

COMPREHENSIVE PLAN 2030

Town of Coloma Waushara County, Wisconsin

Adopted December 7th, 2009



COMPREHENSIVE PLAN

2030

Town of Coloma
Waushara County, Wisconsin

Adopted December 7, 2009

Prepared by the
East Central Wisconsin Regional Planning Commission

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ABSTRACT

TITLE: TOWN OF COLOMA COMPREHENSIVE PLAN 2030

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Waushara County

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

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<i>A compilation of strategies, policies, goals, and programs to provide an adequate housing supply that meets existing and forecasted housing demand. This shall include an assessment of the age, structural, value and occupancy characteristics of existing housing stock; identification of policies and programs that promote the development of housing and provides a range of housing choices that meets the needs of persons of all income levels, age groups and special needs; promotes the availability of land for development or redevelopment of low and moderate income housing; and maintains or rehabilitates the existing housing stock.</i>	
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<i>A compilation of strategies, policies, goals, maps and programs to guide the future development of utilities and community facilities such as sanitary sewer, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunication facilities, power-generating plants and transmission lines, cemeteries, health and child care facilities, police, fire and rescue facilities, libraries, schools and other governmental facilities.</i>	
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<i>A compilation of strategies, policies, goals, and programs to promote the stabilization, retention or expansion of the economic base and quality employment opportunities, including an analysis of the labor force and economic base. This shall include background information on education, employment and employment characteristics, an assessment of categories or particular types of new businesses and industries that are desired, along with the strengths and weaknesses with respect to attracting and retaining these businesses and industries.</i>	
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CHAPTER 1: INTRODUCTON

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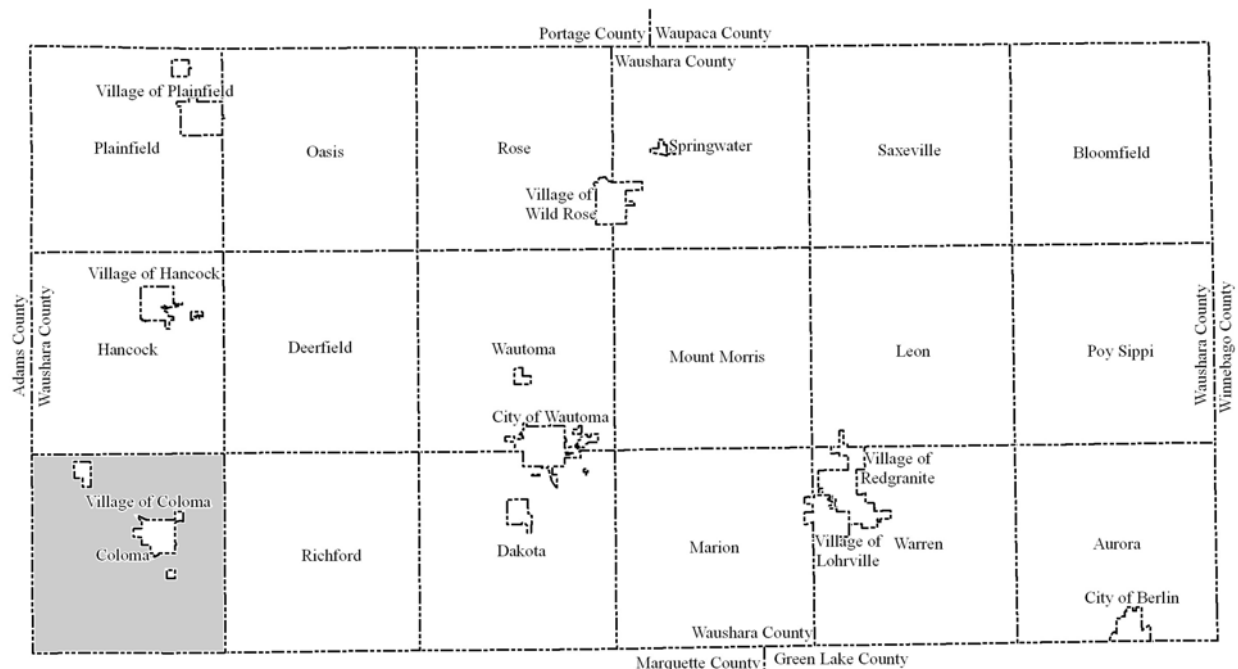
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CHAPTER 1: INTRODUCTION

Location

Waushara County is located in central Wisconsin and is surrounded by the counties of Portage and Waupaca to the north, Winnebago to the east, Green Lake and Marquette to the south and Adams County to the west. The county is essentially six towns in width and three towns in height. The Town of Coloma is located in the southwest corner of the county and is surrounded by the towns of Hancock, Richford and Deerfield in Waushara County and the towns of Springfield and Newton in Marquette County and the towns of Richfield, Colburn and Lincoln in Adams County. It is approximately 21,025 acres in size. I-39 runs diagonally (north-south) through the Town of Coloma. Entrance to the highway is available at STH 21 in the Village of Coloma. I-39 provides access to southern Wisconsin including Westfield, Portage and Madison, and Stevens Point, Wausau and northern Wisconsin. STH 21 provides for east-west travel through the Town and connects Oshkosh to Tomah. It is a popular truck route.

Figure 1-1. Village of Coloma, Waushara County Wisconsin



The Town of Coloma offers residents a rural atmosphere while providing nearby access to many services and amenities (schools, libraries, post offices, etc.) offered in urban areas. Woodlands cover about 54 percent of the Town, while agricultural land uses make up another 26 percent.

Planning History

Planning started in Waushara County in 1994, with the creation of the Waushara County Land Use Committee. This committee, comprised of elected officials and local citizens, includes representation from each community in Waushara County. In 2003, East Central Wisconsin Regional Planning Commission assisted the Town of Coloma in the preparation of a Land Management Plan. Similar to the Community/Land Management Plans that was adopted by the Town of Coloma in 2003, many of the earlier planning efforts in the county were started before

or immediately after the state implemented its current comprehensive planning laws and consequently do not conform to the “smart growth” legislation.

The Town of Coloma, along with the Village of Coloma, sharing similar issues decided to enter into a contract with East Central Wisconsin Regional Planning Commission in 2008 to jointly meet to develop individual comprehensive plans. The Town and Village, along with the communities of Deerfield, Hancock (Village and Town), Leon, Mount Morris, Oasis, Plainfield (Village and Town), Richford, Saxeville, Springwater, and Lohrville worked concurrently on the development of their individual plans. A countywide plan was created that combined the plans of the various municipalities.

The current Town of Coloma Comprehensive Plan was prepared in compliance with *Wisconsin State Statutes 66.1001* and utilized a comprehensive planning grant obtained through the Department of Administration.

Planning Purpose

A comprehensive plan is created for the general purpose of guiding a coordinated development pattern. This results 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. 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, while at the same time, provides flexibility for land owners and protects 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”.¹

The Town of Coloma should consult this plan when making decisions relative to land use and other issues including:

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

¹ Wisconsin Legislative Reference Bureau. 1997. *Budget Brief 97-6*.

Planning Process

The planning process was completed in six stages. These stages included visioning; inventory, analysis and issue identification; plan alternative development; intergovernmental communication; implementation; and adoption.

Initially, a community vision session was held in Coloma. As part of the vision exercise, people were asked to evaluate the strengths, weaknesses, opportunities, and threats to existing and future development in the Town of Coloma and the area. Since a citizen's questionnaire was sent to all land owners during the previous planning effort; a full mailing was not completed for this effort. Instead, around 50 questionnaires were included in the take home folders that went home to parents and guardians of students in the Coloma Elementary School. Twenty-two questionnaires were returned. Since questionnaires for the Town of Coloma were available in a multitude of locations in the Village of Coloma, it is impossible to determine a true response rate.

The second stage, inventory, analysis and issue identification began with the collection of data on existing conditions within the community. This data was analyzed to identify existing and potential problem areas. Using results from the community-wide vision session, questionnaire, as well as background data compiled during the inventory stage, the planning committee developed vision statements and goals, strategies and recommendations 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 Map. The first two stages were combined to create a recommended land use plan to guide future growth and development over the next twenty years. A preliminary future land use map and draft goals, strategies and recommendations were presented at a community-wide open house and comments were solicited.

During the fourth stage, intergovernmental cooperation, nearby municipalities, government agencies, county department heads and others were invited to a meeting of the Town Comprehensive Planning Committee. A preliminary future land use map, draft goals, strategies and recommendations were presented and the intergovernmental cooperation element was discussed.

The fifth stage, plan implementation, 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.

The final stage, adoption, included a meeting with the Town Board, Plan Commission and Comprehensive Planning Committee to distribute copies of the draft plan and discuss steps that must be taken to adopt the plan. The final stage concluded with the adoption of the plan by the Town Board.

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 Town of

Coloma actively sought public participation from its citizens.² 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. The first step in the planning process was the development and adoption of a *Public Participation Plan for Comprehensive Planning*. This plan laid out the goals of the public participation plan; public participation strategy, methods and plan adoption procedures.

Public input was encouraged through meetings and activities. ECWRPC staff conducted approximately nine (9) public meetings with the Town of Coloma Comprehensive Planning Committee, as well as, an initial community-wide vision session and a later public meeting in the middle of the planning effort. All meetings were open to the general public; notices were posted at predetermined public areas. Periodically, articles were included in the Argus, the local paper. A public hearing was held to present the final draft version of the plans to the general public and neighboring municipalities and to solicit further input. Meeting notices were sent to the local newspaper. The draft plans were available for review at local libraries, the community center and the internet. A website specific to the planning effort was maintained throughout the planning effort.

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

Results from a previous questionnaire and a questionnaire distributed in the fall of 2008, were used to gather opinions from residents and landowners regarding land use and development issues. Questionnaires were sent home in the grade school take home folders. Additional questionnaires were available at key locations throughout the Village for people who did not receive a questionnaire by other means. Each household was asked to complete one questionnaire. A total of about 50 questionnaires were sent home with grade school children.

The questionnaire contained 15 questions. Two open-ended questions encouraged respondents to provide written input. The statistical analysis and written comments from the questionnaire provided valuable insight to the Town of Coloma Comprehensive Planning Committee 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, strategies, and recommendations were consistent with the desires of the community at large.

Community-wide Vision Session (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 community and the overall area. Strengths are classified as physical assets, a program, or an

² *Wisconsin State Statutes*. 2004. s. 66.10001.

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.

A Community-wide Vision Session, which included a SWOT exercise, was conducted jointly with the Village of Coloma in the fall of 2008. 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. Participants rated their top 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.

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 vision development was held at the beginning of the planning process. The Town of Coloma Comprehensive Planning Committee crafted vision statements for each of the nine elements based on their perceptions of what they would like to see preserved, changed, or created in their communities. 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, strategies and recommendations 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, strategies and recommendations 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. Strategies are statements which describe specific conditions which will help attain the stated goals. Recommendations can include new ordinances, amendments to existing ordinances, new programs, and other tasks. Recommendations are specific actions which must be performed to implement the goals and strategies of the comprehensive plan. Often, recommendations are delineated with a specific timeline to ensure timely implementation of the plan. To be effective, strategies and recommendations 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 recommendation 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.

CHAPTER 2: ISSUES AND OPPORTUNITIES

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CHAPTER 2: 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 Town of Coloma will be able to meet the future needs of its residents.

Issues and Opportunities Vision for 2030

In 2030, the Town of Coloma is a vibrant rural community. The Town has been successful in protecting the integrity of the area's most highly valued agricultural, environmental and scenic features. New residential subdivisions are being successfully directed away from the more intense farming areas in the western part of the Town, thus preserving large parcels of agricultural land. The scenic beauty of Pleasant Lake, the Ice Age Trail, the Chaffee Creek Fishery Area and the moraine provides a focal point for Town residents and visitors. Through the efforts of the Coloma Historical Society, a local collection of historic memorabilia has been preserved and showcased. This has given residents and school children an opportunity to learn about local history.

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. Population and socioeconomic trends are identified and potential future growth and development patterns are discussed. Characteristics examined include age, race, 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

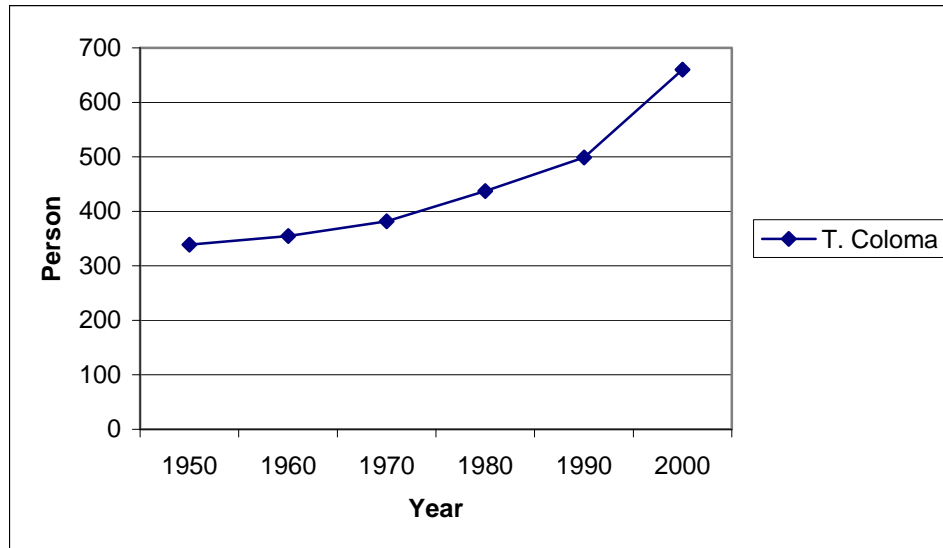
Historic Population¹

Over the past fifty years, the population of the Town of Coloma has grown in every decade. Following a low of 339 in 1950, the population increased by over four percent in the 1950's and 1960's, over 14 percent in the 1970's and 1980's and over 32 percent in the 1990's. ***Overall the population increased by about 95 percent between 1950 and 2000*** (Figure 2-1, Appendix B, Table B-1).

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

Between 1950 and 2000, population growth in the Town of Coloma surpassed Waushara County, the East Central Region², and Wisconsin. Although the Town of Coloma's population increased by 94.7 percent during this time period, population increases at the county (65.7%), region (66.1) and state (56.2%) were more modest. 2005 population estimates from the Wisconsin DOA indicate that recent growth trends in the Town of Coloma continue to outpace regional, county and state growth patterns. Since 2000, Coloma's population has increased by 11.4 percent, compared to 8.0 percent at the county level, 4.8 percent at the regional level and 4.0 percent at the state level.

Figure 2-1. Historic Population Change, 1950 to 2000



Source: U.S. Census: 1950, 1960, 1970, 1980, 1990, and 2000

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 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 DOA, 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

² East Central Region includes the counties of Calumet, Fond du Lac, Green Lake, Marquette, Menominee, Outagamie, Shawano, Waupaca, Waushara and Winnebago.

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	-8.6%	-3.0%	-1.4%	15.1%
1960 to 1970	6.4%	9.6%	0.2%	11.8%
1970 to 1980	17.7%	25.2%	0.2%	6.5%
1980 to 1990	7.3%	4.6%	2.7%	4.0%

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	1.5%	23.8%	25.2%
1980-1990	448	411	859	2.4%	2.2%	4.6%
1990-2000	-23	3,792	3,769	-0.1%	19.6%	19.4%
2000-2005 est.	-131	1,983	1,852	-0.6%	8.6%	8.0%

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

Waushara County migration patterns also varied by age³ (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.

³ WI DOA, 2005.

Population Density⁴

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 17 to 62 persons per square mile.

Population density of 20 persons per square mile in the Town of Coloma was less than the county average (Appendix B, Table B-3). The average population density for Waushara County was 37 persons per square mile in 2000, 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 the Town.

The change in population by age cohort between 1990 and 2000 indicates that the area’s population is aging⁵ (Appendix B, Tables B-4 and B-5). The Town of Coloma experienced an increase in the share of persons in the 45 to 64 and 65 years old and older age cohorts and a decline in the less than 5, 5 to 19, 20 to 24 and the 25 to 44 age cohorts. The largest increase for the Town occurred in the 65 years and older old age cohort. Between 1990 and 2000, the number and share of individuals 65 years and older increased from 59/11.8 percent (1990) to 190/25.4 percent (2000) in the Town of Coloma. The relative increase in population over 44 can be attributed to the in-migration of working age and retirement individuals and the aging of the baby-boomers.

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 2000⁶ (Appendix B, Tables B-4 and B-5).

In 1990, the median age in the Town of Coloma (37.7 years) was slightly lower than the median age in Waushara County (38.6) and higher than the median age of the state (32.9). Between 1990 and 2000, the median age increased by 10.6 years in the Town of Coloma. ***Consequently, the Town at a median age of 48.2 years had the third oldest median age in the county.*** The only municipalities older were the towns of Springwater (48.7) and Marion (48.4). As a result of the large increase in median age between

⁴ U.S. Census, 2000.

⁵ U.S. Census; 1990, 2000.

⁶ U.S. Census; 1990, 2000.

1990 and 2000, the Town of Coloma's median age was higher than the county's (42.1 years) and the state's (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 Waushara County and the Town of Coloma has been decreasing since 1970⁷ (Appendix B, Table B-21). Historically, Waushara County has retained the lowest average household size. ***The Town of Coloma had an average household size of 2.76 in 1990, and 2.51 in 2000.*** This decline is from an increase in one and two person households and a decline in three, four, five and six or more person households (Appendix B, Table A-7). In comparison, Waushara County had an average household size of 2.52 and 2.43, respectively in 1990 and 2000. The state had a larger average household size in 1990 (2.61) and a smaller household size (2.5) in 2000, than the Town and the County. In 1990 over fifty percent (55.8%) of the households in the Town of Coloma were one or two person households. By 2000, the share of one and two person households had risen to about two-thirds (68.9%) of all households in the Town.

Household Composition⁸

In 1990 and 2000, the majority of households for the Town of Coloma 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, the share of family households in the Town of Coloma remained constant, while the percent of married couple families decreased. In 1990, the share of family households ranged from 76.8 percent of all households in the Town of Coloma to 70.0 percent of all households in Wisconsin. By 2000, the share of family households ranged from 76.8 percent of all households in the Town of Coloma to 66.5 percent of all households in Wisconsin (Figure 2-2). The share of single parent family households increased in all jurisdictions, but still remained a relatively small share of total family households. The state had the largest share of single parent family households and non-family households in both years (Appendix B, Table B-8 and B-9).

The Town of Coloma had a lower percentage of householders age 65 and older, than Waushara County and Wisconsin in both 1990 and 2000. In 1990, householders age 65 or older and living alone ranged from 8.3 percent in the Town of Coloma to 13.8 percent in Waushara County. About 11 percent (10.5%) of elderly householders in Wisconsin lived alone. Between 1990 and 2000, the share of elderly householders living alone decreased in the Town of Coloma, Waushara County and the state. Consequently by 2000, elderly householders living alone

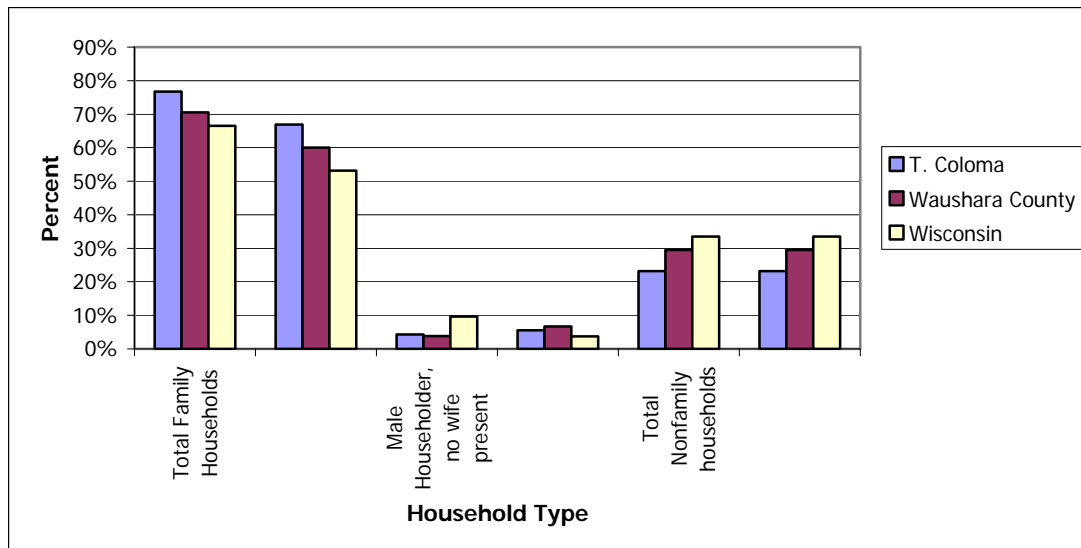
⁷ U.S. Census; 1970, 1980, 1990, 2000.

⁸ U.S. Census; 1990, 2000.

ranged from 7.1 percent of all households in the Town of Coloma to 11.9 percent in Waushara County. Approximately 10 percent (9.9%) of elderly householders in Wisconsin lived alone.

While householders age 65 or older and living alone comprises a very small share of the total households, their numbers are increasing in Waushara County (1,049 in 1990 to 1,109 in 2000). Between 1990 and 2000, the combined number of householders age 65 or older and living alone in the Town of Coloma increased from 15 to 18. 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.

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



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

Race

Population by race 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. Differences also exist in age structure, language barriers and risks for various diseases and health conditions.

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.⁹ As the population of the Town of Coloma, Waushara County, and Wisconsin continue to grow, it is likely that the minority proportion of the population (persons of color and whites of Hispanic

⁹ U.S. Census.

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 Distribution¹⁰

The Town of Coloma experienced a slight increase in minority population between 1990 and 2000 (Appendix B, Tables B-10 and B-11). However, the number of persons of non-White race remained small. Only 18 individuals in the Town of Coloma identified themselves as non-White in 2000, up from zero in 1990. Nevertheless whites continued to comprise an overwhelming majority of the population. 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 and Town of Coloma residents and less than one percent of Waushara County residents declared they were of two or more races.

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

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-12). 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 just about 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.

The number and share of Hispanics increased in the Town of Coloma between 1990 and 2000. ***In 2000, Hispanics comprised 3.6 percent of the Town of Coloma's population, up from zero in 1990.*** If the Town is 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, and disability income and welfare payments.¹¹ 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

¹⁰ U.S. Census; 1990, 2000, STF 1A.

¹¹ U.S. Census Bureau.

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 income from earnings. As telecommuting increases and becomes more mainstream, earned income may become more geographically independent. However, at this point in time, little telecommuting occurs in Waushara County.

Impact of Earnings on Household Income¹²

An examination of 1999 income data indicates that the majority of household income within the Town of Coloma, 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 three jurisdictions*** (Appendix B, Table B-13). Seventy-six percent (76.4%) of income in Town of Coloma was derived from earnings, which was higher than the 71.4 percent of earned income in Waushara County. At the state level, 80.6 percent of income was derived from earnings, which indicates that Waushara County and the Town of Coloma are less dependent on employment and job creation than the state.

In all three jurisdictions, the average income per household was higher than the average earnings per household, which shows that all three jurisdictions also benefit from unearned income (Appendix B, Table B-13). In the three jurisdictions, the percent of households with earnings ranged from 81.8 percent in Wisconsin to 75.7 percent in Waushara County. Seventy-eight percent (78.2%) of households in the Town of Coloma have earnings.

Income Comparisons¹³

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 the Town of Coloma, Waushara County, and Wisconsin experienced an increase in all income measures during this time period (Appendix B, Table B-14). The Town of Coloma experienced the largest increase of all three jurisdictions in median household income, while Waushara County experienced the largest increase in median family and per capita incomes.

The income gap between the state and the Town of Coloma appears to be narrowing in median household income but widening in the other income measures.

In spite of these gains, ***the State of Wisconsin maintained higher median household, family and per capita incomes than Waushara County and the Town of Coloma for***

¹² U.S. Census, 2000, STF 3A.

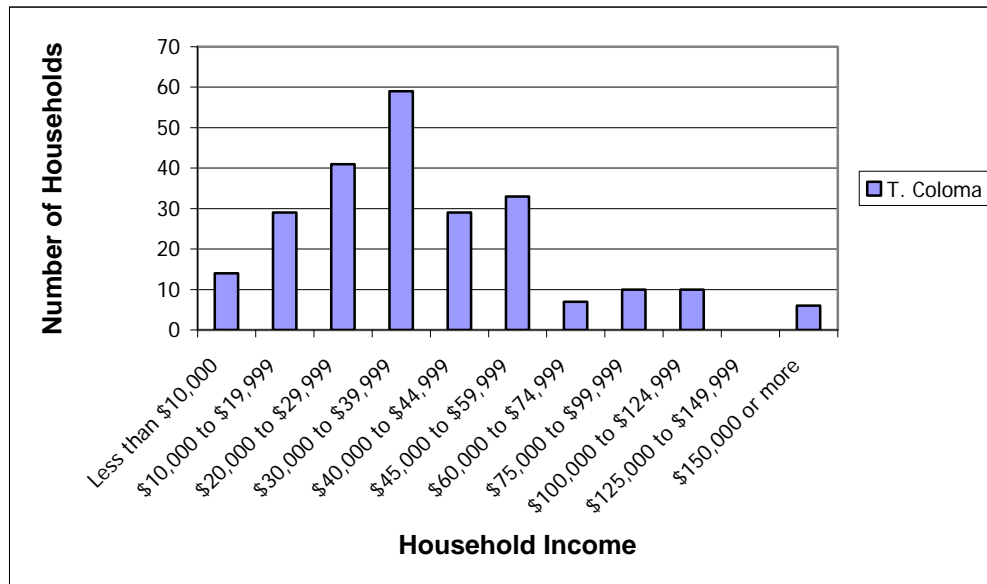
¹³ U.S. Census, 2000

both years (Appendix A, Table A-14). The Town of Coloma maintained a lower income measure than the state and the county, in all income measures for 1999.

Household Income by Range¹⁴

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-15 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 Coloma had 14 households with incomes below \$10,000. The income range with the largest number and share of households was between \$30,000 to \$39,999 with 59 households or 24.8 percent. There were six households with incomes of \$150,000 or more.

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



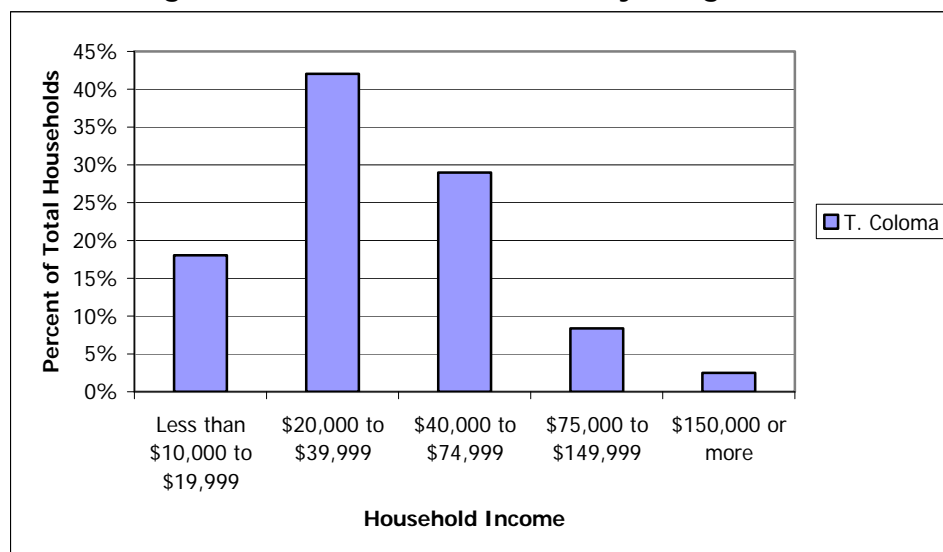
Source: U.S. Census, 2000

For additional comparison and analysis, the eleven income categories in Appendix B, Table B-15 have been consolidated into five broader income categories and presented in Figure 2-4 as a share of total households with income. ***Over eighty-ninety percent (89.1%) of households in the Town of Coloma reported incomes below \$75,000 in 1999.*** Approximately 60 percent of Town of Coloma households reported 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.

¹⁴ U.S. Census, 2000

The percentage of households with incomes below \$20,000 comprised 18.1 percent of all households in the Town of Coloma. 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 was 10.9 percent for the Town of Coloma.

Figure 2-4. Household Income by Range, 1999



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

Poverty Status¹⁵

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, the number of persons living below the poverty threshold increased in the Town of Coloma, but decreased in the county and the state (Appendix B, Tables B-16 and B-18). In 1999, 83 people or 12 percent of Town of Coloma residents lived below the poverty line compared to 51 or 12 percent in 1989. In contrast, nine percent (9.0%) of Waushara County residents and 8.4 percent of Wisconsin residents continued to live in poverty in 1999 (Appendix B, Table B-18). This indicates that poverty is more common in the Town of Coloma than at the county or state level.

Poverty by age trends varied. Children were more likely to live below poverty than elderly residents during both time periods in 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

¹⁵ U.S. Census, 1990; U.S. Census, 2000, STF 3A

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-19).

In 1989, 10.8 percent of children in the Town of Coloma lived in poverty, compared to 36.2 percent of the elderly. By 1999, the share of children living in poverty in the Town of Coloma had decreased to 1.9 percent, while the share of elderly living in poverty had decreased to 21.2 percent (Appendix B, Table B-17 and B-19).

Of the three jurisdictions, Waushara County had the highest share of children in poverty in 1989, 20.1 percent, while the Town of Coloma had the lowest, 10.8 percent. Between 1989 and 1999, the Town of Coloma, Waushara County and the state experienced a decrease in the share of children in poverty. As a result, in 1999 the Town of Coloma had the smallest share of children in poverty of all three jurisdictions, 1.9 percent. In Waushara County, 10.9 percent of children lived in poverty in 1999, while 11.2 percent of children in the state also lived in poverty.

In 1989, the Town of Coloma had 36.2 percent of elderly residents living in poverty. 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 21.2 percent in the Town of Coloma (Appendix B, Table B-17 and B-19).

Between 1989 and 1999, the number and share of families in poverty declined in the Town of Coloma, the county and the state. In 1989, the share of families living in poverty ranged from 10.1 percent in Waushara County to 7.6 percent in the state. About eight percent (7.8%) of the families in the Town of Coloma lived in poverty. By 1999, the share of families living in poverty fell in the Town of Coloma to 3.1 percent (Appendix B, Table B-16 and Table B-18). In the Town of Coloma, Waushara County and Wisconsin, 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.

Population Forecasts¹⁶

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

¹⁶ Source: U.S. Census, 1970, 1980, 1990, 2000; WI DOA, 2004; ECWRPC

migration rates may vary considerably based on various “push” and “pull” factors both within and outside of the area.

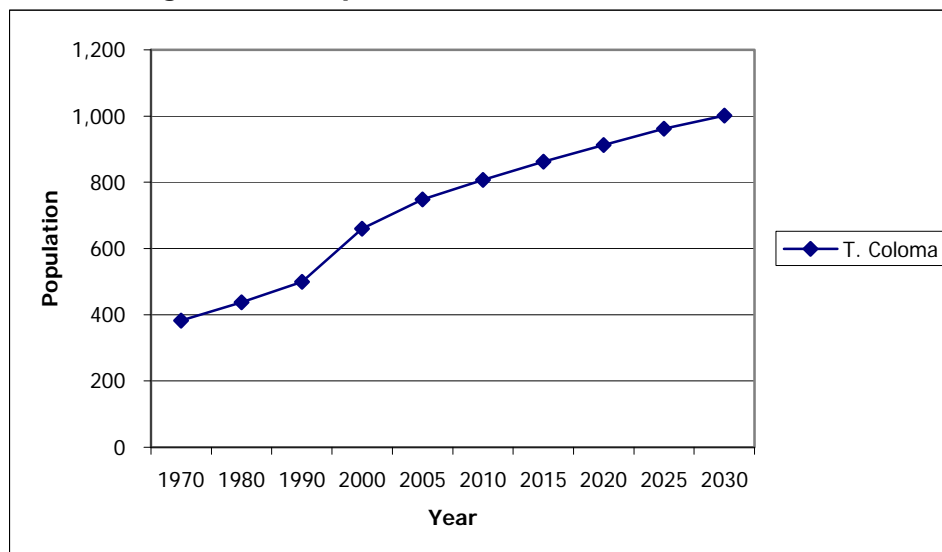
Since migration has played such an important role in Waushara County population growth, migration rates are expected to significantly impact future population growth. An examination of past growth trends in the Town of Coloma indicate that decades of growth occurred during periods of high net in-migration 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 the Town (Table 2-1 and 2-2, Appendix B Table B-20).

Population growth in the Town 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-20, 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 Town of Coloma review their population growth every five years to determine if their population change is following anticipated trends or if growth trends are shifting.

The Town of Coloma is expected to grow by 51.8 percent between 2000 and 2030 or from 660 people to 1,002 people (Figure 2-5). This change is greater than Waushara County's expected growth of 21.6 percent between this same time period.

Figure 2-5. Population Estimates, 1970 to 2030



Source: U. S. Census, 1970, 1980, 1990, 2000; WI DOA, 2004; ECWRPC.

Note: Population estimates include anticipated impact of the Redgranite prison. Includes correction to 2000 Census.

Population Projections by Age Cohort

Reliable age cohort projections at the community level are not available for the Town of Coloma. 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 Town of Coloma.

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 cohort¹⁷ 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 Town of Coloma 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, 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

¹⁷ WI DOA, 2004

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 2030.¹⁸ It is anticipated that the number of households in the Town of Coloma may increase by 70.9 percent during the same time period from 254 to 434 (Table 2-3; Appendix B, Table B-22).

Table 2-3. Estimated Households, 2000 to 2030

Town of Coloma	2000	2005	2010	2015	2020	2025	2030
No. Households	254	283	317	351	382	410	434
Persons per HH	2.51	2.55	2.46	2.37	2.31	2.26	2.23

Source: U. S. Census, 2000; ECWRPC.

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.

Key Findings

Demographic Trends

- Over the past fifty years, the population of the Town of Coloma has grown in every decade. Overall the population increased by about 95 percent between 1950 and 2000.
- Migration has played a greater role in population change in Waushara County than natural increase between 1950 and 2005.
- Since natural increase rates were negative, the entire increase in population in Waushara County since 1990 can be attributed to in-migration.
- Population density of 20 persons per square mile in the Town of Coloma was less than the county average.
- In 1990, the median age in the Town of Coloma (37.7 years) was slightly lower than the median age in Waushara County (38.6) and higher than the median age of the state (32.9).
- By 2000, the Town of Coloma at a median age of 48.2 years had the third oldest median age in the county.

¹⁸ U.S. Census, 2000; ECWRPC

Household Structure

- Household size for Waushara County and the Town of Coloma has been decreasing since 1970.
- The Town of Coloma had an average household size of 2.76 in 1990, and 2.51 in 2000.
- In 1990 and 2000, the majority of households for the Town of Coloma were family households, and the majority of family households were married couple families.

Race

- The population in the Town and Waushara County is less diverse than that of the state. In 2000, whites comprised 97.6 percent of the Town of Coloma's population and 96.8 percent of the county's population compared to 88.9 percent of the state's population.
- In 2000, Hispanics comprised 3.6 percent of the Town of Coloma's population, up from zero in 1990.

Income Levels

- Access to earning opportunities is a strong determinant in meeting the income needs of residents in the Town of Coloma, Waushara County and Wisconsin.
- The State of Wisconsin maintained higher median household, family and per capita incomes than Waushara County and the Town of Coloma for both 1989 and 1999.
- Over eighty-ninety percent (89.1%) of households in the Town of Coloma reported incomes below \$75,000 in 1999.
- Between 1989 and 1999, the number of persons living below the poverty threshold increased in the Town of Coloma, but decreased in the county and the state. In 1999, 83 people or 12 percent of Town of Coloma residents lived below the poverty line compared to 51 or 12 percent in 1989.
- In 1989, 10.8 percent of children in the Town of Coloma lived in poverty, compared to 36.2 percent of the elderly. By 1999, the share of children living in poverty in the Town of Coloma had decreased to 1.9 percent, while the share of elderly living in poverty had decreased to 21.2 percent.

Population Forecasts

- The Town of Coloma is expected to grow by 51.8 percent between 2000 and 2030 or from 660 people to 1,002 people.
- Waushara County population projections by age cohort 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.

Household Forecasts

- 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. It is anticipated that the number of households in the Town of Coloma may increase by 70.9 percent during the same time period from 254 to 434.

INTERRELATIONSHIPS WITH OTHER COMPREHENSIVE PLAN ELEMENTS

Economic Development

An aging population creates opportunities and challenges. If current migration trends hold true, the Town of Coloma will likely continue to attract baby-boomers. Many of these individuals may have personal wealth and/or good retirement incomes. At the same time, the Town 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 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 the Town. 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 the community. 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, a mixture of housing types, styles and price ranges will be needed. 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. The Town may need to determine if they wish to provide these alternatives or if these individuals should be served elsewhere.

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, the Town 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 within Waushara County 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 Town of Coloma, the Town should work with Waushara County to identify 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 an expanding population base will 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. 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 Town of Coloma 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 developed by the state also encourage communities to accommodate growth in perhaps a more efficient manner than they have in the past. The 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 has developed a regional smart growth plan. As part of the 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 analyzes 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 chart books. 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: HOUSING

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CHAPTER 3: 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 2030

In 2030, the Town of Coloma accommodates a variety of housing choices, however single family and duplex housing is the preferred choice. Multi-family or higher density residential development is being directed to areas adjacent to the Village of Coloma where sewer, water and other services are conveniently located. The need for affordable rental and owner occupied housing is also being adequately addressed through the addition of new duplexes and the renovation and conversion of the existing housing stock. Valuing its elderly population, the Town has been doing well in encouraging housing options that allow its residents to remain in the area.

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 shifted toward clustered or conservation subdivisions that focus on amenities such as common open space, walking trails and other features. To further preserve the farm economy and natural resources, the Town has effectively directed new residential subdivisions to areas east of the moraine and adjacent to the Village of Coloma. With the assistance of the Coloma Historical Society, a group of dedicated residents has been instrumental in assuring that many of the older historically significant homes in the Town have been successfully renovated.

INVENTORY AND ANALYSIS¹

This section of the chapter provides a broad brush of housing characteristics for the Town of Coloma, 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

¹ U.S. Census, 1990 and 2000, unless otherwise noted.

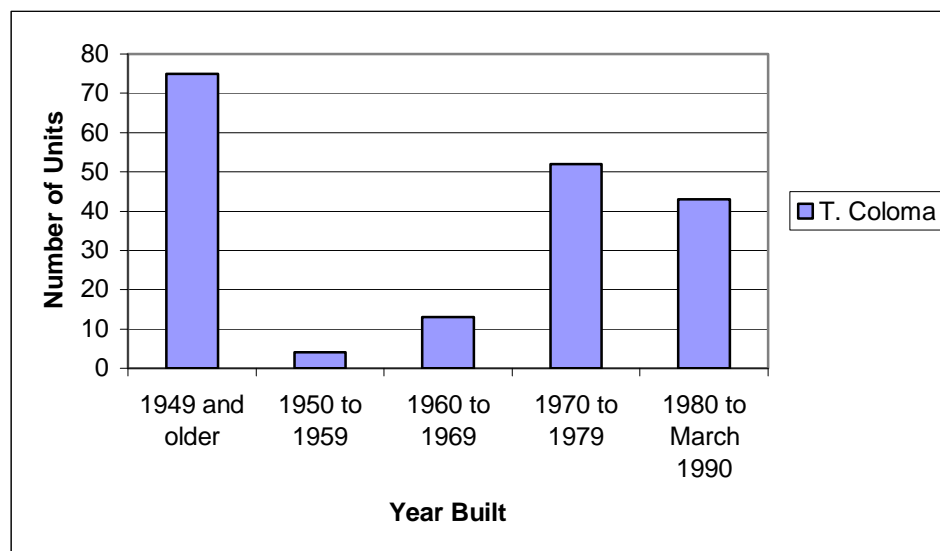
identify strengths or opportunities for improvement. Tables are provided in Appendix C for those who may be interested in more detail.

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 the Town of Coloma was well established by 1970 (Appendix C, Tables C-1 and C-2). The number of new owner-occupied units was low in the 1950's, increased in the 1960's, tripled in the 1970's and fell in the 1980's (Figure 3-1.). The number of owner-occupied units began rising again in the 1990's, particularly in the latter half of that decade (Figure 3-2).

Figure 3-1. Occupied Dwelling Units by Year Built, 1990

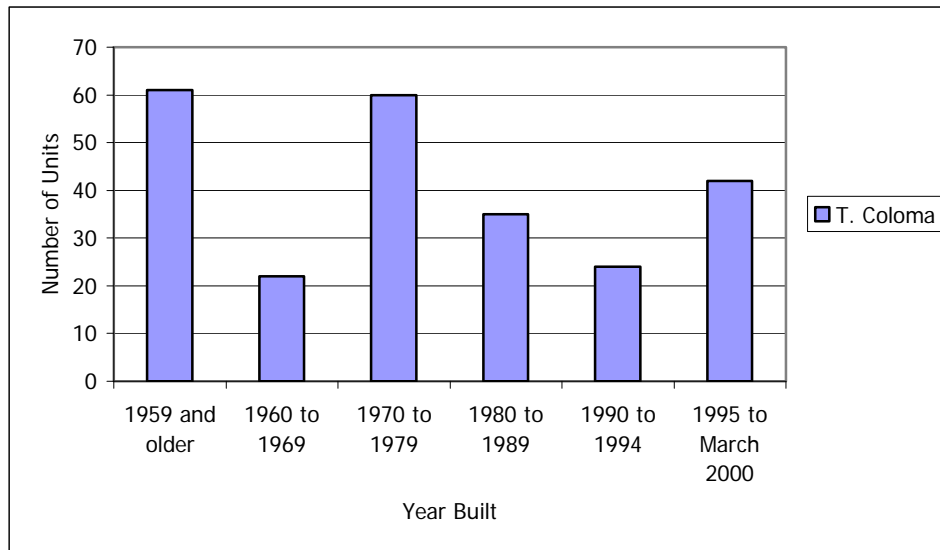


Source: U.S. Census, 1990.

According to the 2000 Census, the Town of Coloma had a lower percentage of owner-occupied units built prior to 1960 than the state and the county. A quarter (25.0%) of Coloma's housing stock was built prior to 1960. At the state and county level, 38.7 percent of Waushara County's housing stock and 44.0 percent of Wisconsin's housing stock was built prior to 1960 (Appendix C, Table C-2).

Between 1990 and 2000, the Town of Coloma experienced a higher level of growth in owner-occupied units than was indicated in previous Census periods (1960 to 1990) based on the age of structure information provided in the 1990 and 2000 Censuses. The Town of Coloma gained 66 new occupied units between 1990 and 2000.²

² U.S. Census 2000.

Figure 3-2. Occupied Dwelling Units by Year Built, 2000

Source: U.S. Census, 2000.

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 Town of Coloma is single family housing. In 1990, single family housing comprised 75.6 percent of the Town of Coloma's housing stock. About one percent (1.1% or 5 units) of the town's housing stock was comprised of duplex and multi-family units. The remaining 23 percent (23.7% or 104 units) was made up of mobile home, trailer or other (Appendix C, Table C-3).

During the 1990s, conversions, deletions and additions to the community's housing stock resulted in a slightly different composition of housing in 2000. ***By 2000, the share of single family units had increased to 86.9 percent in the Town of Coloma, while the number and share of mobile home units decreased to 62 units or 12.7 percent of total housing units.*** During this same time period, the number and share of two or more units fell to 0.4 percent (or 2 units) in the Town of Coloma (Appendix C, Table C-3).

At the state and county level, the number and share of single family homes and larger multi-family buildings (those with greater than five units per building) increased between 1990 and 2000, 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 percent of Waushara County's housing stock and 69.3 percent of the state's housing stock. Mobile home, trailer and other units comprised the second largest housing category for Waushara County; 13.0 percent. Two or more unit housing comprised less than five percent (4.4%) of the County's housing stock. At the state level, the second largest housing category was two or more unit housing, which comprised 26.2 percent of Wisconsin's housing stock. Mobile home, trailer and other units comprised 4.5 percent 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. In both time periods, jurisdictions with the lowest occupancy rates had the highest percentage of seasonal units (Table 3-1). All three 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 C, Tables C-5 and C-6).

Table 3-1. Occupied and Seasonal Units as a Share of Total Housing Units, 1990 and 2000

Jurisdiction	Total Occupied		Seasonal	
	1990	2000	1990	2000
Town of Coloma	40.5%	50.8%	54.6%	41.2%
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 the Town of Coloma are owner-occupied. Coloma had a higher owner-occupancy rate than Wisconsin and Waushara County (Table 3-2). Between 1990 and 2000, the share of owner-occupied units increased in all three jurisdictions. By 2000, the share of occupied units that were owner-occupied ranged from 85.8 percent in the Town of Coloma to 68.4 percent in Wisconsin. The share of owner-occupied units in Waushara County was 83.5 percent. The share of renter occupied ranged from 14.2

percent in the Town of Coloma to 31.6 percent in the state. Seventeen percent (16.5%) of the occupied units in Waushara County were renter occupied in 2000.

Table 3-2. Tenure as a Percent of Occupied Units, 1990 and 2000

Jurisdiction	Owner Occupied		Renter Occupied	
	1990	2000	1990	2000
Town of Coloma	84.0%	85.8%	16.0%	14.2%
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 Coloma and Waushara County had an adequate share of owner-occupied units for sale in 1990, while the state had a tight housing market. Between 1990 and 2000, homeowner vacancy rates fell in the Town of Coloma and Waushara County, but remained stable at the state level (Appendix C, Tables C-7 and C-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, the Town of Coloma had a homeowner vacancy rate of 0.9 percent, which indicates that there were not an adequate number of homes for sale.***

A drop in the vacancy rates is usually related to the increase in the number of owner-occupied units within a community. 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 the Town in the 1990's.

According to the Census, the Town of Coloma had five houses for sale in 1990 and two in 2000. The Town of Coloma was below the accepted vacancy rate standard of 1.5 percent in 2000. The small number of units coupled with a lower vacancy rate means that the Town likely had an inadequate number of units on the market to provide choice for prospective homebuyers.

Rental Housing

In 1990, rental vacancy rate for the Town of Coloma (10.3%) was well above the vacancy standard of 5.0 percent, which would indicate that the community had more than an adequate supply of housing units for rent (Appendix C, Tables C-7 and C-8). 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 for the Town of Coloma and Waushara County decreased, while the number of rentals increased for the state. In 2000, the state and county had vacancy rates above 5.0 percent. ***At a vacancy rate of zero percent in 2000, the Town of Coloma was below the rental vacancy standard of 5.0 percent.*** The rental vacancy rate for Waushara County was 6.8 percent and the state's rental vacancy rate was 5.6 percent.

As with the number of homes for sale, the number of housing units for rent in the Town was also small. In 1990, the Town of Coloma had three housing units for rent. In 2000, the number of housing units for rent decreased to zero units. With no 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 decreased in the Town of Coloma, the county and state. The share of vacant units identified as seasonal showed mixed results. The share of vacant units identified as seasonal decreased in the Town of Coloma and Wisconsin but increased in Waushara County (Appendix C, Tables C-7 and C-8). ***Between 1990 and 2000, the number of vacant units identified as seasonal decreased from 244 to 206 while the share of vacant units identified as seasonal decreased from 91.7 percent in the Town of Coloma to 83.7 percent.*** At the state level, the share of vacant units declined from 64.5 percent of all vacant units to 60.9 percent. The share of vacant units identified as seasonal increased in Waushara County from 83.9 percent in 1990 to 85.3 percent in 2000.

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 local level migrant housing does not exist within the Town of Coloma.³ 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.

³ Status of Migrant Labor Camps, 2008. Wisconsin Department of Workforce Development Migrant, Refugee, and Labor Services.

According to the Census, other vacant units comprised 5.3 percent of all vacant units for the Town of Coloma in 1990 (Appendix C, Tables C-7 and C-8). Between 1990 and 2000, the share of other vacant units increased in the Town. By 2000, other vacant units comprised 15.5 percent of all vacant units in the Town of Coloma. The Town of Coloma reported a total of 14 other vacant units in the Census 1990. Between 1990 and 2000, the number of other vacant units increased to 38 in Coloma.

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 1970.⁴ 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 construction⁵. 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, median housing values in the Town of Coloma increased by 70 percent. By 2000, the median housing value for the Town of Coloma was \$85,000, up from \$50,000 in 1990 (Appendix C, Table C-9).

Current Values by Price Range

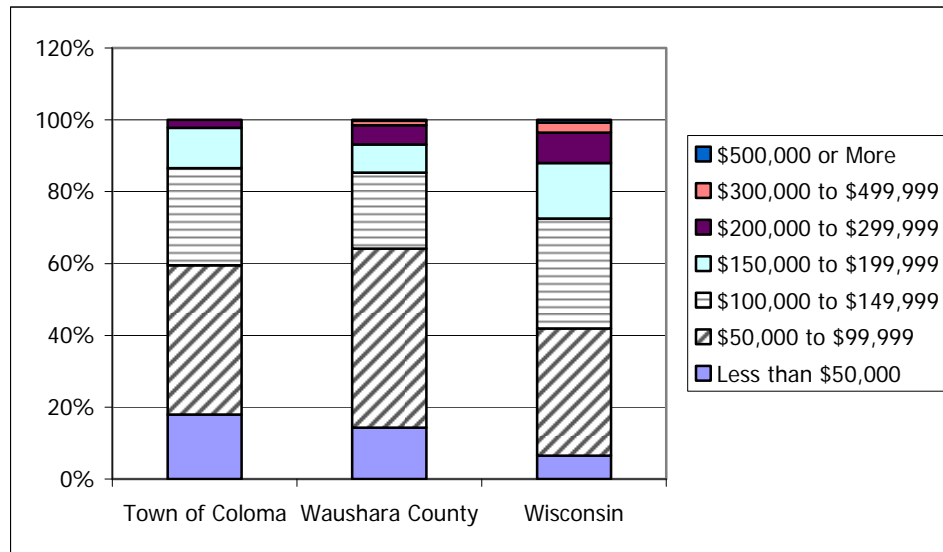
Over 86 percent (86.5%) of the owner-occupied housing stock in the Town of Coloma was valued at less than \$150,000 in 2000. The largest share of owner-occupied units by price range fell within the \$50,000 to \$99,999 range (Figure 3-3; Appendix C, Table C-9). Forty-two percent (41.6%) of the Town of Coloma's owner-occupied housing stock was valued at \$50,000 to \$99,999, compared to half of the county's housing stock and a third of the

⁴ U.S. Census. 1970, 1980, 1990 and 2000.

⁵ 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.

state's owner-occupied housing stock. According to the 2000 Census, the Town of Coloma did not have owner-occupied housing valued over \$300,000. In Waushara County and Wisconsin, 1.5 percent and 3.5 percent, respectively of the owner-occupied housing units were valued over \$300,000, respectively.

Figure 3-3. Housing Values by Range, 2000



Source: U.S. Census, 2000.

Housing Affordability

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.

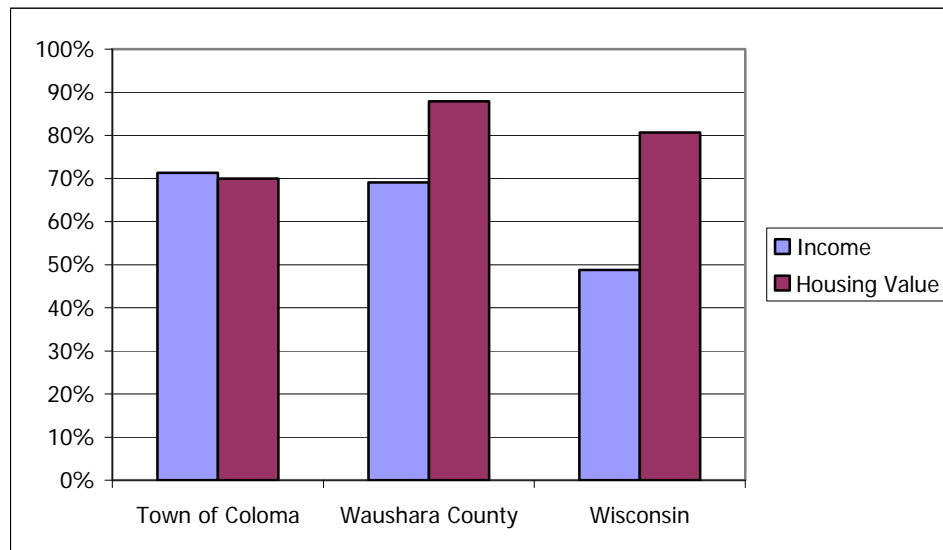
For persons on the bottom end of the economic ladder, affordable housing is particularly important. A recent study by the Hudson Institute and the Wisconsin Housing Partnership⁶ found that the most important factor for individuals to successfully move from welfare to work was their ability to find decent, stable affordable housing.

A review of housing stock values for the Town of Coloma indicated that housing values were on average lower than the state average. However, many of those units were not affordable for Town residents.

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 C, Table C-10). Residents in the Town of Coloma had a harder time finding affordable housing than the State and the County. In 1989, 30.9 percent of Coloma residents were spending more than 30% of their income on housing.

Figure 3-4. Change in Median Housing Values Compared To Change in Median Household Income, 1989 to 1999



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

Between 1989 and 1999, housing affordability became a larger issue for homeowners in the state and Waushara County. In the Town of Coloma, however housing became more affordable for homeowners. The percentage of homeowners paying a disproportionate share of their income for housing in Coloma fell to 24.7 percent (Figure 3-5). Even though the share of homeowners paying a disproportionate share of their income on housing fell in the Town of Coloma, a larger share of Town homeowners

⁶ 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.*

were paying more than 30 percent of their income on housing than county or state residents. Almost twenty percent (19.7%) of Waushara 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 Coloma was the only jurisdiction during this time period where the Median Household Income went up faster than the Median Price of Housing (Figure 3-4). Even though household income grew at a faster rate, it did not increase enough to offset the increase in the Median Housing Value.

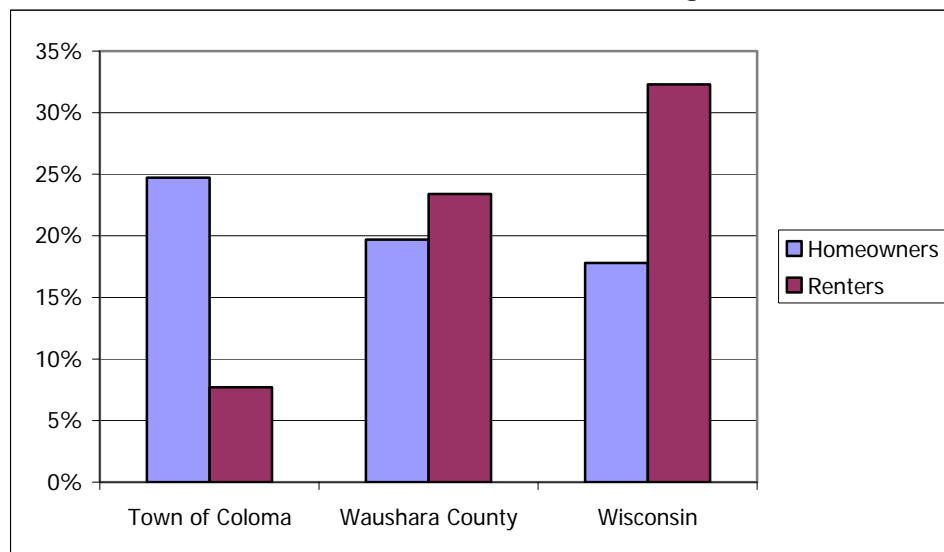
Renter-Occupied Housing

Census data indicates that renters typically have greater difficulty finding affordable housing than homeowners (Figure 3-5). In 1989, 36.0 percent of renters in the state and 34.6 percent of renters in the county paid a disproportionate share of their income for housing, compared to 15.1 percent and 17.7 percent of homeowners, respectively. ***The share of renters paying a disproportionate amount of their income for housing was 56.5 percent in the Town of Coloma compared to 24.7 percent of homeowners in 1989*** (Appendix C, Table C-10).

Between 1989 and 1999, the number and share of households paying a disproportionate share of their income for rental housing decreased in all three 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 percent of their income for housing decreased to 7.7 percent in the Town of Coloma (Figure 3-5). Thirty-two percent (32.3%) of state residents were paying more than 30 percent of their income for rental housing, compared to 23.4 percent of Waushara County residents, which indicates that rent was more affordable for the renters who remained in Coloma than for renters at the state and county levels.

Figure 3-5. 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.

By 2000, five occupied units without complete plumbing facilities existed in the Town of Coloma. Less than three percent (2.1%) of the occupied dwelling units within the Town were overcrowded (Appendix C, Table C-11).⁷ The actual number of overcrowded units listed was five.

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 3-3 shows the location of federally assisted rental units by type for Waushara County. ***The closest access to subsidized housing for qualifying elderly, families and persons with disabilities for Town of Coloma residents is within the Village of Coloma or the City of Wautoma.***

Assisted living options are listed in Table 3-4. Some elderly housing options are located in nearby incorporated communities. 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 3-3. Federally Assisted Rental Units, 2005

County	Jurisdiction	Elderly Units	Family Units	Other Units	Total Units
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.

⁷ U.S. Census 2000.

Table 3-4. Assisted Living Options, 2005

County	Jurisdiction	Adult Family Home Capacity	Community Based Res. Care Facility Capacity	Residential Care Apartment Units	Total Units
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 the Town has some housing stress (Appendix C, Tables C-12 and C-13) which the Town should address. Based on inventory analysis, the largest housing issue facing the Town of Coloma is rental vacancy index.

Housing Affordability

Housing affordability is currently an issue in the Town of Coloma. Homeowners, in particular, have a difficult time affording housing costs. According to the 2000 Census, 22 homeowners or 24.7 percent of the households were paying a disproportionate share of their income on housing. 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 Town of Coloma did not have an adequate share of units for sale or rent in 2000. According to the U.S. Census in 2000, the Town of Coloma had zero units for rent and two units for sale. Given the small number of units available, the community may wish to evaluate the market demand to see if the units for sale and rent provide an adequate choice for those seeking to buy or rent. The lack of available units for sale and rent may discourage households from moving into the Town of Coloma.

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. Eighteen percent of the housing stock in Coloma is valued at less than \$50,000. So while 25.0 percent of the housing stock is over 40 years old, it is likely that many of these units are well maintained.

Overcrowding

In 2000, overcrowding affected very few (2.1%) households in the Town of Coloma. However, overcrowding could increase if households choose to double up or move to smaller units in an effort to lower their housing costs.

Plumbing

There were five units lacking complete plumbing facilities in 2000.

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/NIMBYism⁸) also influence housing needs.

Continuum of Care Needs Assessment

The Continuum of Care⁹ 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.

Homelessness

According to the U.S. Department of Housing and Urban Development (HUD) the term "homeless" or "homeless individual or homeless person" includes: (1) an individual who lacks a fixed, regular, and adequate nighttime residence and (2) an individual who has a primary

⁸ NIMBY: Not In My Back Yard

⁹ 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.

nighttime residence that is: a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); or an institution that provides a temporary residence for individuals intended to be institutionalized; or a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.¹⁰

Even though very little information on homelessness is available for Waushara County, it does exist and should be discussed in the context of this plan. ***There are no emergency shelters in Waushara County for the general public.*** The general public must utilize shelters in Stevens Point, Oshkosh or the Fox Cities. However two shelters (Aurora Center and Naomi House) are present in the county. The Aurora Center is owned and operated by United Migrant Opportunity Services (UMOS) for seasonal migrant farm workers and their families. Naomi House is a new facility in Wautoma for pregnant women or women with children who are at risk of becoming homeless. It has a capacity for three families at a time. In 2008, they housed four women and five children.

Twice a year, a point in time survey is compiled by the Waushara County Department of Health and Human Services. ***On January 28, 2009***, the last time a point in time survey was compiled, ***four people were sheltered in an emergency shelter and six people were unsheltered.***¹¹ It should be noted that a point in time survey only includes information on that one day in time.

Foreclosure and eviction rates are an indication of potential homelessness or the need to double up on housing. It should be noted that the filing of an eviction action Summons and Complaint with a court date (in 7 days), meets HUD's definition of homelessness. The filing of a foreclosure case is not an immediate threat of homelessness because of Wisconsin's redemptive period which is either six or 12 months from when the judgment is granted. Additionally a filing does not indicate how many judgments were granted. ***In 2008, there were 169 foreclosure actions filed in Waushara County, which was a 47 percent increase from the 115 that were filed in 2007.*** Evictions also increased between 2007 and 2008. ***In 2008 there were 48 eviction actions or a 41 percent increase from 2007 when a total of 34 eviction actions took place.***¹²

The school district homeless coordinator's report also indicates that more students in Waushara County are homeless. During the 2007/2008 school year, nine students were reported as being homeless. As of February 2009, a total of 12 students have been reported as homeless for the partial school year of 2008/2009.

Other homeless information that has been reported in the county includes: seven transient homeless individuals were served in 2008¹³; and four household lodging vouchers were issued by the county.

¹⁰ The United States Code contains the official federal definition of homeless. In Title 42, Chapter 119, Subchapter 1.

¹¹ Wisconsin Point in Time Form, for Waushara County Department of Human Services, January 28, 2009.

¹² HUD's Emergency Shelter Grant, Transitional Housing Program, Homelessness Prevention Program Grant Application for 2009/2010.

¹³ Waushara County DHS Report for Year 2008.

Key Findings

Age of Occupied Dwelling Units

- Census information regarding the age of owner-occupied units indicates that the Town of Coloma was well established by 1970.
- Between 1990 and 2000, the Town of Coloma experienced a higher level of growth in owner-occupied units than was indicated in previous Census periods (1960 to 1990) based on the age of structure information provided in the 1990 and 2000 Censuses.

Change in Structural Type

- As with most rural communities, the dominant housing type in the Town of Coloma is single family housing.
- By 2000, the share of single family units had increased to 86.9 percent in the Town of Coloma, while the number and share of mobile home units decreased to 62 units or 12.7 percent of total housing units.

Occupancy Status

- The majority of occupied units within the Town of Coloma are owner-occupied. Coloma had a higher owner-occupancy rate than Wisconsin and Waushara County.

Vacancy Status

- In 2000, the Town of Coloma had a homeowner vacancy rate of 0.9 percent, which indicates that there were not an adequate number of homes for sale.
- At a vacancy rate of zero percent in 2000, the Town of Coloma was below the rental vacancy standard of 5.0 percent.
- Between 1990 and 2000, the number of vacant units identified as seasonal decreased from 244 to 206 while the share of vacant units identified as seasonal increased from 91.7 percent in the Town of Coloma to 83.7 percent.

Owner-Occupied Housing Stock Value

- Between 1990 and 2000, median housing values in the Town of Coloma increased by 70 percent. By 2000, the median housing value for the Town of Coloma was \$85,000, up from \$50,000 in 1990.
- Over 86 percent (86.5%) of the owner-occupied housing stock in the Town of Coloma was valued at less than \$150,000 in 2000.

Housing Affordability

- Between 1989 and 1999, housing affordability became a larger issue for homeowners in the state and Waushara County. In the Town of Coloma, however housing became more affordable for homeowners. The percentage of homeowners paying a disproportionate share of their income for housing in Coloma fell to 24.7 percent.
- The share of renters paying a disproportionate amount of their income for housing was 56.5 percent in the Town of Coloma compared to 24.7 percent of homeowners in 1989.

- By 1999, the share of renters paying more than 30 percent of their income for housing decreased to 7.7 percent in the Town of Coloma.

Housing Conditions

- By 2000, five occupied units without complete plumbing facilities existed in the Town of Coloma. Less than three percent (2.1%) of the occupied dwelling units within the Town were overcrowded.

Subsidized and Special Needs Housing

- The closest access to subsidized housing for qualifying elderly, families and persons with disabilities for Town of Coloma residents is within the Village of Coloma or the City of Wautoma.

Homelessness

- There are no emergency shelters in Waushara County for the general public.
- On January 28, 2009, four people were sheltered in an emergency shelter and six people were unsheltered.
- In 2008, there were 169 foreclosure actions filed in Waushara County, which was a 47 percent increase from the 115 that were filed in 2007.
- In 2008 there were 48 eviction actions or a 41 percent increase from 2007 when a total of 34 eviction actions took place.

INTERRELATIONSHIPS WITH OTHER PLAN ELEMENTS

Housing cannot be considered in isolation from other elements. Meeting the housing needs of all Coloma's 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.

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.

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 Coloma 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. 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 studies¹⁴ 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.

¹⁴ American Farmland Trust, 2004. *Farmland Information Center Fact Sheet: Cost of Community Services Studies.*

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 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 Town of Coloma 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.

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.

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 recently completed a regional comprehensive plan. Five core housing goals have been identified:

- 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.

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 Town of Coloma 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 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 Town of Coloma. 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 Town of Coloma relies 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/index.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 abatement¹⁵, 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/progdesc/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/root/WhedaProducts/Residential/Default.aspx?id=182> 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.

¹⁵ Home Lead Assessments are only performed after a child has been poisoned.

The local phone number for CAP Services is (920) 787-3949. Their website address is: 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_overview.aspx.

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.

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/ces/house/> 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/housing/renting.cfm>. 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; others, 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://dwd.wisconsin.gov/migrantsandrefugees/>.

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>.

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/root/AboutWheda/FoundationGrants/Default.aspx?id=72>, 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 program, 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 program, 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 Coloma

GOAL H 1: Preserve the “Rural Character, natural resources and existing agricultural operations in the Town of Coloma.”

STRATEGY H 1.1: The town should encourage single family and duplex housing. The Town of Coloma is a rural community comprised primarily of single-family residences and duplexes, with some farmsteads.

- ◆ ***RECOMMENDATION H 1.1.1: Maintain a minimum lot size of five acres for areas not designated for small parcel development.***
- ◆ ***RECOMMENDATION H 1.1.2: Encourage multi-family residential (3 units or more) or higher density residential development only in areas adjacent to the Village of Coloma. The village has existing multi-family development and is in close proximity to the town, the Westfield School District and other services located in the area. While multi-family development is not encouraged in other areas within the town, requests for multi-family development may be evaluated on a case by case basis. Multi-family development that occurs within a planned unit development should be given higher priority than stand alone developments. Planned unit developments permit flexibility and variety in development at increased densities, while at the same time preserving natural features and open space.***
- ◆ ***RECOMMENDATION H 1.1.3: Work with Waushara County to develop criteria for multi-family residential development. The following guidelines should be adopted:***
 - *The property should be rezoned RM-P Residential Multifamily Planned Development Zone per the Waushara County Ordinance.*
 - *The maximum height shall not exceed two stories.*
 - *Exterior colors of the building shall be submitted by the developer and shall blend into the surrounding environment.*
 - *All multi-family developments shall meet all the regulations of conventional subdivisions.*
 - *Maximum lot sizes should be limited so that these developments can be economically served with sewer and water in the future.*

STRATEGY H 1.2: Delineate areas where small parcel residential development should be encouraged. Small parcel residential development maximizes the use of existing infrastructure and has the potential to keep service costs down. By grouping residential development together, services such as road maintenance, snow plowing and school bus provision will be localized to specific areas thus reducing the need to provide services to sites scattered all over the town. Additionally, residential development should be encouraged in areas easily served by existing infrastructure. Government at all levels, utilities and other interests have made investments in the existing infrastructure that includes highways, local streets, electric and natural gas distribution and other facilities needed to serve the population base. Development should be directed to areas where these services are presently available or are easily extended.

- ♦ ***RECOMMENDATION H 1.2.1: Direct small parcel residential development to areas within a one-half mile radius of the Village of Coloma's present corporate limits.***
- ♦ ***RECOMMENDATION H 1.2.2: Maintain a minimum lot size of one acre for areas designated for small parcel residential development.***
- ♦ ***RECOMMENDATION H 1.2.3: Preference within these areas should be given to residential developments that are designed as Conservation Subdivisions.***

STRATEGY H 1.3: Protect and preserve the unique farmland west of the moraine. In order to preserve unique farmland, development should be directed away from the existing farms in this area. Non-farm residential construction can have an adverse impact on existing farming operations. It may result in the division of productive agricultural parcels, and increases in traffic volumes and conflicts over the consequences of farm operations (noise, dust, and odors).

- ♦ ***RECOMMENDATION H 1.3.1: Limit small parcel residential development west of the moraine to non-farmland areas.***
- ♦ ***RECOMMENDATION H 1.3.2: Discourage new subdivisions, both minor and major, west of the moraine.***

GOAL H 2: Recognize that the provision of affordable housing is an integral part of a comprehensive economic development strategy for the area. Rural communities often find themselves at a competitive disadvantage in attracting new employers. 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.

STRATEGY H 2.1: 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.

- ♦ ***RECOMMENDATION H 2.1.1: Consider the possibility of subsidized housing in appropriate areas.*** (This should include CAP Services and Habitat for Humanity housing projects.)

GOAL H 3: Provide housing choices, which 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. According to an analysis conducted by ECWRPC about a quarter of homeowners within the Town of Coloma were paying a disproportionate share of their income on housing.

STRATEGY H 3.1: 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.

- ◆ **RECOMMENDATION H 3.1.1:** *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.*
- ◆ **RECOMMENDATION H 3.1.2:** *Refer to support and funding agencies, such as CAP Services, USDA Rural Development, Waushara County's Veteran's Administrator to find out what assistance may be available.*
- ◆ **RECOMMENDATION H 3.1.3:** *Work with others to identify the type of housing and services needed for existing very low income residents.*
- ◆ **RECOMMENDATION H 3.1.4:** *Support federally assisted rental units, assisted living and other housing options for the elderly.*

STRATEGY H 3.2: When evaluating housing needs in Coloma, 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.

- ◆ **RECOMMENDATION H 3.2.1:** *Be aware 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.*
- ◆ **RECOMMENDATION H 3.2.2:** *Provide areas within the town for smaller lot development. Areas identified for small parcel development are generally within a one-half mile radius of the Village of Coloma's present corporate limits.*

STRATEGY H 3.3: Address the relationship between housing and other land uses in both private and public planning arenas. 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, community and public facilities, environmental quality and the overall land use and character of the town.

GOAL H 4: 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.

STRATEGY H 4.1: Reduce the incidence of poorly maintained owner and renter occupied housing.

- ◆ ***RECOMMENDATION H 4.1.1: Encourage proactive educational opportunities to teach people how to maintain their homes and yards through CAP Services, UW-Extension and others.***
- ◆ ***RECOMMENDATION H 4.1.2: Encourage community/housing improvement activities. These activities have the potential to not only reduce the incidence of poorly maintained owner and renter occupied housing but also to instill community pride. A community wide clean up day or other effort, possibly in partnership with church and /or civic organizations, could assist residents with home maintenance issues. Money may be available from Wisconsin Housing and Economic Development (WHEDA) for minor outside repairs.***
- ◆ ***RECOMMENDATION H 4.1.3: Encourage individuals and local groups, such as church and civic organizations, to aid elderly residents with home maintenance issues.***
- ◆ ***RECOMMENDATION H 4.1.4: Support preservation and renovation of historic homes. Wisconsin homeowners may be eligible to claim a 25 percent combined state (10%) and federal (15%) income tax credit for rehabilitation of historic personal residences. This program is administered by the State Historical Society, Division of Historic Preservation (DHP). The Coloma Historical Society may be able to work with local homeowners to assist them with identifying historic properties and funding sources.***
- ◆ ***RECOMMENDATION H 4.1.5: In addition to supporting proactive educational programs, the Town of Coloma should work with the County Health Department to address poorly maintained owner and renter occupied housing.***

STRATEGY H 4.2: Identify additional funding sources and encourage better utilization 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.

- ◆ ***RECOMMENDATION 4.2.1: Direct people to funding sources that allow seniors, who wish to do so, to remain in their homes longer. Community Development Block Grants (CDBG), administered through CAP Services, are available for weatherization and rehabilitation. Homeowners 62 years old and older may also want to consider reverse mortgages. These mortgages may allow homeowners to use their home to help pay for taxes, maintenance, living expenses and other items.***

CHAPTER 4: TRANSPORTATION

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CHAPTER 4: TRANSPORTATION

INTRODUCTION

The Town of Coloma is comprised of a transportation system that is made up of local roads, collectors and arterial streets. Interstate 39, a predominant statewide transportation corridor, splits the Town of Coloma diagonally east-west. Access to I-39 is provided at STH 21 in the Village of Coloma. I-39 is an important north-south transportation corridor through the central portion of the state. It provides access to Madison (and points south) and Wausau (and points north). STH 21, another essential transportation corridor, traverses the Town from east to west, intersecting the Village of Coloma. STH 21 provides east-west access from Oshkosh to Tomah and is a popular truck route. 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.

Transportation Vision for 2030

In 2030, Town of Coloma residents have access to a network of well-maintained local roads and county, state and interstate highways that address the mobility needs for automobiles, trucks, bicycles and pedestrians. Due to Coloma's location at the crossroads of I-39 and STH 21, new industrial and business development has been attracted to the Village's Industrial/Business Park and downtown, making the area more self-sufficient. Even though the area is becoming more self-reliant, I-39 and STH 21 affords residents access to employment, shopping, health and entertainment opportunities elsewhere.

Local trails, including snowmobile trails and the Ice Age Trail, are an integral part of the transportation network, providing connections to the Village of Coloma, school forest, Pleasant Lake and other local destinations. Low traffic volumes combined with wide shoulders along key county and town roads provide safe accommodations for the growing number of bicyclists and pedestrians that enjoy the rural scenery that the Town offers. The community has been very successful in addressing transportation safety concerns of Town residents. While the private automobile is still the vehicle of choice for trips both long and short, the availability of scheduled public rural transportation routes to other urban centers provides a valuable service that is particularly appreciated by the area's growing elderly population, and helps to ensure access to specialized medical care.

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.

Streets and Highways

The primary transportation system consists of a hierarchal network of highways, byways, and other roads and streets that pass through a community. ***The entire transportation network***

in the Town of Coloma is comprised of 73.11 miles of local roads, county highways, interstate and state highways (Table 4-1). Local Town roads compromise about three-quarters (70 %) of the road network.

Table 4-1. Town of Coloma Road Network

Total	IH Miles	Percent of Total	STH Miles	Percent of Total	CTH Miles	Percent of Total	Local Miles	Percent of Total
73.11	5.6	7.7%	4.25	5.8%	12.06	16.5%	51.2	70.0%

Source: WisDOT 2008

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.¹ 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.² The most recent counts in Waushara County were conducted in 2000, 2003 and 2006. 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 (Exhibit 4-1).

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 two principal arterials in the Town of Coloma.

- ***I-39, rural interstate, provides a north/south linkage between the south central part of the state, Madison and Beloit and the north central part of the state, Wausau and northern Wisconsin.*** On a larger scale I-39, along with USH 51, transcends central Wisconsin connecting Wisconsin with Upper Michigan and Illinois. I-39 is bisected by a number of principal arterials, including I-90 and I-94 to the south and USH 10 to the north. AADT counts were taken at two locations along I-39 and on the four exit/entrance ramps in 2006. AADT counts on the ramps ranged from 960 (southbound exit ramp) to 1,900 (southbound entrance ramp). AADT counts on I39 ranged from 13,100 north of the village to 13,000 south of the village. Generally, AADT counts on I-39 increase as traffic flows north through Waushara County.
- ***STH 21, rural principal arterial – other, provides for east-west movement between Oshkosh and I-39, I-90/I-94 and the western side of the state.*** It transverses the entire southern tier of Waushara County and provides direct access

¹ WisDOT. 2002. *Facilities Development Manual: Procedure 4-1-5.*

² WisDOT. 2000, 2003 2006. *Wisconsin Highway Traffic Volume Data.*

between the Village and Town of Coloma and the City of Wautoma to the east and Necedah to the west. AADT counts taken in the Village of Coloma in 2006 were 6,200 at N. Madison Street and 7,200 at N. 2nd Street. AADT counts taken to the west of the Village of Coloma and east of CTH V remained unchanged between 2000 (4,700) and 2006 (4,800).

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. ***There are no minor arterials within the Town of Coloma.***

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. ***There are two major collectors, CTH CH and CTH V, in the Town of Coloma.***

- **CTH CH** provides a north-south travel corridor from the City of Westfield in Marquette County to the Village of Coloma in Waushara County. CTH CH is considered a major collector through the Village and Town of Coloma south to the Marquette County line. AADT counts taken at Old Highway 21 were 1,700 in 2003. North of the Marquette County line AADT counts were 460 in 2000 and 750 in 2003.
- **CTH V** travels northeast from the intersection of STH 21 at the Adams-Waushara County line to the Village of Hancock where it turns east and continues into the Town of Deerfield. CTH V is considered a major collector from STH 21 through the Town of Coloma. There were no AADT counts completed in the Town of Coloma. However, traffic counts taken in 2000 between Chicago and Buttercup avenues in the Town of Hancock were 670.

Minor Collectors

Minor collectors collect traffic from local function 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. ***There are three minor collectors within the Town of Coloma, CTH CC, CTH FF and 4th Avenue.***

- **CTH FF** runs north and south and is a minor collector stretching north from the Village of Coloma to the Village of Hancock. AADT counts taken north of the Village of Coloma varied slightly between 2000 and 2003 at 340/280, respectively.
- **CTH CC** extends from Adams County to CTH CH. CTH CC is classified as a minor collector from 4th Avenue to CTH CH. AADT counts increased from 320 in 2000 to 610 in 2003 for this segment of the road.
- **4th Avenue** is considered a minor collector from CTH CC to the Waushara County line. In 2000, an AADT count of 160 was recorded south of CTH CC, while in 2003 an AADT of 350 was recorded.

Local Function Roads

Local function roads provide access to adjacent land and provide for travel over relatively short distances. All roads not classified as arterials or collectors are local. These roads provide access to residential, recreational, commercial, and industrial uses within the area. WisDOT does not generally conduct official traffic counts on local function roads; however, these roads probably carry fewer than 200 vehicles per day. Communities with higher AADT counts on local roads may wish to review and revise their road classification system periodically to ensure that roads that receive the highest level of use have a functional classification and are therefore eligible for federal funding for maintenance and construction.



