoning ordinances can be written to include density incentives to persuade developers to designate specific parts of their conservation land for public ownership or for public access and use.

**Q.** How can a community ensure permanent protection for conservation lands?

**A.** The most effective way to ensure that the conservation of land in a new development will

remain undeveloped forever is to place a permanent conservation easement on it. Such easements run with the chain of title, in perpetuity, and specify the various uses that may occur on the property. These restrictions supersede zoning ordinances and continue in force even if legal densities rise in future years. Easements are typically held by land trusts and units of government. Sometimes adjacent property owners are also easement co-holder in conjunction with the local unit of government or land trust. Deed restrictions and covenants are, by comparison, not as effective as easements, and are not recommended for this purpose. Easements can be modified only within the spirit of the original agreement, and only if all the co-holders agree.

**Q.** What are the ownership, maintenance, tax and liability issues?

**A.** Among the most commonly expressed concerns about developments with permanently protected conservation lands are questions about who will own and maintain the conservation land, and who will be responsible for the potential liability and payment of property

taxes. The short answer is that whoever owns the conservation land is responsible for the above.

**Q.** But who owns this land?

**A.** *Ownership Choices*

There are basically four options, which may be combined within the same development where that makes the most sense.

### 1. Individual Landowner

At its simplest level, the original landowner (a farmer, for example) can retain ownership of 70 to 100 percent of the conservation land to keep it in the family. (In these cases up to 30 percent of the conservation lands could be reserved for common neighborhood use by development residents.) That landowner can also pass this property on to sons or daughters, or sell it to other individual landowners, with permanent conservation easements running with the land and protecting it from development under future owners.

### 2. Homeowners’ Associations

Most conservation land within developments is owned and managed by homeowners’ associations

(HOAs). A few basic ground rules encourage a good performance record. First, membership must be automatic, a precondition of property purchase in the development. Second, zoning should require that bylaws give such associations the legal right to place liens on properties of members who fail to pay their dues. Third, facilities should be minimal (ballfields and trails rather than clubhouses and swimming pools) to keep annual dues low. And fourth, detailed maintenance plans for conservation areas should be required by the community as a condition of approval. The community should have enforcement rights and may place a lien on the property should the HOA fail to perform their obligations to maintain the conservation land.

### 3. Land Trusts

Although homeowners' associations are generally the most logical recipients of conservation land within developments, occasionally situations arise where such ownership most appropriately resides with a land trust (such as when a particularly rare or significant natural area is involved). Land trusts are private, charitable groups whose principal purpose is to protect land under its stewardship from inappropriate change. Their most common role is to hold easements or fee

simple title on conservation lands within new developments and elsewhere in the community.

To cover their costs in maintaining land they own or in monitoring land they hold easements on, land trusts typically require some endowment funding. When conservation zoning offers a density bonus, developers can donate the proceeds from the additional "endowment lots" to such trusts for maintenance or monitoring.

### 4. Municipality or Other Public Agency

In special situations a local government might desire to own part of the conservation land within a new development, such as when that land has been identified in a Land Use Plan as a good location for a neighborhood park or for a link in a community trail network. Developers can be encouraged to sell or donate certain acreage to communities through additional density incentives, although the final decision would remain the developer's.

### 5. Combinations of the Above

As illustrated in Figure 18, the conservation land within new developments could involve multiple ownerships, including (1) "non-common" conservation lands such as cropland retained by the original farmer, (2) common conservation lands such as ballfields owned by an

HOA, and (3) a trail corridor owned by either a land trust or by the community.

### Tax Concerns

Property tax assessments on conservation developments should not differ, in total, from those on conventional developments. This is because the same number of houses and acres of land are involved in both cases (except when part of the conservation lands is owned by a public entity, which is uncommon). Although the conservation lands in conservation developments is usually taxed at a lower rate because easements prevent it from being developed, the adjacent lots usually are taxed at a higher rate since their location next to permanently protected conservation lands usually result in them being more desirable.

**Q.** How does this conservation approach differ from "clustering"?

**A.** The conservation approach described in the previous pages differs dramatically from the kind of "clustering" that has occurred in many communities throughout Michigan over the past several decades. The principal points of difference are as follows:

**Higher Percentage and Quality of Conservation lands**

In contrast with typical cluster codes, conservation

zoning establishes higher standards for both the quantity and quality of conservation lands that is to be preserved. Under conservation zoning, 50 to 70 percent of the unconstrained land is permanently set aside. This compares with cluster provisions that frequently require only 25 to 30 of the gross land area be conserved. That minimal land area usually ends up including all of the most unusable land as conservation lands, and sometimes also includes undesirable, left-over areas such as stormwater management facilities and land under high-tension power lines.

### Conservation lands Pre-Determined to Form Community-wide Conservation Network

Although clustering has at best typically produced a few small "green islands" here and there in any community, conservation zoning can protect

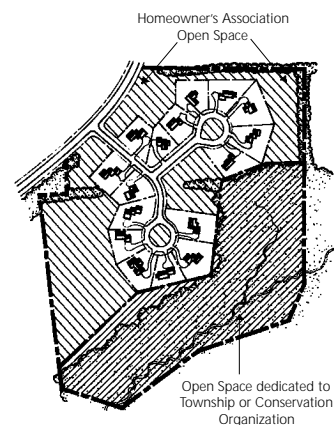


Figure 16 Various private and public entities can own different parts of the open space within conservation subdivisions, as illustrated above.

blocks and corridors of permanent conservation lands. These areas can be pre-identified on in the community's Map of Potential Conservation Lands so that each new development will add to rather than subtract from the community's conservation lands acreage.

***Eliminates the Standard Practice of Full-Density with No Conservation lands***

Under this new system, full density is only achievable for layouts in which 50 percent or more of the unconstrained land is conserved as permanent, undivided conservation lands. By contrast, cluster zoning provisions are typically only optional alternatives within ordinances that permit full density, by right, for stan-

dard "cookie-cutter" designs with no conservation lands.

**Q.** How do residential values in conservation developments compare to conventional developments?


**A.** Another concern of many people is that homes in conservation developments will differ in value from those in the rest of the community. Some believe that because so much land is set aside as conservation lands, the homes in a conservation developments will be prohibitively priced and the community will become a series of elitist enclaves. Other people take the opposite view, fearing that these homes will be smaller and less expensive than their own because of the

more compact lot sizes offered in conservation developments.

Both concerns are understandable but they miss the mark. Developers will build what the market is seeking at any given time, and they often base their decision about selling price on the character of surrounding neighborhoods and the amount they must pay for the land.

In conservation developments with substantial open space, there is little or no correlation between lot size and price. These developments have sometimes been described as "golf course communities without the golf course," underscoring the idea that a house on a small lot with a great view is frequently worth as much or more than the same house on a

larger lot which is boxed in on all sides by other houses.

It is a well-established fact of real estate that people pay more for park-like settings, which offset their tendency to pay less for smaller lots. Successful developers know how to market homes in conservation developments by emphasizing the conservation lands. Rather than describing a house on a half-acre lot as such, the product is described as a house with 20 and one-half acres, the larger figure reflecting the area of conservation land that has been protected in the development. When that conservation area abuts other similar land, as in the township-wide conservation lands network, a further marketing advantage exists. 


## RELATIONSHIP OF THE BETTER DESIGNS

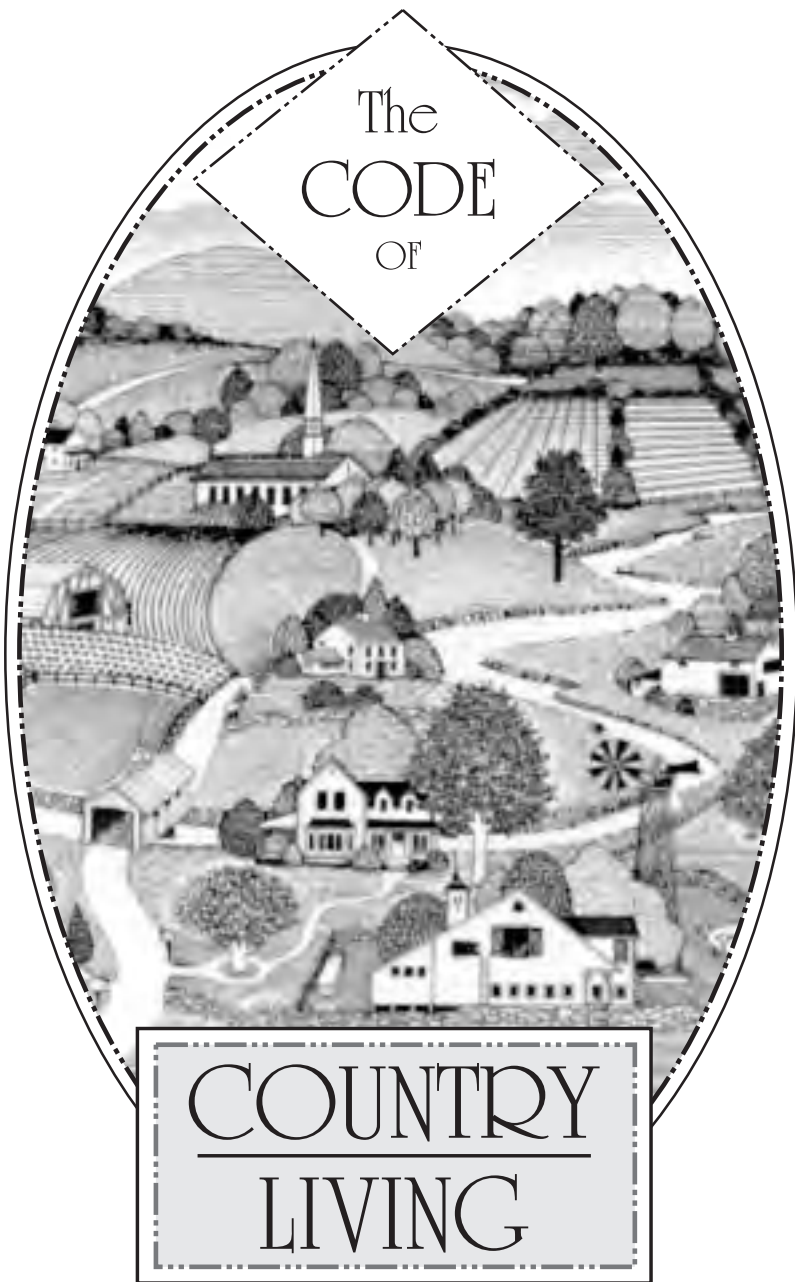
### APPROACH TO OTHER PLANNING TECHNIQUES

**S**uccessful communities employ a wide array of conservation planning techniques simultaneously, over an extended period of time. Communities should continue their efforts to preserve special properties in their entirety whenever possible, such as by working with landowners interested in donating easements or fee title to a local conservation group, purchasing development rights or fee title with county, state or federal grant money, and transferring development rights to certain "receiving areas" with increased density. While these techniques can be effective, their potential for influencing the "big picture" is limited.