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.³

Table 4-2. 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	Needs
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

³ WISLR. 2007. *Wisconsin Information System for Local Roads*. <https://trust.dot.state.wi.us/wislr/>.

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.⁴ 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 (Table 4-2).⁵ 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 repair and improvement. Table 4-3 and Appendix D provide a breakdown and display of the PASER ratings, conditions and maintenance needs.

Table 4-3. Total Miles of Town of Coloma Roads by PASER Rating

Town of Coloma		
Paved Road Rating	Local	Percent
10	0.3	0.5%
9	0.7	1.4%
8	4.4	8.7%
7	20.5	40.3%
6	13.1	25.8%
5	2.8	5.5%
4	1.1	2.1%
3	0.0	0.0%
2	0.0	0.0%
1	0.0	0.0%
Not Rated	0.0	0.0%
Subtotal	42.9	84.2%
Gravel Road Rating	Local	Percent
5	0.3	0.5%
4	5.0	9.8%
3	2.7	5.3%
2	0.0	0.0%
1	0.1	0.2%
Not Rated	0.0	0.0%
Subtotal	8.0	15.8%
Total	50.9	100.0%

Source: Wisconsin Information System for Local Roads (WISLE); 2008.

Table 4-3 provides a summary of the total miles of local roads in the Town of Coloma by PASER rating. ***Approximately eighty-four percent (42.9 miles) of the roads within Coloma are paved. Of the total paved roads, roughly 13 percent (5.4 miles) of the paved***

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

⁵ Transportation Information Center. 2001 and 2002. *PASER Manuals: Gravel and Unimproved Roads.*

roads are in excellent to very good condition and require little maintenance. The remainder of the roads (37.5 miles, 87.4%), are 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, non-structural overlay and possibly structural improvements. There are no paved roads below a PASER rating of 4 in the Town of Coloma.

The conditions of the gravel roads within the Town are generally good. ***The Town of Coloma has a total of 8.0 miles of unpaved roads. About sixty-five percent (5.3 miles) of the unpaved roads are considered to be in good condition requiring only routine maintenance,*** while 33.8 percent (2.7 miles) of the Town's unpaved roads are considered to be in fair condition requiring a more intensive maintenance schedule such as regarding, additional gravel and ditch and culvert maintenance. ***The remaining 1.2 percent or 0.1 miles of roadway is considered to have failed (Cree Court from Cree Court to termini).***

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.⁶ 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. ***There are no Rustic Roads in the Town of Coloma.*** However, the WisDOT lists two roads in Waushara County that are in the Rustic Roads program.

- Rustic Road 48 (26th Road) is a 2.1 mile road that begins at CTH H and runs northwest to CTH W in the Town of Saxeville.
- Rustic Road 102 forms a loop off of STH 21 beginning at Cumberland Avenue and ending at 9th Avenue in the Town of Richford, just east of the Town of Coloma.

Several other roads within Waushara County may have the potential of being listed as a Wisconsin Rustic Road.

Truck Transportation

There are several designated truck routes within Waushara County that run through the Town of Coloma.

- **I-39** provides north-south linkage between the south central part of the state, Madison and Beloit and the north central part of the state, Wausau and northern Wisconsin.
- **STH 21** provides direct access to Oshkosh and the Fox Cities to the east. STH 21 also offers access to western destinations in Wisconsin including the I-39/USH 51 corridor, I90, and I94.

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

There are two major corridors passing through Waushara County that run through the Town of Coloma.

- ***The Cranberry Country Corridor (STH 21) stretches 100 miles across the state from east to west (Oshkosh to Tomah).*** This corridor connects the Fox Valley to I39, southern Minnesota, South Dakota and beyond.
- ***The Wisconsin River Corridor (I-39/US 51) extends 260 miles linking north central Wisconsin to south central Wisconsin and Illinois.*** This corridor provides critical economic links for industrial and commercial communities in north central Wisconsin (i.e. Wausau, Wisconsin Rapids, Stevens Point and Marshfield).

Railroads

Rail service to Waushara County was discontinued several decades ago. 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. ***Three boat landings and/or public access points are located in the Town of Coloma⁷.***

- Pleasant Lake boat launch on 3rd Drive. Owned and maintained by the Town of Coloma, parking available.
- Pleasant Lake walk-in access on 4th Avenue. Owned and maintained by the Town of Coloma. No parking available.
- Pleasant Lake walk-in access at the end of Czech Drive. Owned and maintained by the Town of Coloma. Limited parking available.

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

⁷ *Boat Landings and Public Access in Waushara County, Reference Guide* updated February 2008. Created by Waushara County Parks Department.

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. The Ice Age National Scenic Trail is a thousand-mile-long footpath located entirely within Wisconsin. It is one of only eight National Scenic Trails in the County. Approximately 60 percent of Wisconsin residents live within 20 miles of the Ice Age Trail.⁸ ***A portion of the Ice Age Trail passes through western Waushara County and the Town of Coloma*** (Exhibit 4-1). The trail provides recreational opportunities through the Chaffee Creek and Mekan River State Fishery areas and the Greenwood State Wildlife Area (Town of Hancock).

Most of the town roads in Waushara County have limited shoulder areas, and the posted speed limits are 45 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.

Cycling Opportunities

Over 1,000 miles of highly scenic low volume roads provide abundant opportunities for bicycling in Waushara County. As such, ***Waushara County has established an interconnected system of bicycle routes throughout the county*** (Exhibit 4-2).⁹ 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. ***There is one route that includes the Town of Coloma:***

- ***Route 3 – Coloma to Deerfield totals 23.6 miles and provides a relatively short, rolling tour of southwest Waushara County. Points of interest include the Mekan River crossing, Coloma Community Park and the Mekan Springs area.***

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 Waushara County in the *Wisconsin State Bicycle Transportation Plan 2020*.¹⁰ A map of Waushara County Bicycling

⁸ Ice Age Park and Trail Foundation; <http://www.iceagetrail.org/faqs.htm>

⁹ Waushara County Parks Department. 2007. *Bike Routes*. http://www.co.waushara.wi.us/bike_routes.htm.

¹⁰ WisDOT. 1998. *Wisconsin State Bicycle Transportation Plan 2020*.

Conditions is also available on WisDOT's website.¹¹ According to WisDOT, the best conditions for biking in the Town of Coloma are on CTH CC, CTH CH, CTH V and CTH FF. However, bicycling is not permitted on I-39 and certain parts of STH 21 may not be desirable for biking. Many other roads within the Town of Coloma, due to their low traffic volumes are favorable 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 in Appleton, Dane County Regional Airport in Madison, and Austin Straubel Airport in 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.¹²

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. ***An unmanned airstrip, located northwest of the village between Cottonville and Chicago Avenues, is owned by the Village of Coloma. This airstrip is used primarily for commercial crop dusting.***

Transit and Transportation Facilities for the Disabled

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

¹¹ <http://www.dot.wisconsin.gov/travel/bike-foot/countymaps.htm> accessed 10-14-08.

¹² WisDOT. 1999. *Wisconsin State Airport System Plan*.

for both medical and personal trips. Other members of the public can also utilize the mini-bus if space is available.¹³

Current and Future Transportation Projects

There are no major transportation projects scheduled for the Town of Coloma.¹⁴ However, WisDOT has listed the following projects in Waushara County:

- CTH E Pine River Bridge Rehabilitation – Town of Leon (2010)¹⁵
- CTH XX Fox River Bridge Rehabilitation – City of Berlin (2010)¹⁵
- CTH XX – STH 21 to CTH D Resurface (2009)¹⁵
- STH 21 – Cambridge Street Road Maintenance – City of Wautoma (2011)^{14,15}
- STH 22 – Main Street Road Maintenance – Village of Wild Rose (2011)¹⁵
- STH 49 – Poy Sippi to Fremont Road Maintenance (2010)^{14,15}
- STH 49 – Auroraville to Waupaca, Mosquito Creek Bridge Replacement (2010)^{14,15}
- STH 73 – Wautoma to Plainfield, Construction/Pavement Replacement (2011)^{14,15}
- STH 73 – Princeton to Wautoma, Road Resurface (2010 – 2013)¹⁴

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 4-1 indicates, these local roads comprised the bulk of a community's total roadway 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 \$2,015 in 2009.¹⁶ 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.

Key Findings

Streets and Highways

- The entire transportation network in the Town of Coloma is comprised of 73.11 miles of local roads, county highways, interstate and state highways. Local town roads compromise about three-quarters (70 %) of the road network.
- I-39, a principal arterial, provides north and south linkage between the south central part of the State (Madison and Beloit) and the north central regions (Wausau and points north).
- STH 21, rural principal arterial – other, provides for east-west movement between Oshkosh and I-39, I-90/I-94 and the western side of the state.

¹³ Baugrud, P. 2005. Personal Communication. Waushara County Aging and Disability Resource Center.

¹⁴ WisDOT. 2008. *Wisconsin 2008-2013 Six Year Highway Improvement Program*.

¹⁵ 2009 – 2012 Statewide Transportation Improvement Program Final, Jan. 2009. WisDOT.

¹⁶ WisDOT. 2005. *General Transportation Aids*. <http://www.dot.wisconsin.gov/localgov/highways/gta.htm>

- There are no minor arterials within the Town of Coloma listed by the WisDOT.
- There are two major collectors, CTH CH and CTH V, in the Town of Coloma. CTH CH provides a north-south travel corridor from the City of Westfield in Marquette County to the Village of Coloma in Waushara County. CTH V travels northeast from the intersection of STH 21 at the Adams-Waushara County line to the Village of Hancock where it turns east and continues into the Town of Deerfield.
- There are three minor collectors within the Town of Coloma, CTH CC, CTH FF and 4th Avenue. CTH CC extends from Adams County to CTH CH. While, CTH FF stretches north from the Village of Coloma to the Village of Hancock. Finally, 4th Avenue is considered a rural minor collector from CTH CC to the Waushara County line.
- Approximately eighty-four percent (42.9 miles) of the roads within Coloma are paved.
- Of the total paved roads, roughly 13 percent (5.4 miles) of the paved roads are in excellent to very good condition and require little maintenance.
- The Town of Coloma has a total of 8.0 miles of unpaved roads. About sixty-five percent (5.3 miles) of unpaved roads are considered to be in good condition requiring only routine maintenance.
- About one percent or 0.1 miles of unpaved roadway is considered to have failed (Cree Court from Cree Court to termini).

Rustic Roads

- There are no Rustic Roads in the Town of Coloma.

Truck Transportation

- There are several designated truck routes within Waushara County that run through the Town of Coloma: I39 and STH 21.
- There are two major corridors passing through Waushara County that run through the Town of Coloma: the Cranberry Country Corridor (STH 21) and the Wisconsin River Corridor (I-39/US 51).

Railroads

- Rail service to Waushara County was discontinued several decades ago.

Waterways

- There are no commercial ports in Waushara County.
- Three boat landings and/or public access points on Pleasant Lake are located in the Town of Coloma.

Pedestrian Facilities

- A portion of the Ice Age Trail passes through western Waushara County and the Town of Coloma.

Cycling Opportunities

- Waushara County has established an interconnected system of bicycle routes throughout the county. There is one route that includes the Town of Coloma: Route 3 – Coloma to Deerfield.

Airports

- Four airports most convenient to area residents that provide scheduled commercial air service are: Central Wisconsin Regional Airport in Mosinee, Outagamie County Regional Airport in Appleton, Dane County Regional Airport in Madison, and Austin Straubel Airport in Green Bay.
- An unmanned airstrip, located northwest of the village between Cottonville and Chicago Avenues, is owned by the Village of Coloma. This airstrip is used primarily for commercial crop dusting.

Transit and Transportation Facilities for the Disabled

- There is no scheduled bus service within the county.

Current and Future Transportation Projects

- There is no major transportation projects scheduled for the Town of Coloma.

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 in the villages and cities may value on-street parking and pedestrian accommodations more than service businesses elsewhere in the county. Businesses which are located along major transportation corridors will require off-street parking.

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.

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. State and county highways throughout Waushara County provide farmers in the county access to both local and regional markets. When considering possible highway 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 state and county highway 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.

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. For instance the possible expansion of STH 21 would affect many jurisdictions throughout the County. 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.¹⁷ The plan is updated periodically to reflect changing transportation technologies, travel

¹⁷ WisDOT. 1999. *Wisconsin State Highway Plan 2020*.

demand, and economic conditions in Wisconsin. According to the Wisconsin State Highway Plan 2020, 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 transportation 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.

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. Providing paved shoulders for bicycle accommodations along rural highways and the widths of these shoulders are determined by ADT, percentage of trucks, and curves and hills (see Wisconsin Rural Bicycle Planning Guide, Appendix A, Road Evaluation Method).

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 completed in recent years at the Wautoma Municipal Airport. These have included taxing and runway expansion; entrance repairs, hanger improvements, etc. The 5-year Airport Improvement Program¹⁸ indicates that a number of projects are planned at the Wautoma and Wild Rose Airports. These include seal coating, constructing a terminal building, runway expansion, and a land acquisition at the Wautoma Municipal Airport. Site improvements are planned for the Wild Rose Idlewild Airport.

¹⁸ <http://www.dot.wisconsin.gov/projects/state/docs/air-5yr-plan.pdf>

Regional

East Central Wisconsin Regional Planning Commission. East Central Wisconsin Regional Planning Commission has adopted a regional smart growth plan. As part of this planning process, East Central adopted 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.

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 SAFETEA-LU funds to complete a variety of improvements to rural local highways and roadways. 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 major 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. There are no connecting highways in Waushara County. More information can be found at <http://www.dot.wisconsin.gov/localgov/highways/connecting.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>.

The Bicycle and Pedestrian Facilities Program (BPFP). This program funds projects that construct or plan for bicycle or bicycle/pedestrian facilities. For information on this program, go to www.dot.wisconsin.gov/localgov/aid/bike-ped-facilities.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>.

TRANSPORTATION – Town of Coloma

GOAL TR 1: The Town of Coloma should ensure that its local transportation system is well maintained and safe for its residents.

STRATEGY TR 1.1: Address safety and congestion concerns along the STH 21 corridor. During the community vision session traffic congestion and safety was noted at the I-39 and STH 21 interchange and at the Village Industrial Park on the east side of the Village of Coloma.

- ♦ ***RECOMMENDATION TR 1.1.1: Monitor discussions of the Village of Coloma, WisDOT and Waushara County Highway Department regarding a study and possibly reconstruct of the intersection of STH 21 and 4th Avenue. Cars traveling west on STH 21 are encountering problems when turning north on 4th Avenue. Illegally parked cars along this stretch of the road are making the problem worse.***
- ♦ ***RECOMMENDATION TR 1.1.2: Support efforts of the Village of Coloma to work with the Waushara County Highway Traffic and Safety Commission to address safety concerns on the east and west side of the Village on STH 21. Items to address include:***
 - *Add truck entrance sign west of the intersection of North 4th Avenue and STH 21; and*
 - *Move the 25 MPH speed sign on the east side of the Village, east of its current location.*
- ♦ ***RECOMMENDATION TR 1.1.3: Monitor discussions of the Village of Coloma efforts to work with the WisDOT to conduct a traffic study of the I-39 and STH 21 interchange prior to approving any additional development in this area. Congestion is only expected to get worse on the west side of the intersection when the property at the southwest corner of the interchange is developed.***
- ♦ ***RECOMMENDATION TR 1.1.4: Monitor efforts of the Village of Coloma and WisDOT to improve traffic flow and address safety concerns at Industrial Drive. Industrial Park traffic, including emergency vehicles from the Coloma Fire Station utilizes Industrial Drive to exit the Village Industrial Park onto STH 21. Due to heavy traffic along STH 21, emergency vehicles and industrial park traffic are encountering delays in both entering and exiting the Industrial Park.***
 - *Monitor efforts by the Village to study the installation of a traffic light, flashing light or reduced speed limit on STH 21 to alleviate safety concerns.*

STRATEGY TR 1.2: The Town should work with WisDOT, Waushara County, and surrounding communities in transportation planning.

- ♦ ***RECOMMENDATION TR 1.2.1: Work with Waushara County to coordinate short and long range transportation planning efforts.***
- ♦ ***RECOMMENDATION TR 1.2.2: Work with WisDOT to ensure that Town's short and long range plans for transportation and land use along and in the vicinity***

of I-39 and STH 21 are consistent with the State's short and long range plans for the highways.

STRATEGY TR 1.3: Work with WisDOT, ECWRPC, Waushara County Highway Department and other communities along the STH 21 corridor to ensure local involvement in any future planning of the corridor. While no immediate plans exist to upgrade the STH 21 corridor from Oshkosh to I39/USH 51, WisDOT has identified this corridor for further study within the draft *Connections 2030*.

- ◆ ***RECOMMENDATION TR 1.3.1: Monitor and keep informed about any plans that may affect the STH 21 corridor.***
- ◆ ***RECOMMENDATION TR 1.3.2: Take appropriate action to ensure that the best interests of the Town of Coloma are incorporated into any future plans.***
- ◆ ***RECOMMENDATION TR 1.3.3: In the future, the town should form working relationships with affected communities along the STH 21 corridor.***

STRATEGY TR 1.4: Address emergency vehicle accessibility on private roads. Residents living on substandard private roads expect fire, police and other emergency services be provided to them in times of need. However, narrow, poorly maintained roads can often delay or make delivery of needed services difficult. Residents living on these roads should be encouraged to update these roads to town standards and the town should be encouraged to accept these roads as an added incentive. These roads could be upgraded by the town upon request and the costs assessed back to the affected property owners.

- ◆ ***RECOMMENDATION TR 1.4.1: The Town should continue to inform and encourage residents living on existing private roads to update these roads to town road standards. According to Waushara County Ordinance 58-822, driveways should be cleared to a height of 18 feet and a width of 15 feet for fire protection. Private roads should at least meet these standards.***
- ◆ ***RECOMMENDATION TR 1.4.2: The Town should continue to inform and encourage residents to maintain private driveways for emergency vehicle access. According to Waushara County Ordinance 58-822, driveways should be cleared to a height of 18 feet and a width of 15 feet for fire protection.***
- ◆ ***RECOMMENDATION TR 1.4.3: Continue the discussion in the future with private property owners along Fawn Lane, 1st Drive, Fallen Lane, Elk Court and Four Seasons Drive to bring these roads into compliance.***

STRATEGY TR 1.5: Continue to timely respond to site-specific road maintenance and/or safety issues. The town encourages feedback from residents so that safety or maintenance issues and concerns can be addressed and resolved in a timely manner. PASER is one method that communities can use to inventory their roads and develop a planned maintenance and reconstruction program. Established annual meetings with the County Highway Department and WisDOT ensure coordination on a regional and statewide basis.

- ♦ **RECOMMENDATION TR 1.5.1:** *Continue to conduct a PASER evaluation of the existing road network. Every two years all jurisdictions in Wisconsin are required to rate the condition of their local roads and submit the information to WisDOT. In general, PASER rates paved roadways surfaces on a scale of 1 to 10, and gravel roads on a scale of 1 to 5. A rating of 10 for a paved roadway and a rating of 5 for unpaved roadway are considered new roadways, while a rating of 1 for both will require total reconstruction.*
- ♦ **RECOMMENDATION TR 1.5.2:** *Continue to implement a plan that will address the replacement of existing street/road signage, and the testing and maintenance of all signage in the Town by 2012 so that the Town will be in compliance with the new federal requirements. New signage should be replaced with high intensity sheeting so that it will be in compliance with the new federal requirements that take affect in 2012.*
- ♦ **RECOMMENDATION TR 1.5.3:** *Use capital improvements programming to establish appropriate funding levels. Typically Wisconsin towns spend a majority of their budget on local road maintenance. Therefore a capital improvement program (CIP) will help town officials to look toward the community's future needs and plan for them accordingly. Annual updates of the CIP are also needed to better assess any necessary changes to the program.*
- ♦ **RECOMMENDATION TR 1.5.4:** *Encourage residents to report any specific areas where safety or maintenance issues are of a concern.*
- ♦ **RECOMMENDATION TR 1.5.5:** *Continue to maintain contact with the Waushara County Highway Department and WisDOT to ensure coordination on regional and statewide transportation issues that may affect the town.*
 - Set up annual meetings.

STRATEGY TR 1.6: Ensure that the road network operates as an efficient system. Roads that receive the highest level of use and have a functional classification are eligible for federal funding for maintenance and construction.

- ♦ **RECOMMENDATION TR 1.6.1:** *Review and revise the road classification system as needed so that the most important roads are eligible for federal funding. Communities should review and revise their road classification system periodically to ensure that roads that receive the highest level of use have a functional classification that would make them eligible for state or federal funding.*

STRATEGY TR 1.7: Explore opportunities for cost efficiencies and shared services.

- ♦ **RECOMMENDATION TR 1.7.1:** *Continue to work with neighboring communities to share the maintenance of common roads.*
- ♦ **RECOMMENDATION TR 1.7.2:** *Continue to work with neighboring communities to share road maintenance contracts.*

GOAL TR 2: Continue to provide a diversity of affordable transportation options for all age and income groups.

The Department of Aging administers two programs on a countywide basis that serves elderly and disabled residents. These programs include a volunteer driver program and a mini-bus program. The mini-bus program provides transportation for both medical and personal trips. Utilizing their location along STH 21 and I-39, the Town and Village of Coloma should jointly look at and pursue other avenues of public and private transportation.

STRATEGY TR 2.1: Encourage the availability of taxi/medi-van/minivan types of services for elderly and other transportation-dependent residents. While the County currently administers two programs, these programs should periodically be assessed so that the needs of the area elderly and disabled residents are being addressed. Additionally, there may be other transportation-dependent residents whose needs are not being addressed. This may include people who do not own a vehicle or who do not want to rely on the County program.

- ♦ ***RECOMMENDATION TR 2.1.1: Encourage Waushara County to continue to provide transportation for elderly and disabled residents within the area.***
- ♦ ***RECOMMENDATION TR 2.1.2: Assess current transportation programs and needs for the elderly and disabled residents in the town.***
- ♦ ***RECOMMENDATION TR 2.1.3: Identify system gaps in service providers for elderly and other transportation dependent residents.***

STRATEGY TR 2.2: Increase ride sharing for work, shopping, and other trips. Sharing rides for work, shopping and other trips benefits the environment and makes economic sense. Commuting to Wisconsin Rapids, Stevens Point, Oshkosh and other areas for work or shopping does occur. A "Park and Ride" lot should be strategically located to benefit the residents of the area. The Town of Coloma should work with the Village of Coloma and surrounding communities to locate and promote the site for use by all residents.

- ♦ ***RECOMMENDATION TR 2.2.1: Work with WisDOT and other to designate a strategic location for a "park and ride" lot.***
 - Consider establishing a "park and ride" lot near the corner of I-39 and STH 21.
- ♦ ***RECOMMENDATION TR 2.2.2: Network with the Village of Coloma and surrounding communities to expand potential participants in ride sharing.***

STRATEGY TR 2.3: Utilize the Town and Village's location at the crossroads of I-39 and STH 21 to expand public transportation to the area and to provide linkages to other Wisconsin communities along the I-39 corridor.

- ♦ ***RECOMMENDATION TR 2.3.1: Collaborate with the Village of Coloma and others to explore the possibility of bringing scheduled bus service to the Coloma area.*** According to draft *Connections 2030*, WisDOT is recommending a new intercity bus route along the I-39/USH 51 corridor between Madison and Wausau. A collaborative area effort may have a larger impact than a single request. According to the WisDOT website, Lamers Bus Lines provides scheduled service to Wausau and Stevens Point along the I-39 corridor. While Greyhound provides service between

Milwaukee, Madison and Eau Claire. Lamers, Greyhound or another service provider may be interested in extending service to the Coloma area.

- *Contact the Village of Coloma and other surrounding communities to work on a collaborative effort*
- *Contact intercity service providers such as Lamers Bus Lines and Greyhound.*
- *Designate a potential site for a bus stop.*

- ♦ ***RECOMMENDATION TR 2.3.2: In the future, support a passenger rail initiative that would link Madison with the Wausau area.***

GOAL TR 3: Encourage the expansion and safety of non-motorized transportation and transportation opportunities.

Bicycling and walking are important modes of transportation and are used for commuting to school and work, social interaction, recreation and exercise. For some people, such as children and households with no car or driver, this is the primary means of transportation. Bicycling and walking have health benefits, move people inexpensively, reduce congestion and air pollution.

STRATEGY TR 3.1: Consider establishing bicycle, pedestrian, and other non-motorized recreational trails. The development of multi-use trails would provide the best way to increase pedestrian, bicycling and other non-motorized activities.

- ♦ ***RECOMMENDATION TR 3.1.1: Consider connections between the Village of Coloma, the school forest, Pleasant Lake, the Ice Age Trail and other key destinations in the Coloma area.***
- ♦ ***RECOMMENDATION TR 3.1.2: Consider key local roads with low traffic volumes that would be safe for bicycling and pedestrian activities.***
- ♦ ***RECOMMENDATION TR 3.1.3: Consider pedestrian and bicycling uses when constructing or reconstruction local and county low volume roads.***
- ♦ ***RECOMMENDATION TR 3.1.4: Pursue funding and grants for adding bicycle and pedestrian lanes, sidewalks and pedestrian crossings when building/reconstructing roads.***
- ♦ ***RECOMMENDATION TR 3.1.5: Encourage the Town of Coloma to examine the complete streets initiative.***

EXHIBIT 4-1 TOWN OF COLOMA FUNCTIONAL CLASS & TRAFFIC COUNTS

- Rural Interstate

Rural Principal Arterial - Other

Rural Major Collector

Rural Minor Collector

Rural Local

200

2000 Daily Traffic Count

200

2003 Daily Traffic Count

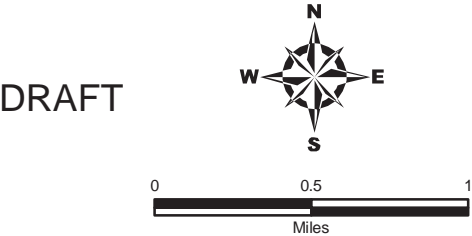
200

2006 Daily Traffic Count

Other Features

- Existing Ice Age Trail
- Alternate Ice Age Trail
- Ice Age Corridor

Source: WisDOT, Rural Functional Class System, 2008.
WisDOT Wisconsin Highway Traffic Volume Data 2000, 2003, & 2006.
Digital Base Data provided by Waushara County, 2008.



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Prepared By
EAST CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION-JANUARY 2009

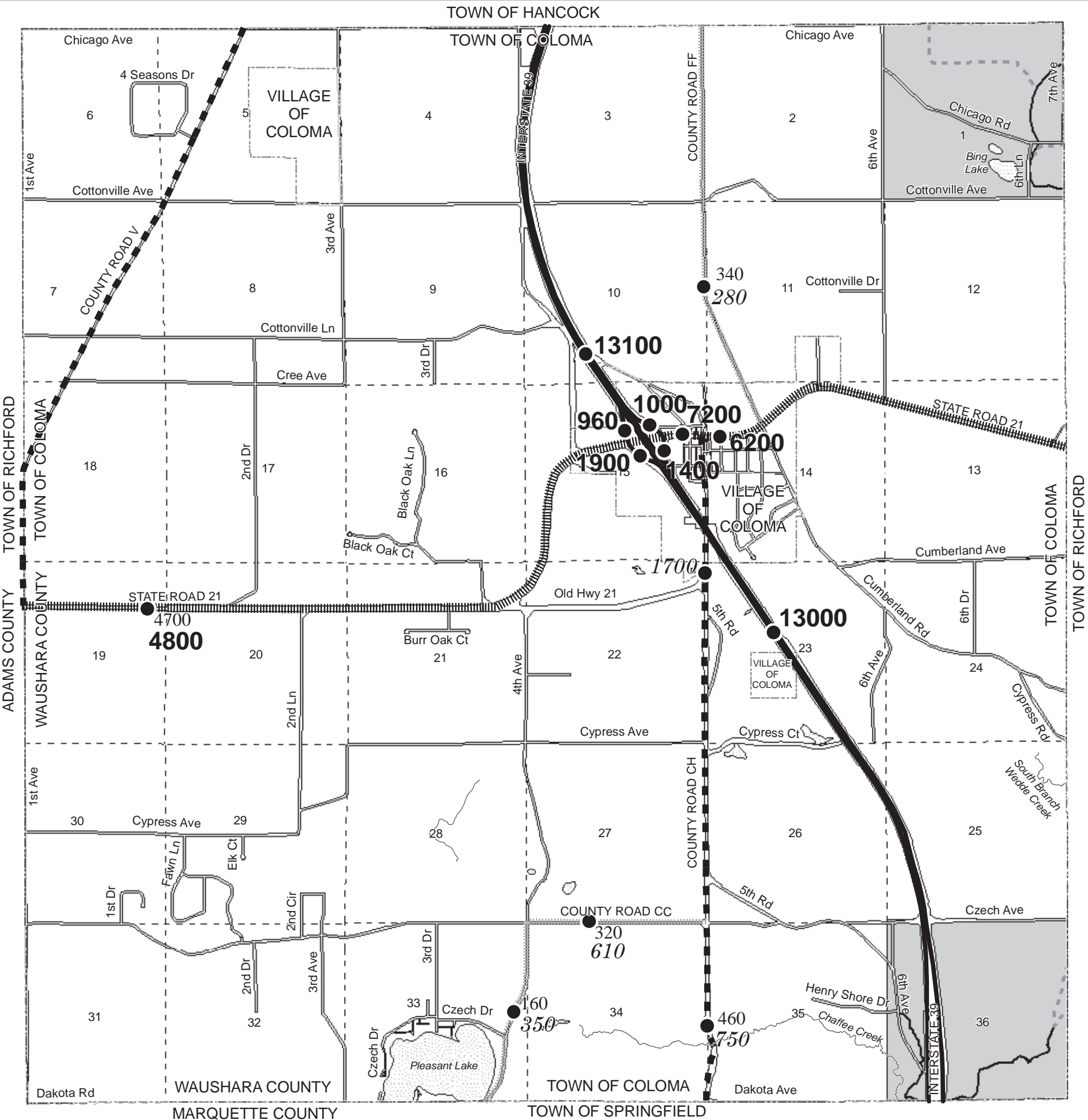
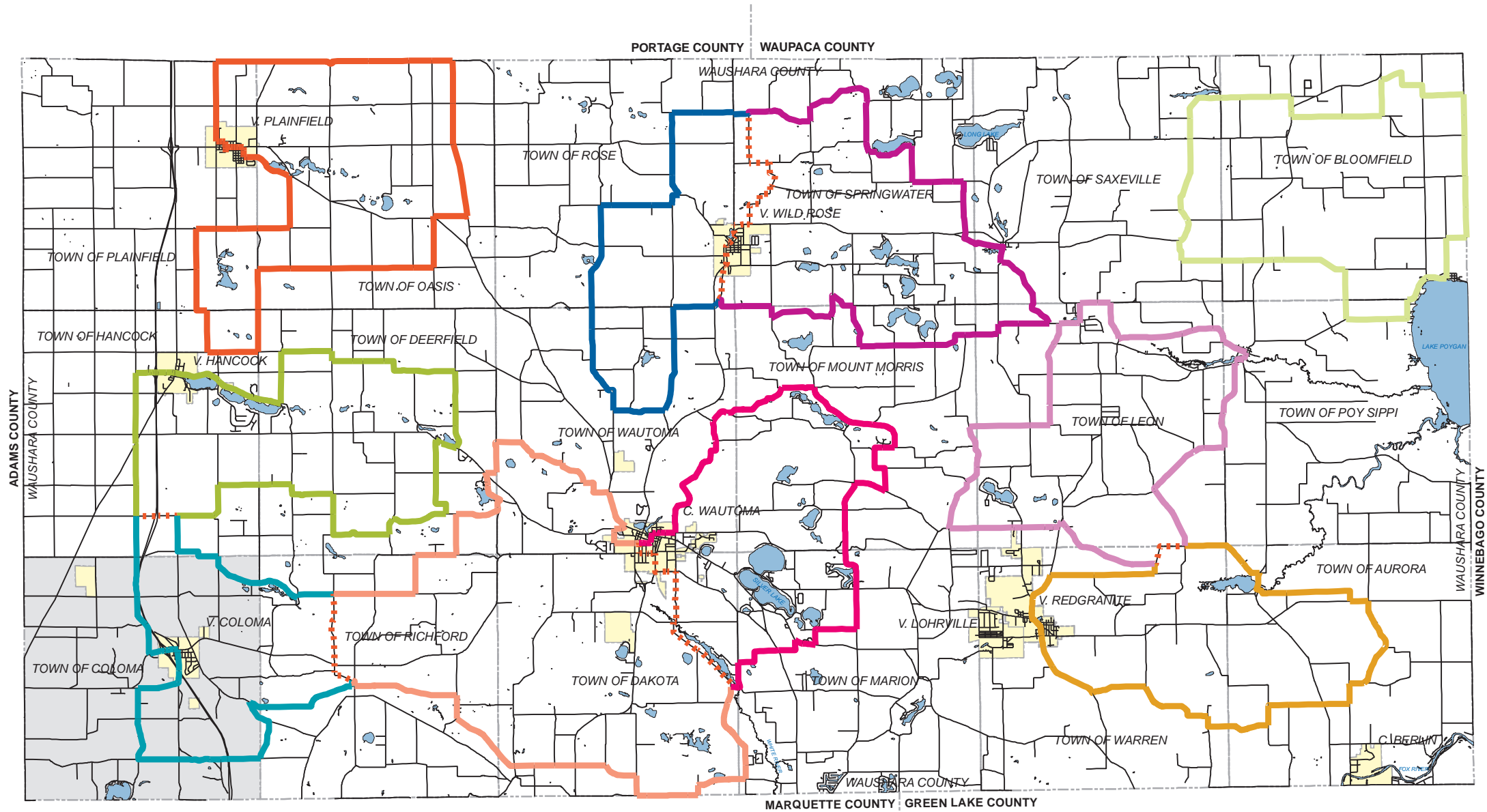


EXHIBIT 4-2 WAUSHARA COUNTY BIKE ROUTES



- Route 1
- Route 2
- Route 3
- Route 4
- Route 5
- Route 6
- Route 7
- Route 8
- Route 9
- Route 10
- Shared Route

Source: Digital Base Data and Bike Route Data provided by Waushara County.

DRAFT



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EAST CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION-FEBRUARY 2007

CHAPTER 5: UTILITIES AND COMMUNITY FACILITIES

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CHAPTER 5: 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 5-1 and 5-2, Community Facilities and Utilities, which illustrate the location of the various items discussed below.

Utilities and Community Facilities Vision for 2030

In 2030, the Town of Coloma has been successful in providing residents with a level of municipal services and facilities that are adequate to maintain public health, welfare and sustain a vital economy. Through cooperation and other operational efficiencies, service providers are able to hold the line on user fees for fire, police and emergency services; solid waste; roads; and other municipal services. Careful planning and the incorporation of an annual capital improvement program ensure that money will be available to fund needed programs and facilities. A program through the local school district has provided elderly residents on fixed incomes with student volunteers to assist residents with light home and lawn maintenance.

The Town of Coloma and its residents enjoy a strong sense of community and local participation. Active citizen groups such as the Pleasant Lake Improvement Corporation, Pleasant Lake Management District, the Coloma Lions Club, the Coloma Women's Groups, Friends of the Park, Friends of the Library, the Coloma Historical Society and the local snowmobile clubs continue to provide the needed resources for many amenities in the area. Due to a thriving local economy, a dental office and pharmacy have been recently added to the existing medical clinic in the Town of Coloma. This has made it possible for local residents to get most of their medical needs taken care of locally.

INVENTORY AND ANALYSIS

This section describes the existing utilities and community facilities within the Town of Coloma.

Wastewater Collection and Treatment

Private on-site wastewater treatment systems (POWTs) serve all of the Town of Coloma. 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, or if there has been an improvement of over 25% of existing buildings and/or structures. 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.

As of October of 2008, the State of Wisconsin created new requirements that will greatly affect POWTS. This change requires that by 2011 all counties in the state have a complete inventory of every POWTS in their area. By 2013 all POWTS will need to be part of the same inspection program that POWTS built since 2000 are a part of.

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 percent impervious cover (concrete, asphalt, buildings, etc.) can negatively impact fish habitat. Moreover, if 25 percent of an area is impervious, the natural functions of a watershed become overloaded and stream quality can become permanently degraded.¹

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

¹ *Site Planning for Urban Stream Protection*. 2004. Center for Watershed Protection.

cropping is prohibited within this corridor. These requirements can be coordinated with soil and water conservation plans required under the Farmland Preservation program.²

Eight drainage districts have been established within Waushara County. The only active district is the Marion-Warren district.

Stormwater Systems

Typically, curb and gutter stormwater systems are located in urbanized areas. ***Due to the rural nature of the Town, curb and gutter is limited. A series of open ditches and culverts collect stormwater in the Town of Coloma.*** The ditches discharge water into local streams and rivers at various points throughout the Town.

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.³ 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.⁴ 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.⁵ Techniques that can be used to achieve these goals include reduction in lot sizes, 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

² *Guide to Community Planning in Wisconsin.* 1999. Ohm, B.W.

³ *The Watershed Approach.* 2004. Wisconsin Department of Natural Resources.

⁴ *Aquatic Buffers.* 2004. Center for Watershed Protection.

⁵ *Better Site Design.* 2004. Center for Watershed Protection.

erosion caused by stormwater. 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 Town of Coloma is served by private wells. As such, groundwater is the source of drinking water within the Town. 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.⁶ With the exception of the western portion of the Town, where nitrates are present in the drinking water, water quality is not an issue in the Town.⁷ (See the Agricultural, Natural and Cultural Resource Chapter for more information.)

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 Saturdays from 10:00 AM to 4:00 PM year round; and Sundays from 12:00 PM to 3:00 PM during the months of June, July and August.⁸

Residents are able to utilize any drop-off site within the county, but they most likely utilize the Coloma site (Exhibit 5-1). Situated on Village owned property, this 1.2 acre site is located south of Village of Coloma and east of 5th Avenue. Waushara County maintains a yearly lease with the Village to use this site, which is manned by the county.⁹

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.

⁶ Summers, W.K. 1981. *Geology and Groundwater Resources of Waushara County, Wisconsin*. United States Geological Survey Report 1809-B.

⁷ Town of Coloma Land Management Plan, February 2003. ECWRPC.

⁸ Schuman, S. 2005. Personal Communication. Waushara County Parks, Recreation, and Solid Waste Department. Director.

⁹ Town of Coloma Land Management Plan, February 2003. ECWRPC.

Waushara County currently works with Waupaca County to provide a disposal option for household hazardous waste. County residents bring their household hazardous waste to a Waupaca County Processing and Transfer Facility located in Manawa. This program runs from May through October with regular hours of operation. Residents pay a fee for disposing of these hazardous items, but Waushara County helps to reduce costs by contributing grant money towards the program.

Electricity

Adams-Columbia Electric Co-op, Alliant-Wisconsin Power & Light and Pioneer Power & Light Company provides electric power to the Town of Coloma (Exhibit 5-1).¹⁰

Adams-Colombia Electric Cooperative is a rural electric distribution cooperative serving approximately 36,156 member/customer in parts of 12 central Wisconsin counties.¹¹ Alliant Energy is an energy-services provider with subsidiaries serving approximately one million electric and over 400,000 natural gas customers. Wisconsin Power and Light, the company's Wisconsin utility subsidiary, serves 456,000 electric and 182,000 natural gas customers. Alliant Energy is headquartered in Madison, Wisconsin.¹² Pioneer Power & Light Company is a private utility located in Westfield Wisconsin.

Natural Gas

Wisconsin Gas Company provides natural gas service to the Town of Coloma and is a subsidiary of Wisconsin Energy Corporation (Exhibit 4-1).¹³ The company serves approximately 583,300 gas customers in Wisconsin.¹⁴ ***According to Wisconsin Public Service, WE Energy has a gas distribution line that diagonally cuts east-west through the Town and north-south.*** Generally this gas line enters the Town north of Cypress Avenue and south of STH 21. It crosses I-39 south of the Village of Coloma, diagonally slicing through the southeast corner of the Village. At this point, it splits and continues east into the Town of Richford and north along CTH FF. ***Gas service in the Town of Coloma is limited and is basically only available in the Pleasant Lake area of the Town.***

Power Generation Plants and Transmission Lines

American Transmission Company (ATC) owns and maintains a number of transmission lines in the area (Exhibit 5-1). ATC began operations on January 1, 2001, as the first multi-state transmission only utility. They own 9,350 circuit miles of transmission lines and wholly and jointly own 500 substations.¹⁵ ***A transmission line runs in a north to south direction along the eastern border of Coloma, intersecting another transmission line that cuts across the southeast corner of the Town. An electric substation is located on CTH CH, south of CTH CC.*** According to ATC, transmission systems throughout Zone 1 (includes Waushara County) are overloaded and experiencing low voltages.¹⁶

¹⁰ Waushara County 2005, Utility Data by WPS

¹¹ Adams-Colombia Electric Cooperative website: www.acecwi.com. Accessed November 20, 2008.

¹² <http://www.alliantenergy.com>

¹³ Waushara County 2005, Utility Data by WPS

¹⁴ http://www.business.com/directory/energy_and_environment/natural_gas_utilities/wisconsin_gas_company/profile/

¹⁵ www.atcile.com. Accessed November 20, 2008.

¹⁶ ATC. 2008. *10-Year Assessment 2008*.

There are no gas transmission lines in the Town of Coloma.

Telecommunications Facilities

According to information obtained from Waushara County, there are a number of towers located in the Town of Coloma (Exhibit 5-1).¹⁷ Towers are located at W13223 Cottonville, W13678/W13672, W13685, N1163 2nd and W13833.

Telephone

Union Telephone provides service to the Town of Coloma.¹⁸ Union Telephone is based out of Plainfield, Wisconsin.

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 2010.¹⁹ 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.

Internet

Due to the proliferation of internet service providers (ISP), area residents can also choose from several national and local ISPs. ***Union Telephone supplies internet service to their customers. Charter Communications provides internet service to parts of Waushara County.*** According to the Public Service Commission Cable TV (CATV) Companies have reported providing broadband internet service to the Coloma area.²⁰ 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 area varies between public organizations and public entities. According to the 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.²¹ In this manner, some municipalities acquire the management and care of cemeteries; in other instances, the cemetery has always been under public ownership. ***There are three cemeteries located in the Town of Coloma: the Town of Coloma Cemetery, the Pleasant Hill Cemetery and the White Cemetery (Exhibit 5-2).***

¹⁷ Waushara County 2008.

¹⁸ East Central Wisconsin Regional Planning Commission, *Milestone Report #1, State of the Region. 2003.*

¹⁹ Wind Turbines and Birds: Putting the Situation in Perspective in Wisconsin. 2004. Sagrillo, M.

²⁰ Wisconsin Public Service Commission, *Infra Map 7*; March 2008.

²¹ *Wisconsin State Statutes, Chapter 157.*

The Town of Coloma Cemetery is located on the north side of CTH CC, between 3rd Avenue and 3rd Drive in section 33. This cemetery was established in the 1800's and is closed to new burials. The Town of Coloma Cemetery, formerly owned by the Evangelical Church, is maintained by the Town of Coloma.²²



Pleasant Hill Cemetery is located on CTH V in section 5, across from Four Seasons Drive and north of Coloma Corners. The cemetery, dating back to the time this area was settled, is fenced and well maintained by the Pleasant Hill Cemetery Association. Open plots still exist in this cemetery and it is open for new burials.²³

White Cemetery is located at the corner of Cree Avenue and CTH V in section 7, south of Coloma Corners. The cemetery dates back to the settlement of this area. It is maintained by the Town of Coloma and is open for burials.²⁴

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 percent 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 5-1 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.²⁵

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. and CAPSELL Services works with Waushara County.***

²² F. King. Personal communication. 1/7/09.

²³ D. Smith. Personal communication. 1/7/09.

²⁴ D. Smith. Personal communication. 1/7/09.

²⁵ *Wisconsin State Statutes 48.65.*

Residents of the Town of Coloma most likely use childcare facilities in the Village of Coloma or City of Wautoma. These facilities have a combined capacity of 130 children.

UMOS is a non-profit, community-based organization which provides housing and other services to underserved populations.²⁶ Within Waushara County, migrant workers utilize these programs. UMOS operates a housing complex, Head Start program, and childcare facilities in Plainfield and Aurora. The licensed facilities provided childcare for 130 children in 2008.²⁷

Table 5-1. Childcare Facilities

Provider	Regulation Type	City	Capacity
Kathy's Clubhouse	Licensed Family	Almond	8
Little Blessings Christian Daycare	Licensed Group	Berlin	22
Tiny Tots Daycare	Licensed Family	Berlin	8
UMOS-Aurora Center	Licensed Group	Berlin	70
Kopach Family Daycare	Licensed Family	Coloma	8
Lor's Kinder Kare	Licensed Family	Coloma	8
Diane's Little Treasures Daycare	Licensed Family	Neshkoro	8
Trina's Little Critters Daycare	Licensed Family	Plainfield	8
UMOS-Plainfield Center	Licensed Group	Plainfield	60
Wendy's Little Ones	Licensed Family	Plainfield	8
Little Lambs' Haven	Licensed Family	Redgranite	8
Little Rascals Daycare	Certified	Redgranite	6
Little Sprouts Discovery Center	Licensed Group	Redgranite	60
UMOS-Spring Lake Center	Licensed Group	Redgranite	96
Country Kids Preschool	Licensed Group	Saukville	24
Beckies Daycare	Licensed Family	Wautoma	8
Dancing Star Daycare	Licensed Family / Certified	Wautoma	8
Deb's Den	Licensed Family	Wautoma	8
Jessica's Daycare	Certified	Wautoma	6
Little Peanuts	Licensed Family	Wautoma	6
Little Tykes Family Daycare	Licensed Family	Wautoma	8
Little World of Wonders Daycare	Licensed Family	Wautoma	8
Peek-a-boo Daycare	Licensed Family / Certified	Wautoma	8
Sweet Peas	Licensed Family	Wautoma	8
Village of Learning Inc	Licensed Group	Wautoma	34
Wautoma Early Learning Center	Licensed Group	Wautoma	20
Day Dreams Family Child Care	Licensed Family	Wild Rose	8
Happy Hearts Family Daycare	Certified	Wild Rose	6

Source: Mid-Wisconsin Child Care Resource & Referral, 2008

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.

²⁶ UMOS. 2006. *Welcome to UMOS*. <http://www.umos.org>.

²⁷ Mid-Wisconsin Child Care Resource & Referral, 2008 .

Elderly Services

Waushara County Department of Aging offers several programs to area senior citizens. In 2007, these programs provided almost 4,000 individuals with assistance.²⁸ ***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.

Meals along with activities and fellowship are provided to seniors at eight locations throughout Waushara County. The closest site is located at the Coloma Community Center, 155 Front Street. This site is open on Monday, Wednesday, Thursday and Friday only. All sites, listed below are open from Monday through Friday unless indicated otherwise. Participants must be age 60 or older, but a spouse and/or caregiver any age are welcome to participate as well. Besides Coloma, other locations include the Wautoma-Waushara Senior Center (W8220 Cottonville Avenue in the Town of Dakota), Wild Rose Community Center (500 Wisconsin Avenue), the Redgranite Civic Center (202 Pine River Street), the Plainfield Senior Center (114 W. Clark Street), the Hancock Community Building (420 Jefferson Street), and The House Next Door in Poy Sippi (W2306 Prospect Street; Tuesday and Thursday). Meals are served at the Saxeville Town Hall (W4022 Archer Avenue; Monday and Wednesday).²⁹ Meals are also delivered to individual residences. Currently, the county provides this service to nearly 1,000 senior citizens.³⁰

The Aging & Disability Resource Center of Green Lake, Marquette and Waushara Counties provides information and assistance on aging, long term care, disabilities, and other related topics. A grant written in 2007, and extended through 2010 has allowed the expansion of services and the development of this tri-county consortium.³⁰

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 process if they are denied claims or assistance.

According to the Aging and Disability Resource Center, transportation remains an issue within the county.

The **Wautoma-Waushara Senior Center** is located at W8220 Cottonville Avenue in the Town of Dakota. The center serves as a meal site for the Waushara County Department of

²⁸ Waushara County Department of Aging Services. 2007. *Waushara County Department of Aging Services Summary.*

²⁹ Communication with the Aging and Disability Resource Center, November 21, 2008.

³⁰ Waushara County Department of Aging Services 2007 Summary

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.

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.³¹

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.³²

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.³³

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.***³⁴ However, there is an adult day care facility in Wautoma called Adult Day Services Living Environmental. ***Additionally, 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 5-2 lists the number of adult care facilities that Town of Coloma citizens may choose to use and their corresponding capacities. ***Facilities for Waushara County are located in Wautoma and Redgranite.***

³¹ DHFS. 2006. *Residential Care Apartment Complexes (RCACs) – Introduction*. http://dhfs.wisconsin.gov/rl_dsl/RCACs/RCACintro.htm

³² DHFS. 2006. *Adult Family Homes – Introduction*. http://dhfs.wisconsin.gov/rl_DSL/AdultFamilyHomes/AFHintro.htm

³³ DHFS. 2006. *Community Based Residential Facilities (CBRFs) – Introduction*. http://dhfs.wisconsin.gov/rl_dsl/CBRF/CBRFintro.htm.

³⁴ DHFS. 2006. *Adult Day Care (ADCs) – Introduction*. http://dhfs.wisconsin.gov/rl_DSL/AdultDayCare/AdultDCintro.htm.

Table 5-2. Elderly Care Facilities

Facility	Waushara County	
	Number	Capacity
Residential Care Apartment Complexes (RCAC)	3	93
Adult Family Homes (AFH)	5	19
Community Based Residential Facilities (CBRF)	8	106
Adult Day Care Facilities (ADC)	1	40
Total	17	258

Source: Wisconsin Department of Health and Family Services, 2008.

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 Waushara County is 258 persons.*** By 2030, about 30 percent of the population in Waushara County is projected to be age 65 or older.³⁵ As the population ages, it can be assumed that 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

The Waushara County Sheriffs Department provides around the clock law enforcement services to the Town of Coloma, as needed. The sheriff's department has two vehicles patrolling the entire county from 5:00 AM to 5:00 PM, while three patrol vehicles work in the county the remainder of the day. ***Additional police protection is purchased by the Town from the Village of Coloma Police Department for about 40 hours per month. The Pleasant Lake Boat Patrol, staffed by off-duty police officers, monitors Pleasant Lake for approximately 20 hours per month on the weekends from May through September (Memorial Day through Labor Day).***³⁶

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. 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.

³⁵ Wisconsin Department of Administration, 2004.

³⁶ Town of Coloma Comprehensive Planning Committee.

Several specialized units, including drug enforcement and two 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).³⁷ In 2000, the County instituted an enhanced county-wide 911 system. The County is now working with Green Lake County, Centurytel and other county agencies on a wireless 911 project.

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.³⁸ As of October 31, 2006, for a police department serving a community of 25,000 to 49,999 residents, the state average was 1.74 sworn employees per 1,000 residents served. ***For a sheriff's office (includes most jail personnel), the state average was 1.77 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. Additionally, all equipment upgrades identified in the 2007 Radio Improvement Project were purchased and installed.³⁹ 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.

The Waushara County Sheriff's Department maintains 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.

Correctional Facilities

According to the Wisconsin Adult Jail Report 2003, total adult admissions to state jails increased by 30 percent from 2001 to 2003, while Waushara County jails have decreased by 20.1 percent in the same time period.⁴⁰

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. Waushara County reported an ADP of 87 in 2003 which is a 42 percent decrease from 2001. 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. ***There are three correctional facilities in Waushara County; the Waushara Huber Facility, the Waushara County Jail and the Redgranite Correctional Institution.***

³⁷ Waushara County Sheriff's Department. 2000. Personal Communication

³⁸ Office of Justice Assistance Statistical Analysis Center. 2007. *Crimes and Arrests in Wisconsin, 2006*.

³⁹ Waushara County Sheriff's Department Annual Report, 2007.

⁴⁰ *Wisconsin Adult Jail Populations*, 2003. Office of Justice Assistance.

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 1,013 inmates.⁴¹ The prison employs 182 security staff and 94 other employees.

Fire Protection

The Town of Coloma is served by the Coloma Volunteer Fire-Rescue-EMS Department (Exhibit 5-2). The Town and Village of Coloma equally share the expenses of a joint volunteer fire department that is housed in the northeast corner of the village industrial park at 383 Industrial Drive. In addition to the Town and Village of Coloma, the fire department also serves the Town of Richfield and a portion of the Town of Richford.

The building, constructed in 2002 provides office space for the police and fire departments, as well as, a meeting room and garage facilities. The department operates three engines, three tankers, and two rescue squads. The Town and Village department combined consists of 33 members. There are 12 Emergency Medical Technicians and First Responders that respond with the Rescue Squad as a first in medical treatment.⁴² There is a mutual aid agreement with Marquette, Adams and Waushara County.⁴³

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.⁴⁴ 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

⁴¹ *Offenders Under Control Report*, 2008. Wisconsin Department of Corrections.

⁴² <http://www.1coloma.com/fire.htm>. Accessed 12/31/08.

⁴³ *Town of Coloma Land Management Plan*, February, 2003. East Central Wisconsin Regional Planning Commission.

⁴⁴ ISO. 2006. *Fire Suppression Rating Schedule*. <http://www.iso.com/products/2400/prod2404.html>.

representing an essentially unprotected community. Many towns and villages in the more rural areas typically have ratings of class 8 through 10 (Table 5-3). ***The Coloma Fire Department has an ISO rating of 6 within the Village of Coloma and 6/9 in the towns of Coloma and Richford (Waushara County) and the Town of Richfield (Adams County).***⁴⁵

Table 5-3. ISO Ratings

Fire Department	Coverage Area	Class
Coloma FD	V. & T. Coloma, T. Richford (partial), T. Richfield	6, 6/9
Hancock FD	V. & T. Hancock, T. Deerfield (partial)	7/9
Plainfield FD	V. & T. Plainfield, T. Oasis	6/9
Redgranite FD	V. Redgranite, T. Marion (partial), T. Mt. Morris (partial) T. Leon (partial), T. Warren (partial), V. Lohrville	5, 5/9
Wild Rose FD	V. Wild Rose, T. Rose, T. Springwater (partial) T. Wautoma (partial), T. Mt. Morris (partial)	8, 8/9
Poy Sippi FD	T. Poy Sippi, T. Saxeville (partial), T. Leon (partial), T. Ustin	8/9
Saxeville FD	T. Saxeville (partial), T. Springwater (partial)	8/9
W. Bloomfield FD	T. Bloomfield	9/9
Wautoma Area FD	T. Dakota, T. Deerfield (partial), T. Marion, T. Mt. Morris, T. Richford (partial), C. Wautoma	5, 5/9
Berlin FD (Green Lake Co.)	C. & T. Berlin, T. Seneca, T. Aurora, T. Rushford, T. Nepeukum (partial), T. Warren (partial)	4, 4/9
Neshkoro FD (Marquette Co.)	V. Neshkoro, T. Crystal Lake, T. Neshkoro, T. Marion (partial)	9

Source: Milestone Report #1; State of the Region, ECWRPC 2003. Village of Coloma Fire Chief (3/09).

The standards for fire station location utilized by the National Board of Underwriters are given in Table 5-4. These standards are based on the density of development in the station service area.⁴⁶ Since towns constitute a relatively low-density rural area, a four to six mile service radius is the recommended standard.

Table 5-4 Recommended Density/Distance Standards for Fire Protection

	Suggested Service Radius	
	Engine or Pumper	Ladder
Land Use	Company	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

⁴⁵ Village of Coloma Fire Chief, March 2009.

⁴⁶ American Planning Association. 1988. 1988 Small Town Planning Handbook.

Health Care Facilities/Emergency Medical Services

There are no hospitals located within the Town of Coloma; however there are eight hospitals located within approximately 60 miles. Table 5-5 indicates which hospitals are used by residents as well as the approximate distance between the hospital and the municipality and general information about the area hospitals.

Table 5-5. Area Hospitals

	Adams Co. Memorial, Friendship	Wild Rose Comm. Mem., Wild Rose	Riverview Hosp. Assoc., WI Rapids	Berlin Memorial, Berlin	Divine Savior, Portage	St. Michael's, Stevens Point	Mercy Medical Center, Oshkosh	Aurora Medical Center, Oshkosh
Distance	18	22	45	36	35	36	55	51
Beds Set Up & Staffed	25	25	69	25	52	122	172	71
Level of Service:								
Adult Med-Ser, Acute	1	1	1	1	2	1	1	1
Orthopedic	2	2	2	2	2	2	1	2
Rehab & Phy. Med.	2	2	2	5	2	5	1	5
Hospice	4	2	4	5	5	3	4	2
Acute Long-Term Care	5	5	5	5	5	5	4	5
Other Acute	5	5	5	5	5	5	5	5
Pediatric, Acute	2	2	2	2	2	1	5	1
Obstetrics	5	5	1	1	1	1	1	1
Psychiatric	5	5	2	5	5	1	1	5
Alcoholism/Chem. Dep.	5	3	2	5	2	2	2	5
ICU/CCU:								
Med.-Sur.	5	5	2	2	1	2	2	2
Cardiac	5	5	2	2	5	2	2	2
Pediatric	5	5	2	2	5	2	2	5
Burn Care	5	4	5	5	5	5	2	5
Mixed IC	5	5	1	1	5	1	1	1
Step-Down (Sp. Care)	5	5	2	5	1	1	2	2
Neonatal Interm/IC	5	5	5	5	5	1	4	1
Other	5	2	5	5	5	5	5	5
Subacute	5	2	5	5	5	5	1	5
Other Inpatient	5	5	5	5	5	5	5	5
1 = Provided-Distinct Unit, 2 = Provided-Not Distinct Unit, 3 = Available in Network, 4 = Contracted, 5 = Service Not Provided								

Source: 2006 Wisconsin Hospital Guide, Office of Health Care Information, State of Wisconsin

Emergency medical services for the Town of Coloma are provided by the Waushara County EMS. The various fire districts and local fire departments within the county also have First Responders on staff that can assist with the 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. The Coloma Fire Department employs Emergency Medical Technicians and First responders. An ambulance, shared jointly between the Coloma Fire Department and the Village of Plainfield, resides half time in the Village of Coloma and half time in the Village of Plainfield.

Libraries

Town of Coloma residents have access to a number of libraries within the county, but will most likely use the Coloma Public Library. Other libraries within a reasonable distance include the Wautoma Public Library.

Table 5-6. Public Library Statistical Data

	Library Type	Municipal Population 2007	Additional Service Population	Total Service Population 2007	Annual Hours Open	Total Staff	Library Materials Total
Waushara							
Coloma	Municipal Library	471	1,276	1,747	1,716	1.60	\$9,013
Hancock	Municipal Library	441	898	1,339	1,508	1.13	\$7,050
Pine River	Joint Library	2,486	247	2,733	1,560	1.15	\$6,091
Plainfield	Municipal Library	884	1,105	1,989	1,540	1.33	\$9,560
Poy Sippi	Municipal Library	967	862	1,829	1,404	0.73	\$5,123
Redgranite	Municipal Library	2,076	1,150	3,226	1,248	0.90	\$4,231
Wautoma	Municipal Library	2,109	6,608	8,717	2,600	3.20	\$22,285
Wild Rose	Municipal Library	730	2,826	3,556	2,264	2.20	\$11,013
Waushara Total		10,164	14,972	25,136	13,840	12.24	\$74,366
	Book and Serial Volumes Owned	Audio Materials	Video Materials	Other Material	Periodical Subscriptions	E-Books	Electronic Audio Materials (downloadable)
Waushara							
Coloma	10,136	998	1,897	31	51	8,825	2,745
Hancock	7,795	563	2,270	37	45	8,825	2,745
Pine River	12,214	1,099	2,551	21	50	8,825	2,745
Plainfield	15,946	962	1,923	0	45	8,825	2,745
Poy Sippi	11,551	604	2,568	86	15	8,825	2,745
Redgranite	13,360	509	1,873	0	20	8,825	2,745
Wautoma	20,318	2,389	4,598	400	107	8,825	2,475
Wild Rose	11,949	1,155	3,439	1,042	40	13,391	0
Waushara Total	103,269	8,279	21,119	1,617	373	75,166	18,945

Source: Wisconsin Department of Public Instruction, 2007

These and other libraries in the County receive their revenue through a combination of local and county funding based on resident usage. Any town, city or village resident has access to the materials in any county-supported library within Waushara County. All libraries in Waushara County are members of the Winnefox Library System; an organization that promotes cooperative efforts in interlibrary loans, library programs and resident borrowing privileges.⁴⁷ Table 5-6 provides relevant information for Public Libraries in Waushara County.

Service targets for libraries are based on quantitative standards contained in the Wisconsin Library Standards. Reported for each standard is the effort required to achieve basic, moderate, enhanced or excellent levels of service. These standards are based on the population served and vary for a community in regard to municipal population versus service population. For the Coloma and Wautoma public libraries (the most likely to be used by Town of Coloma residents), municipal and service population varies greatly (Table 5-6). Other standards that apply, besides what is listed in Table 5-7 are that a certified library director is paid to perform board-designated duties for no fewer than 25 hours per week and that the library supports the library director's continuing education. None of the libraries employ a certified library director. Additionally the operating budget for the Coloma Public Library is less than the minimum standards.

Table 5-7. Library Service Levels

Criteria	Coloma		Wautoma	
	Municipal	Service Pop	Municipal	Service Pop
Staff FTE	Excellent	Enhanced	Enhanced	< Basic
Volumes Held (print)	Enhanced	< Basic	Basic	< Basic
Periodical Titles Received	Excellent	Moderate	Moderate	Basic
Audio Recording Held	Excellent	Enhanced	Excellent	Enhanced
Video Recordings Held	Excellent	Enhanced	Excellent	Excellent
Hours Open per Week	Moderate	Enhanced	Excellent	Moderate
Materials Expenditures	< Basic	< Basic	Enhanced	< Basic
Collection Size (print, audio, video)	Excellent	Basic	Moderate	< Basic

Source: Public Library Service Data, 2007; Wisconsin Public Library Standards, 4th edition, 2005.

The Coloma Public Library provides an enhanced to excellent level of service of all criteria listed above based on their municipal population. However when the much larger service population is considered, the level of service falls for most criteria (Table 5-7). The Wautoma Public Library provides a lower service level for the number of volumes held in print for its municipal population. However, for other criteria, the Wautoma Public Library generally provides between an enhanced and excellent level of service. Service levels fall when the service population is considered.

Education

Primary and Secondary Education

The entire Town of Coloma is served by the Westfield School District (Exhibit 5-2).

⁴⁷ *Town of Springwater; Land Use Management Guide Plan*, 2003. East Central WI Regional Planning Commission.

Westfield School District

The Westfield School District has a total of 175.8 staff members, 1,325 students, and a pupil to teacher ratio of 13.5.⁴⁸ It operates six schools: the Westfield Area High School (grades 9 – 12, Westfield), Westfield Area Middle School (grades 7 – 8, Westfield), Coloma Elementary School (4 year old K – 6, Coloma), Neshkoro Elementary (4 year old K – 6, Neshkoro), Oxford Elementary School (4 year old K – 6, Oxford) and the Westfield Elementary (Early Childhood, 4 year old K – 6, Westfield).⁴⁹ All schools are being maintained by the district and no improvements are planned at this time other than general maintenance. According to the district, ***enrollment has remained stable at the elementary schools. Therefore, it is anticipated that the schools will be able to continue to serve the district's enrollment for the near future.***⁵⁰ However, it may be necessary to provide updates at the schools in the future based on technological advances.

The Westfield Area High School and Middle School, along with district offices are located at N7046 CTH CH in Westfield. The high school, home of the Pioneers, was built in 1997. In 2002, a middle school addition including classrooms and office facilities were added. The schools share a common gym, auditorium, cafeteria, and athletic fields while maintaining separate office and classroom space. An athletic building that is used for athletic events, storage and classroom space was added about three years ago and is used by both schools. The Neshkoro Elementary School is located at 114 E. Park Street in Neshkoro. This school is older and was remodeled about 10 or 15 years ago.⁵¹ Built in three stages, the Oxford Elementary School includes a the center section which was built in 1984, after the original first floor from the 1890's Oxford High School was demolished; the southern portion, which includes the cafeteria and grades K, 1, 2 and 3 was built in 1954; and the north section which includes the gym was built in 1958. The Coloma Elementary School was originally built in 1963 and is located at 210 Linden Street in Coloma. Additions have been added to the school over the years.

Institutions of Higher Education

The Town of Coloma 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 a couple hours drive of the area. UW – Fox Valley (Menasha) and UW-Baraboo/Sauk County (Baraboo) are two-year universities 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.⁵² These districts tend to follow school district boundaries rather than county lines. ***The Town of***

⁴⁸ Wisconsin Taxpayers Alliance. 2008. *School Facts 08*.

⁴⁹ <http://www.westfield.k12.wi.us>. Accessed December 2, 2008.

⁵⁰ Personal conversation with the Westfield Area School District, December 2, 2008.

⁵¹ Town of Wautoma Comprehensive Plan 2025. East Central WI Regional Planning Commission.

⁵² Wisconsin Department of Instruction. 2006. *Wisconsin Technical College Districts*. <http://dpi.wi.gov/lbstat/techcmap.html>.

Coloma is part of the Fox Valley district. However, due to the proximity of the Town of Coloma in relationship to the local campuses, many residents attend classes at Mid-State Technical College. Curriculum in the technical schools is 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 two community groups in the Coloma area. Entertainment for local residents is provided by the Clauson Family. ***The Clauson family performs in the Clauson Barn Theater located at W13412 County Road CC.*** The Theater features dinner shows, and arts and craft festivals. ***A local theater group, the Coloma Players, have been in existence for over 30 years.*** The Coloma Players present shows at both local and area venues, Westfield High School, McComb Bruch Performing Arts Center, the Anna Follett Memorial Community Center, Nordic Mountain, Federal Correctional Institution in Oxford and area campgrounds).⁵³ 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.⁵⁴

Other Municipal Buildings

Town Halls/Maintenance Garages

The Town of Coloma does not have a town hall or community center of its own (Exhibit 5-2). Instead ***the Town of Coloma has an agreement with the Village of Coloma for the shared usage of the village community center.*** Located on Front Street in the Village of Coloma, the Anna Follett Memorial Community Center was built in 1997. The Town utilizes the community center for elections, town meetings, office space for the town clerk and treasurer and storage of town records.

The community center also houses the Coloma Public Library; Village office; two meeting rooms (divided by a portable partition); and serves as the county meal site.

The facility has been meeting the needs of the Town of Coloma and there are no plans to expand the facility at this time.

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.

⁵³ Coloma Players Inc. website: www.ColomaPlayers.org.

⁵⁴ McComb-Brush Performing Arts Center. 2006. <http://www.mccombbruchspac.com>.

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. ***There are no Waushara County facilities located within the Town of Coloma.*** County facilities found within the surrounding towns are described below.⁵⁵

Marl Lake County Park

Located in the west central portion of Waushara County between Wautoma and Hancock on CTH C, Marl Lake County Park occupies a 24-acre wooded site leased from the Town of Deerfield on the west side of 12th Avenue. Facilities include a paved boat ramp, a shelter, restroom facilities, picnic facilities, play equipment, and drinking water. Park visitors use a portion of the shoreline for swimming. Erosion control remains a problem in this area. Because parking capacity is limited, parked vehicles often infringe on adjacent lawn areas. Recent projects include a property survey and boundary markings in 2001, resurfacing of the boat landing in 2003, and installation of a fishing/boarding pier in 2005.

Curtis Lake County Park

Curtis Lake County Park in the Town of Richford serves the southwestern portion of Waushara County. The one-acre site fronts the east shore of Curtis Lake, a relatively pristine 33-acre body of water located about a mile south of CTH JJ on 10th Court. Development consists of a boat ramp, restrooms, a swing set, and picnic facilities. The natural beach, although not officially designated for swimming, is popular with park visitors. Additional land is needed to more effectively develop and utilize this site. Since completion of the 2000 plan, a boundary survey has been conducted, the boat landing resurfaced, and the parking area sealcoated.

Sorenson Natural Area

Purchased about five years ago, this 71-acre site in the Town of Deerfield is located on the north shore of Hartford (Lyman's) Lake, a 9-acre kettle pond some 27 feet deep. The County intends to limit development of this site so that its natural character is preserved. Walk-in access to the lake and a boarding pier is provided but use of the lake will be limited to canoes, kayaks, and other non-motorized craft. Sorenson Natural Area lies within the identified corridor of the Ice Age Trail and could provide modest overnight camping facilities for trail users without compromising the beauty and natural setting the site provides. An extensive trail system for hiking and snowshoeing is presently available. Other site improvements include a well and septic system.

Town of Coloma

Town residents utilize and jointly share in the maintenance and upkeep of the Coloma Community Park located in the south central portion of the Village of Coloma off of Front Street. Many of the improvements to the park have been made by the local Lion's Club over the years. Friends of the Park, a local volunteer organization, also help to

⁵⁵ Waushara County Outdoor Recreation Plan, April 2006. East Central Wisconsin Regional Planning Commission.

oversee the park. Park facilities include a playground, two ball diamonds (one with lights), picnic tables, new tennis court, flush toilets, playground equipment, basketball hoops and ample off street parking. A large shelter house is available with stoves, refrigerators, hot water, sinks, a serving bar and a 40 feet by 50 feet enclosed area. The park is generally open from April 15th through October 15th from 7:30 AM to 9:00 PM.

Recreational Needs

According to the National Park and Recreation Association, local communities should provide 10 acres of park and open space for every 1,000 residents.⁵⁶ 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 Coloma's present need is 8 acres. This figure is expected to increase to 10 acres by 2030, as the population of the Town increases to 1,002 people. ***The Town of Coloma currently has 98 acres of park and recreational land, plus extensive WDNR holdings. Based on these standards the Town has an adequate amount of park and recreational to meet these standards through the year 2030.***

Lakes

Two lakes can be found within the Town of Coloma and include Pleasant Lake, along the southern boundary of the town and Bing Lake in the northeast corner.⁵⁷ The lakes provide a diversity of recreational opportunities including boating, swimming, and fishing. Public access is available on Pleasant Lake. More information is presented below and in the Natural Resources element of this plan.

Pleasant Lake is located in section 33 and is approximately 127 acres in size with a maximum depth of 30 feet. This lake has a sand and marl bottom and supports northern pike, perch, largemouth bass, black crappies, pumpkinseed and bluegills. The Town of Coloma maintains three public access points to this lake: 3rd Drive (boat launch and parking - Ski hours are from 11 AM to 3 PM); 4th Avenue (walk-in access only, no parking); Czech Drive (walk in access, limited parking – 2-3 spaces)

Bing (Round) Lake is located in section 1 and is approximately 9 acres in size with a maximum depth of 31 feet. This lake has a mucky bottom with some sand and gravel. The natural fishery consists of largemouth bass, perch and bluegills. Fluctuating water levels and winterkills cause some management problems with the general recreational uses of the lake. Public access is not available to this lake.

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. ***There are no***

⁵⁶ Recreation, Park, and Open Space Guidelines, 1990. National Park and Recreation Association.

⁵⁷ Wisconsin DNR. 1970. *Surface Water Resources of Waushara County*.

church or youth camps located in the Town of Coloma. 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.⁵⁸

School and Town Forests

Three school forests and a town forest provide 819 acres of passive open space in Waushara County. These facilities include the Tri-County School Forest (230 acres), the Wild Rose School Forest (128 acres), the Coloma School Forest (42 acres) and the Town of Rose Forest (421 acres). ***The Coloma School Forest is owned by the Westfield School District and is located east of the Village of Coloma off of Slater Street and Westfield Road.*** In 1954, the Coloma Elementary School acquired 42 acres of pasture. Today, this pasture has been transformed into a working pine plantation with a few acres of mature oaks.⁵⁹ The property provides residents in the area and school children the opportunity to study and enjoy the outdoors. Cross-country skiing, as well as, hiking trails is available within the site. Facilities at the site include a picnic area, pit toilets, amphitheatre, 20 Aldo Leopold benches and a shelter house with six picnic tables.⁶⁰

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. ***The following campground is located in the Town of Coloma: Coloma Camperland (N1130 5th Road).***

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.⁶¹ 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 Coloma Pathfinders.***

Sportsman's Clubs and Conservation Organizations

While there are over a dozen parcels in the county that are owned by a variety of sportsmen's and conservation groups, no sportsman clubs or conservation organizations exist in the Town of Coloma. 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

⁵⁸ ECWRPC. 2006. *Waushara County Outdoor Recreation Plan*.

⁵⁹ http://www.westfield.k12.wi.us/ces/ces_schoolforest.htm. 12/31/08.

⁶⁰ Town of Coloma Comprehensive Planning Committee, 2009.

⁶¹ Waushara County Outdoor Recreational Plan, April 2006. East Central Wisconsin Regional Planning Commission.

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.

Golf Courses

There are three golf courses located in Waushara County. ***However, there are no golf courses within the Town of Coloma.*** The following golf courses are located within the County: the Waushara Country Club, Two Oaks North Golf Course and Marl Links. 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 is located near the City of Wautoma on CTH F in the Town of Marion. This 18-hole public course provides a golfing experience amid a scenic, peaceful, countryside setting. 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.⁶²

Post Office

The Town of Coloma uses the post office at 145 N. Front Street in the Village of Coloma. This full service post office provides post office boxes to local residents and some hand delivery depending on the location of the resident or business. At the present time there are no plans for expansion of this facility.

Key Findings

Wastewater Collection and Treatment

- Private on-site wastewater treatment systems (POWTs) serve all of the Town of Coloma.

Stormwater Management

- Eight drainage districts have been established within Waushara County. The only active district is the Marion-Warren district.
- Due to the rural nature of the Town, curb and gutter is limited.
- A series of open ditches and culverts collect stormwater in the Town of Coloma.

Water Supply

- The Town of Coloma is served by private wells.

Solid Waste and Recycling

- The County operates nine waste collection sites and contracts with Waste Management of Wisconsin, Inc. and Onyx Waste Services to haul waste and recyclables..

⁶² Waushara County Outdoor Recreational Plan, April 2006. East Central Wisconsin Regional Planning Commission.

- Residents are able to utilize any drop-off site within the county, but they most likely utilize the Coloma site.
- All waste management sites in Waushara County accept recyclable materials.

Electricity

- Adams-Columbia Electric Co-op, Alliant-Wisconsin Power & Light and Pioneer Power & Light Company provides electric power to the Town of Coloma.

Natural Gas

- Wisconsin Gas Company provides natural gas service to the Town of Coloma and is a subsidiary of Wisconsin Energy Corporation.
- According to Wisconsin Public Service, WE Energy has a gas distribution line that diagonally cuts east-west through the Town and north-south.
- Gas service in the Town of Coloma is limited and is basically only available in the Pleasant Lake area of the Town.

Power Generation Plants and Transmission Lines

- American Transmission Company (ATC) owns and maintains a number of transmission lines in the area.
- A transmission line runs in a north to south direction along the eastern border of Coloma, intersecting another transmission line that cuts across the southeast corner of the Town. An electric substation is located on CTH CH, south of CTH CC.
- There are no gas transmission lines in the Town of Coloma.

Telecommunications Facilities

- According to information obtained from Waushara County, there are a number of towers located in the Town of Coloma.
- Towers are located at W13223 Cottonville, W13678/W13672, W13685, N1163 2nd and W13833.
- Union Telephone provides service to the Town of Coloma.
- Union Telephone supplies internet service to their customers. Charter Communications provides internet service to parts of Waushara County.

Cemeteries

- There are three cemeteries located in the Town of Coloma: the Town of Coloma Cemetery, the Pleasant Hill Cemetery and the White Cemetery.

Childcare Facilities

- The Mid-Wisconsin ChildCare Resource & Referral, Inc. and CAPSELL Services works with Waushara County.
- Residents of the Town of Coloma most likely use childcare facilities in the Village of Coloma or City of Wautoma. These facilities have a combined capacity of 130 children.

Elderly Services

- The Waushara County Coordinated Transportation System offers rides to not only senior citizens but also to veterans, and human service clientele on Medical Assistance.
- Meals along with activities and fellowship are provided to seniors at eight locations throughout Waushara County. The closest site is located at the Coloma Community Center, 155 Front Street. This site is open on Monday, Wednesday, Thursday and Friday only.
- The Aging & Disability Resource Center of Green Lake, Marquette and Waushara Counties provides information and assistance on aging, long term care, disabilities, and other related topics.
- The Wautoma-Waushara Senior Center (in the Town of Dakota) offers a wide range of social and educational activities for seniors including bingo, card tournaments, crafts, and others.
- There are no adult day care facilities listed with the Department of Health and Family Services in Waushara, Green Lake, or Waupaca counties. Cooperative Care, based out of Wautoma, provides in-home personal and home care services to elderly and disabled residents.
- Facilities for Waushara County are located in Wautoma and Redgranite.
- The overall capacity for adult care facilities serving Waushara County is 258 persons.

Police Service

- The Waushara County Sheriffs Department provides around the clock law enforcement services to the Town of Coloma, as needed.
- Additional police protection is purchased by the Town from the Village of Coloma Police Department for about 40 hours per month.
- The Pleasant Lake Boat Patrol, staffed by off-duty police officers, monitors Pleasant Lake for approximately 20 hours per month on the weekends from May through September (Memorial Day through Labor Day).
- 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.
- For a sheriff's office (includes most jail personnel), the state average was 1.77 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.
- There are three correction facilities in Waushara County: the Waushara Huber Facility, the Waushara County Jail, and the Redgranite Correctional Facility.

Fire Protection

- The Town of Coloma is served by the Coloma Volunteer Fire-Rescue-EMS Department.
- The Coloma Fire Department has an ISO rating of 6 within the Village of Coloma and 6/9 in the towns of Coloma and Richford (Waushara County) and the Town of Richfield (Adams County).

Health Care Facilities/Emergency Medical Services

- There are no hospitals located within the Town of Coloma; however there are eight hospitals located within approximately 60 miles.
- Emergency medical services for the Town of Coloma are provided by the Waushara County EMS.

Libraries

- Town of Coloma residents have access to a number of libraries within the county, but will most likely use the Coloma Public Library.
- The Coloma Public Library provides an enhanced to excellent level of service of all criteria listed above based on their municipal population. However when the much larger service population is considered, the level of service falls for most criteria.

Education

- The entire Town of Coloma is served by the Westfield School District.
- Enrollment has remained stable at the elementary schools. Therefore, it is anticipated that the schools will be able to continue to serve the district's enrollment for the near future.
- The Town of Coloma does not have any institutions of higher education.
- The Town of Coloma is part of the Fox Valley Technical College District.

Community Theaters

- There are two community groups in the Coloma area.
- The Clauson family performs in the Clauson Barn Theater located at W13412 County Road CC.
- A local theater group, the Coloma Players, have been in existence for over 30 years.

Other Municipal Buildings

- The Town of Coloma does not have a town hall or community center of its own. The Town of Coloma has an agreement with the Village of Coloma for the shared usage of the village community center.
- The facility has been meeting the needs of the Town of Coloma and there are no plans to expand the facility at this time.

Parks and Recreation

- Waushara County's park system is comprised of 15 sites containing a total of 761 acres.
- There are no Waushara County park facilities located in the Town of Coloma.
- Town residents utilize and jointly share in the maintenance and upkeep of the Coloma Community Park located in the south central portion of the Village of Coloma off of Front Street.
- The Town of Coloma currently has 98 acres of park and recreational land, plus extensive WDNR holdings. Based on these standards the Town has an adequate amount of park and recreational to meet these standards through the year 2030.

- Two lakes can be found within the Town of Coloma and include Pleasant Lake, along the southern boundary of the Town and Bing Lake in the northeast corner.

Church and Youth Camps

- There are no church or youth camps located in the Town of Coloma.

School and Town Forests

- The Coloma School Forest is owned by the Westfield School District and is located east of the Village of Coloma off of Slater Street and Westfield Road.

Campgrounds

- The following campground is located in the Town of Coloma: Coloma Camperland (N1130 5th Road).

Snowmobile Trails

- About 285 miles of state-funded snowmobile trails are available in Waushara County.
- The private trails within the area are maintained by the Coloma Pathfinders.

Sportsman's Clubs and Conservation Organizations

- While there are over a dozen parcels in the county that are owned by a variety of sportsmen's and conservation groups, no sportsman clubs or conservation organizations exist in the Town of Coloma.

Golf Courses

- There are no golf courses within the Town of Coloma.

Post Office

- The Town of Coloma uses the post office at 145 N. Front Street in the Village of Coloma.

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.

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.

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 has adopted a regional smart growth plan. As part of this planning effort, East Central has adopted six 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.⁶³

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 a 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

⁶³ 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.⁶⁴

Local

The Town of Coloma adheres to Waushara County's Zoning Ordinance.

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 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

⁶⁴ Waushara County Parks, Recreation, and Solid Waste Department. 1999. *Solid Waste Plan Update*.

protection, rescue/ambulance, civil defense/early warning systems, communication systems, training 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.

Water and Waste Grant and Loan Program. The Water and Waste Grant and Loan Program offers 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.

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, ATPC-50, NR-88, and ATPC-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). 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 businesses 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/BUROU/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 (≥ 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/wellcomp.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.wiscap.org/rcap_what_is_rcap.htm.

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/>.

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.

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UTILITIES AND COMMUNITY FACILITIES – Town of Coloma

GOAL CF 1: Provide high-quality and cost effective community facilities and services that meet existing and projected future needs.

STRATEGY CF 1.1: Provide adequate services and facilities in a fiscally responsible manner.

- ♦ ***RECOMMENDATION CF 1.1.1: Prepare a Five Year Capital Improvement Program (CIP) to comprehensively address the Town of Coloma's future needs by programming the timing and funding for undertaking identified projects.*** A CIP will allow the Town to make sure that an adequate level of facilities is being maintained. To ensure an adequate level of services, the Town should monitor growth that is occurring and develop a plan that addresses necessary public and community facility needs, timing and funding.
- ♦ ***RECOMMENDATION CF 1.1.2: Continue to explore opportunities for shared services within Waushara County, neighboring municipalities (including the Village of Coloma), the Westfield School District, and other public entities.*** The Town has developed strong working relationships with the Village of Coloma, the Westfield School District and its neighbors. However, there may be other opportunities to partner with the Westfield School District, the Village of Coloma, Waushara County and others to provide expanded benefits to the elderly, youth and the general population of the Town. These activities could include:
 - *Work with the Westfield School District, local churches, youth groups, and civic organizations to establish a program that would provide benefit to elderly residents for light home and/or lawn maintenance.*
 - *Work with Waushara County to cooperatively address the needs of the area's aging population when planning new facilities.*
- ♦ ***RECOMMENDATION CF 1.1.3: Promote the exchange of information with utilities, adjacent municipalities (including the Village of Coloma), the Waushara County Highway Department, WisDOT and others to encourage the coordinated scheduling of planned roadway and utility improvements.*** Communication is key to controlling costs. Projects are often scheduled many years in advance. If a road is scheduled for reconstruction, it is more cost effective to do all improvements at the same time. This will eliminate the need to tear up and patch a new road. To accomplish this recommendation, the Town of Coloma should work with Waushara County to establish annual meetings with utilities (gas, electric, and telecommunications), neighboring communities, and WisDOT to discuss upcoming projects.
- ♦ ***RECOMMENDATION CF 1.1.4: Promote coordination and cooperation between community partners (civic organizations, local government, Westfield School District and others).*** Civic organizations and others provide a valuable service to the community. These organizations assist in the maintenance and development of the Coloma Community Park and local library. To ensure that community needs are being met, the Town should annually meet with local organizations to discuss priority areas.

STRATEGY CF 1.2: Encourage the use of existing structures for placement of new communication system towers.

- ♦ **RECOMMENDATION CF 1.2.1: Monitor compliance with county zoning ordinances which stress the use of existing structures for mounting new communication equipment.**
- ♦ **RECOMMENDATION CF 1.2.2: Promote opportunities for shared mountings, as stated in the county zoning ordinance.** 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.

STRATEGY CF 1.3: Consider wind energy development in certain areas of the Town. While wind energy development is currently not under consideration in the Town of Coloma, the town should discuss siting of this facility, especially in respect to the end moraine.

- ♦ **RECOMMENDATION CF 1.3.1: If the Town determines that it would not like to see wind energy development on the moraine, then it should ensure that its position is taken into account on any wind energy legislation that is proposed at the state level.** Items to consider may include:
 - The formal identification of “highly scenic resources” and other sensitive areas which should be discouraged as a place for wind energy.
 - The requirement of an Environmental Impact Statement for all energy generators.

GOAL CF 2: Maintain and enhance recreational opportunities in the community.

STRATEGY CF 2.1: Continue to provide adequate active and passive recreational opportunities for Town residents.

- ♦ **RECOMMENDATION CF 2.1.1: Encourage Waushara County to continue 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 attracts visitors to the county.
- ♦ **RECOMMENDATION CF 2.1.2: Maintain the existing three public access points and continue to maintain the public boat landing on Pleasant Lake.** Residents in the area rely on the existing public access points on Pleasant Lake. Therefore it is important that the Town continue to provide signage and make the public access points and boat landing available for future use.
- ♦ **RECOMMENDATION CF 2.1.3: Continue to jointly share in the maintenance and upkeep of the Coloma Community Park and support and recognize the efforts of the Coloma Lions Club and the “Friends of the Park”, local volunteer organizations.** While the park is located within the Village of Coloma, is utilized by both town and village residents.

- ♦ **RECOMMENDATION CF 2.1.4: The Town and Village of Coloma should jointly prepare an outdoor recreation plan for the area.** *An outdoor recreational plan would allow for the Town to cost effectively plan for the improvement of existing facilities and the development of new facilities. It would provide an inventory of existing recreational resources and identify recreational needs and opportunities. Plan recommendations and an action program could be developed and used as a guide by the communities. An outdoor recreation plan would not only serve as a useful tool, but it would also allow the communities to remain eligible for participation in the WDNR administered funding program. Since the Town and Village of Coloma share many of the same outdoor recreational facilities, any outdoor recreation plan should be a joint effort between the two communities.*
- ♦ **RECOMMENDATION CF 2.1.5: Work with the Westfield School District and the Waushara County Park Department to establish local youth and adult recreational programs and fitness classes.** *The Westfield School District operates the Coloma Elementary School in Coloma. School facilities could be used to hold youth and adult recreational programs in the evenings and on the weekends. Additionally, the School Forest provides residents with opportunities to enjoy the outdoors. Hiking and cross-country skiing trails are available for local use.*
- ♦ **RECOMMENDATION CF 2.1.6: Continue to support community-based organizations involved in re-vitalization and other community betterment activities.** *Soliciting the support of volunteers is an effective way to make local parks more attractive and provide the funding for building and upgrading facilities.*
- ♦ **RECOMMENDATION CF 2.1.7: 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 taxes.*

GOAL CF 3: Continue to promote quality schools and access to educational programs.

STRATEGY CF 3.1: Ensure that new or renovated school facilities serve not only the needs of the school district but also the needs of the community. It is not only important that community needs be considered in the design of school facilities, but community involvement should also be sought in the placement of these facilities. This will ensure that the necessary infrastructure is in place to serve the facility.

- ♦ **RECOMMENDATION CF 3.1.1: Work with the Westfield and Wautoma school districts to plan new or renovate existing facilities.**

STRATEGY CF 3.2: Ensure that residents have access to educational opportunities and programs.

- ♦ **RECOMMENDATION CF 3.2.1: Work with the Waushara County Economic Development Corporation, the Tri County Regional Economic Development Corporation, local businesses, public service departments, Fox Valley**

Technical College, Wautoma School District and others to bring additional educational opportunities to Waushara County and the Coloma area. This should include an expansion of program offerings at the Wautoma Campus and distance learning classes to the Coloma area. An assessment of existing business needs should be made as well as training opportunities for the local law enforcement, fire departments and emergency personnel.

GOAL CF 4: Encourage improved access to health and childcare facilities. Residents currently must travel to the City of Wautoma or other areas for healthcare. This will be changing in the future when a new medical clinic is complete. However, healthcare facilities are still needed to meet the demands of the local population.

STRATEGY CF 4.1: Strive for expansion of healthcare services in the Coloma area.

- ◆ *RECOMMENDATION CF 4.1.1: Support the establishment of a dental practice that would provide part-time services for Coloma residents.*
- ◆ *RECOMMENDATION CF 4.1.2: Work with the proposed medical clinic to include a pharmacy in the design of their new facility.*
- ◆ *RECOMMENDATION CF 4.1.3: Work with the Waushara County Department of Aging and Human Services to assess the current level of services and identify any system gaps.*

STRATEGY CF 4.2: Support improved transportation opportunities which help residents' access local and regional healthcare.

- ◆ *RECOMMENDATION CF 4.2.1: Continue to support volunteering for the Waushara County elderly and disabled transportation programs.*

STRATEGY CF 4.3: Encourage expansion of childcare facilities in the Coloma area, if a projected need mandates.

- ◆ *RECOMMENDATION CF 4.3.1: Support school districts or local community organizations who wish to sponsor childcare programs.*

GOAL CF 5: Continue the high level of existing community involvement.

STRATEGY CF 5.1: Continue to support activities that encourage community involvement and interaction and instill "Community Pride".

- ◆ *RECOMMENDATION CF 5.1.1: Encourage the continuation of existing community activities including the Coloma Chicken Chew, Pleasant Lake Fishery, community dances, seasonal recreational programs and the Coloma Historical Society.*

GOAL CF 6: Ensure the proper treatment of wastewater to protect public health, ground and surface water quality, while meeting current and future needs.

STRATEGY CF 6.1: Work with Waushara County to protect public health and ground and surface water quality.

- ♦ ***RECOMMENDATION CF 6.1.1: Support and assist residents and business owners to comply with Waushara County POWTs monitoring program.***
- ♦ ***RECOMMENDATION CF 6.1.2: Encourage residents with aging POWTs to replace their systems before they fail. This could be accomplished through a document that could detail the benefits and disadvantages of aging systems.***
- ♦ ***RECOMMENDATION CF 6.1.3: Continue to direct commercial or higher density residential development to areas within the Village of Coloma or immediately adjacent to the village.***

GOAL CF 7: Continue to provide a level of law enforcement, fire and emergency services, and municipal solid waste and recycling collection that meets present and future needs.

STRATEGY CF 7.1: Continue to cooperate with Waushara County, the Village of Coloma and others in providing these services for Town residents.

- ♦ ***RECOMMENDATION CF 7.1.1: Periodically evaluate levels of service including response time to ensure that the interests of Town residents are being served.***

GOAL CF 8: Promote energy efficiency in governmental operations and utilities.

STRATEGY CF 8.1: Realize cost savings through the incorporation of energy saving policies and practices. Some energy saving practices are relatively inexpensive yet provide significant cost savings. These practices could include replacing light bulbs with more energy efficient ones, turning off lights when not in the room, turning off the computer and other electronics when they are not in use, providing adequate roof insulation, utilizing biodiesel fuels, purchasing energy star equipment and more fuel efficient vehicles.

- ♦ ***RECOMMENDATION CF 8.1.1: Evaluate existing facilities and practices to determine energy saving techniques that would be relatively inexpensive to complete and/or would have the largest impact.***
- ♦ ***RECOMMENDATION CF 8.1.2: When purchasing new equipment, updating existing facilities or building new facilities consider energy efficiency in any decisions.***

EXHIBIT 5-1 TOWN OF COLOMA UTILITIES

Electric Service Boundaries

- Adams-Columbia Electric Co-op
- Alliant-Wisconsin Power & Light
- Pioneer Power & Light Co.
- Wisconsin Electric Power Co.

Gas Service Boundaries

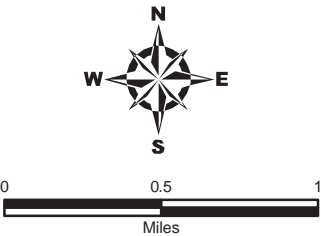
- Alliant/Wisconsin Power & Light
- Wisconsin Gas Company

Other Features

- Waste Drop Off Site
- Wastewater Treatment Facility
- Well
- Tower
- Electric Transmission Line
- Substation
- Water Features
- Municipal Boundary

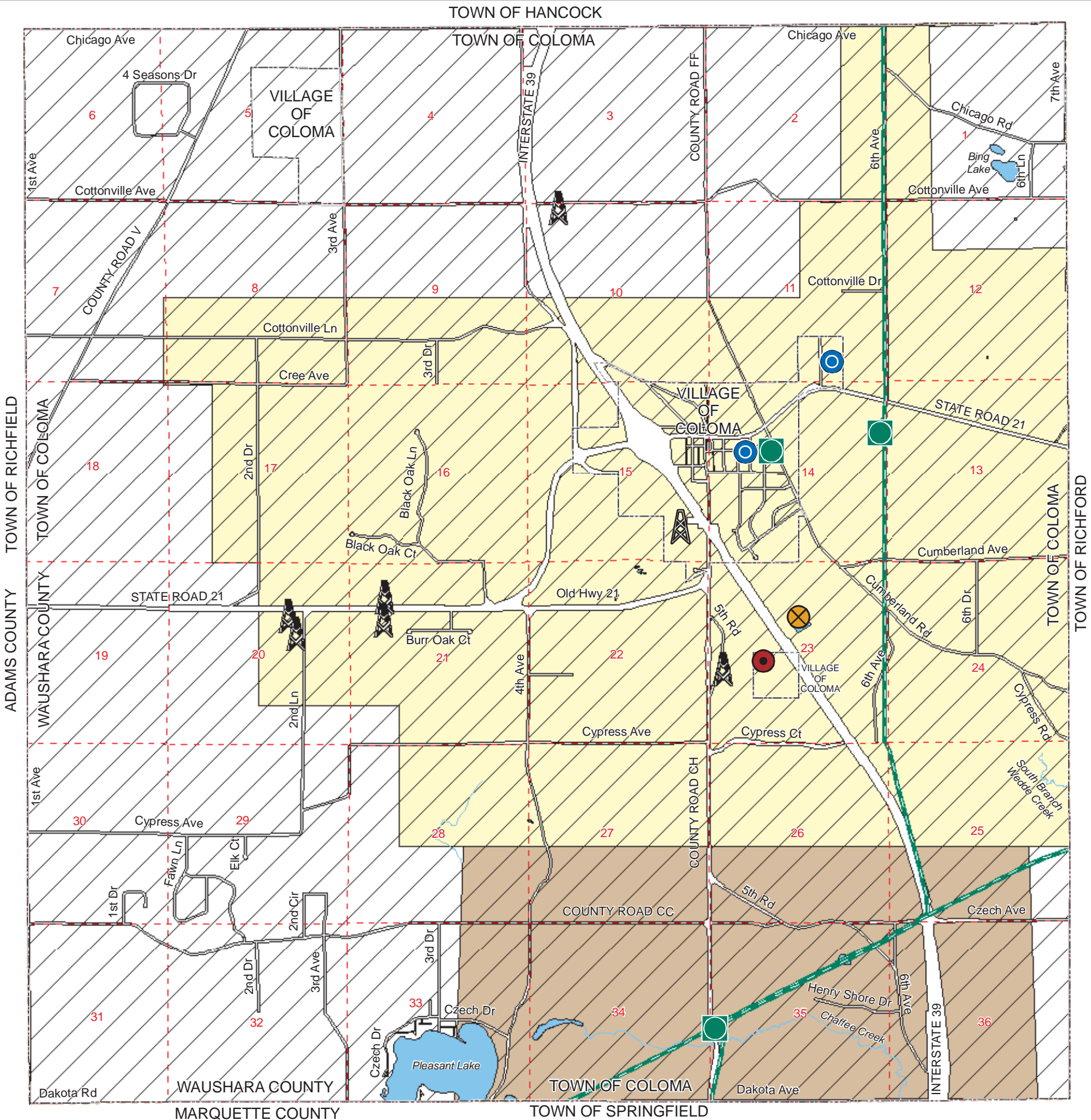
Source: Base data by Waushara County, 2008.
Utility Data by WPS

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**EXHIBIT 5-2
TOWN OF COLOMA
COMMUNITY FACILITIES**

School District Boundaries

- Almond-Bancroft School District
- Berlin Area School District
- Omro School District
- Tri-County Area School District
- Westfield School District
- Wautoma Area School District
- Waupaca School District
- Weyauwega-Fremont School District
- Wild Rose School District

Other Features

- Fire Station
- Police Department
- County Sheriff's Department
- Hospital
- Park
- County Facility
- Community Center
- School
- Cemetery
- Church

- Police Service Boundary
- Fire Service Boundary
- Municipal Boundary
- Water
- DNR Fish & Wildlife Area
- DNR Fish Hatchery
- Mount Morris County Park
- US Fish & Wildlife Area

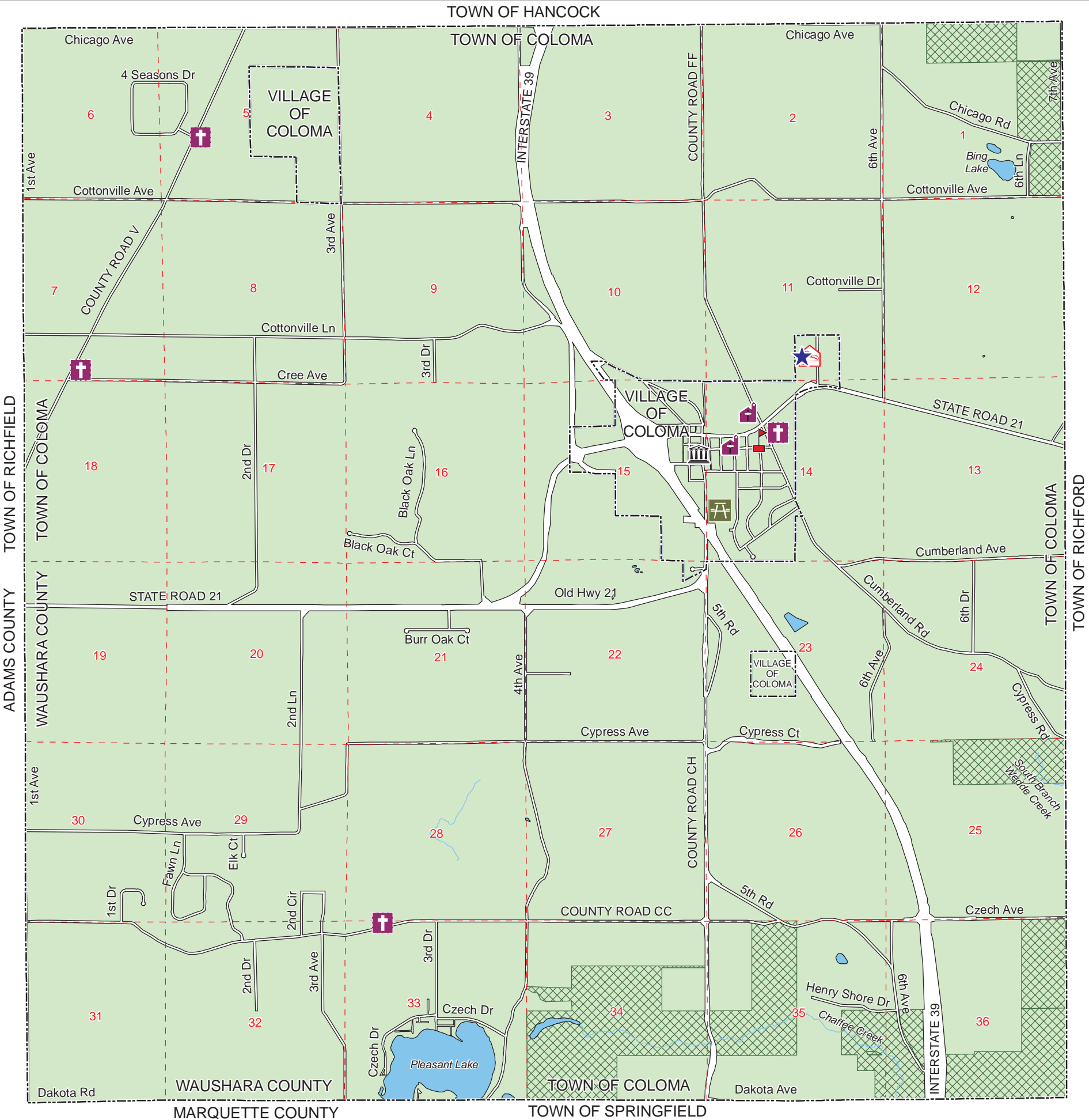
Source: Base data by Waushara County, 2008.
Community facilities data provided by WI
DNR & Waushara County.

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CHAPTER 6: AGRICULTURE, NATURAL, AND CULTURAL RESOURCES

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CHAPTER 6: 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 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 quality of life past-times. The area's 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.

Agriculture, Natural and Cultural Resources Vision for 2030

In 2030, the Town of Coloma is a vibrant rural community. Areas of its most productive farmland and natural resources have been preserved and protected from development. Farms and farm operations continue to be profitable by working closely with the educational and business community to identify new markets, products and processes. These efforts have been aided by new agricultural-based businesses that can be found in the Coloma Industrial/Business Park. Adopting a locally grown, locally produced, locally used attitude, many local restaurants, including the school district, utilize locally grown food in their daily menus. Local products are also showcased in area grocery and retail establishments.

The scenic beauty of Pleasant Lake, the Ice Age Trail, the Chaffee Creek Fishery Area and the moraine provides a focal point for Town and visitors alike. It is through careful maintenance and commitment by Town residents, the WDNR and the Ice Age Trail Park and Trail Foundation that these destinations remain an important recreational and environmental resource. While residential growth continues to occur, it is occurring in ways that ensure that these activities do not jeopardize the integrity of the natural resources or negatively impact local farming operations.

The Coloma Historical Society maintains an active presence in the Coloma area. Through their efforts a local collection of historic memorabilia has been preserved and showcased. This has given residents and school children the opportunity to learn about local history. The group has also been instrumental in identifying and assisting local businesses and homeowners in the rehabilitation of historic homes and businesses. Area residents continue to rely on easy access to outlying urban centers to meet many of their cultural and entertainment needs. The McComb/Bruchs Performing Arts Center in Wautoma attracts professional talent and is an important county asset.

INVENTORY AND ANALYSIS

This chapter provides an inventory of existing agricultural, natural, and cultural resources. In addition, existing policies associated with these resources are discussed.

Agricultural Resources

The Town of Coloma has had 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 the County. This section will look at important farmland classifications,



agricultural land cover and farmland losses, and sales between 1990 and 1997. The UWEX Program on Agricultural Technology Studies is currently finalizing an updated *Wisconsin Town Land Use Databook; Town-Level Farming and Land Use Trends* from 2002 - 2007. This document is to be published in early 2009 and will provide a more comprehensive view of Waushara County's agricultural trends.

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, Conservation Reserve Program land, grass and volunteer grasses).¹ ***Agricultural land cover, which includes row crops, forages, and grassland, comprised over 56.5 percent of the total area of the Town of Coloma and 56 percent of the total area of Waushara County between 1991 and 1993 (Table 6-1).***¹

Table 6-1. Percent of Land Cover, 1991—1993

Community	Row Crop	Forages	Grassland	Total Farmland
T. Coloma	24.5%	4.5%	27.5%	56.5%
County	26.6%	9.0%	20.4%	56.0%

Source: UWEX Program on Agricultural Technology Studies, 1999

¹ Jackson-Smith, D., and E. Finnin. 2001. *Wisconsin County Agricultural Trends in the 1990s*.

Farmland Losses

Farm and farmland losses 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. While this was true for the Town of Coloma, it was not the case for Waushara County. In 1990, the average farm was 350 acres in the Town of Coloma and 291 acres in Waushara County. By 1997, the average farm size had risen to 356 acres in the Town of Coloma and had fallen to 278 acres in Waushara County

In 1997, an estimated 26 farms existed within the Town of Coloma. This represents a loss of one farm between 1990 and 1997 (Table 6-2). The percentage of farms within the Town has decreased at a faster rate than the county as a whole. However, the Town of Coloma has a lower percentage of farms based on land area than the county with 0.8 farms per square mile, compared to 1.2 farms per square mile for Waushara County.²

Dairy farms within the Town of Coloma remained constant between 1990 and 1997, while the number of dairy farms within Waushara County declined during this same time period (Table 6-2). ***In 1990, there were 3 dairy farms in the Town and 232 in Waushara County; by 1997, the County lost 101 dairy farms.*** Between 1997 and 2002, the number of dairy farms decreased in both the Town of Coloma and Waushara County. During this period of time, the Town lost one dairy farm, while the county lost 43 dairy farms or about 8.6 farms per year.

Table 6-2. Trends in Farm Numbers, 1990 – 2002

Community	Estimated Farms				Dairy Farms				
	1990	1997	% Change	Per sq. mile (1997)	1990	1997	2002	% Change 97-02	Per sq. mile (2002)
T. Coloma	27	26	-3.7%	0.8	3	3	2	-33.3%	0.06
County	709	710	0.1%	1.2	232	131	88	-32.8%	0.14

Source: UWEX Program on Agricultural Technology Studies, 1999, 2002.

Moreover, the total amount of farmland also decreased in both the Town and County during this time frame. ***Between 1990 and 1997, 196 acres (2.1%) of farmland were lost in the Town of Coloma*** (Table 6-3). Waushara County experienced a larger decline in the amount of farmland (4.4%) than the Town. The average farm size in Coloma and Waushara County in 1997 was 356 acres and 278 acres respectively. The percent of Town taxed as farmland represents the overall percentage of the Town that is considered agricultural by the local assessor.

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 larger parcels. In 1990 a "large" parcel was 20 acres in area and in 1997 a large parcel

² UWEX Program on Agricultural Technology Statistics. 1999. *Wisconsin Land Use Databook: Town-level Farming and Land Use Trends 1990-1998, Waushara County.*

increased to 35 acres in area. Between 1990 and 1997, 67 parcels encompassing 2,842 acres were sold in the Town of Coloma (Table 6-4). Approximately 82 percent of this land remained in agricultural use, while 18 percent was converted to other uses. Losses of agricultural lands in the Town of Coloma are lower than the average conversion rates in Waushara County; approximately 22 percent of the farmland that was sold in the county was converted to non-agricultural uses.

Table 6-3. Loss of Farm Acres, 1990 – 1997

Community	Farmland (Acres)		Percent Change	% Taxed as Farmland (1997)
	1990	1997		
T. Coloma	9,458	9,262	-2.1%	43.8%
County	206,263	197,197	-4.4%	54.1%

Source: UWEX Program on Agricultural Technology Studies, 1999

Table 6-4. Farmland Sales, 1990 – 1997

Community	No. Parcels Sold	Remain Agricultural	Converted to Other	Total Acres
T. Coloma	67	2,324	518	2,842
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 adds 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.³ 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 6-5 and Exhibit 6-1 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, 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

³ USDA. 1993. *USDA Handbook 18: Soil Survey Manual*.

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. Examples of specialty crops that typically require a high management and investment level include apple orchards, lettuce, carrots, celery, and cauliflower.

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.

According to the above criteria, the highest percentage of land within the Town of Coloma is considered unique farmland. Within the Town, 44 percent (9,185 acres) is classified as unique farmland. Of this total, approximately 186 acres need to be drained before the land can be utilized. The second most abundant category of farmland (24%) is other lands, with a total of 5,089 acres. ***Only 327 acres or 1.6 percent of the land in the Town of Coloma is considered prime farmland.*** Roughly 17 percent (3,589 acres) of land is considered local importance farmlands, while about 13 percent (2,672 acres) of the land is classified as state importance lands (Table 6-5, Exhibit 6-1). The remaining 158 acres are classified as water.

Table 6-5. Important Farmland Classes

Farmland Class	T. Coloma	
	Acres	Percent
Prime Farmland	327	1.6%
Unique Farmland	9,185	43.7%
State Importance	2,672	12.7%
Local Importance	3,589	17.1%
Other Lands	5,089	24.2%
Water	158	0.8%
Total	21,020	100.0%

Source: USDA-NRCS, 1982, Waushara County, 2003.

Natural Resources

This section will describe the general soils' associations of the Town of Coloma 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.⁴ 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 two major soil associations within the Town of Coloma.

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.

Plainfield-Richford-Boyer Association soils are nearly level and gentle sloping soils that are well drained to excessively drained sandy soils located on outwash plains and terraces. Most acreage in this association is used as irrigated cropland; a few areas are suitable for woodlands. Soil erosion and very rapid permeability are the main concerns with this association.

On-Site Waste Disposal

Exhibit 6-2 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 the vast majority of the soils in the Town of Coloma (96%) are rated suitable for conventional or at-grade in-ground pressure or mound systems (Table 6-6). Generally, soils near streams and rivers are the least suitable for on-site waste disposal.

Almost all of the soils in the Town of Coloma are capable of supporting private on-site wastewater disposal systems. ***Approximately 96 percent of the area in the Town of Coloma is suitable for conventional systems; while another 1.4 percent is suitable for at-grade, in-ground pressure and mound systems.*** The remaining 1.0 percent (205 acres) of the soils in Coloma is rated unsuitable for on-site systems due primarily to wet soil conditions and low permeability. Water features account for about 0.8 percent of the surface area within the Town of Coloma.

⁴ U.S. Department of Agriculture Soil Conservation Service. 1989. *Soil Survey of Waushara County, Wisconsin*.

Table 6-6. Soil Limitations for On-Site Waste Disposal

Community	Conventional		At-Grade ¹		Holding Tank ²		Unsuitable		No Rating		Water		Total Acres
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	
T. Coloma	20,234	96.3%	295	1.4%	127	0.6%	205	1.0%	0	0.0%	158	0.8%	21,020

¹Includes in-ground pressure and mound systems.

²Includes new technology systems producing 10¹ 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 6-3 identifies soil potential for building site development. ***Over half of the area within the Town of Coloma (54.9%, 11,530 acres) has soils that are considered to have a very high suitability for building site development***, while an additional 28.1 percent (5,907 acres) have a medium suitability (Table 6-7). Around 16 percent (3,426 acres) of the Town is rated very low or is not rated for building site development. Water accounts for slightly less than one percent of the land area.

Table 6-7. 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. Coloma	11,530	54.9%	5,907	28.1%	3,426	16.3%	158	0.8%	21,020

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 6-4). 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 need to be based on current soil tests, on-site vegetation, and a septic nutrient test.

Almost half of the soils (44.8%, 9,423 acres) pose a slight risk to no limitations for septage spreading within the Town of Coloma. A third (38.1%, 8,013 acres) pose a moderate risk, while 16.2 percent (3,409 acres) of the soils in Coloma are considered a severe risk for septage spreading (Table 6-8).

Table 6-8. 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. Coloma	9,423	44.8%	8,013	38.1%	3,409	16.2%	16	0.1%	158	0.8%	21,020

Source: USDA-NRCS, 1982, Waushara County, 2003.

Geography and Topography (Scenic Resources)

The local communities in the Waushara County are defined by diverse topographical features.⁵ Evidence of several phases of the Wisconsin Glacier can be found in the County.⁶ The western edge of the County is a flat outwash plain. A narrow moraine, located on the eastern boundary of this outwash plain, extends through the villages and towns of Coloma, Hancock and Plainfield. This moraine or ridge creates a groundwater divide that separates the County's groundwater flow east and west. Central Waushara County (City of Wautoma, Village of Wild Rose and surrounding towns) gradually flattens to a rolling plain as one moves eastward across the County. A gently rolling lake plain makes up the eastern third of the County, and was at one time occupied by Lake Oshkosh. The glacial plain areas of Waushara County have expansive deposits of red clay and organic-rich soils.⁷ This combination has resulted in expansive wetlands and valuable agricultural areas.

As a result of glacial activity, land relief within Waushara County is quite varied.⁸ ***Within the Town of Coloma, land relief is approximately 220 feet, from a low of 950 feet above sea level near the Chaffee Creek corridor and the headwaters of Wedde Creek to a high of 1,150 west of I-39.***

Steep Slopes

Exhibit 6-5 indicates areas that have slopes greater than 12 percent. ***Approximately 14 percent (14.3%, 3,000 acres) of the Town of Coloma is classified as having slopes in excess of 12 percent*** (Table 6-9). In the Town of Coloma, steep slopes are scattered, however a large concentration of them follow the outer moraine (east of I39). Steep slopes are generally found in conjunction with moraines, drumlins, and other glacial features.

Table 6-9. Steep Slopes

Community	0-12 Percent		>12 Percent		No Rating, Water		Total Acres
	Acres	Percent	Acres	Percent	Acres	Percent	
T. Coloma	17,846	84.9%	3,000	14.3%	174	0.8%	21,020

Source: USDA-NRCS, 1982, Waushara County, 2003.

⁵ WDNR, *Ecological Landscapes of Wisconsin*; 2001

⁶ Dutch, S. 2003. *Lake Oshkosh Drainage*. <http://www.uwgb.edu/dutchs/geolwisc/geohist/wi12ka.htm>

⁷ 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

⁸ USGS. 1984. *USGS 7.5 Minute Quadrangle Maps*.

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, agricultural, recreational, industrial and environmental activities.⁹ Essentially all these uses require fresh water.

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 sub-watersheds. The Wisconsin DNR has completed several reports analyzing water quality for designated GMUs.¹⁰

Surface water drainage for the Town of Coloma is predominately located within the Upper Fox River Basin, with western portions of the Town falling within the Central Wisconsin River Basin. The Central Wisconsin River Basin (4,021 square miles) includes twenty-nine different sub-watersheds. The Upper Fox River Basin covers 2,090 square miles and is comprised of fifteen different sub-watersheds.

The Town of Coloma is divided into two sub-watersheds (Exhibit 6-5). The Little Roche-A-Cri Creek Sub-watershed (CW06) encompasses the western portion of the Town. The majority of the Town falls within the Mekan River Sub-watershed (UF09).

- **The Little Roche-A-Cri Sub-watershed** (Central Wisconsin River Basin) is situated in the west central part of Waushara County. The Town of Coloma is located in the upper portions of the watershed which drains to the southwest. This Sub-watershed lists the Town as a priority area for wind erosion control.
- **The Mekan River sub-watershed** (Upper Fox River Basin) encompasses 69 square miles. The town's southeast corner falls within the northwest corner of the Mekan River Sub-watershed which drains surface water to the south and southeast.

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.¹¹ ***There are two lakes and/or impoundments found within the Town of Coloma.*** (Table 6-10, Exhibit 6-5).



⁹ Wikipedia, http://en.wikipedia.org/wiki/Water_resources, 2/16/07.

¹⁰ WDNR. 2002. *State of the Basin Reports*. <http://dnr.wi.gov/org/gmu/stateofbasin.html>

¹¹ WDNR. 1970. *Surface Water Resources of Waushara County*.

Table 6-10. Lakes and Ponds

Name	Acres	Maximum Depth Feet	Location (Section Number)	Lake Type
Bing Lake	9	31	1	Seepage
Pleasant Lake	127	30	33	Seepage

Source: WDNR Wisconsin Lakes, 1995; ECWPC, 2008.

Lakes can be described as drainage, seepage, spring, or drained lakes. The vast majority of Lakes within Waushara County are classified as seepage lakes. Seepage lakes do not have an inlet or an outlet and are recharged by precipitation and runoff supplemented by groundwater. Seepage lakes commonly reflect groundwater levels and can fluctuate seasonally.

The second most common type of lake in Waushara County is drainage lakes. These lakes have both an inlet and an outlet; the main water source is stream drainage. Drainage lakes, in which one-half of the maximum depths are dependant on a dam, are considered to be artificial lakes or impoundments.

Waushara County has a small number of spring lakes, primarily scattered throughout north central and south central Waushara County (towns of Springwater, Saxeville, Mount Morris, Leon, Dakota, and Richford). Spring lakes have an outlet, but have no inlet. The primary source of water is groundwater flowing into the bottom of the lake from inside and outside the immediate surface drainage area. Spring lakes are the headwaters of many streams.

Waushara County has one listed drained lake (located in Mount Morris). Drained lakes have no inlet, but have a continuously flowing outlet. Drained lakes are not groundwater fed. The primary source of water is from precipitation and direct drainage from the surrounding land. Water levels fluctuate depending on the supply of water.

Rivers and Streams

There are two named river/streams in the Town of Coloma.

South Branch Wedde Creek is a 4.9 mile cold water trout stream listed as Exceptional Resource Waters. The headwaters for the South Branch Wedde Creek are located in section 25, which flows diagonally across the Town of Richford. Most of the stream's shoreline is protected with natural buffers. Development and construction site erosion is listed as the main non-point source threats.

Chaffee Creek is a 14 mile cold water trout stream that begins within the southeastern portions of the Town, east of Pleasant Lake. It flows to the east into the Chaffee Creek State Fishery Area.



There are several unnamed creeks throughout the County. In addition, agricultural ditches have been constructed throughout Waushara County to drain excess water from agricultural fields.

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 Town of Coloma.¹²

There are minimal mapped floodplains within the Town of Coloma. These floodplains are predominantly associated with wetland areas and stream corridors (Exhibit 6-5).

Table 6-11 indicates the total number of acres and overall percentages of land which are within the 100-year floodplain. ***Approximately 1.2 percent (260 acres) of the land within the Town of Coloma lies in a floodplain.***

Table 6-11. Floodplains

Community	Acres	Percent
T. Coloma	260	1.2%

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.

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.

¹² FEMA. 1985. *Flood Insurance Rate Maps*.

The wetlands surveyed according to the Wisconsin Wetlands Inventory Map are shown in Exhibit 6-6.¹³ They were identified on aerial photographs by interpreting vegetation, visible hydrology, and geography based on the U.S. Fish and Wildlife Service.

Wetlands in the Town of Coloma are somewhat scattered, but are more concentrated within the southeast quadrant of the Town. Table 6-12 indicates the number of acres and the percentage of wetlands within the Town of Coloma. Not including small tracts of wetlands (less than five acres); ***only about one percent (183 acres) of the Town of Coloma is classified as wetlands.*** The amount and variety of wetlands have minor limitations on the future growth and development of the area.

Table 6-12. Wetlands

Community	Acres	Percent
T. Coloma	183	0.9%

Source: WDNR, 2004; Waushara County, 2008.

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 may reduce the yields of some of the wells.

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 divide, cuts diagonally through Waushara County. It extends from Marquette County, through the towns of Hancock and Coloma, the Village of Coloma, and east of the Village of Plainfield to the Portage County line.¹⁴ East of this divide, groundwater moves southeasterly toward the Wolf and Fox Rivers. West of this divide groundwater moves westerly toward the Wisconsin River.

According to the well water information obtained from the Central Wisconsin Groundwater Center in Stevens Point, some private wells located in the Coloma area contain nitrate levels that are higher than the EPA Safe Drinking Water Act standards of 10 mg/L.¹⁵ These standards apply to municipal water sources only, but are strongly suggested thresholds for private

¹³ WDNR. 1979. *Wisconsin Wetland Inventory Maps.*

¹⁴ Geology and Ground-Water Resources of Waushara County, Wisconsin, Geological Survey Water-Supply Paper, 1809-B. Map of Waushara County, Wisconsin, Showing Configuration of Water Table, July 1957 and Location of Wells, Springs, and Streamflow-Measurement Sites.

¹⁵ USEPA. 2005. *List of Drinking Water Contaminants & MCLs.* <http://www.epa.gov/safewater/mcl.html>.

systems. Nitrates originate in both agricultural and residential fertilizers, human sewage, and farm animal 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 6-13 lists the results of water sample tests conducted between 1990 and 2001.¹⁶ For conversion purposes, 1 part per million (ppm) is the same concentration as 1 mg/L. **Four wells within the Town of Coloma exceeded the 10 ppm threshold level for nitrate.** According to Waushara County, **the majority of homes within the Town of Coloma are served by private wells.**

Table 6-13. Nitrate Levels (ppm) in Waushara County Wells

Community	None Detected	0.1 - 2.0 ppm	2 -10 ppm	10 -20 ppm	> 20 Ppm
T. Coloma	0	8	8	2	2

Source: Central Wisconsin Groundwater Center, UW – Stevens Point, 2001.

Although groundwater is found at varying depths throughout the area, the majority of groundwater in the Town of Coloma is found in depths greater than six feet (Table 6-14 and Exhibit 6-5). **Groundwater depths of less than two feet are found in about two percent (342 acres) of the land area**, an additional 15.6 percent (3,285 acres) of the area has groundwater depths of 2 to 6 feet. Groundwater depths exceed 6 feet in 81.9 percent (17,219 acres) of Coloma. The remaining 0.9 percent (174 acres) in Coloma has either no rating or is surface water. In general, there is a strong correlation between areas of high groundwater and wetlands.

Table 6-14. 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. Coloma	342	1.6%	3,285	15.6%	17,219	81.9%	16	0.1%	158	0.8%	21,020

Source: USDA-NRCS, 1982. Waushara County, 2005.

According to the *Wisconsin Administrative Code, Chapter ATP 30 Atrazine, Pesticides; Use Restrictions*, atrazine prohibition areas have been established throughout Waushara County. In the prohibition areas no person can apply, mix or load any atrazine product, except under special conditions. The Department of Agriculture has determined these areas based on well samples. These areas are monitored, and if atrazine is not applied, the levels may diminish and may be removed from the list. **There are no atrazine prohibition areas in the Town of Coloma.**

Natural Springs and Artesian Wells

There are a number of natural springs and artesian wells scattered throughout Waushara County. 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

¹⁶ Central Wisconsin Groundwater Center. 2001. *UWEX Private Well Project: Waushara County*.

intersect the surface. An artesian well is created when a well is drilled into a confined aquifer which is recharged from a source located at a higher elevation.¹⁷ The majority of springs within Waushara County are gravity depression springs, generally located in the eastern portions of the County.

Groundwater Planning

Water quality and quantity have been a concern for Waushara County communities. Low lake levels throughout Waushara County underscore a more pressing problem: groundwater quantity and quality preservation. Communities throughout East Central Wisconsin have been challenged with a number of issues ranging from potable water supply shortfalls 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.

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. 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.

Additional information and technical expertise is available from several governmental and academic agencies statewide. The Center for Land Use education has completed several case 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

Waushara County falls within the following ecological landscapes:¹⁸

- **Central Sand Plains** is located in western Waushara County, occurring on a flat, sandy lake plain, and supports agriculture, forestry, recreation, and wildlife management. This Ecological Landscape formed in and around what was once Glacial Lake Wisconsin, which contained glacial meltwater extending over 1.1 million acres at its highest stage.

¹⁷ Wisconsin Department of Natural Resources, Source Water Springs and Natural Wells
<http://dnr.wi.gov/org/water/dwg/OpCert/HTML/chapter2/sw2a.htm>,

¹⁸ WDNR, 2002. *Ecological Landscapes of Wisconsin*

- **Central Sand Hills** encompasses the majority of Waushara County and is located at the eastern edge of what was once Glacial Lake Wisconsin. The land forms in this Ecological Landscape consist of a series of glacial moraines that were later partially covered by glacial outwash. The area is characterized by a mixture of farmland, woodlots, wetlands, small kettle lakes, and cold water streams, all on sandy soils. The mosaic of glacial moraine and pitted outwash throughout this Ecological Landscape has given rise to extensive wetlands in the outwash areas, and the headwaters of coldwater streams that originate in glacial moraines.
- **Southeast Glacial Plains** is located in the eastern part of Waushara County, and are made up of glacial till plains and moraines. Most of this Ecological Landscape is composed of glacial materials deposited during the Wisconsin Ice Age.

The majority of the Town of Coloma falls within the Central Sand Hills ecological landscape, while the western portion of the Town falls within the Central Sand Plains ecological landscape. Together, these ecological landscapes support numerous habitat types throughout Waushara County for a varied and abundant wildlife and fish community. Habitats found within Waushara County include streams, lakes, rivers, woodlands, marshes, open wet meadows, and fallow/abandoned farmland. White-tailed deer and small mammals such as opossum, raccoon, gray and fox squirrels are abundant in wooded areas. Lakes and streams support diverse warm and cold 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 (Exhibit 6-6).¹⁹ 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. Before development, precautions should be taken to minimize adverse impacts which could disturb potential habitats for these flora and fauna. A list of the rare, threatened, and endangered species and natural communities is included in Appendix E (Table E-1).

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. The WDNR updates a list of plant and animal invasive species in Wisconsin. This list can be found on the Department's website at: <http://dnr.wi.gov/invasives/>. 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

¹⁹ WDNR. 2005. *Natural Heritage Inventory Program*. <http://dnr.wi.gov/org/land/er/nhi/>.

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.

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. 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, general agriculture, and urban areas. Woodlands are found in large stands as well as scattered throughout the Town. **Woodlands comprise about 50 percent of the total land area in the Town of Coloma** (Exhibit 6-6).

Forests and woodlands 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. **There are 7,457 acres of general woodlands and 3,597 acres of planted woodlands in the Town of Coloma.** These woodlands should be considered as prime wildlife habitat areas; efforts to protect them from encroaching development should be evaluated (Table 6-15).

Table 6-15. Woodlands

Community	General Woodlands		Planted Woodlands		Total Woodlands		Total Acres
	Acres	Percent	Acres	Percent	Acres	Percent	
T. Coloma	7,457	35.5%	3,597	17.1%	11,054	52.6%	21,025

Source: ECWRPC, 2005.

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.²⁰ 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 recreational activities, forestry aesthetics, wildlife habitat, erosion control and protection of endangered resources. **In 2008, a total of 3,054.4 acres were actively managed within the Town of Coloma under the MFL, while a total of 275 acres were managed under the FCL** (Table 6-16).

**Table 6-16. Managed Forest Law
And Forest Crop Law Lands**

T. Coloma	Acres	Percent
Managed Forest Law	3,054.4	7.9%
Forest Crop Law	275	1.1%

Source: WDNR, 2008.

²⁰ WDNR. 2005. *Managed Forest Law*. <http://dnr.wi.gov/org/land/forestry/ftax/mfl.htm>.

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. (See Utilities & Community Facilities Chapter)

Wisconsin Department of Natural Resources (WDNR) and Public Lands

Since 1876, the State of Wisconsin has been acquiring land to meet conservation and recreation needs. Public lands managed by the Wisconsin Department of Natural Resources provide many opportunities and public spaces to hunt, fish, hike, canoe, or watch or photograph wildlife. All Wildlife Areas are open to a full range of traditional outdoor recreational uses. These include hunting, fishing, trapping, hiking, nature study, and berry picking. Dog training or trialing (hunting dog competitions) may be allowed by permit. A limited number of properties allow additional outdoor recreation at designated locations; like camping, bicycling, horseback riding, and snowmobiling.

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. ***The WDNR owns approximately 1,099 acres within the Town of Coloma.***

The Town of Coloma has the following State owned and managed lands:

State Wildlife Areas:

The Town of Coloma does not have any lands classified as Wildlife Areas.

State Fishery Areas:

- ***Mecan River Fishery is composed of the Mecan River and three tributaries; Chaffee Creek, Wedde Creek and Little Pine Creek.*** The waters of these tributaries are generally crystal clear, Exceptional Water Resources. Public access is fragmented by various parcels along stream corridor segments. Headwaters known as the Mecan Springs are protected as a wildlife refuge. Portions of the Ice Age Tail traverse through the Mecan Fishery. Zinke Lake is included in this fishery area.

WDNR Managed Lands:

- ***There are various State owned lands within the Town of Coloma, all of which are associated of the Mecan River Fishery Areas.***

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.

As stated above the WDNR manages lands along the Chaffee Creek corridor to preserve these resources and more specifically to protect the invaluable habitat this creek provides. It is important that development is directed away from this environmental corridor as well as other privately owned natural corridor areas which are scattered throughout the Town of Coloma.

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 no active non-metallic mining sites in the Town of Coloma.***

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 resource sites in the Town of Coloma.***

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.²¹ 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. ***There is one site in the Town of Coloma that is listed 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*** (Table 6-18).

Table 6-18. Waste Disposal Sites

Facility Name	Location (Section number)
Village of Coloma	23

Source: WDNR, 1999 Registry of Waste Disposal Sites in Wisconsin

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.

²¹ Wisconsin Department of Natural Resources. 1999. *Registry of Waste Disposal Sites in Wisconsin*.

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.²²

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 Coloma 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. ***A search of the DHP's on-line Architecture and History Inventory (AHI) reveals that there are no properties listed for the Town of Coloma.***

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

²² U.S. Environmental Protection Agency. 2007. *County Air Quality Report – Criteria Air Pollutants*.

the DHP's collections. 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.

Wisconsin Historical Markers

Wisconsin historical markers identify, commemorate and honor important people, places, and events that have contributed to the state's rich heritage. The Wisconsin Historical Markers Program is a vital education tool, informing people about the most significant aspects of Wisconsin's past. The Society's Division of Historic Preservation administers the Wisconsin Historic Markers Program. Applications are required for all official State of Wisconsin historical markers and plaques.²³ ***There are no historical markers in the Town of Coloma.***

According to the Wisconsin Historical Society, three historical markers or plaques are located within Waushara County:

- Sir Henry Wellcome – Town of Oasis
- Whistler Mound Group and Enclosure – Town of Hancock
- The Auroraville Fountain – Town of Aurora

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 the Town of Coloma, the Spaulding Store and Post Office²⁴ is situated in the Village of Coloma.*** Several other museums are located in close proximity to the town.²⁵

- **Spaulding Store and Post Office** was constructed in 1876 and relocated to the Coloma Community Park from Coloma Corners (Ross Corners) in the spring of 2008. Renovations are currently being made to the building and grounds.²⁴ When completed, this building will house the Coloma Area Historical Society and be open to the public for tours
- **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

²³ Wisconsin Historical Markers of the Wisconsin Historical Society.
<http://www.wisconsinhistory.org/hp/markers/index.asp>. Accessed 10/28/08

²⁴ <http://colomahistorical.org>

²⁵ <http://www.explorewisconsin.com/countypages/waushara.asp>

jail cells have been preserved. Other nearby museums are located in the Oshkosh and Appleton areas.

- **Pioneer Museum** is located in the Village of Wild Rose. This museum encompasses the Victorian era home of Elisha and Jane Stewart, Pioneer Hall (bank and drug store), a country school, barn and carriage house.
- **Woodland Indian Mounds** in Whistler Park. These historic earthen structures were constructed by Woodland Indians during the period of 650 to 1200 AD.
- **Hancock Public Library** is housed in a fully restored historic firehouse.

Local History

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.²⁶

On October 18, 1849, the Menominee Tribe ceded their land, including Waushara County, to the U.S. Government.²⁷ The history of the Town of Coloma dates back to the spring of 1849, when John Drake, originally from Green Lake County, staked out a claim for a new tavern to be built as a halfway house between Portage and Stevens Point. The Portage-Stevens Point Road was a well traveled and a main artery between the cities of southern Wisconsin and the pine forests of the north. In addition, a stage line made scheduled trips along its route. Illness forced Mr. Drake to return to Green Lake County after delivering lumber for the tavern. Mr. Stowe, visiting the area on his honeymoon, decided to build a tavern first, confiscating the wood. This first building was erected in 1849 in what is now known as Coloma Corners. Mr. Drake returned the following year and was forced to build his tavern of rough hewn logs instead. Drake's log structure was known as the "Bur-Oak Prairie House".

In 1853, a special meeting of the Waushara County Board established two new towns from a part of Dakota. One of these towns included what are now the Town of Coloma and the Town of Hancock. ***In 1855, the northern half was detached forming the Town of Sylvester (Hancock).***

When talk of construction of a railroad between Stevens Point and Portage began, Elias Follette, hoping to capitalize on the venture, built a store where he thought the railroad would be laid. Unfortunately, a land dispute arose and the railroad was actually laid several miles east of the store. A new village sprang up at the new location of the railroad called Coloma Station and the old village of Coloma began to decline. Eventually, Coloma Station was renamed Coloma and the old village became known as Coloma Corners. Some of the original buildings are still standing in the Town.

²⁶ Fox, G., and E.C. Tagatz. *The Wisconsin Archeologist*. http://www.wisconsinhistory.org/turningpoints/tp-061/?action=more_essay

²⁷ Coloma History by Floyd King and Sue Semrow. <http://www.colomahistorical.org/history.html>. Town of Coloma Land Management Plan, February 2003. East Central Wisconsin Regional Planning Commission.

Ethnic Origin

In 2000, the most common ancestry identified by Town and county residents was German (Table 6-19; Appendix E, Table E-2). Thirty-one percent (30.9%) of Town of Coloma and 38.0 percent of Waushara County residents claimed German ancestry. Several residents (28.6% Town of Coloma, 20.0% Waushara County) could not identify or chose not to report their ancestry. The second most common ancestry identified by Town residents was English. Approximately 8 percent or 54 individuals reported that they were English in the Town of Coloma. The second most common ancestry in Waushara County was Polish. Approximately 7.3 percent of Waushara County residents claimed Polish ancestry.

Research has shown that there is a high correlation between those communities with Pennsylvania German ancestry and those communities with concentrations of Amish population.²⁸ Within Waushara County, Amish settlements include 52 households, 291 people, and an average household size of 5.6 persons (Appendix E, Table E-3). Thirty-three percent are employed in farming, 23 percent in dairying and 51 percent in woodworking. ***The Town of Coloma has known areas that contain Amish Settlements.*** According to a power point presentation given by UW-Extension²⁹, in 2000, there were between 26 and 50 Waushara County residents over the age of 5, who speak a Germanic language at home in the Town of Coloma. It further states that "The Amish speak a Germanic language at home" and that "only in the Towns of Richford, Coloma, Dakota and Aurora do youth (ages 5 to 17) speak a German language at home".

Table 6-19. Top 5 Ancestries

	Ancestry	Total Population in Sample	Percent of Population
T. Coloma	German	214	30.9%
	Unclassified or Not reported	198	28.6%
	English	54	7.8%
	United States or American	35	5.1%
	Italian	34	4.9%
	Total Population	693	100.0%
Waushara County	German	8,805	38.0%
	Unclassified or Not reported	4,629	20.0%
	Polish	1,681	7.3%
	Irish	1,101	4.8%
	United States or American	1,055	4.6%
	Total Population	23,154	100.0%

Note: 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

²⁸ UW Madison Applied Population Lab

²⁹ *Waushara County Demographic Overview, 2008*; as presented by UW-Extension Waushara County. Source data: Wisconsin Department of Administration.

Key Findings

Agricultural Resources

- Agricultural land cover, which includes row crops, forages, and grassland, comprised over 56.5 percent of the total area of the Town of Coloma between 1991 and 1993.
- In 1997, an estimated 26 farms existed within the Town of Coloma. This represents a loss of one farm from 1990.
- In 1990, there were 3 dairy farms in the Town of Coloma and 232 in Waushara County; by 1997, the County lost 101 dairy farms.
- Between 1990 and 1997, 196 acres (2.1%) of farmland were lost in the Town of Coloma.
- Only 327 acres or 1.6 percent of the land in the Town of Coloma is considered prime farmland.

Natural Resources

Soils

- About 96 percent of the area in the Town of Coloma is suitable for conventional systems; while another 1.4 percent is suitable for at-grade, in-ground pressure and mound systems.
- Over half of the area within the Town of Coloma (54.9%, 11,530 acres) has soils that are considered to have a very high suitability for building site development.
- Almost half of the soils (44.8%, 9,423 acres) pose a slight risk to no limitations for seepage spreading within the Town of Coloma.

Geography and Topography

- Within the Town of Coloma, land relief is approximately 220 feet, from a low of 950 feet above sea level near the Chaffee Creek corridor and the headwaters of Wedde Creek to a high of 1,150 west of I-39.
- Approximately 14 percent (14.3%, 3,000 acres) of the Town of Coloma is classified as having slopes in excess of 12 percent.

Water Resources

- Surface water drainage for the Town of Coloma is predominately located within the Upper Fox River Basin, with western portions of the Town falling within the Central Wisconsin River Basin.
- The Town of Coloma is divided into two sub-watersheds: the Little Roche-A-Cri Creek (Central Wisconsin River Basin) and the Mecan River (Upper Fox River Basin).
- There are two lakes and/or impoundments found within the Town of Coloma; Pleasant Lake and Bing Lake.
- There are two named river/streams in the Town of Coloma; South Branch Wedde Creek and Chaffee Creek.
- Approximately 1.2 percent (260 acres) of land within the Town of Coloma lies in a floodplain.
- Only about one percent (183 acres) of the Town of Coloma is classified as wetlands.

- A groundwater divide, located west and parallel to the topographic divide, cuts diagonally through Waushara County. It extends from Marquette County, through the towns of Hancock and Coloma, the Village of Coloma, east of the Village of Plainfield 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.
- Four wells within the Town of Coloma exceeded the 10 ppm threshold level for nitrate.
- The majority of homes within the Town of Coloma are served by private wells.
- Groundwater depths of less than two feet are found in about two percent (342 acres) of the land area.
- There are no atrazine prohibition areas in the Town of Coloma.

Wildlife Resources

- The majority of the Town of Coloma falls within the Central Sand Hills ecological landscape, while the western portion of the Town falls within the Central Sand Plains ecological landscape.
- Woodlands comprise about 50 percent of the total land area in the Town of Coloma.
- There are 7,457 acres of general woodlands and 3,597 acres of planted woodlands in the Town of Coloma.
- In 2008, a total of 3,054.4 acres were actively managed within the Town of Coloma under the MFL, while a total of 275 acres were managed under the FCL.

Parks, Open Space and Recreational Resources

- The WDNR owns approximately 1,099 acres within the Town of Coloma.
- The Town of Coloma does not have any lands classified as Wildlife Areas.
- Mekan River Fishery is composed of the Mekan River and three tributaries; Chaffee Creek, Wedde Creek and Little Pine Creek.
- There are several State owned properties within the Town of Coloma, all of which are associated with the Mekan River Fishery Areas.

Mineral Resources

- There are no active non-metallic mining sites in the Town of Coloma.
- There are no metallic mineral resource sites in the Town of Coloma.

Solid and Hazardous Waste

- There is one site in the Town of Coloma that is listed 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.

Air Quality

- There are no areas in Waushara County which exceeds the limits of the National Ambient Air Quality Standards (NAAQS) for ozone, particulates, or carbon monoxide.

Cultural Resources

- At the present, no properties within the Town of Coloma listed on the National Register.
- A search of the DHP's on-line Architecture and History Inventory (AHI) reveals that there are no properties listed for the Town of Coloma.
- There are no historical markers in the Town of Coloma.
- Although there are no museums in the Town of Coloma, the Spaulding Store and Post Office is situated in the Village of Coloma.
- The earliest inhabitants of Waushara County were Native Americans.
- On October 18, 1849, the Menominee Tribe ceded their land, including Waushara County, to the U.S. Government.
- In 1853, a special meeting of the Waushara County Board established two new towns from a part of Dakota.
- In 1855, the northern half was detached forming the Town of Sylvester (Hancock).
- In 2000, the most common ancestry identified by Town and county residents was German. Thirty-one percent (30.9%) of Town of Coloma and 38.0 percent of Waushara County residents claimed German ancestry.
- The Town of Coloma has known areas that contain Amish Settlements.

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 County 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 found in many of Waushara County's communities and towns.

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 County's natural resources, wetland areas, and farmland adjacent to existing highway corridors. To minimize this impact, Waushara County and its communities 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 dependent 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 buildings 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. County residents value the preservation of agricultural land and the natural resources. There is a need 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 Waushara County 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 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 provisions 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.

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 has adopted a regional comprehensive plan. As a part of this Plan, East Central has adopted 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 an 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 decisions, 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.

County

Waushara County Zoning Ordinance. The Waushara County Zoning Ordinance regulates zoning in the Town of Coloma. The following Chapters contain relevant information.

Chapter 22: Article IVs, 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). 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.

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/glci/>.

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.³⁰

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.³¹ Concentrated Animal Feeding Operations (CAFOs) with 1,000 animal units or more are regulated as a result of potential contamination from animal waste.³² 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.

In order to be defined a CAFO, the agricultural operation must first be defined as an 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.³³ Permits require CAFOs to provide runoff management plans for outdoor lots and feed storage areas; a manure

³⁰ Wisconsin Department of Revenue. 2002. *Division of Research and Policy Farmland Preservation Credit Program and Farmland Tax Relief Credit Program.*

³¹ Wisconsin State Statutes NR 135 and NR 216.

³² Wisconsin State Statutes NR 243.

³³ U.S. Environmental Protection Agency and U.S. Department of Agriculture. 1999. *Unified National Strategy for Animal Feeding Operations.*

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, 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 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.

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AGRICULTURAL RESOURCES – Town of Coloma

GOAL AG 1: Maintain the economic viability of the area's agricultural community.

STRATEGY AG 1.1: Preserve the town's most productive farmland for continued agricultural activities. The town should preserve unique farmland by directing development away from existing farms and toward areas where development has already occurred. While the majority of viable farmland with the town is located west of the moraine, valuable farm operations do exist to the east of the moraine and should be preserved as well. All farms can be adversely affected by the presence of nearby development and it is particularly critical that all viable farms be preserved. During development of the Town of Coloma's Land Management Plan, a "viable" farm was defined as "any operation where growing of crops, animals, and/or trees for sale is an annual event and requires specialized equipment and/or techniques. Family gardens, pets and recreational forest land are excluded from this definition".

- ◆ ***RECOMMENDATION AG 1.1.1: Direct development away from existing farms and toward areas where development has already occurred.***
- ◆ ***RECOMMENDATION AG 1.1.2: Discourage minor and major subdivisions immediately adjacent to existing farming operation.***
- ◆ ***RECOMMENDATION AG 1.1.3: Maintain list of "viable" farms and/or properties, update annually.***

STRATEGY AG 1.2: Consider establishing agricultural preservation areas as indicated on the future land use map. The town has identified the area west of the moraine for agricultural preservation. The following criteria should apply to this area:

- ◆ ***RECOMMENDATION AG 1.2.1: Identify areas for agricultural preservation on the future land use map.***
- ◆ ***RECOMMENDATION AG 1.2.2: Minor and Major subdivisions should be discouraged.***
- ◆ ***RECOMMENDATION AG 1.2.3: Where feasible, restrict new residential development within this area to immediate family members or individuals wishing to begin new farms.***

STRATEGY AG 1.3: 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. 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. Additionally, the area is fortunate to have a large number of retirees. Retirees, who are a valuable resource, often look for ways to supplement their retirement income. Farmers should consider this resource when hiring seasonal employees.

- ♦ ***RECOMMENDATION AG 1.3.1: Support the desires of farmers in the town and county to explore opportunities for alternative specialty agricultural products, methods and services. The town supports an agricultural economic base and supports local farmers' aspiration to explore opportunities that will sustain a vibrant economy.***
- ♦ ***RECOMMENDATION AG 1.3.2: Support a county effort to form a committee to explore development of alternative specialty products, methods and services. Committee should include representation from local farmers, local communities, UW-Extension, county agricultural department, local businesses, Chamber of Commerce and local economic development groups.***
- ♦ ***RECOMMENDATION AG 1.3.3: Farmers should consider local retirees as a source of seasonally employment.***

STRATEGY AG 1.4: Continue to support local farmers in their ability to make their operations more economically viable. Local educators and specialists are a valuable resource to farmers. New tools, techniques and trends in equipment, products and crops are constantly being developed. To enhance their ability to compete not only locally, but also globally, farmers need to keep apprised of the latest information.

- ♦ ***RECOMMENDATION AG 1.4.1: Continue to support the efforts of the county, UW-Extension, Wisconsin Department of Agriculture, Trade and Consumer Protection, USDA-NRCS and others that work with and provide information and resources to farmers who are 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. Information that is provided should support a wide range of agricultural interests.***
- ♦ ***RECOMMENDATION AG 1.4.2: Support residents' efforts to seek various funding sources such as grants, and low-interest loans to improve overall efficiency of farming operations.***

STRATEGY AG 1.5: Encourage 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.

- ♦ ***RECOMMENDATION AG 1.5.1: Encourage the development of agricultural support businesses and clean industries in Coloma Business Park.***

STRATEGY AG 1.6: Participate in a countywide effort to organize, promote and market agriculture as a tourist attraction.

- ♦ ***RECOMMENDATION AG 1.6.1: Support markets for locally grown and/or crafted items.***

- ♦ ***RECOMMENDATION AG 1.6.2: Support a restaurant's use of farm fresh or Amish cooking.***
- ♦ ***RECOMMENDATION AG 1.6.3: Support a country, Amish or other similar store.***
- ♦ ***RECOMMENDATION AG 1.6.4: Support the establishment of "Bed & Breakfasts" or other similar enterprises that highlight agriculture such as apple orchard, pumpkin patch, wagon rides, lease a tree or hive, life on the farm.***

STRATEGY AG 1.7: 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.

- ♦ ***RECOMMENDATION AG 1.7.1: Support an outlet for farmers to market or sell their products. These activities could include roadside stands, local and regional farmers markets, etc.***
- ♦ ***RECOMMENDATION AG 1.7.2: Support efforts by local businesses to buy and sell locally grown produce and other agricultural products.***
- ♦ ***RECOMMENDATION AG 1.7.3: Support efforts by local school districts to utilize local food in their hot lunch program.***

GOAL AG 2: Minimize conflicts between ongoing agricultural operations and rural non-farm residents.

STRATEGY AG 2.1: 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.

- ♦ ***RECOMMENDATION AG 2.1.1: Continue to distribute an informational fact sheet that acknowledges that farming operations may exhibit noise, odor, dust and that the hours of operation may begin before dawn and extend well past dark and occur on weekends.***
- ♦ ***RECOMMENDATION AG 2.1.2: Support efforts by the farm bureau, UW-Extension and FFA to work with the non-farm community to promote rural lifestyles and activities. This could include expansion of the county fair to include farm machinery and other agricultural events.***
- ♦ ***RECOMMENDATION AG 2.1.3: Support the annual "Farm Breakfast" program. An expansion of the "Breakfast on the Farm" could also be considered. This annual event could include a weekend of community activities scattered throughout the county.***

- ♦ ***RECOMMENDATION AG 2.1.4: Support community-wide activities.*** *These events could promote the “sense of community” and would allow neighbors and other members of the community to connect with each other for a common bond.*

GOAL AG 3: Provide opportunities for farmers to profit from the equity in their land.

STRATEGY AG 3.1: Support programs that educate farmers on how to take advantage of their land’s development potential in ways that maintain the utility of remaining lands for productive agricultural activities. 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. Farmers benefiting the most from selling off parts of their farm are those who carefully weigh the profits earned from the sale of smaller less productive parcels with the loss of productivity on the farm’s remaining acreage.

- ♦ **RECOMMENDATION AG 3.1.1: Direct individuals to UW-Extension for an informational fact sheet on land protection options to interested individuals.**

STRATEGY AG 3.2: Identify ways to enable retiring farmers to pass farms on to their heirs or other 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. Estate planning can help make the ensuing transfer orderly and less financially painful.

- ♦ ***RECOMMENDATION AG 3.2.1: Support farmers desire to become educated in the various methods that may enable him or her to pass their farm onto their heirs or other farmers by directing them to UW-Extension.*** Methods could include:
 - Deed restrictions
 - Permanent easements
 - Estate planning
- ♦ ***RECOMMENDATION AG 3.2.2: Support efforts by high schools and vocational schools to incorporate education in their curriculum that encourages and educates young people about farming.***
- ♦ ***RECOMMENDATION AG 3.2.3: Maintain farming by supporting retiring farmers’ efforts to work with young farmers who want to start out in farming.***

NATURAL RESOURCES – Town of Coloma

GOAL NR 1: Preserve the quality and quantity of our groundwater supplies.

STRATEGY NR 1.1: Ensure that adequate amounts of safe drinking water are available throughout the town. Since the entire 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. Protecting this resource is particularly important in the Town of Coloma as an important aquifer recharge area underlies much of the town. Extraction of groundwater for spray irrigation of crops in some portions of the town may pose a long-term threat in groundwater quantity and quality.

- ♦ ***RECOMMENDATION NR 1.1.1: Support county efforts to permit private wells. If state policy changes, the town would support county permitting of private wells.*** Current law requires that prior to drilling an individual well; a permit must be taken out. While these permits may be ineffective, the county does not want to impose a double permitting fee.
- ♦ ***RECOMMENDATION NR 1.1.2: Encourage the state to implement comprehensive legislation to monitor, protect and improve groundwater within the state.*** This legislation should include some form of local notification.
- ♦ ***RECOMMENDATION NR 1.1.3: Support the WDNR's efforts to post a listing of all new and, and if possible, existing high capacity well permits that are issued in the state.***
- ♦ ***RECOMMENDATION NR 1.1.4 Work with Waushara County to inventory all private on-site wastewater treatment systems (POWT) within the Town of Coloma.*** As of October 2008, the State of Wisconsin has created new requirements that will require that by 2011, all counties in the state have a complete inventory of every POWT in their area. By 2013, all POWT will be required to be inspected every three years.
- ♦ ***RECOMMENDATION NR 1.1.5: Limit development near the Village of Coloma's former landfill.***
 - *Encourage Waushara County to continue to inform potential landowners and new property owners at the time of property transfer and prior to approval of a building permit if the property is within 1,200 feet of the former landfill. Notification should indicate that more information be obtained before installing a private well. A 1,200 foot buffer is indicated on the future land use map.*
- ♦ ***RECOMMENDATION NR 1.1.6: Work with the Village of Coloma and Waushara County to protect existing and future municipal wellhead locations from land uses that could potentially contaminate the groundwater.***
 - *Work with the Village of Coloma to identify capture zones for existing municipal wells.*
 - *Use zoning to restrict specified types of land use and activities within capture zones and well head protection areas.*

- *Work with Waushara County to amend the town zoning map to include the county's Groundwater Protection Overlay District.*

STRATEGY NR 1.2: Ensure that groundwater for irrigation purposes are not compromised. Because of the porous soils common to the area, the most productive farming operations in the town and nearby area rely heavily on spray irrigation systems to ensure that their crops receive adequate moisture. Protecting the investment and economic well-being of these operations is a high priority and depends on their ability to continue to have relatively unrestricted access to groundwater.

GOAL NR 2: Maintain and improve the water quality of our lakes, streams, rivers and wetlands.

STRATEGY NR 2.1: Reduce non-point nutrient runoff into lakes, streams and rivers. Maintaining the water quality in the town's lakes and streams helps preserve a high-quality aquatic ecosystem. Since most of the streams contain a naturally reproductive trout fishery, their tolerance for nutrient-enrichment is extremely limited. 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.

- ♦ ***RECOMMENDATION NR 2.1.1: Support farmers' efforts to use best farm management practices (i.e. fertilizer use/timing, no-till planting, contour plowing, fencing water bodies from livestock, and re-establishing windbreaks).***
 - *Support farmers' efforts to work with Waushara County Agricultural Department and others to provide growers with appropriate educational materials on best management practices.*
- ♦ ***RECOMMENDATION NR 2.1.2: Control storm water runoff from construction activities and impervious surfaces by supporting Waushara County efforts.***
- ♦ ***RECOMMENDATION NR 2.1.3: Continue to support Waushara County on the enforcement of the current regulations that require a 50 foot buffer of native vegetation around wetlands and the requirements for shoreline vegetation removal.***
- ♦ ***RECOMMENDATION NR 2.1.4: Minimize nutrient contributions from private on-site septic systems by working with Waushara County to discourage development in areas poorly suited for on-site waste disposal.***
- ♦ ***RECOMMENDATION NR 2.1.5: Continue to support efforts by the Pleasant Lake Management District.***

GOAL NR 3: Protect key natural features and resources.

STRATEGY NR 3.1: Work toward the eradication of invasive species in area lakes, streams, 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.

- ◆ ***RECOMMENDATION NR 3.1.1: Increase public awareness of its role/responsibility in introducing/containing invasive species.***
 - *Work with the Land Conservation Department, the WDNR and others to inform the public of issues and preventative measures.*
- ◆ ***RECOMMENDATION NR 3.1.2: Continue to work with the Pleasant Lake Management District, property owners and other groups to address local problems.***
 - *Work with the Land Conservation Department, the WDNR and others to inform local groups of technical assistance and funding incentives that are available for undertaking control and preventative measures.*
 - *Work with the others to coordinate annual work days involving conservation groups, youth organizations, service clubs, etc in the Town.*
- ◆ ***RECOMMENDATION NR 3.1.3: Support a countywide coordinated approach to deal with specific problem species on a countywide basis.***
 - *Continue to encourage local input to conduct an inventory and establish priorities for addressing concerns at the town and countywide level.*

STRATEGY NR 3.2: Protect all designated class I and class II trout streams from degradation. Waushara County's trout streams are considered to be a fisheries resource of statewide and perhaps even national significance. The trout habitat offered by these coldwater streams is extremely sensitive to any impact that elevates their temperature, including damming, nutrients, and stream bank vegetation removal.

- ◆ ***RECOMMENDATION NR 3.2.1: Encourage landowners to maintain shoreline buffers in natural vegetation.***
 - *Support the WDNR and Waushara County efforts that provide educational materials that promote this practice.*

STRATEGY NR 3.3: Maintain a quality forest resource. Over half the town's total area is presently wooded. These woodlands provide attractive building sites but, equally important, also are an important economic resource for individual property owners and provide employment opportunities for area residents. Additionally, 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.

- ♦ **RECOMMENDATION NR 3.3.1: Support efforts by the WDNR to encourage private landowners to manage their forests and woodlots as sustainable resources.**
 - *Encourage landowners to seek information on available incentive and technical assistance programs.*
- ♦ **RECOMMENDATION NR 3.3.2: Support efforts by the WDNR to control the spread of diseases and insects which threaten the resource.**
 - *Encourage the WDNR to use media and educational materials to help the public identify diseases and insect pests when they occur in the landscape.*

STRATEGY NR 3.4: Protect the integrity of existing and future mineral extraction sites. The glacial heritage of the town has left a number of sites that are rich in sand and gravel deposits. Because public pressure from nearby residents can often make it difficult for an operator to expand his pit or open a new site, it is important to protect both working and future sites from adjacent development. Underscoring this concern is the fact that, since these construction materials are bulk products requiring relatively high transportation costs, they need to be utilized relatively near their source of extraction to be economically viable.

- ♦ **RECOMMENDATION NR 3.4.1: Monitor types of development which would conflict with present and future extraction operations.** *There are no non-metallic mining operations currently in operation or planned in the Town of Coloma. However the town should keep apprised of any plans for future sites. In the event that a nonmetallic mining operation locates in the town, the town should work with the owner and county to coordinate reclamation plans with current county ordinances and existing and future land uses of adjacent areas.*
- ♦ **RECOMMENDATION NR 3.4.2: Encourage the County to revise the nonmetallic ordinance to provide more specific protection to communities.** *Additional items should include mandatory fencing requirements, exact maximum permissible noise levels, exact hours of operation and cleanup of mud and debris that have been tracked onto roadways.*

GOAL NR 4: Preserve the intrinsic visual qualities of our landscape that define its rural character.

STRATEGY NR 4.1: Protect the visual integrity of important scenic features and/or vistas, like outcroppings and undisturbed glacial landforms. 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. The moraine is a fragile natural resource and an important visual feature which can be easily compromised by development along its flanks and on its crest. Consequently, it is very important that steps are taken to preserve this natural and aesthetic resource.

- ♦ **RECOMMENDATION NR 4.1.1: Work with Waushara County and the WDNR to encourage landowners to use sustainable forestry practices to guide timber planting, thinning, trimming and removal from this area.**

- ♦ **RECOMMENDATION NR 4.1.2:** *Discuss the possibility of a wind energy development on the moraine (See Community Facilities).*
- ♦ **RECOMMENDATION NR 4.1.3:** *Discourage development on steep slopes. Development on or near areas of steep slopes can cause erosion and degrade water quality.*

STRATEGY NR 4.2: Consider the visual impact 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 locations 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.