The conservation approach outlined above offers great potential because it:

1. does not require public expenditure of funds
2. does not depend upon landowner charity
3. does not involve complicated regulations for shifting rights to other parcels
4. does not depend upon the cooperation of two or more adjoining landowners to make it work

The conservation planning/design approach offers communities a practical way of protecting large acreages of land in a methodical and coordinated manner. 



A look at the realities of living in the  
countryside of rural Illinois.



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*February 1999*



# *The Code of Country Living*

*Settlers on the Illinois prairie lived by a code suited to their own livelihood and lifestyle in the rural countryside. Though that way of life has evolved over two centuries, there remains a code, a way of living, that rural Illinois residents still honor.*

*Living in the country can be a wonderful way of life—if your expectations are in-line with reality. Reality seldom measures up to the romanticized version of almost any idea or ideal—as is frequently discovered by those who move from an urban setting to the country. People often intend to get away from it all and enjoy the serenity of an agrarian countryside. What they'll likely find, however, is that they are only trading the benefits and drawbacks of city living for those of the country.*

*In rural Illinois, you'll find working farms. You'll also find a level of infrastructure and services generally below that provided through the collective wealth of an urban community. Many other factors, too, make the country living experience very different from what may be found in the city.*

*This booklet is provided to help you make an informed lifestyle decision about purchasing a home or a homesite in rural Illinois. Though it cannot convey the entirety of the understanding borne from a lifetime of rural living, it can give you a glimpse of what it takes to live by what might be called the Code of Country Living.*





# Access

1

*You'll enjoy the lower traffic volumes on rural roads. That makes walking more enjoyable and allows you to observe the growing crops and the beautiful sunrises. The major purpose of the road—to provide a way to get to and from your rural property—will vary with road types. Changing conditions and generally lower design level roads mean that you, your guests and emergency service vehicles will not necessarily have easy access at all times.*

## **Rural Roads**

Don't expect rural roads to be maintained at the same level as city streets. Counties, townships and road districts have primary responsibility for road maintenance in rural areas. Some roads may be privately owned—requiring private maintenance funding. Seldom do rural roads include the amenities found in urban settings such as: wide lanes, curb and gutter, striping and lighting. And, the funds to maintain those roads will come primarily from the property taxes you and your neighbors pay.

Narrow roads and bridge weight limits often restrict travel. Large construction vehicles cannot navigate in some areas. If you plan to build, it's best to check out construction access well in advance.

Gravel roads generate dust and dings. Some road jurisdictions treat gravel roads to suppress the dust when traffic levels reach specific volumes, but dust is still a fact of life for many rural residents. Loose gravel on these roads regularly chips vehicle paint, at times may crack windshields and can pose dangerous travel conditions. If your homesite is located along a gravel road, know that dust will invade your home and your vehicles.

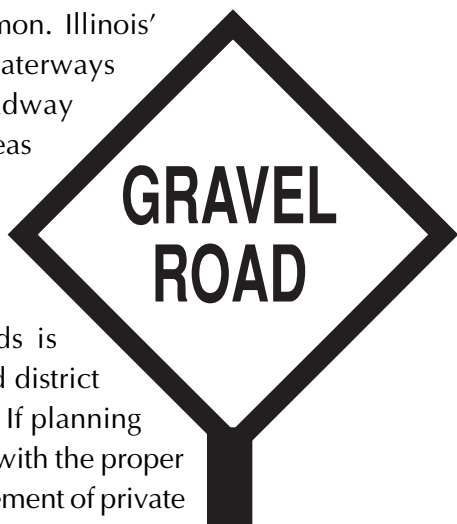
Whatever the design of your road, don't expect that it will be improved in the foreseeable future. Check carefully with officials of the road jurisdiction to verify any claim that a road will be paved, bridges replaced, or other improvements made in the near term.

## **Weather Impacts**

Illinois' fluctuating weather conditions can destroy roads. Midwestern spring freeze/thaw cycles leave low-grade roads subject to heavy damage and can even temporarily close some roads. Vehicle weights are often severely limited during the spring thaw period. In the summer, the hot sun can soften oil and chip road surfaces leaving them subject to damage by traffic and causing oil splatters on vehicles.

In extreme winter weather, rural roads can become impassable. The Illinois prairie is subject to drifting snow that closes roads, causes delays and creates serious travel hazards. Depending on the degree of drifting, it could be days before roads are cleared. Freezing rain, too, can create extremely dangerous travel conditions. Few rural road jurisdictions can afford the widespread use of salt to fight icy conditions.

Roadway flooding is not uncommon. Illinois' abundance of rivers, creeks and waterways makes its rural areas prone to roadway flooding. Heavy rains in flatland areas can easily cover roads with water, blocking or even destroying them.



## **Private Drives**

Access to or from public roads is regulated by the state, county or road district jurisdiction responsible for the road. If planning to build, be sure to check in advance with the proper officials about authorization and placement of private drives and culverts.

## **Emergency Service Access**

Response times of emergency service providers (sheriff, fire fighters,

medical care, etc.) will likely be longer than in the city. Distances traveled and the volunteer nature of most rural services can add to that response time. Under some extreme conditions, you may find that emergency response is slow and expensive. A 9-1-1 emergency call-in service may not be available in all areas.

A few rural areas are not covered by fire protection or ambulance services. Besides the obvious problems that could create, your property insurance premiums might also be higher because of it.

## **Easements**

The legal aspects of access can cause problems, especially if you gain access across property belonging to others. Get legal advice prior to purchasing and understand the easements that may be necessary when these questions arise.

## **Pickups & Deliveries**

Building a residence in a rural area may be more expensive and time consuming due to delivery fees and the time required for contractors and construction workers to reach your building site.

School buses generally can reach most rural homes, though long private lanes or rural subdivision settings may force school children to walk to the pickup site. And those trips to school can be long. Consolidation of school districts in rural areas means your children's school could be half a county from your home. Learn which school district serves your area.

Mail delivery is generally available in all rural areas though timing may suffer in some locations.

Direct, daily newspaper delivery is not always available in rural areas. US Postal delivery of newspapers is an option but generally causes a one-day delay. Check with the newspaper of your choice before assuming you can get same-day delivery.

Standard parcel and overnight package delivery in the country may vary from city standards. Check with the carrier to find what service level can be expected.



# Utilities

# 2

*The fresh air and sunshine in the country is plentiful and free. And, when utilities are functioning properly, they help to make life in the country as comfortable and modern as anywhere else. But, water, sewer, electric, telephone and other utilities may be unavailable or operate at lower than urban standards – and they can often cost you more*

## Locating Utilities

In order to get electric power or other utilities to your home site, it may be necessary to cross property owned by others. It is important to make sure that the proper easements are in place or can be secured to allow lines to be built to your own property.

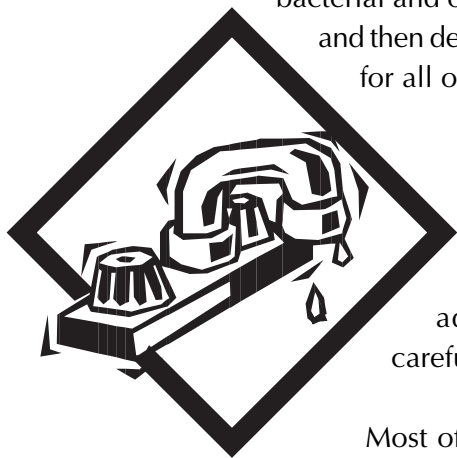
Electrical power lines, telephone lines and pipelines may cross over, under, or nearby your property. Be aware of easements to the property and those nearby and what they allow the utility providers to do in the way of access, maintenance and expansion.

At least 48 hours prior to doing any digging, call *JULIE* (Joint Utilities Locating Information for Excavators) in order to locate underground utility lines. You can reach JULIE 24 hours a day, seven days a week at 800-892-0123.

## Water Supply

You will have to locate a supply of potable water adequate to serve your needs. The most common method is through the use of a water well. Permits for wells may be required by the county health department or a local water authority serving your area. The cost for drilling and pumping can be considerable. Be sure to use a licensed well driller.

The quality and quantity of well water can vary significantly from location to location and from season to season. Mineral, bacterial and other quality issues should be measured and then determine whether practical solutions exist for all of the problems you might discover.



In some areas of the state water wells are wholly impractical or unreliable. Because of your absolute reliance on a good supply of water, it is strongly advised that you research this issue carefully before purchasing!

Most often well water will require some form of treatment. Having a water softening system is almost always advisable. In extreme cases, some form of chemical treatment may be required to deal with high levels of bacteria.

Some areas of the state are served by water districts. These districts supply potable water through a rural network of supply lines. In these areas, certain additional taxes and/or fees may be required. Expect to pay a tapping fee. You may also find that your monthly cost of service can be more expensive when compared to urban systems.

As a last resort, your potable water may need to be trucked to your property and stored in a tank or cistern. Depending on the supplier and their distance from your property, buying and trucking water could prove to be the most expensive and least reliable method in the long run.

## **Sewer & Septic**

Sewer service is rarely available. If it is, it may be relatively expensive to connect to the system and routine fees could be relatively high compared to city rates.

If sewer service is not available, you will need to use an approved septic system or other waste treatment process. These can add substantial cost to establishing your homesite. The type of soil you have available for a

leach field will be very important in determining the cost and function of your system. Ask for planning assistance from the County Health Department if one exists and have existing systems checked—or a new system installed—by a reliable installer.

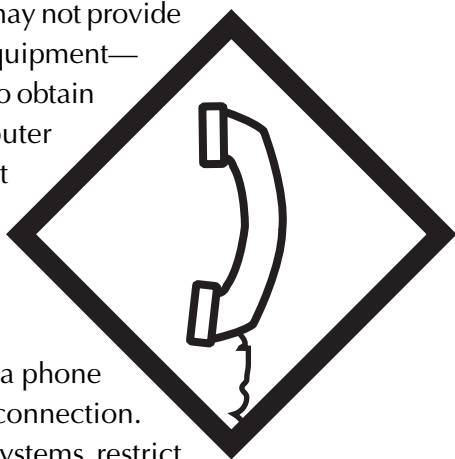
Septic system requirements vary. Some counties may have significant regulations stipulating the type and size of the septic or treatment system you must have. Conditions could dictate that a sand filter system be installed – an expensive addition to the cost of the home. In some cluster housing settings or on certain soil types, septic systems may not be allowed at all.

Locating the septic system requires careful planning. Sufficient area will be needed for locating the septic tank and drain field a suitable distance from the residence. Floodplains, wetlands, trees and manmade structures may limit where the septic system can be placed. Also, access will be needed to the septic tank for future clean out operations. Location of the septic system in relation to wells is also an important consideration.

## **Telephone**

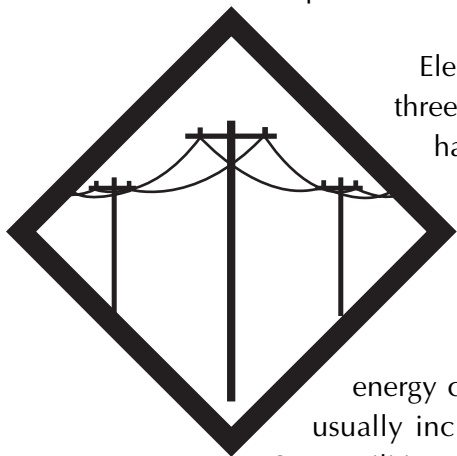
Telephone communications can pose certain problems. Small, local area phone service suppliers may not provide the most modern telecommunications equipment—limiting your options. It could be difficult to obtain a second line for phone, FAX or computer modem uses. Even cellular phones will not work well in all rural areas because of the often greater distances to cell phone towers.

Links to Internet provider services via phone line may require a long-distance phone connection. Often older rural telecommunications systems restrict computer modems to operating at less than top speeds. Not all rural communities have a local Internet access provider, though many school systems and libraries do offer some connection options.



## Electricity

Electric service is generally available to all rural areas. However, a power company asked to serve some remote areas may demand a share of the infrastructure cost be borne by the user. It is important to determine the proximity of an electrical power supply. It can be very expensive to extend power lines to remote areas.



Electric power may not be available in a three-phase service configuration. If you have special power requirements, it is important to know what level of service can be provided and at what cost.

In addition to a monthly charge for energy consumed, the cost of electric service usually includes a fee to hook into the system. Some utilities charge further for the cost of establishing service lines and poles on your property. Check to see what supplier provides power to the area then consider all costs before making a decision to purchase property in the country.

Power outages can occur with more frequency in rural areas than in urban settings. A loss of electric power can interrupt your well, furnace, and other appliances dependant on electrical power. If you live in the country, it is important to be prepared to survive for several days or longer in severe cold without electrical power. Depending on the duration of the outage, you might also lose food in freezers or refrigerators. Such outages or current spikes can cause problems with computers and other home electronics.

## Gas

Natural gas may not be available. You could, instead, rely on electric power which is often more expensive (for heat-producing appliances.) The common alternative is having Liquid Propane Gas or heating oil delivered by truck and stored in a tank on your property. The cost of such fuel is often higher on a BTU basis than is natural gas. If relying on gas deliveries,



you must be certain that your supply is adequate to get you through winter's periodic snow storms when access for replenishing supplies may be limited.

Gas appliances may need to be converted. If you choose to use Liquid Propane Gas as your energy source, all appliances set up to operate on natural gas will need to be converted to operate on the Liquid Propane Gas.

## **Trash & Recycling**

Routine trash removal may not be available in all rural areas. Where it is, it most often requires a separate fee. Trash pickup is seldom provided as a government service in rural areas and is not covered by the taxes you pay. It is illegal to create your own trash dump, even on your own land. Burning of trash may be prohibited and risks fire damage to mature crops and nearby buildings. In some cases, your only option may be to haul your trash to the landfill yourself.

Recycling may be difficult in rural areas. Recycling pick-up is not likely available and rural areas generally have few recycling centers.



# Property

# 3

*Property ownership is a treasured right in rural areas. The wide open expanses there generally allow you to own a larger tract than you might otherwise be able to in urban areas. And the open space can give you a sense of freedom not available in a crowded city setting. However your rural property can be impacted by a myriad of issues—some commonly shared in urban areas, and some quite different.*

## Zoning

Building a home may not be possible on all sites. The area may not be suitable for building or may not be zoned residential. Where there is zoning you must check with the county or township zoning, planning and/or building department(s) to know whether a parcel of land may be developed. A building permit may be required. In those counties that are zoned, that requirement is likely for all structures and improvements. Check with the county or township zoning, planning and/or building department(s) for additional information.

Zoning can be a mixed bag. Only about half the counties in Illinois are zoned. In some unzoned counties, townships have established zoning. While zoning imposes limitations, it also provides some safeguards against undesirable use of neighboring property. In those counties or townships which are not zoned, there may be virtually no local restriction on what your adjoining neighbors may do on their property—regardless of its impact on you and the value of your property.

The view from your property may change. Nearby properties will probably not remain as they are indefinitely. Check with the county or township zoning, planning and/or building department(s) to find out how

the properties are zoned and to see what future developments may be planned.

City zoning may apply in rural areas. In un-zoned counties, a municipality that is zoned may generally impose its zoning regulations for up to one and one half miles outside its corporate limits.

## **Easements**

Easements should be considered. These could limit how you can use your property and may require you to allow construction rights-of-way across your land. Roads, railroads, habitat protection, view sheds, power lines, gas lines, water lines, and sewer lines are a few of the things for which easements can be established.

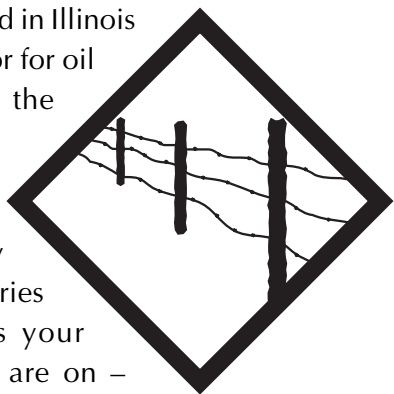
Be aware of easements on nearby parcels, too. Learn what the easement allows the easement owner to do in the way of access, maintenance and expansion and check for limits the easement may imposed on the use of your own property. Not all contracts are in writing. There may be verbal commitments to easements that are not of record.

## **Mineral Rights**

The mineral rights under your property may be owned by someone else. Owners of mineral rights generally have the ability to change the surface characteristics in order to extract their minerals. It is very important to know what minerals may be located under the land and who owns them. Much of the rural land in Illinois can be used for coal or aggregate mining or for oil drilling—however, a special review by the county board is usually required.

## **Property Lines & Fences**

Respect private property rights. Many people are unaware of property boundaries when first arriving in the area. It is your responsibility to know who's land you are on – whether or not it is fenced.



You may be provided with a plat of your property, but unless the land

has been surveyed and pins placed by a licensed surveyor, you should not assume that the plat is accurately reflected by your current boundary markings.

What appear to be boundary fences are not necessarily accurately placed. Some merely approximate those boundaries. A survey of the land is the only way to confirm the location of your property lines. The Illinois law of “Adverse Possession” could actually cause you to lose some land to an adjacent owner over a period of years if property boundaries are not properly determined and defended.

What you think of as your neighbor’s fence may cost you money. Illinois’ fence law requires that adjoining landowners share in a “just proportion” of the cost of constructing and maintaining a property line fence. That applies despite the fact that you may have no use for nor desire for the fence.

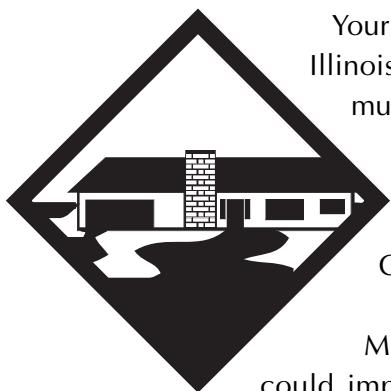
## **Local Covenants**

Many rural subdivisions have covenants that limit the use of the property. It is important to obtain a copy of the covenants (or confirm there are none) and make sure you can live with those rules. Not having a covenant doesn’t eliminate all problems, it simply means you’ll lack a powerful tool that could be used to settle disputes between neighbors.

Homeowners’ Associations (HOAs) in some rural subdivisions are required to take care of common elements, private roads, open space, etc. A dysfunctional homeowners’ association or poor covenants can cause problems for you and even involve you in expensive litigation. Dues are almost always a requirement for those residing in areas served by an HOA. The by-laws of the HOA should tell you how the organization operates and how the dues are set.

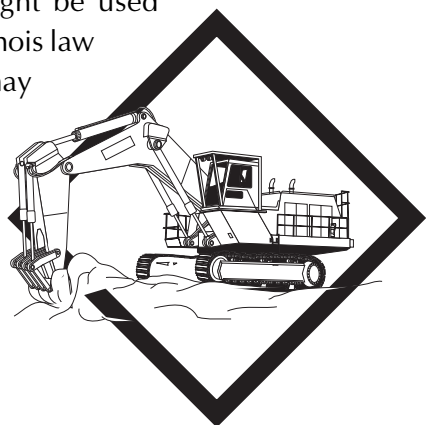
## **Floodplains & Drainage**

Watch for areas designated as “floodplains.” Local, state and federal regulations may prohibit or limit the types of structures built in floodplains. If allowed at all, certain—often expensive—modifications to the design may be required. Also, your mortgage lender could require you to purchase government flood insurance.



Your drainage practices must conform with the Illinois Drainage Code. Generally, landowners must accept the natural flow of water onto their property and discharge it from their property at its natural point and rate of flow. Contact your county Soil and Water Conservation District for information.

Maintenance of others' drainage structures could impact you. If there is a drainage ditch or underground drainage tile crossing your property there is a good possibility that the owners have the right to come onto your property to maintain it. Heavy equipment might be used leaving considerable damage. While Illinois law generally requires compensation, you may have to negotiate settlement for damages. On the other hand, if you disturb the drainage ditch or tile—during construction or otherwise—you could be held responsible for damages that result to crops and property.



Your property may be situated within a drainage district. If so, your property would be subject to the taxes levied by the district for maintenance of local drainage systems.

## **Fire Protection**

Fire protection is a serious property issue. Though most rural areas of the state are served by a volunteer fire protection unit, some pockets remain without any coverage. Buildings and other structures on property that is not within a fire protection district may be subject to higher insurance rates and be at greater risk in the event of fire than those within a district. As a general rule, property protected by a volunteer fire protection unit is subject to higher insurance rates than that served by a full-time professional force.