- ♦ **RECOMMENDATION NR 4.2.1:** *Influence the types and locations of rural residential development.*
 - *Monitor development densities in rural areas.*
 - *Encourage innovative development techniques such as conservation subdivisions.*
 - *Direct higher density residential development to areas within or adjacent to the Village of Coloma where municipal services are available.*
- ♦ **RECOMMENDATION NR 4.2.2:** *Work with Waushara County to review the county cell tower and/or wind generator ordinances. While Waushara County's Zoning Ordinance addresses cell tower and/or wind generators, it does not address issues of esthetics.*

STRATEGY NR 4.3: Eliminate, change, or improve 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.

- ♦ **RECOMMENDATION NR 4.3.1:** *Continue to work with the County to enforce existing nuisance/litter ordinances and building codes.*
- ♦ **RECOMMENDATION NR 4.3.2:** *Work with the County to reduce roadside littering through a stronger commitment to the enforcement of litter ordinances, stepped up education efforts and expansion of the “Adopt-a-Highway” program. Work with local service organizations to adopt local highways and town roads.*

STRATEGY 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.

- ♦ ***RECOMMENDATION NR 4.4.1: Encourage the County to enact a light ordinance that would address shielding, light directing, and similar measures to control the direction, intensity and "leakage" of exterior lighting.***

CULTURAL RESOURCES – Town of Coloma

GOAL CR 1: Preserve the community's important 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.

STRATEGY CR 1.1: Compile an inventory of the significant cultural resources. A survey of historical, architectural and archeological resources would give the Town a base of information for future planning endeavors. It would also identify properties that are potentially eligible for inclusion on the National Register of Historic Places (NRHP).

- ◆ ***RECOMMENDATION CR 1.1.1: Collaborate with neighboring communities to seek 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.*

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 in population. In addition, many private funding sources specifically target smaller communities in the more rural parts of the state.

- ◆ ***RECOMMENDATION CR 1.1.2: Work with the Coloma Historical Society and other interested individuals to compile an inventory of historical, architectural and archeological resources within the Town.***

STRATEGY CR 1.2: Develop and utilize existing local expertise on historic preservation issues. The Coloma and Waushara County Historical Societies include 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.

- ◆ ***RECOMMENDATION CR 1.2.1: Support local historic preservation of structures and landmarks by:***

- *Seeking out local residents that have knowledge and are interested in historic preservation;*
- *Seeking input from the local residents and the Coloma and Waushara County Historical Societies when land use decisions need to be made.*

STRATEGY CR 1.3: Consistent with smart growth, consider opportunities for historic preservation in all future planning, zoning, and development decisions. 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 area. Available information that has been assembled in the community is an important tool that provides a valuable reference for sound decision making.

- ♦ ***RECOMMENDATION CR 1.3.1: The Town of Coloma should consider cultural resources and historic preservation in any future land use planning and development decisions it may undertake in the future.***
- ♦ ***RECOMMENDATION CR 1.3.2: The Town of Coloma should consistently seek the input from informed individuals when making decisions that involve existing sites and structures.***
- ♦ ***RECOMMENDATION CR 1.3.3: The Town of Coloma should work with the Coloma and Waushara County Historical Societies and others to preserve the historic significance of the abandoned rail bed that runs through the county.***

STRATEGY 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”.

- ♦ ***RECOMMENDATION CR 1.4.1: 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.*
- ♦ ***RECOMMENDATION CR 1.4.2: Direct interested individuals to the Coloma Historical Society for more information regarding 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*

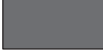






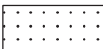



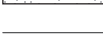
Archaeological Sites Property Tax Exemption program is also available for listed archaeological sites.

GOAL CR 2: Support local efforts to bring entertainment and cultural events to the Coloma area. The Coloma Hotel features occasional entertainment, while the Coloma Players, made up of local volunteers and the Clauson Family Music Show perform for the local community.

STRATEGY CR 2.1: Ensure that local entertainment and cultural continue in the Coloma area.

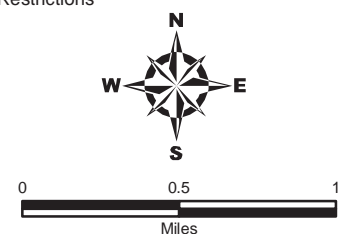
- ♦ ***RECOMMENDATION CR 2.1.1: Promote these events through local businesses, county publications and websites.***
- ♦ ***RECOMMENDATION CR 2.1.2: Support local efforts to bring entertainment and cultural events to the Coloma area.***

EXHIBIT 6-1 TOWN OF COLOMA 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 - Land that has little value for producing crops.
-  Atrazine Prohibition Area
-  Water Body
- Stream / River
- Municipal Boundary (Village of Coloma Not Included)

Source: Soils Data USDA-NRCS, 1982. Waushara County, 2003.
Digital Base Data provided by Waushara County, 2008.
Atrazine Prohibition Area Data obtained from the Wisconsin Administrative Code, Chapter ATCP 30 Atrazine, Pesticides; Use Restrictions

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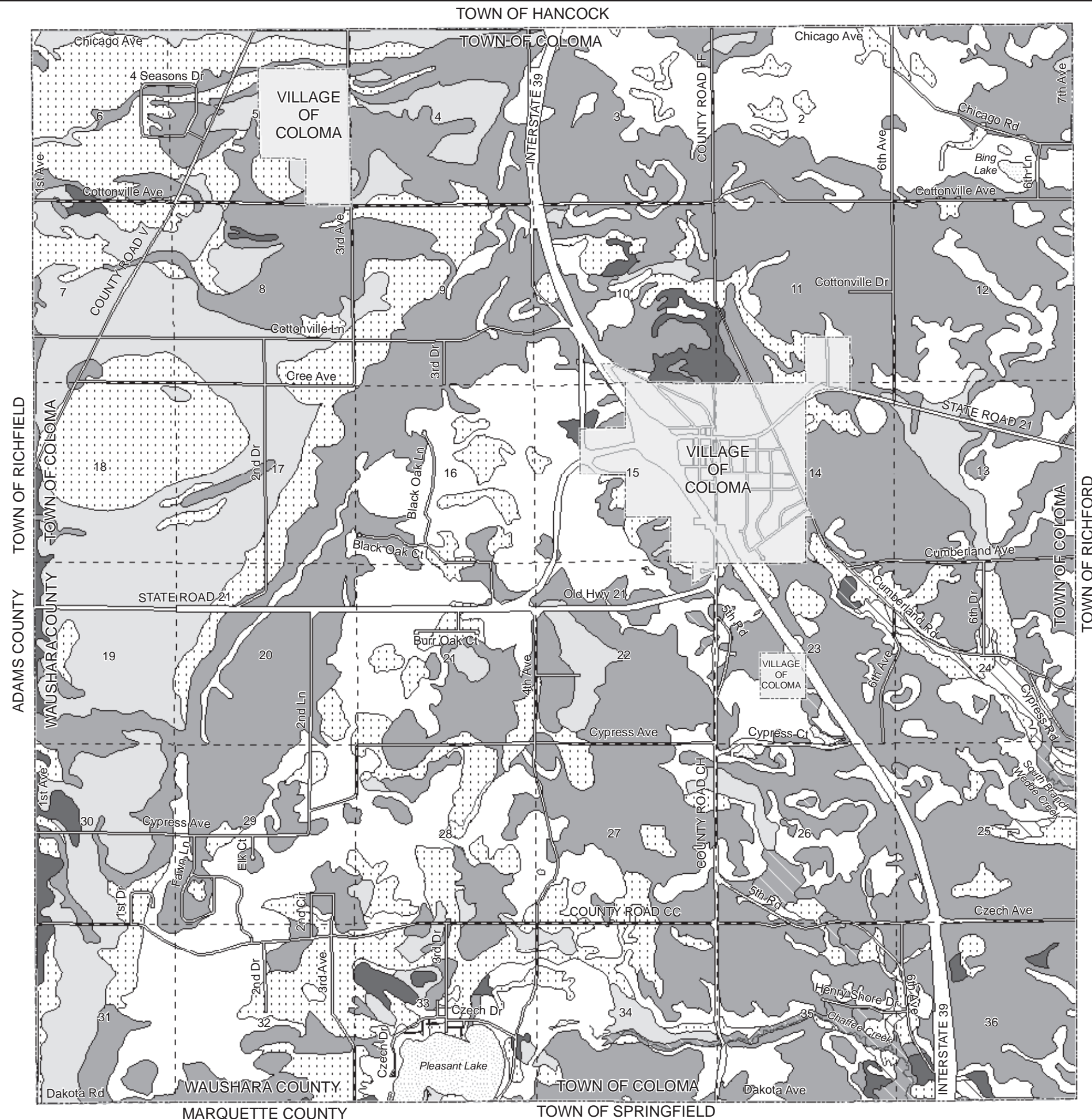








EXHIBIT 6-2
TOWN OF COLOMA
SOIL LIMITATIONS FOR
ON-SITE WASTE DISPOSAL

-  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 Body
- Stream / River
- Municipal Boundary (Village of Coloma Not Included)

* All systems producing 104 or less coliform fecal units (cfu) per 100 mL

Source: Soils Data USDA-NRCS, 1982. Waushara County, 2003.
Digital Base Data provided by Waushara County, 2008.

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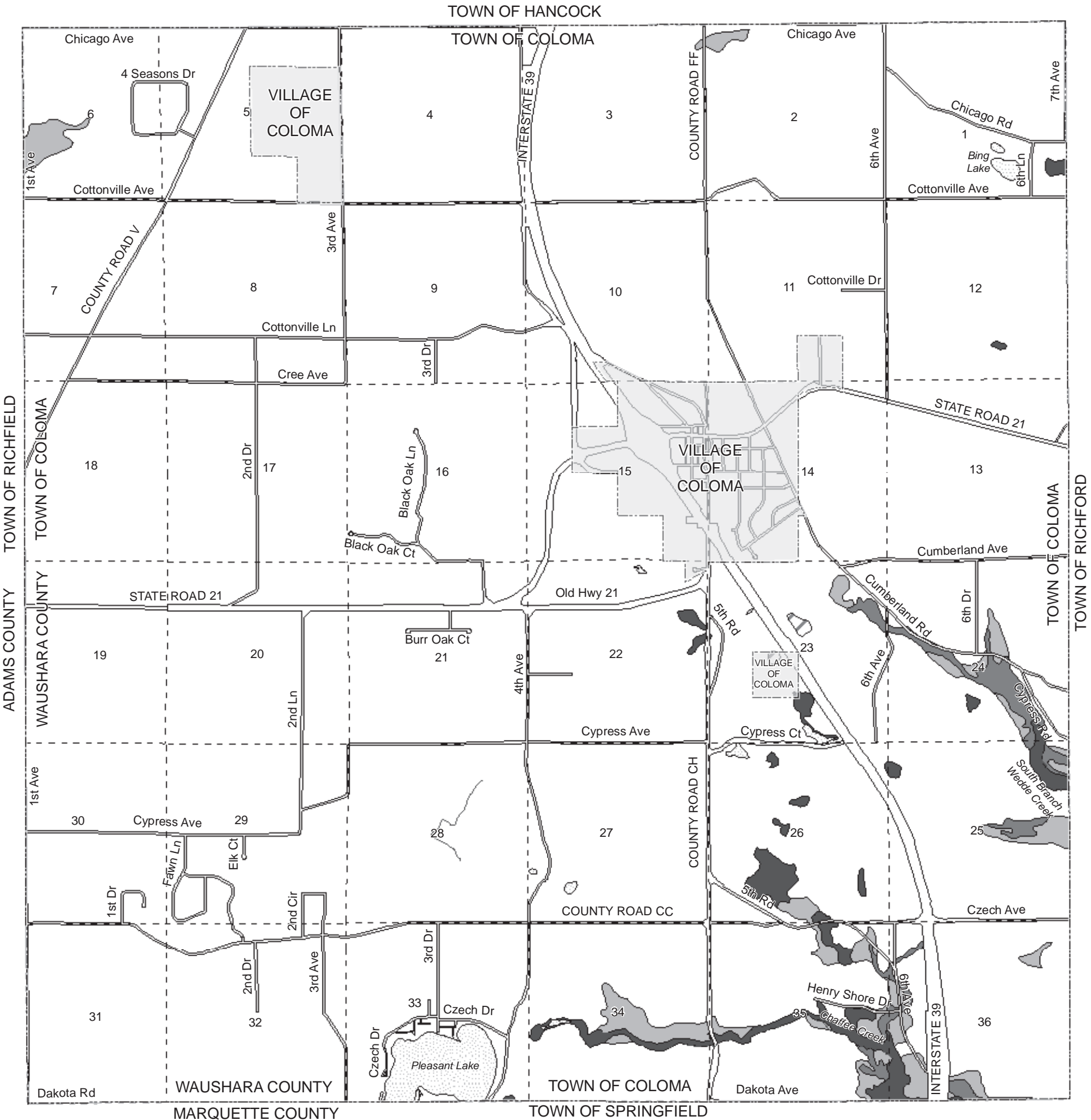
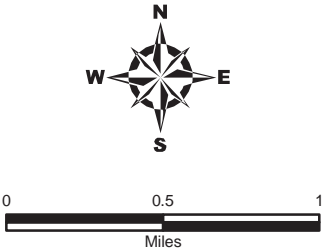


EXHIBIT 6-3 **TOWN OF COLOMA** **SOIL POTENTIAL FOR** **BUILDING SITE DEVELOPMENT**

- Very High Rating
- Medium Rating
- Very Low / No Rating
- Water Body
- Stream / River
- Municipal Boundary
(Village of Coloma Not Included)

Source: Soils Data USDA-NRCS, 1982. Waushara County, 2003.
 Digital Base Data provided by Waushara County, 2008.

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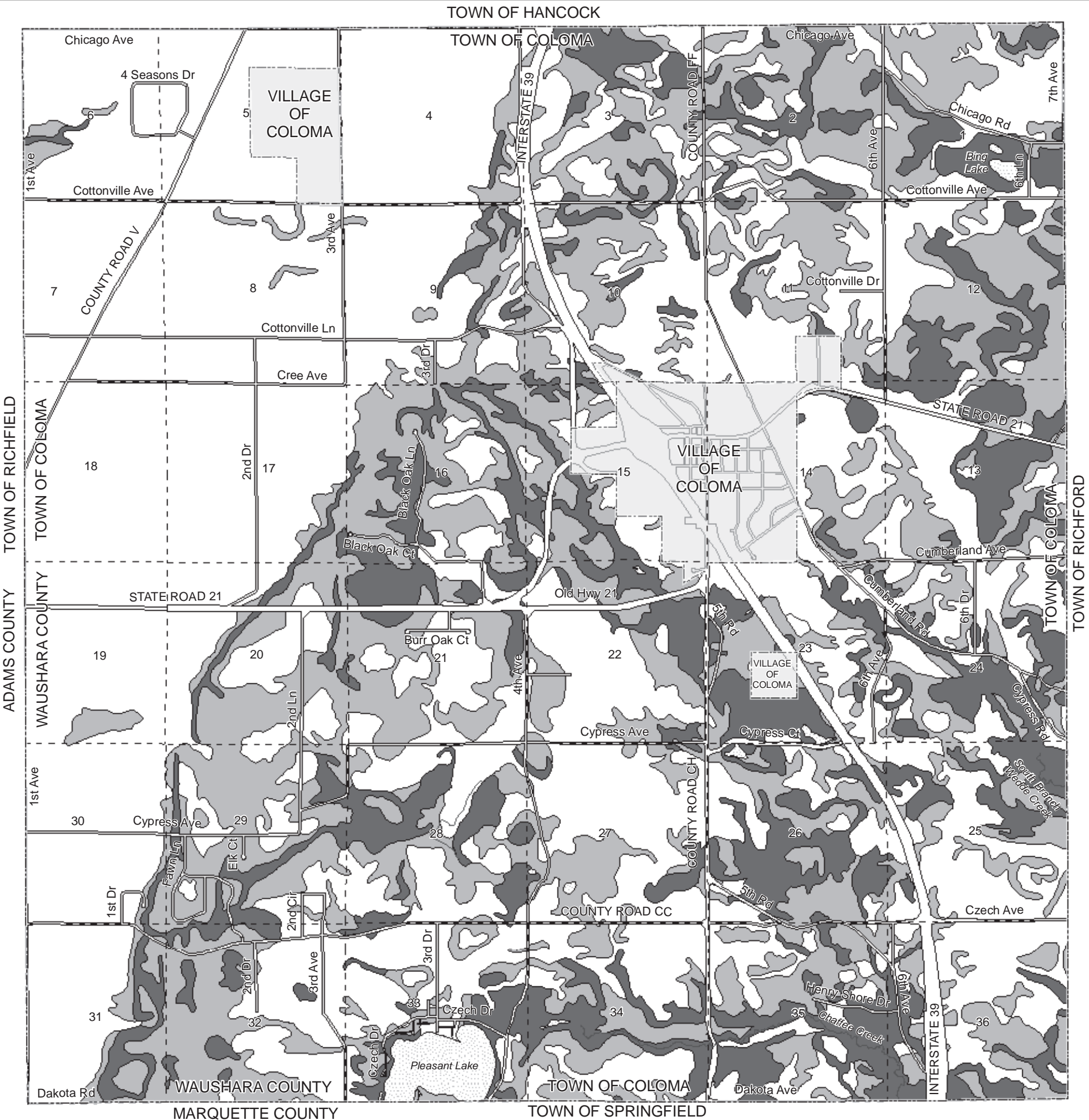







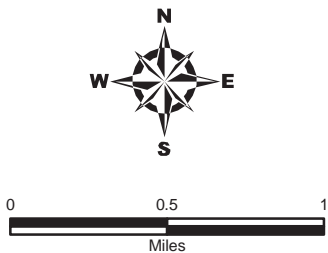


EXHIBIT 6-4
TOWN OF COLOMA
SOIL LIMITATIONS FOR
SEPTAGE SPREADING

-  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 Body
-  Stream / River
-  Municipal Boundary (Village of Coloma Not Included)

Source: Soils Data USDA-NRCS, 1982. Waushara County, 2003.
Digital Base Data provided by Waushara County, 2008.

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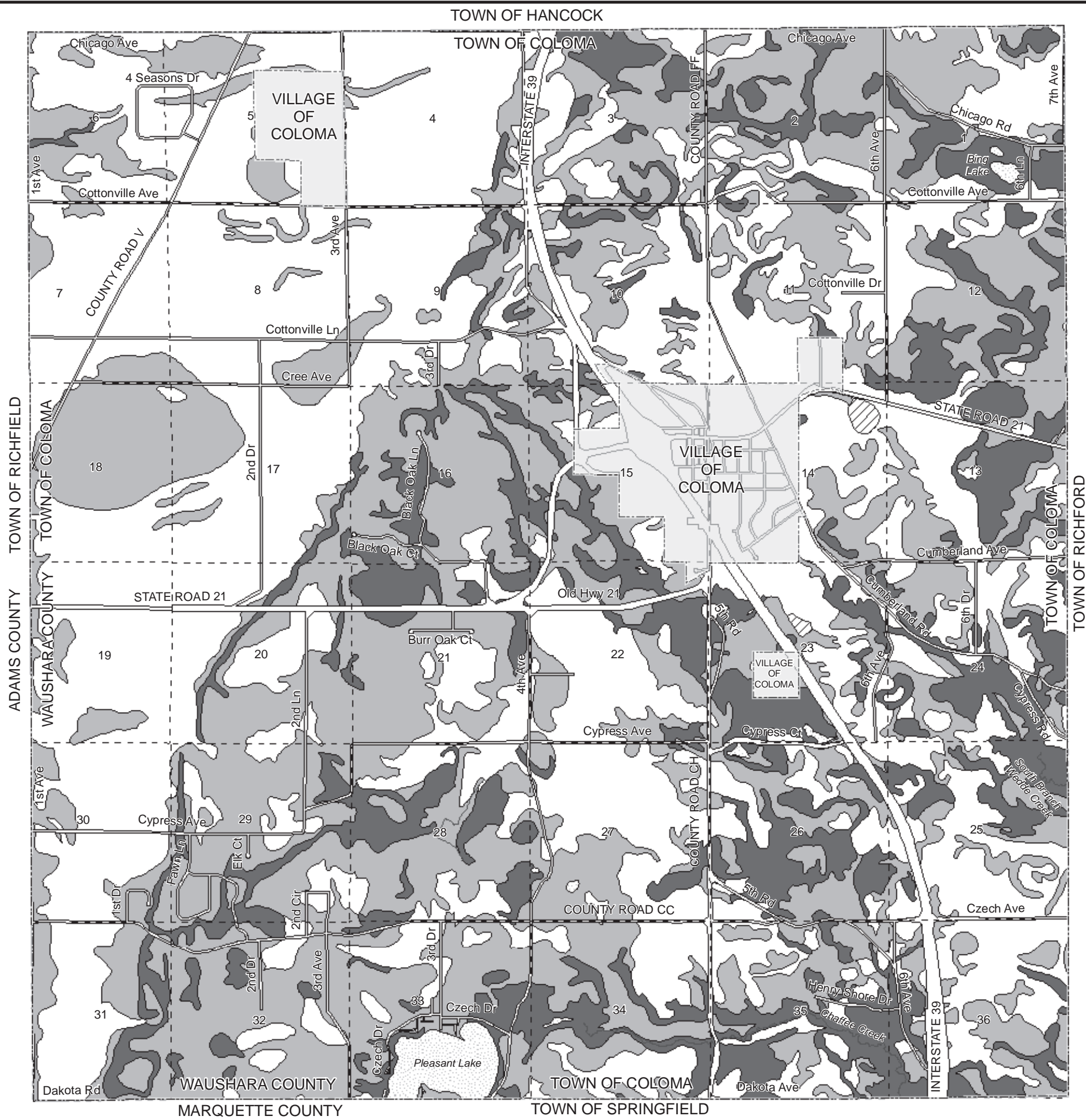

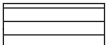





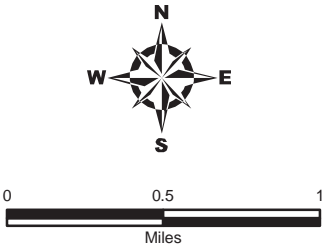


EXHIBIT 6-5 TOWN OF COLOMA ENVIRONMENTAL FEATURES

-  Floodplain
-  Depth to Groundwater < 2 Ft.
-  Slope > 12 %
-  Subwatershed Boundary
-  Water Body
-  Stream / River
-  Municipal Boundary
(Village of Coloma Not Included)

Source: Soils Data USDA-NRCS, 1982. Waushara County, 2003.
Floodplain Data provided by FEMA, 2001.
Subwatershed Data provided by WI DNR, 2004.
Base Data provided by Waushara County, 2008.

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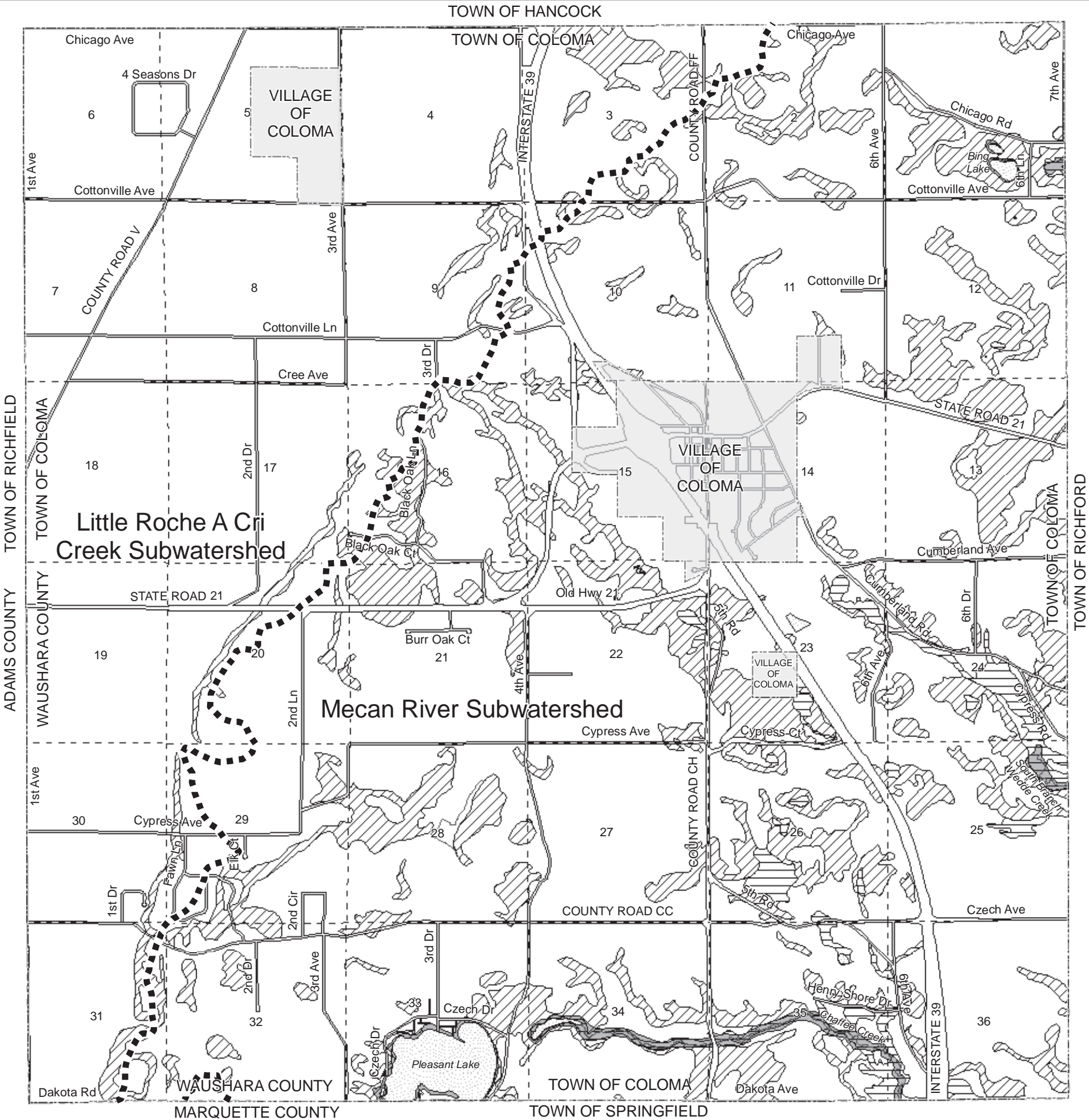
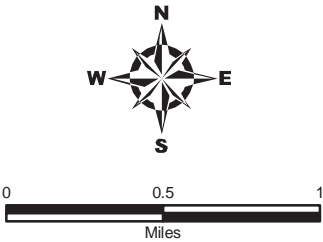


EXHIBIT 6-6 TOWN OF COLOMA ENVIRONMENTAL FEATURES

- Woodlands
- Endangered / Threatened Species
- Wetlands > 5 Acres
- Wetlands < 5 Acres
- Non-Metallic Mining Sites
- Abandoned Landfill Sites
- Water Body
- Stream / River
- Municipal Boundary
(Village of Coloma Not Included)

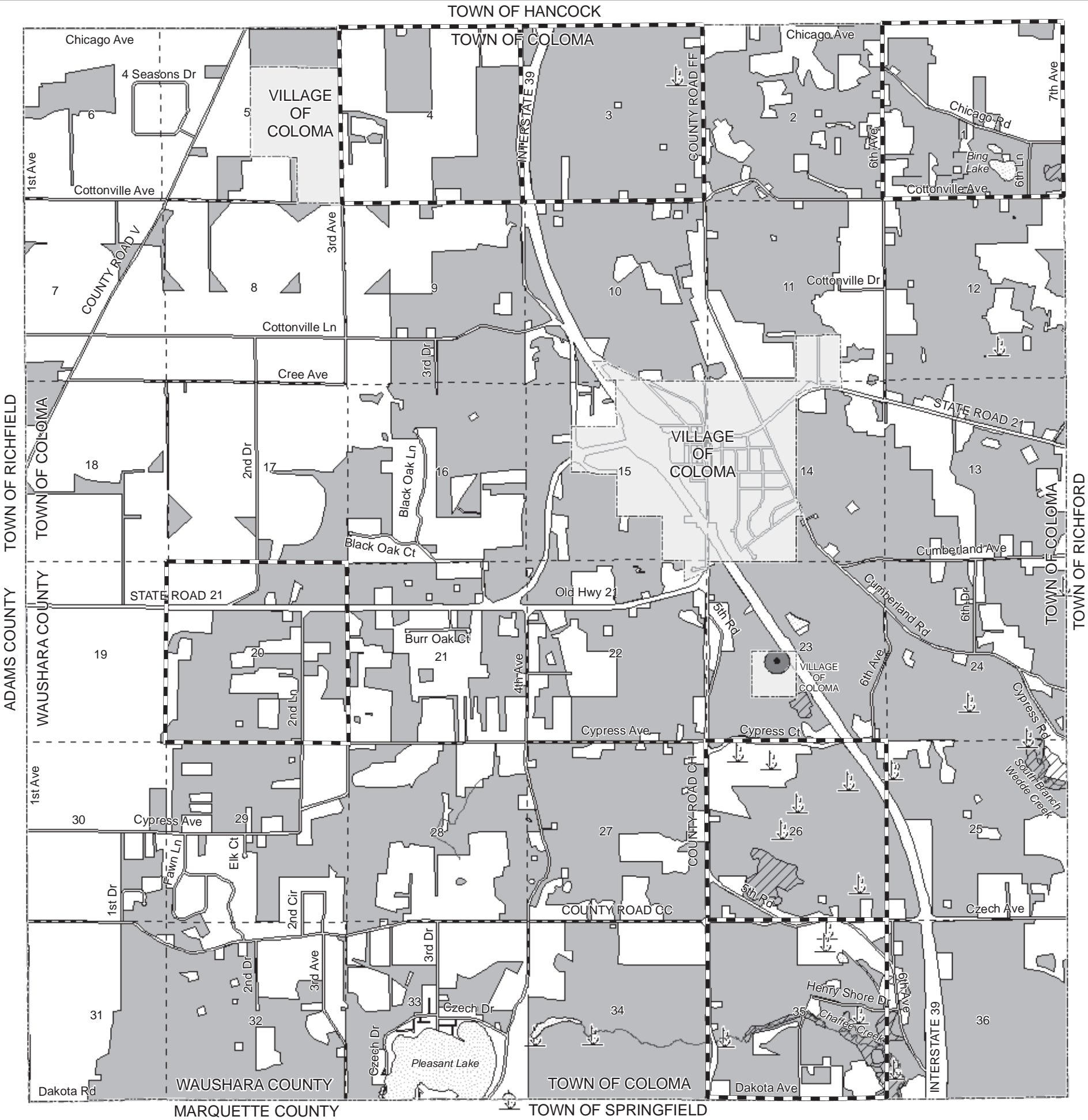
Source: Woodland data from Town of Hancock Land Use, 2004.
Mining Site Data provided by Waushara County Zoning Office, 2008.
Endangered and Threatened Species Data provided by WI DNR, 2003.
Wetland Data provided by WI DNR, 2004.
Digital Base Data provided by Waushara County, 2008.

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CHAPTER 7: ECONOMIC DEVELOPMENT

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CHAPTER 7: 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 2030

In 2030, the Coloma area has been successful in attracting several commercial and industrial businesses to local business/industrial parks and the Village of Coloma's downtown district. Coloma's convenient location at the crossroads of I-39 and STH 21, and its strong electrical and telecommunications infrastructure, have made it possible to attract complementary and support businesses for local industries and existing businesses along the I-39 corridor. The employment that they provide and competitive wages that they offer have helped retain younger members of the workforce 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. While the area is becoming more self-sufficient, many residents still need to travel to larger urban centers for many of their shopping needs. However the expanding population base has allowed several local merchants to successfully expand their operations and product lines.

With improvements in technology, the internet has made it possible for people to work from their homes. This has reduced the need to travel for employment elsewhere and increased employment opportunities in the Town. Agriculture continues to play a strong role in the economy of the Town as people throughout the state rely on a steady stream of fresh produce and other farm products that have been produced or grown within the Coloma area. Since agriculture is labor intensive and seasonal in nature, the Town has been successful in not only attracting seasonal workers but in connecting local retired individuals with area farmers for seasonal employment.

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 Town of Coloma. 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 F-1 (Appendix F) presents educational achievement information from the 2000 Census for residents 25 years of age or older. When compared with Waushara County and Wisconsin residents, a smaller percentage of Town of Coloma residents completed high school. ***The high school graduation rate for Town residents was 69.3 percent, whereas 78.8 percent***

of County and 85.1 percent of State residents achieved the same accomplishment.

It is in the area of post-high school achievement where the state generally has a higher level of educational attainment. For example, 49 residents (8.9%) from Coloma completed four years of college or more. Comparatively, at the state level, 22.4 percent of residents have achieved this goal. Educational achievement at the county level was slightly higher than the Town, but lower than the state with 11.7 percent having completed four or more years of college.

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.***¹ 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.

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 Coloma (59.5%) exceeded the state's 14 percent growth rate between 1990 and 2000*** (Table F-2, Appendix F). 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 F-3 and Table F-4, Appendix F). According to census data, in 2000, Waushara County and Wisconsin had unemployment rates of 6.6 percent and 4.7 percent, respectively. The Town of Coloma (29.3%) was high relative to the state and the county. ***In 2000, the Town of Coloma had the highest unemployment rate in the County (29.3%), followed by the Village of Coloma (12.5%). About a quarter (25.5%) of the males in the Town were unemployed; compared to a third (33.3%) of the females.*** Table 7-1 includes more recent information for the county and state between 2001 and 2004.² According to Wisconsin Department of Workforce Development, unemployment rates dropped between 2004 and 2007 for both Waushara County and Wisconsin

Table 7-1. Annual Average Unemployment Rates

	2004	2005	2006	2007
Waushara County	6.0%	5.6%	5.5%	5.4%
Wisconsin	5.0%	4.8%	4.7%	4.9%

Source: Wisconsin Department of Workforce Development, 2004 to 2007

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

² Wisconsin Department of Workforce Development, 2004 through 2007. *Local Area Unemployment Statistics Estimates Report.*

Economic Base Information

The composition and types of employment in Waushara County and the Town of Coloma provides a snapshot description of the economic base in the area. Table 7-2 illustrates employment information by occupation and by industry.³ ***Manufacturing (19.0%); Educational, health and social services (11.7%); Retail trade (11.7%) and Transportation and warehousing, and utilities (11.4%) industries employed over half (53.8%) of workers in the Town of Coloma in 2000.*** Wholesale trade (0.4%) employed the fewest workers in the Town of Coloma. In comparison, manufacturing (22.1%/22.2%), educational, health and social services (17.9%/20.0%), and retail trade (10.4%/ 11.6%) employed the largest percentage of workers in Waushara County and the state.

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.

Table 7-2. Employment by Occupation and Industry

	Town of Coloma	Waushara County	Wisconsin
Occupation			
Management, professional, and related occupations	19.4%	23.5%	31.3%
Service occupations	10.6%	16.1%	14.0%
Sales and office occupations	20.9%	21.4%	25.2%
Farming, fishing, and forestry occupations	6.2%	2.9%	0.9%
Construction, extraction, and maintenance occupations	15.0%	11.1%	8.7%
Production, transportation, and material moving occupations	27.8%	25.0%	19.8%
Industry			
Agriculture, forestry, fishing and hunting, and mining	8.8%	7.1%	2.8%
Construction	11.0%	8.1%	5.9%
Manufacturing	19.0%	22.1%	22.2%
Wholesale trade	0.4%	3.1%	3.2%
Retail trade	11.7%	10.4%	11.6%
Transportation and warehousing, and utilities	11.4%	5.9%	4.5%
Information	1.8%	1.3%	2.2%
Finance, insurance, real estate and rental and leasing	4.4%	3.8%	6.1%
Professional, scientific, management, administrative, and waste management services	1.8%	3.7%	6.6%
Educational, health and social services	11.7%	17.9%	20.0%
Arts, entertainment, recreation, accommodation and food services	8.4%	7.5%	7.3%
Other services (except public administration)	2.6%	4.4%	4.1%
Public administration	7.0%	4.6%	3.5%

U.S. Census 2000, SF 3

The top three occupations for Town of Coloma workers in 2000 were Production, transportation, and material moving occupations (27.8%); Sales and office

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

(20.9%); and Management, professional, and related (19.4%). The top occupation in Waushara County was Production, transportation, and material moving (25.0%), while in Wisconsin; Management, professional and related (31.3%) had the largest share of workers.

Table 7-3 lists the largest employers in Waushara County.⁴ 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 Town of Coloma, Waushara County and the state spent less than 30 minutes traveling to and from work in 1990*** (Table 7-4). ***In 1990, average commute times for residents was 20.1 minutes in the Town of Coloma.*** Waushara County residents traveled an average of 21.8 minutes to work, while state residents traveled an average of 18.3 minutes to work.

Table 7-3. Top 20 Public and Private Employers in Waushara County

Employers	Industry/Product/Service	Employees
Wautoma Public School	Elementary & secondary schools	250-499
County of Waushara	Executive & legislative offices, combined	250-499
Redgranite Correctional Institution	Correctional institutions	250-499
Magnum Products LLC	Other lighting equipment manufacturing	100-249
Milsco Manufacturing (Jason Incorporated)	Motor vehicle seating & interior trim mfg.	100-249
Fleet Guard Inc	Miscellaneous general purpose machinery mfg.	100-249
Tri-County Area School	Elementary & secondary schools	100-249
Wild Rose Public School	Elementary & secondary schools	100-249
Wild Rose Community Memorial	General medical & surgical hospitals	100-249
Mayville Engineering Co Inc	Metal coating & nonprecious engraving	100-249
Plainfield Trucking Inc	General freight trucking, local	100-249
Nordic Mountain LLC	Skiing facilities	50-99
Cooperative Care	Services for the elderly & disabled	50-99
The Copps Corp	Supermarkets & other grocery stores	50-99
Heartland Preston Inc	Homes for the elderly	50-99
Stone Ridge Meat & Country Market	Supermarkets & other grocery stores	50-99
Paramount Farms Inc	Potato farming	50-99
Pine Ridge of Wautoma LLC	Full-service restaurants	50-99
Wild Rose Manor (Wisconsin Illinois Senior Housing)	Nursing care facilities	50-99
Alabama Farmers Coop Inc	Floriculture production	50-99

Source: Wisconsin Department of Workforce Development, March 2007. Note: Since 3/07 Fleet Guard Inc. has closed.

⁴ Wisconsin Department of Workforce Development, 2005. *OEA – Top 100 Employers*.
http://dwd.wisconsin.gov/oea/xls/top_100_all.xls.

Table 7-4. Mean Travel Time to Work, 1990 and 2000

	T. Coloma	Waushara County	Wisconsin
1990 Mean Travel Time	20.1	21.8	18.3
2000 Mean Travel Time	25.7	27.1	20.8

Source: U.S. Census 1990 and 2000

Between 1990 and 2000, average commute times rose for all jurisdictions, with the Town of Coloma experiencing a slightly larger increase in average commute times than the County (Tables F-5 and F-6, Appendix F). On an average, commute time for Town of Coloma residents increased by about 5.6 minutes. ***In 2000, average commute times for residents from Coloma was 25.7 minutes***, County residents traveled an average of 27.1 minutes, and state residents traveled an average of 20.8 minutes to work.

The mean travel time increased because a larger share of residents were traveling more than 30 minutes to work. For example in 1990, 24.9 percent of workers traveled more than 30 minutes to work, compared with 29.1 percent in 2000. This indicates that the residents had to travel further away from home to obtain adequate employment and/or wages.

Location of Workplace⁵

Location of workplace data provides information on the direction and distance residents have to travel to find employment. Table F-7 (Appendix F) includes the Top 20 workplace destinations for Waushara County and Town of Coloma residents. According to the U.S. Bureau of Census, the over fifty percent (58.7%) of county residents worked in Waushara County in 1990. ***Town of Coloma residents were slightly more dependent on Waushara County for employment; a total of 64.0 percent of the residents from the Town worked in Waushara County in 1990.***

Table 7-5. Top Five Workplace Destinations, 2000

Place of Residence	Place of Work	Number	Percent
Town of Coloma	T. Coloma	67	25.3%
	T. Westfield, Marquette Co.	25	9.4%
	C. Wautoma	24	9.1%
	C. Stevens Point, Portage Co.	22	8.3%
	V. Coloma	16	6.0%
	Top 5 Total	154	58.1%
	Total Employed	265	100.0%
Waushara County	C. Wautoma	1,661	16.1%
	C Berlin, Green Lake Co.	696	6.8%
	C. Oshkosh, Winnebago Co.	686	6.7%
	V. Wild Rose	612	5.9%
	T. Wautoma	525	5.1%
	Top 5 Total	4,180	40.6%
	Total Employed	10,288	100.0%

Source: U.S. Census 2000.

⁵ U.S. Census, 1990 and 2000.

In 2000, the location of workplace somewhat mirrored the information from 1990 but showed a decreasing dependence on employment locations in Waushara County. ***The largest share of residents from the county (52.5%) and the Town of Coloma (51.3%) continued to work in Waushara County*** (Appendix F, Table F-7). While a shift of employment was experienced by Waushara County workers from the county to the Appleton-Oshkosh MSA, three out of the top five workplace destinations remained in Waushara County (Table 7-5). Town of Coloma workers had a slightly different workplace destination makeup. ***About 40.4 percent of workers found employment locally, working in the Town of Coloma (25.3%), City of Wautoma (9.1%) and Village of Coloma (6.0%).*** The other two top destinations included the Town of Westfield, Marquette County and the City of Stevens Point, Portage County. Both of these destinations were accessed by way of I-39.

Employment Forecast

The Wisconsin Department of Workforce Development calculates employment projections for the various industries and occupations for the State of Wisconsin.⁶ 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 sector.*** Educational services, which makes up part of this sector includes all public and private elementary, secondary and post-secondary schools. This sector also includes ambulatory health care. The ambulatory health care industry, which is estimated to have the highest growth, 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 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 Town of Coloma. However, one industrial park is located in the Village of Coloma. The Coloma Business Park is situated on the eastside of the Village on STH 21. ***There are currently 25 acres available in the Coloma Business Park.*** Table 7-6 contains more information about industrial parks within the county. 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.

⁶ Wisconsin Department of Workforce Development, 2002. *Wisconsin Detailed Industry Employment Projections, 2002 – 2012.*

Table 7-6. Industrial Parks

Park Location/ Name	Size (Acres)	Water	Sewer	Sanitary Sewer	Storm Sewer	Electricity	Rail	Highway	Avail. Acres	Private / Public	Improved / Not Improved
City of Berlin / Berlin North Business Park	186	Y	Y	Y	N	Y	N	STH 49,21,91	80	Public	Improved
City of Wautoma / South Industrial Park	19	Y	Y	(1)	N	Y	N	STH 21,22,73	0	Public	Improved
City of Wautoma / Southeast Industrial Park	45	Y	Y	(1)	N	Y	N	STH 21,22,73	8	Public	Improved
Village of Coloma / Coloma Business Park	42	Y	Y	Y	N	Y	N	I-39, STH 21	25	Public	Improved
Village of Redgranite / Redgranite Industrial Park ⁴	22	Y	Y	(1)	N	Y	N	I-39, STH 21	22	Public	Improved
Village of Wild Rose / Roberts Industrial Park	23	Well	Y	(2)	N	Y	N	STH 22	18	Public	Improved
Village of Wild Rose / South Industrial Park	9	Well	Y	(2)	N	Y	N	STH 22	2	Public	Improved

Source: ECWRPC, and NEWREP 2008

Business Retention and Attraction

Tri-County Regional Development Corporation (TCREDC) is a partnership between Waushara County and Marquette and Green Lake counties. 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 local economic development organizations also actively promote business retention and attraction.⁷ ***The Coloma Industrial Development Corporation is staffed by volunteers, whose focus is in businesses interested in access to I-39 and the Industrial Park. The Highway 21 Corridor Project is also active in the area.*** This organization is made up of volunteers and is funded by the seven towns, villages and city along the STH 21 corridor. Table F-8, Appendix F contains a listing of economic development organizations and groups present in the county.

⁷ UW – Extension Waushara County, 2005. *Economic Development Organizations*. <http://www.uwex.edu/ces/cty/waushara/cnred/ed/organizations.html>.

The Town of Coloma has 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

Economic Strengths and Weaknesses

By developing a set of strengths and weaknesses, the Town of Coloma is better prepared to develop an economic development strategy. ***These strengths and weaknesses are listed below.***

Strengths

- Access to STH 21 and the I-39 corridor
- Natural Areas, Open Space, and Recreational Opportunities, particularly hunting and fishing
- Located within a prime agricultural area
- Strong agricultural economy
- Strong community involvement
- High speed internet access
- Proximity to elementary school
- Outstanding library facility
- Low crime

Weaknesses

- Lack of diversity in economic base

- Lack of population density is a deterrent for service and retail businesses
- Distance from urban centers
- Distance to services

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 the rural landscape 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

Brownfield's are sites where development or redevelopment is complicated by real or perceived hazardous substances, pollutants, or contamination. Knowing the location of Brownfield's and the extent of pollution greatly improves the likelihood that these sites will be redeveloped.

The Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment maintains a listing of Brownfield's and contaminated sites. This website lists 35 entries for Coloma in Waushara County. While a number of these sites are in the Village, some are located in the Town. These entries are classified in the following six categories: Environmental Repair (ERP), Leaking Underground Storage Tank (LUST), Spills, General Property Information (GP), Liability Exemption (VPLE) and No Action Required by RR Program (NAR). Statuses include Closed, Historic, Open, General Property and No RR Action Required. Closed is defined as "Activities where investigation and cleanup of the contamination has been completed and the State has approved all cleanup actions." Open is defined as "Spills, LUST, ERP, VPLE and Abandoned Container activities in need of cleanup or where cleanup is still underway". Historic is defined as "Spills where cleanups may have been completed prior to 1996 and no end date is shown." General Property is defined as "Liability exemptions, liability clarifications, etc. to clarify the legal status of the property." No RR Action Required is defined as "There was, or may have been, a discharge to the environment and, based on the known information, DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge." ***Seventeen of the sites are closed; nine are historic; seven are considered closed; one has been removed; and one is open.*** A listing of Brownfield and contaminated sites is available in Appendix F and from the

Wisconsin Department of Natural Resources (WDNR) Bureau for Remediation and Redevelopment. A tracking feature is available at their website.⁸

Waushara County and its communities should complete and maintain an inventory of existing vacant buildings and land identified as "Brownfields". This information could be used to encourage infill development and redevelopment opportunities that take advantage of existing infrastructure and services and removes blight created by vacant and dilapidated buildings and parcels. Once identified, State and federal programs could be used to further study, clean, and redevelop these Brownfields.

Funding resources are listed at the end of the chapter for remediation of contaminated sites. To prevent future environmental damage, the Town of Coloma 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.

Key Findings

Educational Attainment

- The high school graduation rate for Town residents was 69.3 percent, whereas 78.8 percent of County and 85.1 percent of State residents achieved the same accomplishment.
- 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.

Labor Force

- Labor force growth rates for Waushara County (29.4%) and the Town of Coloma (59.5%) exceeded the state's 14 percent growth rate between 1990 and 2000.
- In 2000, the Town of Coloma had the highest unemployment rate in the County (29.3%), followed by the Village of Coloma (12.5%). About a quarter (25.5%) of the males in the Town were unemployed; compared to a third (33.3%) of the females.

Economic Base Information

- Manufacturing (19.0%); Educational, health and social services (11.7%); Retail trade (11.7%) and Transportation and warehousing, and utilities (11.4%) industries employed over half (53.8%) of workers in the Town of Coloma in 2000.
- The top three occupations for Town of Coloma workers in 2000 were production, transportation, and material moving occupations (27.8%); Sales and office (20.9%); and Management, professional, and related (19.4%).

⁸ Wisconsin Department of Natural Resources. 2005. Remediation and Redevelopment Tracking System. <http://botw.dnr.state.wi.us/botw/Welcome.do>

Travel Time to Work

- On an average, residents from the Town of Coloma, Waushara County and the state spent less than 30 minutes traveling to and from work in 1990.
- In 1990, average commute times for residents was 20.1 minutes in the Town of Coloma.
- In 2000, average commute times for residents from Coloma was 25.7 minutes.

Location of Workplace

- Town of Coloma residents were slightly more dependent on Waushara County for employment; a total of 64.0 percent of the residents from the Town worked in Waushara County in 1990.
- The largest share of residents from the county (52.5%) and the Town of Coloma (51.3%) continued to work in Waushara County in 2000.
- About 40.4 percent of workers found employment locally, working in the Town of Coloma (25.3%), City of Wautoma (9.1%) and Village of Coloma (6.0%).

Employment Forecast

- It is anticipated that the largest increases will be seen in the education and health services sector.
- While the state is expected to see the highest increases in this area, employment opportunities in Waushara County may differ.

Industrial Park Information

- There are no industrial parks in the Town of Coloma.
- The Coloma Business Park is situated on the eastside of the Village on STH 21. There are currently 25 acres available in the Coloma Business Park.

Business Retention and Attraction

- Tri-County Regional Development Corporation (TCREDC) is a partnership between Waushara, Marquette and Green Lake counties.
- 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.
- The Coloma Industrial Development Corporation is staffed by volunteers, whose focus is in businesses interested in access to I-39 and the Industrial Park.
- The Highway 21 Corridor Project is also active in the area.
- Business attraction involves the promotion of community assets.
- Business retention is very important in that it is a relationship building effort between the community and already present local businesses.

Economic Strengths and Weaknesses

- Economic strengths generally include the Town of Coloma's location; natural areas, open space and recreational opportunities; location within a prime agricultural area with a strong agricultural economy; high speed internet access and a local elementary school.

- Weaknesses include low population density; lack of economic diversity; and distance to services.

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.

Infill and Brownfield Redevelopment

- The Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment maintains a listing of Brownfield's and contaminated sites. This website lists 35 entries for Coloma in Waushara County.
- Seventeen of the sites are closed; nine are historic; seven are considered closed; one has been removed; and one is open.

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 downtown areas may value on-street parking and pedestrian accommodations more than businesses in a more rural setting.

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 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 uses 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 area's 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 Waushara County. These buildings along with artifacts tell the story of the county and 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. 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. 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 has recently completed a regional comprehensive plan. As part of this planning effort, East Central has adopted five 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.

NorthEast Wisconsin (NEW) Economic Opportunity Study. Waushara County participated in the NEW Economic Opportunity Study.⁹ The NEW Study is a multi-jurisdictional partnership intending to further connect workforce development issues with economic

⁹ NorthStar Economic, Inc. 2004. *Northeast Wisconsin Economic Opportunity Study*.
<http://www.neweconomyproject.org/Pages/NEWEconStudy.htm>.

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*
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.¹⁰ 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 within 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.
- 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

¹⁰ UW – Extension and UW – Green Bay. 2005. Lake Winnebago Angler Survey.
<http://www.uwex.edu/ces/cty/winnebago/cnred/documents/finalinitialdatapressrelease063006.doc>.

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 are 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, conducting training for rural managers and entrepreneurs, establishing business support centers, conducting economic development planning, and providing 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.

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 Down Town 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.wi.gov/cd/CD-bdd.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.wi.gov/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://commerce.wi.gov/BD/BD-RLF.html>.

Early Planning Grant Program (EPG). The EPG program is designed to help individual entrepreneurs and small businesses throughout Wisconsin obtain the professional services necessary to evaluate the feasibility of a proposed start up or expansion. Under the EPG program, the Wisconsin Entrepreneurs' Network (WEN) – with funding from the Wisconsin Department of Commerce – can provide applicants with a grant to help cover a portion of the cost of hiring an independent third party to develop a comprehensive business plan. The maximum funding available for Early Planning Grants is 75% of eligible project costs up to \$3,000. Additional information regarding the EPG program can be found at the following website: http://wenportal.org/grant_applications/epg_help.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://commerce.wi.gov/BD/BD-AG-MilkVolumeProduction.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://commerce.wi.gov/BD/BD-AG-Dairy2020EPG.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 an 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://commerce.wi.gov/BD/BD-CLTprogram.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://wenportal.org/grant_applications/etp_help.html.

Business Employees' Skills Training Program (BEST). The BEST program helps small businesses 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 an independent third party. Information regarding the BEST Program can be found at <http://commerce.wi.gov/BD/BD-BESTprogram.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://commerce.wi.gov/BD/BD-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 Brownfields. 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 provide 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 projects 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 a 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.

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.aspx>.

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ECONOMIC DEVELOPMENT – Town of Coloma

GOAL ED 1: Partner with area/regional economic development organizations. The Town of Coloma's economy is dependent on the economy of the municipalities in the area. For this reason, the Town should work with others to strengthen the agricultural economy of the area and promote the Town of Coloma. New outlets for local products; agricultural tourism; agricultural cluster development; and other economic development strategies should be explored and acted upon.

STRATEGY ED 1.1: Support the expansion and/or creation of new complementary industrial and commercial agribusinesses and support local farm product processing and marketing. To keep agriculture viable, farmers need an outlet to market or buy their products; this could include the addition of a cannery in the area, a cheese marketing warehouse or possibly an ethanol plant within the county (See Agricultural Resources).

- ◆ ***RECOMMENDATION ED 1.1.1: Work with the Tri-County and Waushara County Economic Development Corporations and the Village of Coloma to encourage the establishment of businesses in the Coloma Business Park that would support the local agricultural economy and clean industry.***
- ◆ ***RECOMMENDATION ED 1.1.2: Support "buy local" efforts which encourage the purchase of locally grown and produced foods by area grocers, restaurants, schools, nursing homes, and other food providers.***
- ◆ ***RECOMMENDATION ED 1.1.3: Support the development of agricultural support industries.***
- ◆ ***RECOMMENDATION ED 1.1.4: Support efforts by farmers in the town and county to explore opportunities for alternative specialty agricultural products, methods and services.***
- ◆ ***RECOMMENDATION ED 1.1.5: Promote industry cluster development.** A cluster is a geographical group of interconnected companies or associations in a particular field. A cluster can include product producers, service providers, suppliers, educational institutions and trade associations. The NEW Economic Opportunities study recommends that Waushara County collaborate on food production and processing, safety, and packaging.*

STRATEGY ED 1.2: Market area tourism opportunities. A wealth of potential opportunities exists to draw tourists to the Coloma area. Residents and tourists strive for a simpler life and appreciate the benefits of buying fresh food and other products that are produced locally. A farmers market that would provide an outlet for farmers and local craftspeople to market locally grown products would not only fulfill this end but may entice someone to stop at other locations in the village. A Bed and Breakfast, a country store, and a restaurant that promotes farm fresh foods could also be considered. The Town, along with the other municipalities, should work with the Waushara Area Chamber of Commerce to bring these opportunities to the area. (See Agricultural Resources AG 1.6)

- ♦ **RECOMMENDATION ED 1.2.1: Support a local farmer's market.** *Support the efforts of Tri-County and Waushara County Economic Development Corporations and the Waushara Convention and Visitors Bureau to promote a local ~~the~~ farmer's market.*
- ♦ **RECOMMENDATION ED 1.2.2: Support agriculture as a tourist attraction.** *Support efforts of the Tri-County and Waushara County Economic Development Corporations and the Waushara Convention and Visitors Bureau to promote and market agriculture as a tourist attraction. This could include the establishment of a "Bed & Breakfast" that includes a local farm experience, wagon rides, pumpkin patch, lease a tree or hive, etc.*
- ♦ **RECOMMENDATION ED 1.2.3: Encourage signage at the Ice Age Trail that would encourage people to explore Coloma.** *Use the signage to promote the town and the services that can be found close to the trail. Trail users from outside the area typically do not realize how close they are to Coloma.*

STRATEGY ED 1.3: Promote the amenities of the area. It is important to recognize that the quality of life plays a key role in attracting business and an educated workforce. These include educational availability and quality, natural resources and recreational opportunities, location, service provision, and other factors. Besides the Waushara County Yearly Guide that is currently available, a fact sheet could be developed that highlights these amenities and could easily be made into a brochure that could be available at the Waushara Area Chamber of Commerce. This information could also be available on area websites.

- ♦ **RECOMMENDATION ED 1.3.1: Request that the fact sheet, which highlights the amenities of the Coloma area, continue to be available and/or posted on the websites for the Waushara Area Chamber of Commerce, Village of Coloma, Waushara County, Tri-County Regional County Economic Development Corporations, etc.**

STRATEGY ED 1.4: Encourage the Tri-County Regional County Economic Development Corporation Revolving Loan Fund administrators to develop criteria consistent with comprehensive planning recommendations.

- ♦ **RECOMMENDATION ED 1.4.1: Encourage the Tri-County Regional Economic Development Corporation to refer to the local comprehensive plan recommendations and priorities when evaluating loan applications.** *Revolving loan fund programs (RLFs) provide low interest funding to businesses for working capital, equipment or for expansion purposes. The businesses must in turn create jobs.*

GOAL ED 2: Improve the overall economic well-being of town residents without compromising the natural features and quiet rural character they value.

STRATEGY ED 2.1: Protect the economic viability of existing farm operations and the "right to farm". The Town should identify all farms and/or properties so that the "Right to Farm" in these areas is respected. The area is also fortunate to have a large number of retirees. Retirees, who are a valuable resource, often look for ways to supplement their retirement income. Farmers should consider this resource when hiring seasonal employees.

- ◆ **RECOMMENDATION ED 2.1.1:** *Continue to identify all farms and/or properties based on objective criteria.*
- ◆ **RECOMMENDATION ED 2.1.2:** *Continue to use an informational fact sheet that acknowledges that farming operations may exhibit noise, odor, dust and hours of operation that may begin before dawn and extend well past dusk and include weekends.*
- ◆ **RECOMMENDATION ED 2.1.3:** *Encourage farmers to consider local retirees as a resource for ~~of~~ seasonally employment.*

STRATEGY ED 2.2: Encourage compatible commercial and light industrial uses that will meet the needs of the town and area residents.

- ◆ **RECOMMENDATION ED 2.2.1:** *Generally direct industrial and commercial development in the town to areas around the Highway 21 corridor. New commercial and industrial development that is better served by municipal sewer and/or water should be directed to areas within the Village of Coloma or adjacent to the Village where these services are or will be available. Additionally, the Town should encourage 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.*
- ◆ **RECOMMENDATION ED 2.2.2:** *Accommodate new industrial uses that are compatible and consistent with existing zoning in the town and/or the Town's Comprehensive Plan. Some industrial activities such as sawmills or cheese factories may be compatible with existing agricultural activities and should be located in the town. At the same time, industrial uses that are inconsistent with current county zoning, incompatible with nearby land uses, or pose a potential threat to the town's groundwater, wetlands and other environmental resources should be directed elsewhere.*

STRATEGY ED 2.3: Support the establishment of small businesses or "home-based" businesses that provide economic opportunities for local residents.

- ◆ **RECOMMENDATION ED 2.3.1:** *Support current zoning requirements that promote small and home-based businesses which complement the community.*

STRATEGY ED 2.4: Preserve the ability of town landowners to realize the economic potential of their forestry resource.

- ◆ **RECOMMENDATION ED 2.4.1:** *Encourage practices that promote good management of the town's forestry resource. The town's extensive woodlands continue to have an important role in the town's economy, not only for timber and pulp production, but also because 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 ED 2.5: Encourage and support businesses that attract visitor-dollars by protecting and promoting the scenic and recreational values of the town's resource base.

- ♦ ***RECOMMENDATION ED 2.5.1:*** Consider requests by entrepreneurs, on a case by case basis, that capitalize on "low impact" tourism.

STRATEGY ED 2.6: Provide adequate technological infrastructure to accommodate the needs of businesses and residents.

- ♦ ***RECOMMENDATION ED 2.6.1:*** Keep informed of new technologies which will improve the communications and overall efficiency of local enterprises such as high speed definition digital television and others.

STRATEGY ED 2.7: Support the clean up and reuse of under utilized, vacant, blighted or residential sites and buildings to efficiently use existing public utilities, infrastructure and services.

- ♦ ***RECOMMENDATION ED 2.7.1:*** Continue to support the Zoning Board in acting promptly regarding zoning violations and blighted properties.
- ♦ ***RECOMMENDATION ED 2.7.2:*** Support the Waushara Area Chamber of Commerce efforts to continue to provide a forum to bring building owners and business people together.

GOAL ED 3: Partner, when possible, 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 earning potential for all Wisconsin residents. A local branch of CAP Services as well as the Fox Valley Technical program is available for local residents. Additionally, partnerships among learning institutions are forming in response to the economic changes Wisconsin is experiencing. One such group includes Wisconsin technical colleges, the University System and private colleges. They are working together as a group called North East Wisconsin Educational Resource Alliance (NEW ERA). One of the goals of this partnership is to enhance and expand learning opportunities in Wisconsin to offer necessary training/learning to Wisconsin's current and future workers.

STRATEGY ED 3.1: Support entrepreneurial programs to facilitate local business start-ups.

- ♦ ***RECOMMENDATION ED 3.1.1:*** Support individual's efforts to utilize CAP Services in Wautoma and/or the FVTC Venture Center, an available resource to entrepreneurs. CAP Services is a resource available to entrepreneurs for business plan development, information on financing and other tools that is necessary for starting a business.
- ♦ ***RECOMMENDATION ED 3.1.2:*** Support efforts by the Westfield School District to initiate a Junior Achievement Program. Junior Achievement is a worldwide program whose purpose is to educate students in kindergarten through 12th grade about

business, including entrepreneurship, ethics, career development, financial literacy and economics.

- ♦ ***RECOMMENDATION ED 3.1.3: Support individual's efforts to seek support from other sources as needed.*** *Additional support for business plan development, financing information, and other assistance can be found at the following places:*
 - *Build Your Business: 1-800-435-7287 or www.wisconsin.gov/state/byb*
 - *Small Business Development Centers (SBDC): 1-800-940-SBDC or www.wisconsinbdc.org*
 - *Virtual Business Incubator: www.virtualincubate.com*
 - *Impact Seven: (608) 251-8450 or www.impactseven.org*
 - *Fox Valley Technical College E-Seed Program: www.fvtc.edu/bis or 1-800-735-3882*
 - *Wisconsin Women Business Initiative Corporation (WWBIC): www.wwbic.com*
 - *Wisconsin Economic Development Corporation (WEDA): www.weda.org*
 - *East Central Regional Planning Commission for additional information and referrals: staff@eastcentralrpc.org or (920) 751-4770*

STRATEGY ED 3.2: Encourage youth and adults in the area to utilize FVTC's satellite programming.

- ♦ ***RECOMMENDATION ED 3.2.1: Continue to encourage Tri-County Regional and Waushara County Economic Development Corporations to work with FVTC to evaluate the educational needs of the area.***
- ♦ ***RECOMMENDATION ED 3.2.2: Continue to encourage local high schools and guidance counselors to promote technical programs/job skill training through FVTC and the local high school.***
- ♦ ***RECOMMENDATION ED 3.2.3: Continue to encourage high schools to continue to provide career direction programming.***
- ♦ ***RECOMMENDATION ED 3.2.4: Continue to encourage high schools to work with CESA 5, CAP Services and the business community to initiate a youth apprenticeship program or other similar program to provide students with valuable skills.***

CHAPTER 8: LAND USE

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CHAPTER 8: 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 2030

In 2030, new growth has been accommodated in ways that preserve the Town of Coloma's rural character and natural features (wood and farm lands, water bodies, wetlands, and other open space). Great success has been achieved by clustering new residential development in areas that protect the integrity of existing land uses and the area's most highly valued agricultural, environmental and scenic features. New residential subdivisions are being successfully directed away from the more intense farming area in the western part of the Town, thus preserving large parcels of agricultural land. Ongoing open dialog with the farming community has gone far to ensure that existing farming operations stay viable and that conflicts between agricultural and residential uses are minimal.

Industrial, manufacturing and commercial development has been effectively directed to the Village of Coloma. Thus ensuring that access to STH 21 and I-39 is maintained and that the rural integrity of the town is preserved. The Town and the Village continue to work closely together to make certain that land uses adjacent to the Village of Coloma are being developed in a mutually agreeable manner.

INVENTORY AND ANALYSIS

Existing Land Use

The Town of Coloma existing land use map was last updated by the Town in 2008. Land use information was compiled into the general land use categories summarized below and is presented in Table 8-1 and Exhibit 8-1. ***The land use categories are agricultural,***

residential, commercial, industrial, transportation, utilities/communications, institutional facilities, recreational facilities, water features, woodlands and other open land.

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 family residential, farmsteads, and multi-family residential and mobile home parks. Single 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 single family 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 masseuse), 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. Industrial is divided into two separate categories: industrial and quarries. 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.

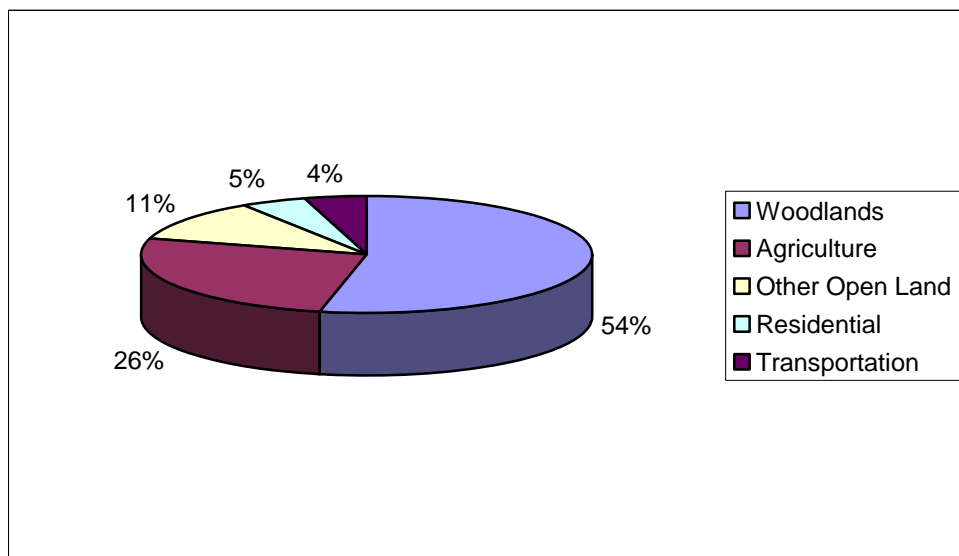
The Town of Coloma encompasses approximately 21,025 acres (Table 8-1, Figure 8-1 and Exhibit 8-1). ***About ten percent (9.9%) of the total area is developed.*** The primary developed uses include transportation (43.2%), residential (single family, farmstead and multi-family, 48.8%), and recreational facilities (5.3%). Collectively these uses account for 97 percent (97.3%) of the developed area.

Table 8-1. Town of Coloma Existing Land Use, 2008

Land Use	Total Acres	Percent of Developed Land	Percent of Total
Single Family Residential	837	40.0%	4.0%
Farmstead	175	8.4%	0.8%
Multi-Family Residential	0	0.0%	0.0%
Mobile Home Parks	9	0.4%	0.0%
Industrial	11	0.5%	0.1%
Recreational Facilities	111	5.3%	0.5%
Commercial	16	0.8%	0.1%
Institutional Facilities	9	0.4%	0.0%
Utilities/Communications	19	0.9%	0.1%
Transportation	904	43.2%	4.3%
Total Developed	2,091	100.0%	9.9%
Non-irrigated Cropland	1,242		5.9%
Irrigated Cropland	4,154		19.8%
Planted Woodlots	3,597		17.1%
Unplanted Woodlots	7,457		35.5%
Active Quarry	0		0.0%
Other Open Land	2,320		11.0%
Water Features	166		0.8%
Total Acres	21,025		100.0%

Source: ECWRPC, 2009

Figure 8-1. Town of Coloma Existing Land Use, 2008



Source: ECWRPC, 2009

Overall, cropland (irrigated and non-irrigated) accounts for about 26 percent (25.7%) of the total land use, while woodlots (planted and unplanted) makes up another 53 percent (52.6%). Other open land (11.0%), water features (0.8%) comprises the remaining 12 percent (11.8%) of the remaining land uses.

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.¹ 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).² The Town of Coloma has 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.³

Waushara County

The Town of Coloma adheres to Waushara County Zoning regulations.⁴ 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.
- *(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,

¹ *Wisconsin Statutes* 62.23 for cities and *Wisconsin Statutes* 61.35 for villages.

² *Wisconsin Statutes* 69.69.

³ *Wisconsin Statutes* 60.22.

⁴ WCZLC. 2003. *Code of Ordinances: Waushara County, Wisconsin.*

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 a conditional use and is only allowed as an accessory to a principal use 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.

Several generalizations can be made about zoning in the Town of Coloma (Table 8-2 and Exhibit 8-2). ***The predominant zoning district in the Town is General Agriculture. This category comprised 94.0 percent of the area in the Town of Coloma.*** Roads comprise the next largest area in the Town. Roads accounted for 4.1 percent of the total area in the Town of Coloma. Less than two percent (1.1%) of the land area in the Town is zoned residential. Similarly, less than one percent (0.1%) of the Town is zoned for either commercial or manufacturing uses.

Table 8-2. Town of Coloma Zoning

Zoning Classification	Acres	Percent
General Agriculture (A-G)	19,755	94.0%
Agricultural Residential (A-R)	7	0.0%
General Commercial (C-G)	6	0.0%
Community Commercial (C-C)	0	0.0%
Service Commercial (C-S)	10	0.0%
General Manufacturing (M-G)	0	0.0%
Intensive Manufacturing (M-I)	0	0.0%
Natural Resource Preservation (O-N)	0	0.0%
Forestry (O-F)	0	0.0%
Park and Recreation (O_P)	17	0.1%
Shoreland / Wetland (O-SW)	0	0.0%
Residential Single Family (10,000 SF min.) (RS-10)	0	0.0%
Residential Single Family (20,000 SF min.) (RS-20)	225	1.1%
Residential Multiple Family (R-M)	2	0.0%
Residential Single Family Planned Development (RSP-10)	0	0.0%
Residential Multi-Family Planned Development (RM-P)	0	0.0%
NA (NA)	0	0.0%
Water	148	0.7%
Roads*	856	4.1%
Total Acres	21,025	100.0%

Source: Waushara County, 2008

Development Trends

The growth and development of Waushara County has been influenced by a number of factors. These factors include the topography, the abundance of navigable surface waters, wooded lands and natural resources, the ability of the soils to support crops and the central location of the county in the state, and its proximity to the Fox Cities, Oshkosh, Stevens Point and Madison.

The earliest inhabitants of Waushara County were Native Americans. Considerable evidence of their civilization has been found throughout the county and still exists today. The Whistler Mound group, in the Village of Hancock, is included on the National Register, but many other sites are still present in the county.

On October 18, 1846, the Menominee Tribe ceded their land, including Waushara County to the U.S. Government. ***By the late 1840's and early 1850's, farming communities centered around small villages and hamlets could be found in the county.*** Many of these communities were established along existing logging and old military roads, and at creek and river crossings. A typical early farming community usually included a tavern, sawmill, stage house (a place for overnight accommodations), church, houses and a few commercial establishments.

In the 1880's, the county experienced a surge of activity with the coming of the railroad and the discovery of red granite. Overnight houses and businesses materialized in the Redgranite/Lohrville area as skilled workers, their families and others made Waushara

County their home. The boom ended in the 1920's as concrete replaced stone as the nation's preferred paving material.

Today, agriculture and tourism has grown to become the county's major industries.

While the county has seen a decline in the number of farms over the years, in 1997 over half of the county was taxed as farmland. Waushara County's 136 lakes make up about 7,000 acres of surface water. The greatest concentration of lakes is found among the moraines and drumlins in central and western portions of the county. These lakes, along with over 500 miles of rivers and streams and 185,000 acres of woodlots provide for a diversity of boating, fishing, hunting, hiking and other recreational opportunities.

Similar to other rural areas in the state, Waushara County has faced development pressures.

Large portions of farm and woodlands are being converted to small parcel residential development.

Easy access to STH 21 and the expansion of USH 10 has shortened the time/distance between Waushara County and the Fox Cities and Oshkosh. As a result, towns along the eastern tier have experienced growth in housing starts by people working outside the county. While communities along the western tier of the county, have closer ties to Stevens Point, Westfield and other areas along the I-39 corridor.

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 land use inventories of the area, revenue data from the Wisconsin Department of Revenue (DOR), and building permit records from the Wisconsin Department of Administration (DOA).

Several limitations with the information in the 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 local communities when the land management plans were developed. The Town of Coloma's land use was updated in the fall of 2008, at the beginning of this planning effort. Two distinct classification systems were used in the 1980 and in 2000 and the subsequent land use updates. This makes 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 2005⁵ The DOR collects information by real estate class for each minor civil division in the state.⁶ Acreage figures from DOR do not include Department of Natural Resource (DNR) lands or other tax-exempt properties.⁷ Acreage data for incorporated

⁵ DOR. 1980. *1980 Statistical Report of Property Values Waushara County, Wisconsin.*

⁶ DOR. 1990, 2000, and 2005. *Statement of Equalized Values.*

⁷ DOR. 1990, 2000, and 2005. *Statement of Assessments.*

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.⁸ Therefore, some land use changes between 1990 and 2005 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.⁹ 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 use changes.

While the historical data from ECWRPC, DOR and DOA 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. The collective summary utilizing all three sources is presented for each individual community; general trends are discussed.

Land Use Trends

As stated above, some of the changes in land use trends utilizing ECWRPC data can be directly attributed to changes in technology and changes in the way land use data was categorized. To determine overall trends in land use between the 1980 and 2008 years the following land use categories were grouped together:

- Residential: Single family, multi-family, farmsteads, mobile homes, mobile home parks, duplex, group quarters, part-time and seasonal;
- Industrial: Industrial and quarries;
- Parks and Recreation: Parks, recreational activities, conservation and preservation areas, resorts and camps;
- Institutional Facilities: Educational, public assembly, government facilities, cemeteries, churches, hospitals, libraries and institutional;
- Cropland: Irrigated cropland, pastureland, and non-irrigated cropland; and
- Residual: Residual, streets, highways, water features, utilities, planted woodlots, unplanted woodlots, other open land and transportation.

⁸ Wisconsin State Assembly. 1995. *Wisconsin Act 27 (Assembly Bill 150)*.

⁹ Wisconsin Demographics Service Center. 1990 to 2004. *Annual Housing Units Surveys*.

After grouping the land use categories, certain trends were evident: ***residential and commercial increased, while industrial, parks and recreation, institutional facilities and cropland decreased between 1980 and 2008*** (Table 8-3). While the table below indicates acreage totals as collected by ECWRPC, due to changes in methodology, the reader should be looking at trends only that these numbers represent.

Table 8-3. Land Use Trends (ECWRPC), 1980 to 2008

Existing Land Use	1980 Acres	2008 Acres	Change Acres	Percent Change
Residential	315	1,021	706	224%
Commercial	14	16	2	11%
Industrial	22	11	-11	-50%
Parks and Recreation	378	111	-267	-71%
Institutional Facilities	114	9	-105	-92%
Cropland	6,857	5,395	-1,462	-21%
Residual	13,571	14,463	892	7%
Total	21,271	21,025		

Source: ECWRPC: 1980. Updated by Town of Coloma 2008.

Even though land use trends utilizing Department of Revenue data does not include WDNR data or tax exempt properties, certain broad trends can be seen and correspond to trends apparent in the data from ECWRPC. ***Residential acreages are increasing, while agricultural and forest land acreages are decreasing*** (Table 8-4). The difference in total acreage in the Town is related to the property that is tax exempt or lost due to annexation.

Table 8-4. Land Use Trends (DOR), 1980 to 2005

Land Use	1980 Acres	1990 Acres	2000 Acres	2005 Acres	Percent Change		
					1980-1990	1990-2000	2000-2005
Residential	2,101	2,300	2,739	3,015	9%	19%	10%
Commercial	105	32	28	36	-70%	-13%	29%
Manufacturing	13	14	14	14	8%	0%	0%
Agricultural	8,936	9,458	6,447	6,425	6%	-32%	0%
Undeveloped	159	107	2,894	2,737	-33%	2605%	-5%
Forest Land	8,177	5,907	4,212	3,603	-28%	-29%	-14%
Other			45	43			-4%
Total	19,491	17,818	16,379	15,873			

Source: WI DOR Final Statement of Assessment Report. 1980, 1990, 2000, 2005.

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 2007, 189 net units were added within the Town of Coloma. This averages to about 10.5 units per year (units/yr)*** (Table 8-5). The largest growth in single family units occurred during 1998 to 2000. During these three years, an average of 22.3 units was added

per year. It is important to note that the accuracy of the data source is dependent on timely reporting by local officials.

Table 8-5. Residential Building Permits, 1990 to 2007

Year	Additions Number	Deletions Number	Net Number
1990	0	0	0
1991	0	0	0
1992	7	1	6
1993	0	0	0
1994	12	1	11
1995	3	0	3
1996	1	0	1
1997	17	0	17
1998	21	0	21
1999	26	0	26
2000	20	0	20
2001	20	1	19
2002	18	0	18
2003	16	0	16
2004	12	0	12
2005	7	0	7
2006	7	0	7
2007	5	0	5

*Source: State of Wisconsin Demographic Services Center
Annual Housing Unit Surveys.*

Density and Intensity

Density

Density is broadly defined as “a number of units in a given area”.¹⁰ For the purposes of this report, residential densities are defined as the number of housing units per square mile of total land area (units/square mile), excluding water. **Between 1990 and 2000, residential densities increased throughout the county, state, and the Town of Coloma.** As the population of the area has grown, so has the overall housing density (Table 8-6). ***Within the Town of Coloma, residential densities increased by about 12 percent from 13.52 units per square mile to 15.12 units per square mile during this time period.*** Similarly, residential densities in Waushara County increased by about 12 percent from 19.56 units per square mile to 21.83 units per square mile. While residential densities in Wisconsin increased by about 13 percent from 37.85 units per square mile to 42.74 units per square mile.

¹⁰ Measuring Density: Working Definitions for Residential Density and Building Intensity, November 2003. Design Center for American Urban Landscape, University of Minnesota.

Table 8-6. Residential Density, 1990 to 2000

Jurisdiction	Land Area Sq. Miles	1990		2000	
		Total Units	Units/Sq. Mi.	Total Units	Units/Sq. Mi.
Wisconsin	54,313.7	2,055,774	37.85	2,321,144	42.74
Waushara County	626.1	12,246	19.56	13,667	21.83
Town of Coloma	33.1	447	13.52	500	15.12

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 categorizes 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. According to the 2000 U.S. Census, there are no structures within the Town of Coloma that have 3 or more units. 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.

Utilizing 2000 U.S. Census data and adding 104 net single family units per the data from DOA, from 2000 to 2007 there were 604 single family units in the Town of Coloma on a total of 1,020.6 acres. ***This resulted in a single family intensity of just about 0.6 units per acre in the Town in 2008. There were no multi-family units in the Town of Coloma in 2008.***

Table 8-7. Intensity, 2008

Municipality	Single Family			Multi-Family		
	Units	Acres	Units/Ac.	Units	Acres	Units/Ac.
Town of Coloma	604	1,020.6	0.59	0	0	0.00

Source: Town of Coloma Land Use data, 2008. U.S. Census, 2000. State of Wisconsin Demographic Services Center, Annual Housing Unit Surveys.

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 decision

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.¹¹ 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 has developed a regional comprehensive plan.¹² As a part of this planning process, East Central has identified several key land use goals:

- Educate the public on potential conflicts and trade-offs associated with alternative development patterns.
- Encourage efficient development in order to reduce land use conflicts and contain community costs.
- Encourage actions and incentives which preserve and protect natural and cultural resources.

¹¹ *Wisconsin State Statutes 66.1001.*

¹² ECWRPC, 2008. *Milestone Report #3: Goals, Strategies and a Plan for Action.*

- Educate all decision makers regarding what their property rights are and how they can influence the public arena.
- Educate the public on potential cultural, economic and land use conflicts.
- Encourage intergovernmental cooperation and coordination.
- Encourage building code standards which preserve historical and cultural character.
- To protect and improve the aesthetic qualities and high-value scenic resources of the region and its communities while balancing the needs of private industry, government, and the general public.
- Identify techniques, which can be used to preserve local community character.
- Encourage a balance between individual property rights and community interest and goals.
- Encourage public participation in comprehensive planning.
- To ensure the region and its communities develop in a manner which is sustainable in nature.
- Comprehensive plan updates have considered the voluntary incorporation of sustainable concepts.
- Communities are informed and educated on the benefits of developing sustainable plans and regulations.

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

Environmental Impacts and Public Utilities

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 Town of Coloma 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.

Market Trends

The price of developable land 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.

Table 8-8. Equalized Values, 1998 to 2008

Year	Town of Coloma Land Value	Percent Increase	Waushara County Land Value	Percent Increase
1998	22,864,000	-	494,927,000	-
1999	23,900,800	5%	531,492,800	7%
2000	23,607,100	-1%	532,430,300	0%
2001	28,203,900	19%	649,433,500	22%
2002	32,975,400	17%	684,983,500	5%
2003	34,275,700	4%	737,864,100	8%
2004	34,054,700	-1%	758,648,000	3%
2005	35,126,600	3%	774,526,900	2%
2006	38,976,700	11%	838,017,300	8%
2007	43,366,500	11%	890,245,700	6%
2008	54,401,400	25%	1,003,757,200	13%

Source: WDOR: Statement of Equalized Values; 1998 - 2008.

The Wisconsin Department of Revenue (DOR) annually reports equalized value as set by the department by real estate class per municipality in Wisconsin. Table 8-8 shows the equalized value of all classes of land in the Town of Coloma and Waushara County. Overall, both the Town and County experienced steady increases in land value between 1998 and 2008. ***During this time period, the value of land in the Town of Coloma increased by 138 percent, while land values in the County went up by 103 percent.*** Years of largest increases for

both the Town of Coloma and Waushara County occurred in 2001 and 2008. In 2001, land values in the Waushara County increased by 22 percent compared to 19 percent in the Town of Coloma. While in 2008, land values increased by 25 percent in the Town and by 13 percent in the County. ***More recent data from 2006 to 2008 suggests that the Town's land value (39.6%) increased at a noticeably greater rate than the County (19.8%), indicating that land in Coloma is appreciating more rapidly and in greater demand.***

State of Wisconsin housing statistics provided by the Wisconsin Realtors Association's provide information on the number of home sales and median price over a period of time. ***Between 1998 and 2008 there were 2,666 home sales in Waushara County, with an average of 242 home sales per year (Table 8-9). During this time period the median sale price increased from \$81,800 in 1998 to \$105,000.*** This represents a 28 percent increase.

Table 8-9. Waushara County Home Sales, 1998 to 2008

Year	Number of Home Sales	Median Sale Price
1998	176	\$81,800
1999	226	\$82,100
2000	235	\$86,600
2001	198	\$98,600
2002	234	\$95,700
2003	250	\$107,700
2004	314	\$97,100
2005	261	\$131,100
2006	296	\$121,800
2007	278	\$109,100
2008	198	\$105,000

Source: Wisconsin Realtor Association Consumer Resources

[Http://www.wra.org/Consumer_Resources/about/housingstats.asp](http://www.wra.org/Consumer_Resources/about/housingstats.asp)

Note: Fourth quarter information note available for 1998 and is not included in total.

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 Coloma. 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 156 seasonal units in Coloma. ***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 Town.

FUTURE LAND USE

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 and housing)
- Natural resource areas with limiting conditions (wetlands, floodplains and water resources);
- Future land use projections;
- Results from public input;
- Committee input; and
- Waushara County Zoning Ordinance.

The following land use categories were used on the Future Land Use Map:

Future Development – Minimum lot size 5 acres: The majority of land in this category will be used for residential on a minimum of 5 acres. Future residential land uses include single-family residential, farmsteads and duplexes. However, this category does allow for some commercial and industrial land uses.

Future Mixed Use – Small parcel development: Development within a half-mile radius of the Village of Coloma is considered small parcel mixed use. While the majority of the land in this category will be developed as single-family on a minimum lot size of one acre, this category does allow from commercial, industrial and multi-family development. It is anticipated that commercial development may occur along the STH 21 and I-39 corridors.

Future Agriculture: Large farming operations currently dominate the existing land use in this area of the Town. Major and minor residential subdivisions are discouraged within this land use category. New residential development, where feasible, is restricted to immediate family members or individuals wishing to develop new farming operations.

The future land use map should be used as a planning tool in accordance with the “smart growth” legislation. Elected and appointed officials should use this map 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.¹³ 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

¹³ *Wisconsin State Statutes 66.1001.*

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, 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.

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, 660 permanent residents resided in the Town of Coloma in a total of 500 dwelling units.¹⁴ Of these units, 254 dwelling units were occupied year round and 246 were vacant. Vacant units are comprised of seasonal units and other (for rent, for sale, other). 206 units or 83.7 percent of the vacant units were considered seasonal in 2000. The 254 occupied dwelling units (households) had an average household size of 2.51 people. Based on ECWRPC projections, the population is expected to increase by 330 to 967 people by 2030¹⁵; these people are expected to live in a total of 434 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 2.23 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 41.2 percent (vacancy rate from 2000 Census held constant), it is anticipated that there will be a total of 854 dwelling units in the Town of Coloma by 2030 or 354 new units. Since there are no multi-family units currently in the Town, it is assumed that all new units will be single-family. Over a 30 year period this assumes that an average of 11.8 dwelling units will be added in the Town per year.***

Historical building permit data from the DOA indicates that between 1990 and 2007, a net total of 189 units (Table 8-5) were added in the Town of Coloma (10.5 dwelling units per year). According to U.S. Census data, a total of 53 additional dwelling units were built in the Town between 1990 and 2000 (5.3 dwelling units per year). While historical building permit data from DOA indicates that the Town averaged 10.5 dwelling units per year between 1990 and 2007, given the current economic conditions, these trends may not continue.

¹⁴ U.S. Census 2000, an additional 23 people lived in group quarters.

¹⁵ n additional 35 people will live in group quarters.

Based on existing information, there are approximately 604¹⁶ single/two-family residential units in the Town that occupied approximately 1,021 acres.¹⁷ As a result, the average size of a residential parcel in the Town of Coloma is approximately 1.7 acres. Per the future land use map, ***residential development within a half mile of the Village of Coloma is expected to occur at higher densities so that this area could potentially be served by sewer and water in the future.*** While the Waushara County Zoning Ordinance (Residential Single-Family Zone - RS-20) allows for single-family residential lots of a minimum of 20,000 SF for unsewered development and in order for sewer and water to be cost effectively extended to this area in the future, lot sizes should not exceed one acre in size, the Town has decided that it would like to see lot sizes in this area of a minimum of one acre. ***To the east of the moraine, as indicated on the future land use map, future residential development is to occur on a minimum lot size of five acres.*** Therefore, ***Residential land use was calculated utilizing a minimum lot size of one acre or one dwelling unit per acre (Table 8-10), minimum lot size of 20,000 SF or 2.18 dwelling units per acre (Table 8-11) and minimum lot size of five acres or 0.2 units per acre (Table 8-12). This means that the Town of Coloma would likely experience an increase of about 155 to 1,690 acres of new residential growth depending on the density selected. This assumes a 15 percent infrastructure and 20 percent market factor.***

Future commercial and industrial growth was estimated using a ratio of existing population to existing commercial and industrial land use and projecting it forward based on future population estimates. Currently, there are about 16 acres of commercial and 11 acres of industrial development in the Town of Coloma. In the future, it is assumed that very little commercial and industrial development will be added. ***Any commercial or industrial development is expected to likely occur near STH 21 and the Village of Coloma.*** Based on existing commercial and industrial land use and future population growth, ***it is assumed that about 6 acres of commercial and 4 acres of industrial development will be added over the life of the plan.***

Growth within the Town of Coloma will generally occur to the east of the moraine, in areas that are currently wooded or in agriculture. Since most of this area is wooded, it is assumed that 95 percent will occur in wooded areas and that 5 percent will occur in areas that are currently farmed. ***Based on these assumptions approximately 8 to 85 acres of agricultural land will be lost over the life of the plan.***

Table 8-10. Moderate Density Residential Land Consumption (Min. Lot Size 1 Acre)

	2008 Acres	2010 Acres	2015 Acres	2020 Acres	2025 Acres	2030 Acres
Residential	1,021	1,051	1,128	1,205	1,282	1,359
Multi-Family	0	0	0	0	0	0
Commercial	16	16	18	19	20	22
Industrial	11	12	13	14	15	16
Agriculture	5,395	5,394	5,390	5,386	5,382	5,378

Source: ECWRPC 2008 land use, household projections. U.S.Census 2000. DOA

¹⁶ U.S. Census 2000 (500) plus DOR net building data (104).

¹⁷ ECWRPC existing land use 2008.

Table 8-11. High Density Residential Land Consumption (Min. Lot Size 20,000 SF)

	2008 Acres	2010 Acres	2015 Acres	2020 Acres	2025 Acres	2030 Acres
Residential	1,021	1,035	1,070	1,105	1,140	1,176
Multi-Family	0	0	0	0	0	0
Commercial	16	16	18	19	20	22
Industrial	11	12	13	14	15	16
Agriculture	5,395	5,395	5,393	5,391	5,389	5,387

Source: ECWRPC 2008 land use, household projections. U.S.Census 2000. DOA

Table 8-12. Low Density Residential Land Consumption

	2008 Acres	2010 Acres	2015 Acres	2020 Acres	2025 Acres	2030 Acres
Residential	1,021	1,174	1,558	1,942	2,326	2,710
Multi-Family	0	0	0	0	0	0
Commercial	16	16	18	19	20	22
Industrial	11	12	13	14	15	16
Agriculture	5,395	5,388	5,368	5,349	5,330	5,310

Source: ECWRPC 2008 land use, household projections. U.S.Census 2000. DOA

Land Use Issues and Conflicts

While the Town and Village of Coloma are preparing separate comprehensive plans, these plans are being prepared jointly so that any issues with future land use can be discussed as a group. Even though the communities are meeting jointly on the preparation of their comprehensive plans, a formal communication process should continue so that future land use proposals within a half mile radius of the Village can be discussed. Likewise the Village should keep the Town current on new development proposals within the Village, which are near Town borders. The Town of Coloma should also establish a formal communication process with its other neighbors, so that future land use proposals and the potential effects of new development within 300 feet of their common borders can be discussed prior to approval. By doing so, the impacts of the development will be more likely to be minimized.

Waushara County communities, sanitary districts, school districts, planning commissions and others should monitor and provide comments to other communities and the County during the ongoing comprehensive planning process which is currently underway. Potential land use conflicts may arise as new development occurs. Local officials and county employees will need to collaborate to ensure that the overall density of development within the towns is consistent with the overall land use visions.

Natural resource preservation and development may be in conflict with each other. High quality wetlands, floodplains, and other features comprise the natural resource base. 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.

Key Findings

Existing Land Use

- The Town of Coloma existing land use map was last updated by the Town in 2008.
- The land use categories are agricultural, residential, commercial, industrial, transportation, utilities/communications, institutional facilities, recreational facilities, water features, woodlands and other open land.
- The Town of Coloma encompasses approximately 21,025 acres. About ten percent (9.9%) of the total area is developed.
- Overall, cropland (irrigated and non-irrigated) accounts for about 26 percent (25.7%) of the total land use, while woodlots (planted and unplanted) makes up another 53 percent (52.6%).

Zoning

- The Town of Coloma adheres to Waushara County Zoning regulations.
- The predominant zoning district in the Town is General Agriculture. This category comprised 94.0 percent of the area in the Town of Coloma.

Development Trends

- The earliest inhabitants of Waushara County were Native Americans.
- By the late 1840's and early 1850's, farming communities centered around small villages and hamlets could be found in the county.
- In the 1880's, the county experienced a surge of activity with the coming of the railroad and the discovery of red granite.
- Today, agriculture and tourism has grown to become the county's major industries.
- Large portions of farm and woodlands are being converted to small parcel residential development.

Land Use Trends

- According to data collected by ECWRPC, residential and commercial increased, while industrial, parks and recreation, institutional facilities and cropland decreased between 1980 and 2008.
- According to data collected by the DOR, residential acres are increasing, while agricultural and forest land acres are decreasing.

Building Permits

- Between 1990 and 2007, 189 net units were added within the Town of Coloma. This averages to about 10.5 units per year (units/yr).

Density and Intensity

- Between 1990 and 2000, residential densities increased throughout the county, state, and the Town of Coloma. Within the Town of Coloma, residential densities increased by about 12 percent from 13.52 units per square mile to 15.12 units per square mile during this time period.
- In 2008, it is estimated that there were 604 single family units in the Town of Coloma on a total of 1,020.6 acres. This resulted in a single family intensity of about 0.6 units per acre.
- There were no multi-family units in the Town of Coloma in 2008.

Local Land Use Issues

- Development costs vary based on density, design, social, economical, political and environmental constraints.
- The amount of land available for development within the Town of Coloma is finite.
- Between 1998 and 2008, the value of land in the Town of Coloma increased by 138 percent, while land values in the County went up by 103 percent.
- More recent data from 2006 to 2008 suggests that the Town's land value (39.6%) increased at a noticeably greater rate than the County (19.8%), indicating that land in Coloma is appreciating more rapidly and in greater demand.
- Between 1998 and 2008 there were 2,666 home sales in Waushara County, with an average of 242 home sales per year. During this time period the median sale price increased from \$81,800 in 1998 to \$105,000.
- Development is dependant on the availability of a cost-effective, abundant, efficient energy supply.
- 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.

Future Land Use

- The following land use categories were used on the Future Land Use Map: Future Development – Minimum Lot Size 5 Acres; Future Mixed Use – Small Parcel Development; and Future Agriculture.
- Assuming a constant vacancy rate of 41.2 percent (vacancy rate from 2000 Census held constant), it is anticipated that there will be a total of 854 dwelling units in the Town of Coloma by 2030 or 354 new units. Since there are no multi-family units currently in the Town, it is assumed that all new units will be single-family. Over a 30 year period this assumes that an average of 11.8 dwelling units will be added in the Town per year.
- Residential development within a half mile of the Village of Coloma is expected to occur at higher densities so that this area could potentially be served by sewer and water in the future.
- To the east of the moraine, future residential development is to occur on a minimum lot size of five acres.
- Residential land use was calculated utilizing a minimum lot size of one acre or one dwelling unit per acre (Table 8-10), minimum lot size of 20,000 SF or 2.18 dwelling units per acre (Table 8-11) and minimum lot size of five acres or 0.2 units per acre (Table 8-12). This means that the Town of Coloma would likely experience an increase of about

155 to 1,690 acres of new residential growth depending on the density selected. This assumes a 15 percent infrastructure and 20 percent market factor.

- Any commercial or industrial development is expected to likely occur near STH 21 and the Village of Coloma. It is assumed that about 6 acres of commercial and 4 acres of industrial development will be added over the life of the plan.
- Growth within the Town of Coloma will generally occur to the east of the moraine, in areas that are currently wooded or in agriculture. Based on these assumptions approximately 8 to 85 acres of agricultural land will be lost over the life of the plan.

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 Coloma, commercial and light industrial uses should be concentrated near similar land uses, near the Village of Coloma or STH 21.

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 reasonably 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, business and other points of interest. 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.

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. 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 exist in Waushara County and the Town of Coloma. These resources include Pleasant Lake, Chaffee Creek, woodlands, wetlands, wildlife habitat, agricultural land and other open spaces. 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.

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.¹⁸ 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 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.

¹⁸ *Wisconsin State Statutes 66.0401.*

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 systems 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 116.

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**.¹⁹ The existing ordinance permits wind energy facilities for on-premise consumption in areas that have been zoned for either general agricultural (A-G) or forestry (O-F) uses. Off-premise consumption requires a conditional use permit. As such, the landscape within these areas must be dominated by 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, 1981.²⁰ The goal of the 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.

¹⁹ WCZLC. 2006. *Code of Ordinances: Waushara County, Wisconsin 58.236 (20)*.

²⁰ WCZLC. 1980. *Waushara County Farmland Preservation Plan*. http://www.co.waushara.wi.us/more_lcd.htm.

Land and Water Resource Management (LWRM) Plan. The Waushara County LWRM plan was written in 1999.²¹ In 2005, it was revised in response to a 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

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. The Waushara County parcel map may serve as a basis for Coloma's official map.

Existing Comprehensive/Land Management Plans. A Community Management Plan for the Town of Coloma was completed in 2005. Waushara County and the Town of Coloma are in the process of developing Comprehensive Plans that will be completed in 2009.

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 1999.²² 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.²³ 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 systems.²⁴ 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

²¹ WCZLC. 2005. *Waushara County Land and Water Resource Management Plan*.
http://www.co.waushara.wi.us/more_lcd.htm.

²² Wisconsin Legislative Reference Bureau. 1997. *Budget Brief 97-6*.

²³ Wisconsin Legislative Reference Bureau. 2000. *Budget Brief 00-7*.

²⁴ Wisconsin Statutes 66.0401

increase construction/operation costs, decrease the efficiency of wind generation systems, or specifically prohibit installation of alternate energy systems.

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.

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LAND USE – Town of Coloma

GOAL LU 1: Encourage a pattern of community development and growth that preserves and enhances the quality of life for the residents of the Town.

STRATEGY LU 1.1: Ensure that environmentally sensitive areas such as wetlands, floodplains, steep slopes, trout streams and lakes are protected when planning for future development.

- ◆ ***RECOMMENDATION LU 1.1.1: Consult the future land use map for environmentally sensitive areas prior to approving proposed development.***
- ◆ ***RECOMMENDATION LU 1.1.2: Discourage development on steep slopes. Development on or near areas of steep slopes can cause erosion and degrade water quality. The county should evaluate different approaches to steep slope protection (access grades, development prohibition on slopes exceeding 12 percent, minimum lot sizes, vegetation removal, etc.) for their suitability for use in the County.***
- ◆ ***RECOMMENATION LU 1.1.3: Work with Waushara County and the WDNR to encourage sustainable forestry practices to guide timber planting, thinning trimming and removal from the moraine area.***

STRATEGY LU 1.2: Protect and preserve the town and area's natural resources and features.

- ◆ ***RECOMMENDATION LU 1.2.1: Limit development near the Village's former landfill.***
 - *Indicate a 1,200 foot buffer around the Village's former landfill.*
 - *Encourage the county to inform potential landowners at the time of property transfer that more information should be obtained before constructing a well.*
- ◆ ***RECOMMENDATION LU 1.2.2: Protect existing and future municipal wellhead locations from land uses that could potentially contaminate the groundwater.***
 - *Use zoning to restrict specified types of land uses and activities within wellhead protection areas as indicated on the future land use map.*
 - *Amend the town zoning map to include the county's Groundwater Protection Overlay District.*

STRATEGY LU 1.3: Minimize the visual impact of non-farm development on the rural landscape.

- ◆ ***RECOMMENDATION LU 1.3.1: Direct higher density residential development to areas within or adjacent to the Village of Coloma where municipal services area available.***
- ◆ ***RECOMMENDATION LU 1.3.2: Establish design criteria such as architectural treatments, color choices, etc. for more intense development that would complement and blend in with the rural landscape.***

- ♦ *RECOMMENDATION LU 1.3.3: Work with Waushara County to review its sign ordinance in regard to placement of billboards.*
- ♦ *RECOMMENDATION LU 1.3.4: Encourage Waushara County to enact a light ordinance that would address shielding, light directing and similar measures to control the direction, intensity and “leakage” of exterior lighting.*

STRATEGY LU 1.4: Promote economic growth and vitality while preserving the town’s natural resources, amenities and agricultural base.

- ♦ *RECOMMENDATION LU 1.4.1: Continue to maintain a list of “viable” farms and/or properties, update annually.*
- ♦ *RECOMMENDATION LU 1.4.2: Discourage major and minor subdivisions immediately adjacent to existing farming operations.*
- ♦ *RECOMMENDATION LU 1.4.3: Discourage major and minor subdivisions to the west of the moraine as indicated on the future land use map.*
- ♦ *RECOMMENDATION LU 1.4.4: Where feasible, restrict new residential development to the west of the moraine to immediate family members or individuals wishing to begin new farms.*
- ♦ *RECOMMENDATION LU 1.4.5: Direct small parcel residential development west of the moraine to non-farmland areas.*
- ♦ *RECOMMENDATION LU 1.4.6: Encourage the development of agricultural support businesses and clean industry in the Coloma Business Park.*
- ♦ *RECOMMENDATION LU 1.4.7: Direct industrial and commercial development to areas near the STH 21 corridor*
- ♦ *RECOMMENDATION LU 1.4.8: Support the establishments of small businesses or “home-based” businesses that provide opportunities for local residents and complement the community.*

STRATEGY LU 1.5: Protect the Town of Coloma’s important cultural resources.

- ♦ *RECOMMENDATION LU 1.5.1: Compile an inventory of historical, architectural and archeological resources within the Town.*
- ♦ *RECOMMENDATION LU 1.5.2: Consider cultural resources and historic preservation in any future land use planning and development decisions.*
- ♦ *RECOMMENDATIONS LU 1.5.3: Seek out input from informed individuals when making decisions that involve existing sites and structures.*

STRATEGY LU 1.6: Provide a sufficient supply of land for housing choices. An adequate supply of housing choices is needed to meet the needs and preferences of a growing community. Providing areas for future residential development helps ensure that these needs will be met.

- ◆ ***RECOMMENDATION LU 1.6.1: Maintain a minimum lot size of five acres for areas not designated as small parcel development.***
- ◆ ***RECOMMENDATION LU 1.6.2: Encourage multi-family residential (3 units or more) or higher density residential development only in areas adjacent to the Village of Coloma.***
- ◆ ***RECOMMENDATION LU 1.6.3: Work with Waushara County to develop criteria for multi-family development.***
- ◆ ***RECOMMENDATION LU 1.6.4: Direct small parcel residential development to areas within one-half mile radius of the Village of Coloma as designated on the future land use map.***
- ◆ ***RECOMMENDATION LU 1.6.5: Maintain a minimum lot size of one acre within areas designated for small parcel residential development.***

STRATEGY LU 1.7: Ensure that the future transportation system is integrated with the existing and future land use plan. A quality transportation system provides mobility to the different types of land uses within the Town. Additionally, these land use patterns are dependent upon the condition and effectiveness of the transportation system. This transportation system is part of a larger network that also provides mobility for the transfer of goods and people to different parts of the region and state.

- ◆ ***RECOMMENDATION LU 1.7.1: Monitor discussion of the Village of Coloma, WisDOT, and the Waushara Highway Department to study and possibly reconstruct the intersection of STH 21 and 4th Avenue.***
- ◆ ***RECOMMENDATION LU 1.7.2: Monitor discussion of the Village of Coloma and WisDOT to conduct a traffic study of the I-39 and STH 21 interchange prior to approval of any additional development in this area.***
- ◆ ***RECOMMENATION LU 1.7.3: Monitor discussion of the Village of Coloma and WisDOT regarding traffic flow and safety concerns at Industrial Drive.***
- ◆ ***RECOMMENDATION LU 1.7.4: Work with WisDOT, the Village of Coloma and others to establish a strategic location for a “Park and Ride” lot near the corner of STH 21 and I-39.***
- ◆ ***RECOMMENDATION LU 1.7.5: Collaborate with the Village of Coloma and others to explore the possibility of bringing scheduled intercity bus service to the Coloma area.***

- ♦ ***RECOMMENDATION LU 1.7.6: Consider establishing pedestrian and/or bicycling connections between the Village of Coloma, the school forest, Pleasant Lake, the Ice Age Trail and other key destinations in the Coloma area.***
- ♦ ***RECOMMENDATION LU 1.7.7: Consider pedestrian and bicycling uses when constructing or reconstructing local or county low volume roads.***

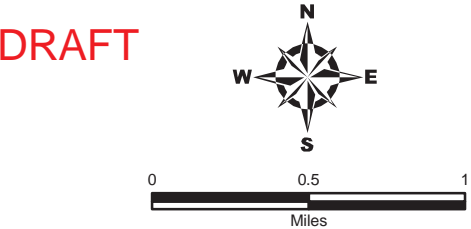
STRATEGY LU 1.8: Collaborate with the Village of Coloma and neighboring towns to ensure compatible land uses near common boundaries. Growth must occur in a coordinated fashion not only within the community, but also on the edges. Often neighboring communities have similar or complementary goals for growth.

- ♦ ***RECOMMENDATION LU 1.8.1: Continue to collaborate with the Village of Coloma to ensure that new development within a half mile of the Village borders is compliant with the Town's land use vision and can be potentially served by public sewer and water in the future.***
- ♦ ***RECOMMENDATION LU 1.8.2: Work with the Village of Coloma to steer higher density residential, commercial and manufacturing developments to areas within or adjacent to the Village.***
- ♦ ***RECOMMENDATION LU 1.8.3: Continue to collaborate with adjacent towns to ensure that new development along common borders is compliant with all implemented land use plans.***
- ♦ ***RECOMMENDATION LU 1.8.4: If development is to occur within ¼ mile of the Town of Coloma's border, invite elected officials and citizens of the neighboring community to offer public comment on that development and ask that the Town be given the same consideration.***

EXHIBIT 8-1 TOWN OF COLOMA EXISTING LAND USE

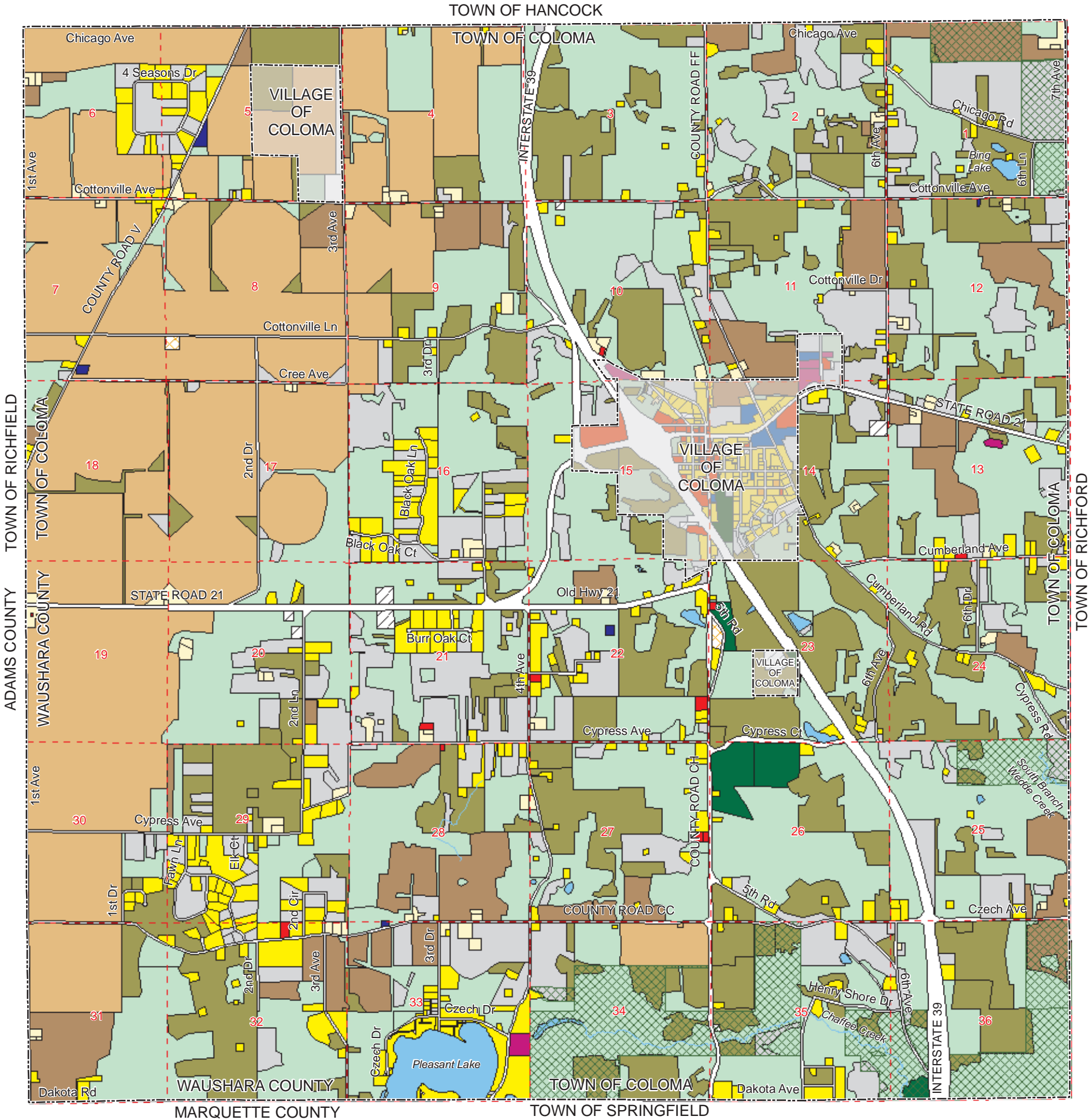
- Single Family Residential
- Farmsteads
- Multi-Family
- Mobile Home Parks
- Commercial
- Industrial
- Quarries
- Institutional Facilities
- Transportation
- Utilities/Communications
- Non-Irrigated Cropland
- Irrigated Cropland
- Other Ag Land / Pasture
- Water Features
- Recreational Facilities
- Planted Woodlands
- General Woodlands
- Open Other Land
- DNR Owned Lands

Source: Land Use Data updated by the Town of Coloma and East Central Wisconsin Regional Planning Commission, 2008. Digital Base Data provided by Waushara County, 2008.



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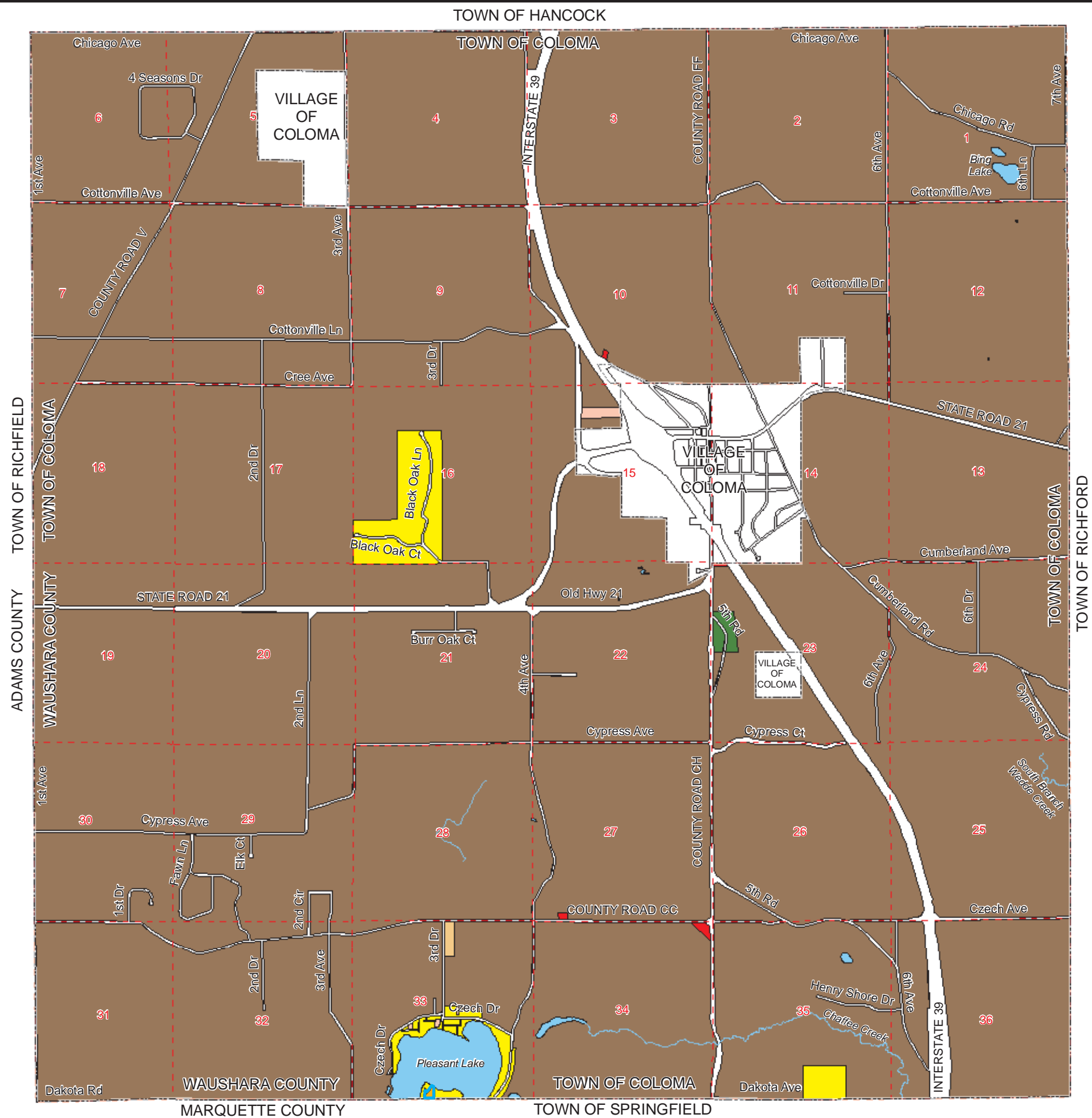


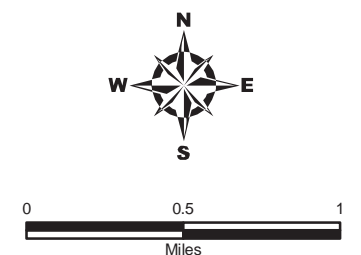
EXHIBIT 8-2 TOWN OF COLOMA EXISTING ZONING

- (A-G) General Agricultural
- (A-R) Agricultural Residential
- (C-G) General Commercial
- (C-S) Service Commercial
- (O-P) Park & Recreation
- (R-M) Residential Multiple Family
- (RS-20) Residential Single Family
- Water
- Transportation

* Village of Coloma Not Included

Source: Waushara County Zoning, 2005.
Digital Base Data provided by Waushara County, 2008.

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





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EXHIBIT 8-3 TOWN OF COLOMA FUTURE LAND USE

Existing Land Use










	Residential		Parks
	Mobile Home Park		Transportation
	Commercial		Utilities
	Industrial		Water
	Institutional		

Future Land Use

	Future Development Minimum Lot Size 5 Acres
	Future Mixed Use - Small Parcel Development
	Future Agriculture
	Future Rail

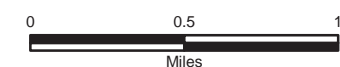
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Other Features

	Environmentally Sensitive Area Fema 100 Year Floodplain, 50 Ft Buffer of Wetlands > 5 Acres, 75 Ft Buffer of Hydro, 100 Ft Buffer of Class I, II, and III Trout Streams.
	DNR Owned Land
	Wellhead Protection Area 5 Year Time of Travel (Approximate Area)
	1200 Ft Landfill Buffer
	Ice Age Trail Corridor
	Moraine Line
	Alternate Ice Age Trail
	Cemetery
	Airport

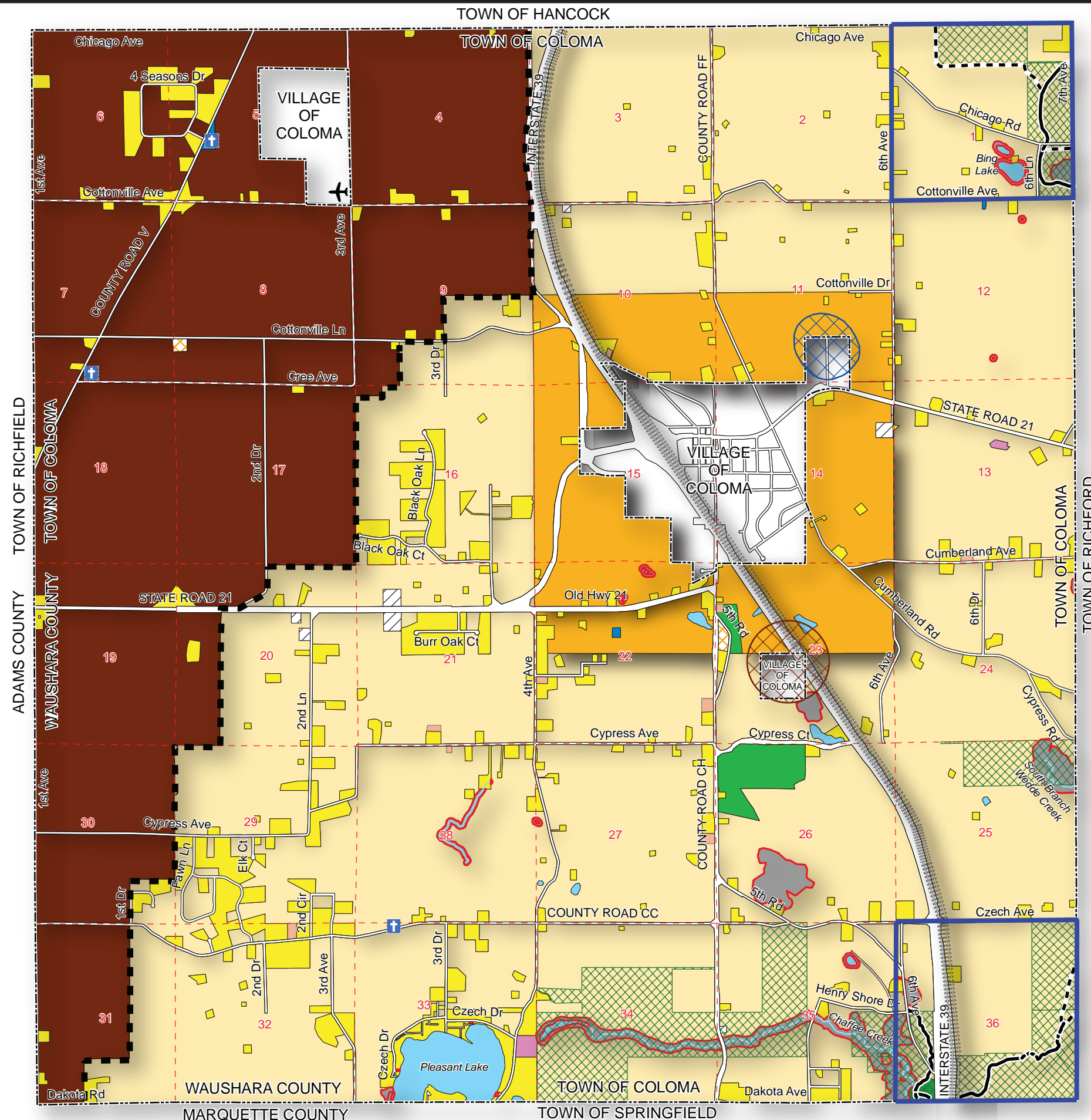
The future land uses indicated on the map are based upon the best and most current information available at that time, and is adopted as part of the Town of Coloma Comprehensive Plan with the premise that it is impossible to predict future growth and changes in development pressures with complete accuracy. Therefore, the Town of Coloma anticipates that requests for land use changes will be made for areas outside of the future land use areas depicted on this map, and reserves the right to review these requests on a case by case basis, applying the actions and commentaries contained within this plan when acting on these requests along with all newly available information at the time the request is made. This map will be reviewed and amended periodically to reflect these changes in full compliance with all applicable state and local requirements.

Source: Future Land Use Data updated by the Town of Coloma and East Central Wisconsin Regional Planning Commission, 2009.
Environmentally Sensitive Area data provided by FEMA 2001, WI DNR 2004, and Waushara County, 2008.
Digital Base Data provided by Waushara County, 2008.
Wellhead Protection Area data obtained from the Wellhead Protection Plan, Village of Colma, 2000.



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Prepared By
EAST CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION-SEPTEMBER 2009



CHAPTER 9: INTERGOVERNMENTAL COOPERATION

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CHAPTER 9: 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 Vision for 2030

In 2030, the Town of Coloma has been successful in forming strong relationships with the Village of Coloma and other neighboring municipalities. This spirit of cooperation has led to more cost-effective delivery of municipal services by eliminating duplication and taking advantage of economies of scale. The Town has been successful in working with the Westfield School District, local churches and the many civic organizations in the community on a number of projects that have enhanced the lives of area residents. These partnerships have resulted in increased services to elderly, disabled and the youth of the area. Additionally these partnerships continue to enhance the strong sense of community that is enjoyed by area residents. The Village and Town continue to work together to ensure that growth within close proximity to the Village of Coloma is occurring in a cost effective and mutually agreeable manner.

INVENTORY AND ANALYSIS

Governmental Units and Relationships to Communities

Communities

The Town of Coloma shares its borders with the Village of Coloma and the towns of Hancock, Richford and Deerfield in Waushara County and the towns of Springfield and Newton in Marquette County and the towns of Richfield, Colburn and Lincoln in Adams County. The Town of Coloma has no boundary agreements with the Village of Coloma. However, the Village and Town of Coloma enjoy a good working relationship and have collaborated on a number of activities in the past. 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 of its neighbors.

School Districts

The Town of Coloma is served by the Westfield School District. 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.

The Westfield School District owns about 42 acres¹ in the Town of Coloma. This former pasture has been transformed into a working pine plantation with a few acres of mature oaks. ***The property provides residents in the area and school children, as well as youth and adult groups (girl scouts, walkers) the opportunity to study and enjoy the outdoors.*** The facility is open for both day and night use. Cross-country skiing as well as hiking trails are available within the site.

The Town is served by the Fox Valley Technical College. However due to the proximity of the Town in relation to the local campuses, many residents attend classes at one of the Mid State Technical College campuses in either Adams, Marshfield, Stevens Point, or Wisconsin Rapids.

Community Facilities

Due to the rural nature of Waushara County, many facilities and services are shared jointly between neighboring communities as well as provided through agreement with the county. The Village of Coloma, through its police department, provides about 40 hours per month of protection to the Town of Coloma. Police protection is also provided by the Waushara County Sheriff's Department that dispatches officers from the City of Wautoma. The Coloma Volunteer Fire-Rescue-EMS Department provides service to the Village of Coloma and the towns of Coloma, Richford (partial) and Richfield. Mutual aid agreements are in place with Marquette, Adams and Waushara counties. In order to improve service times in the western part of the county, an ambulance, shared jointly between the Coloma Fire Department and the Village of Plainfield, resides half time in the Village of Coloma and half time in the Village of Plainfield in alternating months. Finally the ***Coloma Library, as are all libraries within Waushara County, is part of the Winnefox Federated Library System.*** The federated library system is designed to provide expanded library service to more people without making additional large expenditures. For this reason, libraries do not need to purchase the same collection materials or multiple copies since patrons are able to order materials from any library in the system.

The Town and Village of Coloma share a community center, located on Front Street in the Village. This facility was constructed in approximately 1997 and houses not only village and town offices but also provides space for meetings and the Coloma Public Library.

Both Town and Village residents utilize and share in the maintenance and upkeep of the Coloma Community Park located in the south central portion of the Village off of Front

¹ http://www.westfield.k12.wi.us/ces_school_forest.htm 12/31/08.

Street. Park facilities include a playground, ball diamond, picnic tables, tennis court basketball hoops, and flush toilets.

Communication and coordination between communities and utility infrastructure providers (gas, electric, telephone, etc.), the WisDOT and the Waushara County Highway Department ensures that upcoming road construction and utility upgrades will run smoothly and that all work is done before restoration is completed. This lessens the chance that new road surfaces and restored terraces will need to be excavated shortly after construction is completed. Likewise, local governments, school districts and businesses working together on technological upgrades, ensure that these upgrades are made in concert without duplication of efforts so that a common goal can be achieved.

As indicated above, the Town of Coloma has strong working relationship with the Village of Coloma. Various intergovernmental agreements, in regard to public services and facilities, have also been established. The Town of Coloma should continue to look for ways that limited resources can be shared. New intergovernmental agreements which involve senior citizens and other social services; park and recreational facilities; stormwater management; or other topics may be issues that are explored in the future.

County

The Town of Coloma is located in Waushara County. ***The Town has adopted county zoning and has therefore given the county jurisdiction over zoning matters including land divisions and private on-site wastewater systems.*** However, the Town comments on and approves all proposed development within its jurisdiction before final action is taken by the county. ***The Town should continue to work with the various county departments to coordinate road construction and maintenance; solid waste and recycling efforts; police and emergency services; senior citizen and other social services; and park and recreational facilities and programs.*** The Town of Coloma and the County continue to maintain open communications with one another and should strive to foster good working relationships and mutual respect.

Region

Waushara County is a member of the East Central Wisconsin Regional Planning Commission (ECWRPC). Therefore the Town of Coloma is also a member. 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 Town of Coloma in the past on the preparation of a Land Management 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 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. Within the Town of Coloma, I-39 and STH 21 are highways operated and maintained by WisDOT. Bicycle and pedestrian accommodations along state highways are evaluated and determined by WisDOT as part of improvement projects. WisDOT usually solicits help from the local community(ies) when deciding on the type of accommodations.

Intergovernmental Comprehensive Planning Efforts

Periodically, representatives from various agencies, businesses and Waushara County (Wis DOT, WDNR, CAPSELLE Services, Waushara Area Chamber of Commerce, Waushara County Economic Development Corporation, Tri-County Regional 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.² 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,³ however only the City of Wautoma has effectuated this. 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

² *Wisconsin State Statutes* s.66.0307.

³ *Wisconsin State Statutes* s.236.10.

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.⁴ Only the City of Berlin has effectuated this. 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. The Village of Coloma does not exercise extraterritorial zoning authority.

Three major steps are involved in the adoption of an extraterritorial zoning ordinance.⁵ 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.

Key Findings

Communities

- The Town of Coloma shares its borders with the Village of Coloma and the towns of Hancock, Richford and Deerfield in Waushara County and the towns of Springfield and Newton in Marquette County and the towns of Richfield, Colburn and Lincoln in Adams County.

School Districts

- The Town of Coloma is served by the Westfield School District.
- The Westfield School District owns about 42 acres in the Town of Coloma. This property provides residents in the area and school children the opportunity to study and enjoy the outdoors.

Community Facilities

- Due to the rural nature of Waushara County, many facilities and services are shared jointly between neighboring communities as well as provided through agreement with the county.
- The Village of Coloma, through its police department, provides about 40 hours per month of protection to the Town of Coloma. Police protection is also provided by the Waushara County Sheriff's Department that dispatches officers from the City of Wautoma.

⁴ *Wisconsin State Statutes* s.62.23.

⁵ Ohm, B. 1999. *Guide to Community Planning in Wisconsin*.

- The Coloma Volunteer Fire-Rescue-EMS Department provides service to the Village of Coloma and the towns of Coloma, Richford (partial) and Richfield.
- Coloma Library, as are all libraries within Waushara County, is part of the Winnefox Federated Library System.
- The Town and Village of Coloma share a community center, located on Front Street in the Village.
- Both Town and Village residents utilize and share in the maintenance and upkeep of the Coloma Community Park.

County

- The Town has adopted county zoning and has therefore given the county jurisdiction over zoning matters including land divisions and private on-site wastewater systems.
- The Town should continue to work with the various county departments to coordinate road construction and maintenance; solid waste and recycling efforts; police and emergency services; senior citizen and other social services; and park and recreational facilities and programs.

Region

- Waushara County is a member of the East Central Wisconsin Regional Planning Commission.

INTERRELATIONSHIPS WITH OTHER COMPREHENSIVE 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 western Waushara County 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. 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 maybe 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 Coloma 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.

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.

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 common 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.

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.⁶ 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 Rhinelander. WisDOT has prepared several master plans specifically for various modes of

⁶ Wisconsin DNR. 2005. *Property Master Planning*. http://dnr.wi.gov/master_planning/.

transportation as well as a highway improvement plan.⁷ Although the plans are adequate to 2020, these plans will be periodically updated. Additionally, the Connections 2030 Plan, the new statewide transportation plan is currently in draft form and is expected to be approved in fall 2009. Within this plan, I-39 is identified as an intercity bus network connecting Madison, Stevens Point, and Wausau.⁸ The Town of Coloma 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.

Regional

East Central Wisconsin Regional Planning Commission. East Central Wisconsin Regional Planning Commission has completed all milestones in their regional comprehensive planning process. Communities should use the information identified in the first two milestone reports and review the goals set in the third milestone report.

County

Waushara County Comprehensive Plan. Waushara County is currently in the process of creating and adopting a smart growth comprehensive plan in accordance with s.66.1001. It is the responsibility of the Town of Coloma 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 adopted a 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 responsibility of Waushara County communities to review and implement this plan within their respective jurisdictions.

⁷ Wisconsin DOT. 2009. *Plans and Projects*. <http://www.dot.state.wi.us/projects/mode.htm>.

⁸ Wisconsin DOT. 2009. *Connections 2030 Plan, draft*.
<http://www.dot.wisconsin.gov/projects/state/connections2030.htm>.

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INTERGOVERNMENTAL COOPERATION – Town of Coloma

GOAL IC 1: Work with neighboring municipalities, Waushara County, state and federal departments and agencies when opportunities and/or issues arise that can be more effectively addressed cooperatively.

STRATEGY IC 1.1: Strengthen existing partnerships and build new relationships to promote economic growth in the Town of Coloma, area and county. Many local and regional economic development organizations and groups are working to promote economic develop in the state, region and county. Since the Town of Coloma's economy is dependent on the economy of the area; the Town can benefit from these efforts.

- ♦ ***RECOMMENDATION IC 1.1.1: Support effort of the Waushara Area Chamber of Commerce to market area tourism opportunities.*** *Tourism opportunities could include:*
 - *Farmers markets;*
 - *Community play or performance;*
 - *Community events;*
 - *The Ice Age Trail;*
 - *Snowmobile trails;*
 - *Bicycling facilities; and*
 - *Unique shopping or dining experiences.*
- ♦ ***RECOMMENDATION IC 1.1.2: Support the county and regional economic development groups to strengthen the agricultural economy of the area, through:***
 - *Promoting industry cluster development;*
 - *Specialty products;*
 - *Development of agricultural support industries; and*
 - *Promoting the use of locally grown products.*
- ♦ ***RECOMMENDATION IC 1.1.3: Support efforts by the Westfield School District, FVTC, UW-Extension, CAP Services and the business community to provide programs that strengthens the economy of the area and promote life long learning opportunities.*** *Program areas could include:*
 - *Business Development*
 - *Financing*
 - *Financial Planning*
 - *Business Plan Development*
 - *Job Skill Training*
 - *Technical Curriculum Development*
 - *Job Shadowing*
 - *Career Direction*
 - *"At Risk" Students*
 - *Youth Apprenticeship*
 - *Junior Achievement*
 - *FFA*
- ♦ **RECOMMENDATION IC 1.1.4: Support efforts of the Waushara County Economic Development Corporation, the Tri-County Regional Economic Development Corporation, local businesses, public service departments, Fox Valley Technical College and others to increase educational opportunities in Waushara County and the Coloma area.**

- ♦ **RECOMMENDATION IC 1.1.5:** Support the establishment of additional medical services (dentist, chiropractor, hearing aide specialist, etc.) in the Coloma area.

STRATEGY IC 1.2: Improve communication within the Town and between utilities, the Westfield School District, neighboring municipalities, Waushara County and state and federal agencies.

- ♦ **RECOMMENDATION IC 1.2.1:** *Continue to hold periodic meetings with the Village of Coloma to discuss issues of common interest. Issues could include:*
 - Police protection;
 - Fire protection;
 - Emergency services;
 - Park and recreational;
 - Community events;
 - Development proposals; and
 - Others.
- ♦ **RECOMMENDATION IC 1.2.2:** *Continue to collaborate with community partners (civic organizations, local government, churches, the Westfield School District and others) to discuss community needs. These meetings could be used to share and solicit information such as:*
 - Identify community needs;
 - Sharing of facilities;
 - Educational and recreational programs; and
 - Recruit manpower and funding.
- ♦ **RECOMMENDATION IC 1.2.3:** *Consider developing a town website to inform residents of upcoming meeting, events and other items of interest.*
- ♦ **RECOMMENDATION IC 1.2.4:** *Work with the Waushara County Highway Department to establish annual meetings between Waushara County communities, the Waushara County Highway Department, WisDOT and public and private utilities.*
- ♦ **RECOMMENDATION IC 1.2.5:** *Work with the Westfield School District, Waushara County and the state to plan new facilities when they are needed.*

STRATEGY IC 1.3: Provide a unified voice to secure state and federal funding.

- ♦ **RECOMMENDATION IC 1.3.1:** *Support efforts lead by others to pursue federal funding to meet the affordable housing needs of the very low income households.*
- ♦ **RECOMMENDATION IC 1.3.2:** *Support efforts of the Village of Coloma, CAP Services and others to pursue the construction of federally assisted rental units, assisted living and other housing options for the elderly.*
- ♦ **RECOMMENDATION IC 1.3.3:** *Support efforts by the Village of Coloma and Waushara County to prepare joint funding applications for subsidized housing.*

- ♦ ***RECOMMENDATION IC 1.3.4: Collaborate with neighboring communities to apply for a grant from the Wisconsin Historical Society or other appropriate organization to complete a historical and cultural survey of the area.***

STRATEGY IC 1.4: Encourage joint efforts to protect the natural resources.

- ♦ **RECOMMENDATION IC 1.4.1: Support a countywide coordinated approach to deal with specific problem species on a countywide basis.**
- ♦ **RECOMMENDATION IC 1.4.2: Work with Waushara County to inventory all private on-site wastewater treatment systems (POWT) within the Town of Coloma.**

STRATEGY IC 1.5: Work with Waushara County, WisDOT and adjoining municipalities to insure that the transportation system is safe and fills the diverse needs of area residents.

- ♦ ***RECOMMENDATION IC 1.5.1: Monitor discussions of the Village of Coloma, WisDOT, and the Waushara County Highway Department to study and possibly reconstruct the intersection of STH 21 and North 4th Avenue.***
- ♦ ***RECOMMENDATION IC 1.5.2: Monitor discussions of the Village of Coloma and WisDOT to conduct a traffic study of the I-39 and STH 21 interchange prior to approving any additional development in this area.***
- ♦ ***RECOMMENDATION IC 1.5.3: Monitor efforts of the Village of Coloma and WisDOT to improve traffic flow and address safety concerns at Industrial Drive and STH 21.***
- ♦ ***RECOMMENDATION IC 1.5.4: Work with WisDOT, Waushara County and surrounding communities to coordinate short and long range transportation planning efforts.***
- ♦ ***RECOMMENDATION IC 1.5.5: Monitor future planning efforts along the STH 21 corridor to ensure local involvement.***
- ♦ ***RECOMMENDATION IC 1.5.6: Maintain contact with Waushara County Highway Department and WisDOT to ensure coordination on regional and statewide transportation issues that may affect the Town.***
- ♦ ***RECOMMENDATION IC 1.5.7: Work with neighboring communities to share road maintenance contracts and maintenance of common roads.***
- ♦ ***RECOMMENDATION IC 1.5.8: Collaborate with the Village of Coloma and others to explore the possibility of bringing scheduled intercity bus service to the Coloma area.***
- ♦ ***RECOMMENDATION IC 1.5.9: Work with others to expand passenger rail opportunities to the Coloma area.***

- ♦ *RECOMMENDATION IC 1.5.10: Partner with area communities to establish a location for a park and ride lot near the I-39 and STH 21 interchange.*
- ♦ *RECOMMENDATION IC 1.5.11: Support county efforts to help keep STH 21 safe and operating sufficiently through the Town.*

STRATEGY IC 1.6: Explore opportunities for cost efficiencies through shared services.

- ♦ *RECOMMENDATION IC 1.6.1: Partner with the Village of Coloma for law enforcement, fire and emergency services.*
- ♦ *RECOMMENDATION IC 1.6.2: Work with Waushara County to provide municipal solid waste and recycling collection to Town residents.*
- ♦ *RECOMMENDATION IC 1.6.3: Work with Waushara County Department of Aging and Human Services to provide needed services (transportation, meals, etc.) to Town residents.*
- ♦ *RECOMMENDATION IC 1.6.4: Work with the Westfield School District, local churches, civic organizations, youth groups and the residents of the area to establish a program that would assist elderly residents in light home and/or lawn maintenance.*

STRATEGY IC 1.7: Establish effective intergovernmental land use policies and cooperative agreements with adjoining municipalities.

- ♦ *RECOMMENDATION IC 1.7.1: Continue to communicate effectively with the Village of Coloma.*

CHAPTER 10: IMPLEMENTATION

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CHAPTER 10: 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 recommendations 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 Town of Coloma. Each goal serves as an identification of a priority based on committee discussions, and issue identification. The strategies define “why” the goal is important from a planning perspective. The recommendations discuss a specific action on how the goal can be achieved via regulations, ordinances, incentives, expenditures, information, and education.

Implementation Vision for 2030

In 2030, planning is recognized as the best and most consistent tool that the Town of Coloma has in ensuring that it continues to proceed in the direction that its citizens want. The Town relies heavily on its plan to steer development to appropriate locations, thus preventing incompatible land uses from occurring. Encouraging creative design solutions protects important community, natural, and man-made resources and promotes cost-effective design.

The Plan has proven to be a successful working document that continues to reflect the changing vision and viewpoints of Town residents. The Town values the opinions of its residents and business owners and respects the responsible efforts of landowners to their property and community interests.

ROLE OF THE PLAN

All land controls governing the Town must be consistent with the community's adopted comprehensive plan.¹ The planning commission is 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, strategies, and recommendations, 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.

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

¹ *Wisconsin State Statutes 66.1001.*

make complex decisions based upon the comprehensive plan, the goals of the applicant, technical advice from 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 ensure the plan remains viable.

Community Plan Commission

The powers and duties of the planning commission have been established by Wisconsin Statutes.² The plan 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 the plan. Likewise, the plan 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, strategies, and recommendations. Utilizing the community survey and vision session 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 was created. The identified vision, goals, and strategies expressed in this plan were used to prepare the Future Land Use Map as well as the recommendations and implementation actions which the community needs to employ throughout the lifespan of the plan. In several instances strategies and recommendations 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, strategies, and recommendations.

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 plan³: official mapping, local subdivision regulation, town, city, village and county zoning ordinances, and zoning of shorelands or wetlands in shoreland areas.

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

² *Wisconsin State Statutes* 62.23 and 60.62.

³ *Wisconsin State Statutes* 66.1001.

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
- Connections 2030: Wisconsin Long-Range Transportation Plan (adoption pending; will replace “2020” plans)

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
- Marquette County Comprehensive Plan
- Adams County Comprehensive Plan
- The State of the Upper Fox River Basin Report, adopted 2001

Local Plans:

- Village of Coloma Comprehensive Plan (when adopted)
- Town of Hancock Comprehensive Plan (when adopted)
- Town of Richford Comprehensive Plan (when adopted)
- Town of Newton Comprehensive Plan
- Town of Springfield Comprehensive Plan
- Town of Richfield Comprehensive Plan
- Town of Colburn Comprehensive Plan
- Town of Lincoln Comprehensive Plan

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, strategies and recommendations and address any conflicts which may arise between the elements of the plan. While it is the plan commission's 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.⁴ However, it is strongly recommended that the plan commission annually review both the implementation schedule and current planning processes to ensure compliance with the overall goals and strategies 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, strategies and recommendations may no longer be 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 2019. The 2019 update should involve a review of the inventory and goals, strategies and recommendations 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, and adopt a resolution to recommend the plan by a majority vote of the entire commission or governmental unit. (The 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.

The elected officials may spend time reviewing, revising and requesting the plan commission make revisions 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

⁴ Wisconsin Statutes 66.1001

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.

Table 10-1. Recommended Review Timeline

Plan Components	2010-2012	2013	2014	2015	2016-2017	2018-2019
Issues and Opportunities		Update Census Information		Update & Evaluate		Update & Evaluate
Housing		Annually Review Chapter G/S/R	Annually Review Chapter G/S/R	Update & Evaluate	Annually Review Chapter G/S/R	Evaluate & Update Chapter/ Recommendations
Economic Development	Annually Review Chapter G/S/R	Annually Review Chapter G/S/R	Annually Review Chapter G/S/R	Update & Evaluate	Annually Review Chapter G/S/R	Evaluate & Update Chapter/ Recommendations
Agricultural, Natural, Cultural Resources	Annually Review Chapter G/S/R	Annually Review Chapter G/S/R	Annually Review Chapter G/S/R	Update Inventory & Evaluate	Annually Review Chapter G/S/R	Inventory & Evaluate; Update Chapter/ Recommendations
Transportation	Annually Review Chapter G/S/R	Annually Review Chapter G/S/R	Annually Review Chapter G/S/R	Update Inventory & Evaluate	Annually Review Chapter G/S/R	Inventory & Evaluate; Update Chapter/ Recommendations
Community Facilities	Annually Review Chapter G/S/R	Annually Review Chapter G/S/R	Annually Review Chapter G/S/R	Update Inventory & Evaluate	Annually Review Chapter G/S/R	Inventory & Evaluate; Update Chapter/ Recommendations
Land Use	Annually Review Chapter G/S/R	Annually Review Chapter G/S/R	Annually Review Chapter G/S/R	Update Inventory & Evaluate	Annually Review Chapter G/S/R	Inventory & Evaluate; Update Chapter/ Recommendations
Intergovernmental Cooperation	Annually Review Chapter G/S/R	Annually Review Chapter G/S/R	Annually Review Chapter G/S/R	Update Inventory & Evaluate	Annually Review Chapter G/S/R	Inventory & Evaluate; Update Chapter/ Recommendations
Implementation	Annually Review/ Update Schedule	Annually Review/ Update Schedule	Annually Review/ Update Schedule	Annually Review/ Update Schedule	Annually Review/ Update Schedule	Update Schedule

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

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.

Even though the Town of Coloma falls under Waushara County zoning regulations, its Plan Commission and Town Board should work with the Waushara County zoning department to 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, and other community decisions are made that accommodate the preferred future land uses as indicated on the Future Land Use Map, as well as the goals, strategies & recommendations of the plan.

- Compare intended future land uses with existing Town zoning. Amend current zoning to reflect the intended future uses.
- Encourage local citizens and elected officials to actively participate in ongoing Town and Waushara County meetings regarding all zoning and planning issues.
- Amend existing ordinances and develop new ordinances which are reflective of the goals, strategies and recommendations 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.⁵ 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.

Official maps serve several important functions which ensure that future land use decisions will remain compliant with the comprehensive plan.

⁵ Wisconsin Statutes 62.23(6).

- 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 Town of Coloma, along with 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 Lohrville, Hancock, Plainfield and Redgranite. 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 Town of Coloma. 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 regulate the division of raw land into lots for the purpose of sale for building development. A 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.

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 2009 with the adoption of the comprehensive plan and runs through the planning period. They represent priorities for the Town of Coloma. Strategies provide more detailed and readily measurable steps toward reaching each goal, while recommendations are specific actions used to ensure plan implementation.

As seen in previous chapters, the goals, strategies and recommendations of each particular element are interrelated. To ensure that implementation of the plan is achieved in a timely fashion, landmark dates have been set for each recommendation. During periodic reviews, the plan commission should verify that these deadlines have been met and consider additional recommendations to better achieve the stated goal, if necessary. Specific landmark dates have been established to ensure that individual recommendations complement one another in their implementation. The landmark dates have been reviewed by the public, the Comprehensive Planning Committee, plan commission and Town board to assure that they are feasible expectations.

The primary responsibility for implementing the plan recommendations contained in the implementation schedule lies with the Town Board. Secondary responsibility for performing the recommendations in the plan lies with the plan commission which is appointed by the elected officials, along with other key partners.

The following implementation tables indicate the comprehensive plan goals, strategies, and recommendations 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 recommendations.

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IMPLEMENTATION – Town of Coloma

GOAL I 1: Implement to the extent possible recommendations contained within the Smart Growth Comprehensive Plan.

STRATEGY I 1.1: Closely monitor the implementation of plan recommendations to ensure they are followed.

- ♦ ***Recommendation I 1.1.1: The Town Plan 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 recommendations have been implemented, the Plan Commission may be able to lengthen the time between reviews.***
- ♦ ***Recommendation I 1.1.2: The Town Plan Commission should periodically update the Town Board as to the progress that is being made to implement the plan. These updates should be done annually.***
- ♦ ***Recommendation I 1.1.3: The Town Plan Commission should annually review the goals, strategies and recommendations and address conflicts which may arise between the elements of the plan. During this review process, the plan commission should actively seek input from Town board members, 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.***
- ♦ ***Recommendation I 1.1.4: The Town Plan 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 or has not coincided with the recommendations of the plan, and any comprehensive plan amendments that need to be made and why.***
- ♦ ***Recommendation I 1.1.5: The Town Board should periodically include an agenda item for “implementation” progress. To ensure implementation of the plan and to monitor the progress, the board should initially include an implementation agenda item on at least a quarterly basis.***
- ♦ ***Recommendation I 1.1.6: The Town should solicit involvement from local residents to implement the plan.***

STRATEGY I 1.2: The Town of Coloma should update the plan as necessary.

- ♦ ***Recommendation I 1.2.1: The Town Plan 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 recommend strategies may not be achieving the desired goal. Additionally, as community values change, some goals, strategies and recommendations may no longer be relevant. They should be changed to best accomplish the changing vision of the Town.***

- ♦ ***Recommendation I 1.2.2: The Town should update the plan within a maximum of every 10 years to meet the standards of Smart Growth legislation.***
- ♦ ***Recommendation I 1.2.3: 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.***

STRATEGY I 1.3: Emphasize the need for intergovernmental cooperation throughout the implementation process.

- ♦ ***Recommendation I 1.3.1: Solicit input from neighboring communities, Waushara County, governmental agencies and others regarding how their activities relate to the recommendations in the Town of Coloma's comprehensive plan. It is important to coordinate and communicate with others to ensure that the Town's comprehensive plan is consistent with the activities of others.***

ABBREVIATION LIST

CAP – CAP Services
 CFD – Coloma Volunteer Fire-Rescue-EMT Department
 CHS – Coloma Historical Society
 CIDC – Coloma Industrial Development Corporation
 DOA – Wisconsin Department of Administration
 DATCP – Wisconsin Department of Agriculture, Trade, & Consumer Protection
 ECWRPC – East Central Wisconsin Regional Planning Commission
 FFA – formally Future Farmers of America
 FVTC – Fox Valley Technical College
 NEWREP – Northeast Wisconsin Regional Economic Partnership
 NN – New North, Inc.
 NRCS-USDA – United States Department of Agriculture Natural Resources Conservation Service
 TC – Town of Coloma
 TCREDC – Tri-County Regional Economic Development Corporation
 UWEX – University of Wisconsin Extension
 VB – Coloma Village Board
 VC – Coloma Village Clerk
 VPC – Coloma Plan Commission
 VPD – Coloma Police Department
 WC – Waushara County
 WACC – Waushara Area Chamber of Commerce
 WCDA – Waushara County Department of Aging
 WCDHS – Waushara County Department of Human Services
 WCEDC – Waushara County Economic Development Corporation
 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/Recreation/Solid Waste Department
 WCVA – Waushara County Veterans Administration
 WCSD – Waushara County Sheriff Department
 WCVB – Waushara Convention and Visitors Bureau
 WCZLC – Waushara County Zoning and Land Conservation Department
 WRCMH - Wild Rose Community Memorial Hospital
 WDHP – Wisconsin Department of Historic Preservation
 WDNR – Wisconsin Department of Natural Resources
 WHEDA – Wisconsin Housing & Economic Development
 WHS – Wisconsin Historical Society
 WisCOMM – Wisconsin Department of Commerce
 WisDOT – Wisconsin Department of Transportation
 WSD – Westfield School District
 WSP - Wisconsin State Patrol

PRIORITY/TIMELINE LEGEND

1: 1-2 Years	4: 10-20 Years
2: 2-5 Years	5: 20-30 Years
3: 5-10 Years	X: Ongoing/As Needed

**Housing
Town of Coloma
Overall Goals**

H 1: Preserve the “Rural Character, natural resources and existing agricultural operations in the Town of Coloma.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
H 1.1 LU 1.6	1.1.1: Maintain a minimum lot size of five acres for areas not designated for small parcel development.	Work with WCZLC to revise zoning Town & to enforce	TPC	TB, WCZLC	1X
H 1.1 LU 1.6	1.1.2: Encourage multi-family residential (3 units or more) or higher density residential development only in areas adjacent to the Village of Coloma.	Work with WCZLC & VPC	TPC	TB, WCZLC, VPC	X
H 1.1 LU 1.6	1.1.3: Work with Waushara County to develop criteria for multi-family residential development.	Contact & work with WCZLC	TPC	TB, WCZLC	1
H 1.2 LU 1.6	1.2.1: Direct small parcel residential development to areas within a one-half mile radius of the Village of Coloma's present corporate limits.	Work with WCZLC & VPC	TPC	TB, WCZLC, VPC	X
H 1.2 LU 1.6	1.2.2: Establish a minimum lot size of 20,000 square feet and a maximum lot size of five acres within areas designated for small parcel residential development.	Work with WCZLC to revise zoning & VPC	TPC	TB, WCZLC, VPC	1X
H 1.2	1.2.3: Preference within these areas should be given to residential developments that are designed as Conservation Subdivisions.	Consider	TPC	TB, WCZLC, VPC	X
H 1.3	1.3.1: Limit small parcel residential development west of the moraine to non-farmland areas.	Work with WCZLC	TPC	TB, WCZLC	X
H 1.3	1.3.2: Discourage new subdivisions, both minor and major, west of the moraine.	Work with WCZLC	TPC	TB, WCZLC	X

See p. 10-13 for abbreviation list.

H 2: Recognize that the provision of affordable housing is an integral part of a comprehensive economic development strategy for the area.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
H 2.1 IC 1.3	2.1.1: Consider the possibility of subsidized housing in appropriate areas.	Work with WHEDA, CAP, WCHH	TB	WHEDA, CAP, TPC	X

See p. 10-13 for abbreviation list.

H 3: Provide housing choices, which reflect the needs of individual households.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
H 3.1 IC 1.2	3.1.1: Support efforts lead by others that pursue federal funding to meet affordable housing needs of the very low income households within the area.	Support efforts of others	TB	WHEDA	X
H 3.1	3.1.2: Refer to support and funding agencies, such as CAP Services, USDA Rural Development, Waushara County's Veteran's Administrator to find out what assistance may be available.	Support efforts of others	TB	CAP, USDA Rural Dev, WHEDA	X
H 3.1	3.1.3: Work with others to identify the type of housing and services needed for existing very low income residents.	Support efforts of others	TB	CAP, USDA Rural Dev	X
H 3.1 IC 1.3	3.1.4: Support federally assisted rental units, assisted living and other housing options for the elderly.	Support efforts of others	TB	CAP, VC, USDA Rural Dev, WHEDA	X
H 3.2	3.2.1: Be aware of cultural and generational differences in housing preferences.	Support varied types of housing developments	TPC	TB	X
H 3.2	3.2.2: Provide areas within the town for smaller lot development.	Areas currently identified are within ½ mile radius of the Village	TPC	TB	1

See p. 10-13 for abbreviation list.

H 4: Encourage preservation and rehabilitation activities to preserve the integrity of the existing housing stock and the cultural identity and history of the area.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
H 4.1	4.1.1: Encourage proactive educational opportunities to teach people how to maintain their homes and yards through CAP Services, UW-Extension and others.	Support	TB	CAP, UWEX	X
H 4.1	4.1.2: Encourage community/housing improvement activities.	Work with others	TB	TC, WJEDA, WSD, local churches & civic org/	X
H 4.1 IC 1.6	4.1.3: Encourage individuals and local groups, such as church and civic organizations, to aid elderly residents with home maintenance issues.	Encourage & support local groups & individuals	TB	Church, civic org	X
H 4.1 CR 1.2	4.1.4: Support preservation and renovation of historic homes.	Support CHS	TB	CHS	X
H 4.1	4.1.5: In addition to supporting proactive educational programs, the Town of Coloma should work with the County Health Department to address poorly maintained owner and renter occupied housing.	Work with WCHS	TB	CAP, WCDA, WHEDA, WCVA, WCHS	X
H 4.2	4.2.1: Direct people to funding sources that allow seniors, who wish to do so, to remain in their homes longer.	Direct people to funding sources	TB	WSD, CAP, WHEDA	X

See p. 10-13 for abbreviation list.

Transportation
Town of Coloma
Overall Goals

TR 1: The Town of Coloma should ensure that its local transportation system is well maintained and safe for its residents.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
TR 1.1 LU 1.7 IC 1.5	1.1.1: Monitor discussion of the Village of Coloma, WisDOT & WCHD to study and possibly reconstruct the intersection of STH 21 and 4 th Avenue.	Monitor	TPC	TB, VC, WisDOT, WCHD	2
TR 1.1	1.1.2: Support efforts of the Village of Coloma to address safety concerns on the east and west side of the Village on STH 21.	Monitor efforts	TPC	TB, VC, WCHTSC	1
TR 1.1 LU 1.7 IC 1.5	1.1.3: Monitor discussions of the Village to conduct a traffic study of the I-39 and STH 21 interchange prior to approving any additional development in this area.	Monitor efforts	TPC	VC, WisDOT	2
TR 1.1 LU 1.7 IC 1.5	1.1.4: Monitor efforts of the Village of Coloma to improve traffic flow and address safety concerns at Industrial Drive.	Monitor efforts	TPC	VC, WisDOT	1X
TR 1.2 IC 1.5	1.2.1: Work with the County to coordinate short and long range transportation planning efforts.	Work with the County	TPC	WisDOT, ECWRPC, WCHD	1X
TR 1.2 IC 1.5	1.2.2: Ensure that Town's short and long range plans for transportation and land use along and in the vicinity of I-39 and STH 21 are consistent with the State's short and long range plans for the highways.	Work with WisDOT and WCHD	TPC	WisDOT, ECWRPC, WCHD	1X
TR 1.3 IC 1.5	1.3.1: Monitor and keep informed about any plans that may affect the STH 21 corridor.	Set up notification procedure	TPC	WisDOT, ECWRPC, WCHD	1X
TR 1.3	1.3.2: Ensure that the best interests of the Town of Coloma are incorporated into any future plans for STH 21 corridor.	Set up notification procedure	TPC	WisDOT, ECWRPC, WCHD	1X
TR 1.3	1.3.3: Form working relationships with affected communities along the STH 21 corridor.	Set up notification procedure	TPC	WisDOT, ECWRPC, WCHD	4
TR 1.4	1.4.1: The Town should continue to inform and encourage residents living on existing private roads to update these roads to town road standards.	Maintain contact with residents living on private roads	TB	TPC	X
TR 1.4	1.4.2: The Town should continue to inform and encourage residents to maintain private driveways for emergency vehicle access.	Maintain contact with residents living on private roads	TB	TPC	X
TR 1.4	1.4.3: Continue the discussion in the future with private property owners along Fawn Lane, 1 st Drive, Fallen Lane, Elk Court and Four Seasons Drive to bring these roads into compliance.	Maintain contact with residents	TB	TPC	X
TR 1.5	1.5.1: Continue to conduct a PASER evaluation of the existing road network.	Continue to work with WCHD	TB	WCHD	X

TR 1.5	1.5.2: Continue to implement a plan that will address the replacement of existing street/road signage, and the testing and maintenance of all signage in the Towns by 2012 so that the Town will be in compliance with the new federal requirements.	Dev. Plan, include in CIP	TB	WCHD	1/2
TR 1.5	1.5.3: Use capital improvements programming to establish appropriate funding levels.	Set up CIP	TB		1X
TR 1.5	1.5.4: Encourage residents to report any specific areas where safety or maintenance issues are of a concern.	Promote, include costs in CIP	TB		1X
TR 1.5 IC 1.5	1.5.5: Ensure coordination on regional and statewide transportation issues that may affect the Town.	Continue to maintain contact with WisDOT, WCHD	TB	WisDOT, WCHD	X
TR 1.6	1.6.1: Review and revise the road classification system as needed so that the most important roads are eligible for federal funding.	Annually review with WCHD	TB	WCHD	X
TR 1.7 IC 1.5	1.7.1: Continue to work with neighboring communities to share the maintenance of common roads.	Look for cost efficiencies	TB	VC & others	X
TR 1.7	1.7.2: Continue to work with neighboring communities to share road maintenance contracts.	Look for cost efficiencies	TB	VC & others	X

See p. 10-13 for abbreviation list.