# Nature

# 4

*The country is prized for giving its residents the ability to witness the flora and fauna of nature firsthand. But, when the elements and earth turn unfriendly, rural residents can experience more problems than their city cousins.*

## **Soils**

Illinois soils vary from deep, rich silt loam to shallow, rocky clay. Each requires special building considerations. Some may hinder the construction of basements due to drainage restrictions. Building in many areas requires an engineered foundation. You can learn the soil conditions on your property if you have a soil test performed. Check with a qualified contractor for foundation needs which will influence building design.

## **Storms & Wind**

Tornadoes and other severe storms are not unique to rural areas, but you will find that few rural areas are provided with the advanced warning systems found in many urban communities.

The predominant wind direction in Illinois is from southwest to northeast. Situate and plan your homesite accordingly.

## **Flooding**

The lay of the land can tell you where the water will flow. However, runoff from the flat prairie lands of Illinois is often difficult to predict. "Sheet" drainage over flat land may cause stormwater to spread over wide areas. The lack of significant slope also makes the area slow to drain. Property owners who want to fill in low areas may first be required to obtain proper local, state, and federal permits and provide for wetland mitigation.

Flash flooding can occur during the heavy rains of the spring or summer months, turning a dry low-lying area into a lake. Spring run-off can cause a small creek to become a fast-flowing river. Consider this before planning your building site.

Residents sometimes use sand bags to protect their homes. Local governments are not generally obligated to provide sand bags, equipment or people to protect private property from flooding.

## **Animals**

Wild animals can make wonderful neighbors. However, even the most attractive of such animals can cause serious problems. Rural development encroaches on the traditional habitat of coyotes, deer, ticks, raccoon, opossum and other animals that can be dangerous and you need to learn how to deal with them. In general, it is best to enjoy wildlife from a distance.

Wild animals can pose serious threats to pets, livestock, vegetation, and vehicles. Waterfowl can be particularly damaging to vegetation along flyways. Deer are ubiquitous in Illinois. They damage vegetation and often bolt across a road unexpectedly causing traffic accidents. Fox and coyote can be serious threats to livestock and pets. Raccoon have little fear of human surroundings and are insistent visitors to anything that resembles food — no matter how close to your home or well protected. Snakes, opossum, field mice, groundhogs and skunks are some of nature's other inhabitants in rural Illinois.

Dog packs pose a threat to pets, livestock, and potentially to humans. These are often formed by free roaming pets, stray dogs or even coydogs (the offspring of coyotes and domesticated dogs). The packs roam freely through the countryside looking for food. Where dog pack problems can be identified, counties may offer some form of assistance in eradication or monetary compensation for damages.



# Agriculture

# 5

*Through hard work and perseverance of the early settlers, the Illinois prairie has become one of the richest food-producing areas on earth. Its rich soils and abundant rainfall are unique to the Midwest making this a vital agricultural region on a global scale. Illinois farmers make their living from the land—making their good stewardship of the land an integral part of their livelihood. Owning rural land means learning how to care for it. It also means your neighbors may be farmers. There are a few things you need to know about Illinois agriculture.*

## **This is Farm Country**

Agriculture is an integral part of Illinois. If you choose to live in the country, you choose to live among the farms of our rural countryside. Do not expect government to intervene in the normal day-to-day operations of your agri-business neighbors. In fact, Illinois has “*Right to Farm*” legislation that helps to protect established farm operations using good management practices from nuisance and liable suits. It helps enable them to responsibly continue producing food and fiber for the nation and the world.

Having a rural residence means you’re part of farm country. Here, farmers sometimes work around the clock. Often that work involves the use of large farm implements. Your daytime and night-time peace and quiet can be disturbed by common agricultural practices, especially during the spring and fall field work seasons.

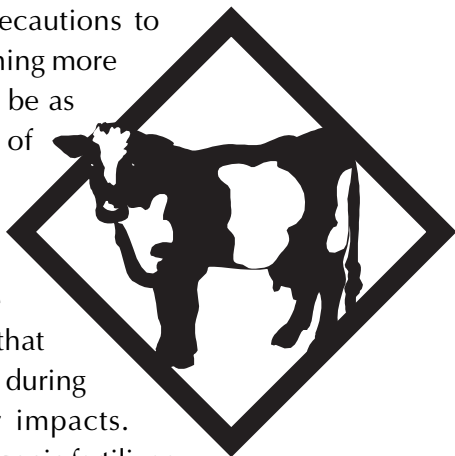
## **Sights, Smells and Sounds**

Tillage, harvesting, haying and other operations can result in dust, especially during windy and dry weather. That dust can easily invade your home and vehicles.



Some farmers occasionally burn their ditches and grassy areas to keep them free of weeds or to promote growth of plants native to the Illinois prairie. This burning may create smoke that you could find objectionable.

Crop production and protection products are used in growing Illinois' abundant and healthy crops. These products are applied by licensed applicators who take precautions to properly handle and apply them. Learning more about the safety of these products can be as simple as contacting the University of Illinois Extension Service.



Animals and their manure can cause objectionable odors. Farmers use best management practices to limit that odor and follow government guidelines during field application to minimize odor impacts. Manure serves as a valuable source of organic fertilizer and its use lowers dependency on synthetic nutrients. Still, the uninitiated nose may find it disagreeable. Check carefully before buying a rural homesite to be sure it is located a reasonable distance from livestock operations. Keep in mind prevailing winds.

## **Weed Control**

Before buying land you should know whether it has noxious weeds that you may be required to control. Some plants are even poisonous to livestock, pets or humans. Illinois' "Noxious Weed Law" requires the land owner to control or eradicate certain weeds on their own property.



## **Slow Moving Vehicles**

Farm equipment may slow your travel on rural roads. These large, slow-moving pieces of machinery help to make Illinois one of the leading food producing areas of the world. Farm tractors generally move at top speeds of from 15 to 20 miles per hour so you can over take them quickly

from the rear. Watch for them and be patient—farmers will let you pass as soon as it's safe for them to pull over.

Look for the Slow Moving Vehicle (SMV) emblem displayed on the rear of farm equipment. The SMV emblem has a red-orange fluorescent triangle at its center surrounded by a highly reflective red border.



That's a sign you need to know when driving rural roads. Farm equipment and certain other slow moving vehicles are required to display the SMV emblem when they share the road with other traffic. It warns you to slow down. Learn to recognize it and heed its warning.

To protect the meaning and significance of the SMV emblem for traffic safety, Illinois law prohibits the use of that emblem for other purposes. For instance, it is illegal to use the SMV emblem as a lane marker or gate sign.



# Government

# 6

*Illinois has more than 6,600 units of local government—far more than any other state in the nation. In rural areas, your home may be found to be in a dozen or more taxing districts—each one providing some service and taxing your property to fund it. That fact generates a number of things you should consider.*

## **Property Taxes**

Illinois is a high property tax state—in part, due to its reliance on local government. Local government relies heavily on the property tax for its revenue—especially where sales taxes and other revenue sources are not available to special purpose governmental units. That means rural property owners often incur a large share of the cost of providing local government services, especially in the less-densely populated areas.

## **Keeping Track**

Illinois counties most often encompass dozens of local governmental units. It is sometimes difficult to know which unit to turn to for a particular service or to address a particular problem. Unlike urban areas in which the city is the primary provider of most services, in rural areas, different services may each be provided by a separate unit of government. Exercising your civic duty to keep an eye on all those units can be a daunting task.

## **Service Levels**

Few rural governmental units have the financial resources of their urban counterparts. Generally, fewer services can be offered and the level of service may be less than that found in cities.



# Neighbors

7

*Illinois' rural residents are generally very friendly and open. Neighborliness is practiced and expected in return. They do ask, however, that privacy and private property rights be respected.*

## **Interact**

Get to know your new neighbors. Don't wait—meet those folks living near your new home as soon as you decide to buy in the country, or even before. Knowing your neighbors and letting them get to know you will speed your acceptance as a new arrival in the neighborhood and boost your own comfort level.

Learn to wave to your neighbors—it's the country thing to do. Whether you meet them on the road or driving by their home, be sure to give a friendly wave. You'll come to recognize and appreciate each neighbor's individual style.

## **Be a Good Neighbor**

Keep your property neat. The vast majority of farmers and rural residents take pride in keeping their homesites presentable. Be a good neighbor and do your share.

Become a part of the neighborhood. Don't merely keep a house in the country while spending your time and money in some distant urban or commercial center. Get involved in local community events and organizations and patronize the local businesses.



# Information

# 8

*Where do you turn for more information about the considerations noted in this booklet? Here are some very general suggestions. Of course, resources will differ by locale so you may need to do a little research on your own.*

*Not all services listed are available in all counties. When in doubt, start with the county Farm Bureau or the University of Illinois Extension Service for general information about rural areas.*

## **Local Government**

- County (or Township) Office of Zoning, Planning and/or Building
- County Recorder of Deeds
- County Highway Department
- Township (or Road District) Highway Commissioner
- Local Drainage District
- County Health Department
- County Animal Control Unit
- County Sheriff's Office
- County Emergency Services and Disaster Agency/Officer
- County & Township Assessors
- Soil and Water Conservation District

## **Businesses**

- Utilities
- Fuel contractors
- Refuse/waste haulers
- Building contractors
- Realtors

## **Other**

- University of Illinois Extension Service
- Local Postmaster

## **Associations**

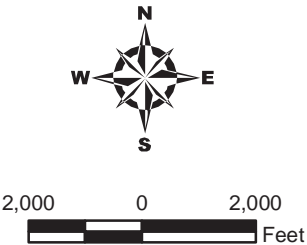
- County Farm Bureau®
- Local Chamber of Commerce



# EXHIBIT 5-1 TOWN OF BLOOMFIELD FUNCTIONAL CLASS AND AVERAGE ANNUAL DAILY TRAFFIC VOLUMES 2000 & 2003 DATA

- PRINCIPAL ARTERIAL-OTHER
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- LOCAL
- 200 2000 TRAFFIC COUNT
- 200 2003 TRAFFIC COUNT

Source: WisDOT, Rural Functional Class System, 1997;  
WisDOT Wisconsin Highway Traffic Volume Data, 2000 & 2003.  
Digital Base Data provided by Waushara County.