TR 2. Continue to provide a diversity of affordable transportation options for all age and income groups.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/Timeline
			Primary	Secondary	
TR 2.1 IC 1.6	2.1.1: Encourage Waushara County to continue to provide transportation for elderly and disabled residents within the area.	Support ex. programs	TB	WCDA, WCDHS	X
TR 2.1	2.1.2: Assess current transportation programs and needs for the elderly and disabled residents in the Town.	Work with the WCDA	TB	WCDA	2X
TR 2.1	2.1.3: Identify system gaps in service providers for elderly and other transportation dependent residents.	Work with the WCDA	TB	WCDA	2X
TR 2.2 IC 1.5 LU 1.7	2.2.1: Work with WisDOT and others to designate a strategic location for a "park and ride" lot.	Work with VC/ WisDOT, ID site	TB	VC, WisDOT	2
TR 2.2	2.2.2: Network with the Village of Coloma and surrounding communities to expand potential participants in ride sharing.	Contact VC	TB	VC	2
TR 2.3 IC 1.5 LU 1.7	2.3.1: Collaborate with the Village of Coloma and others to explore the possibility of bringing scheduled bus service to the Coloma area.	Work with WisDOT, VC, Id site, Contact bus service providers	TB	VC, WisDOT, Lamers	2
TR 2.3 IC 1.5 LU 1.6	2.3.2: In the future, support a passenger rail initiative that would link Madison with the Wausau area.	Work with WisDOT, ECWRPC	TB	WisDOT, ECWRPC	4

See p. 10-13 for abbreviation list.

TR 3: Encourage the expansion and safety of non-motorized transportation and transportation opportunities.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
TR 3.1 LU 1.7	3.1.1: Consider connections between the Village of Coloma, the school forest, Pleasant Lake, the Ice Age Trail and other key destinations in the Coloma area.	Contact & work with VC, WCP/R/SWD	TPC	VC, WCP/R/SWD	3
TR 3.1	3.1.2: Consider key local roads with low traffic volumes that would be safe for bicycling and pedestrian activities.	Work with WCP/R/SWD, WCHD	TPC	TB, WCP/R/SWD, WCHD	X
TR 3.1 LU 1.7	3.1.3: Consider pedestrian and bicycling uses when constructing or reconstruction local and county low volume roads.	Consider & work with WCHD	TPC	TB, WCP/R/SWD, WCHD	X
TR 3.1	3.1.4: Pursue funding & grants for adding bicycle & pedestrian lanes, sidewalks & pedestrian crossings when building/ reconstructing roads.	Work with others to pursue funding	TPC	TB, WCP/R/SWD, WCHD	X
TR 3.1	3.1.5: Encourage the Town of Coloma to examine the complete streets initiative.	Consider	TPC		X

See p. 10-13 for abbreviation list.

Utilities and Community Facilities
Town of Coloma
Overall Goals

CF 1: Provide high-quality and cost effective community facilities and services that meet existing and projected future needs.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
CF 1.1	1.1.1: Prepare a Capital Improvement Program (CIP) to comprehensively address the Town of Coloma's future needs by programming the timing and funding for undertaking identified projects.	Prepare a 5 yr CIP with input from others, as necessary	TB	WCHD, VC	1X
CF 1.1	1.1.2: Continue to explore opportunities for shared services within Waushara County, neighboring municipalities (including the Village of Coloma), the Westfield School District, and other public entities.	Work w/ others to est. prog. to benefit seniors. Address needs of seniors	TB	WC depts., VC, WSD, neighboring mun., others	X
CF 1.1 IC 1.2	1.1.3: Promote the exchange of information with utilities, adjacent municipalities (including the Town of Coloma), the Waushara County Highway Department, WisDOT and others to encourage the coordinated scheduling of planned roadway and utility improvements.	Set up method of communication	TB	WCHD, WisDOT, VC, utilities	2X
CF 1.1 IC 1.2	1.1.4: Promote coordination and cooperation between community partners (civic organizations, local government, Westfield School District and others).	Contact & set up annual meetings civic org, local gov, WSD	TB	civic org, local gov, WSD	2X
CF 1.2	1.2.1: Monitor compliance with county zoning ordinances which stress the use of existing structures for mounting new communication equipment.	Work with WCZLC	TPC	TB, WCZLC	X
CF 1.2	1.2.2: Promote opportunities for shared mountings, as stated in the county zoning ordinance.	Consider if necessary	TPC	TB, WCZLC	X
CF 1.3 NR 1.4	1.3.1: If the Town determines that it would not like to see wind energy development on the moraine, then it should ensure that its position is taken into account on any wind energy legislation that is proposed at the state level.	Include as an agenda item and discuss town position	TPC	TB	2

See p. 10-13 for abbreviation list.

CF 2: Maintain and enhance recreational opportunities in the community.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
CF 2.1	2.1.1: Encourage Waushara County to continue to maintain a quality county park system and provide improvements identified in its Outdoor Recreation Plan.	Support WCPD/SWMI	TB		X

CF 2.1	2.1.2: Maintain the existing three public access points and continue to maintain the public boat landing on Pleasant Lake.	Address maintenance of the 3 public access pts on Pleasant Lake. Continue to maintain boat landing	TB		2X
CF 2.1	2.1.3: Continue to jointly share in the maintenance and upkeep of the Coloma Community Park and support and recognize the efforts of the "Friends of the Park", a local volunteer organization.	Jointly share in the maintenance & upkeep of the Coloma Community Park. Support & recognize vol.	TB	VC	X
CF 2.1	2.1.4: Jointly prepare an outdoor recreation plan for the area.	Contact & work with ECWRPC to prepare outdoor recreation plan	TB	TC, ECWRPC	2
CF 2.1	2.1.5: Establish local youth and adult recreational programs and fitness classes.	Contact & work with the WSD, WCPD/SWMI	TB	WSD, WCPD/SWMI	3
CF 2.1	2.1.6: Continue to support community-based organizations involved in revitalization and other community betterment activities.	Contact & work with comm. based org.	TB		X
CF 2.1	2.1.7: Encourage local residents to consider estate planning techniques that gift land and/or money for projects in the Town.	Enc. As necessary	TB		X

See p. 10-13 for abbreviation list.

CF 3: Continue to promote quality schools and access to educational programs.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/Timeline
			Primary	Secondary	
CF 3.1 IC 1.2	3.1.1: Work with the Westfield School and Wautoma School Districts to plan new or renovate existing facilities.	Contact WSD, WASD	TB	TPC	X
CF 3.2 IC 1.1 ED 3.2	3.2.1: Bring additional educational opportunities to Waushara County and the Coloma area	Work with WCEDC, TCREDC, bus, FVTC	TB	WCEDC, TCREDC, bus, FVTC	2X

See p. 10-13 for abbreviation list.

CF 4: Encourage improved access to health and childcare facilities.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/Timeline
			Primary	Secondary	
CF 4.1 IC 1.1	4.1.1. Support the establishment of a dental practice that would provide part-time services for Coloma residents.	Support efforts of others	TPC	WCDHS, TCREDC, WCEDC, adj. community, WRCMH	2
CF 4.1	4.1.2: Work with the proposed medical clinic to include a pharmacy in the design of their new facility.	Contact prop. Med. Fac.	TB		1

CF 4.1	4.1.3: Work with the Waushara County Department of Aging and Human Services to assess the current level of services and identify any system gaps.	Contact & work w/ WCDA, WCDHS	TB	WCDA, WCDHS	3
CF 4.2	4.2.1: Continue to support volunteering for the Waushara County elderly and disabled transportation programs.	Continue to support	TB	WCDA	X
CF 4.3	4.3.1: Support school districts or local community organizations who wish to sponsor childcare programs.	Support if proj. need mandates	TB		X

See p. 10-13 for abbreviation list.

CF 5: Continue the high level of existing community involvement.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
CF 5.1	CF 5.1.1: Encourage the continuation of existing community activities including the Coloma Chicken Chew, Pleasant Lake Fishery, community dances, seasonal recreation programs and the Coloma Historical Society.	Work with local org.	TB	VB	X

See p. 10-13 for abbreviation list.

CF 6: Ensure the proper treatment of wastewater to protect public health, ground and surface water quality, while meeting current and future needs.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
CF 6.1 NR 1.1	6.1.1: Support and assist residents and business owners to comply with Waushara County POWTs monitoring program.	Assist as necessary	TPC	TB, WCZLC	X
CF 6.1	6.1.2: Encourage residents with aging POWTs to replace their systems before they fail.	Assist as necessary	TPC	TB, WCZLC	X
CF 6.1 ED 2.2 LU 1.3 LU 1.4 LU 1.8	6.1.3: Continue to direct commercial or higher density residential development to areas within the Village of Coloma or immediately adjacent to the village.	Work with the VPC to direct commercial & higher density res. to areas near Village	TPC	VPC, TB, WCZLC	

See p. 10-13 for abbreviation list.

CF 7: Continue to provide a level of law enforcement, fire and emergency services, and municipal solid waste and recycling collection that meets present and future needs.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
CF 7.1 LU 1.6	7.1.1: Periodically evaluate levels of service including response time to ensure that the interests of Town residents are being served.	Work with residents	TPC	TB	X

See p. 10-13 for abbreviation list.

CF 8: Promote energy efficiency in governmental operations and utilities.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/Timeline
			Primary	Secondary	
CF 8.1	8.1.1: Evaluate existing facilities and practices to determine energy saving techniques that would be relatively inexpensive to complete and/or would have the largest impact.	Work with Focus on Energy or electrical utility	TB		X
CF 8.1	8.1.2: When purchasing new equipment, updating existing facilities or building new facilities consider energy efficiency in any decisions.	Consider	TB		X

See p. 10-13 for abbreviation list.

Agricultural Resources
Town of Coloma
Overall Goals

AG 1: Maintain the economic viability of the area's agricultural community.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
AG 1.1	1.1.1: Direct development away from existing farms and toward areas where development has already occurred.	Work with VC, WCZLC	TPC	TB, VC, WCZLC	X
AG 1.1 LU 1.4	1.1.2: Discourage minor and major subdivisions immediately adjacent to existing farming operation.	Work with WCZLC	TPC	TB, WCZLC	X
AG 1.1 LU 1.4 ED 2.1	1.1.3: Maintain list of "viable" farms and/or properties, update annually.	Work with farm community to maintain list	TPC	TB	X
AG 1.2	1.2.1: Identify areas for agricultural preservation on the future land use map.	Area west of the moraine has been identified. Review periodically	TPC	TB	3
AG 1.2 LU 1.4	1.2.2: Minor and Major subdivisions should be discouraged (west of the moraine).	Work with WCZLC	TPC	TB, WCZLC	X
AG 1.2 LU 1.4	1.2.3: Where feasible, restrict new residential development within this area to immediate family members or individuals wishing to begin new farms.	Work with WCZLC	TPC	TB, WCZLC	X
AG 1.3 ED 1.1	1.3.1: Support the desires of farmers in the town and county to explore opportunities for alternative specialty agricultural products, methods and services.	Support desires of farmers to explore opport. for alt. specialty agricult products/methods/ services	TB	TPC	X
AG 1.3	1.3.2: Support a county effort to form a committee to explore development of alternative specialty products, methods and services.	Support Waushara Co. effort	TB	WACC, UWEX, TCREDC, WCEDC	X
AG 1.3	1.3.3: Farmers should consider local retirees as a source of seasonally employment.	Support	TB		X
AG 1.4	1.4.1: Continue to support the efforts of the county, UW-Extension, Wisconsin Department of Agriculture, Trade and Consumer Protection, USDA-NRCS and others that work with and provide information and resources to farmers who are seeking to innovate, modernize or maintain their operations.	Support efforts of others	TB	UWEX, DATCP, NRCS-USDA	X
AG 1.4	1.4.2: Support residents' efforts to seek various funding sources such as grants, and low-interest loans to improve overall efficiency of farming operations.	Support	TB		X
AG 1.5 LU 1.4 ED 1.1	1.5.1: Encourage the development of agricultural support businesses and clean industries in Coloma Business Park.	Work with VC	TB		X

AG 1.6 ED 1.2	1.6.1: Support markets for locally grown and/or crafted items.	Support	TPC	TB, WCZLC	X
AG 1.6 ED 1.2 IC 1.1	1.6.2: Support a restaurant's use of farm fresh or Amish cooking.	Consider development proposal	TPC	TB, WCZLC	X
AG 1.6 ED 1.2 IC 1.1	1.6.3: Support a country, Amish or other similar store.	Consider development proposal	TPC	TB, WCZLC	X
AG 1.6 ED 1.2 IC 1.1	1.6.4: Support the establishment of "Bed & Breakfasts" or other similar enterprises that highlight agriculture such as apple orchard, pumpkin patch, wagon rides, lease a tree or hive, life on the farm.	Consider development proposal	TPC	TB, WCZLC	X
AG 1.7 ED 1.2	1.7.1: Support an outlet for farmers to market or sell their products.	Consider development proposal	TPC	TB, WCZLC	X
AG 1.7 ED 1.2 ED 1.1	1.7.2: Support efforts by local businesses to buy and sell locally grown produce and other agricultural products.	Support	TPC	TB	X
AG 1.7	1.7.3: Support efforts by local school districts to utilize local food in their hot lunch program.	Support	TPC	TB	X

See p. 10-13 for abbreviation list.

AG 2: Minimize conflicts between ongoing agricultural operations and rural non-farm residents.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
AG 2.1 ED 2.1	2.1.1: Continue to distribute an informational fact sheet that acknowledges that farming operations may exhibit noise, odor, dust and that the hours of operation may begin before dawn and extend well past dark and occur on weekends.	Continue to work with WCZLC	TB	WCZLC	X
AG 2.1	2.1.2: Support efforts by the farm bureau, UW-Extension and FFA to work with the non-farm community to promote rural lifestyles and activities.	Support	TB	UWEX, FAA	X
AG 2.1	2.1.3: Support the annual "Farm Breakfast" program.	Support	TB	UWEX	X
AG 2.1	2.1.4: Support Community-wide activities.	Discuss annually meeting with VC	TB	VC	X

See p. 10-13 for abbreviation list.

AG 3: Provide opportunities for farmers to profit from the equity in their land.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
AG 3.1	3.1.1: Direct individuals to UW-Extension for an informational fact sheet on land protection options to interested individuals.	Direct to UWEX	TB	UWEX	X
AG 3.2	3.2.1: Support farmers desire to become educated in the various methods that may enable him or her to pass their farm onto their heirs or other farmers by directing them to UW-Extension.	Support	TB	UWEX	X

AG 3.2	3.2.2: Support efforts by high schools and vocational schools to incorporate education in their curriculum that encourages and educates young people about farming.	Support	TB	WSD, FVTC	X
AG 3.2	3.2.3: Maintain farming by supporting retiring farmers' efforts to work with young farmers who want to start out in farming.	Support	TB		X

See p. 10-13 for abbreviation list.

Natural Resources
Town of Coloma
Overall Goals

NR 1: Preserve the quality and quantity of our groundwater supplies.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
NR 1.1	1.1.1: Support county efforts to permit private wells.	Work with WCZLC, if necessary	TB	WCZLC	X
NR 1.1	1.1.2: Encourage the state to implement comprehensive legislation to monitor, protect and improve groundwater within the state.	Contact WDNR	TB		2X
NR 1.1	1.1.3: Support WDNR's efforts to post a listing of all new and, and if possible, existing high capacity well permits that are issued in the state.	Support WDNR	TB		X
NR 1.1 CF 6.1	1.1.4 Work with Waushara County to inventory all private on-site wastewater treatment systems (POWT) within the Town of Coloma.	Contact WCZLC	TB	WCZLC	2X
NR 1.1 LU 1.2	1.1.5: Limit development near the Village's former landfill.	Work with VC & WCZLC, indicate area on future land use map	TPC	TB, WCZLC, VC	X
NR 1.1 LU 1.2	1.1.6: Work with the Village of Coloma and Waushara County to protect existing and future municipal wellhead locations from land uses that could potentially contaminate the groundwater.	work with VC & WCZLC to id area and amend TC zoning map	TB	TPC, VC, WCZLC	1X

See p. 10-13 for abbreviation list.

NR 2: Maintain and improve the water quality of our lakes, streams, rivers and wetlands.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
NR 2.1	2.1.1: Support farmers' efforts to use best farm management practices	Support farmers to obtain educ materials from UWEX	TB	UWEX	X
NR 2.1	2.1.2: Control storm water runoff from construction activities and impervious surfaces.	Work with WCZLC	TB	TPC, WCZLC	X
NR 2.1	2.1.3: Continue to support Waushara County on the enforcement of the current regulations that require a 50 foot buffer of native vegetation around wetlands and the requirements for shoreline vegetation removal.	Support WCZLC	TB	TPC, WCZLC	X
NR 2.1	2.1.4: Minimize nutrient contributions from private on-site septic systems by working with Waushara County to discourage development in areas poorly suited for on-site waste disposal.	Work with WCZLC	TPC	TB	X
NR 2.1	2.1.5: Continue to support efforts by the Pleasant Lake Management District.	Support Pleasant Lake Man District	TB	TPC	X

See p. 10-13 for abbreviation list.

NR 3: Protect key natural features and resources.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/Timeline
			Primary	Secondary	
NR 3.1	3.1.1: Increase public awareness of its role/responsibility in introducing/containing invasive species.	Work with WCZLC	TB	WDNR & WCZCD	X
NR 3.1	3.1.2: Continue to work with the Pleasant Lake Management District, property owners and other groups to address local problems.	Work with WCZLC, WDNR	TB	WDNR & WCZCD	X
NR 3.1 IC 1.4	3.1.3: Support a countywide coordinated approach to deal with specific problem species on a countywide basis.	Continue to encourage local input	TB	UWEX, WDNR	X
NR 3.2	3.2.1: Encourage landowners to maintain shoreline buffers in natural vegetation.	Support efforts by WDNR & WC	TB	WDNR, WC	X
NR 3.3	3.3.1: Support efforts by the WDNR to encourage private landowners to manage their forests and woodlots as sustainable resources.	Support efforts by WDNR	TB	WDNR	X
NR 3.3	3.3.2: Support efforts by the WDNR to control the spread of diseases and insects which threaten the resource.	Support WDNR, as necessary	TB	WDNR	X
NR 3.4	3.4.1: Monitor types of development which would conflict with present and future extraction operations.	Keep apprised of future sites	TPC	TB	X
NR 3.4	3.4.2: Encourage the County to revise the nonmetallic ordinance to provide more specific protection to communities.	Enc. WCZLC to amend nonmetallic mining ord	TB	WCZLC	2

See p. 10-13 for abbreviation list.

NR 4: Preserve the intrinsic visual qualities of our landscape that define its rural character.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/Timeline
			Primary	Secondary	
NR 4.1 LU 1.1	4.1.1: Work with Waushara County and the WDNR to encourage landowners to use sustainable forestry practices to guide timber planting, thinning, trimming and removal from this area.	Work with WCZLC, WDNR	TPC	TB, WDNR, WCZLC	X
NR 4.1 CF 1.3	4.1.2: Discuss the possibility of a wind energy development on the moraine.	Discuss	TB	TPC	2
NR 4.1 LU 1.1	4.1.3: Discourage development on steep slopes.	Consider when dev proposals arise	TPC	TB, WCZLC	X
NR 4.2	4.2.1: Influence the types and locations of rural residential development.	Work with VC, WCZLC to direct higher density dev to areas adj or in Village	TPC	TB, WCZLC	X
NR 4.2	4.2.2: Work with Waushara County to review the county cell tower and/or wind generator ordinances.	Work with WCZLC	TPC	TB, WCZLC	2

NR 4.3	4.3.1: Continue to work with the County to enforce existing nuisance/litter ordinances and building codes.	Work w/ WCZLC	TB	WCZLC	X
NR 4.3	4.3.2: Work with the County to reduce roadside littering through a stronger commitment to the enforcement of litter ordinances, stepped up education efforts and expansion of the "Adopt-a-Highway" program.	Work with local civic org	TB	WCHD, WisDOT	X
NR 4.4 LU 1.3	4.4.1: Encourage the County to enact a light ordinance that would address shielding, light directing, and similar measures to control the direction, intensity and "leakage" of exterior lighting.	Petition WCZLC to amend zoning ordinance	TB	WCZLC	2

See p. 10-13 for abbreviation list.

Cultural Resources
Town of Coloma
Overall Goals

CR1: Preserve the community's important cultural resources.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
CR 1.1 IC 1.3	1.1.1: Collaborate with neighboring communities to seek grant money to fund architectural and historical surveys.	Collaborate with VC, CHS & WCHS	TB	VC, CHS, WCHS	X
CR 1.1 LU 1.5	1.1.2: Work with the Coloma Historical Society and other interested individuals to compile an inventory of historical, architectural and archeological resources within the Town.	Work with VC & CHS	TB	VC, CHS	X
CR 1.2 H 4.1	1.2.1: Support local historic preservation of structures and landmarks	Seek guidance from WCHS, CHS	TPC	TB, WCHS, CHS	2X
CR 1.3 LU 1.5	1.3.1: The Town of Coloma should consider cultural resources and historic preservation in any future land use planning and development decisions it may undertake in the future.	Seek guidance from WCHS, CHS	TPC	TB, WCHS, CHS	X
CR 1.3 LU 1.5	1.3.2: The Town of Coloma should consistently seek the input from informed individuals when making decisions that involve existing sites and structures.	Seek guidance from others	TPC	TB, WCHS, CHS	X
CR 1.3	1.3.3: The Town of Coloma should work with the Coloma and Waushara County Historical Societies and others to preserve the historic significance of the abandoned rail bed that runs through the county.	Preserve the historic significance of the abandoned rail bed	TPC	TB, WCHS, CHS	X
CR 1.4	1.4.1: Work with owners of historic properties to seek available grants and other favorable funding sources.	Refer to UWEX, CHS, WHS	TB	UWEX, CHS, WHS	X
CR 1.4	1.4.2: Direct interested individuals to the Coloma Historical Society for more information regarding the benefits available to properties enrolled on the National Register.	Refer to UWEX, CHS, WHS	TB	UWEX, CHS, WHS	X

See p. 10-13 for abbreviation list.

CR 2: Support local efforts to bring entertainment and cultural events to the Coloma area.					
Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
CR 2.1	2.1.1: Promote these events through local businesses, county publications and websites.	Promote local events	TB		X
CR 2.1	2.1.2: Support local efforts to bring entertainment and cultural events to the Coloma area.	Support local efforts	TB		X

See p. 10-13 for abbreviation list.

**Economic Development
Town of Coloma
Overall Goals**

ED 1: Partner with area economic/regional development organizations.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/Timeline
			Primary	Secondary	
ED 1.1 LU 1.4 AG 1.5	1.1.1: Encourage the establishment of businesses in the Coloma Business Park that would support the local agricultural economy and clean industry.	Work with TCREDC, WCEDC, VC	TB		X
ED 1.1 AG 1.7	1.1.2: Support “buy local” efforts which encourage the purchase of locally grown and produced foods by area grocers, restaurants, schools, nursing homes, and other food providers.	Support “Buy Local” efforts	TB		X
ED 1.1	1.1.3: Support the development of agricultural support industries.	Consider when new dev proposed	TPC	TB, WCZLC	X
ED 1.1 AG 1.3	1.1.4: Support efforts by farmers in the town and county to explore opportunities for alternative specialty agricultural products, methods and services.	Support efforts by others	TPC	TB, WCZLC	X
ED 1.1 IC 1.1	1.1.5: Promote industry cluster development.	Consider when new dev proposed	TPC	TB, WCZLC	X
ED 1.2 AG 1.7 AG 1.6 IC 1.1	1.2.1: Support the local farmer’s market.	Support efforts of others	TB	WCEDC, TCREDC, WCVB	X
ED 1.2 AG 1.6 IC 1.1	1.2.2: Support agriculture as a tourist attraction	Support efforts of others	TB	WCEDC, TCREDC, WCVB	X
ED 1.2	1.2.3: Encourage signage at the Ice Age Trail that would encourage people to explore Coloma.	Work with VC & Ice Age Trail Organization.	TB	VC, Ice Age Trail Org.	X
ED 1.3	1.3.1: Request that the fact sheet, which highlights the amenities of the Coloma area, continue to be available and/or posted on the websites for the Waushara Area Chamber of Commerce, Village of Coloma, Waushara County, Tri-County Regional County Economic Development Corporations, etc.	Request continued posting on WACC, WA, TCREDC website	TB	WACC, WA, TCREDC	2
ED 1.4	1.4.1: Encourage the Tri-County Regional Economic Development Corporation to refer to the local comprehensive plan recommendations and priorities when evaluating loan applications.	Contact TCREDC	TB	TCREDC	1

See p. 10-13 for abbreviation list.

ED 2: Improve the overall economic well-being of town residents without compromising the natural features and quiet rural character they value.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/Timeline
			Primary	Secondary	
ED 2.1 AG 1.1 LU 1.4	2.1.1: Continue to identify all farms and/or properties based on objective criteria.	Work with Town farmers	TB	Farmers	X

ED 2.1 AG 2.1	2.1.2: Continue to use an informational fact sheet that acknowledges that farming operations may exhibit noise, odor, dust and hours of operation that may begin before dawn and extend well past dusk and include weekends.	Continue to work with WCZLC to distribute to new property/building owners	TB	WCZLC	X
ED 2.1	2.1.3: Encourage farmers to consider local retirees as a resource for seasonal employment.	Promote as necessary	TB	TPC	X
ED 2.2 LU 1.8 CF 6.1 LU 1.4	2.2.1: Generally direct industrial and commercial development in the town to areas around the Highway 21 corridor.	Direct as necessary	TPC	TB, WCZLC	X
ED 2.2	2.2.2: Accommodate new industrial uses that are compatible and consistent with existing zoning in the town and/or the Town Comprehensive Plan.	Consider as necessary	TPC	TB, WCZLC	X
ED 2.3 LU 1.4	2.3.1: Support current zoning requirements that promote small and home-based businesses which complement the community.	Work with WCZLC	TPC	TB, WCZLC	X
ED 2.4	2.4.1: Encourage practices that promote good management of the town's forestry resource.	Support efforts by WDNR	TB	TPC, WDNR	X
ED 2.5	2.5.1: Consider requests by entrepreneurs, on a case by case basis, that capitalize on "low impact" tourism.	Consider as necessary	TPC	TB, WCZLC	X
ED 2.6	2.6.1: Keep informed of new technologies which will improve the communications and overall efficiency of local enterprises such as high speed definition digital television and others.	Keep abreast of the latest technologies	TB	TPC	X
ED 2.7	2.7.1: Continue to support the Zoning Board in acting promptly regarding zoning violations and blighted properties.	Work with WCZLC	TB	TPC, WCZLC	X
ED 2.7	2.7.2: Support the Waushara Area Chamber of Commerce efforts to continue to provide a forum to bring building owners and business people together.	Support WACC	TB	WACC	X

See p. 10-13 for abbreviation list.

ED 3: Partner, when possible, with educational institutions to promote life long learning for the area's youth and adults.

Related Strategy	Recommendation	Required Action	Responsibility		Priority/Timeline
			Primary	Secondary	
ED 3.1 IC 1.1	3.1.1: Support individual's efforts to utilize CAP Services in Wautoma and/or the FVTC Venture Center, an available resource to entrepreneurs.	Support entrepreneurial programs	TB	CAP, FVTC	X
ED 3.1	3.1.2: Support efforts by the Westfield School District to initiate a Junior Achievement Program.	Support JA	TB	WSD, JAA	X
ED 3.1	3.1.3: Support individual's to seek support from other sources as needed.	Support potential new business owner	TB	FVTC, ECWRPC	X
ED 3.2 IC 1.1 CF 3.2	3.2.1: Continue to encourage Tri-County Regional and Waushara County Economic Development Corporations to work with FVTC to evaluate the educational needs of the area.	Support	TB	TCREDC, WCEDC, FVTC	X

ED 3.2 IC 1.1 CF 3.2	3.2.2: Continue to encourage local high schools and guidance counselors to promote technical programs/job skill training through FVTC and the local high school.	Provide support	TB	WSD, FVTC	X
ED 3.2	3.2.3: Continue to encourage high schools to continue to provide career direction programming.	Provide support	TB	WSD	X
ED 3.2	3.2.4: Continue to encourage high schools to work with CESA 5, CAP Services and the business community to initiate a youth apprenticeship program or other similar program to provide students with valuable skills.	Provide support	TB	WSD, CAP	X

See p. 10-13 for abbreviation list.

Land Use
Town of Coloma
Overall Goals

LU 1: Encourage a pattern of community development and growth that preserves and enhances the quality of life for the residents of the Town.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
LU 1.1	1.1.1: Consult the future land use map for environmentally sensitive areas prior to approving proposed development.	Consult future land use map & work with WCZLC	TPC	TB, WCZLC	X
LU 1.1 NR 4.1	1.1.2: Discourage development on steep slopes.	Discourage & work with WCZLC	TPC	TB, WCZLC	X
LU 1.1 NR 4.1	1.1.3: Work with Waushara County and the WDNR to encourage sustainable forestry practices to guide timber planting, thinning trimming and removal from the moraine area.	Work with WCZLC & WDNR	TPC	TB, WDNR, WCZLC	X
LU 1.2 NR 1.1	1.2.1: Limit development near the Village's former landfill.	Work with VC, WCZLC to inform landowner	TPC	TB, VC, WCZLC	X
LU 1.2 NR 1.1	1.2.2: Protect existing and future municipal wellhead locations from land uses that could potentially contaminate the groundwater.	Work with VC & WCZLC to adopt a wellhead protection ordinance	TPC	TB, VPC, VB, WCZLC	1X
LU 1.3 CF 6.1	1.3.1: Direct higher density residential development to areas within or adjacent to the Village of Coloma where municipal services area available.	Work with VPC & WCZLC	TPC	TB, VPC, WCZLC	X
LU 1.3	1.3.2: Establish design criteria such as architectural treatments, color choices, etc. for more intense development that would complement and blend in with the rural landscape.	Work with WCZLC	TPC	TB, WCZLC	2
LU 1.3	1.3.3: Work with Waushara County to review its sign ordinance in regard to placement of billboards.	Work with WCZLC	TPC	TB, WCZLC	X
LU 1.3 NR 4.4	1.3.4: Encourage Waushara County to enact a light ordinance that would address shielding, light directing and similar measures to control the direction, intensity and "leakage" of exterior lighting.	Enc. WCZLC to consider a light ordinance	TB	WCZLC	X
LU 1.4 ED 2.1 AG 1.1	1.4.1: Continue to maintain a list of "viable" farms and/or properties, update annually.	Work with farm community to maintain list	TPC	TB	X
LU 1.4 AG 1.1	1.4.2: Discourage major and minor subdivisions immediately adjacent to existing farming operations.	Work with WCZLC	TPC	TB, WCZLC	X

LU 1.4 AG 1.1	1.4.3: Discourage major and minor subdivisions to the west of the moraine as indicated on the future land use map.	Work with WCZLC	TPC	TB, WCZLC	X
LU 1.4 AG 1.2	1.4.4: Where feasible, restrict new residential development to the west of the moraine to immediate family members or individuals wishing to begin new farms.	Work with WCZLC	TPC	TB, WCZLC	X
LU 1.4	1.4.5: Direct small parcel residential development west of the moraine to non-farmland areas.	Work with WCZLC	TPC	TB, WCZLC	X
LU 1.4 ED 1.1 AG 1.5	1.4.6: Encourage the development of agricultural support businesses and clean industry in the Coloma Business Park.	Support development	TPC	TB, TCREDC, WCEDC, VPC	X
LU 1.4 CF 6.1 ED 2.2	1.4.7: Direct industrial and commercial development to areas near the STH 21 corridor.	Direct as necessary	TPC	TB, WCZLC	X
LU 1.4 ED 2.3	1.4.8: Support the establishments of small businesses or "home-based" businesses that provide opportunities for local residents and complement the community.	Work with WCZLC	TPC	TB, WCZLC	X
LU 1.5 CR 1.2	1.5.1: Compile an inventory of historical, architectural and archeological resources within the Town.	Work with the VC & CHS	TB	VC, CHS	X
LU 1.5 CR 1.3	1.5.2: Consider cultural resources and historic preservation in any future land use planning and development decisions.	Seek guidance from WCHS, CHS	TPC	TB, WCHS, CHS	X
LU 1.5 CR 1.3	1.5.3: Seek out input from informed individuals when making decisions that involve existing sites and structures.	Seek guidance from others	TPC	TB, WCHS, CHS	X
LU 1.6 H 1.1	1.6.1: Maintain a minimum lot size of five acres for areas not designated as small parcel development.	Work with WCZLC to revise zoning & to enforce	TPC	TB, WCZLC	1X
LU 1.6 H 1.1	1.6.2: Encourage multi-family residential (3 units or more) or higher density residential development only in areas adjacent to the Village of Coloma.	Work with WCZLC & VPC	TPC	TB, VPC, WCZLC	X
LU 1.6 H 1.1	1.6.3: Work with Waushara County to develop criteria for multi-family development.	Contact & work with WCZLC	TPC	TB, WCZLC	1
LU 1.6 H 1.2	1.6.4: Direct small parcel residential development to areas within one-half mile radius of the Village of Coloma as designated on the future land use map.	Work with WCZLC & VPC	TPC	TB, VPC, WCZLC	X
LU 1.6 H 1.2	1.6.5: Maintain a minimum lot size of one acre within areas designated for small parcel residential development.	Work with WCZLC	TPC	TB, WCZLC	1X
LU 1.7 TR 1.1	1.7.1: Monitor discussions of the Village, WisDOT and the Waushara Highway Department regarding a reconstruct of the intersection of STH 21 and 4 th Avenue.	Monitor discussions	TPC	VC, WisDOT, WCHD	1
LU 1.7 TR 1.1	1.7.2: Monitor discussions of the Village & WisDOT to conduct a traffic study of the I-39 and STH 21 interchange prior to approval of any additional development in this area.	Monitor discussions	TPC	VC, WisDOT, WCHD	2
LU 1.7 TR 1.1	1.7.3: Monitor discussion of the Village of Coloma and WisDOT regarding traffic flow and safety concerns at Industrial Drive & STH 21.	Monitor discussions	TPC	WisDOT, VC	1X

LU 1.7 TR 2.2 IC 1.5	1.7.4: Partner with area communities to establish a strategic location for a "Park and Ride" lot near the corner of STH 21 and I-39.	Work with VC, WisDOT. ID site	TPC	WisDOT, VC	X
LU 1.7 TR 2.3 IC 1.5	1.7.5: Collaborate with the Village of Coloma and others to explore the possibility of bringing scheduled intercity bus service to the Coloma area.	Work with WisDOT, VC. ID site, work with bus service providers	TB	VC, WisDOT, Lamers	X
LU 1.7 TR 3.1	1.7.6: Consider establishing pedestrian and/or bicycling connections between the Village of Coloma, the school forest, Pleasant Lake, the Ice Age Trail and other key destinations in the Coloma area.	Contact & work with VC, WCP/R/SWD	TPC	VC, WCP/R/SWD	X
LU 1.7 TR 3.1	1.7.7: Consider pedestrian and bicycling uses when constructing or reconstructing local or county low volume roads.	Consider & work with WCHD	TPC	TB, WCP/R/SWD, WCHD	X
LU 1.8	1.8.1: Ensure that new development within a half mile of the Village borders is compliant with the Town's land use vision and can be potentially served by public sewer and water in the future.	Collaborate w/ VC on new dev within ½ mile of village	TPC	VPC, TB, WCZLC	X
LU 1.8 CF 1.8 ED 2.2	1.8.2: Steer higher density residential, commercial and manufacturing developments to areas within or adjacent to the Village.	Work w/ VC, WCZLC on new dev within ½ mile of village	TPC	VPC, TB, WCZLC	X
LU 1.8	1.8.3: Ensure that new development along common borders is compliant with all implemented land use plans.	Collaborate with adjacent towns, VC	TPC	Adjacent towns, VC	X
LU 1.8	1.8.4: If development is to occur within ¼ mile of the Town of Coloma's border, invite elected officials and citizens of the neighboring community to offer public comment on that development and ask that the Town be given the same consideration.	Collaborate with adjacent towns, VC	TPC	Adjacent towns, VC	X

See p. 10-13 for abbreviation list.

Intergovernmental Cooperation
Town of Coloma
Overall Goals

IC 1: Work with neighboring municipalities, Waushara County, state and federal departments and agencies when opportunities and/or issues arise that can be more effectively addressed cooperatively.					
Related Strategy	Recommendation	Required Action	Responsibility		Priority/ Timeline
			Primary	Secondary	
IC 1.1 ED 1.2 AG 1.6	1.1.1: Market area tourism opportunities.	Support efforts of others	TB	TCREDC, WCEDC, WCVB, WACC	X
IC 1.1	1.1.2: Support the agricultural economy of the area.	Support efforts of others	TB	WCEDC, TCREDC, NW, New Rep	X
IC 1.1 ED 1.1 ED 3.1	1.1.3: Support programs that strengthen the economy of the area and promote life long learning opportunities.	Support efforts WSD, FVTC, UWEX, CAP, business to work together to provide programming	TB	WSC, FVTC, UWEX, CAP, businesses	X
IC 1.1 ED 3.1 CF 3.2	1.1.4: Support the increase of educational opportunities in Waushara County and the Coloma area.	Support efforts of others	TB	WCEDC, TCREDC, FVTC, local businesses	X
IC 1.1 CF 4.1	1.1.5: Support the establishment of medical services (dentist, chiropractor, hearing aide specialist, etc.) in the Coloma area.	Support efforts of others	TB	WCDHS, TCREDC, WCEDC, WRCMH, adj communities	2
IC 1.2	1.2.1: Continue to hold periodic meetings with the Village of Coloma to discuss issues of common interest.	Hold periodic meetings	TB	VC	4X
IC 1.2 CF 1.1	1.2.2: Continue to collaborate with community partners (civic organizations, local government, churches, the Westfield School District and others) to discuss community needs.	Continue to meet with community partners	TB	Community partners	2X
IC 1.2	1.2.3: Consider developing a town website to inform residents of upcoming meeting, events and other items of interest.	Consider the development of a Town website	TB		3
IC 1.2 CF 1.1	1.2.4: Work with the Waushara County Highway Department to establish annual meetings between Waushara County communities, the Waushara County Highway Department, WisDOT and public and private utilities.	Participate in annual meetings	TB	WCHD, WisDOT, etc	1X
IC 1.2 CF 3.1	1.2.5: Work with the Westfield School District, Waushara County and the state to plan new facilities when they are needed.	Contact WSD	TB	TPC	X
IC 1.3 H 3.1	1.3.1: Support efforts lead by others to pursue federal funding to meet the affordable housing needs of the very low income households.	Support efforts by others	TB	VB, WHEDA	X

IC 1.3 H 3.1	1.3.2: Support efforts of the Village of Coloma, CAP Services and others to pursue the construction of federally assisted rental units, assisted living and other housing options for the elderly.	Support efforts by others	TB	VC, CAP, WHEDA, others	X
IC 1.3 H 2.1	1.3.3: Support joint funding applications for subsidized housing.	Support efforts by others	TB	VC, CAP, WHEDA	X
IC 1.3 CR 1.1	1.3.4: Collaborate with neighboring communities to apply for a grant from the Wisconsin Historical Society or other appropriate organization to complete a historical and cultural survey of the area.	Collaborate with CHS, WCHS, VC	TB	CHS, WCHS, VC	X
IC 1.4 NR 3.1	1.4.1: Support a countywide coordinated approach to deal with specific problem species on a countywide basis.	Support a countywide approach	TB	UWEX, WDNR	X
IC 1.4	1.4.2: Work with Waushara County to inventory all private on-site wastewater treatment systems (POWT) within the Town of Coloma.	Work with WCZLC	TB	WCZLC	1
IC 1.5 TR 1.1 LU 1.7	1.5.1: Monitor discussions of the Village Coloma, WisDOT, and the Waushara County Highway Department to study and possibly reconstruct the intersection of STH 21 and North 4 th Avenue.	Monitor	TPC	VC, WisDOT	2
IC 1.5 LU 1.7 TR 1.1	1.5.2: Monitor discussions of the Village of Coloma and WisDOT to conduct a traffic study of the I-39 and STH 21 interchange prior to approving any additional development in this area.	Monitor	TPC	VC, WisDOT	2
IC 1.5 TR 1.1 LU 1.7	1.5.3: Monitor efforts to improve traffic flow and address safety concerns at Industrial Drive and STH 21.	Monitor	TPC	VC, WisDOT	1
IC 1.5 TR 1.2	1.5.4: Work with the County to coordinate short and long range transportation planning efforts.	Work with the County	TPC	WisDOT, WCHD,	1X
IC 1.5 TR 1.3	1.5.5 Monitor future planning efforts along the STH 21 corridor.	Monitor & work with others as necessary	TPC	WisDOT, ECWRPC, WCHD	1X
IC 1.5 TR 1.5	1.5.6: Ensure coordination on regional and statewide transportation issues that may affect the Town.	Maintain contact with WCHD, WisDOT	TB	WisDOT. WCHD	1X
IC 1.5 TR 1.7	1.5.7: Work with neighboring communities to share road maintenance contracts and maintenance of common roads.	Look for additional cost efficiencies	TB	VC, adjacent communities	X
IC 1.5 LU 1.7 TR 2.3	1.5.8: Collaborate with the Village of Coloma and others to explore the possibility of bringing scheduled intercity bus service to the Coloma area.	Work with WisDOT, VC, id site. Contact bus service providers	TB	WisDOT, VC, Lamers	X
IC 1.5 LU 1.6 TR 2.3	1.5.9: Work with others to expand passenger rail opportunities to the Coloma area.	Work with WisDOT, ECWRPC	TB	WisDOT, ECWRPC	4
IC 1.5 LU 1.7 TR 2.2	1.5.10: Partner with area communities to establish a location for a park and ride lot near the I-39 and STH 21 interchange.	Work with WisDOT, VC ID site	TB	VC, WisDOT	X
IC 1.5	1.5.11: Support efforts of the County to help keep STH 21 safe and operating sufficiently through the Town.	Work with WisDOT as needed	TB	WisDOT	X

IC 1.6 CF 1.8	1.6.1 Partner with the Village of Coloma and Waushara County for law enforcement, fire and emergency services.	Work with VC and Waushara County	VPD, CFD, WCSD	VC	X
IC 1.6 CF 1.8	1.6.2: Work with Waushara County to provide municipal solid waste and recycling collection to Town residents.	Work with WCPD/SWMI	TB	WCPD/SWMI	X
IC 1.6 TR 2.1	1.6.3: Work with Waushara County Department of Aging and Human Services to provide needed services (transportation, meals, etc.) to Town residents.	Support existing programs	TB	WCDA, WCDHS	X
IC 1.6 H 4.1	1.6.4: Work with the Westfield School District, local churches, civic organizations, youth groups and the residents of the area to establish a program that would assist elderly residents in light home and/or lawn maintenance.	Work with WSD, others to set up program	TB	VB, WSD, others	2
IC 1.7	IC 1.7.1: Continue to communicate effectively with the Village of Coloma.	Continue	TB	VC	4X

See p. 10-13 for abbreviation list.

APPENDICES

TOWNSHIP OF COLOMA CITIZEN'S QUESTIONNAIRE

PLEASE RETURN BY OCTOBER 17, 2008
to Brenda Ratajczak, Village Clerk
or East Central Wisconsin RPC, 400 Ahnlp St., Suite 100, Menasha WI 54952

GENERAL INFORMATION

1. Please identify your age group: **(Check One)**

a) ___ Under 25	c) ___ 35 – 44	e) ___ 55 – 64
b) ___ 25 – 34	d) ___ 45 – 54	f) ___ 65 and older

2. Which best describes you? **(Check One)**
 - a) ___ Year-round (full time) resident of the Township of Coloma
 - b) ___ Seasonal (part time) resident of the Township
 - c) ___ Property owner only (do not reside here) **(If you checked this line, go to #6)**

3. If a full-time or part time resident, how long have you lived in the Township of Coloma? **(Check One)**

a) ___ 0 – 2 years	c) ___ 6 – 10 years	e) ___ More than 20 years
b) ___ 3 – 5 years	d) ___ 11 – 20 years	

4. Do you a) ___ own or b) ___ rent your current place of residence? **(Check one)**

5. What best describes your place of residence? **(Check one)**
 - a) ___ Single family lakeshore/lake view/waterfront lot
 - b) ___ Single family residence on a rural property under 5 acres in size
 - c) ___ Single family residence on a rural property over 5 acres in size
 - d) ___ Single family residence in rural subdivision
 - e) ___ Farmstead
 - f) ___ Two-family dwelling
 - g) ___ Multi-family dwelling
 - h) ___ Mobile home park
 - i) ___ Other (Please describe) _____

6. If you own non-residential property in the Township of Coloma, what best describes its present use? **(Check all that apply)**
 - a) ___ Undeveloped lakeshore/lake view lot
 - b) ___ Undeveloped parcel
 - c) ___ Recreational and/or hunting land
 - d) ___ Business/Commercial use
 - e) ___ Agricultural land
 - f) ___ Other (Please describe) _____

7. What is the size of the largest property you currently own (including your residence)? **(Check one)**

a) ___ Less than 1 acre	c) ___ 5 – 9.99 acres	e) ___ 40 – 79.99 acres
b) ___ 1 – 4.99 acres	d) ___ 10 – 39.99 acres	f) ___ 80 acres or larger

EXISTING DEVELOPMENT

8. Which one of the following statements best expresses how you feel about: **(Check one for each item listed)**

	IN THE TOWNSHIP OF COLOMA: (Check one for each item)				WITHIN THE OVERALL AREA: (Check one for each item)			
	Too Much	About Right	Not Enough	NA	Too Much	About Right	Not Enough	NA
Residential Development								
Commercial Development								
Industrial Development								
Agricultural Activities								
Recreational Opportunities								

9. Please indicate your preference regarding the following issues: **(Check one for each item listed)**

	Support	Do Not Support, But Accept	Do Not Support	No Opinion
Managed Forest Law				
Farmland Preservation				
Wetland Preservation				
Forestland Preservation				
Park & Open Space				
Ice Age Trail				
Historic/Cultural Site Preservation				
Public Hunting Lands				
Snowmobile Trails				

10. Please indicate your preference regarding the following development issues in the Township of Coloma or surrounding area: **(Check one for each item listed)**

	Support	Do Not Support, But Accept	Do Not Support	No Opinion
Single Family Housing				
Multi-Family Housing				
Elderly Housing				
Mobile Homes				
Hunting Cabins				
Small Business Opportunities				
Large Livestock Operations				
Natural Resource Extraction				

11. How would you rate the facilities and public services available to Township residents: (Check one for each item listed)

	Above Average	Acceptable	Not Acceptable	Not Used
Local Roads, Maintenance and Condition				
Local Roads, snow removal				
Parks and Other Public Recreational Land				
Garbage/Recycling				
State Highways/County Roads				
Fire Protection				
Law Enforcement				
Emergency Medical Services (Ambulance)				

12. Please rate the relative importance of the following land use issues in the Township of Coloma and the surrounding area. (Check one for each land use issue)

Land Use Issues	Not Important	Somewhat Important	Very Important
Protection of environmentally sensitive resources, such as wetlands, floodplains, steep slopes, natural springs & wildlife habitat.			
Preservation of farmland and avoidance of conflict between agricultural and residential uses.			
Preservation of natural areas and open spaces.			
Promotion of compact residential growth by discouraging scattered subdivision & scattered lots.			
Promotion of compatible land use patterns by discouraging the location of conflicting land uses adjacent to each other, such as residential and industrial.			
Cooperation between the Township, village and Waushara County when making land use decisions.			

LOCAL COMPREHENSIVE PLANNING GOALS

13. To enable your planning committee to more effectively focus on issues most critical to your community, please indicate how important you feel that the Township of Coloma plan address each of the goals listed below. **(Circle the number that best applies - See following number code)**

1 Very Important 2 Important 3 Not Important

- a.) 1 2 3 Promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- b.) 1 2 3 Encourage neighborhood designs that support a range of transportation choices.
- c.) 1 2 3 Protect natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.
- d.) 1 2 3 Protect economically productive areas, including farmland and forests.
- e.) 1 2 3 Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
- f.) 1 2 3 Preserve cultural, historic and archaeological sites.
- g.) 1 2 3 Encourage coordination and cooperation among nearby units of government.
- h.) 1 2 3 Build community identity by revitalizing main streets and enforcing design standards.
- i.) 1 2 3 Provide an adequate supply of affordable housing for individuals of all income levels throughout each community.
- j.) 1 2 3 Provide 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.
- k.) 1 2 3 Promote 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.
- l.) 1 2 3 Balance individual property rights with community interests and goals.
- m.) 1 2 3 Planning and development of land uses that create or preserve varied and unique urban and rural communities.
- n.) 1 2 3 Provide an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transportation-dependent and disabled citizens.

What else would you like to tell us?

14. What do you like best about the Township of Coloma?

15. What would you like to see changed in the Township of Coloma?

Village and Town of Coloma Questionnaire Results

A questionnaire was conducted for the Village of Coloma and the Town of Coloma to gather opinions from residents and landowners regarding land use and development issues. Questionnaires for the Village of Coloma were sent to all utility customers, while questionnaires for the Town of Coloma were sent home with elementary students in their take home folders. Additional questionnaires were available at key locations throughout the Village of Coloma for people who did not receive a questionnaire in another manner. Approximately 247 questionnaires were sent out with the Village of Coloma utility bill. Thirty-seven of these questionnaires were returned for a response rate of about 15 percent. Around 50 questionnaires were included in the take home folders that went home to parents and guardians of students in the Coloma Elementary School. Twenty-two questionnaires were returned. Since questionnaires for the Town of Coloma were available in a multitude of locations in the Village of Coloma, it is impossible to determine a true response rate.

The questionnaire contained 15 questions. There were two open-ended questions in which written input was solicited. Some respondents did not answer all the questions.

SUMMARY OF FINDINGS

General Information

- About three-quarters (73%) of the people responding to the Village of Coloma's questionnaire were 55 years in age or older. While the majority of the respondents for the Town of Coloma fell into one of two age groups 25 to 34 (27%) and 65 years and older (36%).
- Majority of respondents indicated that they were full-time residents in the Village (84%) and the Town (91%).
- Over forty percent (43%) of the respondents have lived in the Village in excess of 20 years, while over sixty percent (64%) of respondents in the Town have made Coloma their home for between 6 and 20 years.
- Over forty percent (43%) of respondents in the Village reside on a single family lot that is greater than one acre in size. Although, over a third (36%) of respondents in the Town live on a single family lot in excess of five acres, another quarter (27%) live on a single family lot less than five acres in size.
- Seven people in the Town indicated that they owned non-residential land; 29 percent of these owners possess recreational/hunting land.

Existing Development

- Respondents in the Village specified that there was about the right amount of agricultural activities (54%) in the Village. However, they were divided when it came to residential development (51% - about right, 43% - not enough) and recreational opportunities (46% - about right, 41% - not enough). On the other hand, most people indicated that they would like to see more commercial (68%) and industrial (78%) development in the Village.
- Residents in the Town of Coloma pointed out that there was about the right amount of residential (82%), agricultural (82%) and recreational opportunities (73%) in the Town.

Again when it came commercial (55%) and industrial (50%) people said that they would like to see more.

- Around three-quarters of Village residents either support or accept managed forest law (76%), farmland preservation (78%), wetland preservation (73%), forestland preservation (76%), Ice Age Trail (76%), historic/cultural site preservation (78%), snowmobile trails (76%), park & open space (87%) and public hunting lands (81%).
- Over eighty percent of Town residents either support or accept managed forest law (86%), public hunting lands (86%) and snowmobile trails (82%). Support and acceptance for farmland preservation (96%), wetland preservation (96%), forestland preservation (96%), park and open space (91%), Ice Age Trail (91%) and historic/cultural preservation (91%) was in excess of ninety percent.
- Respondents in the Village strongly support single-family housing (81%), elderly housing (92%) and small business opportunities (89%). Less support exists for multi-family development (43%). While some people are willing to accept the following development issues, the majority do not support mobile homes (78%), hunting cabins (70%), large livestock operations (70%) and natural resource extraction (57%).
- Similar to the Village, Town residents strongly support single-family housing (86%), elderly housing (82%) and small business opportunities (77%). While some people are willing to accept the following development issues, most do not support them: multi-family housing (73%), mobile homes (68%), large livestock operations (68%), and natural resource extraction (77%). People are divided over hunting cabins (27% - support, 46% - do not support, but accept, and 23% do not support).
- Within the Village, over ninety percent consider garbage/recycling, state highways/county roads, fire protection to be above average or acceptable. In excess of eighty percent of people rate the parks and other public recreational land, law enforcement and emergency medical services in the same category. However, when it comes to local roads people are less supportive of maintenance and conditions (65%) and snow removal (76%).
- In the Town, over ninety percent consider fire protection and emergency medical services to be above average or acceptable. More than eighty percent believe that local roads – maintenance, condition and snow removal, parks and other recreational land, state highways/county roads and law enforcement are also above average to average. While a fewer share of people feel that garbage/recycling was acceptable or better, a quarter of the respondents either did not use this service or did not answer the question.
- People in the Village and Town of Coloma rate cooperation between the town, village and Waushara County when making land use decisions as the most important land use issue. The least important land use issue was the promotion of compact residential growth by discouraging scattered subdivision & scattered lots.

Local Comprehensive Goals

- The three most important local comprehensive goals according to Village respondents are (1) Promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing, commercial, and industrial structures; (2) Protect natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources; and (3) Protect economically productive areas, including farmland and forests.

- Town residents indicated that the most important local comprehensive goals were (1) Protect natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources; (2) Protect economically productive areas, including farmland and forests; and (3) Encourage land uses, densities and regulation that promote efficient development patterns and relatively low municipal, state governmental and utility costs.

What do you like best?

- Respondents in the Village of Coloma value the small town atmosphere, new businesses, safety/security, peacefulness, recreational opportunities within the village and nearby, caring people, good school system, community center, emergency medical services, and location.
- Town residents like the small town, rural atmosphere of the community, its location and its government, roads, fire and police protection and cooperation between the town, village and county.

What would you like to see changed?

- Village residents would like to see more community involvement, quieter summer nights, more police presence, more businesses, increased services for seniors, more youth programs, monthly newsletter, and infrastructure maintenance, repair and expansion.
- Town residents indicated that they would like to see more activities for youth, enforcement of zoning in regard to neglected properties, a newsletter, more pedestrian/bicycling friendly options (especially in the village), improved access to Pleasant Lake, more businesses/industries employing skilled labor, a Main Street Plan for downtown, protection of farm and residential properties, no scattered subdivisions or random mobile homes, and improved snow removal.

TOWN OF COLOMA

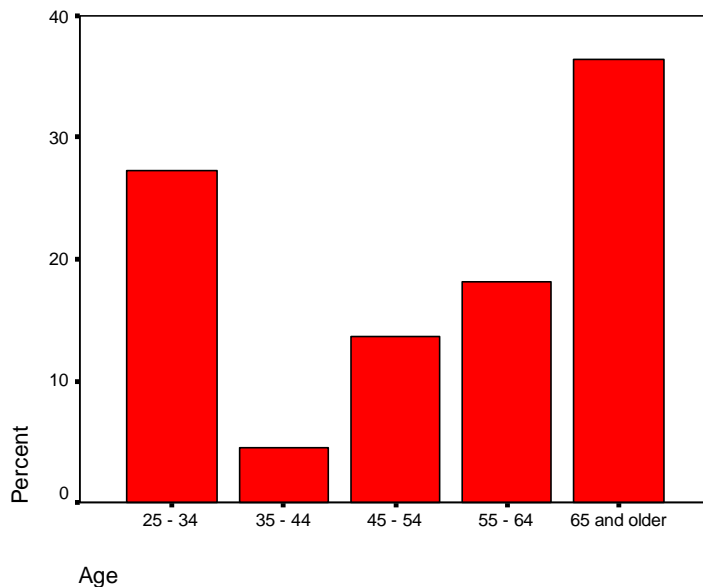
CITIZEN'S QUESTIONNAIRE

Analysis

Questionnaires Received: 22

GENERAL INFORMATION

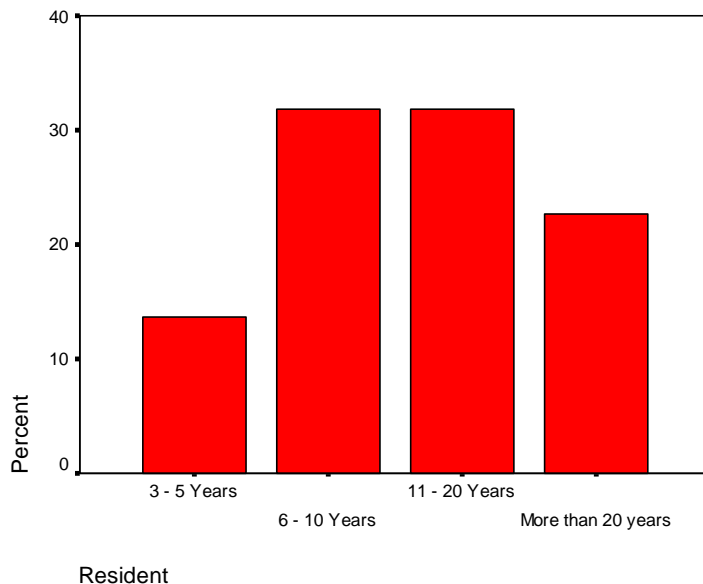
1. Please identify your age group:



2. Which best describes you?

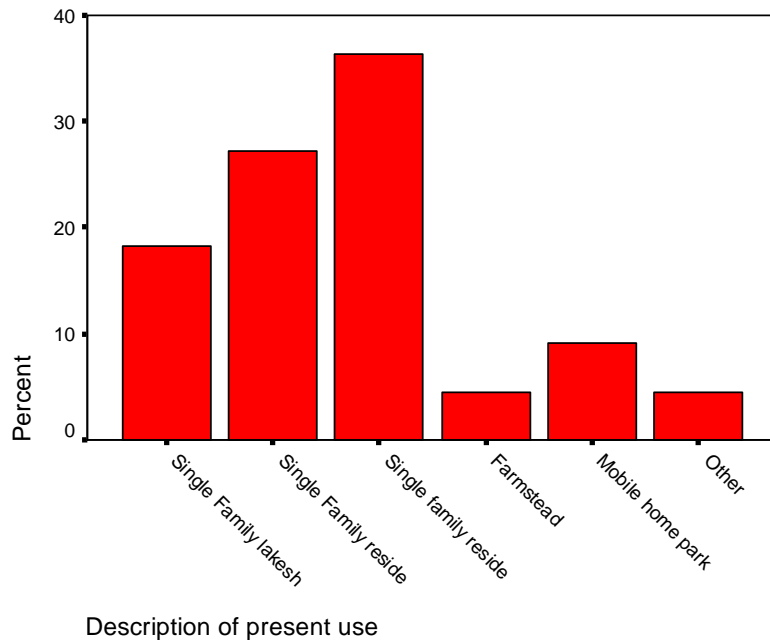
- a) 90.9% Year-round (full time) resident of the Town of Coloma
- b) 9.1% Seasonal (part time) resident of the Town
- c) 0.0% Property owner only (do not reside here)

3. If a full-time or part time resident, how long have you lived in the Town of Coloma?



4. Do you a) 81.8% own or b) 9.1% rent (9.1% no response) your current place of residence?

5. What best describes your place of residence?



6. If you own non-residential property in the Town of Coloma, what best describes its present use?

Of the 7 who indicated they owned non-residential property:

Undeveloped Lakeshore/lake view lot– 14.3%

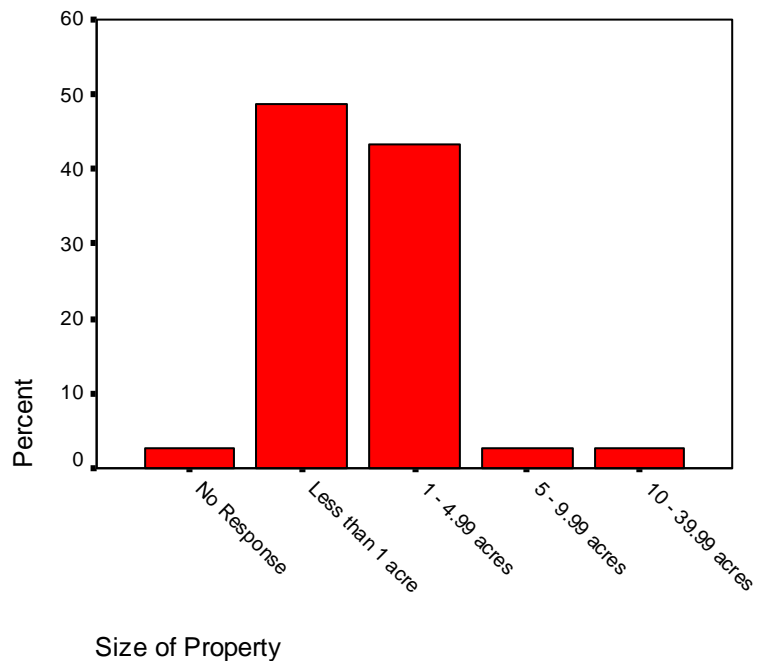
Undeveloped Parcel – 14.3%

Recreational/hunting land – 28.6%

Agriculture – 14.3%

Other– 26.6%

7. What is the size of the largest property you currently own (including your residence)?



EXISTING DEVELOPMENT

8. Which one of the following statements best expresses how you feel about:

	IN THE TOWN OF COLOMA: (Check one for each item)				WITHIN THE OVERALL AREA: (Check one for each item)			
	Too Much	About Right	Not Enough	NA/NR	Too Much	About Right	Not Enough	NA/NR
Residential Development	4.5%	81.8%	9.1%	4.5%	4.5%	77.3%	4.5%	13.6%
Commercial Development	9.1%	22.7%	54.5%	13.6%	4.5%	22.7%	54.5%	18.1%
Industrial Development	9.1%	13.6%	50.0%	13.6%	4.5%	27.3%	50.0%	18.1%
Agricultural Activities	9.1%	81.8%	9.1%	9.1%	4.5%	81.8%	0.0%	13.6%
Recreational Opportunities	4.5%	72.7%	18.2%	4.5%	0.0%	63.6%	22.7%	13.6%

9. Please indicate your preference regarding the following issues:

	Support	Do Not Support, But Accept	Do Not Support	No Opinion	No Response
Managed Forest Law	54.5%	31.8%	4.5%	0.0%	9.1%
Farmland Preservation	77.3%	18.2%	0.0%	0.0%	4.5%
Wetland Preservation	77.3%	18.2%	4.5%	0.0%	0.0%
Forestland Preservation	86.4%	9.1%	0.0%	0.0%	4.5%
Park & Open Space	77.3%	13.6%	0.0%	4.5%	4.5%
Ice Age Trail	63.6%	27.3%	0.0%	4.5%	4.5%
Historic/Cultural Site Preservation	81.8%	9.1%	0.0%	4.5%	4.5%
Public Hunting Lands	54.5%	31.8%	9.1%	0.0%	0.0%
Snowmobile Trails	45.5%	36.4%	13.6%	0.0%	4.5%

10. Please indicate your preference regarding the following development issues in the Town of Coloma or surrounding area:

	Support	Do Not Support, But Accept	Do Not Support	No Opinion	No Response
Single Family Housing	86.4%	9.1%	0.0%	0.0%	4.5%
Multi-Family Housing	22.7%	36.4%	36.4%	0.0%	4.5%
Elderly Housing	81.8%	13.6%	0.0%	0.0%	4.5%
Mobile Homes	27.3%	18.2%	50.0%	0.0%	4.5%
Hunting Cabins	27.3%	45.5%	22.7%	0.0%	4.5%
Small Business Opportunities	77.3%	13.6%	0.0%	0.0%	9.1%
Large Livestock Operations	27.3%	31.8%	36.4%	0.0%	4.5%
Natural Resource Extraction	18.2%	36.4%	40.9%	0.0%	4.5%

11. How would you rate the facilities and public services available to Town residents:

	Above Average	Acceptable	Not Acceptable	Not Used	No Response
Local Roads, Maintenance and Condition	27.3%	59.1%	9.1%	0.0%	4.5%
Local Roads, snow removal	22.7%	59.1%	13.6%	0.0%	4.5%
Parks and Other Public Recreational Land	18.2%	68.2%	4.5%	4.5%	4.5%
Garbage/Recycling	18.2%	45.5%	13.6%	13.6%	9.1%
State Highways/County Roads	13.6%	68.2%	9.1%	0.0%	9.1%
Fire Protection	18.2%	72.7%	4.5%	0.0%	4.5%
Law Enforcement	13.6%	72.7%	9.1%	0.0%	4.5%
Emergency Medical Services (Ambulance)	18.2%	72.7%	4.5%	0.0%	4.5%

12. Please rate the relative importance of the following land use issues in the Town of Coloma or surrounding area. **(Check one for each land use issue)**

Land Use Issues	Not Important	Somewhat Important	Very Important	No Response
Protection of environmentally sensitive resources, such as wetlands, floodplains, steep slopes, natural springs & wildlife habitat.	4.5%	9.1%	81.8%	4.5%
Preservation of farmland and avoidance of conflict between agricultural and residential uses.	0.0%	27.3%	68.2%	4.5%
Preservation of natural areas and open spaces.	0.0%	22.7%	72.7%	4.5%
Promotion of compact residential growth by discouraging scattered subdivision & scattered lots.	22.7%	22.7%	50.0%	4.5%
Promotion of compatible land use patterns by discouraging the location of conflicting land uses adjacent to each other, such as residential and industrial.	0.0%	40.9%	54.5%	4.5%
Cooperation between the town, village and Waushara County when making land use decisions.	0.0%	9.1%	86.4%	4.5%

LOCAL COMPREHENSIVE PLANNING GOALS

13. To enable your planning committee to more effectively focus on issues most critical to your community, please indicate how important you feel that the Town of Coloma plan address each of the goals listed below. **(Circle the number that best applies - See following number code)**

1 Very Important 2 Important 3 Not Important NR No Response

		1	2	3	NR
a	Promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.	50.0%	45.5%	0.0%	4.5%
b	Encourage neighborhood designs that support a range of transportation choices.	31.8%	40.9%	22.7%	4.5%
c	Protect natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.	72.7%	22.7%	0.0%	4.5%
d	Protect economically productive areas, including farmland and forests.	72.7%	22.7%	0.0%	4.5%
e	Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.	68.2%	27.3%	0.0%	4.5%
f	Preserve cultural, historic and archaeological sites.	50.0%	45.5%	0.0%	4.5%
g	Encourage coordination and cooperation among nearby units of government.	63.6%	31.8%	0.0%	4.5%
h	Build community identity by revitalizing main streets and enforcing design standards.	40.9%	45.5%	9.1%	4.5%
i	Provide an adequate supply of affordable housing for individuals of all income levels throughout each community.	36.4%	45.5%	13.6%	4.5%
j	Provide 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.	50.0%	31.8%	13.6%	4.5%
k	Promote 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.	50.0%	36.4%	9.1%	4.5%
l	Balance individual property rights with community interests and goals.	50.0%	40.9%	4.5%	4.5%
m	Planning and development of land uses that create or preserve varied and unique urban and rural communities.	50.0%	40.9%	4.5%	4.5%
n	Provide an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transportation-dependent and disabled citizens.	36.4%	45.5%	13.6%	4.5%

What else would you like to tell us?

14. What do you like best about the Town of Coloma?

<u>ID</u>	<u>Response</u>
1.	<i>Small-Town, "off-the-map" living</i>
2.	<i>Natural areas, large lots, well cared homes feel safe.</i>
3.	<i>Rural nature.</i>
4.	<i>Rural Area. Well run Town Board.</i>
6.	<i>Very quiet.</i>
7.	<i>Quietness</i>
8.	<i>Quiet – Lack of congestion – I feel safe here.</i>
9.	<i>Township responsive to lake/seasonal issues. Small town atmosphere and town pride. LIBRARY!</i>
10.	<i>Good government, good roads, good fire resource and police, good government coop, town & county & Village.</i>
11.	<i>Location – Low profile.</i>
12.	<i>Little controversy – minimum government interference.</i>
14.	<i>Close to freeway.</i>
21.	<i>Rural!</i>

15. What would you like to see changed in the Town of Coloma?

<u>ID</u>	<u>Response</u>
1.	<i>Stop hammering lake property owner's w/outrageous taxes – tax farm land more!</i>
2.	<i>Up keep of neglected or "junky" properties enforced.</i>
3.	<i>More activities for youths.</i>
4.	<i>More small business close to interstate.</i>
6.	<i>A newsletter about meetings.</i>
7.	<i>Some kind of newsletter mailed to us. Some people can't get out.</i>
8.	<i>People should not be allowed to have several old cars and other junk littering their property – It is a law that is not enforced.</i>
9.	<i>Especially within the Village – more pedestrian friendly options, bicycling – improvement (solicit input from youth). Preserve resorts/lake quality, public access for all. Improve public access at Pleasant Lake. Develop "Main Street Plan". Encourage businesses...skilled labor.</i>
10.	<i>Protection of farm & residential properties.</i>
11.	<i>Tax's fairness of values – Rec. – versus farm.</i>
12.	<i>More industry – use incentive to obtain.</i>
13.	<i>No scattered subdivisions no random mobile homes.</i>
14.	<i>More recreational activities for children.</i>
19.	<i>Let businesses come into the Town of Coloma!</i>
21.	<i>Snow removal.</i>

**Town of Coloma
Community Visions Session – Individual Responses
October 8, 2008**

A Community Vision Session was held in Coloma, Wisconsin on Wednesday, October 8, 2008. Four people registered on the sign in sheet. As part of this exercise, people were asked to list the Strength, Weakness, Opportunities and Threats that the Town and Village of Coloma faced. Responses received at this vision session will be used to identify the issues specific to the Town of Coloma and Village of Coloma as well as provide information for Town and Village vision statements.

The following individual comments were received:

STRENGTHS:

- Library
- Interstate I-39 & STH 21 corridor
- Rural Setting
- Quiet Area
- Low Crime
- Hwy 21 and 39
- Local elementary school
- Recently formed business group
- Very competent viable community organizations, i.e. Coloma Lions, Friends of the Park, Friends of the Library, Sesquicentennial Group, etc.
- Nice, well structured village park
- Village industrial park and community center
- Viable businesses in Village and Town that are community minded - Coloma Hotel, Coffee Shop, Grocery Store, Hardware Store, restaurants, etc.
- Pleasant Lake, Mekan and Chaffee Creeks
- Good Village of Coloma center of Township
- Cross roads of 21 and I-39
- Town and Village cooperation – Fire Department, Park, Library
- Good volunteer organizations, i.e. Lions, Friends of the Park, Friends of the Library, Coloma Players
- Good mix of housing, low to expensive

WEAKNESSES:

- No large business
- Shopping Centers
- Medical Centers
- Entertainment
- Lack of employers
- Lack of industry
- Vacant building in Village of Coloma
- Lack of youth meeting place
- Lack of youth activities
- Youth are leaving
- Aging population

- No local health care
- Low income
- Large amount of seniors/retirees
- Lack of small industries
- No public transportation

OPPORTUNITIES:

- Community groups can spur business and industrial – especially new business development group
- Hard working work force
- Industrial Park in Village
- Town encouraging home type businesses
- Farm jobs during seasons if plant harvest
- Available land for development

THREATS:

- Business that affect the environment
- Lack of forward effort to attract industry, new business etc.
- No opportunities for youth for employment
- Young people moving away for job opportunities
- City people expecting city services
- Long travel distances to shopping centers
- Long travel distances to tech schools

ISSUES & OPPORTUNITIES

APPENDICES

Table B-1 Waushara County Population by MCD, 1950 to 2005

Table B-2 Net Migration by Sex and Age, Waushara County, 1990 to 2000

Table B-3 Population Density, 2000

Table B-4 Population by Age Cohort, 1990

Table B-5 Population by Age Cohort, 2000

Table B-6 Persons per Household, 1990

Table B-7 Persons per Household, 2000

Table B-8 Households by Type, 1990

Table B-9 Households by Type, 2000

Table B-10 Waushara County Population by Race, 1990

Table B-11 Waushara County Population by Race, 2000

Table B-12 Persons of Hispanic Origin, 1990 and 2000

Table B-13 Earnings as a Portion of Household Income, 1999

Table B-14 Comparative Income Characteristics, 1989 and 1999

Table B-15 Household Income by Range, 1999

Table B-16 Poverty Status, 1989

Table B-17 Persons in Poverty by Age as a Share of the Total Population,
1989

Table B-18 Poverty Status, 1999

Table B-19 Persons in Poverty by Age as a Share of the Total Population,
1999

Table B-20 Population Estimates, Waushara County 1970 to 2030

Table B-21 Total Number of Households in Waushara County, 1970 to 2000

Table B-22 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	23.9%
C. Wautoma	1,376	1,466	1,624	1,629	1,784	1,998	2,070	2,118	2,110	2,115	2,096	12.0%
V. Coloma	338	312	336	367	383	461	460	467	461	467	469	20.4%
V. Hancock	449	367	404	419	382	463	462	463	462	460	453	21.2%
V. Lohrville	206	225	213	336	368	408	409	409	415	414	411	10.9%
V. Plainfield	680	660	642	813	839	899	898	896	899	894	893	7.2%
V. Redgranite	648	588	645	976	1,009	1,040	1,037	2,001	2,011	2,019	2,051	3.1%
V. Wild Rose	582	594	585	741	753	765	754	756	759	758	746	1.6%
T. Aurora	731	780	802	890	846	971	980	1,005	1,038	1,061	1,057	14.8%
T. Bloomfield	801	770	798	931	922	1,018	1,020	1,027	1,032	1,045	1,043	10.4%
T. Coloma ^a	339	355	382	437	499	660	758	699	704	722	735	32.3%
T. Dakota	400	521	752	994	1,092	1,259	1,262	1,273	1,272	1,265	1,269	15.3%
T. Deerfield	417	340	367	445	454	629	639	650	653	653	666	38.5%
T. Hancock	480	354	346	426	467	531	539	547	546	560	566	13.7%
T. Leon	546	520	651	844	992	1,281	1,312	1,355	1,371	1,389	1,411	29.1%
T. Marion	746	700	877	1,333	1,478	2,065	2,077	2,121	2,129	2,163	2,207	39.7%
T. Mount Morris	451	422	517	685	767	1,092	1,112	1,133	1,125	1,121	1,119	42.4%
T. Oasis	389	364	346	403	389	405	403	403	402	396	399	4.1%
T. Plainfield	476	449	447	574	529	533	534	547	549	549	558	0.8%
T. Poy Sippi	830	809	823	913	929	972	974	974	971	974	971	4.6%
T. Richford	386	317	322	404	455	588	595	602	606	608	608	29.2%
T. Rose	420	287	319	515	486	595	597	600	606	611	615	22.4%
T. Saxeville	535	506	612	776	846	974	982	991	997	999	1,014	15.1%
T. Springwater	389	366	584	924	1,011	1,389	1,401	1,405	1,413	1,420	1,423	37.4%
T. Warren	636	708	637	573	550	675	693	707	710	712	708	22.7%
T. Wautoma	636	672	723	1,087	1,088	1,312	1,314	1,326	1,329	1,347	1,347	20.6%
Waushara County ^a	13,920	13,497	14,795	18,526	19,385	23,066	23,365	24,560	24,656	24,806	24,918	19.0%
Region ^a	366,887	413,397	475,090	511,033	542,712	609,438	614,213	622,920	628,125	633,581	638,699	12.3%
Wisconsin ^a	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	9.6%

^a 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 ⁺	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

⁺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	18.2%	8	36.4%	0	0.0%	3	13.6%	7	31.8%	0	0.0%	22	3.05
C. Wautoma	254	34.0%	256	34.2%	109	14.6%	78	10.4%	35	4.7%	16	2.1%	748	2.25
V. Coloma	53	33.3%	44	27.7%	24	15.1%	23	14.5%	14	8.8%	1	0.6%	159	2.41
V. Hancock	58	35.4%	52	31.7%	18	11.0%	22	13.4%	10	6.1%	4	2.4%	164	2.33
V. Lohrville	30	21.1%	55	38.7%	23	16.2%	18	12.7%	11	7.7%	5	3.5%	142	2.59
V. Plainfield	94	29.0%	95	29.3%	49	15.1%	47	14.5%	29	9.0%	10	3.1%	324	2.55
V. Redgranite	130	30.9%	146	34.7%	60	14.3%	50	11.9%	18	4.3%	17	4.0%	421	2.40
V. Wild Rose	125	40.5%	89	28.8%	42	13.6%	35	11.3%	14	4.5%	4	1.3%	309	2.15
T. Aurora	42	14.2%	109	36.8%	56	18.9%	49	16.6%	26	8.8%	14	4.7%	296	2.86
T. Bloomfield	55	17.5%	97	30.8%	62	19.7%	49	15.6%	33	10.5%	19	6.0%	315	2.93
T. Coloma	31	17.1%	70	38.7%	30	16.6%	29	16.0%	12	6.6%	9	5.0%	181	2.76
T. Dakota	84	20.4%	167	40.6%	58	14.1%	50	12.2%	30	7.3%	22	5.4%	411	2.66
T. Deerfield	33	18.5%	71	39.9%	39	21.9%	20	11.2%	10	5.6%	5	2.8%	178	2.55
T. Hancock	30	16.9%	75	42.1%	27	15.2%	31	17.4%	9	5.1%	6	3.4%	178	2.62
T. Leon	78	19.6%	174	43.8%	64	16.1%	49	12.3%	20	5.0%	12	3.0%	397	2.50
T. Marion	133	20.7%	318	49.6%	90	14.0%	65	10.1%	32	5.0%	3	0.5%	641	2.31
T. Mount Morris	76	23.2%	154	47.1%	38	11.6%	34	10.4%	18	5.5%	7	2.1%	327	2.35
T. Oasis	19	14.0%	52	38.2%	24	17.6%	20	14.7%	15	11.0%	6	4.4%	136	2.86
T. Plainfield	46	24.1%	61	31.9%	21	11.0%	37	19.4%	15	7.9%	11	5.8%	191	2.77
T. Poy Sippi	71	20.1%	137	38.7%	50	14.1%	58	16.4%	27	7.6%	11	3.1%	354	2.62
T. Richford	23	15.3%	55	36.7%	15	10.0%	32	21.3%	12	8.0%	13	8.7%	150	3.03
T. Rose	49	25.5%	66	34.4%	36	18.8%	20	10.4%	14	7.3%	7	3.6%	192	2.53
T. Saxeville	58	18.4%	124	39.2%	45	14.2%	55	17.4%	21	6.6%	13	4.1%	316	2.68
T. Springwater	98	22.6%	199	45.9%	64	14.7%	51	11.8%	17	3.9%	5	1.2%	434	2.33
T. Warren	35	16.7%	90	42.9%	36	17.1%	30	14.3%	9	4.3%	10	4.8%	210	2.62
T. Wautoma	75	17.9%	176	41.9%	59	14.0%	79	18.8%	20	4.8%	11	2.6%	420	2.59
Waushara County	1,784	23.4%	2,940	38.6%	1,139	15.0%	1,034	13.6%	478	6.3%	241	3.2%	7,616	2.52
Wisconsin	443,673	24.3%	596,883	32.8%	302,563	16.6%	284,151	15.6%	129,821	7.1%	65,027	3.6%	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	38.9%	8	22.2%	6	16.7%	5	13.9%	3	8.3%	0	0.0%	36	2.31
C. Wautoma	326	40.4%	242	30.0%	93	11.5%	82	10.2%	38	4.7%	25	3.1%	806	2.20
V. Coloma	51	27.6%	63	34.1%	34	18.4%	23	12.4%	10	5.4%	4	2.2%	185	2.42
V. Hancock	58	30.1%	73	37.8%	27	14.0%	16	8.3%	11	5.7%	8	4.1%	193	2.40
V. Lohrville	38	22.6%	72	42.9%	27	16.1%	19	11.3%	7	4.2%	5	3.0%	168	2.43
V. Plainfield	98	28.7%	120	35.1%	38	11.1%	43	12.6%	26	7.6%	17	5.0%	342	2.60
V. Redgranite	143	32.5%	154	35.0%	63	14.3%	47	10.7%	19	4.3%	14	3.2%	440	2.30
V. Wild Rose	115	36.9%	92	29.5%	53	17.0%	28	9.0%	15	4.8%	9	2.9%	312	2.26
T. Aurora	49	13.9%	144	40.9%	65	18.5%	53	15.1%	29	8.2%	12	3.4%	352	2.76
T. Bloomfield	73	19.1%	144	37.6%	67	17.5%	61	15.9%	27	7.0%	11	2.9%	383	2.65
T. Coloma	49	19.3%	126	49.6%	27	10.6%	32	12.6%	9	3.5%	11	4.3%	254	2.51
T. Dakota	111	22.5%	200	40.6%	67	13.6%	64	13.0%	27	5.5%	24	4.9%	493	2.55
T. Deerfield	48	18.3%	136	51.7%	27	10.3%	37	14.1%	12	4.6%	3	1.1%	263	2.39
T. Hancock	52	24.6%	89	42.2%	25	11.8%	21	10.0%	8	3.8%	16	7.6%	211	2.52
T. Leon	127	23.6%	249	46.2%	61	11.3%	58	10.8%	30	5.6%	14	2.6%	539	2.38
T. Marion	216	23.8%	459	50.6%	104	11.5%	75	8.3%	28	3.1%	26	2.9%	908	2.27
T. Mount Morris	118	24.5%	245	50.9%	42	8.7%	39	8.1%	26	5.4%	11	2.3%	481	2.27
T. Oasis	32	21.1%	61	40.1%	17	11.2%	19	12.5%	16	10.5%	7	4.6%	152	2.66
T. Plainfield	38	19.2%	78	39.4%	33	16.7%	25	12.6%	14	7.1%	10	5.1%	198	2.69
T. Poy Sippi	91	23.2%	148	37.8%	66	16.8%	57	14.5%	22	5.6%	8	2.0%	392	2.48
T. Richford	26	13.7%	87	45.8%	14	7.4%	26	13.7%	16	8.4%	21	11.1%	190	3.09
T. Rose	49	20.1%	115	47.1%	35	14.3%	26	10.7%	8	3.3%	11	4.5%	244	2.44
T. Saxeville	71	18.1%	184	46.8%	59	15.0%	48	12.2%	23	5.9%	8	2.0%	393	2.48
T. Springwater	157	25.4%	296	48.0%	69	11.2%	54	8.8%	30	4.9%	11	1.8%	617	2.25
T. Warren	53	20.3%	103	39.5%	45	17.2%	34	13.0%	15	5.7%	11	4.2%	261	2.59
T. Wautoma	119	22.8%	221	42.3%	75	14.3%	62	11.9%	31	5.9%	15	2.9%	523	2.46
Waushara County	2,322	24.9%	3,909	41.9%	1,239	13.3%	1,054	11.3%	500	5.4%	312	3.3%	9,336	2.43
Wisconsin	557,875	26.8%	721,452	34.6%	320,561	15.4%	290,716	13.9%	127,921	6.1%	66,019	3.2%	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. Persons of Hispanic Origin, 1990 and 2000

Jurisdiction	1990		2000	
	Number	Percent	Number	Percent
C. Berlin (pt.)	0	0.0%	4	4.8%
C. Wautoma	41	2.3%	144	7.2%
V. Coloma	16	4.2%	14	3.0%
V. Hancock	22	5.8%	40	8.6%
V. Lohrville	4	1.1%	9	2.2%
V. Plainfield	37	4.4%	161	17.9%
V. Redgranite	40	4.0%	32	3.1%
V. Wild Rose	12	1.6%	17	2.2%
T. Aurora	7	0.8%	19	2.0%
T. Bloomfield	0	0.0%	1	0.1%
T. Coloma	0	0.0%	27	3.6%
T. Dakota	58	5.3%	109	8.7%
T. Deerfield	0	0.0%	7	1.1%
T. Hancock	14	3.0%	25	4.7%
T. Leon	8	0.8%	9	0.7%
T. Marion	10	0.7%	27	1.3%
T. Mount Morris	1	0.1%	9	0.8%
T. Oasis	5	1.3%	11	2.7%
T. Plainfield	42	7.9%	52	9.8%
T. Poy Sippi	12	1.3%	20	2.1%
T. Richford	0	0.0%	24	4.1%
T. Rose	0	0.0%	17	2.9%
T. Saxeville	12	1.4%	11	1.1%
T. Springwater	4	0.4%	7	0.5%
T. Warren	5	0.9%	15	2.2%
T. Wautoma	29	2.7%	37	2.8%
Waushara County	379	2.0%	848	3.7%
Wisconsin	93,194	1.9%	192,921	3.6%

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

Table B-13. 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	70.6%	\$1,643,100	\$1,208,900	\$48,326	\$50,371	73.6%
C. Wautoma	795	591	74.3%	\$29,945,300	\$20,618,400	\$37,667	\$34,887	68.9%
V. Coloma	187	139	74.3%	\$7,060,700	\$5,072,000	\$37,758	\$36,489	71.8%
V. Hancock	193	144	74.6%	\$7,405,700	\$5,861,200	\$38,372	\$40,703	79.1%
V. Lohrville	161	114	70.8%	\$6,006,600	\$4,152,700	\$37,308	\$36,427	69.1%
V. Plainfield	331	260	78.5%	\$13,704,700	\$10,556,000	\$41,404	\$40,600	77.0%
V. Redgranite	455	296	65.1%	\$14,902,500	\$10,636,200	\$32,753	\$35,933	71.4%
V. Wild Rose	303	229	75.6%	\$13,478,000	\$10,773,000	\$44,482	\$47,044	79.9%
T. Aurora	356	296	83.1%	\$19,998,600	\$16,023,900	\$56,176	\$54,135	80.1%
T. Bloomfield	382	320	83.8%	\$19,397,000	\$16,145,600	\$50,777	\$50,455	83.2%
T. Coloma	238	186	78.2%	\$10,672,600	\$8,151,500	\$44,843	\$43,825	76.4%
T. Dakota	485	364	75.1%	\$22,734,400	\$16,153,200	\$46,875	\$44,377	71.1%
T. Deerfield	266	198	74.4%	\$13,414,100	\$8,142,000	\$50,429	\$41,121	60.7%
T. Hancock	216	176	81.5%	\$9,893,800	\$7,932,900	\$45,805	\$45,073	80.2%
T. Leon	530	414	78.1%	\$23,330,000	\$16,709,600	\$44,019	\$40,361	71.6%
T. Marion	903	637	70.5%	\$44,028,800	\$25,619,500	\$48,758	\$40,219	58.2%
T. Mount Morris	481	368	76.5%	\$23,161,600	\$15,389,400	\$48,153	\$41,819	66.4%
T. Oasis	153	125	81.7%	\$6,713,400	\$4,911,900	\$43,878	\$39,295	73.2%
T. Plainfield	216	189	87.5%	\$9,593,300	\$7,431,600	\$44,413	\$39,321	77.5%
T. Poy Sippi	387	300	77.5%	\$17,928,800	\$13,710,200	\$46,328	\$45,701	76.5%
T. Richford	200	155	77.5%	\$8,213,700	\$5,384,500	\$41,069	\$34,739	65.6%
T. Rose	242	184	76.0%	\$10,332,800	\$7,703,300	\$42,698	\$41,866	74.6%
T. Saxeville	405	304	75.1%	\$20,164,500	\$15,077,900	\$49,789	\$49,598	74.8%
T. Springwater	616	439	71.3%	\$28,287,100	\$18,250,900	\$45,921	\$41,574	64.5%
T. Warren	252	207	82.1%	\$10,417,900	\$7,942,200	\$41,341	\$38,368	76.2%
T. Wautoma	525	389	74.1%	\$23,735,000	\$17,470,300	\$45,210	\$44,911	73.6%
Wausara County	9,312	7,048	75.7%	416,164,000	\$297,028,900	\$44,691	\$42,144	71.4%
Wisconsin	2,086,304	1,706,803	81.8%	\$112,374,261,000	\$90,604,137,400	\$53,863	\$53,084	80.6%

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

Table B-14. 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-15. 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
Wausara 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-16. 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	100.0%	0	0.0%	18	100.0%	0	0.0%
C. Wautoma	1,399	100.0%	301	21.5%	466	100.0%	64	13.7%
V. Coloma	340	100.0%	53	15.6%	108	100.0%	4	3.7%
V. Hancock	245	100.0%	120	49.0%	88	100.0%	23	26.1%
V. Lohrville	320	100.0%	52	16.3%	105	100.0%	14	13.3%
V. Plainfield	737	100.0%	103	14.0%	229	100.0%	25	10.9%
V. Redgranite	826	100.0%	160	19.4%	266	100.0%	27	10.2%
V. Wild Rose	587	100.0%	78	13.3%	171	100.0%	16	9.4%
T. Aurora	744	100.0%	75	10.1%	225	100.0%	13	5.8%
T. Bloomfield	827	100.0%	124	15.0%	255	100.0%	21	8.2%
T. Coloma	424	100.0%	51	12.0%	141	100.0%	11	7.8%
T. Dakota	872	100.0%	214	24.5%	320	100.0%	42	13.1%
T. Deerfield	414	100.0%	43	10.4%	140	100.0%	12	8.6%
T. Hancock	407	100.0%	54	13.3%	136	100.0%	13	9.6%
T. Leon	861	100.0%	132	15.3%	287	100.0%	27	9.4%
T. Marion	1,319	100.0%	159	12.1%	496	100.0%	39	7.9%
T. Mount Morris	680	100.0%	84	12.4%	250	100.0%	23	9.2%
T. Oasis	363	100.0%	18	5.0%	123	100.0%	7	5.7%
T. Plainfield	390	100.0%	129	33.1%	131	100.0%	25	19.1%
T. Poy Sippi	799	100.0%	123	15.4%	268	100.0%	28	10.4%
T. Richford	353	100.0%	130	36.8%	136	100.0%	31	22.8%
T. Rose	449	100.0%	53	11.8%	130	100.0%	8	6.2%
T. Saxeville	743	100.0%	59	7.9%	233	100.0%	13	5.6%
T. Springwater	884	100.0%	125	14.1%	324	100.0%	32	9.9%
T. Warren	478	100.0%	93	19.5%	173	100.0%	18	10.4%
T. Wautoma	979	100.0%	109	11.1%	342	100.0%	28	8.2%
Waushara County	16,521	100.0%	2,642	16.0%	5,561	100.0%	564	10.1%
Wisconsin	4,754,103	100.0%	508,545	10.7%	1,284,297	100.0%	97,466	7.6%

Source: U.S. Census, 1990.

Table B-17. 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.

Table B-18. 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.

Table B-19. Persons in Poverty by Age and as a Share of Total Population, 1999

Jurisdiction	Total Persons Number	Persons Under 18				Persons Under 65				Persons Age 65 and Older			
		Total Persons		Below Poverty		Total Persons		Below Poverty		Total Persons		Below Poverty	
		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.

Table B-20. 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 ^a	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 ^a	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.

1015/04

Table B-21. 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	140.0%
C. Wautoma	570	2.76	695	2.18	748	2.25	806	2.20	236	41.4%
V. Coloma	139	2.42	159	2.31	159	2.41	185	2.42	46	33.1%
V. Hancock	136	2.87	167	2.51	164	2.33	193	2.40	57	41.9%
V. Lohrville	62	3.15	127	2.65	142	2.59	168	2.43	106	171.0%
V. Plainfield	250	2.57	318	2.52	324	2.55	342	2.60	92	36.8%
V. Redgranite	231	2.79	367	2.66	421	2.40	440	2.30	209	90.5%
V. Wild Rose	224	2.61	275	2.45	309	2.15	312	2.26	88	39.3%
T. Aurora	239	3.36	303	2.94	296	2.86	352	2.76	113	47.3%
T. Bloomfield	223	3.58	301	3.09	315	2.93	383	2.65	160	71.7%
T. Coloma	114	3.35	145	3.01	181	2.76	254	2.51	140	122.8%
T. Dakota	238	3.16	379	2.62	411	2.66	493	2.55	255	107.1%
T. Deerfield	123	2.98	162	2.75	178	2.55	263	2.39	140	113.8%
T. Hancock	125	2.77	157	2.71	178	2.62	211	2.52	86	68.8%
T. Leon	215	3.03	315	2.68	397	2.50	539	2.38	324	150.7%
T. Marion	310	2.83	542	2.46	641	2.31	908	2.27	598	192.9%
T. Mount Morris	173	2.99	275	2.49	327	2.35	481	2.27	308	178.0%
T. Oasis	107	3.23	131	3.08	136	2.86	152	2.66	45	42.1%
T. Plainfield	144	3.10	191	2.99	191	2.77	198	2.69	54	37.5%
T. Poy Sippi	267	3.05	325	2.81	354	2.62	392	2.48	125	46.8%
T. Richford	90	3.58	139	2.91	150	3.03	190	3.09	100	111.1%
T. Rose	108	2.95	179	2.88	192	2.53	244	2.44	136	125.9%
T. Saxeville	194	3.15	273	2.84	316	2.68	393	2.48	199	102.6%
T. Springwater	205	2.85	365	2.53	434	2.33	617	2.25	412	201.0%
T. Warren	176	3.72	198	2.89	210	2.62	261	2.59	85	48.3%
T. Wautoma	232	3.12	385	2.82	420	2.59	523	2.46	291	125.4%
Waushara County	4,910	3.00	6,904	2.65	7,616	2.52	9,336	2.43	4,426	90.1%

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-22. 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

HOUSING APPENDICES

Table C-1	Occupied Dwelling Units by Age, 1990
Table C-2	Occupied Dwelling Units by Age, 2000
Table C-3	Total Dwelling Units by Structural Type, 1990
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Table C-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	0.0%	0	0.0%	9	39.1%	0	0.0%	4	17.4%	10	43.5%	23	100.0%
C. Wautoma	45	6.0%	79	10.6%	129	17.2%	108	14.4%	86	11.5%	301	40.2%	748	100.0%
V. Coloma	2	1.3%	8	5.3%	38	25.2%	14	9.3%	16	10.6%	73	48.3%	151	100.0%
V. Hancock	5	3.2%	7	4.5%	28	17.9%	19	12.2%	11	7.1%	86	55.1%	156	100.0%
V. Lohrville	9	6.1%	22	15.0%	56	38.1%	13	8.8%	17	11.6%	30	20.4%	147	100.0%
V. Plainfield	12	3.6%	33	9.9%	65	19.4%	21	6.3%	38	11.3%	166	49.6%	335	100.0%
V. Redgranite	46	11.1%	29	7.0%	107	25.8%	54	13.0%	17	4.1%	162	39.0%	415	100.0%
V. Wild Rose	41	13.8%	22	7.4%	43	14.4%	28	9.4%	30	10.1%	134	45.0%	298	100.0%
T. Aurora	15	5.2%	12	4.2%	57	19.9%	48	16.7%	38	13.2%	117	40.8%	287	100.0%
T. Bloomfield	16	4.9%	27	8.3%	89	27.2%	27	8.3%	11	3.4%	157	48.0%	327	100.0%
T. Coloma	13	7.0%	30	16.0%	52	27.8%	13	7.0%	4	2.1%	75	40.1%	187	100.0%
T. Dakota	30	7.3%	48	11.7%	163	39.7%	70	17.0%	22	5.4%	78	19.0%	411	100.0%
T. Deerfield	27	15.5%	13	7.5%	44	25.3%	19	10.9%	3	1.7%	68	39.1%	174	100.0%
T. Hancock	23	12.6%	18	9.9%	50	27.5%	15	8.2%	14	7.7%	62	34.1%	182	100.0%
T. Leon	32	8.1%	33	8.4%	135	34.2%	37	9.4%	33	8.4%	125	31.6%	395	100.0%
T. Marion	47	7.3%	100	15.6%	235	36.7%	75	11.7%	34	5.3%	150	23.4%	641	100.0%
T. Mount Morris	26	7.9%	44	13.4%	88	26.7%	32	9.7%	41	12.5%	98	29.8%	329	100.0%
T. Oasis	11	7.7%	22	15.4%	34	23.8%	0	0.0%	11	7.7%	65	45.5%	143	100.0%
T. Plainfield	15	7.9%	18	9.4%	41	21.5%	32	16.8%	32	16.8%	53	27.7%	191	100.0%
T. Poy Sippi	8	2.3%	26	7.3%	83	23.4%	28	7.9%	29	8.2%	180	50.8%	354	100.0%
T. Richford	17	10.6%	15	9.4%	51	31.9%	4	2.5%	6	3.8%	67	41.9%	160	100.0%
T. Rose	7	3.8%	32	17.3%	52	28.1%	17	9.2%	7	3.8%	70	37.8%	185	100.0%
T. Saxeville	24	7.9%	37	12.2%	74	24.3%	33	10.9%	24	7.9%	112	36.8%	304	100.0%
T. Springwater	48	11.1%	61	14.1%	136	31.3%	61	14.1%	47	10.8%	81	18.7%	434	100.0%
T. Warren	23	10.5%	20	9.1%	49	22.4%	14	6.4%	15	6.8%	98	44.7%	219	100.0%
T. Wautoma	29	6.9%	48	11.4%	139	33.1%	38	9.0%	41	9.8%	125	29.8%	420	100.0%
Waushara County	571	7.5%	804	10.6%	2,047	26.9%	820	10.8%	631	8.3%	2,743	36.0%	7,616	100.0%
Wisconsin	198,198	12.0%	177,085	10.7%	263,431	15.9%	243,835	14.8%	166,000	10.0%	603,712	36.5%	1,652,261	100.0%

Source: U.S. Census, 1990

Table C-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	45.5%	0	0.0%	0	0.0%	4	12.1%	3	9.1%	11	33.3%	33	100.0%
C. Wautoma	48	6.0%	31	3.9%	114	14.3%	163	20.4%	76	9.5%	366	45.9%	798	100.0%
V. Coloma	10	5.4%	19	10.2%	19	10.2%	33	17.7%	7	3.8%	98	52.7%	186	100.0%
V. Hancock	30	15.6%	34	17.7%	19	9.9%	15	7.8%	5	2.6%	89	46.4%	192	100.0%
V. Lohrville	4	2.4%	13	7.9%	32	19.4%	54	32.7%	13	7.9%	49	29.7%	165	100.0%
V. Plainfield	15	4.5%	13	3.9%	23	6.9%	44	13.3%	30	9.1%	206	62.2%	331	100.0%
V. Redgranite	37	8.2%	32	7.1%	41	9.1%	100	22.3%	26	5.8%	213	47.4%	449	100.0%
V. Wild Rose	48	15.3%	8	2.6%	34	10.9%	32	10.2%	15	4.8%	176	56.2%	313	100.0%
T. Aurora	42	11.8%	20	5.6%	23	6.5%	41	11.5%	43	12.1%	187	52.5%	356	100.0%
T. Bloomfield	59	15.5%	42	11.1%	26	6.8%	52	13.7%	31	8.2%	170	44.7%	380	100.0%
T. Coloma	42	17.2%	24	9.8%	35	14.3%	60	24.6%	22	9.0%	61	25.0%	244	100.0%
T. Dakota	45	9.2%	42	8.6%	76	15.5%	139	28.3%	52	10.6%	137	27.9%	491	100.0%
T. Deerfield	47	18.1%	30	11.5%	29	11.2%	46	17.7%	15	5.8%	93	35.8%	260	100.0%
T. Hancock	35	16.1%	17	7.8%	42	19.3%	31	14.2%	10	4.6%	83	38.1%	218	100.0%
T. Leon	86	16.1%	46	8.6%	82	15.4%	103	19.3%	55	10.3%	161	30.2%	533	100.0%
T. Marion	125	13.7%	95	10.4%	166	18.2%	238	26.1%	55	6.0%	233	25.5%	912	100.0%
T. Mount Morris	64	13.2%	73	15.1%	85	17.5%	85	17.5%	28	5.8%	150	30.9%	485	100.0%
T. Oasis	17	10.8%	7	4.4%	22	13.9%	28	17.7%	18	11.4%	66	41.8%	158	100.0%
T. Plainfield	17	8.2%	18	8.7%	23	11.1%	39	18.8%	39	18.8%	71	34.3%	207	100.0%
T. Poy Sippi	21	5.4%	19	4.9%	27	6.9%	63	16.2%	24	6.2%	236	60.5%	390	100.0%
T. Richford	26	13.3%	25	12.8%	28	14.3%	46	23.5%	3	1.5%	68	34.7%	196	100.0%
T. Rose	49	20.5%	13	5.4%	28	11.7%	49	20.5%	16	6.7%	84	35.1%	239	100.0%
T. Saxeville	46	11.5%	30	7.5%	58	14.5%	82	20.4%	29	7.2%	156	38.9%	401	100.0%
T. Springwater	85	13.9%	39	6.4%	113	18.5%	152	24.8%	54	8.8%	169	27.6%	612	100.0%
T. Warren	33	12.6%	24	9.2%	33	12.6%	43	16.5%	35	13.4%	93	35.6%	261	100.0%
T. Wautoma	49	9.3%	67	12.7%	86	16.3%	99	18.8%	41	7.8%	184	35.0%	526	100.0%
Waushara County	1,095	11.7%	781	8.4%	1,264	13.5%	1,841	19.7%	745	8.0%	3,610	38.7%	9,336	100.0%
Wisconsin	188,002	9.0%	153,270	7.4%	222,167	10.7%	355,484	17.1%	247,765	11.9%	917,856	44.0%	2,084,544	100.0%

Source: U.S. Census, 2000

Table C-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	96.3%	0	0.0%	0	0.0%	1	3.7%	27	100.0%
C. Wautoma	584	71.7%	121	14.8%	78	9.6%	32	3.9%	815	100.0%
V. Coloma	151	77.0%	8	4.1%	25	12.8%	12	6.1%	196	100.0%
V. Hancock	187	80.6%	3	1.3%	0	0.0%	42	18.1%	232	100.0%
V. Lohrville	99	56.9%	1	0.6%	0	0.0%	74	42.5%	174	100.0%
V. Plainfield	301	81.4%	31	8.4%	16	4.3%	22	5.9%	370	100.0%
V. Redgranite	327	69.0%	28	5.9%	12	2.5%	107	22.6%	474	100.0%
V. Wild Rose	229	66.8%	26	7.6%	59	17.2%	29	8.5%	343	100.0%
T. Aurora	295	87.0%	12	3.5%	0	0.0%	32	9.4%	339	100.0%
T. Bloomfield	356	85.6%	11	2.6%	0	0.0%	49	11.8%	416	100.0%
T. Coloma	338	75.6%	5	1.1%	0	0.0%	104	23.3%	447	100.0%
T. Dakota	425	65.1%	18	2.8%	1	0.2%	209	32.0%	653	100.0%
T. Deerfield	306	85.0%	4	1.1%	0	0.0%	50	13.9%	360	100.0%
T. Hancock	319	93.5%	0	0.0%	1	0.3%	21	6.2%	341	100.0%
T. Leon	665	82.0%	5	0.6%	0	0.0%	141	17.4%	811	100.0%
T. Marion	1,219	86.0%	14	1.0%	0	0.0%	184	13.0%	1,417	100.0%
T. Mount Morris	753	86.9%	9	1.0%	2	0.2%	103	11.9%	867	100.0%
T. Oasis	245	94.6%	0	0.0%	0	0.0%	14	5.4%	259	100.0%
T. Plainfield	174	76.3%	4	1.8%	0	0.0%	50	21.9%	228	100.0%
T. Poy Sippi	349	83.3%	9	2.1%	19	4.5%	42	10.0%	419	100.0%
T. Richford	212	86.9%	2	0.8%	0	0.0%	30	12.3%	244	100.0%
T. Rose	246	78.3%	2	0.6%	1	0.3%	65	20.7%	314	100.0%
T. Saxeville	524	89.6%	7	1.2%	0	0.0%	54	9.2%	585	100.0%
T. Springwater	880	79.4%	6	0.5%	0	0.0%	222	20.0%	1,108	100.0%
T. Warren	196	67.1%	2	0.7%	0	0.0%	94	32.2%	292	100.0%
T. Wautoma	460	89.3%	11	2.1%	0	0.0%	44	8.5%	515	100.0%
Waushara County	9,866	80.6%	339	2.8%	214	1.7%	1,827	14.9%	12,246	100.0%
Wisconsin	1,392,610	67.7%	277,221	13.5%	256,616	12.5%	129,327	6.3%	2,055,774	100.0%

Source: U.S. Census, 1990

Table C-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	48.6%	3	8.6%	15	42.9%	0	0.0%	35	100.0%
C. Wautoma	583	67.4%	104	12.0%	142	16.4%	36	4.2%	865	100.0%
V. Coloma	173	84.4%	1	0.5%	12	5.9%	19	9.3%	205	100.0%
V. Hancock	197	76.4%	1	0.4%	13	5.0%	47	18.2%	258	100.0%
V. Lohrville	99	54.1%	7	3.8%	0	0.0%	77	42.1%	183	100.0%
V. Plainfield	298	82.8%	26	7.2%	21	5.8%	15	4.2%	360	100.0%
V. Redgranite	360	71.6%	22	4.4%	23	4.6%	98	19.5%	503	100.0%
V. Wild Rose	253	73.5%	21	6.1%	35	10.2%	35	10.2%	344	100.0%
T. Aurora	349	89.7%	9	2.3%	0	0.0%	31	8.0%	389	100.0%
T. Bloomfield	414	91.0%	13	2.9%	0	0.0%	28	6.2%	455	100.0%
T. Coloma	423	86.9%	2	0.4%	0	0.0%	62	12.7%	487	100.0%
T. Dakota	495	71.9%	13	1.9%	3	0.4%	177	25.7%	688	100.0%
T. Deerfield	447	90.9%	4	0.8%	0	0.0%	41	8.3%	492	100.0%
T. Hancock	348	92.3%	3	0.8%	0	0.0%	26	6.9%	377	100.0%
T. Leon	750	88.1%	0	0.0%	0	0.0%	101	11.9%	851	100.0%
T. Marion	1,456	88.8%	12	0.7%	0	0.0%	172	10.5%	1,640	100.0%
T. Mount Morris	911	91.3%	4	0.4%	2	0.2%	81	8.1%	998	100.0%
T. Oasis	260	98.1%	0	0.0%	0	0.0%	5	1.9%	265	100.0%
T. Plainfield	206	85.1%	6	2.5%	0	0.0%	30	12.4%	242	100.0%
T. Poy Sippi	374	86.4%	20	4.6%	26	6.0%	13	3.0%	433	100.0%
T. Richford	254	90.4%	2	0.7%	2	0.7%	23	8.2%	281	100.0%
T. Rose	267	78.3%	0	0.0%	0	0.0%	74	21.7%	341	100.0%
T. Saxeville	554	90.7%	8	1.3%	0	0.0%	49	8.0%	611	100.0%
T. Springwater	991	69.8%	8	0.6%	2	0.1%	418	29.5%	1,419	100.0%
T. Warren	235	70.4%	5	1.5%	0	0.0%	94	28.1%	334	100.0%
T. Wautoma	574	93.9%	9	1.5%	0	0.0%	28	4.6%	611	100.0%
Waushara County	11,288	82.6%	303	2.2%	296	2.2%	1,780	13.0%	13,667	100.0%
Wisconsin	1,609,407	69.3%	281,936	12.1%	325,633	14.0%	104,168	4.5%	2,321,144	100.0%

Source: U.S. Census, 2000

Table C-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	81.5%	19	70.4%	3	11.1%	5	18.5%	27
C. Wautoma	748	91.8%	474	58.2%	274	33.6%	67	8.2%	815
V. Coloma	159	81.1%	107	54.6%	52	26.5%	37	18.9%	196
V. Hancock	164	70.7%	127	54.7%	37	15.9%	68	29.3%	232
V. Lohrville	142	81.6%	118	67.8%	24	13.8%	32	18.4%	174
V. Plainfield	324	87.6%	227	61.4%	97	26.2%	46	12.4%	370
V. Redgranite	421	88.8%	324	68.4%	97	20.5%	53	11.2%	474
V. Wild Rose	309	90.1%	183	53.4%	126	36.7%	34	9.9%	343
T. Aurora	296	87.3%	249	73.5%	47	13.9%	43	12.7%	339
T. Bloomfield	315	75.7%	263	63.2%	52	12.5%	101	24.3%	416
T. Coloma	181	40.5%	152	34.0%	29	6.5%	266	59.5%	447
T. Dakota	411	62.9%	322	49.3%	89	13.6%	242	37.1%	653
T. Deerfield	178	49.4%	158	43.9%	20	5.6%	182	50.6%	360
T. Hancock	178	52.2%	151	44.3%	27	7.9%	163	47.8%	341
T. Leon	397	49.0%	349	43.0%	48	5.9%	414	51.0%	811
T. Marion	641	45.2%	575	40.6%	66	4.7%	776	54.8%	1417
T. Mount Morris	327	37.7%	288	33.2%	39	4.5%	540	62.3%	867
T. Oasis	136	52.5%	117	45.2%	19	7.3%	123	47.5%	259
T. Plainfield	191	83.8%	148	64.9%	43	18.9%	37	16.2%	228
T. Poy Sippi	354	84.5%	274	65.4%	80	19.1%	65	15.5%	419
T. Richford	150	61.5%	135	55.3%	15	6.1%	94	38.5%	244
T. Rose	192	61.1%	162	51.6%	30	9.6%	122	38.9%	314
T. Saxeville	316	54.0%	265	45.3%	51	8.7%	269	46.0%	585
T. Springwater	434	39.2%	381	34.4%	53	4.8%	674	60.8%	1108
T. Warren	210	71.9%	179	61.3%	31	10.6%	82	28.1%	292
T. Wautoma	420	81.6%	369	71.7%	51	9.9%	95	18.4%	515
Waushara County	7,616	62.2%	6,116	49.9%	1,500	12.2%	4,630	37.8%	12,246
Wisconsin	1,822,118	88.6%	1,215,350	59.1%	606,768	29.5%	233,656	11.4%	2,055,774

Source: U.S. Census, 1990

Table C-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	90.0%	17	42.5%	19	47.5%	4	10.0%	40
C. Wautoma	806	91.9%	452	51.5%	354	40.4%	71	8.1%	877
V. Coloma	185	93.9%	133	67.5%	52	26.4%	12	6.1%	197
V. Hancock	193	76.0%	141	55.5%	52	20.5%	61	24.0%	254
V. Lohrville	168	87.5%	156	81.3%	12	6.3%	24	12.5%	192
V. Plainfield	342	91.7%	239	64.1%	103	27.6%	31	8.3%	373
V. Redgranite	440	89.2%	315	63.9%	125	25.4%	53	10.8%	493
V. Wild Rose	312	92.0%	209	61.7%	103	30.4%	27	8.0%	339
T. Aurora	352	91.7%	318	82.8%	34	8.9%	32	8.3%	384
T. Bloomfield	383	84.4%	342	75.3%	41	9.0%	71	15.6%	454
T. Coloma	254	50.8%	218	43.6%	36	7.2%	246	49.2%	500
T. Dakota	493	71.1%	430	62.0%	63	9.1%	200	28.9%	693
T. Deerfield	263	54.0%	245	50.3%	18	3.7%	224	46.0%	487
T. Hancock	211	54.9%	184	47.9%	27	7.0%	173	45.1%	384
T. Leon	539	63.3%	503	59.1%	36	4.2%	312	36.7%	851
T. Marion	908	55.7%	834	51.2%	74	4.5%	722	44.3%	1,630
T. Mount Morris	481	48.4%	431	43.4%	50	5.0%	513	51.6%	994
T. Oasis	152	58.9%	134	51.9%	18	7.0%	106	41.1%	258
T. Plainfield	198	86.1%	169	73.5%	29	12.6%	32	13.9%	230
T. Poy Sippi	392	89.9%	323	74.1%	69	15.8%	44	10.1%	436
T. Richford	190	67.6%	168	59.8%	22	7.8%	91	32.4%	281
T. Rose	244	69.1%	220	62.3%	24	6.8%	109	30.9%	353
T. Saxeville	393	64.4%	355	58.2%	38	6.2%	217	35.6%	610
T. Springwater	617	43.5%	553	38.9%	64	4.5%	803	56.5%	1420
T. Warren	261	78.1%	233	69.8%	28	8.4%	73	21.9%	334
T. Wautoma	523	86.7%	476	78.9%	47	7.8%	80	13.3%	603
Waushara County	9,336	68.3%	7,798	57.1%	1,538	11.3%	4,331	31.7%	13,667
Wisconsin	2,084,544	89.8%	1,426,361	61.5%	658,183	28.4%	236,600	10.2%	2,321,144

Source: U.S. Census, 2000

C-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	20.0%	3	60.0%	0	0.0%	1	20.0%	5	15.8%	33.3%
C. Wautoma	16	23.9%	9	13.4%	15	22.4%	27	40.3%	67	1.9%	5.8%
V. Coloma	11	29.7%	4	10.8%	8	21.6%	14	37.8%	37	3.7%	21.2%
V. Hancock	6	8.8%	4	5.9%	49	72.1%	9	13.2%	68	3.1%	16.2%
V. Lohrville	0	0.0%	0	0.0%	27	84.4%	5	15.6%	32	0.0%	0.0%
V. Plainfield	19	41.3%	10	21.7%	3	6.5%	14	30.4%	46	4.4%	19.6%
V. Redgranite	4	7.5%	10	18.9%	19	35.8%	20	37.7%	53	3.1%	4.1%
V. Wild Rose	17	50.0%	6	17.6%	5	14.7%	6	17.6%	34	3.3%	13.5%
T. Aurora	6	14.0%	3	7.0%	27	62.8%	7	16.3%	43	1.2%	12.8%
T. Bloomfield	4	4.0%	4	4.0%	84	83.2%	9	8.9%	101	1.5%	7.7%
T. Coloma	3	1.1%	5	1.9%	244	91.7%	14	5.3%	266	3.3%	10.3%
T. Dakota	10	4.1%	17	7.0%	193	79.8%	22	9.1%	242	5.3%	11.2%
T. Deerfield	1	0.5%	5	2.7%	161	88.5%	15	8.2%	182	3.2%	5.0%
T. Hancock	1	0.6%	3	1.8%	156	95.7%	3	1.8%	163	2.0%	3.7%
T. Leon	2	0.5%	6	1.4%	368	88.9%	38	9.2%	414	1.7%	4.2%
T. Marion	1	0.1%	25	3.2%	725	93.4%	25	3.2%	776	4.3%	1.5%
T. Mount Morris	10	1.9%	7	1.3%	502	93.0%	21	3.9%	540	2.4%	25.6%
T. Oasis	0	0.0%	2	1.6%	102	82.9%	19	15.4%	123	1.7%	0.0%
T. Plainfield	1	2.7%	1	2.7%	28	75.7%	7	18.9%	37	0.7%	2.3%
T. Poy Sippi	3	4.6%	4	6.2%	41	63.1%	17	26.2%	65	1.5%	3.8%
T. Richford	2	2.1%	3	3.2%	71	75.5%	18	19.1%	94	2.2%	13.3%
T. Rose	1	0.8%	2	1.6%	28	23.0%	91	74.6%	122	1.2%	3.3%
T. Saxeville	1	0.4%	4	1.5%	244	90.7%	20	7.4%	269	1.5%	2.0%
T. Springwater	6	0.9%	10	1.5%	643	95.4%	15	2.2%	674	2.6%	11.3%
T. Warren	0	0.0%	0	0.0%	74	90.2%	8	9.8%	82	0.0%	0.0%
T. Wautoma	2	2.1%	6	6.3%	69	72.6%	18	18.9%	95	1.6%	3.9%
Waushara County	128	2.8%	153	3.3%	3,886	83.9%	463	10.0%	4,630	2.5%	8.5%
Wisconsin	29,795	12.8%	14,692	6.3%	150,761	64.5%	38,408	16.4%	233,656	1.2%	4.7%

Source: U.S. Census, 1990

C-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	50.0%	0	0.0%	0	0.0%	2	50.0%	4	0.0%	10.5%
C. Wautoma	31	43.7%	9	12.7%	8	11.3%	23	32.4%	71	2.0%	8.8%
V. Coloma	2	16.7%	0	0.0%	6	50.0%	4	33.3%	12	0.0%	3.8%
V. Hancock	3	4.9%	4	6.6%	53	86.9%	1	1.6%	61	2.8%	5.8%
V. Lohrville	0	0.0%	7	29.2%	11	45.8%	6	25.0%	24	4.5%	0.0%
V. Plainfield	7	22.6%	7	22.6%	8	25.8%	9	29.0%	31	2.9%	6.8%
V. Redgranite	7	13.2%	12	22.6%	14	26.4%	20	37.7%	53	3.8%	5.6%
V. Wild Rose	12	44.4%	5	18.5%	5	18.5%	5	18.5%	27	2.4%	11.7%
T. Aurora	2	6.3%	3	9.4%	21	65.6%	6	18.8%	32	0.9%	5.9%
T. Bloomfield	2	2.8%	3	4.2%	53	74.6%	13	18.3%	71	0.9%	4.9%
T. Coloma	0	0.0%	2	0.8%	206	83.7%	38	15.4%	246	0.9%	0.0%
T. Dakota	4	2.0%	12	6.0%	144	72.0%	40	20.0%	200	2.8%	6.3%
T. Deerfield	0	0.0%	7	3.1%	206	92.0%	11	4.9%	224	2.9%	0.0%
T. Hancock	2	1.2%	3	1.7%	156	90.2%	12	6.9%	173	1.6%	7.4%
T. Leon	0	0.0%	10	3.2%	289	92.6%	13	4.2%	312	2.0%	0.0%
T. Marion	6	0.8%	21	2.9%	653	90.4%	42	5.8%	722	2.5%	8.1%
T. Mount Morris	3	0.6%	6	1.2%	468	91.2%	36	7.0%	513	1.4%	6.0%
T. Oasis	0	0.0%	2	1.9%	97	91.5%	7	6.6%	106	1.5%	0.0%
T. Plainfield	2	6.3%	5	15.6%	18	56.3%	7	21.9%	32	3.0%	6.9%
T. Poy Sippi	6	13.6%	3	6.8%	19	43.2%	16	36.4%	44	0.9%	8.7%
T. Richford	3	3.3%	0	0.0%	72	79.1%	16	17.6%	91	0.0%	13.6%
T. Rose	1	0.9%	2	1.8%	94	86.2%	12	11.0%	109	0.9%	4.2%
T. Saxeville	1	0.5%	4	1.8%	209	96.3%	3	1.4%	217	1.1%	2.6%
T. Springwater	1	0.1%	11	1.4%	772	96.1%	19	2.4%	803	2.0%	1.6%
T. Warren	0	0.0%	2	2.7%	48	65.8%	23	31.5%	73	0.9%	0.0%
T. Wautoma	7	8.8%	7	8.8%	63	78.8%	3	3.8%	80	1.5%	14.9%
Waushara County	104	2.4%	147	3.4%	3,693	85.3%	387	8.9%	4,331	1.9%	6.8%
Wisconsin	38,714	16.6%	17,172	7.3%	142,313	60.9%	35,457	15.2%	233,656	1.2%	5.6%

Source: U.S. Census, 2000

C-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

C-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	40.0%	16	10	0	n.a.	6	37.5%	0	16
C. Wautoma	87	20.7%	59	14.1%	420	417	102	37.5%	90	26.3%	272	342
V. Coloma	13	13.8%	31	26.5%	94	117	18	37.5%	10	20.8%	48	48
V. Hancock	36	34.3%	18	15.9%	105	113	13	32.5%	12	22.2%	40	54
V. Lohrville	9	14.1%	12	15.0%	64	80	5	20.8%	6	54.5%	24	11
V. Plainfield	28	12.8%	31	14.8%	219	210	33	36.7%	23	22.1%	90	104
V. Redgranite	30	14.2%	51	22.7%	212	225	30	31.9%	40	31.7%	94	126
V. Wild Rose	19	13.0%	25	13.4%	146	187	79	59.4%	17	17.7%	133	96
T. Aurora	21	17.8%	18	10.3%	118	175	7	25.0%	6	20.0%	28	30
T. Bloomfield	19	18.4%	41	25.9%	103	158	12	27.3%	5	20.0%	44	25
T. Coloma	21	30.9%	22	24.7%	68	89	13	56.5%	2	7.7%	23	26
T. Dakota	29	19.0%	36	16.4%	153	220	28	35.0%	6	10.5%	80	57
T. Deerfield	4	5.8%	30	21.0%	69	143	2	13.3%	0	0.0%	15	13
T. Hancock	15	17.6%	24	23.8%	85	101	10	52.6%	1	4.8%	19	21
T. Leon	45	26.9%	65	23.5%	167	277	7	21.9%	6	20.0%	32	30
T. Marion	73	18.3%	122	19.7%	400	619	12	21.1%	19	30.6%	57	62
T. Mount Morris	19	10.4%	85	31.3%	183	272	9	30.0%	12	26.1%	30	46
T. Oasis	10	19.6%	21	26.6%	51	79	1	10.0%	4	21.1%	10	19
T. Plainfield	12	17.4%	28	25.5%	69	110	5	17.9%	6	26.1%	28	23
T. Poy Sippi	32	19.9%	48	23.9%	161	201	24	34.8%	16	28.6%	69	56
T. Richford	16	34.0%	7	9.7%	47	72	0	0.0%	2	25.0%	12	8
T. Rose	4	9.1%	16	16.0%	44	100	4	23.5%	5	23.8%	17	21
T. Saxeville	22	16.7%	42	20.5%	132	205	2	9.1%	4	15.4%	22	26
T. Springwater	30	15.9%	48	15.6%	189	307	8	19.0%	9	15.8%	42	57
T. Warren	6	9.8%	15	16.9%	61	89	8	61.5%	6	20.0%	13	30
T. Wautoma	37	15.8%	64	20.7%	234	309	12	29.3%	11	28.2%	41	39
Waushara County	637	17.6%	963	19.7%	3,610	4,885	444	34.6%	324	23.4%	1,283	1,386
Wisconsin	140,026	15.1%	199,967	17.8%	928,494	1,122,467	209,438	36.0%	207,242	32.3%	582,371	641,672

Source: U.S. Census, 1990 and 2000

Table C-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	100.0%	0	0.0%	33	100.0%	0	0.0%	0	0.0%	0	0.0%	33
C. Wautoma	773	96.9%	0	0.0%	773	96.9%	25	3.1%	0	0.0%	25	3.1%	798
V. Coloma	175	94.1%	2	1.1%	177	95.2%	9	4.8%	0	0.0%	9	4.8%	186
V. Hancock	180	93.8%	0	0.0%	180	93.8%	12	6.3%	0	0.0%	12	6.3%	192
V. Lohrville	165	100.0%	0	0.0%	165	100.0%	0	0.0%	0	0.0%	0	0.0%	165
V. Plainfield	321	97.0%	0	0.0%	321	97.0%	10	3.0%	0	0.0%	10	3.0%	331
V. Redgranite	442	98.4%	0	0.0%	442	98.4%	7	1.6%	0	0.0%	7	1.6%	449
V. Wild Rose	310	99.0%	0	0.0%	310	99.0%	3	1.0%	0	0.0%	3	1.0%	313
T. Aurora	352	98.9%	0	0.0%	352	98.9%	4	1.1%	0	0.0%	4	1.1%	356
T. Bloomfield	370	97.4%	5	1.3%	375	98.7%	5	1.3%	0	0.0%	5	1.3%	380
T. Coloma	234	95.9%	5	2.0%	239	98.0%	5	2.0%	0	0.0%	5	2.0%	244
T. Dakota	470	95.7%	0	0.0%	470	95.7%	21	4.3%	0	0.0%	21	4.3%	491
T. Deerfield	254	97.7%	0	0.0%	254	97.7%	6	2.3%	0	0.0%	6	2.3%	260
T. Hancock	215	98.6%	0	0.0%	215	98.6%	3	1.4%	0	0.0%	3	1.4%	218
T. Leon	521	97.7%	3	0.6%	524	98.3%	9	1.7%	0	0.0%	9	1.7%	533
T. Marion	891	97.7%	9	1.0%	900	98.7%	12	1.3%	0	0.0%	12	1.3%	912
T. Mount Morris	482	99.4%	3	0.6%	485	100.0%	0	0.0%	0	0.0%	0	0.0%	485
T. Oasis	158	100.0%	0	0.0%	158	100.0%	0	0.0%	0	0.0%	0	0.0%	158
T. Plainfield	195	94.2%	4	1.9%	199	96.1%	5	2.4%	3	1.4%	8	3.9%	207
T. Poy Sippi	390	100.0%	0	0.0%	390	100.0%	0	0.0%	0	0.0%	0	0.0%	390
T. Richford	180	91.8%	3	1.5%	183	93.4%	9	4.6%	4	2.0%	13	6.6%	196
T. Rose	226	94.6%	7	2.9%	233	97.5%	6	2.5%	0	0.0%	6	2.5%	239
T. Saxeville	397	99.0%	0	0.0%	397	99.0%	4	1.0%	0	0.0%	4	1.0%	401
T. Springwater	605	98.9%	1	0.2%	606	99.0%	4	0.7%	2	0.3%	6	1.0%	612
T. Warren	248	95.0%	5	1.9%	253	96.9%	8	3.1%	0	0.0%	8	3.1%	261
T. Wautoma	504	95.8%	6	1.1%	510	97.0%	16	3.0%	0	0.0%	16	3.0%	526
Waushara County	9,091	97.4%	53	0.6%	9,144	97.9%	183	2.0%	9	0.1%	192	2.1%	9,336
Wisconsin	2,025,159	97.2%	9,312	0.4%	2,034,471	97.6%	48,737	2.3%	1,336	0.1%	50,073	2.4%	2,084,544

Source: U.S. Census, 2000

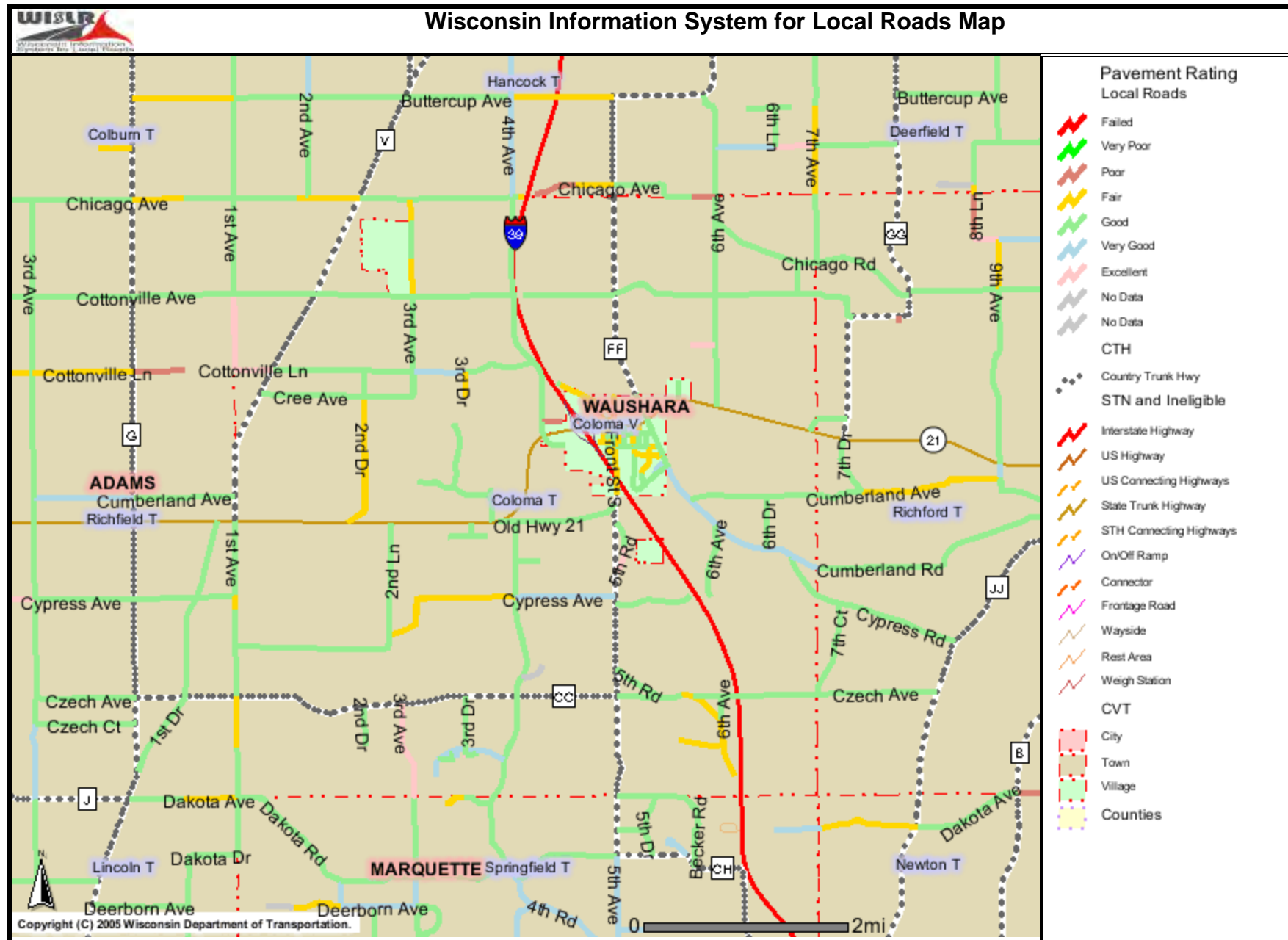
Table C-12. Housing Stress Index

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
Vacancy Rates					
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
Affordability					
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
Age + Value (lowest % prevails)					
% 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
Overcrowding					
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
Plumbing					
Housing Units with Complete Plumbing Facilities	0	0	0	0	0
Housing Units Lacking Complete Plumbing Facilities	1	1	5	10	15

C-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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AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES APPENDICES

List and Map of Viable Farming Operations, East of Moraine

List and Map of Viable Farming Operations, West of Moraine

Table E-1 Town of Coloma Natural Heritage Inventory


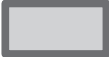

Table E-2 First Ancestry Reported, Top 6 in Waushara County, 2000

Table E-3 Amish Settlements in Wisconsin: Households, Population,
Type of Occupation

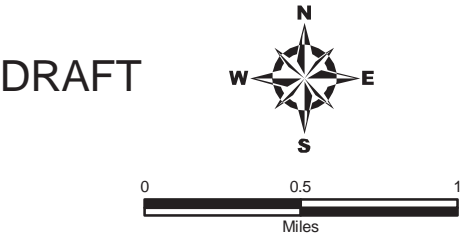
**List of Viable Farming Operations
East of Moraine
June 2009**

- | | |
|---|---|
| 1. Bruce Humphrey
N2430 County Road FF
Coloma, WI 54930-8928 | 13. Tom Holdsworth
W13714 County Road Cc
Coloma, WI 54930 |
| 2. Mark K. Schmidt
540 Cardinal Lane
Howards Grove, WI 53083 | 14. David & Lizzy Yoder
W12245 Cottonville Ave.
Coloma, WI 54930 |
| 3. Jeffery Gust
2364 63 rd
West Allis, WI 53219 | 15. Jerry & Miriam Yoder
W12172 Czech Ave.
Coloma, WI 54930 |
| 4. Gordon Monroe
N2457 7 th
Hancock, WI 54943 | 16. Robert Dehling
W13528 Cypress Ave
Coloma, WI 54930 |
| 5. Robert Bohn
W12575 Cottonville Ave.
Coloma, WI 54930-8830 | 17. Oscar Miller
W13128 Old Highway 21
Coloma, WI 54930 |
| 6. Dornik Rev. Trust
Rt. 1, Box 107
Hancock, WI 54943 | 18. Lloyd Boy
W13292 County Road Cc
Coloma, WI 54930 |
| 7. Clarice Babbe
P.O. Box 182
Coloma, WI 54930-0182 | 19. Richmond Crook
P.O.Box 184
Coloma, WI 54930 |
| 8. David Borntrager
W12431 State Road 21
Coloma, WI 54930-8824 | 20. Mavis Semrow
461 County Road FF
Coloma, WI 54930 |
| 9. Marvin Heller
W12290 Cumberland Road
Coloma, WI 54930-8810 | 21. Joshua & Kelly Kemnetz
628 Wautoma Rd
Coloma, WI 54930 |
| 10. Bradley C Kolpin
N6957 10 th Ave
Westfield, WI 53964 | 22. Lawrence & Lucille Freitag
N161 E Cedar Springs Dr
Neshkoro, WI 54960 |
| 11. Theodore Otto, Jr.
W13441 County Road CC
P. O. Box 255
Coloma, WI 54930-0255 | 23. Richard & Nancy Meyer
N214 3 rd Ct
Coloma, WI 54930 |
| 12. June M. Irish
W13558 County Road CC
Coloma, WI 54930-9014 | |

EXHIBIT E-1 **TOWN OF COLOMA** **VIABLE FARMING OPERATIONS** **EAST OF MORAINE**

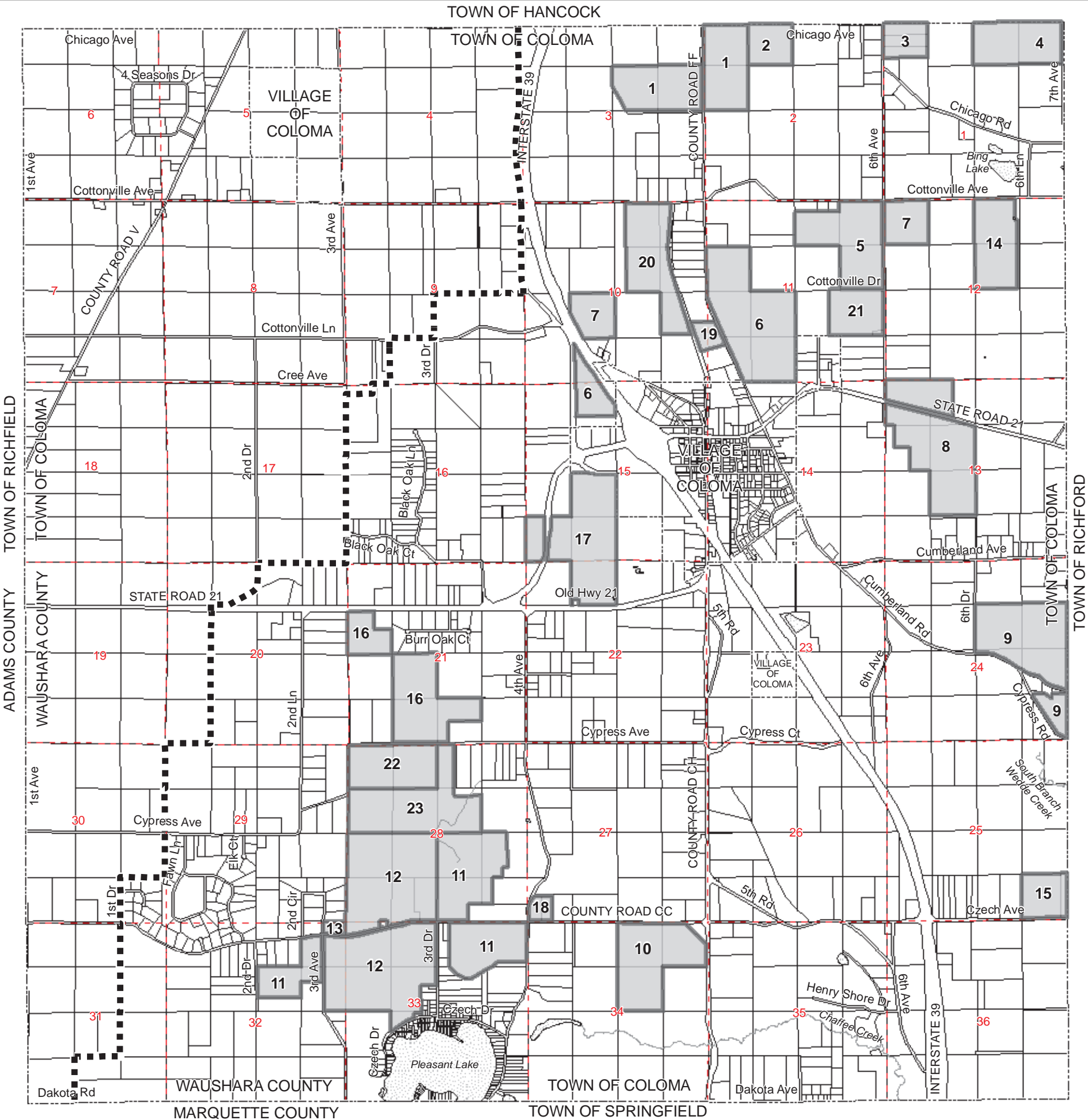
-  Moraine Line
-  Viable Farming Operation Parcels
-  Municipal Boundary

Source: Base data by Waushara County, 2008. Updated farming operation data provided by Town of Coloma, 2009.



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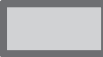

Prepared By
 EAST CENTRAL WISCONSIN
 REGIONAL PLANNING COMMISSION-JUNE 2009



**List of Viable Farming Operations
West of Moraine
June 2009**

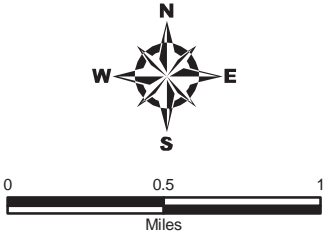
- | | |
|--|---|
| <p>1. Triple C Acres
N2826 1st Ave.
Coloma, WI 54930</p> | <p>Westfield, WI 53964</p> |
| <p>2. Triple H Farms Inc.
252 Cottonville Ave.
Coloma, WI 54930-9419</p> | <p>11. Thomas & Ricky Lee Frozene
W8390 Dyke Ct
Westfield, WI 53964</p> |
| <p>3. Horizon Properties
905 3rd Ave.
Hancock, WI 54943</p> | <p>12. Lee & Cheryl Flyte
W13602 Cottonville Ave.
Coloma, WI 54930-8909</p> |
| <p>4. Coloma Farms Inc.
P.O. Box 3
Antigo, WI 54409</p> | <p>13. Robert Heath
1453 1st Ave.
Coloma, WI 54930</p> |
| <p>5. Agritec Farms Inc
1006 Barton Dr.
Normal, IL 61761</p> | <p>14. Thomas & Barbara Ely
W15829 Cree Ave.
Coloma, WI 54930</p> |
| <p>6. Robert & Glenda Warzynski
W14135 Four Seasons Dr.
Coloma, WI 54930</p> | <p>15. Norbert Potter
W14077 State Road 21
Coloma, WI 54930-9133</p> |
| <p>7. Duane Lipke
N2564 4th Ave.
Hancock, WI 54943</p> | <p>16. Jay Peterson
W13485 Cottonville Ave.
Coloma, WI 54930-8908</p> |
| <p>8. Stephen & Patricia Diercks
109 S. Scott St.
Coloma, WI 54930</p> | <p>17. Donald & Mary Smith
N2111 County Road V
Coloma, WI 54930</p> |
| <p>9. Diercks Land Leasing
P.O. Box 3
Antigo, WI 54409</p> | <p>18. Dennis Apps
7329 W. Howard Avenue
Milwaukee, WI 53220</p> |
| <p>10. Ricky Lee & Thomas Frozene
W8175 Duck Creek Ave</p> | <p>19. Terry & Pamela Tomschin
W14371 Cottonville Lane
Coloma, WI 54930</p> |

EXHIBIT E-2 **TOWN OF COLOMA** **VIABLE FARMING OPERATIONS** **WEST OF MORAINE**

-  Moraine Line
-  Viable Farming Operation Parcels
-  Municipal Boundary

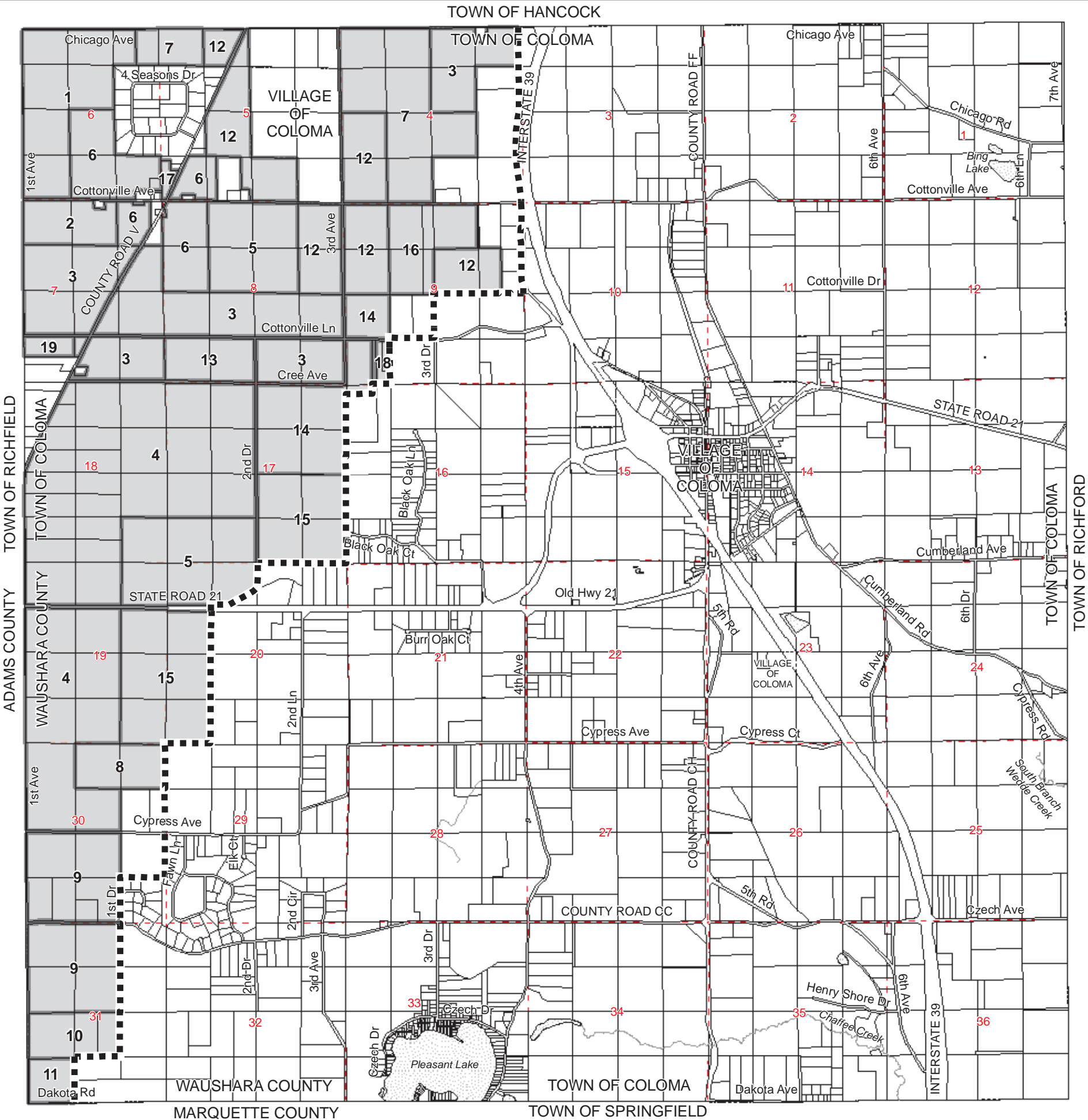
Source: Base data by Waushara County, 2008. Updated farming operation data provided by Town of Coloma, 2009.

DRAFT



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Prepared By
 EAST CENTRAL WISCONSIN
 REGIONAL PLANNING COMMISSION-APRIL 2009



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. The NHI records data base is updated continually with the last update completed July 22, 2008. The NHI records for Waushara County can be found at, (<http://dnr.wi.gov/org/land/er/nhi/CountyData/index.htm>).

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.

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, common name; State status; and the last observed record is indicated.

Table E-1. Town of Coloma Natural Heritage Inventory

Community or Species Type	Scientific Name	State Status*	Common Name	Observation Date
Community	<i>Dry Prairie</i>	NA	Dry Prairie	1979
Community	<i>Oak Barrens</i>	NA	Oak Barrens	1979
Community	<i>Springs and springs runs, hard</i>	NA	Springs and Springs Runs, Hard	2006
Community	<i>Calcareous fen</i>	NA	Calcareous Fen	2000
Plant	<i>Deschampsia cespitosa</i>	SC	Tufted Hairgrass	2001
Butterfly	<i>Lycaeides melissa samuelis</i>	SC	Karner Blue	2006
Butterfly	<i>Calephelis muticum</i>	END	Swamp Metalmark	2001

*WDNR State Status: END = endangered; THR = threatened; SC = special concern

Table E-2. 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 E-3. Amish Settlements in Wisconsin: Households, Populations, Type of Occupation

Amish Settlements in Wisconsin (settlements, county)	Households No.	Population No.	Persons/Household ratio	Farming Percent	Dairying Percent	Woodworking Percent
Algoma, Kewaunee Co **	2	13	6.5	100	100	?
Athens, Marathon Co	28	191	6.8	86	86	7
Augusta, Eau Claire Co	115	710	6.2	61	59	32
Beetown, Grant Co ***	11	66	6.0	?	?	?
Blair, Trempealeau Co	43	212	4.9	23	16	58
Bonduel, Shawano Co	35	177	5.1	40	29	51
Cashton, Vernon-Monroe Co	273	1,690	6.2	55	49	26
Chaseburg, Vernon Co	25	175	7.0	64	60	32
Chetek, Barron Co	15	78	5.2	80	53	20
Clayton, Barron Co	19	108	5.7	68	32	47
Elkhart Lake-St. Anna, Calumet Co	13	64	4.9	77	23	23
Evansville-Brodhead, Rock Co	26	123	4.7	35	23	35
Fennimore, Grant Co	23	176	7.7	96	78	4
Franklin, Jackson Co	3	19	6.3	100	33	0
Granton, Clark Co *	121	726	6.0	74	68	22
Greenwood, Clark Co	30	193	6.4	80	67	19
Hillsboro, Vernon Co	95	672	7.1	83	48	10
Kingston-Dalton, Green Lake-Columbia-Marquette Co	152	963	6.3	43	28	41
LaValle-Ironton, Sauk Co	53	378	7.1	47	42	47
Livingston, Lafayette Co	23	177	7.7	65	35	39
Loganville-Hill Point, Sauk Co	?	?	?	46	20	46
Lookout-Wolf Valley, Buffalo Co ***	11	66	6.0	?	?	?
Loyal, Clark Co ***	59	363	6.2	>60	60*	?
Marion, Waupaca Co **	22	135	6.1	64	50	?
Medford, Taylor Co	82	341	4.2	45	35	21
Mondovi, Pepin-Buffalo Co	73	454	6.2	37	26	56
New Auburn, Chippewa Co	27	199	7.4	11	0	63
Owen-Unity, Clark Co	18	122	6.8	72	56	0
Platteville, Lafayette Co **	21	129	6.1	86	90	?
Readstown, Vernon Co	35	169	4.8	29	20	43
Rising Sun, Crawford-Vernon Co **	1	6	6.0	100	100	?
Spencer, Clark Co	16	90	5.6	75	75	6
Stratford, Marathon Co	19	112	5.9	21	16	63
Taylor, Jackson Co **	17	104	6.1	88	53	?
Viroqua-Liberty Pole, Vernon Co	10	69	6.9	30	20	20
Wautoma, Waushara Co	52	291	5.6	33	23	51
Wilton-Tomah, Monroe Co	139	907	6.5	78	73	13
Wolf Valley-Lookout, Buffalo Co	?	?	?	>64	64*	?

*** Source: Number of Farmers and Woodworkers per settlement Miller (2002); size of ministry (Raber 2003)

ECONOMIC DEVELOPMENT APPENDICES

Table F-1 Educational Attainment, 2000

Table F-2 Total Civilian Labor Force, 1990 and 2000

Table F-3 Employment Status, 16 Years and Older, 1990

Table F-4 Employment Status, 16 Years and Older, 2000

Table F-5 Travel Time to Work, 1990

Table F-6 Travel Time to Work, 2000

Table F-7 Location of Workplace, 1990 and 2000

Table F-8 Economic Development Organizations

Table F-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 F-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 F-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 F-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 F-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 F-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 F-7. Location of Workplace, 1990 and 2000

Location of Workplace	Town of Coloma				Waushara County			
	1990		2000		1990		2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Worked in Waushara County	144	64.0%	136	51.3%	4,683	58.7%	5,398	52.5%
City of Wautoma	29	12.9%	24	9.1%	1,320	16.5%	1,661	16.1%
Remainder of Waushara County	115	51.1%	112	42.3%	3,363	42.2%	3,737	36.3%
Worked in Adams County	9	4.0%	21	7.9%	43	0.5%	105	1.0%
Worked in Portage County	1	0.4%	23	8.7%	317	4.0%	505	4.9%
City of Stevens Point	1	0.4%	22	8.3%	119	1.5%	250	2.4%
Remainder of Portage County	0	0.0%	1	0.4%	198	2.5%	255	2.5%
Worked in Waupaca County	0	0.0%	7	2.6%	561	7.0%	654	6.4%
Worked in Appleton-Oshkosh MSA	2	0.9%	10	3.8%	797	10.0%	1,490	14.5%
City of Appleton	0	0.0%	3	1.1%	60	0.8%	145	1.4%
City of Oshkosh	2	0.9%	0	0.0%	421	5.3%	686	6.7%
City of Neenah	0	0.0%	0	0.0%	66	0.8%	115	1.1%
Remainder of Calumet County	0	0.0%	0	0.0%	2	0.0%	3	0.0%
Remainder of Outagamie County	0	0.0%	0	0.0%	71	0.9%	188	1.8%
Remainder of Winnebago County	0	0.0%	7	2.6%	177	2.2%	353	3.4%
Worked in Green Lake County	3	1.3%	0	0.0%	781	9.8%	926	9.0%
City of Berlin	3	1.3%	0	0.0%	634	7.9%	696	6.8%
Remainder of Green Lake County	0	0.0%	0	0.0%	147	1.8%	230	2.2%
Worked in Green Bay, WI, SMSA	0	0.0%	0	0.0%	13	0.2%	35	0.3%
City of Green Bay	0	0.0%	0	0.0%	7	0.1%	14	0.1%
Remainder of Green Bay, WI, SMSA	0	0.0%	0	0.0%	6	0.1%	21	0.2%
Worked in Marquette County	34	15.1%	41	15.5%	205	2.6%	317	3.1%
Worked in Wood County	6	2.7%	4	1.5%	102	1.3%	91	0.9%
Worked in Fond du Lac County	3	1.3%	0	0.0%	197	2.5%	277	2.7%
Worked in Wausau, WI, SMSA	0	0.0%	0	0.0%	15	0.2%	19	0.2%
Worked Elsewhere	23	10.2%	23	8.7%	263	3.3%	471	4.6%
Place of Work Not Reported		0.0%		0.0%		0.0%		0.0%
Total Employed Persons	225	100.0%	265	100.0%	7,977	100.0%	10,288	100.0%

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

Table F-8. Economic Development Organizations

Organization Name	Structure	Funding	Focus Audience	Focus Area	Current Activities	Anticipated Activities
<u>Berlin Business Improvement District</u> (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
<u>Berlin Chamber of Commerce</u> (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
<u>Berlin Community Development Corporation</u> (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
Bureau of Migrant Services (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
<u>CAP Services</u> (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
<u>Coloma Industrial Development Corporation</u> (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
<u>Farm Service Agency - Waushara County</u> (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 F-8. Economic Development Organizations (cont'd)

Organization Name	Structure	Funding	Focus Audience	Focus Area	Current Activities	Anticipated Activities
<u>Fox Valley Technical College</u> (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
<u>Experience Works</u> (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
Highway 21 Corridor Project	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
<u>Village of Hancock</u> (715) 249-5521	Village Board	Village of Hancock	commercial and industrial businesses	Village of Hancock	business recruitment and retention	business recruitment and retention
Village of Plainfield (715) 335-6707	Village Board	Village of Plainfield	commercial and industrial businesses	Village of Plainfield	business recruitment and retention	business recruitment and retention
<u>Redgranite Economic Development Committee</u> (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
<u>Tri-County Regional Economic Development Corporation</u> (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 F-8. Economic Development Organizations (cont'd)

Organization Name	Structure	Funding	Focus Audience	Focus Area	Current Activities	Anticipated Activities
<u>UMOS</u> (920) 787-4617	Staff	Federal and State Grants/ Donations/ Service Fees	Migrant Labor and Transitional Labor	Wisconsin and Minnesota	Employment and training assistance especially for low income, and Hispanic	Employment and training assistance especially for low income and Hispanic
<u>UW Extension - Waushara County</u> (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
<u>Waushara Area Chamber of Commerce</u> (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
<u>Waushara Convention and Visitors Bureau</u> (920) 787-3488	Staff and Volunteers	Waushara Area Chamber of Commerce	County businesses and organizations	Waushara County	tourism promotion	tourism promotion
<u>Waushara County Economic Development Corporation</u> (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
<u>Waushara County Farm Bureau</u> (920) 787-4664	Staff	Membership Dues	agricultural businesses	Waushara County	advocate for farms / agricultural education	advocate for farms / agricultural education
<u>Waushara County Office of the Wisconsin Job Center</u> (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

Table F-8. Economic Development Organizations (cont'd)

Organization Name	Structure	Funding	Focus Audience	Focus Area	Current Activities	Anticipated Activities
<u>Wautoma Industrial Development Corporation</u> (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
<u>Waushara Tourism Resource Commission</u> (920) 787-3488	Volunteers	Room Tax	County businesses and events particularly the lodging industry	Waushara County	Promotion of Waushara County and a tourist destination	Promotion of Waushara County and a tourist destination
<u>Wild Rose Economic Development Committee</u> (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

Updated 9/2008

SUMMARY OF PROCEEDINGS

Joint Meeting of the Village of Coloma Smart Growth Committee and the Town of Coloma Comprehensive Planning Committee

Comprehensive Plan Kick-Off Meeting

Anna Follet Memorial Community Center
Wednesday, September 3, 2008 at 6:30 P.M.

Members Present: Steve Rodger, Jon Schubert, Tina Shultis, Margaret Nigbor, Ted Lewko, Dennis Apps, Carl Lietz, George Wilson, Cheryl Flyte, Mike Mayr, Patricia Pintar, Thomas Pintar
Members Absent: Bob Martin, Ed Bagley, John Rought, Amy Hunt, Jim Lietz, Dick Meyer, Mike Derricks
Others Present: Kathy Thunes, Jack Schwanke, Arden Brant, Jim Miller, Patrick Nehring

- I. Welcome and Introductions:** Committee members introduced themselves to the group. Planning notebooks were distributed to everyone present, regardless of if they were on one of the two committees. The contact lists were reviewed and corrections were noted. Committee chairpersons were established and are as follows:
- Village of Coloma – Bob Martin and Steve Rodgers
 - Town of Coloma – George Wilson

Action Item: *Kathy Thunes to update contact list and redistribute to group at next meeting.*

Action Item: *Kathy Thunes to send handouts and bring additional notebooks to next meeting for members who are missing.*

- II. Summary of the Comprehensive Planning Process and the Role of the Planning Committees:** The following material was distributed. Committee members were asked to review the material on their own.
- Key Points About Wisconsin's New Comprehensive Planning and "Smart Growth" Law
 - Comprehensive Planning Fundamentals
 - Comprehensive Planning Law Fact Sheet
 - Required Elements of a Local Comprehensive Plan

Kathy Thunes presented a basic overview of the fundamentals of planning and the Wisconsin comprehensive planning law. She explained that the Village and Town of Coloma will be looking at 9 elements as part of this planning effort. These elements are required by state law and are as follows: Issues and Opportunities; Housing; Transportation; Utilities and Community Facilities; Agriculture, Natural and Cultural Resources; Economic Development; Land Use; Intergovernmental Cooperation and Implementation.

Kathy Thunes explained the role of the Village of Coloma Smart Growth Committee, the Town of Coloma Comprehensive Planning Committee, the plan commissions, and the village and town boards in the comprehensive planning process. A copy of the Public Participation Plan were distributed and reviewed.