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EAST CENTRAL WISCONSIN  
REGIONAL PLANNING COMMISSION-JUNE 2007

# EXHIBIT 6-1 TOWN OF BLOOMFIELD COMMUNITY FACILITIES

- 1 East Bloomfield Cemetery
- 2 Old German Cemetery
- 3 Concordia Cemetery
- 4 Brushville Cemetery
- 5 Teska Cemetery
- 6 West Bloomfield Fire District
- 7 Tustin Fire District
- 8 Pony Creek County Park
- 9 West Bloomfield Park
- 10 Poygan Gun Club
- 11 Bloomfield Union Cemetery



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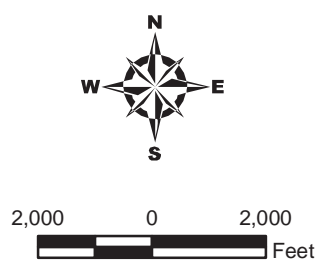
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# EXHIBIT 7-1 TOWN OF BLOOMFIELD IMPORTANT FARMLAND CLASSES

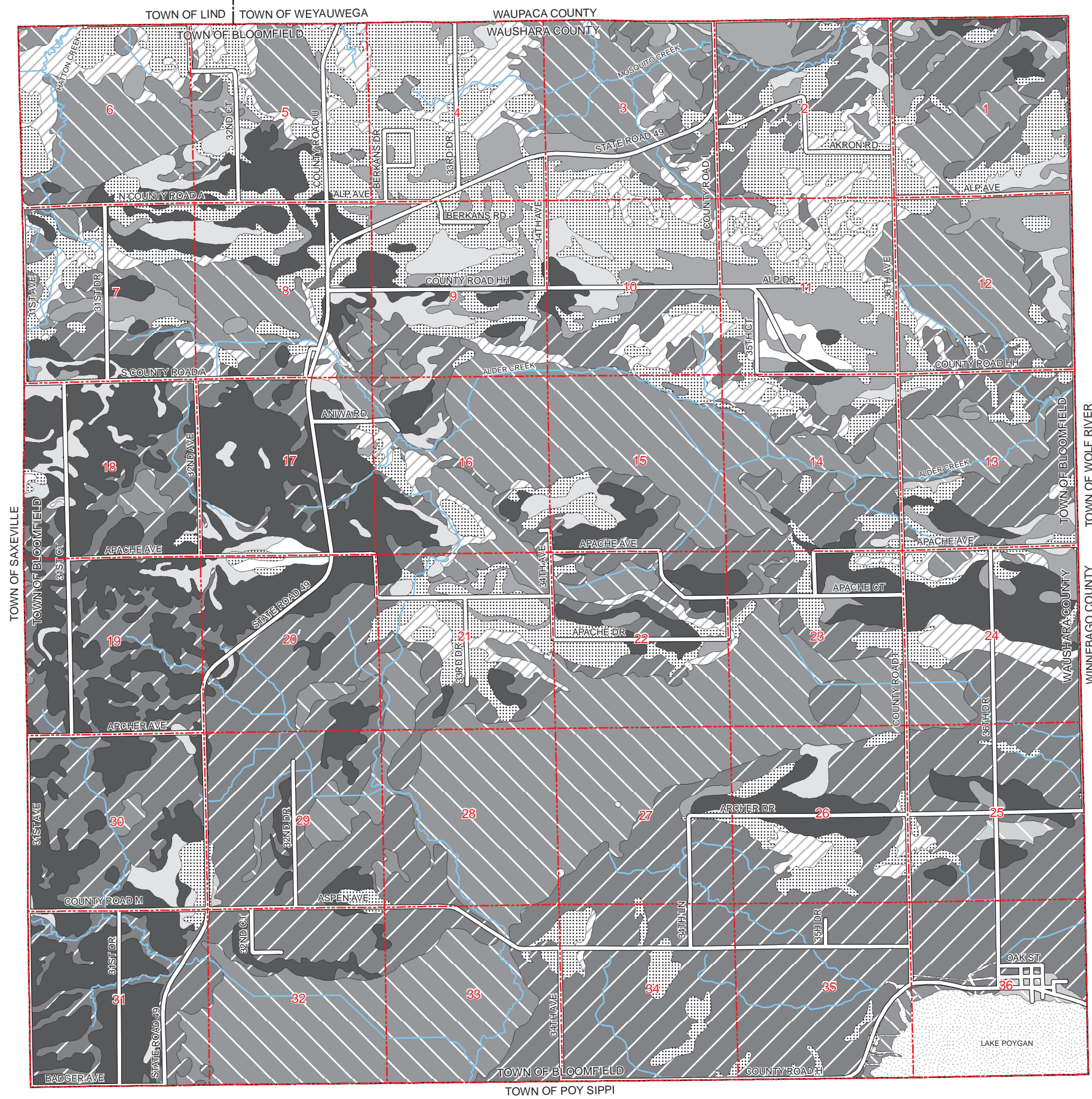
- Prime Farmland - Those soils that produce the highest yields of food, fiber, feed, forage and oilseed crops when managed according to acceptable farming methods.
- Prime Farmland Where Drained
- Unique Farmland - Land other than prime that is used to produce specialty crops such as apple orchards, lettuce, carrots, celery, cauliflower, etc. that require a high management and investment level.
- Unique Farmland Where Drained and Protected From Frequent Flooding
- Statewide Important Farmland - Land in addition to prime and unique that is important to the State of Wisconsin for crop production.
- Statewide Important Farmland Where Drained
- Statewide Important Farmland Where Drained and Protected From Frequent Flooding
- Local Important Farmland - Land in addition to prime, unique and statewide that is important to Waushara County for crop production.
- Local Important Farmland Where Drained
- Other Lands - Lands that has little value for producing crops.
- Water

Source: USDA-NRCS, 1982. Waushara County, 2003.  
Digital Base Data provided by Waushara County, 2005.  
  
Farm Classes Developed by Waushara County LCD.



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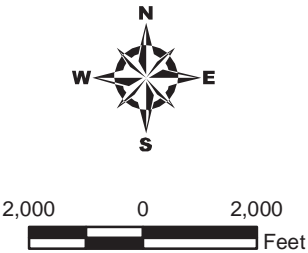




# **EXHIBIT 7-2** **TOWN OF BLOOMFIELD** **SOIL LIMITATIONS FOR** **ON-SITE WASTE DISPOSAL**

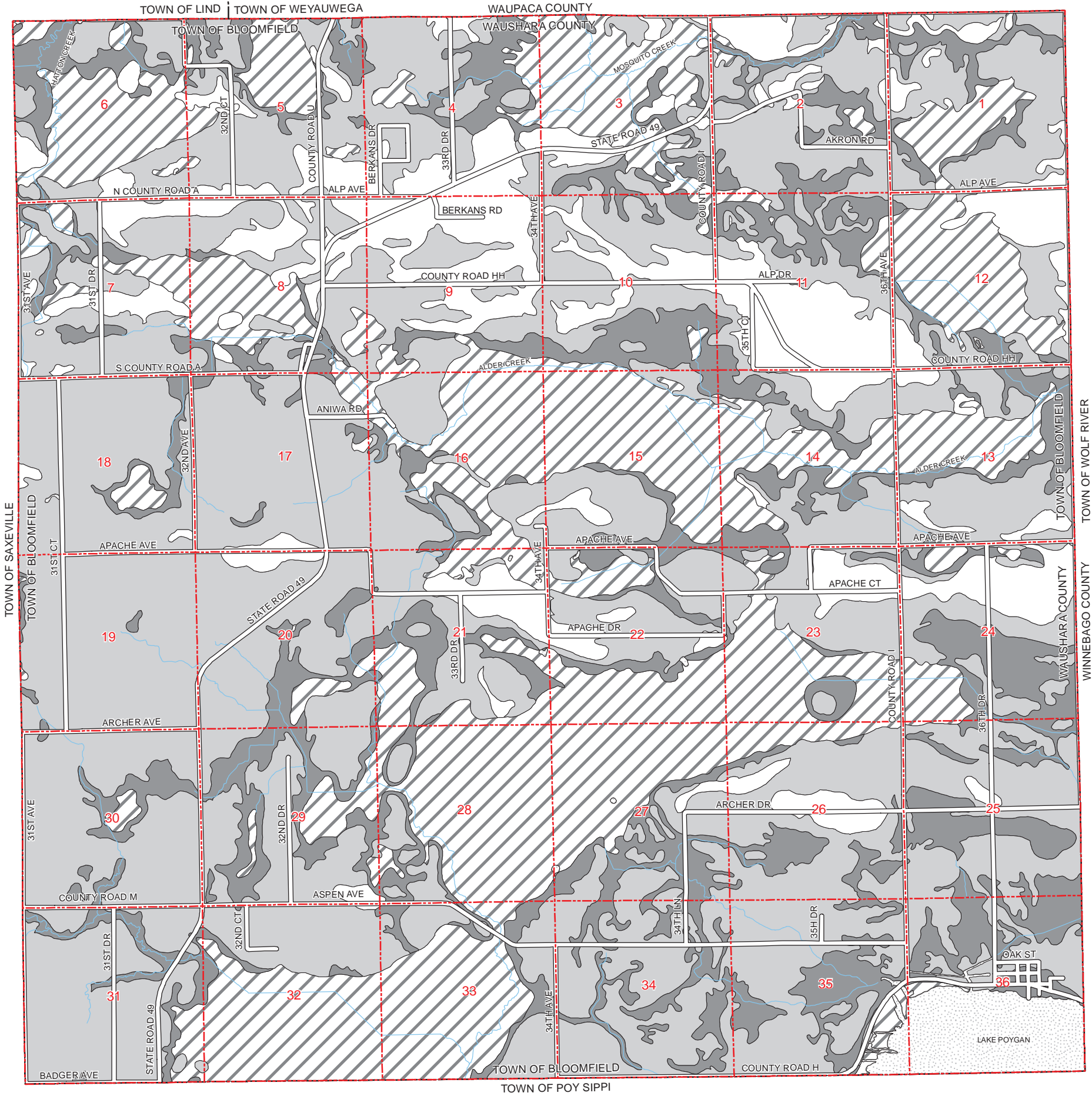
- Soils Suitable for Conventional Septic Systems
- Soils Suitable for At-Grade, In-Ground Pressure or Mound Systems
- Soils Suitable for Holding Tanks or New Technology Systems\*
- Soils Unsuitable for Private Sewage Systems
- No Rating
- Water

Source: USDA-NRCS, 1982. Waushara County, 2003.  
 Digital Base Data provided by Waushara County, 2005.

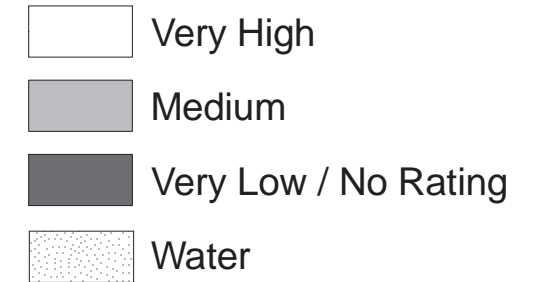


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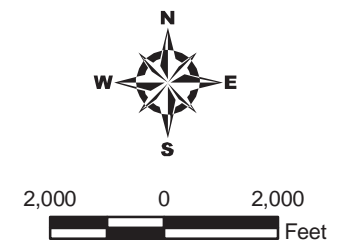
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# EXHIBIT 7-3 TOWN OF BLOOMFIELD SOIL POTENTIAL FOR BUILDING SITE DEVELOPMENT

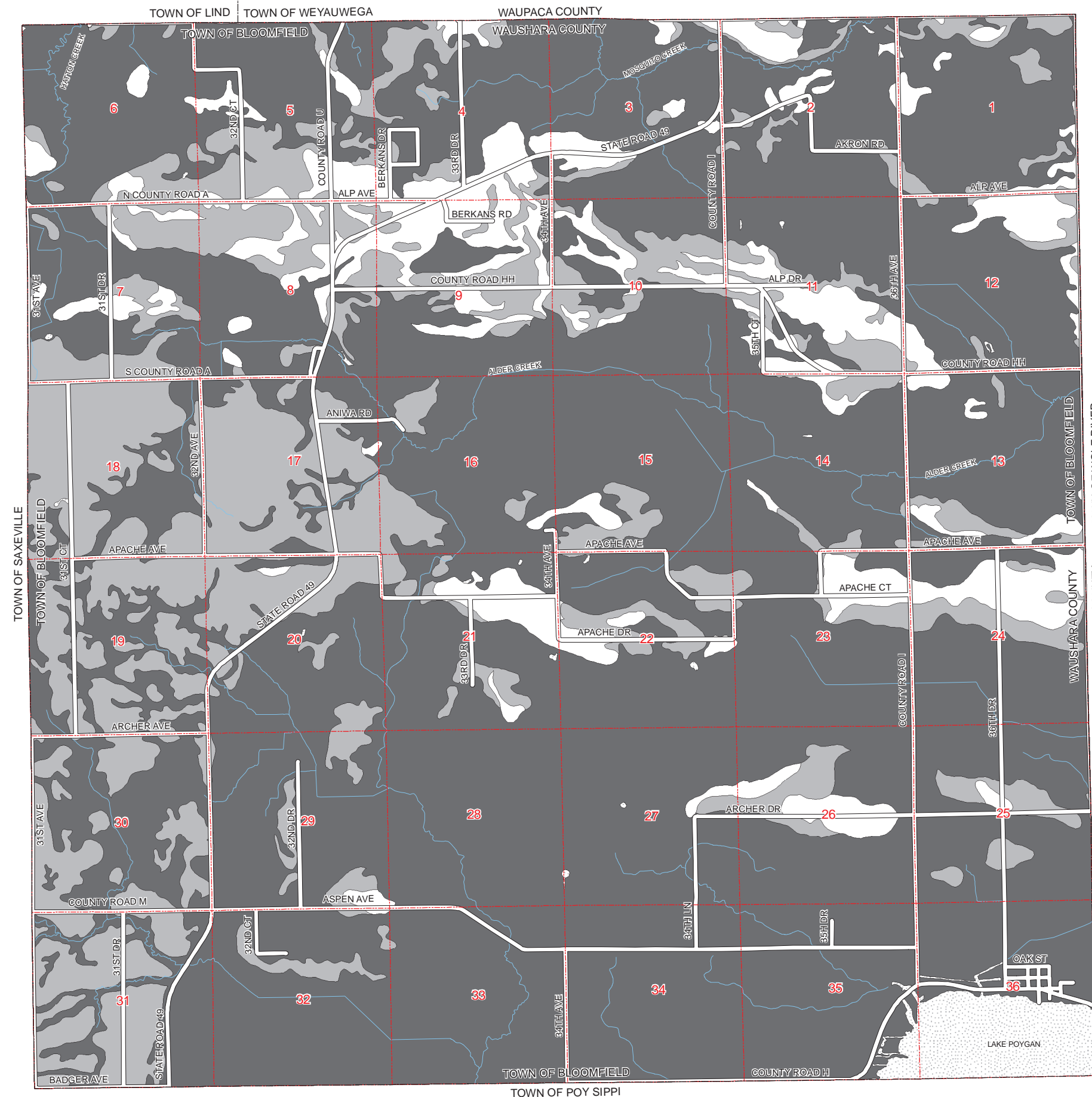


Source: USDA-NRCS, 1982. Waushara County, 2003.  
Digital Base Data provided by Waushara County, 2005.








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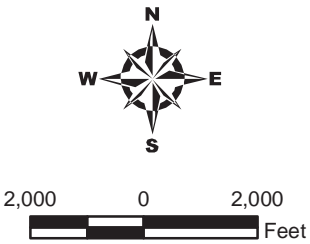




**EXHIBIT 7-4**  
**TOWN OF BLOOMFIELD**  
**SOIL LIMITATIONS FOR**  
**SEPTAGE SPREADING**

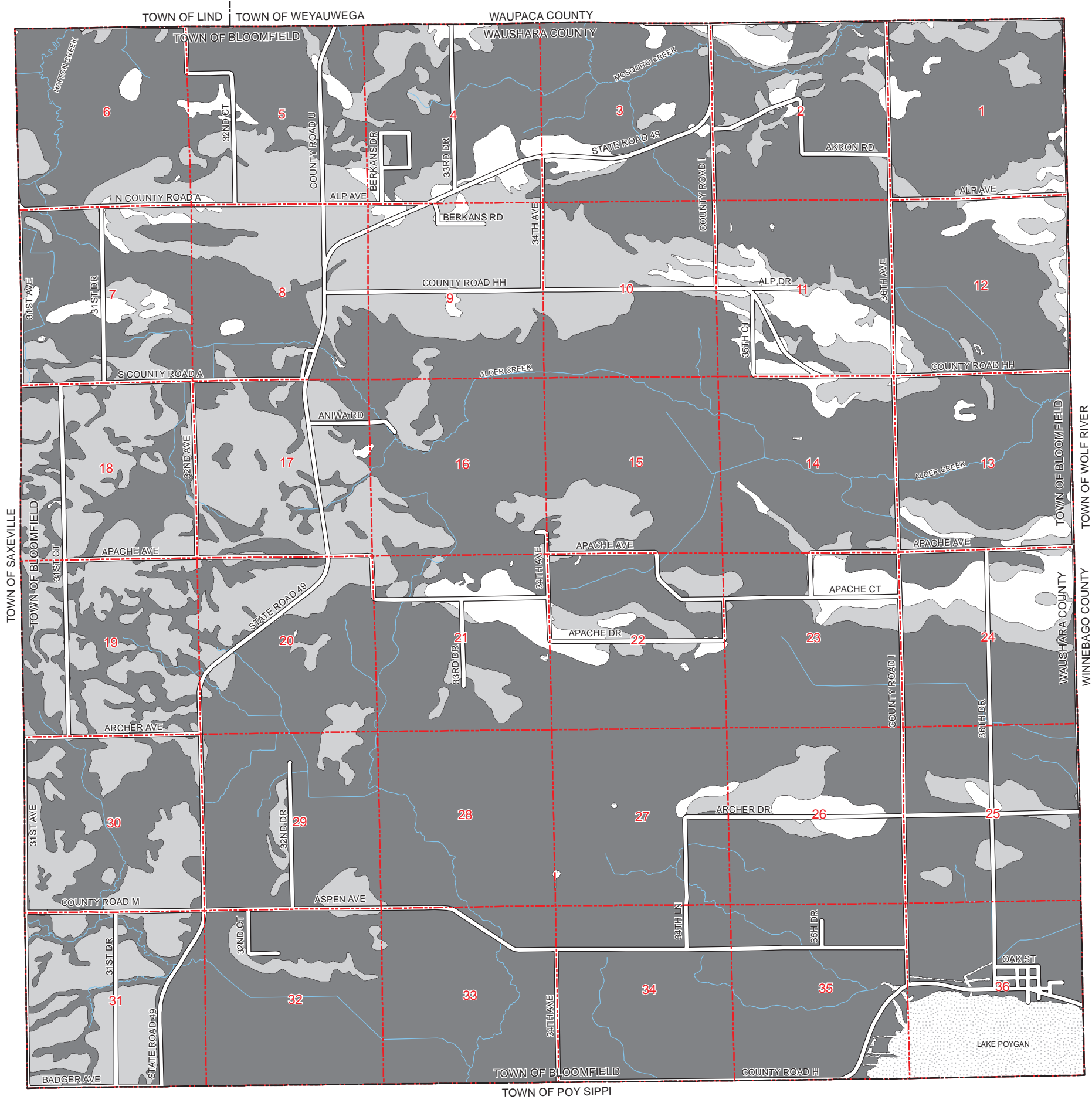
-  None to Slight - Soils relatively free of limitations that affect the intended use or the limitations are easy to overcome.
-  Moderate - Soils with moderate limitations resulting from the effects of slope, wetness, soil texture, soil depth, groundwater, etc. Normally the limitations can be overcome with correct planning, careful design, and good management.
-  Severe - Soils with severe limitations resulting from the effects of slope, wetness, soil texture, highwater table, etc. Soils rated as having severe limitation are severe enough to make the use of the soil doubtful for the proposed use. Careful planning and above-average design and management are required. This often includes major soil reclamation work.
-  No Rating
-  Water

Source: USDA-NRCS, 1982. Waushara County, 2003.  
Digital Base Data provided by Waushara County, 2005.

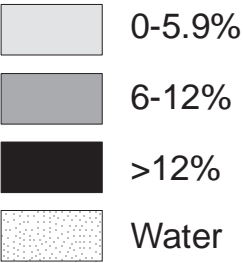


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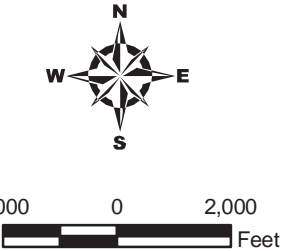
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**EXHIBIT 7-5  
TOWN OF BLOOMFIELD  
STEEP SLOPE**









Source: USDA-NRCS, 1982. Waushara County, 2003.  
Digital Base Data provided by Waushara County, 2005.