- III. Review of Citizen Questionnaire:** Citizen Questionnaires were distributed to both Village and Town members. Minor changes were suggested for both of the individual questionnaires. The Village of Coloma would be sending out questionnaires to village residents in their utility bills at the end of September. Cheryl Flyte suggested that the Town questionnaires be sent home in the Grade School Friday take home folders. Questionnaires for both the Village and Town would be available around the Village at the following locations: Library, Bank, Village Office, Coffee Shop, Grocery Store (note it was decided after the meeting to use the Hardware store instead), ECWRPC website and at the Community Vision Session.

Action Item: Kathy Thunes to update questionnaires and distribute as stated above. Kathy to coordinate distribution and collection with Brenda and George. Kathy to write article for inclusion in the village newsletter to highlight community vision session and citizen's questionnaire.

Action Item: Cheryl Flyte to investigate the possibility of utilizing the take home folders and get back to Kathy Thunes

- IV. Group Discussion Regarding General Community Values and Trends (i.e. what do you want/expect to get out of this effort):** A good discussion by committee members ensured. Highlights of this discussion are outlined below.

Village of Coloma:

- a. We are looking to get our money's worth out of this planning effort as well as comply with existing laws.
- b. Traffic count in the area is increasing.
- c. Utilize STH 21 in the plan.
- d. Highlight access to STH 21 and downtown Coloma
- e. The Village of Coloma is a vibrant center pulling people from around the area. It is a cultural, social and business center. It is a focal point. The Village is far enough from other areas that the focus by residents is more internal versus external when looking for services.
- f. Economic Development – Coloma Business Association is made up of all the businesses in the village.
- g. A selling point for the village is the elementary school.

Town of Coloma:

- a. Look for development in the Northwest corner of the Town.
- b. Economic Development – Great "Location" – insure that that plan utilizes the location. Keep rural area of town.
- c. Residents value the rural nature of the Town of Coloma and potential business opportunities in the Town.

Other:

- a. The County should be looking at the big picture. There should be more support for events, etc. in the county from not just the immediate area, but from other areas in the county as well.
- b. There is a need to begin planning cooperatively, changing the mindset. It should be more than just Coloma.

- V. Review and Discussion of Existing Land Use Map:** Enlarged copies of the existing land use maps were handed out to committee members. Committee members to coordinate and work together to update the maps for the next meeting.
- VI. Tentative Schedule for Future Meetings and Activities:** Kathy Thunes handed out and went over the tentative schedule for the planning effort. The schedule has been revised to better fit with SAA schedule and needs.
- VII. Set date and time for Community Vision Session and next meeting:** The following dates were set:

Community Vision Session: October 8, 2008 at Anna Follet Memorial Community Center at 6:30 P.M.

Next Joint Committee Meeting: October 29, 2008 at Anna Follet Memorial Community Center at 6:30 P.M.

Action Item: Kathy Thunes to contact Brenda to check room availability.

VIII. Adjourn

SUMMARY OF PROCEEDINGS

Joint Meeting of the Village of Coloma Smart Growth Committee and the Town of Coloma Comprehensive Planning Committee

Anna Follet Memorial Community Center
Wednesday, October 29, 2008 at 6:30 P.M.

Members Present: Bob Martin, Ed Bagley, Dennis Apps, Carl Lietz, Ray Burrows, George Wilson, Cheryl Flyte, Mike Mayr

Members Absent: Steve Rodger, Jon Schubert, John Rought, Tina Shultis, Amy Hunt, Margaret Nigbor, Ted Lewko, Jim Lietz, Patricia Pintar, Thomas Pintar, Mike Derricks

Others Present: Kathy Thunes, Jack Schwanke, Arden Brant, Patrick Nehring

- I. Welcome & Introductions:** Committee members introduced themselves to the group. Planning notebooks were distributed to everyone present who did not receive one at the last meeting.

Action Item: Kathy to send material to Ed Bagley (Village Report and contact list), Dennis Apps (contact list), George Wilson (contact list) who did not receive packet.

- II. Approval of October 29, 2008 Summary of Proceedings:** SOP approved as submitted.

- III. Meeting Purpose and Objective:** The purpose of the meeting was to review the community vision session results and to discuss the draft vision statements. The previous land use plans that were developed for both communities were also reviewed for direction in the development of the comprehensive plans.

- IV. Report of Community Vision Session:** Kathy Thunes presented a summary of the community vision session. A total of nine people signed in for the Village and four people represented the Town. Overall both communities listed location as a common strength. The Village also included, as strengths, public safety, the availability of public sewer and water and the local grade school. The Town, on the other hand, felt that the rural atmosphere, library, community center, Pleasant Lake, Ice Age Trail, hiking and hunting were definite strengths. The working relationship between the Village and Town was also mentioned. Identified weaknesses for both communities included economic development and distance to health care facilities. While both communities were optimistic that opportunities existed in the future for employment opportunities. Common threats included the economy and loss of the population base.

- V. Discussion of Draft Vision Statements (Committees will meet separately):** The Committees met separately to discuss the draft vision statements. Minor revisions have been made and are included in the meeting packet.

- VI. Review of existing community plan as it relates to housing and transportation (Committees will meet separately):** The committees met separately to discuss their previous plans. This discussion include an identification of what should be brought

forward into the new plan and what had already been completed or was no longer relevant.

- VII. Set date and time for next meeting:** The next Joint Committee Meeting was set for November 19, 2008 at Anna Follet Memorial Community Center at 6:30 P.M.

Action Item: Kathy Thunes to contact Brenda Ratajczak regarding room availability (committees would like two rooms).

Action Item: Kathy Thunes to invite Tom Dahlke, Waushara County Highway Commissioner; Dave Meurett, WisDOT and Chuck Johnson, Village of Coloma to the next meeting.

- VIII. Adjourn:** 8:00 P.M.

SUMMARY OF PROCEEDINGS

Joint Meeting of the Village of Coloma Smart Growth Committee and the Town of Coloma Comprehensive Planning Committee

Anna Follett Memorial Community Center
Wednesday, November 19, 2008 at 6:30 P.M.

Members Present: Bob Martin, Steve Rodger, Carl Lietz, Ted Lewko, Margaret Nigbor, George Wilson, Cheryl Flyte, Mike Mayr, Thomas Pintar

Members Absent: Jon Schubert, John Rought, Tina Shultis, Amy Hunt, , Jim Lietz, Patricia Pintar, Mike Derricks, Ed Bagley, Dennis Apps, Ray Burrows

Others Present: Kathy Thunes, Tom Baron, Jack Schwanke, Arden Brant, Tom Congdon, Tom Dahlke

Others Absent: Patrick Nehring

- I. Welcome & Introductions:** Committee members introduced themselves to the group.
- II. Statement of compliance with Wis. Stats. Ch. 19, Subchapter V, Sec. 19.84 regarding Open Meetings:** Meeting notice and agenda published per Wis. Stats. Ch. 19.
- III. Public Comment:** None
- IV. Approval of October 29, 2008 Summary of Proceedings:** SOP approved as submitted.
- V. Meeting Purpose and Objective:** The purpose of the meeting was to introduce and review the background information and draft goals, strategies and recommendations for the Issues and Opportunities (Chapter 2); Housing (Chapter 3); and Transportation (Chapter 4) elements.
- VI. Citizen Questionnaire:** Not discussed.
- VII. Background presentation of Issues and Opportunities, Housing and Transportation Chapters:** A brief presentation highlighting important facts for the first three chapters was given.
- VIII. Approval of Draft Vision Statements (Committees will meet separately):** The Committees met separately to discuss the revisions to the draft vision statements. Minor revisions have been made and are included in the meeting packet.
- IX. Review of Goals, Strategies and Recommendations for Housing and Transportation Chapters:** The Committees met jointly to discuss the Transportation element and separately to talk about the Housing element. Revisions to the draft goals, strategies and recommendations have been made and are included in the meeting packet.
- X. Set date and time for next meeting:** The next Joint Committee Meeting was set for January 14, 2009 at Anna Follett Memorial Community Center at 6:30 P.M.

Action Item: Kathy Thunes to contact Brenda Ratajczak regarding room availability (committees would like two rooms).

XI. Adjourn: 8:00 P.M.

SUMMARY OF PROCEEDINGS

Joint Meeting of the Village of Coloma Smart Growth Committee and the Town of Coloma Comprehensive Planning Committee

Anna Follett Memorial Community Center
Wednesday, January 28, 2009 at 6:30 P.M.

Members Present: Bob Martin, Steve Rodger, Ted Lewko, George Wilson, Cheryl Flyte, Mike Mayr, Thomas Pintar, Ray Burrows

Members Absent: Jon Schubert, John Rought, Tina Shultis, Amy Hunt, , Jim Lietz, Patricia Pintar, Mike Derricks, Ed Bagley, Dennis Apps, Carl Lietz, Margaret Nigbor,

Others Present: Kathy Thunes, Tom Baron, Jim Miller, Arlene Scalzo, Arden Brant, ~~Ronald Bohn?~~, Robert Bohn

Others Absent: Patrick Nehring

- I. Welcome & Introductions:** Committee members introduced themselves to the group.
- II. Statement of compliance with Wis. Stats. Ch. 19, Subchapter V, Sec. 19.84 regarding Open Meetings:** Meeting notice and agenda published per Wis. Stats. Ch. 19.
- III. Public Comment:** None
- IV. Approval of November 19, 2008 Summary of Proceedings:** SOP approved as submitted.
- V. Meeting Purpose and Objective:** The purpose of the meeting was to review the Citizen Questionnaire; finalize the housing and transportation elements; and introduce and review the background information and draft goals, strategies and recommendations for the Utilities and Community Facilities (Chapter 5); Agricultural, Natural and Cultural Resources (Chapter 6); and Economic Development (Chapter 7) elements.
- VI. Citizen Questionnaire:** A brief analysis of the Citizen Questionnaires was presented to the committees. A total of 37 people from the Village of Coloma and 22 people from the Town of Coloma filled out the questionnaire. The questionnaires for the Village of Coloma were sent out with the utility bill while the questionnaires for the Town of Coloma were given to students in the grade school. Both questionnaires were made available to local residents in key locations throughout the village. A summary of the questionnaire results are included with this summary of proceedings.

Action Item: Kathy to send out questionnaire results to anyone who missed this meeting.

- VII. Background presentation of Utilities and Community Facilities (blue); Agricultural, Natural and Cultural Resources (green); and Economic Development (yellow) - Chapters 5-7:** Since a representative from Wheda was present at the meeting, the discussion revolved around the economic development

element. A brief presentation highlighting important facts for the economic development chapter was given. Key points included the following:

- In 2000, the Town of Coloma had the highest unemployment rate in the County (29.3%), followed by the Village of Coloma (12.5%). About a quarter (25.5%) of the females in the Town was unemployed, compared to a third (33.3%) of the males.
- The top industries employing workers in the Village and Town of Coloma were: Manufacturing (Village – 29.8%, Town – 19.0%); Education, health and social services (Village – 9.6%, Town – 11.7%); Public Administration (Village – 10.6%); Retail trade (Village – 9.2%, Town – 11.7%) and Transportation and warehousing and utilities (Town – 11.4%).
- Top occupations for workers in the Village and Town of Coloma were: Production, transportation and material moving (Village – 31.7%, Town – 27.8%); Sales and office (Town – 20.9%); Service occupations (Village – 27.1%); Management, professional, and related (Village – 15.1%, Town – 19.4%).
- Top five workplace destinations for workers in the Village and Town of Coloma were: Village of Coloma (Village – 27.1%, Town – 6.0%); Town of Coloma (Village – 8.1%, Town – 25.3%); Town of Westfield, Marquette County (Village – 14.3%, Town – 9.4%); City of Wautoma (Village – 14.3%, Town – 9.1%); City of Stevens Point, Portage County (Village – 6.2%, Town – 8.3%).
- Village of Coloma Economic Strengths: Access to STH 21 and the I-39 corridor; proximity to natural areas, open space and recreational opportunities; location in prime agricultural area; strong agricultural economy; strong community involvement; public water and sewer; high speed internet access; elementary school; low mill rate; fire and police protection; outstanding library facility and; statewide central location.
- Town of Coloma Economic Strengths: Access to STH 21 and the I-39 corridor; Natural areas, open space and recreational opportunities; location in prime agricultural area; strong agricultural economy; strong community involvement; high speed internet access; proximity to elementary school; outstanding library facility and; low crime.

Action Item: Please bring the background chapters for Utilities and Community Facilities (blue), Agricultural, Natural and Cultural Resources (green) and Economic Development (yellow) to the next meeting.

VIII. Approval of Goals, Strategies and Recommendations for Housing and Transportation: Not discussed

Action Item: Please bring revised goals, strategies and recommendations for Housing and Transportation to the next meeting (this information was sent out with the last packet).

IX. Review of Goals, Strategies and Recommendations for Chapter 5-7: The first goal for Chapter 7, Economic Development was discussed jointly. While the committees worked separately on the remaining goals.

Action Item: Please bring goals, strategies and recommendations for Utilities and Community Facilities (blue) and Agriculture, Natural and Cultural Resources (green) (this information was sent with the last packet).

- X. **Set date and time for next meeting:** The next meeting will be as follows:
- **Village of Coloma** – February 18, 2009 at Anna Follett Memorial Community Center at 6:30 P.M.
 - **Town of Coloma** – February 25, 2009 at Anna Follett Memorial Community Center at 6:30 P.M.

Action Item: Kathy Thunes to contact Brenda Ratajczak regarding room availability.

- XI. **Adjourn:** 8:30 P.M.

SUMMARY OF PROCEEDINGS

Town of Coloma Comprehensive Planning Committee

Anna Follett Memorial Community Center
Wednesday, February 25, 2009 at 6:30 P.M.

Members Present: George Wilson, Michael Mayr, Cheryl Flyte

Members Absent: Dick Meyer, Mike Derricks, Patricia Pintar, Thomas Pintar

Others Present: Kathy Thunes, Tom Baron

Others Absent: Patrick Nehring

- I. **Welcome & Introductions:** Meeting started at 6:30 PM.
- II. **Statement of compliance with Wis. Stats. Ch. 19, Subchapter V, Sec. 19.84 regarding Open Meetings:** Meeting notice and agenda published per Wis. Stats. Ch. 19.
- III. **Public Comment:** None
- IV. **Approval of January 28, 2009 Summary of Proceedings:** SOP approved with one change: Robert Bohn was present at the meeting.
- V. **Meeting Purpose and Objective:** The purpose of the meeting was to approve the draft vision statements and the draft goals, strategies and recommendations for housing, transportation and economic development; and introduce and review the background information and draft goals, strategies and recommendations for the Utilities and Community Facilities (Chapter 5) and the Agricultural, Natural and Cultural Resources (Chapter 6).
- VI. **Background presentation of Utilities and Community Facilities (blue); and Agricultural, Natural and Cultural Resources (green) - Chapters 5-6:** The committee discussed the sub-elements for the utilities and community facilities chapter. Kathy Thunes presented highlights from the agricultural, natural and cultural resource chapter.
- VII. **Approval of draft vision statements:** The draft vision statements were approved as presented.
- VIII. **Approval of Goals, Strategies and Recommendations for Housing, Transportation and Economic Development:** Changes were briefly discussed and the committee recommended additional changes that they would like to see.

Action Item: East Central to revise Housing, Transportation and Economic Development Draft Goals and included March 23, 2008 meeting packet.

- IX. **Review of Goals, Strategies and Recommendations for Chapter 5-6:** The committee discussed the draft goals for Utilities and Community Facilities. Minor changes were suggest and will be revised and sent out in the next packet. Next the

draft goals for agricultural, natural and cultural resources were reviewed. Minor changes were noted for the natural and cultural resource elements.

Action Item: Kathy Thunes to bring copy of Waushara County Groundwater Protection Ordinance to the next meeting.

Action Item: East Central to revise Utilities and Community Facilities Draft Goals and include in March 23, 2008 meeting packet.

- X. **Set date and time for next meeting:** The next meeting will be as follows:
- **Town of Coloma** – March 23, 2009 at Anna Follett Memorial Community Center at 6:30 P.M.

Action Item: Kathy Thunes to contact Brenda Ratajczak regarding room availability.

- XI. **Adjourn:** 9:00 P.M.

SUMMARY OF PROCEEDINGS

Town of Coloma Comprehensive Planning Committee

Anna Follett Memorial Community Center
Monday, March 23, 2009 at 6:30 P.M.

Members Present: George Wilson, Michael Mayr, Cheryl Flyte, Dick Meyer

Members Absent: Mike Derricks, Patricia Pintar, Thomas Pintar

Others Present: Kathy Thunes, Mike Patza

Others Absent: Patrick Nehring, Tom Baron

- I. **Welcome & Introductions:** Meeting started at 6:30 PM.
- II. **Statement of compliance with Wis. Stats. Ch. 19, Subchapter V, Sec. 19.84 regarding Open Meetings:** Meeting notice and agenda published per Wis. Stats. Ch. 19.
- III. **Public Comment:** None
- IV. **Approval of February 25, 2009 Summary of Proceedings:** SOP approved as noted.
- V. **Meeting Purpose and Objective:** The purpose of the meeting was to approve the draft goals, strategies and recommendations for housing, transportation and economic development and Utilities and Community Facilities; and introduce and review the background information and draft goals, strategies and recommendations for Agricultural, Natural and Cultural Resources (Chapter 6). Revisions were made to all draft goals except housing.

Action Item: Kathy to revise the goals for transportation, economic development and Utilities and Community Facilities.
- VI. **Review of Goals, Strategies and Recommendations for Chapter 6 Agricultural, Natural and Cultural Resources:** The committee reviewed and made recommendations for the agricultural and natural resource goals, strategies and recommendations. The cultural resource goals were tabled until the next meeting.

Action Item: Kathy to revise the goals for agriculture and natural resources.
- VII. **Introduce Land Use Element, if time permits.** Tabled
 - **Set date and time for next meeting:** The next meeting is scheduled for Tuesday, April 14, 2009 at the Coloma Fire Department, 383 Industrial Drive, Coloma at 6:30 P.M.
- VIII. **Adjourn:** 8:30 P.M.

SUMMARY OF PROCEEDINGS

Joint Meeting of the Village of Coloma Smart Growth Committee and the Town of Coloma Comprehensive Planning Committee

Coloma Fire Department, 383 Industrial Drive, Coloma
Tuesday, April 14, 2009 at 6:30 P.M.

Members Present: Bob Martin, Steve Rodger, Ted Lewko, George Wilson, Cheryl Flyte, Mike Mayr, Thomas Pintar, Dennis Apps, Tina Shultis

Members Absent: Jon Schubert, John Rought, Amy Hunt, Jim Lietz, Patricia Pintar, Mike Derricks, Ed Bagley, , Carl Lietz, Margaret Nigbor, Ray Burrows

Others Present: Kathy Thunes, Tom Baron, Arden Brant, Steve Diercks, Tom Congdon, Jack Schwanke

Others Absent: Patrick Nehring

- I. **Welcome & Introductions:** Committee members introduced themselves to the group.
- II. **Statement of compliance with Wis. Stats. Ch. 19, Subchapter V, Sec. 19.84 regarding Open Meetings:** Meeting notice and agenda published per Wis. Stats. Ch. 19.
- III. **Public Comment:** None
- IV. **Approval of March 17 and 23, 2009 Summary of Proceedings:**
 - March 17th SOP, first Arden Brant, second Tom Congdon. Minutes approved as submitted.
 - March 23rd SOP, first George Wilson, second Mike Mayr. Minutes approved as submitted.
- V. **Meeting Purpose and Objective:** The purpose of the meeting was to review the future land use maps that had been developed by both the Village and Town of Coloma respective committees; approve changes in the goals, strategies and recommendations for the past elements and complete the land use element. If time permits the Intergovernmental Cooperation element will be introduced.
- VI. **Group discussion of future land use maps:** A spokes person for each committee discussed the future land use maps that the respective committees had developed. No changes had been made to the maps; however a concern was raised that the future land use maps varied for parts of the half mile radius around the Village. While it seemed that both communities were in agreement, a discussion will have to take place as to the display of this information so that both maps are consistent.

ACTION ITEM: The Village and Town of Coloma should review their future land use maps and discuss any inconsistencies between the two.

- VII. **Break into individual committees to finalize revisions to previous elements:**

- **Village of Coloma – Utilities and Community Facilities and Land Use Chapter & Projections:** No changes made to the Utilities and Communities Facilities Chapter or goals. The Village is looking for a copy of the Wellhead Protection Ordinance and Plan. Revisions to the goals may be made in the future if needed.
- **Town of Coloma – Transportation, Economic Development, Utilities and Community Facilities, Agriculture and Natural Resources:** Minor edits were requested for the goals, strategies and recommendations for the above elements. Minor revisions were requested for the Utilities and Community Facilities background chapter. The strategies and recommendations regarding the recharge area and capture zone may be revised in future when more information is available.

ACTION ITEM: Village of Coloma to continue to look for the Wellhead Protection Plan and ordinance information. Both the Village of Coloma and the Town of Coloma to revisit groundwater protection recommendations in the future.

VIII. Individual committee discussions of new material:

- **Village of Coloma – Land Use Goals, Strategies and Recommendations; Intergovernmental Cooperation:** Minor changes were requested for the Intergovernmental Cooperation Background Chapter. No changes were made to the land use goals, strategies and recommendations.
- **Town of Coloma – Cultural Resources, Land Use and Intergovernmental Cooperation:** Cultural Resources and Intergovernmental Cooperation not discussed. The land use background chapter and future land use projections were discussed, however time did not allow for a conversation about the accompanying goals.

IX. Set date and time for next meeting: The next meeting will be as follows:

- Wednesday, May 13, 2009 at 6:30 p.m. (Completion of all draft background chapters and goals through Intergovernmental Cooperation).
- Wednesday, June 10, 2009 at 6:30 p.m. (Intergovernmental/Public Information Meeting)

Action Item: Kathy Thunes to contact Brenda Ratajczak regarding room availability.

Note: After the meeting it was decided that the Village would not meet on May 13, 2009. It was felt that the Village could have a quick meeting before the Intergovernmental/Public Informational Meeting to discuss Intergovernmental Cooperation. The Town of Coloma is scheduled to meet on May 13, 2009.

- X. Adjourn:** 8:00 p.m. – Village of Coloma
9:00 p.m. – Town of Coloma

SUMMARY OF PROCEEDINGS

Meeting of the Town of Coloma Comprehensive Planning Committee

Anna Follett Memorial Community Center
Wednesday, May 13, 2009 at 6:30 P.M.

Members Present: Cheryl Flyte, Mike Mayr, Dick Meyer

Members Absent: George Wilson, Thomas Pintar, Patricia Pintar

Others Present: Kathy Thunes, Patrick Nehring

- I. **Welcome & Introductions:** Committee members introduced themselves to the group.
- II. **Statement of compliance with Wis. Stats. Ch. 19, Subchapter V, Sec. 19.84 regarding Open Meetings:** Meeting notice and agenda published per Wis. Stats. Ch. 19.
- III. **Public Comment:** None
- IV. **Approval of April 14, 2009 Summary of Proceedings:** Moved by Dick Meyer, seconded by Mike Mayr. Minutes approved.
- V. **Meeting Purpose and Objective:** The purpose of the meeting was to approve the draft materials from the previous elements (transportation, economic development, utilities and community facilities, agriculture and natural resources), discuss the cultural resource goals, and the land use chapter and corresponding goals. If time permits the Intergovernmental Cooperation element was to be introduced.
- VI. **Approve draft material for previous elements: Transportation, Economic Development, Utilities and Community Facilities, Agriculture and Natural Resources:** The transportation (revisions), economic development, utilities and community facilities (revisions), agricultural resources (revisions) and natural resources goals, strategies and recommendations were reviewed and approved. The utilities and community facilities chapter was reviewed with one change to the ISO rating for the fire department.

ACTION ITEM: Kathy Thunes to revise Transportation, Utilities and Community Facilities and Agricultural Resources goals and include in next packet.

- VII. **Discussion of the Cultural Resource goals, strategies and recommendations and the Land Use Chapter and corresponding goals, strategies and recommendations:** Revisions were suggested to the cultural resource and land use goals, strategies and recommendations. No changes were made to the land use chapter.

ACTION ITEM: Kathy Thunes to revise the cultural resource and land use goals, strategies and recommendations.

VIII. Introduce the Intergovernmental Cooperation Element (If time permits):

The Intergovernmental chapter and goals were discussed and revised per the committee recommendations.

ACTION ITEM: Kathy Thunes to revise the Intergovernmental Cooperation element and goals, strategies and recommendations.

IX. Set date and time for next meeting: The next meeting will be as follows:

- Wednesday, June 10, 2009 at 6:30 p.m. (Intergovernmental/Public Information Meeting)

Action Item: Kathy Thunes to contact Brenda Ratajczak regarding room availability.

Note: After the April 14, 2009 meeting it was decided that the Village would not meet on May 13, 2009. It was felt that the Village could have a quick meeting before the Intergovernmental/Public Informational Meeting to discuss Intergovernmental Cooperation.

X. Adjourn: 8:30 p.m. –Town of Coloma

SUMMARY OF PROCEEDINGS

Village and Town of Coloma Comprehensive Plan Community/Intergovernmental Input Session

Anna Follett Memorial Community Center
Wednesday, June 10, 2009 at 6:30 P.M.

Members Present: Carl Lietz, Steve Rodger, George Wilson, Margaret Nigbor, Mike Mayr, Thomas Pintar, Members Absent: Jon Schubert, John Rought, Amy Hunt, Jim Lietz, Patricia Pintar, Mike Derricks, Ed Bagley, Ray Burrows, Bob Martin, Dennis Apps, Tina Shultis, Ted Lewko, Cheryl Flyte, Dennis Apps Others Present: Kathy Thunes, Tom Baron, Patrick Nehring, Arden Brant, Tom Congdon, Jack Schwanke, Warren Waala, Jared Miller, Arlene Scalzo, David Peterson

Welcome & Introductions: Everyone was welcomed to the meeting and introductions were made.

I. Informal Review & Comment on Plan Components -- “Open House”

Period: Existing and proposed land use maps were displayed in the room.

Participants were free to take copies of the goals, strategies and recommendations that have been developed for the Economic Development; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Land Use and Intergovernmental Cooperation.

II. Overview of Planning Process & Progress:

a. Questions from community and/or intergovernmental attendees: The planning process to date was briefly reviewed.

The following comments were received from the group for the Town of Coloma:

- Change future commercial/industrial to mixed use on future land use map. This is the area that may be annexed to the Village in the future. Discuss in land use chapter.
- Add light rail to the future land use map.

The following comments were received from the group for the Village of Coloma:

- Change future residential land use to commercial/industrial for parcel along CTH FF.

The following comments were received from the group that pertained to both the Village and the Town of Coloma:

- Discussed traffic flow issues west of the STH 21 and I39 intersection. Suggestions were made to bring the concerns to the Waushara County Highway Traffic and Safety Commission. Sheriff Peterson creates the agenda, so the Village and Town should request that it be included on the next meeting agenda. The commission meets quarterly. Items to be requested included the addition of a “Truck Entrance” sign west of North 4th Avenue and to move the speed limit sign east of its location on the east side of the Village.

III. Intergovernmental Review and Discussion of Plan Goals & Future Land Use Map

a. Factual Content

b. Additional Information Needed/Omissions

c. Opportunities for Collaboration, Communication & Coordination

The intergovernmental goals were reviewed by the group. The following comments were made:

- The "New Market Tax Credit (7 year program) should be referenced in the Economic Development Background chapter and intergovernmental cooperation goals.
- Add WHEDA as a support agency for recommendation IC 1.3.1, IC 1.3.2, IC 1.3.3 (T. Coloma)
- Add recommendation to Town and Village plan to work with the Waushara County Highway and Safety Commission (see comment above).
- Add Town recommendation IC 1.5.1 to Village plan.
- Add Village recommendation IC 1.5.9 to Town plan.
- Add Waushara County Sheriff's Department as partner department to Town and Village recommendation IC 1.6.1.
- Consider USDA-Rural Development as source for funding for water and sewer expansion in Village of Coloma.

IV. Next Steps in the Process: It was explained that the communities would be discussing wellhead protection, the implementation chapter and finalizing the land use maps at the next meeting on July 22, 2009. The project is on track for a fall adoption.

V. Adjourn: Meeting adjourned at 8:00 p.m.

SUMMARY OF PROCEEDINGS

Joint Meeting of the Village of Coloma Smart Growth Committee and the Town of Coloma Comprehensive Planning Committee

Anna Follett Memorial Community Center, Coloma, WI
Wednesday, July 22, 2009 at 6:30 P.M.

Members Present: Bob Martin, Steve Rodger, Margaret Nigbor, George Wilson, Cheryl Flyte, Mike Mayr, Thomas Pintar, Carl Lietz

Members Absent: Jon Schubert, John Rought, Amy Hunt, Jim Lietz, Patricia Pintar, Mike Derricks, Ed Bagley, Dennis Apps, Tina Shultis, Ray Burrows, Ted Lewko,

Others Present: Kathy Thunes, Patrick Nehring, Tom Baron, Steve Diercks, Tom Congdon, Jack Schwanke, Ron Selenske

Others Absent: Arden Brant

I. Welcome & Introductions

II. Statement of compliance with Wis. Stats. Ch. 19, Subchapter V, Sec. 19.84 regarding Open Meetings: Meeting notice and agenda published per Wis. Stats. Ch. 19.

III. Public Comment: None

IV. Approval of May 13, 2009 Summary of Proceedings (Town of Coloma):

- First George Wilson, second Mike Mayr. Minutes approved as submitted.

V. Approval of June 10, 2009 Summary of Proceedings (Village & Open House/Intergovernmental):

- Minutes for Village approved as submitted.
- Minutes for Open House/Intergovernmental: First George Wilson, second Mike Mayr. Minutes approved as submitted.

VI. Meeting Purpose and Objective: The purpose of the meeting was to discuss protection of the Village's wellheads; the implementation chapter and the implementation tables.

VII. Group discussion of future land use maps/wellhead protection and implementation chapter: The future land use maps for the Village and Town of Coloma was displayed. East Central led a discussion on how to display the wellhead protection area, referencing the Village's wellhead protection report. The committees decided to display this information on the map for both municipal wells. The implementation background chapter was introduced and discussed jointly with both committees.

VIII. Break into individual committees to discuss implementation: The committees broke into two groups to go over the implementation tables. Changes were made and will be incorporated into the final draft documents.

IX. Set date and time for next meeting: The next meeting will be to distribute the completed draft documents and to discuss the next steps toward adoption of the comprehensive plans:

- Village of Coloma - Wednesday, September 23, 2009 at 7:30 p.m.
- Town of Coloma - Wednesday, September 23, 2009 at 6:30 p.m.

Action Item: Kathy Thunes to contact Brenda Ratajczak regarding room availability.

X. Adjourn: 9:00 p.m. – Village of Coloma
9:30 p.m. – Town of Coloma

SUMMARY OF PROCEEDINGS

Meeting of the Town of Coloma Board, Plan Commission and Comprehensive Planning Committee

Anna Follett Memorial Community Center, Coloma, WI
Wednesday, September 23, 2009 at 6:30 P.M.

Members Present: George Wilson, Cheryl Flyte, Mike Mayr, Thomas Pintar, Mark Kerschner, Terri Jackson, Lee Flyte

Members Absent: Patricia Pintar, Dick Meyer, Ron Selenske

Others Present: Kathy Thunes, Patrick Nehring

I. Welcome & Introductions

II. Statement of compliance with Wis. Stats. Ch. 19, Subchapter V, Sec. 19.84 regarding Open Meetings: Meeting notice and agenda published per Wis. Stats. Ch. 19.

III. Public Comment: None

IV. Approval of July 23, 2009 Summary of Proceedings (Town of Coloma Comprehensive Planning Committee): George Wilson moved for approval, Tom Pintar seconded. Motion carried.

V. Meeting Purpose and Objective: The purpose of the meeting was to distribute copies of the draft plans and to discuss the steps that need to be taken to adopt the *Town of Coloma Comprehensive Plan 2030*.

VI. Distribution of Draft Plans and Overview of Planning Effort (if needed): Draft plans were distributed to all in attendance. An overview of the planning effort was not required since everyone was familiar with the planning effort.

VII. Discussion of steps needed for adoption of the plan: As required by state statutes, the Plan Commission will need to hold a public hearing on the comprehensive plan. Following the public hearing the plan commission will need to pass a resolution to recommend that the town board adopt the plan. The town board will need to adopt the plan per ordinance.

Action Item: Kathy Thunes to prepare resolution and ordinance for the Town.

Action Item: Kathy Thunes to send out comprehensive plans to mailing list.

VIII. Set date and time for public hearing: The group picked December 1, 2009 as the date to hold the public hearing. Brenda Ratajczak, village clerk reserved the room.

Plan Commission: Tuesday, December 1, 2009 at 6:00 p.m.

Public Hearing: Tuesday, December 1, 2009 at 6:05 p.m.

Town Board Meeting: Tuesday, December 1, 2009 at 7:00 p.m.

Action Item: Kathy Thunes to assist Terri Jackson with an agenda for the plan commission.

IX. Adjourn: 7:15 p.m.

Village and Town of Coloma begin comprehensive planning effort

The Village of Coloma Smart Growth Committee along with the Town of Coloma Comprehensive Planning Committee will be meeting on Wednesday, Sept. 3 at the Anna Follet Memorial Community Center in Coloma at 6:30 p.m. to formally begin the Village of Coloma and Town of Coloma Comprehensive Planning efforts.

The Village of Coloma Smart Growth Committee and the Town of Coloma Comprehensive Planning Committee, along with UW-Extension, County staff and local officials will be working with East Central Wisconsin Regional Planning Commission (ECWRPC) to develop a land use plan that will provide guidance to elected officials as the Village and Town move into the future. The planning process will run concurrently with the other planning efforts in the county and is expected to be completed at the end of 2009.

Following introductions, a summary overview of the planning process and the role of the planning committees in the process will be provided by ECWRPC planning staff. This will be followed by a group discussion regarding general community values and trends in which committee members will be encouraged to share their expectations for the plan and its process. A map of the existing land use will be used to facilitate a discussion identifying future opportunities, planning issues and challenges that will need to be addressed in the plan.

Public input and participation is important. Citizens are welcome to attend meetings which will be posted at a number of locations in the area and on ECWRPC (website). Interested residents can also be involved or follow the process by checking the ECWRPC website at www.eastcentralrpc.org/planvillagecoloma or www.eastcentralrpc.org/plan-towncoloma.

A communitywide vision session will be held in early fall to gather input from local residents. For more information please contact Kathleen Thunes at East Central Wisconsin Regional Planning Commission, 132 Main St., Menasha WI 54952; (920)751-4770; or kthunes@eastcentralrpc.org.

MEETING NOTICE AGENDA

Joint Meeting of the Village of Coloma Smart Growth Committee and the Town of Coloma Comprehensive Planning Committee

DATE: Wednesday, September 3, 2008

TIME: 6:30 p.m.

PLACE: Anna Follett Memorial Community Center

Comprehensive Plan Kick-Off Meeting

- I. Welcome and Introductions
- II. Summary of the Comprehensive Planning Process and the Role of the Planning Committees
- III. Review of Citizen Questionnaire
- IV. Group Discussion Regarding General Community Values and Trends (i.e. what do you want/expect to get out of this effort)
- V. Review and Discussion of Existing Land Use Map
- VI. Tentative Schedule for Future Meetings and Activities
- VII. Set date and time for Community Vision Session and next meeting
- VIII. Adjourn

Public input sought in Coloma as comprehensive plan nears completion

The Village and Town of Coloma are nearing completion of their respective "Smart Growth" Comprehensive Plans and are seeking public and intergovernmental input. In cooperation with East Central Wisconsin Regional Planning Commission, a joint Community/Intergovernmental Input Session will be held at the Anna Follett Memorial Community Center in Coloma on Wednesday, June 10 at 6:30 p.m.

Interested community members, as well as representatives from neighboring communities, government and non-profit agencies are invited to review and comment on the Village and Town of Coloma's preliminary future land-use maps,

along with goals, strategies and recommendations for economic development, transportation, housing, utilities and community facilities, agriculture, natural and cultural resources, and intergovernmental cooperation.

From 6:30 to 7 p.m., an 'open house' will be held with materials displayed in a manner that will allow for review and interaction with East Central staff and the Smart Growth and Comprehensive Planning Committee members.

Beginning at 7 p.m., a discussion on intergovernmental cooperation will take place; community members are encouraged to actively participate in this portion of the session as well.

In addition to this meeting, citizens are welcome to attend all meetings related to the development of the Comprehensive Plans for the Village of Coloma and the Town of Coloma. Meeting notices are posted on the ECWRPC website at: www.eastcentralrpc.org/PlanVillageColoma (Village of Coloma) or www.eastcentralrpc.org/PlanTownColoma (Town of Coloma), and at various locations throughout the village.

For more information please check out the websites indicated above or contact Kathleen Thunes at East Central Wisconsin Regional Planning Commission, 400 Ahnaip St., Suite 100, Menasha WI 54952; 920-751-4770; or kthunes@eastcentralrpc.org.

Find out more about the comprehensive planning effort that is currently going on in the Village and Town of Coloma

Community/Intergovernmental Input Session



**Wednesday, June 10th
At the
Anna Follett Memorial Community Center
6:30 to 8:00 PM**

6:30 PM: Community "Open House"

7:00 PM: Intergovernmental Forum

The session will allow you to:

- ❖ Learn more about "smart growth" comprehensive planning and the planning process;
- ❖ See the proposed future land use for the Village and Town;
- ❖ Review goals and recommendations that will help the Village and Town achieve its vision; and
- ❖ Talk to Smart Growth and Comprehensive Planning Committee members, planning staff, and others regarding your thoughts on the plan's progress.



Your input is important and will play a key role in the plan!

Check out the project websites at:

www.eastcentralrpc.org/PlanVillageColoma and
www.eastcentralrpc.org/PlanTownColoma

This planning process is made possible by funding from the State of Wisconsin,
Waushara County, and the Village and Town of Coloma
In cooperation with the East Central Wisconsin Regional Planning Commission



**TOWN OF COLOMA
NOTICE OF PUBLIC HEARING
TOWN OF COLOMA
COMPREHENSIVE PLAN 2030**

PLEASE TAKE NOTICE THAT the Town of Coloma Plan Commission will hold a public hearing on the proposed adoption of the *Town of Coloma Comprehensive Plan 2030*. The public hearing will be held on December 7, 2009 at 5:00 P.M. at the Anna Follett Memorial Community Center located at 155 Front Street, Coloma, WI. The Coloma Town Board will take action following the public hearing on the proposed adoption of the *Town of Coloma Comprehensive Plan 2030* at the monthly town board meeting on December 7, 2009.

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 inventories and analyzes 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, a preferred land use plan for the Town of Coloma was developed.

For additional information, please contact Terri Jackson, Town Clerk at (715) 228-2056 or Kathy Thunes at East Central Wisconsin Regional Planning Commission (920) 751-4770 or email at kthunes@eastcentralrpc.org. Written comments can be submitted to Terri Jackson, Town Clerk at W13494 Burr Oak Ct, Coloma, WI 54930 or Kathy Thunes at the address below before or at the public hearing.

Copies of the proposed *Town of Coloma Comprehensive Plan 2030* are available for review at the following locations:

Argus 11/4/09

Public hearing to be held on the Town of Coloma Comprehensive Plan 2030

The Town of Coloma is pleased to announce that the draft *Town of Coloma Comprehensive Plan 2030* is available for public review. Working with East Central Wisconsin Regional Planning Commission (ECWRPC), the Town of Coloma Comprehensive Planning Committee developed a Comprehensive Plan that will provide guidance to elected officials as the town moves into the future.

The Town of Coloma Plan Commission will be holding a public hearing on the proposed adoption of the plan on Monday, Dec. 7, at 5 p.m. at the Anna Follett Memorial Community Center at 155 N. Front Street, Coloma. The Town of Coloma Board will take action following the public hearing on the proposed adoption of the *Town of Coloma Comprehensive Plan 2030* at the monthly town board meeting on the same day.

Please consider attending the public hearing to learn more about the comprehensive plan. It is not too late to provide input. The plan contains a detailed inventory and

analysis of the Town of Coloma's demographic makeup, physical settlements, natural features, land use, economics, housing stock, transportation network, and community facilities. Utilizing input from citizens, state and regional agencies/organizations, and Waushara County Departments; the Comprehensive Planning Committee developed a series of goals, strategies and recommendations for economic development; housing; transportation; utilities and community facilities; agricultural, natural and cultural resources; land use; intergovernmental cooperation; and implementation.

Comments on the comprehensive plan will be accepted in person at the public hearing or in writing no later than the public hearing date. Written comments can be submitted to Kathy Thunes at East Central Wisconsin Regional Planning Commission, 400 Ahnaip Street, Suite 100, Menasha, WI 54952 or Terri Jackson, Town Clerk at W13494 Burr Oak Ct, Coloma, WI 54930. For additional information,

please contact Terri Jackson, Town Clerk at 715-228-2056 or Kathy Thunes at East Central Wisconsin Regional Planning Commission at 920-751-4770 or email kthunes@eastcentralrpc.org.

Copies of the proposed plan are available at the Town of Coloma Clerk's Office; Coloma and Wautoma public libraries; UW-Extension Office, Waushara County Courthouse; and at East Central Wisconsin Regional Planning Commission, 400 Ahnaip St., Suite 100, Menasha WI or www.eastcentralrpc.org.

Argus 12/2/09

**RESOLUTION NO. 12072009
TOWN OF COLOMA, WISCONSIN**

RECOMMENDING THE ADOPTION OF THE TOWN OF COLOMA COMPREHENSIVE PLAN 2030, BY THE TOWN BOARD OF THE TOWN OF COLOMA.

WHEREAS, pursuant to section 62.23 (2) and (3) of the Wisconsin Statutes, the Town of Coloma 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.

WHEREAS, the Plan Commission held a public meeting on the Comprehensive Plan at its meeting on December 7, 2009.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission recommends to the Town Board of the Town of Coloma that the "**Town of Coloma Comprehensive Plan 2030**", including all maps and supporting materials 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 Department of Administration; and the Coloma and Wautoma Public Libraries.

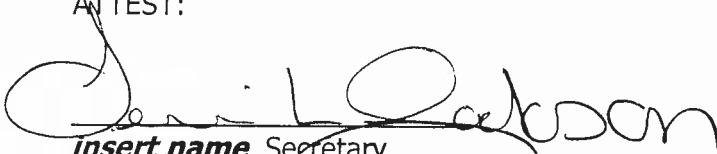
Upon a call of votes thereon, the result was as follows:

<u>5</u>	Votes Aye
___	Votes Nay
___	Absent

Passed and adopted on this 7 day of Dec, 2009.


insert name, Chairman
Town of Coloma Plan Commission

ATTEST:


insert name, Secretary
Town of Coloma Plan Commission

Ordinance No. 12072009

AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN OF THE
TOWN OF COLOMA, WISCONSIN

The Town Board of the Town of Coloma, Wisconsin, do ordain as follows:

SECTION 1. Pursuit to sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Coloma is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.10001(2) of the Wisconsin Statutes.

SECTION 2. The Town Board of the Town of Coloma, Wisconsin, 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.


SECTION 3. The Plan Commission of the Town of Coloma, by a majority vote of the entire commission as recorded in its official minutes, has adopted a resolution recommending to the town board the adoption of the document entitled "Town of Coloma Comprehensive Plan 2030", containing all of the elements of section 66.1001(2) of the Wisconsin Statutes.

SECTION 4. The Town has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 5. The Town Board of the Town of Coloma, Wisconsin, does, by the enactment of this ordinance, formally adopt the document entitled, "Town of Coloma Comprehensive Plan 2030", pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

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 7 day of Dec, 2009.


Mark Kerschner, Chairman
Town of Coloma

Ayes 3 Nays 0 Absent

(Published/Posted: 12/7/09
(Date)

Attest:


Terri Jackson, Town Clerk



Center for Land Use Education

The Land Use Tracker

Volume 1, Issue 4
Spring 2002

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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

Minnesota Land Trust. 2000. "Preserving Minnesota Landscapes Through Creative Development: An Introduction." Conservation Design Portfolio.
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

Ohm, Brian. 2000. "An Ordinance for a Conservation Subdivision." 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/ 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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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

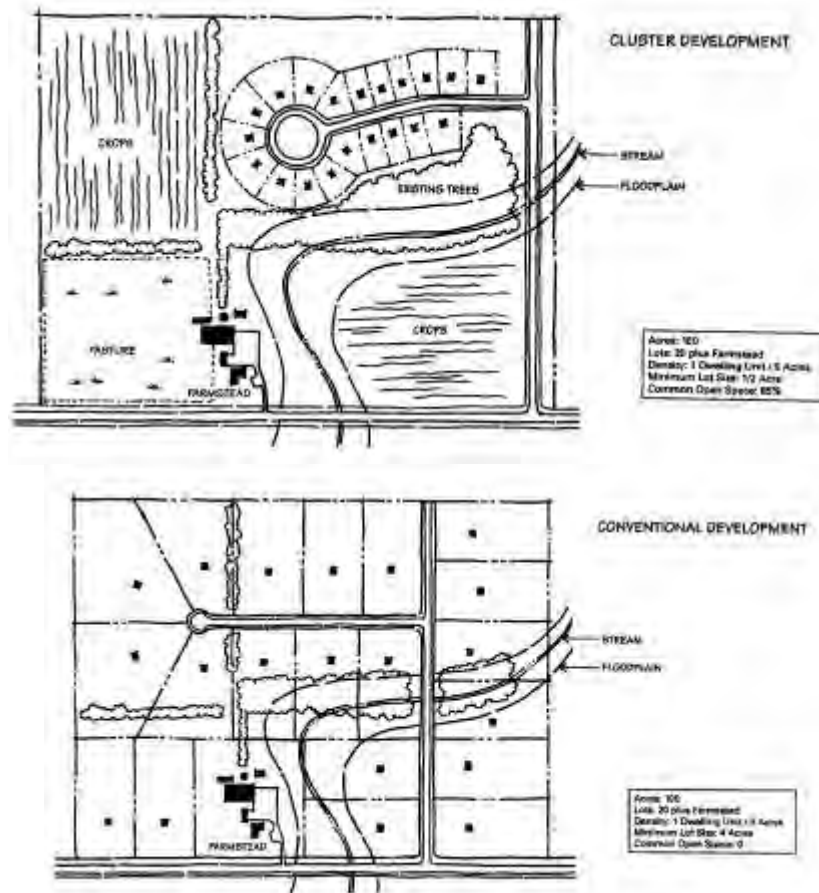
some cases a greater density (density bonus) may be offered in the local ordinance to encourage this approach to residential development planning. Generally, this tool is used for parcels 40 acres or larger.

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

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.

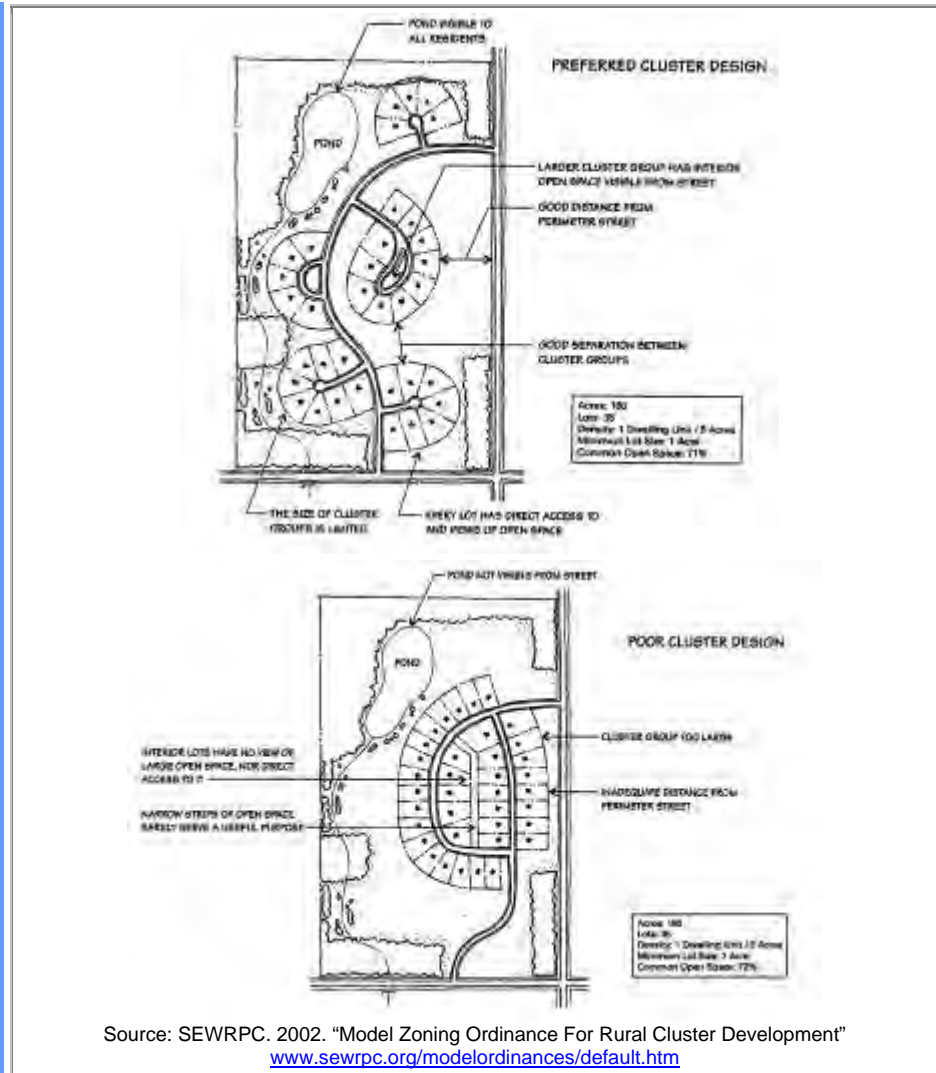
Source: Better Designs for Development in Michigan and Minnesota Land Trust and University of Minnesota 2001.

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



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.

Resources

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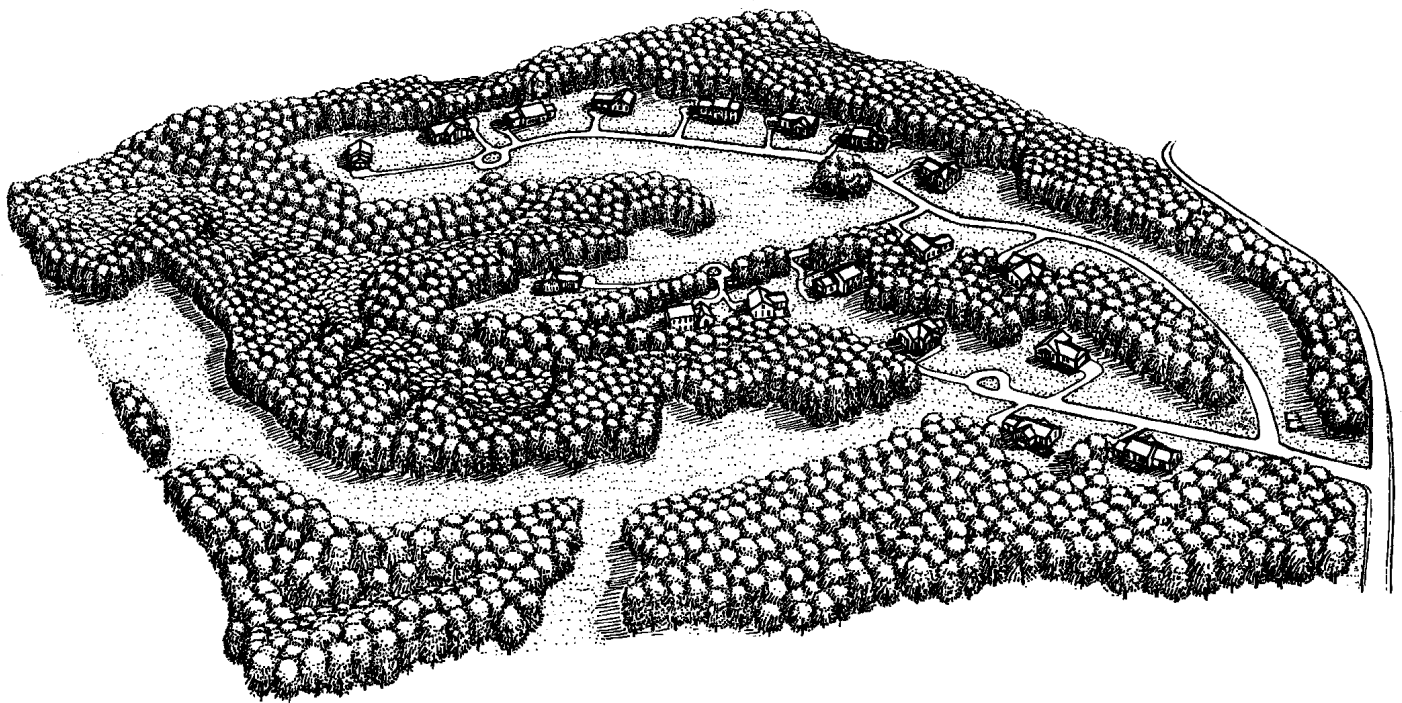
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Alicia Acken contributed to an earlier draft of this article. DNR's Land Use Team, Michael Dresen, Gary Korb, Lynn Markham and Brian Ohm reviewed this article for form and content. Any errors, mistakes and omissions remain the responsibility of the author.

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BETTER DESIGNS FOR DEVELOPMENT IN MICHIGAN

PUTTING CONSERVATION INTO LOCAL LAND USE REGULATIONS



Local 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.

THE CONSERVATION PLANNING/DESIGN CONCEPT

Each 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.

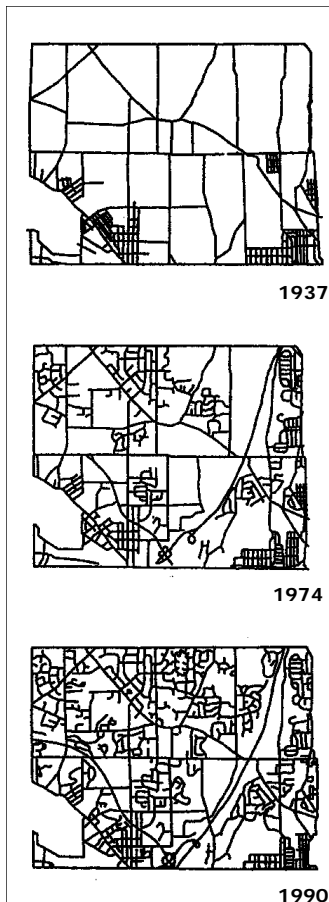


Figure 1 The pattern of "wall-to-wall subdivisions" that evolves over time with zoning and subdivision ordinances which require developers to provide nothing more than houselots and streets.

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.

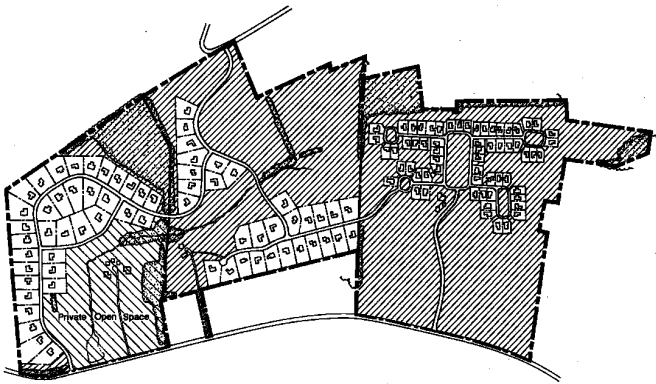


Figure 4 The conservation lands (shown in gray) were deliberately laid out to form part of an interconnected network of open space in these three adjoining subdivisions.

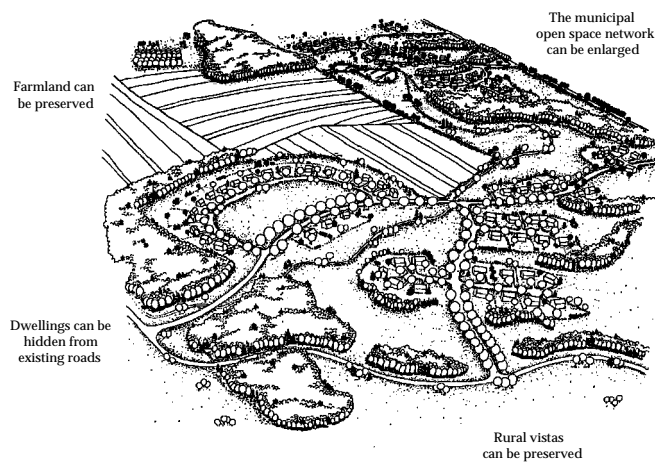


Figure 5 The end-result of applying the techniques described in this booklet is illustrated in this perspective sketch prepared by the Montgomery County Planning Commission.

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.

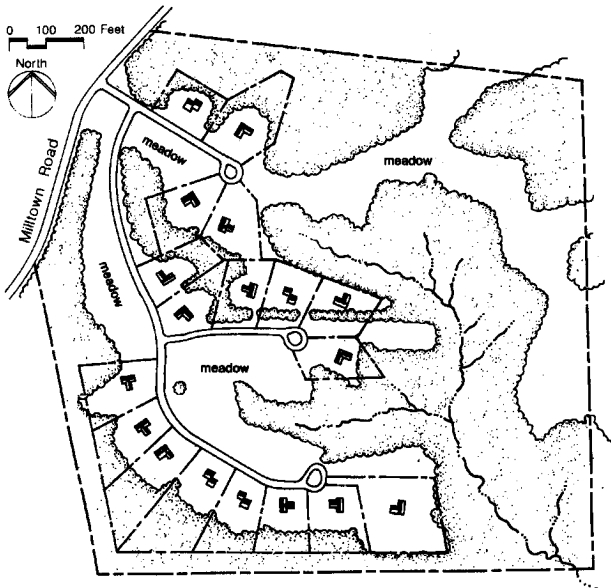


Figure 6
Option 1 Density-neutral with Pre-existing Zoning
18 Lots Lot Size Range: 20,000 to 40,000 sq. ft.
50% undivided open space

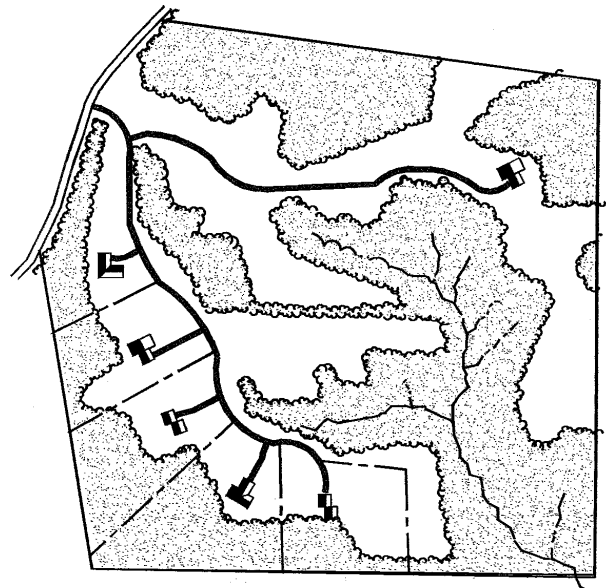


Figure 8
Option 3 County Properties
A maximum of 5 lots may be created on 10 acres
The remainder of the land remains as a single parcel or may be divided into
lots 25 acres or greater in area

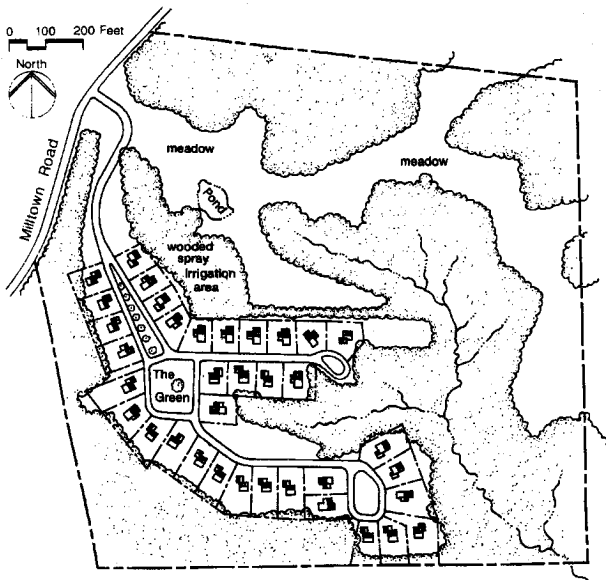


Figure 7
Option 2 Hamlet or Village
36 Lots Lot Size Range: 6,000 to 12,000 sq. ft.
70% undivided open space

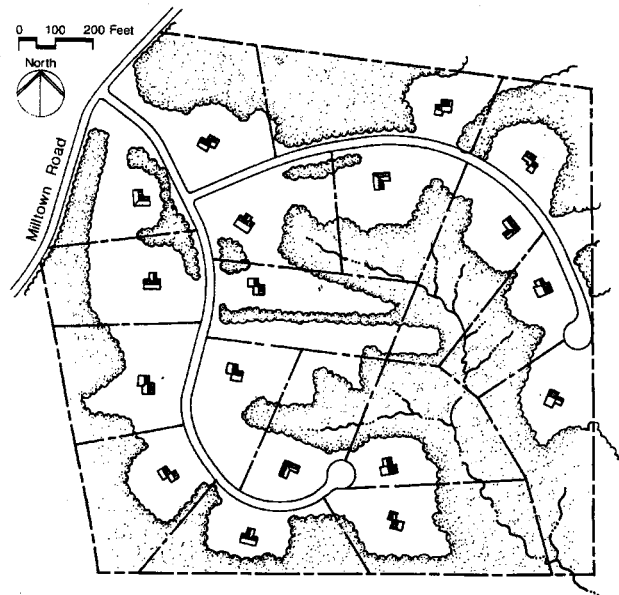


Figure 9 The kind of subdivision most frequently created in Michigan is the type which blankets the development parcel with houselots, and which pays little if any attention to designing around the special features of the property. However, such a sketch can provide a useful estimate of a site's capacity 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

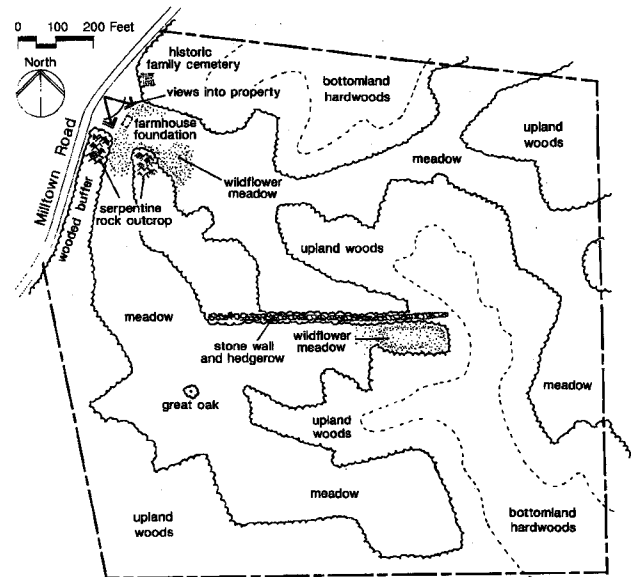


Figure 11
Step One, Part Two
Identifying Secondary Conservation Areas

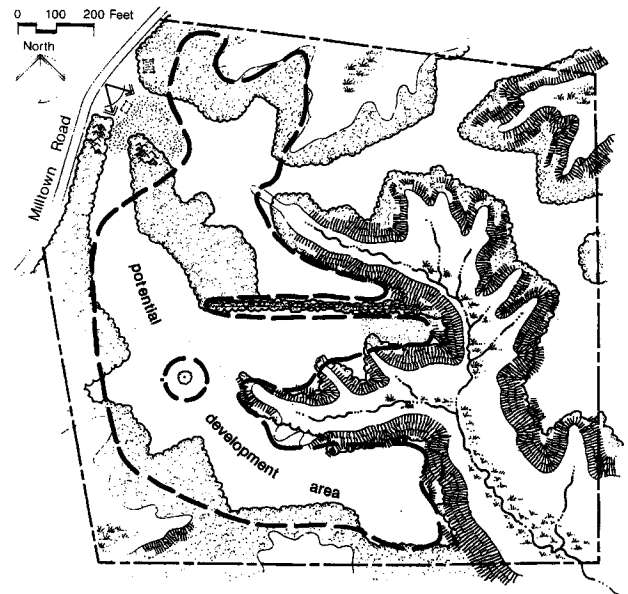


Figure 12
Outline Potential Development Areas
for Options 1 & 2

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.

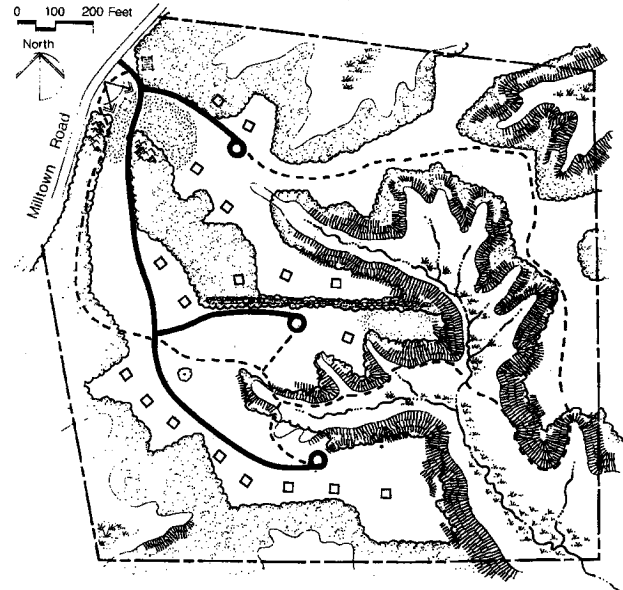


Figure 14
Step Three
Aligning Streets and Trails

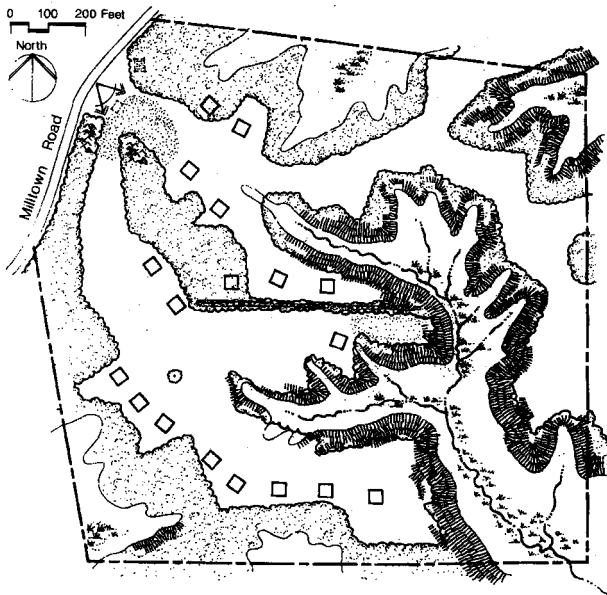


Figure 13
Step Two
Locating House Sites

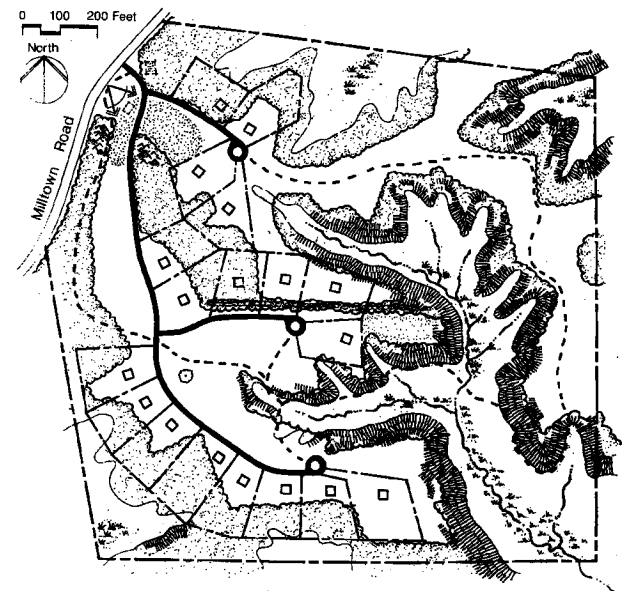


Figure 15
Step Four
Drawing in the Lot Lines

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

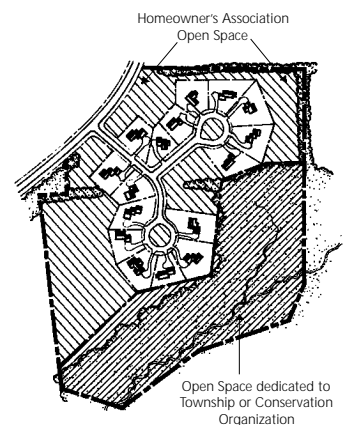


Figure 16 Various private and public entities can own different parts of the open space within conservation subdivisions, as illustrated above.

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

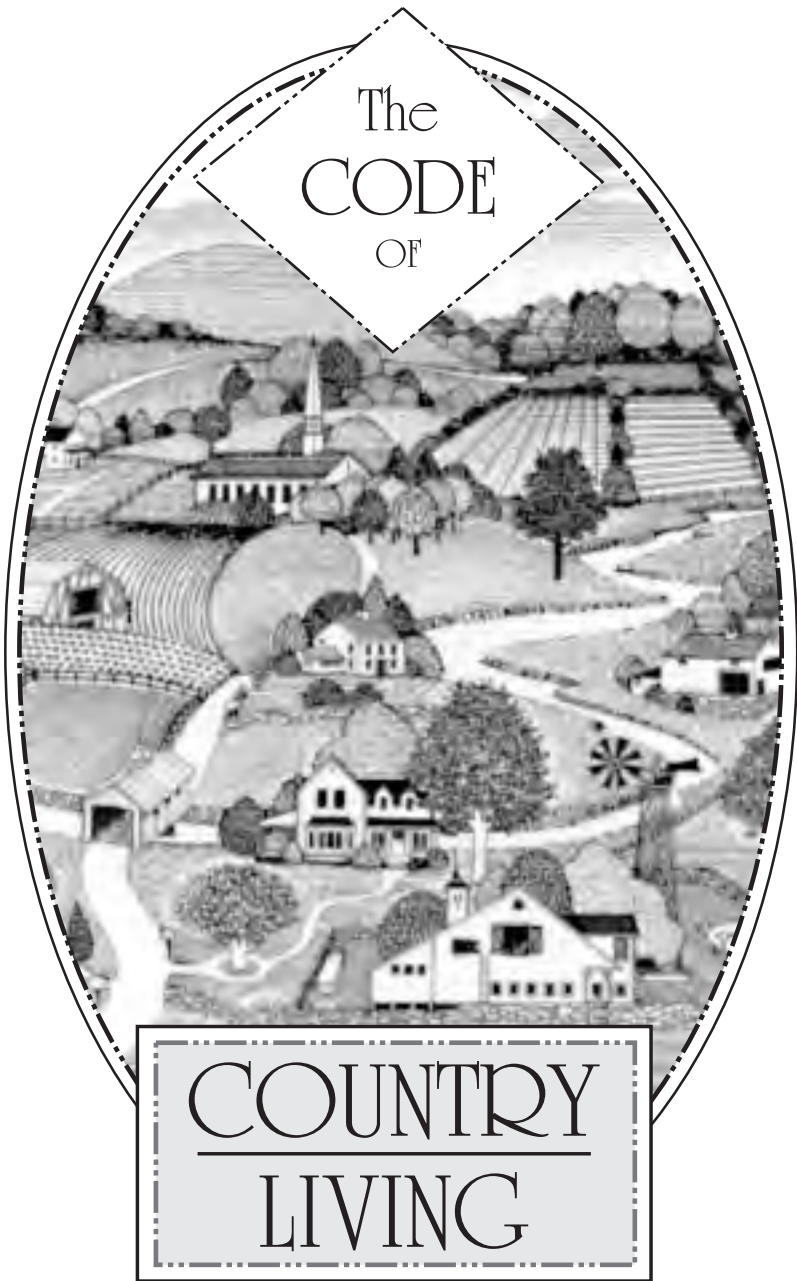
APPROACH TO OTHER PLANNING TECHNIQUES

Successful 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.

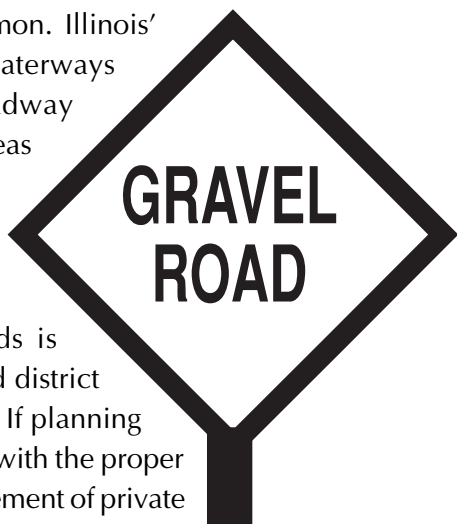
Whatever the design of your road, don't expect that it will be improved in the foreseeable future. Check carefully with officials of the road jurisdiction to verify any claim that a road will be paved, bridges replaced, or other improvements made in the near term.

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.

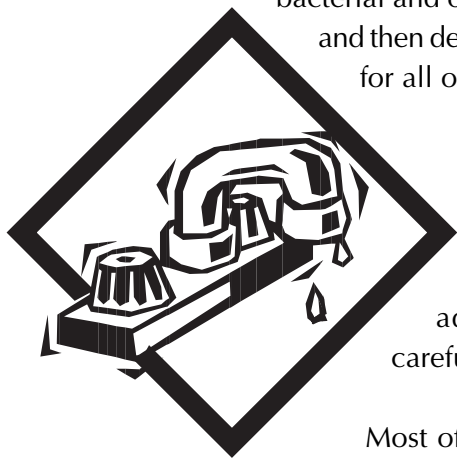
Electrical power lines, telephone lines and pipelines may cross over, under, or nearby your property. Be aware of easements to the property and those nearby and what they allow the utility providers to do in the way of access, maintenance and expansion.

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.

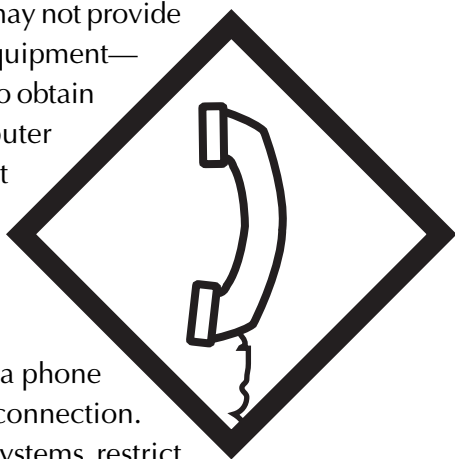
Septic system requirements vary. Some counties may have significant regulations stipulating the type and size of the septic or treatment system you must have. Conditions could dictate that a sand filter system be installed – an expensive addition to the cost of the home. In some cluster housing settings 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

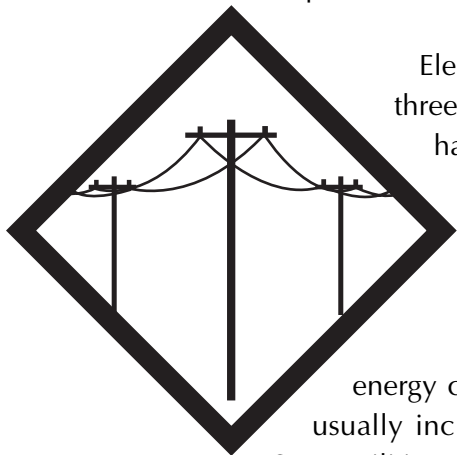
Telephone communications can pose certain problems. Small, local area phone service suppliers may not provide the most modern telecommunications equipment—limiting your options. It could be difficult to obtain a second line for phone, FAX or computer modem uses. Even cellular phones will not work well 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.

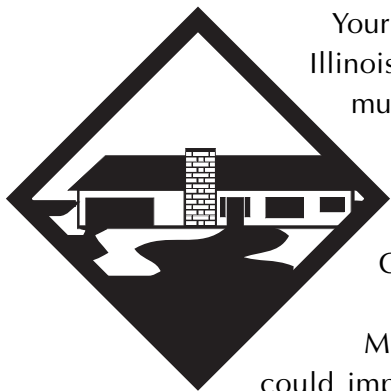
Local Covenants

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.

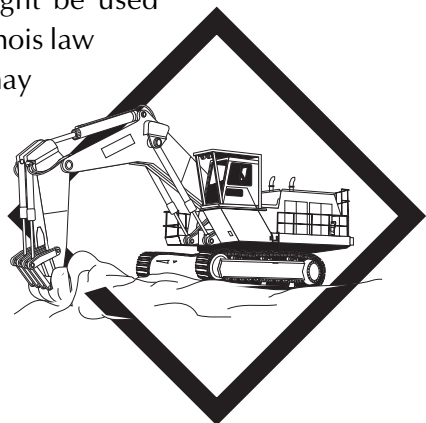
Floodplains & Drainage

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

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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.

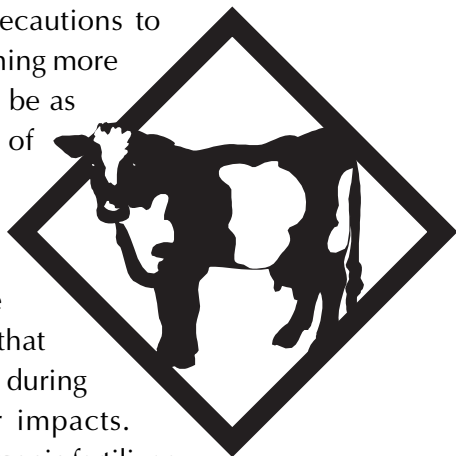
Having a rural residence means you’re part of farm country. Here, farmers sometimes work around the clock. Often that work involves the use of large farm implements. Your daytime and night-time peace and quiet can be disturbed by common agricultural practices, especially during the spring and fall field 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

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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

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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

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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