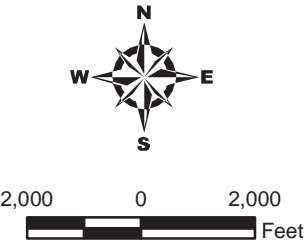
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**EXHIBIT 7-6  
TOWN OF BLOOMFIELD  
FLOODPLAINS**

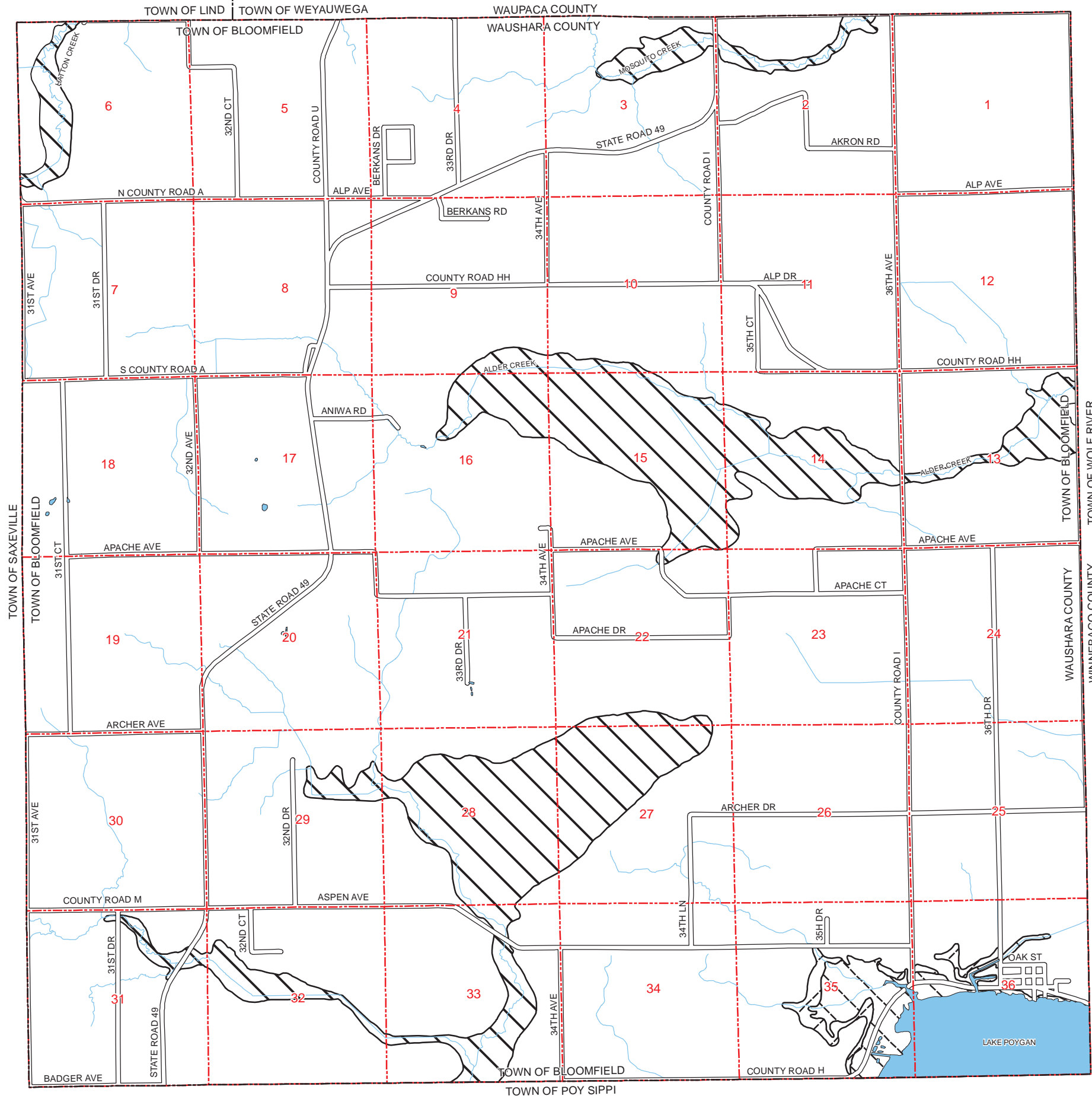
-  ZONE A
-  ZONE AE
-  FLOODWAY AREAS IN ZONE AE
-  ZONE X
-  ZONE X (500-YEAR)
-  AREA NOT INCLUDED UNDER F.E.M.A. FLOODPLAIN DESIGNATION

Source: FEMA, 1985. Waushara County, 2001.  
Digital Base Data provided by Waushara County, 2005.



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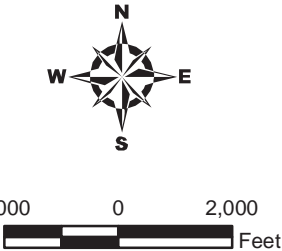


# EXHIBIT 7-7 TOWN OF BLOOMFIELD WDNR WETLANDS

- WETLANDS GREATER THAN 5 ACRES
- WETLANDS LESS THAN 5 ACRES

This map indicates wetlands that have been designated on the Wisconsin Department of Natural Resources' Wisconsin Wetland Inventory Maps. Wetland areas five acres or greater are regulated under the Waushara County Shoreland/Wetland Zoning Ordinance. This map does not reflect all areas that may be considered wetlands by the U.S. Department of Agriculture, or all wetlands that may be under the jurisdiction of the U.S. Army Corp or Engineers.






Source: WDNR, 1999. Waushara County, 2003.  
 County Digital Base Data provided by Waushara County, 2005.



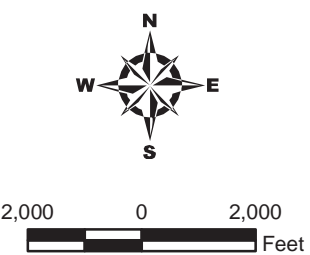
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# EXHIBIT 7-8 TOWN OF BLOOMFIELD DEPTH TO GROUNDWATER

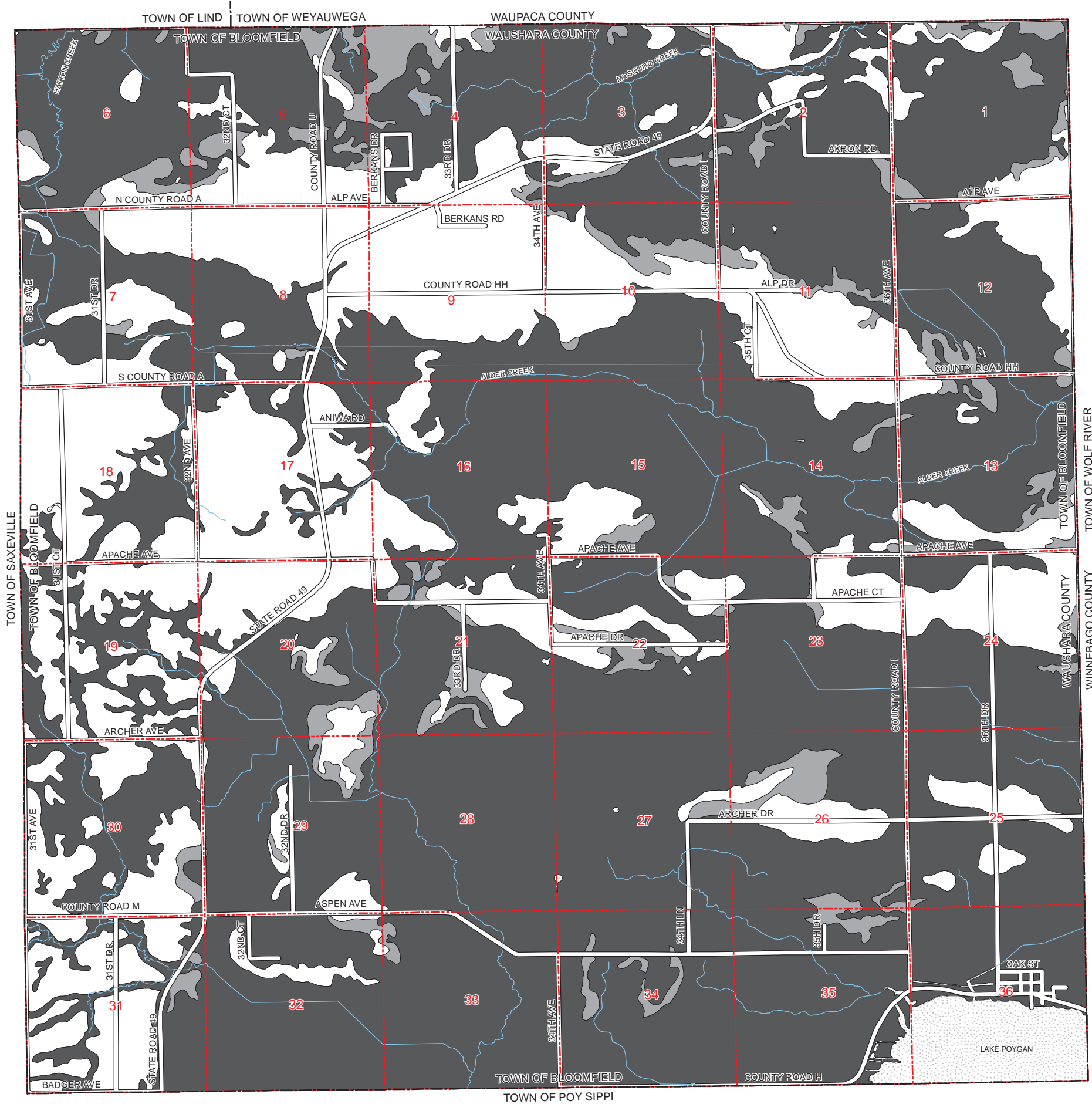
-  Depth to Groundwater 2 FT. or Less
-  Depth to Groundwater 2- 6 FT.
-  Depth to Groundwater > 6 FT.
-  No Rating
-  Water

Source: USDA-NRCS, 1982. Waushara County, 2003.  
Digital Base Data provided by Waushara County, 2005.



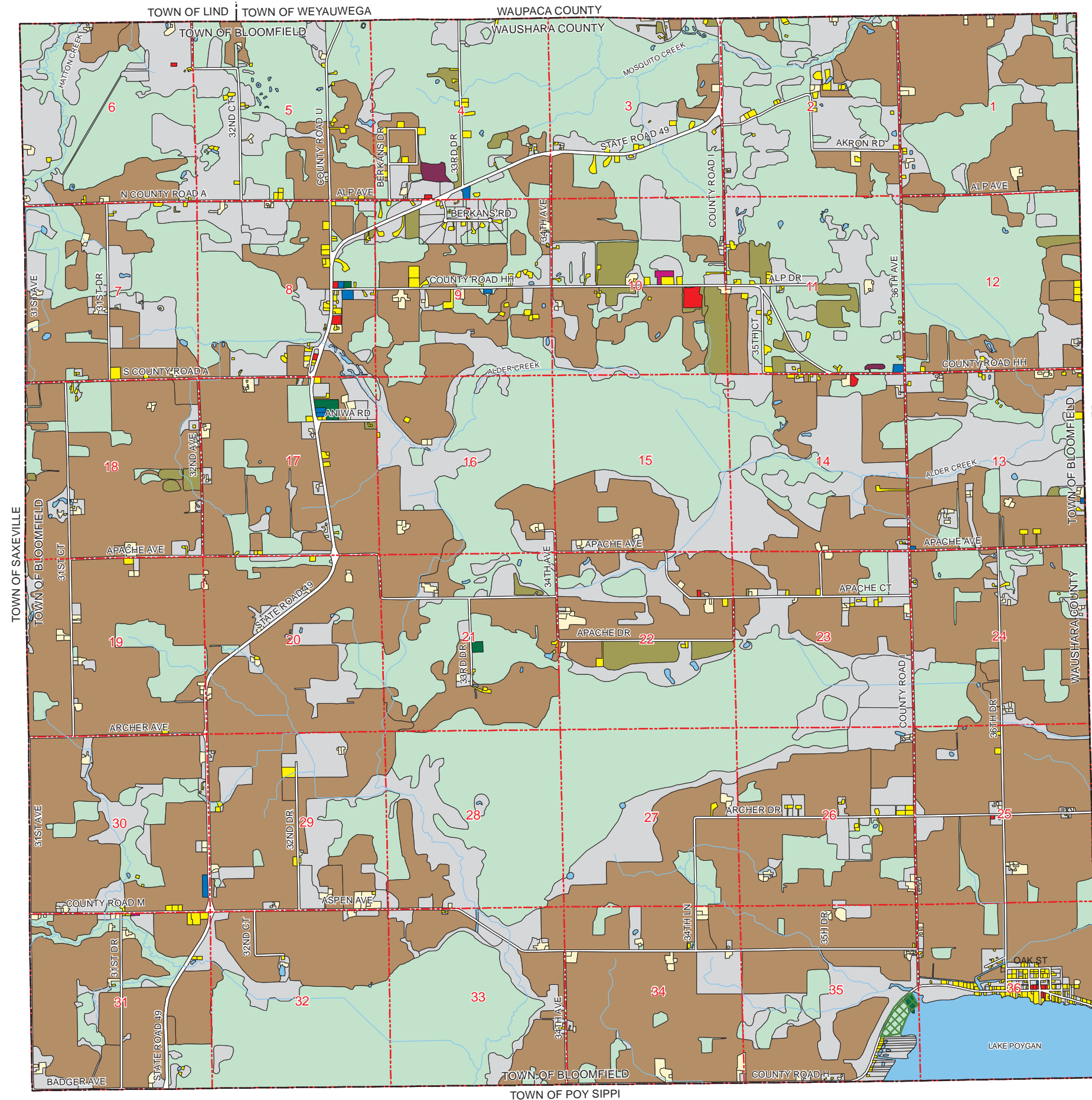
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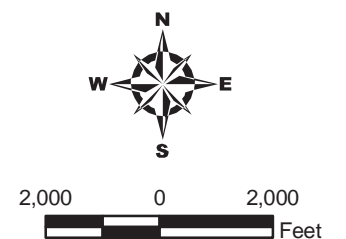


# EXHIBIT 8-1 TOWN OF BLOOMFIELD EXISTING LAND USE



- Single-Family Residential
- Farmsteads
- Multi-Family Residential
- Mobile Home Parks
- Commercial
- Industrial
- Quarries
- Institutional Facilities
- Transportation
- Utilities/Communications
- Non-Irrigated Cropland
- Irrigated Cropland
- Water Features
- Recreational Facilities
- Planted Woodlands
- General Woodlands
- Open Other Land
- DNR Owned Land

Source: East Central Wisconsin Regional Planning Commission, 2005  
Digital Base Data provided by Waushara County, 2005.



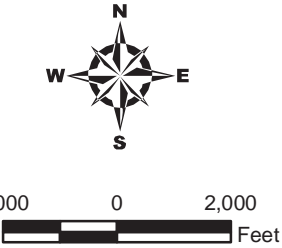
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REGIONAL PLANNING COMMISSION-FEBRUARY 2007

# EXHIBIT 8-2 TOWN OF BLOOMFIELD EXISTING ZONING

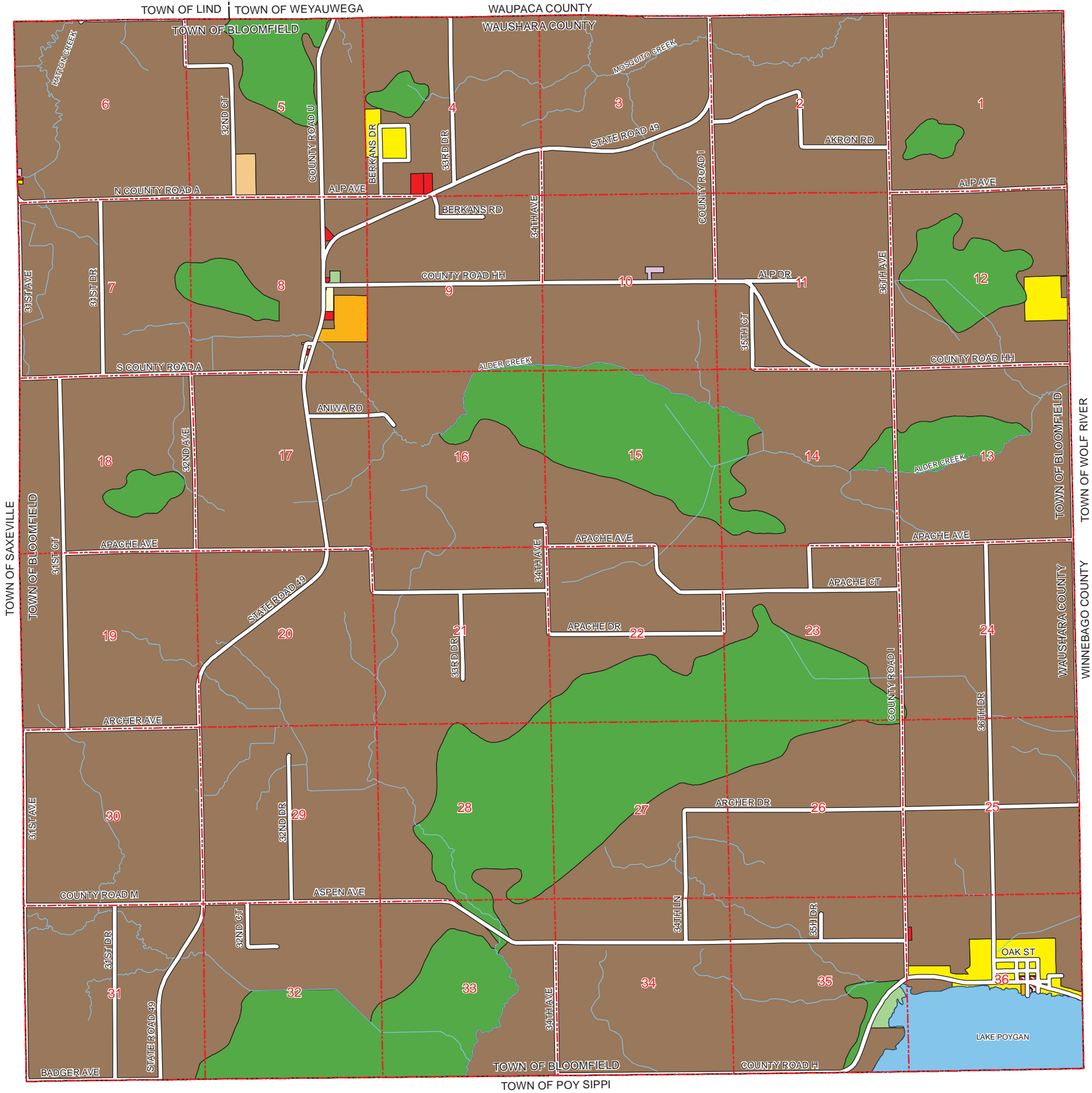
- (A-G) General Agriculture
- (A-R) Agriculture Residential
- (C-C) Community Commercial
- (C-G) General Commercial
- (M-G) General Manufacturing
- (O-N) Natural Resource Preservation
- (O-P) Park & Recreation
- (R-M) Residential Multiple Family
- (RS-10) Residential Single Family
- (RS-20) Residential Single Family
- Water
- Right of Way

Source: Waushara County Zoning, 2005.  
Digital Base Data provided by Waushara County, 2005.



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# EXHIBIT 8-3 TOWN OF BLOOMFIELD FUTURE LAND USE MAP

## Existing Land Use

- Residential (Including Farmsteads)
- Commercial
- Industrial
- Quarries
- Institutional Facilities
- Transportation
- Non-Irrigated Cropland
- Water Features
- Recreational Facilities
- Planted Woodlands
- General Woodlands
- Open Other Land

## Future Land Use

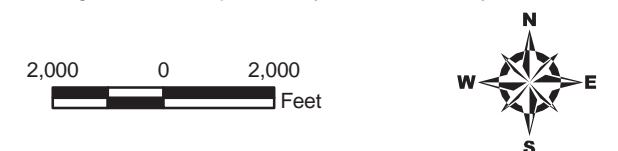
- Future Mixed Commercial/Residential
- Future Single Family Residential 5 Acres and Larger
- Future Residential

## Other Features

- DNR Owned Land
- 1200' Landfill Buffer
- Resource Protection Area
- North Lake Poygan Sanitary District\*\*
- North Lake Poygan Sanitary District\*\* Planning Boundary

\*\* Data for the North Lake Poygan Sanitary District Boundary and the North Lake Poygan Sanitary Planning Boundary obtained from the NLPSPD. Boundaries were hand digitized off of hard copy data and should be used for reference purposes only.

Source: East Central Wisconsin Regional Planning Commission, 2005.  
Digital Base Data provided by Waushara County, 2005.



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